

25 May 2021

2190140

Jim Betts
Secretary
Department of Planning, Industry and Environment
12 Darcy Street,
Parramatta NSW 2150

Attention: Amy Watson (Team Leader, Key Sites Assessments)

Dear Amy,

RE: Response to Request for Information for South Eveleigh Locomotive Workshops (SSD-8517)

Ethos Urban has prepared this letter on behalf of Mirvac in response to the Department of Planning, Industry and Environment's (the Department) request for information (RFI) letter dated 12 May 2021 and the associated agency submissions received from the NSW Heritage Division and City of Sydney Council following the exhibition of MOD 9 for SSD-8517. This modification relates to the installation of three extraction hoods, fans and flues for three of the existing heritage coke furnaces in the Blacksmith workshop (Bays 1 and 2) of the Locomotive Workshops, South Eveleigh.

This RFI response letter addresses the items raised by the Department in the RFI letter and the agency comments. The response is accompanied by an updated East Elevation Plan at **Attachment A**.

As requested by the Department, the matters raised in the Department's RFI and the agency submissions are addressed in **Table 1** below.

Table 1 RFI response table

Comment	Response
Department of Planning, Industry and Environment	
The Department requests you provide an updated elevation drawing SA-AR-DWG-BB-B4-0340 to show the proposed flues from the eastern elevation of Bays 1-4a.	This is provided at Attachment A .
City of Sydney	
The City of Sydney raises no objections to the proposal.	Noted.
From a heritage perspective the proposed flues have galvanised steel finish and appear to be supported from the existing trusses by cables. This is all considered reversible and can be supported as they fit in with the industrial context of the site.	Noted.
In regard to the air quality impacts, however, the following items require further review by the Department of Planning, Industry and Environment (DPIE): The Mechanical Ventilation design which is claimed to be more efficient at capturing direct exhaust emissions and smoke generated during furnace and oil quenching operations, to ensure future staff are protected. All mechanical ventilation should be compliant with AS1668 and signed off by a competent person (e.g. mechanical engineer or similar) prior to the issue of a Construction Certificate.	Noted. This is supported as an appropriate condition of consent.
Confirm if the applicant will utilise a cleaner fuel source such as LPG gas. If so, further assessment of air quality should be conducted following any ventilation or fuel source upgrades to confirm that changes have not adversely affected air conditions; if the information cannot be provided this should form part of the consent conditions.	There is no intention to change fuel types in any way, the fuel will remain as always, with either solid fuel (coke) or oil. Accordingly, no additional air quality assessment is required.

Comment	Response
Following completion of the works emission monitoring and recording by an air quality consultant should be conducted at the exhaust stacks to ensure compliance with relevant air quality standards. This should form part of the consent conditions. The monitoring should be carried out in accordance with the testing methods outlined within the NSW Environment Protection Authority (EPA), publication "Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales" and the testing methods outlined within Schedule 7 of the Protection of the Environment Operations (Clean Air) Regulation 2010. The report must assess emissions against the standards of concentration for non-scheduled premises set out in Schedule 6 of the Protection of the Environment Operations (Clean Air) Regulation 2010 and the NSW EPA best available technology (BAT) emission standard for natural gas fired reciprocating internal combustion engines (Nitrogen dioxide (NO₂) or nitric oxide (NO) or both, as NO₂ equivalent).	Noted. Such emission monitoring and reporting is supported as an appropriate condition of consent following the completion of the works.
Heritage Council	
Following our review of the documentation provided, including the Statement of Heritage Impact, it is considered the proposed installation of the flues will not result in any additional heritage impacts and are considered acceptable. Therefore, we have no objections to this modification.	Noted.

We trust that the information provided satisfies the requirements of the additional information request. We look forward to the Department progressing the assessment of the application and to receiving a set of draft conditions for consideration in due course. Should you have any further queries about this matter, please do not hesitate to contact the undersigned.

Yours sincerely,



Costa Dimitriadis
Urbanist, Planning
0424 445 345
cdimitriadis@ethosurban.com



Claire Burdett
Associate Director, Planning
0423 066 002
cburdett@ethosurban.com