



RWDI Australia Pty Ltd (RWDI)
Suite 602, Level 6, 80 William Street
Woolloomooloo NSW 2011

Tel: +61 2 9437 4611
ABN: 86 641 303 871

1 September 2022

Stephen Fabling
Department of Enterprise, Investment and Trade (Create NSW)
Level 10, 52 Martin Place
Sydney NSW 2000
stephen.fabling@create.nsw.gov.au

Re: Powerhouse Ultimo Renewal Response To DPE

Dear Stephen,

This letter responds to comments received from DPE, regarding the Powerhouse Ultimo Renewal Stage 1 State Significant Development Application (SSDA).

The SSDA sets out the concept proposal for the development, establishing overarching guidelines, principles and development controls for the detailed design, construction and operation of buildings and public domain that will be subject to a detailed (Stage 2) SSDA.

In response to submissions received during the public exhibition of the Stage 1 SSDA, the building envelopes above the state heritage listed Boiler House and Turbine Hall/ Engine Room and North Annex have been removed. These buildings remain largely intact externally and the removal of the envelopes above these structures reinforces the commitment to the retention and celebration of heritage within the site.

The proposed building envelope has been reduced above the Switch House, enabling a design response that reimagines the modern rooftop/ mezzanine addition. The envelope above the Pump House has also been reduced to ensure views to the Boiler House will remain unobstructed from Pier Street and Harris Street.

To provide further clarity of future built form (whilst providing for maximum potential design innovation through the design competition), the Applicant has determined a maximum gross floor area (GFA) that will apply to the future development. It is proposed that a maximum amount of GFA across the site of 40,000 square metres will apply, which represents an increase of 10,000 square metres compared to existing built form within the site. As such, with the retention of the state heritage listed buildings, any new built form will only form a relatively small proportion of the proposed envelope. The Design Guidelines require a minimum of 2,200 square metres of publicly accessible open space to be delivered within the site, limiting the extent of new building footprint able to be developed.





This letter addendum to the Noise and Vibration Impact Assessment (Appendix P to the EIS) confirms the conclusions of that report (summarised below) remain applicable accounting for the proposed maximum 40,0000 square metres of GFA across the site.

Noise Levels

- The project noise trigger levels developed for the report remain applicable for any design that would be as a result of the design competition.
- The internal noise levels for any temporary accommodation remain applicable for wherever that use may be located within the site.

Acoustic Requirements

- All mechanical plant will be required to be designed to comply with the project noise trigger levels irrespective of location within the site. The most sensitive NCA may change depending on the location of mechanical plant within the final design.
- The recommended glazing thickness for any temporary accommodation would be subject to its location within the site and should be reviewed and confirmed during the Stage 2 SSDA.

I trust this information is sufficient. Please contact us if you have any further queries.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Graham-White'.

Claire Graham-White
Acoustic Project Engineer
RWDI