



DOC19/847135-2

Mr James Groundwater  
Planning and Assessments Group  
Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Groundwater

Thank you for the request for advice from Public Authority Consultation (PAE-549). The NSW Environment Protection Authority (EPA) has reviewed the Environmental Impact Statement (EIS) for the proposed adaptive reuse of the Brewery Yard Building (Block 4B) (Application SSD 9374) at Central Park, Chippendale.

The EPA understands the proposal is for:

- Alterations and additions to the existing Brewery Yard building to facilitate the adaptive reuse of the building for commercial uses
- Demolition of existing walls and structures
- Installation of public areas

Based on the information provided, the proposal does not require an environment protection licence under the *Protection of the Environment Operations Act 1997*. Furthermore, the proposal is not being undertaken by or on behalf of a NSW Public Authority nor are the activities other activities for which the EPA is the appropriate regulatory authority.

The EIS has not considered whether emissions from the Central Thermal Plant may have any potential impacts on the proposal, in particular the commercial occupants of the Brewery Yard Building (Block 4B).

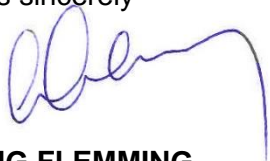
The proposal for the Brewery Yards building is in close proximity to the Central Thermal Plant. Operation of the Central Thermal Plant is licensed by the EPA under Environment Protection Licence no. 20768 (the licence), issued to Enwave Central Park Pty Ltd. The cooling towers and brick chimney nominally form part of the licensed premises regulated by the EPA. The licence includes two air emissions discharge and monitoring points, located within the heritage chimney stack. The licence specifies emission limits for the discharge of nitrogen oxides and ammonia from the stack.

The EPA considers that the risks to human health and amenity associated with emissions of air pollutants, including odour, from the Central Thermal Plant on users and occupiers of the Brewery Yard Building (Block 4B) are possible. The impacts are due to the potential that the emission plume may be drawn down the outside of the stack towards ground level and not be suitably diluted. While it has not been quantified, the EPA considers the risk to be on par with the impacts on other buildings in the Central Park precinct such as in Block 1 and 2 at similar heights to the cooling towers and chimney stack.

Mitigation measure that may be applied would include minimising or eliminating ventilation openings in the building in the vicinity of the stack and ensuring mechanical ventilation inlets are not located in the vicinity of the stack. The EPA has not reviewed architectural plans or ventilation details to determine if any design modifications are required. However, photo montages indicate that the windows of the building will not be openable.

In view of these factors, the EPA has no further interest in the proposal and no further consultation is required. If you have any questions about this submission, please contact Mr Mark Hanemann on 9995 6845 or via email at [mark.hanemann@epa.nsw.gov.au](mailto:mark.hanemann@epa.nsw.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'C. Flemming', with a long horizontal flourish extending to the right.

29/10/2019

**CRAIG FLEMMING**  
**Unit Head Sydney Industry**  
**Environment Protection Authority**