

Ms Amy Watson  
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Key Sites Assessments  
Department of Planning and Environment  
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[James.Groundwater@planning.nsw.gov.au](mailto:James.Groundwater@planning.nsw.gov.au)

Dear Ms Watson

**RE: Proposed works at Brewery Yard Building (Block B), The Rocks (SSD-9374) – Notice of Exhibition**

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I refer to your correspondence to the Office of Environment and Heritage (OEH) dated 27 September 2019, regarding the notice of exhibition for the State Significant Development (SSD 9374) Application. The site is not listed on the State Heritage Register (SHR), nor are there any State listed items within the subject site. The site is listed as an item of local significance on the City of Sydney LEP 2012. There is also a heritage conservation area surrounding the area, and the SHR listed Central Railway Station lies to the east of the site.

A review of the following documentation associated with the Environmental Impact Statement (EIS) has been undertaken:

- **Appendix C:** Architectural Drawings, prepared by Tzannes Architects, dated December 2018.
- **Appendix J:** Heritage Impact Statement, prepared by Urbis, dated 13 August 2019;

The proposal involves the adaptive reuse of the former Irving Street Brewery Buildings. The scope of works include:

- Construction of a new roof form and addition comprising two new floor levels;
- A new glazed northern façade (modified but similar to that previously approved);
- Reorganisation of floor levels internally to allow for additional mezzanine floors;
- A new entrance lobby facing onto Brewery Yard (west elevation).

The remaining brewery buildings are good examples of Federation warehouse building. They are remnants of the former Carlton United Brewery site at Broadway and demonstrate important historical development from the use of the land for agricultural purposes and housing, through to the establishment of the colonial brewery. The chimney stack of the building is an important landmark in the Chippendale area and is individually listed as a heritage item on the City of Sydney LEP.

The proposal involves a high degree of intervention to the building fabric which may have adverse impact on the heritage values of the site. The extensive reorganisation of the internal

structure to provide for additional levels and mezzanines, as well as the proposed additions including a new roof top have the potential to irreversibly alter significant fabric. While the 2019 HIS states that the internal structure is generally modified or later fabric, the building remains an intact remnant of the site's significant brewing history. Further intervention to the site, including the removal of the the silos and coal hoppers which inform the early layout and historical use of the site, may continue to erode the heritage values of the precinct. It is recommended that the City of Sydney be consulted in relation to these issues.

The Aboriginal and Historic Archaeological potential has been assessed as being low to nil and with consideration of the highly disturbed nature of the site as well as the minimal nature of the proposed excavation, the proposed works are unlikely to impact on the archaeological resource.

It is recommended that the impact on the Aboriginal cultural heritage values of the site are assessed in consultation with Aboriginal people. This may include the need for surface survey and test excavation. The identification of cultural heritage values and consultation should be guided by the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) and Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW).

As the item is not listed on the SHR, no further comment is required from the Heritage Council, nor are any objections raised to the proposed work. The Heritage Council provide in principle support for the revitalisation of the building and believe the proposed works will have an overall positive impact on the site as will allow for its future use. A cautious approach is recommended as the works are extensive and will affect most parts of the former brewery building.

If you have any questions regarding the above matter, please contact Stela Razaque, Senior Heritage Assessment Officer at the Heritage, Community Engagement, Department of Premier and Cabinet, on 9873 8609 or [stela.razaque@environment.nsw.gov.au](mailto:stela.razaque@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line underneath.

**Rajeev Maini**  
Senior Team Leader  
Regional Heritage Assessments South  
Heritage NSW, Community Engagement  
Department of Premier and Cabinet

**As Delegate of the Heritage Council of NSW**

18 November 2019