

Consultation Outcomes Report

Powerhouse Ultimo Renewal – Concept SSDA Public Exhibition

500 Harris Street, Ultimo, NSW 2007
Department of Planning and Environment



'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

This consultation summary report has been prepared by Ethos Urban on behalf of Create NSW, to outline the key issues raised by the local community and stakeholders during consultation activities undertaken by Create NSW to align with the public exhibition period of the Powerhouse Ultimo Renewal Concept State Significant Development Application (SSDA) between 21 June to 21 July 2022.

This is the second Consultation Summary and follows the pre-lodgement Consultation Outcomes Report, which was submitted as part of the SSDA in April 2022. Both the Consultation Outcomes Report (Appendix X to the EIS) and this report have been prepared in accordance with the *Undertaking Engagement Guidelines for State Significant Projects*, Department of Planning, Industry and Environment, November 2021.

As part of the Powerhouse Ultimo Renewal, Create NSW, the Museum of Applied Arts and Sciences (MAAS), and their consultants are committed to ongoing community and stakeholder consultation throughout the development of this project.

1.1 Project Background

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 programming focussed on design and fashion, presenting exhibitions that showcase the Powerhouse collection, international exclusive exhibitions and programs that support the design and fashion industries.

The project is led by Create NSW in conjunction with MAAS and feeds into the broader Powerhouse Program, in which the Powerhouse is undertaking significant transformation through the renewal of Powerhouse Ultimo, the creation of Powerhouse Parramatta, expansion of Powerhouse Castle Hill and the digitisation of the Powerhouse collection.

As the project investment exceeds \$30 million, the Powerhouse Ultimo Renewal is classified as State Significant Development (SSD) and will be delivered over the following stages:

- **Stage 1** – Concept DA establishing the planning, design, and assessment framework for the Powerhouse Ultimo Renewal project including the indicative land uses, maximum building envelopes, general parameters for the future layout of the site, and strategies to guide the subsequent detailed design phases of the project including Urban Design Guidelines and Design Excellence Strategy.
- **Architectural Design Competition** – A competitive design process to critically analyse and provide design alternatives for the Powerhouse Ultimo Renewal project in accordance with the planning and development framework established for the site under the Concept DA. A winning design will be selected by a jury of experts and will inform the subsequent detailed design and assessment phase (Stage 2) of the project.
- **Stage 2** – A Detailed DA confirming the ultimate architectural design and operation of Powerhouse Ultimo and assessing any associated planning and environmental impacts. This Detailed DA will seek consent for the detailed design, construction and operation of the proposed development and follows the same planning assessment and determination process as the Concept DA (Stage 1).

1.2 Overview of Proposed Development

The Concept Proposal component of the application 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.

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

The proposed building envelope has been reduced above the Switch House, enabling a design response that reimagines the modern 1980s rooftop/ mezzanine addition. The envelope above the Pump House has also been reduced to ensure views to the Boiler House will remain unobstructed from Pier Street and Harris Street.

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

2.0 Consultation Overview

This section details the consultation activities carried out by Create NSW concurrently with the formal public exhibition of the Concept SSDA by the NSW Department of Planning and Environment between 21 June and 21 July 2022. These activities built on pre-lodgement consultation and were designed to provide community members and stakeholders with further opportunities to learn about the proposal and ask any questions about making formal submissions to the Department of Planning and Environment as part of the public exhibition process.

2.1 Post-lodgement Consultation

To support the public exhibition of the Concept SSDA, a series of drop-in community sessions were held at the Powerhouse Museum, Ultimo.

These drop-in sessions were promoted via a range of communication channels including a letterbox drop, direct email notifications, a website update, and print advertisements.

2.1.1 Letterbox drop

A postcard was distributed to approximately 3,000 neighbouring residents and businesses on 23 June 2022, notifying them about the public exhibition period, upcoming community drop-in sessions, and project contact information for further queries.

A copy of the postcard and distribution zone can be found in Appendix A.

2.1.2 Electronic direct notification (EDM)

An EDM advertising the drop-in sessions was sent to the Museum's database of approximately 50,000 subscribers interested in the project.

A copy of the email notification can be found in Appendix B.

2.1.3 Website update

The Powerhouse Ultimo Renewal webpage was updated to include information about the upcoming public information drop-in sessions.

During public exhibition, the webpage was viewed 1,850 times

A copy of the webpage can be found in Appendix C.

2.1.4 Newspaper advertisement

Advertisements were placed in the Sydney Morning Herald and The Daily Telegraph's print edition on 23 June 2022 to notify community members about upcoming drop-in sessions

A copy of the advertisements can be found in Appendix D.

2.1.5 Community drop-in sessions

Four community drop-in sessions were held at Powerhouse Ultimo on:

- Thursday, 7 July: 5:30 – 7:30pm
- Saturday, 9 July: 11:00am – 2:00pm
- Thursday, 14 July: 5:30 – 7:30pm
- Saturday, 16 July: 11:00am – 2:00pm

Approximately 74 visitors attended the sessions and engaged in conversations with the project team representatives.

Information boards containing relevant project background and key information from documents on exhibition were displayed and used as prompts for visitors. Printed copies of key documents including the Conservation Management Plan, Urban Design Report and Environmental Impact Statement were also available for the public to read and refer to.

A copy of the display boards can be found in Appendix D.

2.1.6 Project email and phone number

A project email address (consultation@ethosurban.com) and phone number (1800 870 549) were set up to provide residents and stakeholders with an outlet to ask questions and provide feedback both before and after the information session.

Enquiries received included:

- Three email enquiries, relating to interest and attendance at the drop-in sessions, a request to extend the public exhibition period, and further opportunities for community consultation.
- Two phone enquiries, relating to the submissions process and a request to extend public exhibition period.

Community members were directed to the Department of Planning and Environment's Planning Portal for any specific requests relating to the public exhibition period.

3.0 Summary of feedback received

The section below provides a summary of the feedback received during public exhibition of the Concept SSDA from local community and stakeholders, and the correlating project response.

3.1 Community Feedback

Feedback was received at the public information drop-in sessions and through the project email address and telephone number during the public exhibition of the Concept SSDA, detailed in **Table 1**.

Table 1 *Community Feedback*

Theme	Comments	Project Response
Concept Design and Principles	<ul style="list-style-type: none"> Support for the overarching design principles. Support for proposed building envelope and its compliance with the Sydney Local Environmental Plan (LEP). General support for reorientation of the museum towards the Goods Line, however some expressed preference to retain existing entrance. Mixed views about how previous feedback has been considered in SSDA processes. Frustration at level of detail available (i.e. concepts, principles and building envelopes only, no detailed designs yet). 	<ul style="list-style-type: none"> The design principles for the project have been developed by architects JWA and Aspect Studios with guidance and input from heritage consultants Curio. A separate, comprehensive consultation process to develop the draft CMP was undertaken by Design 5 Architects and Curio. The design principles, and in particular the Urban Design Guidelines have been revised in response to detailed comments received during the exhibition. In accordance with the Sydney Local Environmental Plan 2012, planning for the project will be delivered over a number of stages. A Stage 1 Concept DA (current stage) will establish the planning, design and assessment framework for the project. An architectural design competition will be undertaken to select a design (based on the parameters set out in the Stage 1 Concept DA). Finally, a Stage 2 Detailed DA will confirm the ultimate architectural design and operation of the project. As the project progresses through these stages, more information will become available. The design competition will aim to achieve the best design outcomes for the project in line with the brief developed. Mixed views about how previous feedback has been considered in SSDA processes were noted.
Traffic, parking, accessibility	<ul style="list-style-type: none"> Concerns about vehicle and pedestrian traffic implications on Harris Street. Feedback noted reorientation towards the Goods Line brings with it some accessibility issues due to complex interface with stairs, light rail and vehicle traffic. 	<ul style="list-style-type: none"> Traffic and transport impacts have been assessed as part of the EIS. Additional demand on the transport network can be comfortably accommodated, with the Green Travel Plan setting out parameters to encourage active and public transport travel to and from the site. The requirement for the museum to address both Harris Street and the Goods Line is recognised in the revised Urban Design Guidelines. Further access considerations are highlighted in the guidelines in terms of the level differences across the site.
Built form – bulk, height, scale	<ul style="list-style-type: none"> Interest in current planning controls of site Queries about proposed heights and potential for view loss 	<ul style="list-style-type: none"> The Concept SSDA seeks to establish broad parameters for the future development across the site, including a

Theme	Comments	Project Response
		<p>maximum building envelope for all built form.</p> <ul style="list-style-type: none"> The Building Envelope has been revised based on comments received during the exhibition. The maximum height of the proposed building envelope is consistent with the maximum heights set out in the Sydney Local Environment Plan. A View Impact Assessment has been updated to assess the revised envelope and confirms that the proposal has an acceptable visual impact and can be supported on the visual impact grounds.
Public open space	<ul style="list-style-type: none"> Interest in landscaping design. Concerns about potential loss of Harris Street forecourt space. Some expressed the view that amount of open space on site should be increased, not just retained at the current level. 	<ul style="list-style-type: none"> The revised Urban Design Guidelines require a minimum 2,200 square metres of publicly accessible open space- in line with the current provision. Importantly, the revised Urban Design Guidelines require significant amenity improvements to the open space that will be provided, including increased landscaping and tree planting compared to present.
Future of buildings	<ul style="list-style-type: none"> Interest in Wran Building, Harwood Building, and Former Post Office. Queries about which buildings are within the scope of the project, and whether these buildings will be retained. 	<ul style="list-style-type: none"> The Wran building's integration with the museum building network will be considered as part of the design competition. The Concept SSDA will provide the overarching framework for design submissions, and these submissions will have a broad scope to identify the best design outcome for the precinct. The Harwood Building does not form part of the scope of this Concept Plan, however appropriate integration and connection with this building will be considered as part of the project. The former Post Office is a state heritage listed item and will be retained. How the building will be used in future will be considered as part of the design competition and detailed design process.
Heritage	<ul style="list-style-type: none"> Interest in how heritage buildings and heritage items will be protected throughout the project. Comments around importance of retaining heritage features of the buildings including beams and cranes. Interest in Conservation Management Plan and support for level of detail contained within the plan. 	<ul style="list-style-type: none"> Specialist heritage consultant, Curio Projects, have been involved in Powerhouse Ultimo Renewal since the master planning stage, supporting on all aspects of heritage management, including the preparation of an updated Conservation Management Plan. The Conservation Management Plan will guide the management and change of a

Theme	Comments	Project Response
	<ul style="list-style-type: none"> • Queries about previous involvement of Alan Crocker / Design 5. • Desire to refresh current space as an alternative, keeping heritage integrity of current building • Some expressed a preference for the Wran Building to be retained and noted their opinion that it should attract heritage protection 	<p>heritage place. This plan has been informed by public consultation and will ensure that future development occurs in a way that preserves the heritage values of the site.</p> <ul style="list-style-type: none"> • The Ultimo Power House and Ultimo Post Office are listed on the State Heritage Register. The Wran Building is not currently listed on the State Heritage Register.
Indigenous consultation, history and connection	<ul style="list-style-type: none"> • Interest in what has been done to consider Aboriginal heritage and how the project will consider and incorporate Indigenous history and connection to the area. 	<ul style="list-style-type: none"> • The Powerhouse First Nations Directorate will ensure self-determination of indigenous representation on the project. • The team has been working closely with the Powerhouse First Nations Directorate to ensure assessment and interpretation of Aboriginal heritage is authentic and specific to place, and will continue to do so throughout all project stages. • Specialist heritage consultants have also undertaken research and investigation, Aboriginal community consultation, and assessment with regards to Aboriginal cultural heritage and Aboriginal archaeology. • The Powerhouse will continue to work closely with the First Nations Directorate throughout planning and delivery of the project.
Exhibition and collections	<ul style="list-style-type: none"> • General interest in what exhibitions will be retained at Powerhouse Ultimo. • Interest in the large locomotives and preference that they be retained at Powerhouse Ultimo. • Mixed views about future programming focus on fashion and design, with some expressing a preference to maintain a science and technology focus 	<ul style="list-style-type: none"> • Powerhouse Ultimo will have a programming focus on fashion and design, but there will still be a range of other exhibitions on display. • Functional and operational details will be considered during the design competition and detailed design stages. • The large locomotives, including the Boulton and Watt steam engines, Locomotive No. 1 and Catalina Flying Boat, will remain at Powerhouse Ultimo. • The curation of the museum's collection is not a planning matter.
Design Competition	<ul style="list-style-type: none"> • Interest in Design Competition process, including registrations of interest, judging panel and opportunities for community input or involvement. 	<ul style="list-style-type: none"> • A Design Excellence Strategy has been prepared in consultation with the NSW Government Architect's Office and the City of Sydney. The strategy sets out how the detailed design will be the subject of a competitive design process.

Theme	Comments	Project Response
Planning Process	<ul style="list-style-type: none"> Interest in status of the planning process, what's currently being considered, and what will be considered at future stages. broader planning process for SSD Interest in future stages of the project and project timeline 	<ul style="list-style-type: none"> Pending approval of the concept SSDA and award of a winning architectural design scheme via the national design competition, detailed design will be completed to inform a Stage 2 Detailed SSDA which will be submitted to the Department of Planning and Environment for exhibition and assessment. There will be future opportunities for community consultation, including as part of the Stage 2 Detailed SSDA, before the plans are finalised and construction commences.
Construction	<ul style="list-style-type: none"> Interest in builder / construction partner selection. Concerns about demolition works. 	<ul style="list-style-type: none"> A construction partner for Powerhouse Ultimo Renewal has not been procured at this stage. The construction timetable is yet to be determined and is subject to the outcome of the design competition and detailed planning processes (Stage 2 DA).
Powerhouse Program	<ul style="list-style-type: none"> General support for broader program Opinion that the project is a 'waste of government money' Interest in status of Powerhouse Parramatta and Castle Hill projects. 	<ul style="list-style-type: none"> The team noted comments about government investment decisions. Powerhouse Paramatta site activities, including earthworks, service diversions and foundations, commenced in early 2022 and are well underway. Construction of the building structure is expected to commence later in 2022. Construction of the Castle Hill Museums Discovery Centre has commenced and is expected to be completed by early 2023, subject to weather conditions.
Consultation	<ul style="list-style-type: none"> Some stakeholders believe there has been limited consultation with museum experts in the development of plans for Powerhouse Ultimo. Some stakeholders expressed concern about whether their views would be considered and reflected in project planning. Queries around involvement of key stakeholders and authorities in the Concept SSDA process, including local MPs and the City of Sydney. 	<ul style="list-style-type: none"> Members of the community are encouraged to provide submissions on the Concept SSDA while it is on public exhibition. There will be future opportunities for community consultation, including as part of the Stage 2 Detailed SSDA, before the plans are finalised and construction commences. The project has engaged stakeholders and community members throughout key stages of the project and will continue to do so in the future. While the Concept SSDA is being reviewed by the Department of Planning and Environment, City of Sydney has been closely involved throughout the process.

Separate responses to the matters raised in formal submissions to the NSW Department of Planning and Environment during the public exhibition period are provided separately in the Submissions and Amendment Report by Ethos Urban.

3.2 Stakeholder Briefings

3.2.1 National Trust of Australia

A project briefing was held with the National Trust of Australia on 18 July 2022. This was designed to inform members about the proposal and provide an opportunity for feedback and questions.

Table 2 *Summary of consultation outcomes*

Theme	Comments	Team response
Planning, Conservation Management Plan, Utilisation	<p>At the time of consultation, the National Trust was reviewing the EIS and Conservation Management Plan. Initial comments at the briefing included:</p> <ul style="list-style-type: none"> • Interest in Conservation Management Plan, noting that it should be up finalised through the response to submissions process • Clarification of fashion and design programming and utilisation should be more clearly communicated in project communication • Affiliated societies commented on utilising Powerhouse Ultimo due to after hour charges • Publish an outline or guide to the Powerhouse renewal with FAQ on the Powerhouse website. 	<ul style="list-style-type: none"> • The Conservation Management Plan has been updated and finalised as part of the Response to Submissions package. • Powerhouse Ultimo FAQ on current and future processes has been added to the Powerhouse website. • Fees and Charges will be reviewed as part of the renewal.

4.0 Conclusion and next steps

This Consultation Outcomes Report provides a succinct overview of the communications and stakeholder engagement activities undertaken by Create NSW concurrently with the public exhibition by the NSW Department of Planning and Environment of the Concept SSDA for the Powerhouse Ultimo Renewal.

These activities built on pre-lodgement consultation and were designed to provide community members and stakeholders with further opportunities to learn about the proposal and ask any questions about making formal submissions to the Department of Planning and Environment as part of the public exhibition process.

Create NSW and MAAS will continue to provide opportunities for local residents, landowners, businesses, and key stakeholders to make enquiries and provide feedback as the project progresses.

Appendix A

A.1 Postcard



POWERHOUSE ULTIMO CONCEPT SSDA ON EXHIBITION 21 June – 20 July 2022

Drop-in public information sessions will be held at Powerhouse Ultimo:

Thursday 7 & 14 July 5.30 – 7.30pm
Saturday 9 & 16 July 11am – 2pm

Find out more about the transformative renewal at ma.as/ultimorenewal



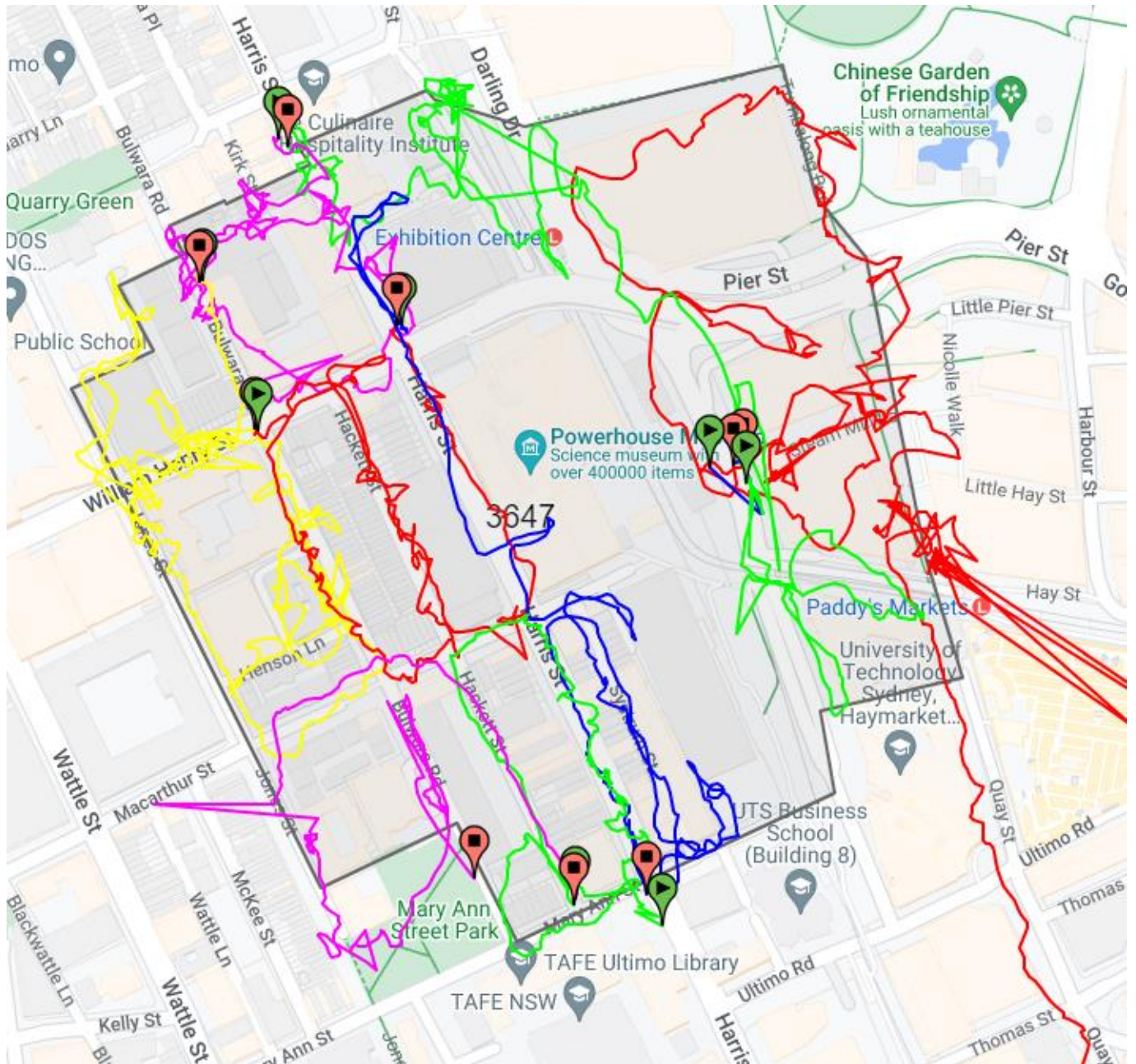
View detailed plans and provide a submission to the NSW Department of Planning and Environment

Image: Artist's impression of Powerhouse Ultimo created by Mogamma



Museum of
Applied Arts
& Sciences

A.2 Distribution zone



Appendix B

B.1 EDM notification



Powerhouse Ultimo is undergoing transformative renewal, and we're excited to share the next stage of the process with you. A Concept State Significant Development Application has been prepared that places a revitalised museum at the heart of a vibrant Creative Industries Precinct.

The NSW Department of Planning and Environment has placed this on exhibition for public comment from 21 June - 20 July 2022.

To learn more, join a public information drop-in session to be held at the Powerhouse Ultimo (500 Harris Street):

- Thursday 7 & 14 July: 5,30pm – 7,30pm
- Saturday 9 & 16 July: 11am – 2pm

View detailed plans and provide a submission to the NSW Department of Planning and Environment via its Major Projects Portal [here](#).

For more information email consultation@ethosurban.com, phone 1800 870 549 or visit our [website](#).



Museum of
Applied Arts
& Sciences

Image: Artist's impression of Powerhouse Ultimo (credit: Mogamma)

[Unsubscribe](#) | [View in browser](#)

Appendix C

C.1 Website update

POWERHOUSE ULTIMO RENEWAL



A transformative \$480–\$500 million investment by the NSW Government to reinvigorate one of Australia’s most revered and loved museums, Powerhouse Ultimo.

The renewal will see Powerhouse Ultimo deliver dynamic applied arts and sciences programming with a focus on design and fashion, showcasing the extensive Powerhouse collection, exclusive international exhibitions and programs that support the creative industries.

The renewal will deliver new and refurbished exhibition and public space, connecting Powerhouse Ultimo to the Sydney CBD by re-orienting the museum to the Goods Line and nearby dining, entertaining and cultural precincts.

Project status

A Concept State Significant Development Application has been prepared that places a revitalised museum at the heart of a vibrant Creative Industries Precinct.

The NSW Department of Planning and Environment has placed this [on exhibition](#) for public comment from 21 June – 21 July 2022.

To learn more, join a public information drop-in session to be held at Powerhouse Ultimo:

- Thursday 7 July: 5.30 – 7.30pm
- Saturday 9 July: 11am – 2pm
- Thursday 14 July: 5.30 – 7.30pm
- Saturday 16 July: 11am – 2pm

View detailed plans and provide a submission to the NSW Department of Planning and Environment via its [Major Projects Portal](#).

For more information:

- Email: consultation@ethosurban.com
- Phone: 1800 870 549

Powerhouse Ultimo remains open. [Sign up](#) to our newsletter for the latest updates and read more in the [media release](#).

The Powerhouse is undertaking significant transformation through the renewal of Powerhouse Ultimo, the creation of [Powerhouse Parramatta](#), [expansion of Powerhouse Castle Hill](#) and the [digitisation of the Powerhouse collection](#).

Appendix D

D.1 Newspaper advertisement – The Daily Telegraph

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THURSDAY JUNE 23 2022 DAILYTELEGRAPH.COM.AU

Fare cop: Taxis call for plate compo

Fight against Uber

JAMES O'DOHERTY

PREMIER Dominic Perrottet is "more than happy" to meet with the taxi lobby over their calls for more compensation for taxi licence holders, after the group expressed their anger at being left out of the state budget.

State Labor called for the government to "come clean" on what it is doing with more than \$100 million in unspent money raised by a \$1 tax on Uber and taxi rides.

Mr Perrottet said he was happy to discuss the taxi industry's request for more assistance, but said the government has already provided compensation to drivers whose expensive licences were made effectively worthless by Uber.

"We've provided that compensation in the past, I know that they've asked for further support, and we're working through that with the Transport Minister," Mr Perrottet said yesterday.

NSW Taxi Council CEO Martin Rogers ramped up his criticism of the government, questioning whether Treasurer Matt Kean was "listening to his ministers".

Taxi driver Peter Sorras is among taxi licence holders who are pleading for more compensation.

He said he paid \$390,000 for a licence in 2014 including stamp duty, a month before



Taxi driver Peter Sorras.

Uber began operating in NSW. He took a loan out against his licence which is now attracting repayments of \$1500 a month.

He said it was "only fair" that he gets compensation amounting to "the same or close to" what he paid.

"It's only fair because a month later, Uber came in illegally," he said.

He said he was briefly forced out of the industry by the rideshare giant. "I left and drove buses for five months because I couldn't justify paying \$1500 a month for something that was worth nothing," he said.

"Physically and mentally I couldn't look at rideshare taking my work."

Labor's small business spokesman Steve Kamper said Tuesday's budget had let down the industry.

"It's about time the government came clean about what they are doing with all the money from the rideshare levy which is still in place," he said.



Jon-Bernard Kairouz arrives at court on Wednesday. Picture: NCA NewsWire/Nikki Short

COVID BREACH FOR 'TIKTOK GUY'

LAUREN FERRI

A TIKTOK comedian who rose to fame after correctly "predicting" daily Covid cases during the 2021 NSW lockdown has confessed to breaching a public health order and attending a lockdown protest.

Jon-Bernard Kairouz faced Sydney's Downing Centre Local Court on Wednesday

after he was charged for attending an anti-lockdown rally in the CBD on July 24.

The comedian, who shot to fame after he correctly predicted the state's Covid case numbers for five days straight during Sydney's hard lockdown, is charged with two counts of not complying with a Covid-19 notice or direction and one of encouraging the commission

of crime. On Wednesday, he pleaded guilty to the two charges of not complying with a Covid-19 notice.

However, defence barrister Daniel Grippi told the court he would be applying to have the third charge dismissed. Mr Grippi argued that Kairouz could not have encouraged the 3500 protesters to breach the Covid directions during a

speech via megaphone, as they were already at the gathering. He told the court Kairouz's speech did not encourage a "separate breach or different act".

Police prosecutor Michael Cleaver rejected the claims and opposed having the charge of encouragement of the commission of crime dismissed.

The hearing continues.

POWERHOUSE ULTIMO CONCEPT SSDA ON EXHIBITION
21 June – 20 July 2022

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View detailed plans and provide a submission to the NSW Department of Planning and Environment

NSW GOVERNMENT

Unholy row over church driveway

DAVID BARWELL

AN almighty parking stoush has broken out between parishioners and a local council over plans to block a driveway at a Sydney Anglican church.

More than 200 people have signed a petition calling on Ku-ring-gai Council to rethink new traffic changes in Lindfield after it was revealed the works would close a main driveway access point to St Alban's Anglican Church.

The church has two driveways that allow cars including wedding and funeral vehicles to safely manoeuvre through the site.

Under the plan, one of the driveways would be closed to make way for a new set of



St Alban's Anglican church.

traffic lights and footpath upgrades.

Church minister Shaun McGregor said the changes would affect churchgoers and result in funeral and wedding vehicles no longer being able to park on site.

"If the driveway is blocked then it really only allows one

or two cars to park and it will involve considerable manoeuvring and reversing in and out," he said.

"It will also make it difficult for elderly or disabled people."

"We have very limited parking, and other than what we have at the moment nothing is suitable for disabled people near the church."

"We feel the council hasn't taken the issue seriously enough and properly thought through the impacts."

A council spokeswoman said vehicles entering and exiting the church entrance posed a risk to pedestrians and traffic. She said churchgoers would have access to alternative carparking in the Lindfield town centre.

11111111/2022/PA - V1

THE SYDNEY MORNING HERALD THURSDAY, JUNE 23, 2022

18 News

Power industry seeks 'consistent' reform

Nick Toscano, Mike Foley

Australia's power generators will urge state and territory governments against splintering the east coast electricity market by adopting separate schemes to drive investments into projects that shore up the troubled grid.

As the national energy market operator prepares to wind back emergency measures put in place to avert blackouts this week, Energy Minister Chris Bowen is leading talks on landmark reforms aimed at bolstering the troubled energy system in the future.

A key proposal is a so-called "capacity mechanism", which would reward power assets for being on standby to support renewable energy through all weather conditions. But industry and large power users are warning about the risk of rules varying between states, which they say will add cost and complexity.

Australian Energy Council chief executive Sarah McNamara, representing some of the country's largest power suppliers including AGL, Origin and EnergyAustralia, indicated the group would prepare a submission to the Energy Security Board (ESB) to argue for a nationally consistent approach to any capacity mechanism, instead of permitting states and territories to select their own preferred fuel sources.

"The Australian Energy Council supports a national approach to market design as this is the best way to ensure the energy transition will work for all consumers," McNamara said.

"We look forward to providing a detailed response to the ESB and contributing to the discussion on the best form of a mechanism."

Bowen and the ESB say it may be left up to states to decide whether they wanted to include existing coal or gas-fired generators in



Energy Minister Chris Bowen is leading talks. Photo: Rhett Wyman

their jurisdictions' schemes, or only target clean energy projects such as big batteries and pumped hydro.

Victoria has said it will not back a reform that is designed to make payments to coal and gas. NSW is open to gas but not coal, while Queensland has indicated it would support payments to both gas and coal-fired plants.

Sceptics of the proposed reform,

including environmental activist groups and the federal Greens, fear the policy will be designed to favour existing fossil fuel generators, dubbing the proposal "coal keeper".

The Energy Users Association of Australia, a group representing some of the nation's largest corporate energy users, including Woolworths, BlueScope Steel and building material supplier Brickworks, said the differing state-by-state rules risked driving up bills and inflating costs for customers.

"If you run a business that stretches across multiple jurisdictions then you are dealing with multiple programs and layer upon layer of costs, and it gets very difficult," chief executive Andrew Richards said.

The east coast electricity system was thrown into chaos last week, forcing the Australian Energy Market Operator (AEMO) to seize control of the market for the

first time in its history to stabilise power supplies and avert intensifying threats of blackouts in multiple states.

But supply has come surging back, with about 4000 gigawatts, or about one-fifth of the electricity grid's average demand, coming back online in the past week following the withdrawals, planned outages and some technical failures at coal-fired power stations.

AEMO chief executive Daniel Westerman said yesterday that generators had been working hard to resolve the crisis and a "step by step" exit from the suspension would begin early this morning.

The national competition watchdog has been directed to launch a forensic investigation into energy prices, including an urgent assessment of power companies that Prime Minister Anthony Albanese said had been "essentially gaming the market".



DRAFT GREATER METROPOLITAN WATER SHARING PLANS

The NSW Government has released the draft water sharing plans for the Greater Metropolitan Region Groundwater Sources 2023 and the Greater Metropolitan Region Unregulated River Water Sources 2023 for public comment. The public exhibition runs until 7 August 2022.

Water sharing plans set the rules for how water is shared and ensure water is specifically provided for the environment, while providing security for licence holders to plan their business activities.

These draft plans will replace the existing 2011 plans that expire on 30 June 2023. Each replacement plan will be based on the most up-to-date data including revised groundwater recharge estimates and new scientific risk assessments that look at the value of the riverine environment or groundwater dependent ecosystems as well as the existing levels of water able to be taken and stress placed on those environments. Using this information, the NSW Government develops rules to protect the environment while maximising the economic, social and cultural uses of water.

We want to hear from you. You are invited to attend a face-to-face or online community information session to hear more about the plans and find out how you can give us your feedback.

The department is holding 14 face-to-face and three online sessions between Tuesday 28 June and Friday 29 July 2022.

You can register for the sessions from 27 June, view the draft plans and find out how you can have your say at: dple.nsw.gov.au/wsp

POWERHOUSE ULTIMO CONCEPT SSDA ON EXHIBITION
21 June – 20 July 2022

Drop-in public information sessions will be held at Powerhouse Ultimo:
Thursday 7 & 14 July 5.30 – 7.30pm
Saturday 9 & 16 July 11am – 2pm

View detailed plans and provide a submission to the NSW Department of Planning and Environment

'Shark cams' reveal Ningaloo sea turtles freeze to elude predators

Peter de Kruijff

Sea turtles stay still to avoid detection by prowling tiger sharks, according to scientists who clamped cameras to the dorsal fins of the apex predators off the coast of Western Australia.

About 70 hours of footage was captured from the backs of four sharks from 2.8 to 3.5 metres long at the World Heritage-listed Ningaloo Reef near Exmouth. The recordings were altered to replicate the tiger shark's black-and-white vision.

The \$10,000 cameras attached to the shark also work like a smartphone, tracking the animal's physical movements in the water, like its tailbeats and where it travelled, allowing researchers to study how it would react when it came across turtles.

The resulting scientific paper, published in the *Journal of Experimental Marine Biology and Ecology*, reported several instances of tiger sharks swimming over the top of turtles without noticing them. In other instances where a tiger shark came across a turtle swimming along the surface it might slow down or return to find the creature, which makes up a big part of its diet at Ningaloo.

Dr Laura Ryan, a neurobiologist from Macquarie University who has studied how juvenile white sharks can confuse surfers

for seals, said the tigers found it hard to detect turtles when they remained motionless and blended into the background.

This is because the shark could not see as well as a video camera or human, according to Ryan, so it had to rely on other forms of movement to find the turtles.

But turtles at Ningaloo – which include the green, hawksbill and loggerhead species – have better vision than a tiger shark and are more likely to detect it approaching from a greater distance. This means a turtle's best strategy for survival is to stay still, or bolt as soon as a shark notices them.

Stanford University marine biologist Dr Samantha Andrzejczak, who co-authored the paper, said one of her conclusions was tiger sharks in the study area were exceptionally lazy. This was because the shark might have to be careful not to expend too much energy, as the environments they live in might be nutrient-poor.

"One of their favourite places to hang out is the shallow sand flats," Andrzejczak said. "There's clear water and they don't have to move up and down that far."

Tiger sharks are known as the garbage disposals of the sea – car tyres have been found in their stomachs – but still very little is known about many aspects of their lives, including migration and breeding habits.



TikTok star defied COVID restrictions at rally

A Sydney TikTok personality who rose to fame publishing daily coronavirus numbers before they were officially released has admitted he failed to comply with COVID-19 directions, but denied encouraging others to flout the rules at an anti-lockdown rally in July last year.

Jon-Bernard Kairouz amassed thousands of followers during last year's lockdowns, with a five-day streak in which he correctly predicted the NSW COVID-19 daily case numbers.

Kairouz, 25, appeared in Downing Centre Local Court yesterday charged with two counts of not complying with COVID-19 directions and one count of encouraging the commission of crimes. He pleaded guilty to the first two charges but his barrister, Daniel Grippi,

argued that the third charge be dropped.

Grippi said that in accepting the guilty plea for the two charges related to gathering, Kairouz could not be found guilty of the third charge because he and 3500 others had already gathered for a "common purpose" – despite public health orders prohibiting more than two people from assembling.

Deputy Chief Magistrate Sharon Freund dismissed the request to quash the third charge.

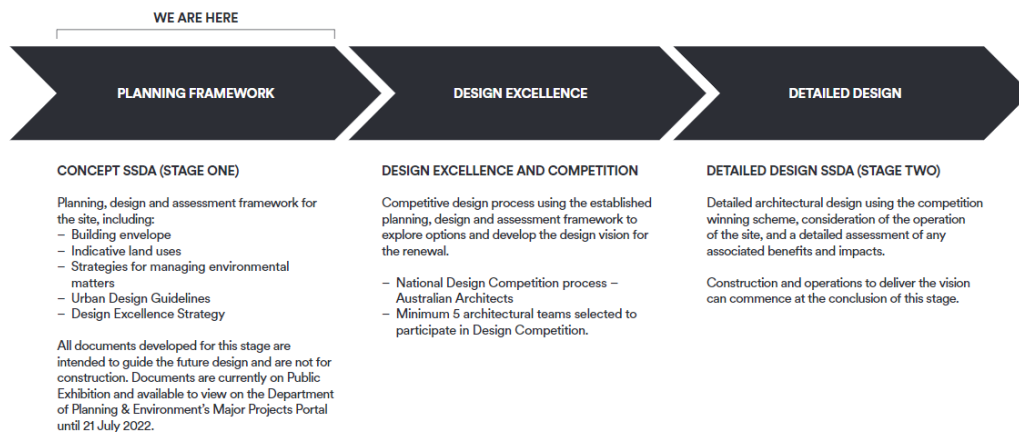
"The act of using the loudspeaker to speak to the 3500 people present acts as the encouragement," she said. Freund reserved her decision on the third charge and will sentence Kairouz over the COVID-19 direction breaches in six to eight weeks.

Angus Thomson

Appendix E

E.1 Project display boards

PLANNING PROCESS



Ministry of
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& Sciences

POWERHOUSE ULTIMO RENEWAL

SITE DESCRIPTION

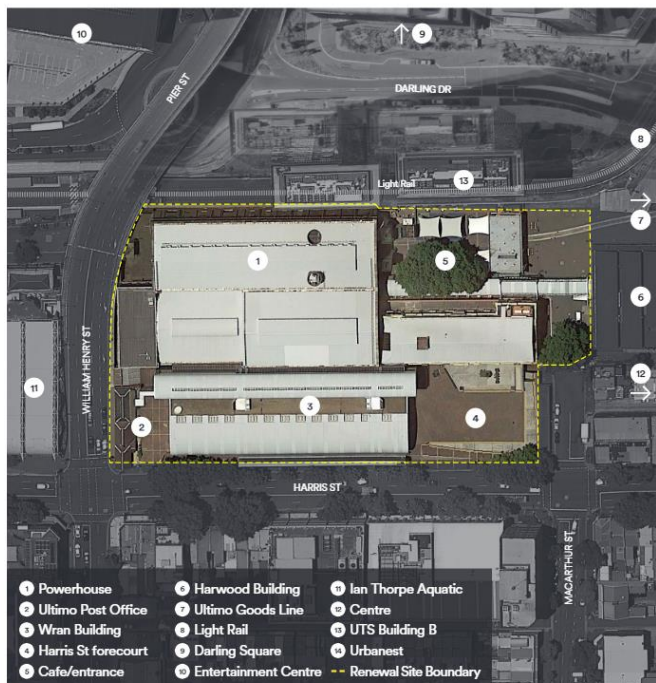
Powerhouse Ultimo is situated upon the lands of the Gadigal people of the Eora Nation.

The site contains two heritage-listed buildings, the 'Ultimo Power House' (c.1899-1905) and the 'Former Ultimo Post Office including interior' (c.1901), both are listed on the State Heritage Register under the Heritage Act 1997.

Other buildings within the site include the former tram shed (Harwood Building) and the 1988 museum building fronting Harris Street (Wran Building).

The primary focus of the project is the museum to the north of Macarthur Street and bounded by Harris Street, Pier Street and the light rail corridor. Some enabling and minor decoupling works will occur within the broader Powerhouse Ultimo precinct.

No substantive works or changes in use are proposed to the Harwood Building located between Macarthur Street and Mary Ann Street.



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POWERHOUSE ULTIMO RENEWAL

CONCEPT SSDA

This Development Application sets out the concept proposal ('Concept SSDA') for the renewal of Powerhouse Ultimo. It establishes the overarching vision, principles and development controls for the future detailed design, construction and operation of buildings and public domain spaces that will be separately detailed and assessed at the next stage of the project (Stage 2).

Specifically, consent is sought for the following in this Concept SSDA:

- A maximum building envelope for any new buildings and alterations or additions to existing buildings retained on the site.
- Use of the site as an 'information and education facility' including museum exhibition and learning spaces that are supported by a range of ancillary and related uses contributing to the operation of Powerhouse Ultimo.
- A Design Excellence Strategy and Urban Design Guidelines to guide the next stages of the project.
- An updated Draft 2022 Conservation Management Plan (herein referred to as 'CMP') to ensure that future development occurs in a manner that is compatible with, and facilitates the conservation of, the heritage values of the site.
- General functional parameters for the future design and operation of the site including principles and strategies for the management of heritage, transport and access, noise and vibration, utilities and services, and the like.

It is emphasised that no physical works are proposed as part of this Concept SSDA, which will be detailed in a separate and future Stage 2 SSDA and informed by a competitive design process.



Museum of Applied Arts & Sciences

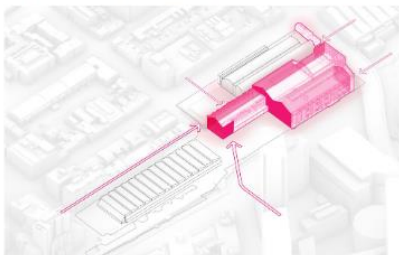
POWERHOUSE ULTIMO RENEWAL

CONCEPT DESIGN PRINCIPLES

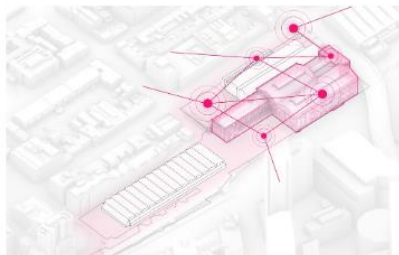
Urban Design Guidelines have been prepared which set out the guidelines for the future detailed design of the renewed museum and public spaces, including their interfaces with surrounding areas.

The Guidelines will shape the detailed design phase of the project, and will be a benchmark against which to review proposed outcomes for the site as part of the competitive design process and at Stage 2.

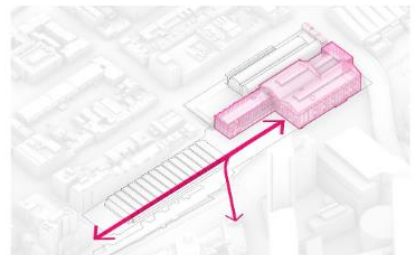
Key built form guiding principles



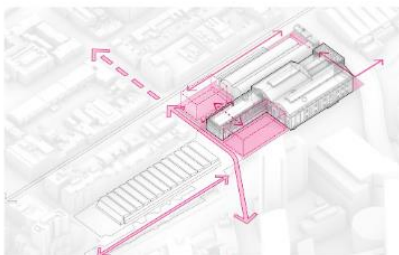
1. Reveal and celebrate heritage fabric



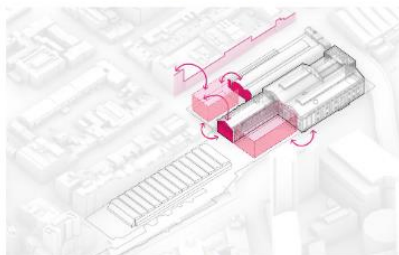
2. Adaptive reuse for contemporary museum practice



3. Continue the cultural spine



4. Create a connected and engaging public domain



5. Arrange new built form responsive to site and context

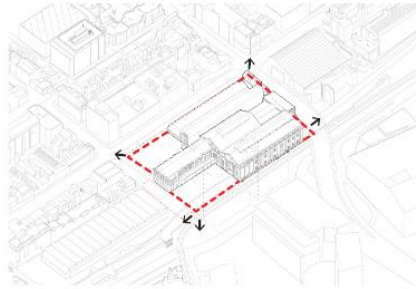


Museum of Applied Arts & Sciences

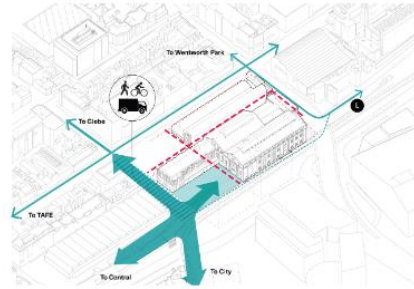
POWERHOUSE ULTIMO RENEWAL

CONCEPT DESIGN PRINCIPLES

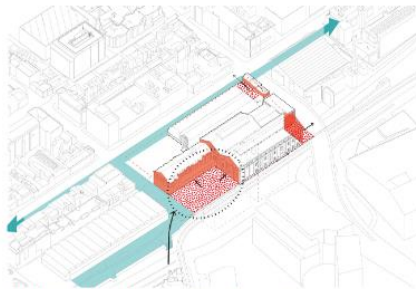
Key Urban Design guiding principles



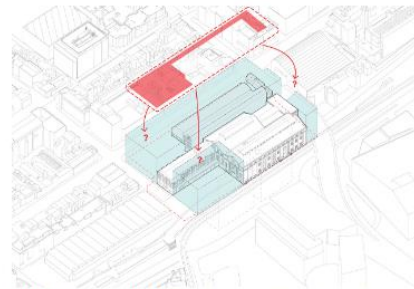
1. UNLOCK: remove fences and obstructive structures, connect to adjacent public domain.



2. CONNECT: strengthen connections to the surrounding precinct and public transport and look for opportunities to integrate accessible connections to the site.



3. UNIQUE CHARACTER: celebrate the unique architecture, character and role of each space and enable museum programming.



4. PUBLIC SPACE REQUIREMENTS: maintain or increase the quality and quantity of public domain.



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POWERHOUSE ULTIMO RENEWAL

SUSTAINABILITY

DESIGN PRINCIPLES

- All aspects of design, construction and ongoing operation of the precinct will seek opportunities to minimise impacts on the environment.
- Minimum 5 Star Green Star Rating, targeting 6 Star Rating.
- Net Zero operations and climate positive, low carbon, high performance precinct.

GUIDELINES

Alignment with:

- Pyrmont Peninsula Place Strategy
- NSW Government Resource Efficiency Policy (GREP)
- NSW Government Climate Change Policy Framework
- National Carbon Offset Standards
- NABERS and NCC
- Sustainable Sydney 2030

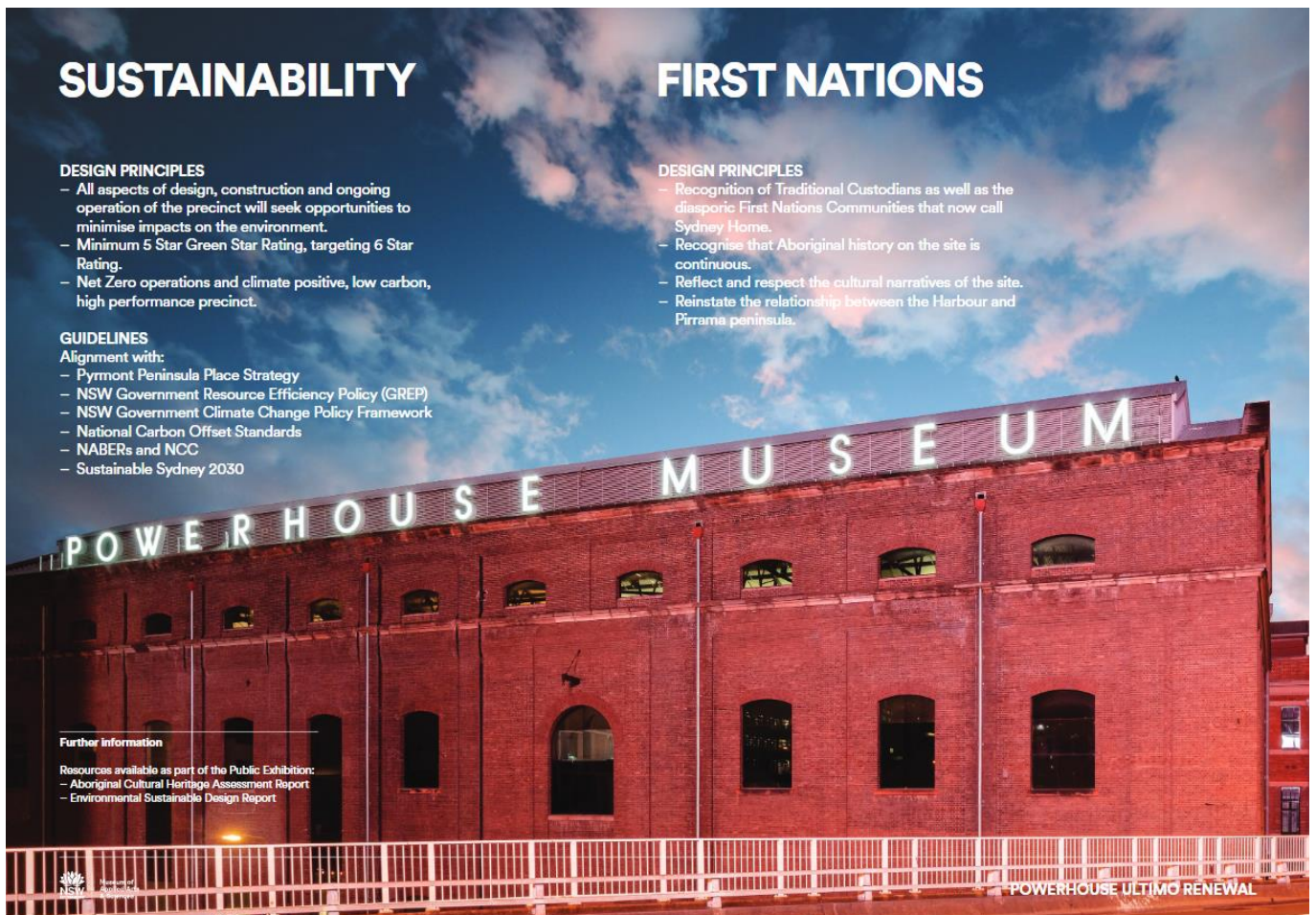
Further information

- Resources available as part of the Public Exhibition:
- Aboriginal Cultural Heritage Assessment Report
 - Environmental Sustainable Design Report

FIRST NATIONS

DESIGN PRINCIPLES

- Recognition of Traditional Custodians as well as the diasporic First Nations Communities that now call Sydney Home.
- Recognise that Aboriginal history on the site is continuous.
- Reflect and respect the cultural narratives of the site.
- Reinststate the relationship between the Harbour and Pirrama peninsula.



POWERHOUSE ULTIMO RENEWAL

HERITAGE

A new draft Conservation Management Plan has been prepared by Curio Projects in order to establish appropriate principles and guidelines for future development of the site. This CMP will supercede the CMP from 2003 prepared by Architectural Projects and will ensure that conservation principles and guidelines reflect the heritage listing of the site and align with the current requirements of the Heritage Act 1977 and associated heritage conservation guidelines.

This draft CMP assesses the overall heritage values of the Powerhouse site including its curtilage, buildings, fabric, archaeological potential, and intangible values, and will be used to guide the conservation, maintenance and restoration of the site, as well as to appropriately guide any future development, inclusive of the Powerhouse Ultimo Renewal. The aim of the draft CMP is to review the significant heritage values of the Powerhouse site today, discussed in the context of any issues that are relevant in 2022 to the ongoing management of the site, and to revise and further develop policies to build-upon the 2003 CMP to retain and conserve these heritage values.

Further information

Resources available as part of the Public Exhibition:
– Draft 2022 Conservation Management Plan
– Aboriginal Cultural Heritage Assessment Report
– Heritage Impact Statement
– Historical Archaeological Assessment



POWERHOUSE ULTIMO RENEWAL

CONSULTATION AND NEXT STEPS

CONSULTATION TO DATE

From the initial business case development, to updating Powerhouse's Draft 2022 Conservation Management plan, to pre-SSDA lodgement, Create NSW and the Powerhouse have consulted the community, staff, Guilds and Associations, precinct partners, First Nations community and key government agencies.

Consultation has highlighted the community's views and ambitions for the future of the museum, as well as how a creative precinct can enliven and reimagine what the museum means to its visitors.

NEXT STEPS

The Concept SSDA is a major step towards the renewal of Powerhouse Ultimo.

A National Design Competition will be undertaken to achieve the most innovative and exceptional outcome for the site.

This will be followed by a second development application (Stage 2 Detailed SSDA) to determine the details of construction and delivery.

There will be ongoing opportunities for community consultation, including as part of the Stage 2 Detailed SSDA, before the plans are finalised.



View detailed plans and provide a submission to the NSW Department of Planning and Environment



POWERHOUSE ULTIMO RENEWAL

Addendum to Consultation Outcomes Report

Powerhouse Ultimo Renewal



1.0 Engagement activities after reporting period

This addendum collates stakeholder engagement activities undertaken by Create NSW after the Concept SSDA public exhibition period.

Stakeholder meeting	Date	Comments	Team response
City of Sydney Attendees: Powerhouse, Infrastructure NSW, Ethos Urban, Create NSW	13/09/2022	<ul style="list-style-type: none"> Noted amendment to the LEP proposed will include Ultimo in B8 Zone – creating possibility for heritage floor space if the proposal is in alignment with CoS requirements. Noted the museum should address Harris Street in addition to any new entry from the Goods Line. Noted that the project should consider adjacent land/sites that could be upgraded to support the project. Queried whether RTS will be included in Design Competition Documents. Suggested a project working group between Place Management NSW, Powerhouse, City of Sydney and Transport for NSW following completion of the design competition to assist the project to integrate with its surrounds. Provided feedback on the CMP in alignment with RTS submission – structure, content and provision of an executive summary for the design competition. 	<ul style="list-style-type: none"> Presented the key RTS changes to envelope, analysis, UDR (structural change and refinement of UDR), alignment with finalised PPPS. Confirmed that the revised Urban Design Guidelines provide for the museum to address both Harris Street and the Goods Line. Noted that the UDR identifies adjacent 'areas of influence' that may be considered for upgrades to support the project and that a Project Working Group will be established. Noted that the Brief will include the EIS and RTS documents as appendices. Noted heritage advisor will be available during design competition to advise teams.
Heritage NSW Attendees: Powerhouse, Create NSW, Infrastructure NSW	8/09/2022	<ul style="list-style-type: none"> Heritage NSW will undertake review of the updated building envelopes, guidelines and all revised materials submitted at the Response to Submissions stage. Heritage NSW will advise if a meeting with the Approvals Committee is required. Heritage NSW/Heritage Council is no longer endorsing CMPs. 	<ul style="list-style-type: none"> Presented updated building envelopes as well as strategy for the urban design guidelines. Noted that the CMP has been prepared in accordance with the latest Heritage Council guidelines. Noted there is no required structure for CMPs, and that apart from being prepared in accordance with the guidelines, could take various forms.
State Design Review Panel Attendees: Powerhouse, Create NSW, Infrastructure NSW, Department of Planning and Environment)	8/09/2022	<ul style="list-style-type: none"> SDRP advised Create NSW to embed consultation outcomes and consider integrating DCB requirements into Urban Design Guidelines. SDRP noted potential to reinstate connection between harbour and Pirrama, and consider how this is translated. SDRP advised Create NSW to consider visual curtilage analysis, and that key views and solar analysis is vague. SDRP queried spatial requirements and encouraged Create NSW to consider the view analysis within the context of the Design Guidelines. 	<ul style="list-style-type: none"> Noted all feedback. Advised that Connecting With Country and First Nations input is a critical component of the design brief. Noted that the Powerhouse First Nations Directorate authored design guidelines in consultation with JWA and Aspect. Noted that Wran Building is not heritage listed at State or Local levels, and therefore not included in the CMP. However, the social significance of the building will be addressed in the SIA, including architectural merit as part of the Sulman Awarded Powerhouse Museum. Advised that the current position is that Zone 2 is available for development and a proposed design

Stakeholder meeting	Date	Comments	Team response
			<p>could chose whether or not to retain the Wran Building.</p> <ul style="list-style-type: none"> Noted that a north-south connection would be investigated, including possible use of the heavy rail corridor, noting that this would have to be in consultation with Transport for NSW and would be outside the project scope. Advised that spatial requirements are driven by connectivity, porosity, commercial operations, and extending hours to build diverse audiences. Noted 1988 design does not suit short term programming as there is no separation between circulation and presentation spaces, and that spatial requirements are provided in the design brief. Advised that the intention of the design is to 'pull back layers' and celebrate industrial history.
Heritage Council of NSW Attendees: Powerhouse, Create NSW, JWA, Ethos Urban, Curio	8/09/2022	<ul style="list-style-type: none"> Heritage NSW advised that they have an application for heritage assessment from the National Trust for the Powerhouse site. Suggested that envelope impact concerns on heritage could be addressed with drawing notation rather than reducing the envelope. Recommended Heritage Council meeting addresses vision and benefits, original SSDA proposal and changes following Heritage NSW advice/submission. 	<ul style="list-style-type: none"> Presented concept SSDA, noting that Urban Design Report will provide guidelines for design excellence process – facilitating design innovation while protecting and celebrating heritage. Design also to be in accordance with CMP. Noted how the CMP addresses the Wran Building. Presented proposed changes to the envelope.
State Design Review Panel – Formal Advice	15/09/2022	<p>The following elements of the process and site strategy are supported:</p> <ul style="list-style-type: none"> Re-engaging with GANSW (through the SDRP) during the Response to Submissions planning stage. The intention to include the Caring for Country Principles developed by the Indigenous consultant Terri Janke for the Museum's Sustainability Action Plan in the Competition Brief. The engagement to date with Indigenous expertise within the team The intention to reinstate the connection between Sydney Harbour and the Pirrama Peninsula. Aspirations for the precinct to have a porous relationship with the surrounding environment; particularly the intention to deliver fine grain activation along Harris Street. 	<ul style="list-style-type: none"> Noted.
		<p>The following commentary provides advice and recommendations for the project:</p> <ul style="list-style-type: none"> 1. Concern is raised that the deep consideration of place, which is beginning to be revealed through 	<ul style="list-style-type: none"> In collaboration and through consultation with the First Nations community the Powerhouse First Nation's Directorate has documented the aboriginal history of the Ultimo site and surrounds. This history has

Stakeholder meeting	Date	Comments	Team response
		<p>engagement, is not apparent in the Design Guidelines. Update the Design Guidelines to include comprehensive information on Country, as follows:</p> <ul style="list-style-type: none"> - a. Include place-based principles and themes informed by a deep consideration of Country. This should start with Walking Country, and identify traces of use and narratives, acknowledging that story threads extend beyond site boundaries. - b. Consider how the Brief and Design Guidelines can reflect these principles to enable deep and meaningful engagement with the culture of the site and to foster genuine, informed and ambitious co-design opportunities with First Nations designers and Country-led design approaches to the site. 	<p>informed the Design Guidelines, Heritage Impact Statement, Conservation Management Plan, Aboriginal Cultural Heritage Assessment Report and Design Brief. A copy of the Aboriginal History Report has been appended to the design guidelines.</p> <ul style="list-style-type: none"> • This history, with further input from the Powerhouse First Nations Directorate provides a context to frame and facilitate an understanding of the cultural significance of the site through all stages of the renewal. • The Powerhouse honours the clans, nations, families that have always been connected to the site, and respect the diverse Aboriginal and Torres Strait Islander peoples that now call this place home. The design guidelines have been updated to recognise Aboriginal connections to the Ultimo site as a cultural continuum – resilient, resistant, and responsive to emerging and receding industries and include Caring for Country Principles developed with the First Nations Community in April this year. • The Powerhouse acknowledge the renewal site has always been a place of story, ceremony and gathering, these principles have been embedded into the Design Brief to ensure that this responsibility is upheld and the site continues to be a place for the First Nations community and reflects their stories.
		<ul style="list-style-type: none"> • 2. The Design Guidelines are to be updated to include the Caring for Country principles developed by Terri Janke and Company for the Sustainability Action Plan. 	<ul style="list-style-type: none"> • These principles have been incorporated into the revised Urban Design Guidelines.
		<ul style="list-style-type: none"> • The aspirations of the Design Guidelines are positive, but lack specificity which may limit opportunities for rich, place-responsive solutions and present a challenge for the consent authority to assess. Considering the challenges of the site and significance of the project, the Design Guidelines are to be informed by more robust analysis and site testing, including the following: <ul style="list-style-type: none"> - a. detailed context analysis - b. site connectivity and circulation - c. interfaces and impacts to the surrounding context including public domain and residential properties - d. long range views from critical vantage points - e. operational requirements, and so on. 	<ul style="list-style-type: none"> • The Urban Design Guidelines have been revised in response to further urban design analysis, specifically in response to recommendations made by the City of Sydney. • The Guidelines have also been revised to provide over-arching key urban and public domain moves that apply to the entirety of the site and provide guidance on the key factors that will ensure the design interfaces with its surrounds. Further amendment includes zone-specific guidelines to provide bespoke requirements for each distinct zone within the precinct. • Views have been adequately assessed within the revised Visual Impact Assessment and the recommendations of this report align with the revised Guidelines. • The Powerhouse has had significant input into the development of the Guidelines, ensuring all future operational requirements are

Stakeholder meeting	Date	Comments	Team response
			considered and embedded in the requirements of the guidelines.
		<ul style="list-style-type: none"> Concern is raised that the Design Guidelines do not clearly identify the significance of the heritage fabric (internal and external), the setting of the built form including heritage curtilage analysis, surrounding heritage built form and special character areas, the social significance of the site's historic use nor the Sulman Award winning renewal. This information should be: <ul style="list-style-type: none"> a. informed by robust analysis in the Conservation Management Plan and Heritage Impact Statement b. in a legible format to help guide decisions and priorities both for competitors and the consent authority. 	<ul style="list-style-type: none"> The revised Urban Design Guidelines have been reviewed against the Conservation Management to ensure alignment. It is not the intention for the Guidelines to form the repository of all information contained within the Stage 1 SSDA, nor outline all the requirements that would need to be considered in the future design. Instead, the guidelines provide a synthesis of the various technical assessment and provide key parameters from an urban perspective for future designs to respond to. It is further noted that the entire Stage 1 Concept SSDA and Response to Submissions will be provided as part of the design competition.
		<ul style="list-style-type: none"> The flexible approach to the South-East Courtyard (Zone 1 Green) in the Design Guidelines appears inconsistent with the opportunity to provide visual curtilage to the significant facades of the Boiler House, Turbine Hall and Switch House, terminate the Goods Line and improve connectivity with the CBD to the east. It is noted also that this was identified as public open space in the Pyrmont Place Strategy. It is recommended that this approach be reconsidered to prevent unwanted outcomes. 	<ul style="list-style-type: none"> This comment presupposes any built form would extend to the entirety of this envelope. Any new built form within this area would need to comply with the requirements of the Urban Design Guidelines in respect of protecting views to heritage listed buildings and designing built form to be sympathetic to heritage. This envelope has been retained in order to allow for a degree of flexibility and creativity through the design competition. Possibilities for built form that are limited in height, are located in a manner to not obstruct key views or through use of transparent materials would allow such creativity whilst respecting heritage values.
		<p>The Design Guidelines present the opportunity to safeguard amenity within the site and surrounds. The Guidelines should be updated to provide commitments to:</p> <ul style="list-style-type: none"> a. a minimum percentage of site area allocated for deep soil b. minimum canopy and green cover – these should align with targets in the Greening Sydney Strategy, July 2021 c. hours and quantum of solar protection of the public domain d. critical view corridors (refer item 3 above). 	<ul style="list-style-type: none"> The revised urban design guidelines: Require a minimum deep soil planting of 5% of the site area Require solar access to be provided to areas of public domain, noting that this will largely be dependent on the location of the public domain in relation to existing buildings. Require views to heritage fabric to be retained and celebrated. It is noted that there a number of ways in which view corridors could be enhanced compared to the current situation.
		<ul style="list-style-type: none"> The project team advised that the Brief contains clear functional and spatial requirements. Consider benchmarking successful innovation precincts local / global to test different opportunities for activation, co-location and curation. The results of this should be 	<ul style="list-style-type: none"> The revised Urban Design Guidelines are considered to provide adequate opportunities for the built form and public domain to be designed in a manner to promote activation. The programming and curation of spaces will be developed by the Powerhouse as the project progresses.

Stakeholder meeting	Date	Comments	Team response
		embedded in the Design Guidelines and the Brief.	