

14 September 2022

Michael Oliver
Ethos Urban

RE: RTS Historical Archaeology - Ultimo Powerhouse Renewal

Dear Michael

The Powerhouse Ultimo Renewal Stage 1 State Significant Development Application (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.

As a result of the amended envelope and proposed maximum 40,000 square metres of GFA across the site, the final recommendations in relation to historical archaeology are:

- Once further impacts for the Stage 2 SSDA are identified and their design finalised then reassessment of these impacts to potential historical archaeology should take place as part of the Stage 2 SSDA.
- Historical archaeological investigation of the study area will be required prior to commencement of development works (noting that test pits may not be possible until works commence to allow access to natural soils).

- An Archaeological Research Design and Excavation Methodology (ARD + EM) should be developed to guide the approach and methodology for the proposed archaeological investigation.

Should you have any further questions please do not hesitate to contact Curio's Senior Archaeologist and State Significant Excavation Director, Dr Matthew Kelly on matthew.kelly@curioprojects.com.au or myself natalie.vinton@curioprojects.com.au or 0412737196.

Yours sincerely,



Natalie Vinton
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