



26 May 2010

**Redevelopment of the former Carlton United Brewery Site
Construction of a Commercial Building on Blocks 1 and 4**

Proposal

The proposal is for:

- the construction of a new 10-15 storey commercial building (72, 780sq.m) accommodating:
 - 5 levels of basement car parking (including 148 for block 8);
 - 4,140sq.m of retail floor space;
 - 67,980sq.m of commercial floor space;
 - 660sq.m child care centre;
- The excavation of the basement under blocks 1 and 4 and the brewery yard;
- Demolition of the rear ground floor bar of the Australian Hotel;
- Demolition of the rear 1 storey bathroom and additions of the heritage terrace group known as 18 -12 Abercrombie Street; and
- Construction of the surrounding public domain.

Delegation to the Commission

The Department received a Political Donations Disclosure Statement, from Frazers Broadway Pty Ltd. disclosing a reportable political donation. Consequently, the project meets the terms of delegation and the Planning Assessment Commission may determine the Project under delegated authority. On 19 May 2010, the Director General of the Department of Planning referred the project application (MP 08_0253) to the Planning Assessment Commission for determination under a delegation issued by the Minister on 18 November 2008.

The Commission consisted of Ms Gabrielle Kibble (Chairman of the PAC) and Mr Lindsay Kelly (member of the PAC). Ms Kibble chaired the Commission's determination.

Key issues

The DG's report identified the following key issues:

- Construction of the Abercrombie/O'Connor Streets, Broadway/Balfour Street and Kensington/Regent Streets intersections prior to commencement of works or as otherwise without the consent of the RTA;
- Deletion or relocation of proposed digital signage;
- Retention of heritage fabric from the back bar of the Australian Hotel;
- Use of warm glass colour at podium level;
- Further assessment of the childcare centre by Council; and
- Further details on proposed landscaping and public domain works.

The DG's report concludes that the impacts of the proposal have been addressed in the Environmental Assessment (EA), the Preferred Project Report, Statement of Commitments and the Department's recommended conditions of approval and can be suitably managed to ensure a satisfactory level of environmental performance.

Commission's meeting with Department

On 26 May 2010 the commission members met with staff of the Department who briefed the Commission regarding the proposal, in particular the construction, heritage and traffic impacts.

The Commission questioned if the proposed height of the commercial building was consistent with the Concept Plan. Department staff confirmed that it was.

Commission's Conclusion

Following Commission members' examination of the documents and plans provided by the Department, the Commission is satisfied that the issues raised by submitters have been fully considered by the Department in their assessment and support their recommended conditions of approval.



Gabrielle Kibble
PAC Chair



Lindsay Kelly
PAC Member