

# Powerhouse Ultimo Renewal

Submissions and Amendment Report

500 Harris Street, Ultimo



**'Gura Bulga'**

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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# 1.0 Introduction

An Environmental Impact Statement (EIS) was prepared on behalf of the NSW Department of Enterprise, Investment and Trade (Create NSW) (the Proponent) in support of a Concept (Stage 1) State Significant Development Application (the Concept SSDA) for the Powerhouse Ultimo Renewal project at 500 Harris Street, Ultimo. The statutory public exhibition process for the Concept SSDA was from Thursday 21 June 2022 until Thursday 21 July 2022.

Public exhibition occurred in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act). In total, 115 submissions were received in response to the public exhibition of the EIS. These included submissions made by State and local Government agencies and authorities, community organisations and from the general public. The Department also issued the Proponent with a letter requesting that a response to submissions be prepared in response to matters arising from submissions received during the exhibition period.

The Proponent and its consultant team have considered all issues raised in the submissions and prepared a detailed response in this report and the accompanying documents, in accordance with clause 59 of the *Environmental Planning and Assessment Regulations 2021* (EP&A Regulation) as well as the *State Significant Development Guidelines Appendix C: Preparing a Submissions Report Guideline*. A considered and detailed response to all submissions made has been provided in the accompanying documentation, including the detailed response table in **Appendix A** and additional information provided in **Section 4.0** and the appendices attached to this Report, where appropriate.

In responding to and addressing the range of matters raised by State and local Government agencies and authorities, organisations and members, and in further progressing the design of the proposed development, the Proponent has sought to refine the detailed design of the proposal. These design changes are detailed in **Section 3.0** and include:

- Revisions to the proposed maximum building envelope, specifically by:
  - Removing the proposed building envelope from the Former Ultimo Post Office.
  - Removing the proposed building envelope from the Boiler House.
  - Removing the proposed building envelope from the Turbine Hall.
  - Reducing the maximum height of the proposed building envelope above the Switch House to be the same height as the existing modern rooftop/mezzanine addition.
  - Reducing the maximum height of Zone 3 (north-eastern corner) to sit generally at the same level as the Pier Street viaduct.
- Revisions to the Urban Design Guidelines to incorporate additional detailed guidance for future development and to ensure consistency with the Conservation Management Plan.
- Revisions to the Conservation Management Plan.
- Revisions to the Design Excellence Strategy, which was endorsed by the NSW Department of Planning and Environment on 19 September 2022.

## 1.1 Purpose of this Report

The purpose of this Submissions and Amendment Report is to respond to submissions raised by community, organisations and government stakeholders during the exhibition of the State Significant Development Application. This Submissions and Amendment Report has been prepared to satisfy the provisions of Section 4.39(e) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Clause 59 of the EP&A Regulation. Each of the submissions received have been collated, analysed and the relevant issues have been addressed.

This Submissions and Amendment Report also provides a description of the design amendments made to the proposed development pursuant to Clause 37 of the EP&A Regulation, which have been undertaken following further design development to address submissions received, and also to reduce the overall environmental impact of the proposal. In addition to this amendment description, this Submissions Report provides further environmental assessment to accommodate the changes to the proposal and serves as an addendum to the technical specialist reporting provided with the SSDA.

This report identifies and provides an assessment of each of the matters raised in the submissions received during the public exhibition period. It should be read in conjunction with the EIS and all supporting documentation originally submitted with the SSDA, except where a revised assessment has been undertaken to supersede the exhibited version (being Appendices C,E,F,G,K,L,N and O).

## 1.2 Background to the Project

As outlined in the EIS, on 4 July 2020 the NSW Government announced that Powerhouse Ultimo would be retained and renewed. The renewal of Powerhouse Ultimo will complement the museum flagship Powerhouse Parramatta, expanded collection storage facilities at Castle Hill, and Sydney Observatory. The Powerhouse Ultimo Renewal is a transformative \$480-\$500 million investment by the NSW Government to establish a world-class museum that will significantly contribute to an important and developing part of Sydney. The renewal will see Powerhouse Ultimo deliver a programming focus on design and fashion, presenting exhibitions that showcase the Powerhouse Collection, international exclusive exhibitions and programs that support the creative industries.

## 1.3 Project Objectives

As outlined in the EIS, the following are the site-specific objectives of the proposed development:

- Deliver an international standard museum that is complementary to Powerhouse Parramatta, Powerhouse Castle Hill and Sydney Observatory on the existing site of Powerhouse Ultimo.
- Provide new and refurbished international standard spaces for museum operations, exhibitions, programs and associated industry and creative uses that will activate and engage audiences.
- Facilitate a design excellence process that encourages a wide range of creative and innovative architectural responses to the site and functional brief.
- Integrate a vibrant creative industries precinct, that connects with its surrounds, responds to the changed urban environment and provides concurrent original and distinctive contemporary cultural experiences.
- Enable and support the development of the NSW creative industries and improve productivity through sustainable, flexible and affordable infrastructure that supports colocation and collaboration.
- Deliver a highly operational precinct that contributes to the NSW visitor and night-time economies.
- Ensure effective and efficient coordination with other government initiatives and represent value for money.
- Provide a connected and integrated interface with surrounding precinct buildings and precincts, including the Harwood Building, The Goods Line, Darling Square, Darling Harbour and Tech Central.

## 1.4 Exhibition

In accordance with the EP&A Act, the Concept SSDA was publicly exhibited from Thursday 21 June 2022 until Thursday 21 July 2022. Further details and analysis of the submissions received is set out in **Section 2.0**.

During the public exhibition period the Proponent undertook additional public engagement activities to inform the community of the Proposal and seek additional feedback. The additional consultation activities undertaken during the public exhibition of the SSD DA are summarised in the Consultation Outcomes Report at **Appendix B**, and include the following:

During the course of the consultation, key matters that were raised to the project team in relation to topics include:

- Concept Design and Principles
- Traffic, parking, accessibility
- Built form – bulk, height, scale
- Public open space
- Future of buildings
- Heritage
- Indigenous consultation, history and connection
- Exhibition and collections
- Design Competition
- Planning Process
- Construction
- Powerhouse Program
- Consultation

Further specific details of matters raised and of how these have been responded to in the Amended Concept Proposal are set out in the Consultation Outcomes Report at **Appendix B**.

## 1.5 Post-Exhibition Engagement

Following the DPE's statutory public exhibition of the SSDA, the Proponent continued to actively engage with the following agencies in respect of the Concept Proposal and design competition:

- City of Sydney on 13 August 2022.
- Heritage NSW on 29 July 2022
- NSW Heritage Council Approvals Committee on 2 August 2022
- State Design Review Panel on 8 September 2022.

Feedback received from public agencies has informed the changes to the Concept Proposal set out in **Section 3.0**.

## 2.0 Analysis of Submissions

### 2.1 Overview

A total of 115<sup>1</sup> submissions were received in response to the public exhibition of the Concept SSDA, including submissions made by government authorities and agencies and the public as set out in the following sections.

A response to each of these submissions has been prepared. An overview of the submissions and a summary of the process undertaken to ensure the submissions have been accurately responded to is provided below.

### 2.2 Government Agency Submissions

The following State government agencies provided a submission during the public exhibition period:

- NSW Department of Planning and Environment (DPE)
- City of Sydney (Council)
- Heritage NSW
- DPE Environment and Heritage Group (EHG)
- NSW Environment Protection Authority
- Transport for NSW
- Sydney Trains
- Sydney Water

No agency or authority has objected to the SSDA. Details of the matters raised in agency submissions, along with the Proponent's response, are set out in **Appendix A**.

### 2.3 Organisation Submissions

Submissions were received from 17 'organisations' which include community and special interest groups and key stakeholders such as neighbouring landowners<sup>2</sup>. Of these organisations, 11 objected to the proposal, four supported the proposal, and two neither supported nor objected to the proposal.

These organisations included:

- Ultimo Village Voice
- The Hunters Hill Trust
- Powerhouse Museum Alliance
- Docomomo Australia
- Pyrmont Action Inc
- International Council of Museums
- Office of Jamie Parker MP
- Alex Greenwich MP
- Australian Museum
- Officer of the 24-Hour Economy Commissioner
- Jacksons Landing Community Association
- Australian Institute of Architects
- Pyrmont History Group
- International Convention Centre, Sydney
- Save the Powerhouse
- National Trust of Australia (NSW)
- Sydney Living Museums

Details of the matters raised in organisation submissions and the Proponent's response are set out in **Appendix A**.

### 2.4 Public Submissions

#### Approach to the public submissions

Each submission received from the 'public' as categorised by DPE<sup>3</sup>, being members of the public, local residents and other interested persons, has been summarised. Because many submissions raise similar issues, rather than addressing each submission individually, the issues raised in the submissions have been summarised and where possible classified into Issue Categories. A description of these 'Issue Categories' is provided in the analysis below.

<sup>1</sup> One duplicate submission by The Hunters Hill Trust and two submissions by the same member of the public are included in the total submission count on the DPE Major Projects website.

<sup>2</sup> i.e. submissions categorised as 'organisations' by DPE on the Major Projects website, plus the submission by Alex Greenwich MP.

<sup>3</sup> i.e. submissions categorised as 'public' by DPE on the Major Projects website, excluding the submission by Alex Greenwich MP.

## Analysis of public submissions

The number of times a particular issue has been raised in a submission received from the public has been identified. This analysis has been completed to determine potentially recurring themes/concerns and is not intended to discount issues raised less frequently or in a fewer number of submissions. A total of 91 submissions were received and categorised as 'public' by DPE during the exhibition period for the project. Of these, 85 objected to the proposal, two (2) supported the proposal, and four (4) provided comments but neither supported nor objected to the proposal.

## Geographic distribution of submissions

Of the submissions received from the public, 32% were identified as originating from the City of Sydney LGA. A proportion of the submissions received were indicated as originating from areas outside of Metropolitan Sydney and outside of NSW.

## Analysis of issues raised

**Table 1** below provides a summary of the issues raised in the 'public' submissions during the public exhibition period <sup>4</sup>. For each issue category that has been identified, **Table 1** provides a high-level description of the matters raised in the submissions, with a more detailed summary of the issues raised and a response to these issues provided at **Appendix A**.

**Table 1** Summary of Issues Raised in Public Submissions

Issue Category	No. of Submissions
Expenditure	32 submissions
Consultation Process	24 submissions
Impact on Powerhouse Collection	71 submissions
Heritage Impacts	34 submissions
Impact on 1988 Additions	44 submissions
Parramatta and Castle Hill	22 submissions
Built Form	20 submissions
Harris Street Forecourt	11 submissions
Harwood Building	18 submissions
Other Comments and General Objections	16 submissions
Support	2 submissions

<sup>4</sup> i.e. it includes a tally of the frequency of an issue raised – a single submission could discuss a number of the identified key issues.

## 3.0 Project Amendments

### 3.1 Revised Project Description

The Concept Proposal as amended comprises the following:

- A maximum building envelope across part of the site for any new buildings and alterations or additions to existing buildings retained on site.
- A maximum gross floor area of 40,000 square metres across the site.
- A minimum public domain area of 2,200 square metres within the site.
- Use of the site as an 'information and education facility' including:
  - museum exhibition spaces
  - education and learning spaces
  - creative industries studio spaces
  - back of house functional spaces to support museum operations
  - retail food and beverage offerings
  - administration offices
  - provision for ancillary and related uses contributing to the operation of Powerhouse Ultimo.
- Design Excellence Strategy and Urban Design Guidelines to guide the detailed design of the project.
- General functional parameters for the future design of the site including principles and strategies for the management of heritage, transport and access, noise and vibration, utilities and services.

The proposed maximum building envelope, including building footprint and maximum height is set out in **Appendix B** of this Submissions and Amendment Report.

### 3.2 Revised Building Envelope

The proposed maximum building envelopes have been reduced and partially removed in response to submissions received during the public exhibition period, particularly in relation to the components of the site that are subject to listing on the State Heritage Register. Revised building envelope drawings have been prepared by John Wardle Architects (**Appendix B** and extracts at **Figure 1** and **Figure 2** and are described further in the following sections,.

#### Heritage Core and Former Ultimo Post Office

In response to submissions received during the exhibition period, the previously proposed building envelopes above the State Heritage-listed Turbine Hall, Boiler House, North Annex/ Office Building and Former Ultimo Post Office have all been removed. No significant new building work is envisaged within these areas, and any minor works (e.g. heritage conservation works and building upgrades) and internal fitout works proposed as part of the Stage 2 Detailed SSDA would be required to demonstrate consistency with the Conservation Management Plan.

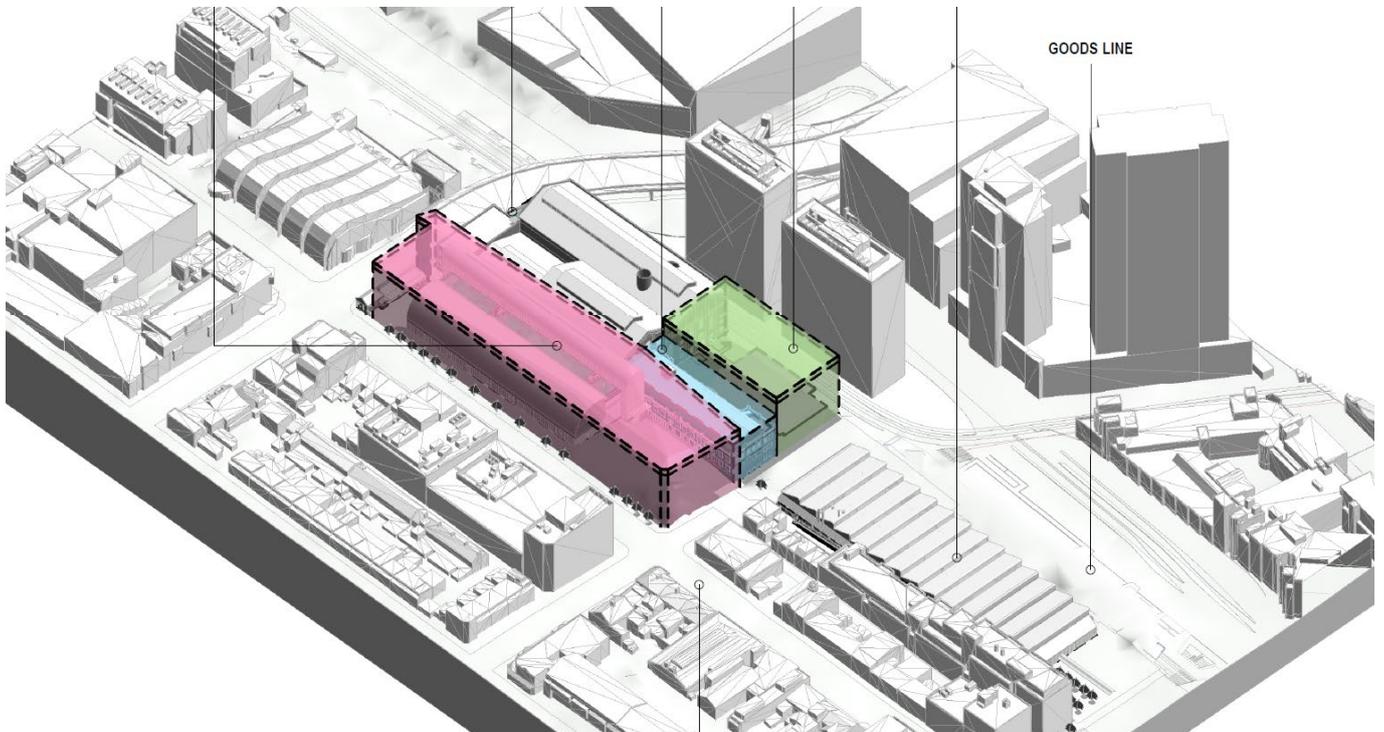
A building envelope is proposed to be retained above the Switch House, where an existing modern vertical addition comprising a new rooftop/mezzanine level has already resulted in the removal of the original roof fabric and form. The maximum height of the revised building envelope in this location would be limited to the ridge height of the existing modern rooftop (RL 27.88 AHD), and any new development in this zone proposed as part of the Stage 2 Detailed SSDA would be required to demonstrate consistency with the Conservation Management Plan.

#### Zones 1 and 2

No changes are proposed to the exhibited building envelopes, which are consistent with the maximum building height specified for the land under the *Sydney Local Environmental Plan 2012* (the Sydney LEP, for Zones 1 and 2. These building envelopes would continue to permit the whole or partial demolition of existing structures within these zones (which are not subject to the heritage listing under the *Heritage Act 1977* or the Sydney LEP), including the Wran Building, and the development of new building(s) and structures within these zones. The extent of any demolition and new building within these zones will be defined and assessed as part of the future Stage 2 Detailed SSDA.

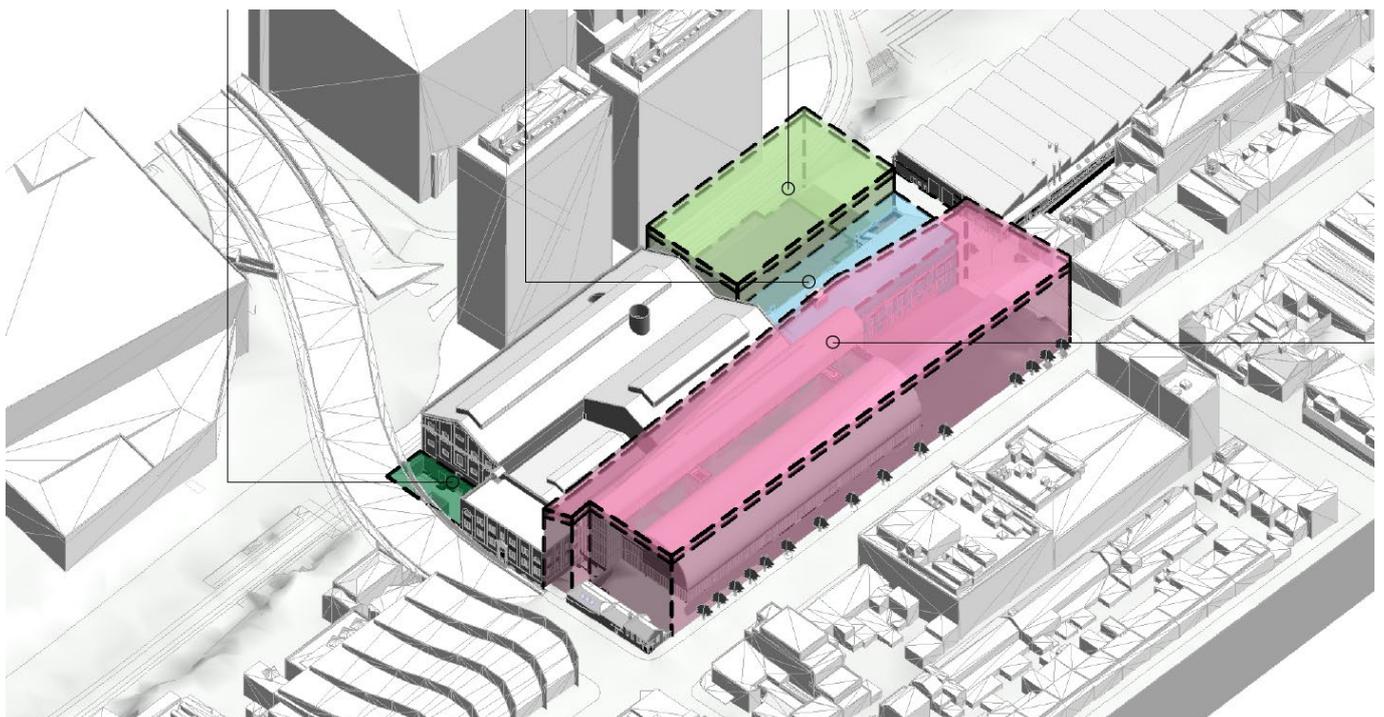
### Zone 3

In response to submissions received during the exhibition period, the maximum proposed height for the building envelope within Zone 3 has been reduced to RL 13.08 AHD, being generally level with the height of the existing Pier Street roadway. This amendment will continue to allow the option of developing future structures within this zone in accordance with the Urban Design Guidelines and Conservation Management Plan in order to facilitate potential connections through to Pyrmont Street to the north. It also facilitates opportunities to incorporate the Pump House remains identified in the Heritage Impact Statement as part of the detailed design for the purpose of the future Detailed SSDA.



**Figure 1** Illustration of revised maximum building envelope

Source: John Wardle Architects



**Figure 2** Illustration of revised maximum building envelope

### 3.3 Revised Urban Design Guidelines

Revised Urban Design Guidelines have been prepared by John Wardle Architects (**Appendix D**) to address the proposed changes to the maximum building envelope and in response to submissions received during the exhibition period. The main changes to the Urban Design Guidelines from those which were publicly exhibited are:

- Confirming that the quantum of publicly accessible open space to be provided within the Site is to be no less than existing, being 2,200m<sup>2</sup>.
- Revisions to reflect the amendments/removal of building envelopes as outlined in **Section 3.2**.
- Restructuring of the guidelines to coordinate and consolidate architectural, public domain, landscaping and heritage principles and guidelines for each zone in a single location.

### 3.4 Maximum Gross Floor Area and Minimum Public Open Space

As noted in **Section 3.1**, the amended Concept Proposal seeks consent for a maximum gross floor area (GFA) limit of 40,000m<sup>2</sup> across the Site, including both existing and new GFA. This limit is approximately 10,000 m<sup>2</sup> greater than the GFA of existing development within the site.

### 3.5 Revised Conservation Management Plan

A revised Conservation Management Plan has been prepared by Curio Projects (**Appendix E**) in response to submissions received during the exhibition period, including feedback provided by Heritage NSW. The Conservation Management Plan sets out the significance of heritage fabric and establishes policies for the conservation of the listed heritage fabric.

### 3.6 Endorsed Design Excellence Strategy

The Design Excellence Strategy has been revised following the public exhibition period as a result of further consultation with the NSW Government Architect's Office and the City of Sydney (**Appendix F**). The Design Excellence Strategy continues to propose the undertaking of a design alternatives process, on a competitive basis, in accordance with the City of Sydney Competitive Design Policy (City of Sydney Council, 2020) and the Sydney LEP, and takes into account the Government Architect NSW (GANSW) Design Excellence Competition Guidelines (Draft, May 2018). The revised Design Excellence Strategy was endorsed by the NSW Department of Planning and Environment on 19 September 2022, a copy of which is provided at **Appendix F**.

## 4.0 Planning Assessment

### 4.1 Strategic Consistency

The Project Amendments outlined in **Section 3.0** do not alter the project's consistency with the strategic planning framework as set out in Section 2.3 of the EIS.

The Pyrmont Peninsula Sub-Precinct Master Plans were finalised by the NSW Department of Planning and Environment in July 2022, following their earlier public exhibition from 26 November 2021 to 4 February 2022. An assessment of the Concept Proposal's consistency with the exhibited Draft Ultimo Sub-Precinct Master Plan was provided in the EIS. The final Ultimo Sub-Precinct Master Plan does not materially differ from the exhibited draft in respect of the Concept Proposal, and accordingly does not alter the assessment provided in the exhibited EIS. For completeness, an assessment of the Concept Proposal's consistency with the specific objectives for the Powerhouse site set out in Section 4.6 of the Final Sub-Precinct Master Plan is provided in **Table 2**.

**Table 2 Assessment of Concept Proposal against the Ultimo Sub-Precinct Master Plan Powerhouse Objectives**

Objective	Comment
Continue to leverage the industrial heritage history of the area to tell the story of the relationship between industry and the city's development.	The Urban Design Guidelines and Conservation Management Plan provide detailed guidance that will ensure that the industrial heritage of values of the Power House are celebrated within future development. In addition, the removal of maximum building envelopes from the majority of the Heritage Core will assist by ensuring that significant industrial heritage fabric is retained and conserved, whilst the reduction in the height of Zone 3 will ensure that views to heritage facades from the north are also preserved.
Explore ways to support and connect to adjacent education, creative and knowledge industries.	The Powerhouse Ultimo Renewal is intended to catalyse a wider Ultimo Creative Industries Precinct which enhances and facilitates connections with other major cultural and educational institutions and creative/knowledge-based enterprises within the Pyrmont Peninsula. This will be achieved through the creation of modern, world-class museum spaces that support innovative programming and which attract visitation and connection with the local creative community.
Consider opportunities to improve community access to the museum and connectivity to public transport, facilities and open spaces.	The Urban Design Guidelines promote improved access to the museum from the Goods Line at the south-eastern edge of the site in order to better activate existing public domain and provide improved community access to the museum's offerings. Opportunities for enhanced connectivity to public transport, particularly through potential new connections through to the Exhibition Centre Light Rail stop on Pyrmont Street. The commitment in the revised Urban Design Guidelines to deliver at least 2,200m <sup>2</sup> of publicly accessible open space also provides an opportunity to improve public access, interconnectivity and overall open space provision within the site.
Give consideration to improving the relationship between the museum and the Goods Line, reorientating the museum towards the city.	The Urban Design Guidelines support the removal of existing redundant structures and fencing of the site adjacent to the Goods Line within the south-eastern corner of the site and encourage the establishment of new public entrances and activations in this area. These guidelines will support the creation of an address for the museum towards this important public open space, and improve connectivity with the wider CBD by increasing the prominence and accessibility of the museum along the major east-west pedestrian corridor.
Create cultural, creative and commercial opportunities to support innovative, entrepreneurial and knowledge-based jobs and create a 12, 18 and 24 hour precinct.	The Powerhouse Ultimo Renewal will directly support the creation of jobs within the creative, innovation and education sectors, and will encompass a range of programs and activities that directly support a 12, 18 and 24 hour precinct.
Investigate opportunities to improve access to Powerhouse spaces for community use.	The Powerhouse Ultimo Renewal seeks to significantly improve the community's access to the museum and associated spaces, with detailed options to be considered through detailed design and set out in the future Detailed SSDA.

Objective	Comment
Build on existing through-site links to improve connectivity between the Goods Line and Pyrmont Street.	The Urban Design Guidelines are consistent with the Master Plan in that they indicate the desire to facilitate improved connectivity between the Goods Line and Pyrmont Street. The final Master Plan indicates a pedestrian connection to the east of the site within the light rail corridor, which is outside of the land to which the Concept Proposal applies and on land controlled by Transport for NSW.

## 4.2 Statutory Consistency

The Project Amendments outlined in **Section 3.0** do not alter the project's consistency with the applicable legislation and environment planning instruments. A supplementary assessment against the relevant provisions of the Sydney LEP is provided in **Section 4.2.1** below.

### 4.2.1 Sydney Local Environmental Plan

**Table 2** provides an updated assessment of the Concept Proposal, which should be read in conjunction with the assessment provided in Section 4.0 of the EIS.

**Table 3 Updated assessment against relevant Sydney LEP provisions**

Provision	Assessment
Clause 2.3 Zone Objectives and Land Use Table	The proposed uses continue to be permitted with consent within the B4 Mixed Use zone. An updated assessment of the Concept Proposal's consistency with the zone objectives is provided below:
<ul style="list-style-type: none"> <li>To provide a mixture of compatible land uses.</li> </ul>	The Concept Proposal will facilitate the renewal of the existing Powerhouse Museum for the purpose of an 'information and education facility' which is permissible within the zone. As demonstrated by the EIS and this Submissions and Amendment Report, the Concept Proposal will be compatible with surrounding land uses as it would not result in adverse environmental impacts on surrounding properties or public spaces, and would catalyse the establishment of a wider cultural precinct in connection with existing creative industries workspaces and institutions, including the Tech Central and the University of Technology Sydney.
<ul style="list-style-type: none"> <li>To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.</li> </ul>	The Concept Proposal supports the renewal of an existing cultural institution in a highly-accessible location which will maximise the use of public transport, walking and cycling. The site is directly services by public transport, including light rail and bus, and is highly connected to major pedestrian and cycling routes which will encourage the use of these modes of transport.
<ul style="list-style-type: none"> <li>To ensure uses support the viability of centres.</li> </ul>	The Concept Proposal will support the vitality of the Eastern Harbour City's CBD by ensuring that one of Sydney's most important cultural institutions provides modern and fit-for-purpose museum facilities that continue to meet the cultural, social and educational needs of the community.
Clause 4.3 – Height of Buildings	The proposed maximum building envelope continues to comply with the maximum building height allowed under the Sydney LEP based on the well-established methodology for measuring building height in accordance with the relevant definitions contained within Sydney LEP. For an abundance of caution, for the reasons outlined in the exhibited Clause 4.6 Variation Request, a Clause 4.6 Variation Request continues to accompany the Concept Proposal SSDA as a precaution if the consent authority forms a different view as to the measurement of height in locations where existing basement levels are present.
Clause 4.6 – Exceptions to development standards	
Clause 6.21D – Competitive design process	
Clause 4.4 – Floor Space Ratio	The maximum total gross floor area (GFA) of 40,000m <sup>2</sup> set out in Section 3.3 and 5.2 would result in a maximum floor space ratio (FSR) of approximately 2.4:1, which complies with the applicable maximum FSR of 4.0:1.
Clause 5.10 – Heritage Conservation	A final Conservation Management Plan is provided at Appendix E. The revised Heritage Impact Statement provided at Appendix G addresses each of the relevant considerations set out in Clause 5.10, with the findings of this assessment summarised in <b>Section 4.5</b> of this report.

Provision	Assessment
Clause 5.21 – Flood Planning	<p>Pursuant to clause 5.21(2), the consent authority may be satisfied that the Concept Proposal:</p> <ol style="list-style-type: none"> <li>Is compatible with flood function and behaviour on the land, which is generally shallow and low hazard during the 1% annual exceedance probably (AEP) flooding event and therefore would not give rise to any safety impacts that would render the proposed use incompatible with flooding</li> <li>Will not adversely affect flood behaviour in a manner that increases flood affectation to other properties, as required by the revised mitigation measures as detailed in <b>Section 5.2</b>.</li> <li>Will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes, as safe egress via land that is not floor-affected or of low flood hazard is available from several areas of the site.</li> <li>Will not give rise to risk to life in the event of a flood by providing safety within future buildings above flood levels.</li> <li>Will not result in any impacts on river banks or watercourses.</li> </ol> <p>Furthermore, the consent authority may be satisfied that the matters set out in clause 5.21(3) have been adequately considered:</p> <ol style="list-style-type: none"> <li>The revised Civil Infrastructure and Flooding Report (<b>Appendix O</b>) has considered the projected impact of climate change on flood behaviours.</li> <li>The intended scale of buildings resulting from the Concept Proposal would be in accordance with the parameters described in <b>Section 3.0</b>.</li> <li>The Concept Proposal incorporates measures to minimise risk to life and ensure safe evacuation is available by requiring through the revised mitigation measures detailed in <b>Section 5.2</b> the preparation of a further Flood Assessment to accompany the future Detailed SSDA.</li> <li>It would not be necessary to modify, relocate or remove buildings resulting from the development due to the effects of any projected flood events.</li> </ol>
Clause 6.21C – Design Excellence	An updated assessment of the Concept Proposal's consistency with this clause is provided below which sets out how the Concept Proposal, as amended, exhibits design excellence .
<i>(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</i>	The Concept Proposal, including the endorsed Design Excellence Strategy ( <b>Appendix F</b> ) and revised Urban Design Guidelines ( <b>Appendix D</b> ), achieve a high standard of architectural design by providing guidance in respect of architectural design, materials and the location, scale and nature of new building(s) within the site.
<i>(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,</i>	The Urban Design Guidelines ( <b>Appendix D</b> ) ensure design excellence by detailing objectives for ensuring that new built form provides a high quality external appearance which improves the amenity of public domain within and in the immediate vicinity of the site, and which facilitates the provision of an increase in the area of public domain provided within the site. The amended maximum building envelopes ( <b>Appendix C</b> ) ensures that the form of the Concept Proposal is compatible with the locality, including through amendments to better maintain the form of existing heritage buildings, will ensure that a high quality built form outcome is achieved.
<i>(c) whether the proposed development detrimentally impacts on view corridors,</i>	The revised Visual Impact Assessment ( <b>Appendix K</b> ) provides an assessment of public and private views arising from the amended maximum building envelopes proposed as part of the Concept Proposal ( <b>Appendix C</b> ) and maximum GFA ( <b>Section 3.4</b> ), and confirms that on the balance of relevant visual impact considerations, the proposal has an acceptable visual impact and can be supported on the visual impact grounds.
<i>(d) how the proposed development addresses the following matters—</i>	Refer to assessment below.
<i>(i) the suitability of the land for development</i>	This land is suitable for the proposed development as addressed in Section 7.3.4 of the EIS.
<i>(ii) the existing and proposed uses and use mix</i>	The proposed use of the site as an 'information and education facility' is consistent with the existing use of the site and is permitted with consent within the zone. The Concept Proposal would facilitate a mix of uses including back-of-house, food and beverage, education and learning spaces, creative industries studio spaces and other ancillary uses that support the operation of Powerhouse Ultimo.
<i>(iii) any heritage issues and streetscape constraints,</i>	The site contains State and local heritage listed items. The amendments to the maximum building envelopes set out in the Concept Proposal ( <b>Section 3.2</b> and <b>Appendix C</b> ) to remove building envelopes from these listed heritage items (with the exception of the Switch House where the heritage building form has already been altered) addresses heritage issues by ensuring that the built form and significant fabric of these heritage

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	<p>buildings are protected. Removal of these envelopes will also ensure that the original form of these heritage items is able to be readily perceived. The Concept Proposal maintains proposed envelopes in Zones 1 and 2 of the site but has been amended to include a maximum GFA and minimum public open space requirement to address the extent of potential built form within these envelopes to ensure a suitable response to heritage issues and streetscape constraints.</p> <p>The Urban Design Guidelines (<b>Appendix D</b>) and Conservation Management Plan (<b>Appendix E</b>) provide an appropriate framework, as confirmed by the assessment contained within the revised Heritage Impact Statement (<b>Appendix G</b>), to achieve design excellence by providing for development that responds to the heritage elements of the site and which presents to key streetscapes in an appropriate manner.</p>
<p><i>(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers, existing or proposed, on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form</i></p>	<p>No towers are proposed on the site and all new development would comply with the Sydney LEP building height development standards as reflected in the revised Building Envelope Plans (<b>Appendix C</b>).</p>
<p><i>(v) the bulk, massing and modulation of buildings,</i></p>	<p>The bulk, massing and modulation of buildings is managed through the revised Building Envelope Plans (<b>Appendix C</b>) and Urban Design Guidelines (<b>Appendix D</b>) to ensure that all new built form within the site is compatible with the locality, responds to the site-specific opportunities and constraints, and averts any adverse impacts arising from new buildings on the amenity of surrounding land. As set out in <b>Section 3.2</b>, the extent of the maximum building envelopes have been substantially reduced which, along with the revised Urban Design Guidelines and maximum GFA (<b>Section 3.4</b>), will ensure that the Concept Proposal provides for a suitable bulk, massing and modulation of buildings.</p>
<p><i>(vi) street frontage heights,</i></p>	<p>The revised Building Envelope Plans (<b>Appendix C</b>) provide for street frontage heights that are consistent with the provisions of the Sydney LEP and which are compatible with street frontage heights of existing development within the immediate vicinity of the site and along the Harris Street corridor.</p>
<p><i>(vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,</i></p>	<p>The EIS and this Submissions and Amendment Report have assessed the impacts of the Concept Proposal with respect to the potential environmental impacts, including with respect to the matters listed in this sub-clause, and determined that the environmental impacts of the Concept Proposal are acceptable. This is set out in further detail at <b>Section 4.6</b> (Item 5 of Table 5).</p>
<p><i>(viii) the achievement of the principles of ecologically sustainable development,</i></p>	<p>The ESD targets set out in the endorsed Design Excellence Strategy (<b>Appendix E</b>) which accompanied the Concept Proposal establishes sustainability targets that ensure that the Concept Proposal and future stages of development will achieve the principles of ecologically sustainable development. Furthermore, a mitigation measure is proposed that the detailed design for the Stage 2 SSDA demonstrate consistency with these targets. Further detail of how the principles of ESD are achieved is also set out in Section 7.1 of the exhibited EIS, and the amended Concept Proposal does not alter that assessment (or provides for an improved outcome in the case of the reduced building envelopes described in <b>Section 3.2</b>).</p>
<p><i>(ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,</i></p>	<p>The Concept Proposal, including the revised minimum open space requirement of 2,200m<sup>2</sup> and the Urban Design Guidelines (<b>Appendix D</b>) and mitigation measures set out at <b>Section 5.2</b>, includes appropriate measures to ensure that the site has appropriate pedestrian, cycle, vehicular and service access and to seek to increase pedestrian permeability around and through the site.</p>
<p><i>(x) the impact on, and any proposed improvements to, the public domain,</i></p>	<p>The Concept Proposal will have a positive impact on existing public domain surrounding the site by facilitating increased activation and connection to the Goods Line and support improved amenity and activation of Harris Street and Macarthur Streets. The Concept Proposal will support the delivery of new public domain within the site which provides high amenity to future users.</p>
<p><i>(xi) the impact on any special character area</i></p>	<p>The site is not located within any Special Character Area identified under the Sydney LEP. The revised Heritage Impact Statement (<b>Appendix G</b>) considers the impact of the Concept Proposal on the nearby heritage conservation area and finds that the proposal would not result in any adverse impact.</p>

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<i>(xii) achieving appropriate interfaces at ground level between the building and the public domain</i>	The Urban Design Guidelines ( <b>Appendix D</b> ) provide guidelines for activating spaces which will be explored further through the detailed design phase of the project. The revised Urban Design Guidelines include measures to ensure that interfaces at ground level between the building(s) and the public domain are well activated, safe and support interconnectivity within and through the site. In addition the revised minimum public domain provision of 2,200m <sup>2</sup> will assist by providing public domain within the site that is of a high amenity and well connected to surrounding building interfaces.
<i>(xiii) excellence and integration of landscape design.</i>	The Urban Design Guidelines ( <b>Appendix D</b> ) detail objectives for improving the public domain and associated landscape design through the detailed design phase of the project.
Clause 7.9 – Car parking – Other land uses	No change from EIS.
Clause 7.14 – Acid Sulfate Soils	No change from EIS.
Clause 7.20 - Development requiring or authorising preparation of a development control plan	The Concept Proposal fulfils the requirements of Clause 7.20 in accordance with section 4.23 of the EP&A Act, by addressing each of the matters required by the DCP as set out below.
(a) requirements as to the form and external appearance of proposed development so as to improve the quality and amenity of the public domain,	The Concept Proposal provides urban design controls that will ensure the quality and amenity of the public domain, as outlined in Section 3.4 and Section 6.2 of the EIS.
(b) requirements to minimise the detrimental impact of proposed development,	The Concept Proposal includes numerous mitigation measures to ensure the minimisation of detrimental environmental impact from the proposal. These measures are included at Attachment 3 of the EIS.
(c) how proposed development addresses the following matters –  (i) the suitability of the land for development,	This land is suitable for the proposed development as addressed in Section 7.3.4 of the EIS.
(ii) the existing and proposed uses and use mix,	The proposed use of the site as an 'information and education facility' is consistent with the existing use of the site and is permitted with consent within the zone. The Concept Proposal would facilitate a mix of uses including back-of-house, food and beverage, education and learning spaces, creative industries studio spaces and other ancillary uses that support the operation of Powerhouse Ultimo.
(iii) any heritage issues and streetscape constraints,	<p>The site contains State and local heritage listed items. The amendments to the maximum building envelopes set out in the Concept Proposal (<b>Section 3.2</b> and <b>Appendix C</b>) to remove building envelopes from these listed heritage items (with the exception of the Switch House where the heritage building form has already been altered) addresses heritage issues by ensuring that the built form and significant fabric of these heritage buildings are protected. Removal of these envelopes will also ensure that the original form of these heritage items is able to be readily perceived. The Concept Proposal maintains proposed envelopes in Zones 1 and 2 of the site but has been amended to include a maximum GFA and minimum public open space requirement to address the extent of potential built form within these envelopes to ensure a suitable response to heritage issues and streetscape constraints.</p> <p>The Urban Design Guidelines (<b>Appendix D</b>) and Conservation Management Plan (<b>Appendix E</b>) provide an appropriate framework, as confirmed by the assessment contained within the revised Heritage Impact Statement (<b>Appendix G</b>), to achieve design excellence by providing for development that responds to the heritage elements of the site and which presents to key streetscapes in an appropriate manner.</p>
(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms	No towers are proposed on the site and all new development would comply with the Sydney LEP building height development standards as reflected in the revised Building Envelope Plans ( <b>Appendix C</b> ).

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of separation, setbacks, amenity and urban form,	
(v) the bulk, massing and modulation of buildings,	The bulk, massing and modulation of buildings is managed through the revised Building Envelope Plans ( <b>Appendix C</b> ) and Urban Design Guidelines ( <b>Appendix D</b> ) to ensure that all new built form within the site is compatible with the locality, responds to the site-specific opportunities and constraints, and averts any adverse impacts arising from new buildings on the amenity of surrounding land. As set out in <b>Section 3.2</b> , the extent of the maximum building envelopes have been substantially reduced which, along with the revised Urban Design Guidelines and maximum GFA ( <b>Section 3.4</b> ), will ensure that the Concept Proposal provides for a suitable bulk, massing and modulation of buildings.
(vi) street frontage heights,	The revised Building Envelope Plans ( <b>Appendix C</b> ) provide for street frontage heights that are consistent with the provisions of the Sydney LEP and which are compatible with street frontage heights of existing development within the immediate vicinity of the site and along the Harris Street corridor.
(vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,	The EIS and this Submissions and Amendment Report have assessed the impacts of the Concept Proposal with respect to the potential environmental impacts, including with respect to the matters listed in this sub-clause, and determined that the environmental impacts of the Concept Proposal are acceptable. This is set out in further detail at <b>Section 4.6</b> (Item 5 of Table 5).
(viii) the achievement of the principles of ecologically sustainable development,	The ESD targets set out in the endorsed Design Excellence Strategy ( <b>Appendix E</b> ) which accompanied the Concept Proposal establishes sustainability targets that ensure that the Concept Proposal and future stages of development will achieve the principles of ecologically sustainable development. Furthermore, a mitigation measure is proposed that the detailed design for the Stage 2 SSDA demonstrate consistency with these targets. Further detail of how the principles of ESD are achieved is also set out in Section 7.1 of the exhibited EIS, and the amended Concept Proposal does not alter that assessment (or provides for an improved outcome in the case of the reduced building envelopes described in <b>Section 3.2</b> ).
(ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,	The Concept Proposal, including the revised minimum open space requirement of 2,200m <sup>2</sup> and the Urban Design Guidelines ( <b>Appendix D</b> ) and mitigation measures set out at <b>Section 5.2</b> , includes appropriate measures to ensure that the site has appropriate pedestrian, cycle, vehicular and service access and to seek to increase pedestrian permeability around and through the site.
(x) the impact on, and any proposed improvements to, the public domain,	The Concept Proposal will have a positive impact on existing public domain surrounding the site by facilitating increased activation and connection to the Goods Line and support improved amenity and activation of Harris Street and Macarthur Streets. The Concept Proposal will support the delivery of new public domain within the site which provides high amenity to future users.
(xi) the impact on any special character area,	The site is not located within any Special Character Area identified under the Sydney LEP. The revised Heritage Impact Statement ( <b>Appendix G</b> ) considers the impact of the Concept Proposal on the nearby heritage conservation area and finds that the proposal would not result in any adverse impact.
(xii) achieving appropriate interface at ground level between the building and the public domain,	The Urban Design Guidelines ( <b>Appendix D</b> ) provide guidelines for activating spaces which will be explored further through the detailed design phase of the project. The revised Urban Design Guidelines include measures to ensure that interfaces at ground level between the building(s) and the public domain are well activated, safe and support interconnectivity within and through the site. In addition the revised minimum public domain provision of 2,200m <sup>2</sup> will assist by providing public domain within the site that is of a high amenity and well connected to surrounding building interfaces.
(xiii) the excellence and integration of landscape design,	The Urban Design Guidelines ( <b>Appendix D</b> ) detail objectives for improving the public domain and associated landscape design through the detailed design phase of the project.
(xiv) the incorporation of high quality public art into the fabric of buildings in the public domain or in other	A Public Art Strategy is provided at <b>Appendix Q</b> that sets out how high quality public art will be incorporated into the fabric of buildings, in the public domain, or in other areas within the site to which the public has access.

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areas to which the public has access.	

#### 4.2.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

An updated assessment of the amended Concept Proposal's consistency with the planning principles for land within the Sydney Harbour Catchment as set out in Clause 10.10 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 (the Biodiversity and Conservation SEPP) is set out in **Table 4**.

**Table 4 Assessment against Clause 10.10 of the Biodiversity and Conservation SEPP**

Principle	
(a) development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends,	The Concept Proposal protects the hydrological, ecological and geomorphological processes of the catchment by limiting the location of new buildings to parts of the site that are already developed with buildings or hard surfaces.
(b) the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity,	N/A. No natural assets of the catchment are located within the site.
(c) decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment,	The EIS and this report have considered the cumulative environmental impacts of the Concept Proposal in accordance with the <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2021). As the site is already fully developed, the Concept Proposal would not result in any further impacts as a result of development of the land.
(d) action is to be taken to achieve the targets set out in Water Quality and River Flow Interim Environmental Objectives: Guidelines for Water Management: Sydney Harbour and Parramatta River Catchment (published in October 1999 by the Environment Protection Authority), such action to be consistent with the guidelines set out in Australian Water Quality Guidelines for Fresh and Marine Waters (published in November 2000 by the Australian and New Zealand Environment and Conservation Council),	The Concept Proposal is consistent with the objectives set out in the referenced documents. The Concept Proposal does involve any physical works that would impact upon water quality with respect to the numerical criteria, which would be required to be assessed as part of any future application involving the carrying out of works.
(e) development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains and comply with the guidelines set out in the document titled Floodplain Development Manual 2005 (published in April 2005 by the Department),	The Concept Proposal will not impact on the functioning of natural drainage systems on floodplains, as all drainage systems affected by the Concept Proposal would be artificial/man-made ones.
(f) development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,	N/A. The Concept Proposal would not be visible from Sydney Harbour.
(g) the number of publicly accessible vantage points for viewing Sydney Harbour should be increased,	N/A. Sydney Harbour is not visible from the site.
(h) development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,	The Concept Proposal does not involve the carrying out of any physical works that would directly impact on water quality. Development in accordance with the Concept Proposal will improve water quality and reduce the quantity/frequency of urban runoff by providing increased deep soil in accordance with the revised Urban Design Guidelines and other stormwater measures as required through the assessment of future detailed applications for the carrying out of works.
(i) action is to be taken to achieve the objectives and targets set out in the Sydney Harbour Catchment Blueprint, as published in February 2003 by the then Department of Land and Water Conservation,	The Concept Proposal is consistent with the relevant objectives and targets.
(j) development is to protect and, if practicable, rehabilitate watercourses, wetlands, riparian corridors, remnant native vegetation and ecological connectivity within the catchment,	N/A. There are no watercourses, wetlands, riparian corridors, remnant native vegetation or ecological connections located within the site which could be protected or rehabilitated.
(k) development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity,	The principles and guidelines for landscaping set out in the revised Urban Design Guidelines ( <b>Appendix C</b> ) will assist in managing urban salinity by increasing the quantum of deep soil and native vegetation within the site.
(l) development is to avoid or minimise disturbance of acid sulfate soils in accordance with the Acid Sulfate Soil Manual, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee.	The revised mitigation measures set out in <b>Section 5.2</b> require the preparation of an Acid Sulphate Soils Management Plan in order to minimise and manage the disturbance of acid sulphate soils if present within the site.

### 4.3 Built Form

The amendments to the proposed maximum building envelope described in **Section 3.2** and detailed in **Appendix C** will reduce the built form impacts of any future development in accordance with the Concept Proposal by reducing the extent of the maximum envelope (with a commensurate reduction in environmental impacts associated with this reduction). The removal of the proposed building envelope from elements of the site that are listed on the State Heritage Register and local heritage list ensure that new built form is confined to those parts of the site that have the greatest capacity to accommodate new buildings without resulting in significant built form or heritage impacts.

John Wardle Architects and Aspect Studios have undertaken further urban design and site analysis in response to the matters raised during public exhibition, which is provided in **Appendix C**. Specifically, this analysis has included the production of additional drawings and site contextual analysis to demonstrate the spatial structure of the site within the immediate precinct relating to transport, civic buildings and spaces, and street wall heights along Harris Street. Further sectional analysis and street elevations have also been prepared which better demonstrate the relationship of the proposed building envelopes with immediately surrounding development. The further analysis demonstrates that the site context analysis undertaken in the development of the Concept Proposal is sound and aligns closely with the findings of the *Pyrmont Place Strategy* and *Ultimo Sub-Precinct Master Plan*.

Further refinement of the Urban Design Guidelines has occurred in order to better to coordinate and consolidate architectural, public domain, landscaping and heritage principles and guidelines for each zone in a single location within the document. This will ensure that the guidelines provide clear and comprehensive guidance in respect of the expectations for future development within the site in accordance with the Concept Proposal.

The proposed built form is consistent with the existing and desired future character of the locality, in that the proposed maximum building envelopes and Urban Design Guidelines:

- Provide for a maximum building envelope that complies with the relevant development standards set out in the Sydney LEP, including with respect to building height and floor space;
- Proposed building heights, including street wall heights and setbacks, are consistent with the established character of development along the Harris Street corridor, along which mid-rise buildings with minimal or no street setback are commonplace;
- The final Pyrmont Place Strategy and Sub-Precinct Master Plans contemplate substantial changes in existing built form and increases in building heights throughout parts of the Pyrmont Peninsula, including in the vicinity of the site, compared with which the maximum building heights and density proposed in the Concept Proposal are modest; and
- The Concept Proposal is consistent with the desired future character and built form for the Ultimo Sub-Precinct, including the site-specific principles for the Powerhouse site (refer **Section 4.1**).

The Urban Design Guidelines provide further detail in relation to the desired articulation and alignment of new built form within the site in order to ensure that new built form is consistent with the existing and desired future character for the locality. Separation between the proposed building envelopes and surrounding existing and potential future buildings comply with the relevant guidelines and development controls, including those set out in the Sydney Development Control Plan 2012.

The assessment contained within the Submissions and Amendment Report has been undertaken having regard to the potential environmental impacts of the Concept Proposal for which development consent is sought. Further assessment of the Reference Design has not been undertaken, on the basis that this does not form part of the Concept Proposal. Testing of the Reference Design informed the preparation of the exhibited and revised maximum building envelope and revised Urban Design Guidelines. By complying with the parameters established in the exhibited and revised Concept Proposal, the reference design demonstrates only one possible compliant option to achieve the project objectives. The Concept Proposal parameters will inform the assessment of a future Detailed SSDA for the preferred architectural solution arising from the competitive design process, and will be subject to a detailed planning assessment at that stage.

With respect to overshadowing, JWA have undertaken additional overshadowing analysis for the residential apartment building at 278-284 Systrum Street (82 Mary Anne Street) against the City of Sydney's *'Draft Minimising overshadowing of neighbouring apartments: Documentation guide'* (Draft Guide). This analysis confirms that the additional overshadowing would only affect a small number of apartments, each of which currently receive between 15 minutes and 2 hours of direct sunlight at mid-winter. Each of these apartments will continue to achieve at least 15 minutes of

direct sunlight at mid-winter, and accordingly the impacts of the maximum envelope would comply with Draft Guide by maintaining the existing level of compliance with Objective 3B-2 of the Apartment Design Guide.

## 4.4 Design Excellence

As outlined in **Section 4.2.1**, the Concept Proposal demonstrates consistency with the relevant design excellence provisions of the Sydney LEP. The Concept Proposal also demonstrates design excellence by being consistent with the seven objectives for good design in *Better Placed* (NSW Government Architect, 2017) as set out in **Table 5**.

**Table 5 Consistency with Better Placed good design objectives**

Objective	Comment
<b>Better fit</b> – contextual, local and of its place	The Concept Proposal establishes a set of parameters for future development that respond to the opportunities and constraints of the site, which comply with the conservation policies established under the Conservation Management Plan, and which are consistent with the City of Sydney’s planning controls for the site and with the Ultimo Sub-Precinct Master Plan to ensure that development fits within and responds to the existing and desired future context the locality.
<b>Better performance</b> – sustainable, adaptable and durable	The endorsed Design Excellence Strategy ( <b>Appendix F</b> ) requires that development in accordance with the Concept Proposal ensures the efficient and sustainable operation by targeting the exceedance of the requirements of Section-J of the National Construction Code (NCC) for energy-efficiency in building fabric and building services / systems, achieving a minimum 5 Star Green Star Buildings Rating (with aspiration to achieve a 6 Star Green Star Buildings Rating), and implementation of a Net Zero Operational Plan. Furthermore, a mitigation measure is proposed that the detailed design for the Stage 2 SSDA demonstrates consistency with these targets.
<b>Better for community</b> – inclusive, connected and diverse	The Concept Proposal will create inclusive and equitable environments that includes improved opportunities for the community to engage with the Powerhouse collections and move through and around the site.
<b>Better for people</b> – safe, comfortable and liveable	The Concept Proposal has been developed with a focus on safety, as addressed through the Addendum CPTED Assessment ( <b>Appendix L</b> ) and supported by the Revised Urban Design Guidelines ( <b>Appendix D</b> ) and revised mitigation measures outlined in <b>Section 5.2</b> .
<b>Better working</b> – functional, efficient and fit for purpose	The Concept Proposal will facilitate the renewal of Powerhouse Ultimo to provide more functional, efficient and fit-for-purpose museum spaces, including both front- and back-of-house facilities, to ensure that Powerhouse Ultimo is relevant and responsive to the needs of the community over the long-term.
<b>Better value</b> – creating and adding value	The Concept Proposal creates value for the community by establishing guidelines to increase site permeability and improve activation of existing public spaces, whilst facilitating the delivery of new built form in an efficient and cost-effective manner.
<b>Better look and feel</b> – engaging, inviting and attractive	The Revised Urban Design Guidelines ( <b>Appendix D</b> ) will facilitate the design of new and restored buildings that are attractive, engaging and responsive to the site’s function and heritage and to the local context.

Future development of the site in accordance with the Concept Proposal, which will be subject to further planning assessment as part of the future Stage 2 SSDA, will achieve design excellence by being consistent with the endorsed Design Excellence Strategy (**Appendix F**) and by complying with the parameters established by the Concept Proposal.

## 4.5 Heritage

Following the exhibition of the EIS, the Proponent has undertaken further consultation with Heritage NSW and presented the revised Concept Proposal to the Approvals Committee of the NSW Heritage Council. In response to submissions received during the exhibition phase, the Conservation Management Plan has also been revised (**Appendix E**) along with the Heritage Impact Statement (**Appendix G**).

The revised Heritage Impact Statement provides an updated assessment of the heritage impacts of the Concept Proposal in accordance with the requirements of the EP&A Act, the *Heritage Act 1977* and Clause 5.10 of the Sydney LEP. The revised Concept Proposal as detailed in **Section 3.0** will result in improved heritage outcomes in comparison to the exhibited Concept Proposal by removing the proposed building envelopes from the elements of the site that are

subject to the listing under the State Heritage Register and Sydney LEP. The retention of the reduced envelope to part of the Switch House is also considered a positive outcome as it would allow for the existing modern vertical addition to be replaced or renewed in a manner that is sensitive to the heritage setting.

The revised Heritage Impact Statement summarises the physical impacts of potential future development in accordance with the Concept Proposal as providing an overall positive outcome which is supported on heritage grounds for the following reasons:

- *“Provision for the removal of the interior modern elements of little or intrusive heritage significance within the Engine Hall, Turbine Hall, Boiler House, and Switch House (as part of Stage 2 SSD detailed design) is a positive opportunity for the renewal, interpretation and appreciation of significant internal heritage spaces and fabric, including the insitu, remnant industrial machinery.*
- *As a modern building that is not heritage-listed but nevertheless has value for its key role in the redevelopment of the site for the Powerhouse Museum in the 1980s, the Wran Building, presents the most flexible opportunity for upgrade, replacement, demolition and/or and renewal to meet future spatial and functional needs to ensure that the Powerhouse Ultimo can meet the standards of a world-class modern museum, without additional intervention or impact to the SHR-listed heritage core buildings. Any such demolition or substantial alteration would have the potential to effect the intangible heritage value of the Wran building but that impact can be adequately addressed through archival recording and interpretative elements within the new museum design.*
- *Should the Wran building (including the Vault) be considered an item of environmental heritage (which in our opinion it is not), any alteration or demolition would have the potential to be a negative impact. However, this impact will not affect the significance of the history of the site, other listed items of heritage significance or the intangible value of the ongoing continued use of the site as a museum. As identified above, any impact to fabric of the Wran building (including the Vault) should be subject to archival recording (including 3D scanning and traditional photographic recording) as well as interpretative elements within the new museum design. Such mitigations would result in a neutral impact to heritage (based on the assumption that that Wran building held the status of environmental heritage).*
- *There is the opportunity to interpret the significance of the Wran Building and its role in the redevelopment of the site for a museum in the 1980s as part of any overall heritage interpretation plan, should the Stage 2 SSD require extensive changes to, or demolition of the Wran Building in order to achieve the broader renewal objectives for the Powerhouse Ultimo.*
- *Creation of a connection to the north through Zone 3 introduces the potential for the renewal of the site to have a major positive impact to the former Pump House, both via integration of historic fabric into landscaping and public domain works (with retention and integration of Pump House remains), as well as the introduction of opportunities for interpretation and introduction of public access to the former Pump House space.*
- *Establishment of new entries to the site has potential to be a major positive physical impact via conservation and improved visibility of the fabric of the heritage-listed buildings and their improved physical and visual integration into public domain.*
- *The envelopes within zones 1 and 2 have the potential for significant negative impacts on heritage items on the site. However, those envelopes are only a component of the Concept Plan which also requires a limit on GFA to a maximum of 40,000sqm and a minimum of 2,200sqm of public open space. The envelopes identify the parts of the site where such future development could occur and provide a degree of latitude for the design excellence competition. The Concept Proposal seeks approval for the proposed envelopes in tandem with the Conservation Management Plan and Urban Design Guidelines. The impact of these documents on the potential built form of the envelopes is to confine the built form (in quantitative and qualitative ways) to ensure an appropriate design response. Through implementation of the Urban Design Guidelines and Conservation Management Plan, the impact of the envelopes on the heritage items on the site and within its vicinity would be neutral or positive”.*

The revised Heritage Impact Statement also considers the potential visual heritage impacts of the Concept Proposal, and concludes that the impacts of development within the proposed building envelopes will be acceptable by being consistent with the Urban Design Guidelines.

Further heritage assessment of specific detailed proposals for development would be undertaken prior to the future Detailed (Stage 2) SSDA in accordance with the mitigation measures set out in **Section 5.2** and the relevant statutory requirements.

## 4.6 Other Planning Assessment Matters

Additional technical responses and addendum assessments have been undertaken in respect of the Revised Concept Proposal and in response to submissions provided during and following the exhibition period.

Table 5 sets out the additional information and assessment which has been undertaken with reference to the relevant Secretary's Environmental Assessment Requirements (SEARs). This table should be read in conjunction with the EIS and specifically Attachment 1 to the EIS.

**Table 6 Additional Environmental Assessment**

SEARs Ref.	Issue	Assessment	Additional Information
1	Statutory Context	Further assessment of the revised Concept Proposal's consistency with the relevant environmental planning instruments and policies is provided in <b>Section 4.2</b> . We also confirm that the EIS and this Submissions and Amendment Report have been prepared in accordance with the <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2021).	EIS Sections 2.3 and 4.0
2	Capital Investment Value	There is no change to the CIV as a result of the amendments to the Concept Proposal.	CIV Report provided previously with EIS
3	Design Quality	The revised Design Excellence Strategy has been endorsed by the NSW Department of Planning and Environment and sets out the competitive design process that will be undertaken in satisfaction of the relevant requirements. An assessment of how the Concept Proposal achieves design excellence is set out in Section 4.2.1, and design excellence for the future Detailed SSDA will be achieved through the implementation of the endorsed Design Excellence Strategy.  A second presentation of the Concept Proposal to the SDRP occurred on 8 September 2022 and feedback from this session has informed the revised Urban Design Guidelines and endorsed Design Excellence Strategy, which will guide the carrying out of the competitive design process.	<b>Appendix D</b> <b>Appendix F</b> EIS Sections 3.6 and 5.2
4	Built Form and Urban Design	Refer to additional assessment of the revised Concept Proposal at <b>Section 4.3</b> .	<b>Appendix C</b> <b>Appendix D</b> EIS Sections 2.2, 3.1.1, 3.2, 3.3, 3.4, 6.1, 6.16
5	Environmental Amenity	The Concept Proposal will facilitate good internal amenity within the site by facilitating the heritage conservation and refurbishment of existing heritage buildings and the development of new buildings that achieve a high standard of sustainable design, have good access to natural light and are well located in close proximity to a range of urban amenities and public open space. The sustainability targets established under the Concept Proposal will ensure that all new buildings have good access to natural sunlight and ventilation. The Concept Proposal will support a high standard of external amenity by facilitating high quality architectural outcomes through the Revised Urban Design Guidelines, the provision of high-quality publicly accessible open space within the site, and by facilitating increased pedestrian permeability through the site to improve local connections and walkability. The delivery of new public open space within the site has the potential to complement the existing amenity provided by the adjoining Goods Line and provide a greater level of connection between public spaces and the cultural offerings and activities of the museum. Generally, light reflectivity from building materials used on facades will not exceed 20%, ensuring that the environmental impacts of reflection of sunlight from buildings does not lead to adverse impacts on amenity or safety.	<b>Appendix D</b> <b>Appendix I</b> <b>Appendix K</b> <b>Appendix M</b>  EIS Section 6.4

SEARs Ref.	Issue	Assessment	Additional Information
		<p>Amenity impacts on the surrounding locality are addressed through the preparation of further assessments for the Revised Concept Proposal with respect to the following environmental amenity:</p> <ul style="list-style-type: none"> <li>• Revised overshadowing diagrams prepared by John Wardle Architects.</li> <li>• Revised Visual and View Impact Assessment prepared by Ethos Urban.</li> <li>• Addendum Wind Assessment prepared by Arup.</li> <li>• Addendum Noise and Vibration Assessment prepared by RWDI.</li> </ul> <p>These assessments and that provided within the exhibited EIS demonstrate that the Concept Proposal will not result in unacceptable adverse impacts on the environmental amenity of the surrounding locality. Additional mitigation measures are included at <b>Section 5.2</b> which set out how reflectivity of materials and lighting impacts on the amenity will be assessed as part of any future DA which includes details of materials and lighting proposed, in order to ensure that a high level of environmental amenity is achieved for surrounding land.</p>	
6	Visual Impact	<p>A Revised Visual Impact Assessment (Revised VIA) has been prepared by Ethos Urban which assesses the revised building envelopes. As a result, the Revised VIA concludes that the visual impact of the Concept Proposal are acceptable and substantially reduced from the exhibited building envelopes as a result of the amendments.</p>	<b>Appendix K</b> EIS Section 6.4.2
7	Public Space	<p>The revised Urban Design Guidelines provide further design principles and requirements to ensure that new and improved public spaces within the site are welcoming, attractive and accessible, maximise permeability and connectivity, have a high level of amenity, activate the street and surrounding public spaces, and minimise the potential for conflicts between pedestrians, vehicles and bicycles.</p> <p>The development will maximise the amount of public spaces provided within the site by requiring, through the revised Urban Design Guidelines, the provision of a minimum of 2,200m<sup>2</sup> of public space within the site that will be accessible to the public. The revised Urban Design Guidelines ensure that this public space will be of the highest quality and enhance the amenity of the surrounding locality.</p> <p>An Addendum CPTED Assessment has been prepared by Ethos Urban which confirms that the Concept Proposal is consistent with safety-by-design principles.</p>	<b>Appendix D</b> <b>Appendix L</b> EIS Sections 3.3, 6.2, 6.10
8	Trees and Landscaping	<p>The Concept Proposal does not propose to remove any existing trees within the site, which would be subject to further assessment and planning approval as part of the future Detailed SSDA. As outlined in the mitigation measures in <b>Section 5.2</b>, any future DA would be required to be accompanied by an arborist's assessment detailing the number, location, condition and significance of any trees that are proposed to be removed, noting that the mature London Plane tree within Macarthur Street (Zone 4 within the Guidelines) is to be retained. It is expected that the requirement for minimum 5% deep soil planting (significantly more than the current 0.18% of deep soil within the site) specified in the revised Urban Design Guidelines will also assist to increase tree canopy cover of the site compared to the existing landscape.</p> <p>A conceptual landscape plan was provided with the EIS which indicated one possible landscape and public domain outcome for the site. This is supported by the design guidance and principles set out in the revised Urban Design Guidelines, which demonstrate how site planting, tree retention and landscaping can contribute to the streetscape and local character, mitigate the urban heat island effect, contribute to increased tree canopy cover and maximise opportunities for green infrastructure (noting the significant heritage fabric and heritage considerations that are applicable to the site).</p>	<b>Appendix D</b> EIS Sections 3.3, 6.2, 6.12
9	Ecologically Sustainable	<p>The endorsed Design Excellence Strategy and mitigation measures set out in <b>Section 5.2</b> requires future development in accordance with the</p>	<b>Appendix F</b>

SEARs Ref.	Issue	Assessment	Additional Information
	Development (ESD)	<p>Concept Proposal to meet or exceed the relevant industry-recognised building sustainability and environmental performance standards by demonstrating consistency with the following targets:</p> <ul style="list-style-type: none"> <li>• Exceed the requirements of Section-J of the National Construction Code (NCC) for energy-efficiency in building fabric and building services / systems.</li> <li>• Align with Government Resource Efficiency Policy (GREP)</li> <li>• Demonstrate good design through early-stage analysis and guidance, in general accordance with the best practice standards such as Green Star;</li> <li>• Achieve a minimum 5 Star Green Star Buildings Rating and aspiration to achieve a 6 Star Green Star Buildings Rating.</li> <li>• Implementation of a Net Zero Operational Plan</li> <li>• Alignment with Greater Sydney &amp; City of Sydney Strategies and Targets <ul style="list-style-type: none"> <li>- Greater Sydney Commission East District Plan Priorities</li> <li>- Sustainable Sydney 2030 goals</li> <li>- 100% Renewable energy for government facilities</li> <li>- Alignment with Decentralised Water and Energy master plans</li> <li>- Sustainable Design Technical Guidance tool for government facilities</li> </ul> </li> </ul> <p>The above proposal incorporates how the development minimises greenhouse gas emissions and consumption of energy, water and material resources.</p>	<b>Section 5.2</b> EIS Sections 6.13 and 7.1
10	Traffic, Transport and Accessibility	An Addendum Transport Statement has been prepared by JMT Consulting which addresses queries and clarifications sought by Transport for NSW and the City of Sydney in their submissions. The addendum addresses matters including charter bus parking required to support visitation to the site, pedestrian connections, mode share for travel to the site, passenger drop off arrangements, bicycle parking, servicing, end-of-trip facilities, and the future implementation strategy. This is in addition to the exhibited Transport Assessment (including Green Travel Plan) prepared by JMT Consulting (EIS Appendix J) which provided a transport and accessibility impact assessment addressing the relevant traffic, transport and accessibility matters set out in the SEARs.	<b>Appendix J</b> EIS Section 6.6
11	Biodiversity	The proposed development is subject to a waiver from the requirement to prepare a BDAR, no further assessment required.	EIS Section 4.0
12	Noise and Vibration	An Addendum Noise and Vibration Impact Assessment has been undertaken by RWDI to confirm the impact of and mitigation measures proposed for the Concept Plan.	<b>Appendix M</b> EIS Section 6.9
13	Air Quality	No change from EIS.	EIS Section 6.11
14	Ground and Water Conditions	No change from EIS.	EIS Sections 6.7 and 6.8 EIS Appendices R, S and V
15	Stormwater and Wastewater	No change from EIS.	<b>Appendix O</b> EIS Section 6.14
16	Flooding Risk	A revised Civil Infrastructure and Flooding Assessment has been prepared for the Concept Proposal which addresses the impact of the Concept Proposal on localised flooding. As noted in <b>Section 4.2.1</b> , flooding within and adjoining the site is generally classed as shallow and low risk in the 1% AEP flood planning event, and accordingly it is expected that flood impacts can be readily managed through detailed design. An additional mitigation measure, FA-16, has been incorporated in <b>Section 5.2</b> in order to ensure that flood impacts are assessed further as part of any future DA.	<b>Appendix O</b> EIS Section 6.14.3
17	Hazards and Risks	No change from EIS.	EIS Section 4.0

SEARs Ref.	Issue	Assessment	Additional Information
18	Contamination and Remediation	No change from EIS, noting that no works are proposed to be carried out as part of the proposed concept application.	EIS Section 6.7
19	Waste Management and Servicing	The Concept Proposal will not directly result in any waste generation as it does not seek consent for the carrying out of any works or use of the land. Notwithstanding this, a Waste Management Plan Framework accompanies this Submissions and Amendment Report.	<b>Appendix P</b> EIS Section 6.17
20	Aboriginal Cultural Heritage	<p>The Aboriginal Cultural Heritage Assessment Report (ACHAR) has now been finalised by Curio Projects following consultation with the registered Aboriginal parties. Test excavations recommended by Heritage NSW are not considered to be practical warranted for the reasons set out below:</p> <ul style="list-style-type: none"> <li>• The site is highly disturbed due to development over time.</li> <li>• The site is currently operating as a museum and as such the areas that could accommodate test trenching are limited to the forecourt to the south of the Boiler House and the public domain around the Post Office.</li> <li>• A large portion of the site (former Post Office and Heritage Core) will not enable excavation (as these buildings will be retained)</li> <li>• Areas of disturbance for any building subject to the Stage 2 SSDA would include service trenching and piling (noting that almost the entire existing Harris Street forecourt is currently over-structure).</li> <li>• Piling and service trenching design has tolerance to be designed to avoid areas of archaeology.</li> <li>• Any test trenching to confirm the presence of archaeological deposits at this stage would be based on assumptions of where built form would be located and similarly where piling and/ or service trenching would be located.</li> <li>• It is considered that such test trenching would not accurately inform the design as it may be located in areas that would never be disturbed.</li> <li>• Further, such test trenching could result in disturbance of deposits leading to unnecessary irreversible physical impacts on any relics.</li> </ul> <p>Accordingly, a revised mitigation measure, FA-15, has been included in <b>Section 5.2</b> in order to ensure that test excavations are carried out in accordance with the <i>Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW</i> prior to the submission of the future Detailed SSDA.</p>	<b>Appendix N</b> EIS Section 6.5.1
21	Environmental Heritage	Refer to <b>Section 4.5</b> .	<b>Appendix E</b> <b>Appendix G</b> EIS Section 6.5
22	Social Impact	An Addendum Social Impact Assessment has been prepared by Ethos Urban which addresses matters raised during the public exhibition period, including with respect to the social significance of the Wran Building, and detailing how issues raised in during community consultation have been addressed in accordance with the <i>Social Impact Assessment Guideline</i> (DPE, 2021).	<b>Appendix H</b> EIS Section 6.18
23	Infrastructure Requirements and Utilities	No change from EIS. No Sydney Water assets traverse the site, and the Stage 1 Civil SSDA report by TTW (EIS Appendix V) assessed and confirmed that the Concept Proposal would not impact any Sydney Water stormwater assets located in the vicinity of the site.	EIS Section 6.15 EIS Appendix V
24	Construction and Operation Staging	No change from EIS.	EIS Section 1.5
25	Contributions and Public Benefit	No change from EIS.	EIS Section 6.18
26	Engagement	As outlined in <b>Section 1.0</b> , additional engagement has been undertaken by the Proponent since lodgement of the Concept SSDA, including during and following public exhibition. Further details of this engagement and outcomes is provided at <b>Appendix B</b> . This engagement was in addition to the engagement undertaken in accordance with the <i>Undertaking Engagement Guidelines for State</i>	<b>Appendix B</b> EIS Section 5.1

SEARs Ref.	Issue	Assessment	Additional Information
		<i>Significant Projects</i> prior to lodgement of the SSDA as detailed in EIS Section 5.0 and EIS Appendix X.	
-	Documentation Requirements	All documentation requirements set out in the SEARs have been addressed. As set out in Section 5.2, documentation assessing compliance with the Building Code of Australia and accessibility requirements, a hazardous material management report, a Salinity Management Plan, a Preliminary Hazard Analysis and an Acid Sulfate Soil Management Plan are not required and cannot be produced at the Concept DA stage because the details of the Stage 2 proposal to which they relate have yet to be designed, and accordingly mitigation measures are included in the Concept Proposal requiring the preparation of this documentation prior to the submission of the future Detailed SSDA.	EIS Attachment 1

## 5.0 Updated Project Justification and Revised Mitigation Measures

### 5.1 Project Justification

The amendments to the Concept Proposal described in **Section 3.0** do not alter the Project Justification as set out in Section 7.0 of the EIS.

### 5.2 Revised Mitigation Measures

In response to the matters raised during public exhibition, as a result of the amendments to the Concept Proposal described in **Section 3.0**, and as a result of the further assessment undertaken as detailed in **Section 4.0**, the mitigation measures for the project have been refined and updated as set out in **Table 6**. Changes made from the exhibited mitigation measures have been indicated through the use of ~~strike through~~ for deleted text and **bold italics** where text has been added.

**Table 7** Revised Mitigation Measures

Ref No.	Mitigation Measure
<b>Design Refinement</b>	
DR-1	The Urban Design Guidelines <b>dated September 2022</b> in Sections 5 and 6 of Urban Design Report prepared by JWA and Aspect Studios shall <b>be used to assess the</b> adopted in shaping and assessing any competitive design process and subsequent detailed Development Application.
DR-2	The detailed design of the development shall be the subject of a competitive design process and carried out in accordance with the <del>endorsed</del> Design Excellence Strategy <b>dated 16 September 2022 as endorsed by the NSW Department of Planning and Environment on 19 September 2022.</b>
DR-3	The detailed design of the development shall demonstrate a pathway to achieve a minimum 5 Star Green Star rating, and how the aspirational 6 Star Green Star rating might be achieved or elements of this might be achieved: <b>consistency with the following targets:</b> <ul style="list-style-type: none"> <li>• <b>Exceed the requirements of Section-J of the National Construction Code (NCC) for energy-efficiency in building fabric and building services / systems.</b></li> <li>• <b>Align with Government Resource Efficiency Policy (GREP)</b></li> <li>• <b>Demonstrate good design through early-stage analysis and guidance, in general accordance with the best practice standards such as Green Star;</b></li> <li>• <b>Achieve a minimum 5 Star Green Star Buildings Rating and aspiration to achieve a 6 Star Green Star Buildings Rating.</b></li> <li>• <b>Implementation of a Net Zero Operational Plan</b></li> <li>• <b>Alignment with Greater Sydney &amp; City of Sydney Strategies and Targets</b> <ul style="list-style-type: none"> <li>- <b>Greater Sydney Commission East District Plan Priorities</b></li> <li>- <b>Sustainable Sydney 2030 goals</b></li> <li>- <b>100% Renewable energy for government facilities</b></li> <li>- <b>Alignment with Decentralised Water and Energy master plans</b></li> <li>- <b>Sustainable Design Technical Guidance tool for government facilities</b></li> </ul> </li> </ul>
DR-4	The detailed design of any built form and public domain shall be conducted with consideration of the CMP, and have regard to the recommendations in Section 8.1 of the <b>Revised</b> Heritage Impact Statement prepared by Curio Projects.
DR-5	The detailed design of any built form and public domain shall have consideration of the principles of Crime Prevention Through Environmental Design and the recommendations contained in the <b>Addendum</b> CPTED Report prepared by Ethos Urban.
DR-6	In addition to the principles and objectives in the Urban Design Guidelines, the detailed design of public spaces are to ensure a diversity of plant family, genus and species to provide greater resilience against pests, diseases and climatic conditions. The potential mature size of new trees should be considered to ensure sufficient space for the development of good tree form. New trees should be grown and supplied in accordance with <i>Australian Standard 2303 Tree Stock for Landscape Use (2015)</i> .

Ref No.	Mitigation Measure
<b>Future Assessment</b>	
FA-1	A Visual Impact Assessment will be prepared to reflect the detailed design and submitted with the Stage 2 Development Application assessing public and private view impacts.
FA-2	The future Development Application shall include an overshadowing impact assessment including shadow studies and diagrams showing the likely overshadowing impact of the development on surrounding spaces and properties.
FA-3	Further wind modelling will be prepared to reflect the detailed design and submitted with the Stage 2 Development Application identifying how the design has addressed the relevant comfort and safety criterions.
FA-4	A future Development Application shall address: <ul style="list-style-type: none"> <li>• Archaeological Research Design and Methodology and/or including an Aboriginal Research Design and Methodology to guide potential future works</li> <li>• Protocols for an Aboriginal cultural heritage induction as part of construction management processes</li> <li>• An Aboriginal unexpected finds protocol as part of construction management processes</li> <li>• Protocols for the unexpected discovery of any potential skeletal remains as part of construction management processes</li> <li>• Ongoing consultation with the identified Aboriginal stakeholders (RAPs)</li> <li>• A Heritage Interpretation Strategy or initiatives</li> </ul>
FA-5	The Transport Assessment is to be revised and resubmitted with the Stage 2 Development Application, outlining any changes to traffic and transport management approach including an updated Green Travel Plan and consideration of demolition and construction processes.
FA-6	A Noise and Vibration Impact Assessment shall accompany the Stage 2 SSDA discussed how the detailed design and operation of the site can achieve the adopted criteria, and be reasonably minimised and mitigated.
FA-7	An updated Arboricultural Impact Assessment is to be submitted with the Stage 2 Development Application confirming retention <b>of the mature London Plane tree within Macarthur Street as well as broader</b> tree retention and removal for the project.
FA-8	A future Development Application shall provide a Detailed Site Investigation (including soil and groundwater sampling) for accessible parts of the site, and outline commitments for a detailed site investigation post-demolition for other affected areas of the site that are affected by physical and operational constraints.
FA-9	A future Development Application shall provide an updated Geotechnical Report addressing earthworks, excavation, foundations, acid sulfate soils, soil salinity and other specific geotechnical impacts as needed.
FA-10	A future Development Application shall provide an updated Infrastructure Management Strategy, including any necessary preliminary consultation with service providers, detailing the augmentation, removal or protection of services and utilities.
FA-11	A future Development Application shall detail compliance with nominated <b>water-borne</b> pollutant reduction targets and flood planning levels.
FA-12	Prior to the commencement of any physical works that are the subject of a separate and future DA, the application will demonstrate how appropriate sediment and erosion control measures have been implemented.
FA-13	A future Development Application shall provide an assessment of the relevant provisions of the Building Code of Australia and the <i>Disability Discrimination Act 1992</i> (Cth) to demonstrate that the project is capable of compliance, or alternative performance measures.
FA-14	A future Development Application shall provide an assessment of the quantity and likely streams of waste during the construction and operational phases of the project, and measures to be implemented to manage, reuse, recycle and safely dispose of this waste.
FA-15	An updated Aboriginal Cultural Heritage Assessment Report is to be provided to Registered Aboriginal Parties for review in accordance with the 'Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW'. The final ACHAR will be submitted to DPE prior to determination. <b>A revised Aboriginal Cultural Heritage Assessment Report prepared in accordance with the 'Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW' is to be submitted with any future Development Application involving disturbance of existing ground. The report is to be accompanied by details of any test excavations that can be carried out prior to construction within the site, in accordance with the 'Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW' within the areas of proposed ground disturbance.</b>

<b>Ref No.</b>	<b>Mitigation Measure</b>
FA-16	<i>A future Development Application is to include a Flooding Assessment that details the impact of any physical works on flood behaviours and hazard. Future development is not to give rise to detrimental increases in the potential flood affectation of other private land.</i>
FA-17	<i>A future Development Application is to include a Hazardous Material Survey that addresses areas of any areas of existing buildings that are proposed to be altered or demolished.</i>
FDA-18	<i>A future Development Application is to include a Lighting Assessment and Reflectivity Assessment that considers the specific lighting and materials proposed which consider the impacts of the development on the environmental amenity of the surrounding locality. Generally, light reflectivity from building materials used on facades must not exceed 20%.</i>
FDA-19	<i>If acid sulphate soils are identified within the site or if required by Clause 7.14 of the Sydney LEP an Acid Sulfate Soil Management Plan is to be prepared and provided with a future Development Application.</i>
FA-20	<i>If a future Development Application involved potentially hazardous or potentially offensive development within the meaning of Chapter 3 of State Environmental Planning Policy (Resilience and Hazards) 2021, a Preliminary Hazard Analysis is to be prepared and submitted with that application.</i>
FA-21	<i>If required to address the requirements of State Environmental Planning Policy (Biodiversity and Conservation) 2021 or another environmental planning instrument, a Salinity Management Plan is to be prepared and provided with a future Development Application.</i>

## 6.0 Conclusion

The Proponent has reviewed each of the submissions made by members of the general public, community organisations, and State and local Government agencies. In response to issues raised in these submissions, as well as matters identified by DPIE, the Proponent has undertaken further environmental assessment and provided clarification regarding the scope of the proposed development that is the subject of this planning application. The Applicant has refined and amended the Concept Proposal and included new mitigation measures to address issues raised in the submissions.

The Powerhouse Ultimo Renewal responds to the strategic need and objectives to catalyse a wider Ultimo creative industries precinct that unites existing creative industries workspaces and institutions, including the Tech Central and the University of Technology Sydney. This investment directly supports and aligns with the broader strategic opportunity to transform the Pyrmont Peninsula as identified in the *Pyrmont Peninsula Place Strategy* and supports a coordinated series of investments in cultural infrastructure throughout NSW as envisaged in the *Cultural Infrastructure Plan 2025+*.

The Concept SSDA for the Powerhouse Ultimo Renewal, as supplemented by this Submissions and Amendment Report, addresses each of the matters identified by the Secretary's Environmental Assessment Requirements and those matters identified in the *Environmental Planning and Assessment Regulation 2000*. The environmental assessment concludes that, subject to the implementation of final mitigation measures outlined in **Section 5.2** of this report, the proposed development would not result in any unacceptable impacts and will generate a number of significant social and economic benefits for Sydney and NSW. Accordingly, DPE is requested to complete its assessment of the project and recommend the project be approved by the Minister for Planning and Public Spaces.