

Powerhouse Ultimo Revitalisation

Social Impact Assessment

Infrastructure NSW

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2024-08-29



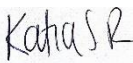
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Acronyms

ACRONYM	DEFINITION
ABS	Australian Bureau of Statistics
ACHAR	Aboriginal Cultural Heritage Assessment Report
DA	Development Application
DPHI	Department of Planning, Housing, and Industry
EIS	Environmental Impact Statement
HIS	Heritage Impact Statement
INSW	Infrastructure NSW
LGA	Local Government Area
MAAS	Museum of Applied Arts and Sciences
PSA	Primary Study Area
RAP	Registered Aboriginal Party
SA1s	ABS Statistical Areas Level 1
SEARs	Secretary's Environmental Assessment Requirements
SHR	State Heritage Register
SIA	Social Impact Assessment
PSA	Primary Study Area
SSA	Secondary Study Area
SSD	State Significant Development
Tech Central	Sydney's Innovation and Technology Precinct

Executive Summary

A Social Impact Assessment (SIA) was prepared in March 2024 by technical experts from Aurecon Group Pty Ltd (Aurecon) on behalf of Infrastructure NSW (INSW), to support the State Significant Development Application (**SSD-67588459**) for alterations and additions to Powerhouse Ultimo at 500 Harris Street, Ultimo (the proposed development).

The proposal is classified State Significant Development (SSD). The Department of Planning, Housing and Infrastructure (DPHI) requires that the application include a report assessing the social impacts of the proposed development within an appropriately defined social locality, including cumulative impacts in context with other existing developments within south Sydney CBD, Ultimo and Pyrmont.

This Social Impact Assessment (SIA) has been revised and updated to reflect the amendment to the state heritage listing of the Powerhouse Museum Ultimo site, made on the 12 July 2024.

The Powerhouse Museum Ultimo site contains two heritage-listed buildings, being the 'Ultimo Power House' (Built c.1899-1905 and consisting of the Turbine Hall, Engine House, Boiler House, North Annex and Switch House) (SHR02045) and the c1901 'Former Ultimo Post Office including interior' (SHR 00502) both of which were listed on 4 September 2020 on the State Heritage Register (SHR) under the Heritage Act 1997.

On 12 July 2024, the Powerhouse Museum Complex was gazetted as an item on the State Heritage Register (SHR). The Powerhouse Museum Complex SHR Listing 2024 expands the boundary around the current listed items of the Ultimo Power House (former) and Ultimo Post Office to include all of the land managed by the Powerhouse Museum as well as other primary built elements of the Harwood Building (former Ultimo Tram Depot), and the Wran Building, which fronts Harris Street. A section of the Goods Line (former Darling Harbour Rail Corridor) borders and enters the site along the eastern boundary, and the heritage listed Water Cooling System and Manifold is also located within the site.

The revision of this SIA involved a review of relevant heritage assessment reports, notably the Powerhouse Ultimo Revitalisation Heritage Impact Statement (Curio Projects Pty Ltd, August 2024) and previously completed community engagement outcome reports, to explore community sentiment and feedback around the heritage aspects of this proposal. Consequently, the authors of this report analysed the identified social impacts and mitigation measures in the SIA (March 2024) to determine any amendments required due to the Powerhouse Museum Complex SHR Listing 2024.

Overall, after extensive revision of the assessed social impacts and recommended mitigation measures in consideration of the amendment to the SHR listing, there are no changes to the level of magnitude, likelihood, impact significance or impact type of the identified social impacts in this SIA.

Both SIA reports respond to the Secretary's Environmental Assessment Requirements (SEARs) for Cultural, Recreation and Tourist Facilities issued under **SSD-67588459** and have been developed in accordance with the Social Impact Assessment Guideline, Department of Planning, Industry and Environment, February 2023.

Social Impact Assessment

This assessment adheres to leading practice guideline and the principles set out in the *Social Impact Guideline* (2023) from the Department of Planning and Environment, to better integrate the Social Impact Assessment (SIA) and Environmental Impact Statement (EIS) process.

The proposed development represents the establishment of a world-class museum that will provide significant public access to Powerhouse Collections and present international exhibitions and programs accessible to local, national, and international audiences. The revitalisation of Powerhouse Ultimo will deliver important community wellbeing and economic benefits at a district, regional and national scale.

The site's location within the southern Sydney CBD area is likely to be accessed by many sensitive receivers, which may be predisposed to increased sensitivity to changes in environmental factors, accessibility, and

routines. This cohort may include university students, children, the elderly, people with limited mobility, and people experiencing illness, disability, or homelessness.

The Social Impact Assessment details in Section 6 the potential impacts during construction and resulting from the revitalisation project.

Potential negative impacts would include:

- Temporary impacts to accessibility due to changed access arrangements and visitors on site to accommodate construction activities, potentially leading to the decreased accessibility of the public and changes in daily and work routines.
- Potential impacts on the surroundings, amenity, and community in the context of other significant developments, including Tech Central and Sydney Metro West in Ultimo and Pyrmont, which is undergoing substantial redevelopment activity in the Primary Study Area.

Potential positive impacts would include:

- Delivering a highly operational precinct that contributes to the delivery of strategic state and local Government directives to activate visitor and night-time economies while creating publicly accessible and open spaces to encourage the local community to engage with the precinct.
- The activation of enhanced spaces for the creative industries, research, and education programs, providing opportunities to collaborate with schools, universities, and industry, assisting in improving life-long education outcomes for students, and supporting long-term social and economic wellbeing.
- Supporting the sustainability and transformation of Ultimo, Tech Central and Darling Harbour and surrounding CBD areas as an internationally renowned creative and cultural destination by adapting the existing Powerhouse buildings.
- Enhancing the cultural significance and characteristics of the south-eastern CBD through its design, provision of public open space, and improvements to the streetscape and pedestrian amenity and wayfinding.
- The proposed development will strengthen key academic relationships with knowledge institutions, including; UTS, Sydney University, and Sydney Institute of Technology TAFE bringing about a range of opportunities including for creative industries, research, innovation and enterprise development in meeting NSW Government objectives in delivery of the Pyrmont Peninsula Place Strategy, NSW Government's Connecting with the Camperdown-Ultimo Collaboration Area and Sydney's Innovation and Technology Precinct.
- The proposed development will support significant economic benefits through jobs and economic activity. It is expected that 700 construction staff, on average are required to construct the proposal, with a peak workforce of 150 on site at any one time adding to the local and regional economy annually. The estimated 200 FTE direct ongoing workers across the Powerhouse sites would cause an immediate value-add to the economy of \$37.1 million annually. When considering the multiplier effect, total continued employment is estimated at 200 FTE jobs (direct and indirect), including an economic value-added p.a. of \$68.8 million.
- The new educational spaces would positively impact the local community by providing new levels of access to the Powerhouse collection to the young population and facilitating engagement with the Powerhouse Ultimo's international exhibitions. Additional benefits include increased engagement with artistic experiences and a strengthened sense of place. Furthermore, having an out-of-town influx of visitors will increase demand for services, including food and recreation, benefiting nearby businesses.

Overall, it is considered that the potential adverse amenity and way of life impacts arising from the future construction and operation of the facility in the immediate locality can be well managed and mitigated through robust management plans, including: Construction Environmental Management Plan, Construction Traffic and Pedestrian Management Plan, Construction Noise and Vibration Management Plan, Construction Heritage Management Plan and the ongoing consultation with the local community and key stakeholders.

1. Introduction

This report has been prepared on behalf of Infrastructure NSW to support a State Significant Development (SSD) Development Application (DA) for alterations and additions to Powerhouse Ultimo at 500 Harris Street, Ultimo.

The SIA is aligned with current leading industry practice and is compliant to the *Social Impact Assessment Guideline* from the Department of Planning and Environment (2023). It assesses the potential social impacts of the proposed development, including positive, negative, and cumulative during the proposed development construction and operational phases.

1.1. Project overview

The Powerhouse Ultimo Revitalisation is a transformative investment by the NSW Government to establish a world-class museum that will significantly contribute to an important and developing part of Sydney.

The revitalised Powerhouse Museum in Ultimo will deliver a dynamic applied arts and applied science program, presenting exhibitions that showcase the Powerhouse collection, international exclusive exhibitions and programs that support the creative industries.

The objectives of the Powerhouse Revitalisation project include:

- 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 spaces for museum operations, exhibitions, programs and associated industry and creative uses that will activate and engage audiences.
- 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.

1.2. Development components and process

The DA seeks consent for the design, construction, and operation of the proposed Powerhouse Ultimo. Specifically, approval is sought for the following:

- Site preparation works, including site services and infrastructure works, tree removal, earthworks, remediation and the erection of site protection hoardings and fencing.
- Demolition of existing structures on the site, including:
 - Harris Street forecourt.
 - Structures in the forecourt entrance at the Goods Line, including the café.
 - Internal demolition of non-heritage elements of the Ultimo Power House building
 - The northern, southern and western external façade of the Wran building
- Construction and use of new museum spaces along the Harris Street frontage, including the following uses:
 - Loading dock and other back of house spaces.
 - Creative industry studios.

- Conservation and adaptive reuse of the existing Ultimo Power House and Ultimo Post Office heritage items for museum purposes.
- Alterations to the Wran Building spaces to upgrade the auditorium and exhibition spaces.
- Construction of a new public open space including:
 - At the south-eastern corner of the site to connect with the Ultimo Goods Line.
 - An internal courtyard garden wrapped by the building fronting Harris Street.
 - A creative courtyard between the Post Office and Wran Buildings.

Full details of the proposed development are included in the Architectural Drawings and Landscape and Public Domain Drawings accompanying the DA.

1.3. Site description

Powerhouse Ultimo is situated upon the lands of the Gadigal people of the Eora Nation. It is located within the City of Sydney Local Government Area and its primary address is 500 Harris Street, Ultimo.

The Powerhouse Ultimo Site comprises of the following lots:

- Lot 1, DP631345- Former Ultimo Power House Buildings
- Lot 1, DP781732- Wran Building
- Lot 1, DP216854- Harwood Building
- Lot 3, DP631345- Forecourt (Harris St)
- Lot 1, DP77031- Ultimo Post Office
- Lot 37, DP 822345 – part Forecourt (Harris St)

The Powerhouse Ultimo Site is located at the southern end of the Ultimo-Pyrmont peninsula proximal to Tumbalong (Darling Harbour) and is bounded by William Henry Street to the north, Harris Street to the west, Mary Ann Street to the south and the Goods Line to the east.

The site contains two heritage-listed buildings, being the 'Ultimo Power House' (Built c.1899-1905 and consisting of the Turbine Hall, Engine House, Boiler House, North Annex and Switch House) (SHR02045) and the c1901 'Former Ultimo Post Office including interior' (SHR 00502) both of which were listed on 4 September 2020 on the State Heritage Register under the Heritage Act 1997.

On 12 July 2024, the Powerhouse Museum Complex was gazetted as an item on the State Heritage Register (SHR). The Powerhouse Museum Complex SHR Listing 2024 expands the boundary around the current listed items comprising Ultimo Power House (former) and Ultimo Post Office to include all of the land managed by the Powerhouse Museum as well as other primary built elements of the Harwood Building (former Ultimo Tram Depot), and the Wran Building, which fronts Harris Street. A section of the Goods Line (former Darling Harbour Rail Corridor) borders and enters the site along the eastern boundary, and the heritage listed Water Cooling System and Manifold is also located within the site.

Other buildings within the site include a café building that has been constructed immediately to the south of the Power House at the northern end of the Ultimo Goods Line. Located at the corner of Harris Street and Macarthur Street is a forecourt that acts as the main public entrance to the site but provides limited activation and is disconnected from higher-quality urban spaces including the Ultimo Goods Line.

The primary focus of the Powerhouse Ultimo Revitalisation is the museum to the north of Macarthur Street and bounded by Harris Street, Pier Street, and the light rail corridor.

1.4. Planning process

The Powerhouse Ultimo Revitalisation proposed development project is for the purposes of an 'information and education facility' with a capital investment value of more than \$30 million, and such is classified as State Significant Development (SSD) pursuant to Section 13(1) of Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021.

Table 1 describes the planning stages for the project.

Table 1 Planning stages for the Powerhouse Ultimo Revitalisation

Stage	Details	Status
Concept Proposal SSD-32927319	Establishing the planning, design, and assessment framework for the Powerhouse Ultimo Revitalisation Project to guide the subsequent detailed Urban Design Guidelines and Design Excellence Strategy. The existing Concept Development Application (SSD-32927319) approved for the site, was approved 21 February 2023. This application has been surrendered, as a concept application is no longer required.	Approved
Competitive Design Process	A competitive design process was undertaken in 2022 to critically analyse and provide design alternatives for the Powerhouse Ultimo Revitalisation project. The Competition was undertaken in accordance the Design Excellence Strategy endorsed by the NSW Government Architect and NSW Department of Planning and Environment.	Designer appointed
Detailed Development Application SSD-54612708	This SSDA sought consent for the design, construction, and operation of the refurbished the Powerhouse Ultimo, including an assessment of environmental impacts.	Withdrawn
State Significant Detailed Development Application SSD-67588459	This SSDA seeks consent for the design, construction, and operation of the refurbished the Powerhouse Ultimo, including an assessment of environmental impacts. The State Significant Development (SSD) DA will be assessed by the NSW Department of Planning and Environment and determined by the Minister for Planning.	Underway

1.5. Construction works

A Preliminary Construction Environmental Management Plan (CEMP) has been prepared to address the anticipated impacts during the construction phase of the project. The preliminary Construction Traffic and Pedestrian Management Plan (CPTMP) outlines the management and mitigation of construction traffic impacts. Based on the Design the construction program is expected to be **24 months**; key stages are shown at Table 2.

Table 2 Construction activities and duration of works

Activity	Duration
Site establishment	1 month
Demolition	2 months
Bulk/ detailed excavation and piling	2 months
Construction	19 months

1.5.1. Construction activities

Construction activities would be carried out in accordance with the CEMP. This CEMP will be updated by the Contractor prior to commencement of construction. The staging of construction works will be further developed by the Contractor prior to commencement of works.

As outlined in the CPTMP a works zone permit may be applied for Harris Street, with all other construction vehicles being contained within the site.

Construction activities would include, but are not limited to:

- Site establishment.
- Demolition works.
- Bulk excavation and piling.
- Construction stages, including:
 - Construction of the new building fronting Harris Street
 - Restoration works and fit out of heritage buildings
 - Construction of public realm spaces

1.5.2. Construction hours and duration

The construction works for the proposal would be carried out within standard construction hours, to minimise the impacts to the surrounding residential areas and road network. Construction hours are outlined in Table 3:

Table 3 Proposed construction hours

Day	Standard construction hours
Monday- Friday	7.00 am to 6:00 pm
Saturday	8.00 am to 1:00 pm
Sundays or Public Holidays	No construction

1.5.3. Construction workforce

It is expected that 700 construction staff, on average are required to construct the Project, with a peak workforce of 150 on site at any one time.

1.5.4. Work zone and construction machinery

A work zone may be required to be established adjacent to the site to facilitate the construction works. The proposed a work zone would be in the existing 'No Parking' area on the eastern side of Harris Street which is currently used by coaches during the day.

This zone would not require the removal of any on-street parking and only be in place up until 3pm, at which time it would revert to a Clearway as per current conditions. A B-Class hoarding would be installed adjacent to the work zone to provide protection to pedestrians walking along Harris Street.

The need for a works zone in this, or other locations, would form part of the detailed CPTMP to be prepared prior to the commencement of construction.

The proposed machinery to undertake all works would include:

- Quick cut saws
- Excavators, including rock hammers.
- Hammer drills

- Angle grinders
- Air compressors
- Generators
- Concrete pumps
- Diesel static crane

1.5.5. Site access

Minimal or zero on-site car parking will be provided during the construction phase of the project. Staff will be encouraged to arrive to the site by public transport or park in nearby public parking stations.

Access will be provided as follows:

- Gates 1 Gate 2 on Macarthur Street will provide main vehicular, whilst also providing for separated access for construction staff. Loading areas are available adjacent to the entry and exit path.
- Gate 3 under Pier Street and its adjacent loading area is available for smaller deliveries via Pyrmont Street.
- Gate 4 is a pedestrian only staff entry/egress gates.

Gate 4 has been added to supplement emergency egress by providing access to a large public domain, to reduce paths of travel within the site and provide a dedicated location where construction staff and vehicle movements are separated.

The construction vehicle types that are anticipated to be used for the proposal include bogie tippers, semi-tippers and truck and trailer type heavy vehicles. Vehicles delivering concrete, concrete pumping, reinforcement, steel can occur in a contractor laydown area within the temporary established site boundaries. The proposed construction vehicle routes would include:

- From the north: Harbour Bridge – Western Distributor – Harris Street
- From the south and east: Cross City Tunnel – Harbour Street – Pier Street - Harris Street
- From the west: Anzac Bridge– Allen Street – Harris Street
- From the west and south: Parramatta Road – Broadway – Wattle Street – Fig Street - Harris Street

1.6. Secretary's Environmental Assessment Requirements

The Department of Planning, Housing and Infrastructure (DPHI) issued a list of the Secretary's Environmental Assessment Requirements (SEARs) which inform the Environmental Impact Statement (EIS). Table 4 lists the SEARs that are specific to Social Impact Assessment (SIA).

Table 4 SEARs – Cultural, recreation, and tourist facilities

Issues and assessment requirements	Documentation
21. Social impact Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.	Social Impact Assessment – this report.

This SIA report is consistent with the proposal SEARs and the NSW SIA Guideline 2023 as follows:

Table 5 Environmental Assessment Requirement and categories for assessment

SEARs – Social impact	Where addressed
Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.	This report
NSW SIA Guideline 2023 - Social categories for assessment	Where addressed
Way of life: how people live, get around, work, play and interact each day.	6.1
Community: its composition, cohesion, character, how it functions, resilience, and people's sense of place.	6.2
Accessibility: how people access and use infrastructure, services, and facilities (private, public, or not-for-profit).	6.3
Culture: both Aboriginal and non-Aboriginal - people's shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places, and buildings.	6.4
Health and wellbeing: people's physical, mental, social, and spiritual well-being – especially for people vulnerable to social exclusion or substantial change, psychological stress (from financial or other pressures), access to open space and effects on public health.	6.5
Surroundings: access to and use of the natural and built environment, including ecosystem services (shade, pollution control, erosion control), public safety and security, as well as aesthetic value and amenity.	6.6
Livelihoods: including people's capacity to sustain themselves through employment or business.	6.7
Decision-making systems: the extent to which people can participate in decisions that affect their lives, procedural fairness, and the resources provided for this purpose.	6.8

1.7. Purpose and scope of this report

This Social Impact Assessment responds specifically to the assessment requirements under **SSD-67588459**, relating to the proposed design, construction, and operation of the Powerhouse Ultimo Revitalisation. It has been prepared in accordance with the Department of Planning and Environment Social Impact Assessment Guideline (NSW SIA Guideline 2023)

The purpose of this SIA is to document the likely construction and operational social impacts of the proposal and to detail appropriate mitigation measures where required.

This report includes the following scope of works:

- Support the planning and design activities of the proposal through identification of socio-economic risks, constraints, and areas of sensitivity.
- Investigate and discuss potential social impacts due to the proposal through assessment and analysis of the existing social environment.
- Make recommendations for the avoidance or minimisation of potential impacts.

1.8. Report structure

The structure of this report is consistent with the NSW SIA Guideline 2023. The report is structured as follows:

- Section 1 – Introduction outlining the proposal description, objectives, and construction activities.

- Section 2 – Methodology identifying the study area, assessment methodology and data sources.
- Section 3 – Analysis of key strategic drivers for the revitalisation, including government policy drivers
- Section 4 – Description of the existing socio-economic environment including a profile of demographic characteristics, community infrastructure, key industries and businesses and recreational areas.
- Section 5 – Community and stakeholder engagement undertaken for the proposal to date.
- Section 6 – Identification and assessment of potential impacts from construction and operation of the proposal against the specified suite of social categories as listed in the SIA Guideline
- Section 8 – Safeguards and management measures to mitigate impacts during construction and operation of the proposal.

The key data sources and policy documents used to prepare this SIA have been outlined at **Appendix A**.

1.9. Authors' qualifications

Social Impact Assessments must be completed by individuals who have qualifications in relevant social science disciplines and/ or proven experience over multiple years and competence in social science research methods. (DPE, 2023).

Table 6 SIA authors qualifications and experience

SIA Author	Experience
Allison Heller Principal, Aurecon <u>Qualifications:</u> Bachelor of Town Planning, BTP (Hons 1) PGDipHistArch MPIA	Project Director Allison is a leading industry professional, with more than 20 years of experience in urban and social planning/ policy across the private and public sectors. Allison is a leading SIA practitioner, having led SIAs for major government and private sector projects, including a range of state significant health, education, transport, and cultural infrastructure projects. Allison brings deep expertise in leading Social Strategy and multidisciplinary teams to work constructively with clients in identifying, analysing, and advising on social impacts, with a view to optimising social outcomes. Allison has demonstrated excellence in the interpretation and application of Social Impact Assessment requirements from DPE, including the most recent updates published in 2023.
Liliana Peña Manager, Aurecon <u>Qualifications</u> Certificate in Engagement (IAP2) BSW(Hons) MAURP	Project Manager Liliana contributes over 15 years of domestic and international experience in social impact assessment, social research, stakeholder and community engagement, and urban planning. She has worked on large-scale infrastructure projects across various sectors in Australia and overseas. Liliana is one of Aurecon's SME for Social Impact Assessments and Social Factors Research. She has a rich background in social research, communications and delivery of stakeholder and community engagement activities from project inception to construction. Liliana has delivered Social Impact Assessment reports for several government and private projects in NSW and VIC. Liliana works around various authority standards and best practice guidelines for social impact assessment and stakeholder engagement, including the International Association for Impact Assessment Guidelines and Principles for Social Impact Assessment, the NSW DPE Social Impact Assessment Guideline 2023, and the International Association for Public Participation IAP2.

Revisions to the SIA	
SIA Author	Experience
Kylie Cochrane Principal (Design Director), Engagement & Change Advisory, Aurecon <u>Qualifications</u> Master Strategic Public Relations Grad Cert Public Sector Mgt Bachelor of Arts, Communications Chair, Institute for Infrastructure in Society Board member, IAP2 Australasia	Approver – SIA revision August 2024 Kylie has 30 years' experience in communication and stakeholder engagement, and leading the delivery of social licence to operate strategies/programs. She specialises in maintaining and regaining infrastructure projects' social licence through mitigating social risk and managing community outrage. Kylie brings substantial competence and experience in stakeholder research, considering and evaluating likely social impacts including stakeholder/impacted community perceptions to help identify effective refinements to the proposed project's design. Kylie chairs the Australian National University's Advisory Board for the Institute for Infrastructure in Society. She was the Global Chair of the International Association of Public Participation (the professional association for the consultation/ engagement industry) from 2017-2022 and was on the Australasian IAP2 Board from 2011-2021.
Katia Salazar Reviakina Manager, Engagement & Change Advisory, Aurecon <u>Qualifications</u> MSc (Urban and regional Planning) MSc (Governance and Public Policy) BSc (Political Sciences) Certificate in Engagement (IAP2)	Reviewer – SIA revision August 2024 Katia is an experienced communication and stakeholder engagement professional with more than 12 years of experience in stakeholder and community engagement, social impact assessment, social performance, and corporate social responsibility. With a background in planning and urban design, Katia brings critical knowledge of different state guidelines and legislative requirements through her experience working on built environment, energy, water infrastructure, transport and other infrastructure projects across NSW and Australia.

2. Methodology

The methodology employed in preparing this SIA is designed to ensure that the social environment of communities potentially impacted by the proposed development are properly accounted for and recorded, and anticipated impacts are adequately considered and assessed. This SIA has been prepared by social value practitioners from Aurecon, aligning with current leading industry practice, as informed by the Social Impact Assessment Guideline from the Department of Planning and Environment (2023). The SIA assesses the potential social impacts of the proposed development, including positive, negative, and cumulative, for all stages of the proposed development lifecycle.

2.1. Technical assessment framework

The NSW DPE SIA Guideline 2023 sets out a structured technical assessment framework as follows. This considers information gathered through the social baseline analysis, along with community perspectives gained through consultation and other evidence, to assess the relative impacts of the project according to each specified assessment social category.

2.1.1. Key affected communities

The SIA evaluates impacts for those individuals, families, and communities who are likely to experience social impacts associated with the proposed development, with particular focus on temporary construction activities, and potential public benefit in delivering the project.

Key communities to experience negative or positive social impacts can be grouped as follows:

- Residents
- Visitors to other institutions and businesses within walking distance of the area
- Neighbouring businesses and institutions
- Temporary construction workers in the area
- Local, district, regional and national/ international community members (residents, workers, students, visitors) who may access this renewed cultural infrastructure once operational.

2.1.2. Social significance rating

The Social Impact Assessment ultimately results in a Social Significance Rating for each social category, as per the matrix set out within the NSW Social Impact Assessment Guideline for State Significant Projects 2023. This is based on the consideration of the likelihood of the impact occurring, and the consequences (magnitude of impact), should the impact occur.

Table 7 Social impact significance matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very high	Very high
B	Likely	Low	Medium	High	High	Very high
C	Possible	Low	Medium	Medium	High	High
D	Unlikely	Low	Low	Medium	Medium	High
E	Very unlikely	Low	Low	Low	Medium	Medium

Source: NSW DPE, 2023, Technical Supplement - Social Impact Assessment Guideline for State Significant Projects.

This rating encompasses a detailed mapping the magnitude and likelihood of impacts, as described below.

2.1.3. Likelihood

The likelihood of each impact category is assessed as follows:

Table 8 Likelihood levels of social impacts

Likelihood level	Meaning
Almost certain	Definite or almost definitely expected (e.g., has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

2.1.4. Magnitude

The magnitude of each impact category considers the following dimensions of impact:

Table 9 Dimensions of social impact magnitude

Dimension		Detail
Magnitude	Extent	- Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people? - Which location(s) and people are affected? (e.g., near neighbours, local, regional, and future generations).
	Duration	- Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people? - Which location(s) and people are affected? (e.g., near neighbours, local, regional, and future generations).
	Severity or scale	What is the likely scale or degree of change? (e.g., mild, moderate, severe)
	Intensity or importance	- How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? - This might depend on the value they attach to the matter. - whether it is rare/unique or replaceable. - the extent to which it is tied to their identity; and - their capacity to cope with or adapt to change.
	Level of concern/interest	How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.

Table 10 Magnitude levels for social impacts

Magnitude level	Meaning
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/ Improvement to something people value highly, either lasting indefinitely or affecting many people in a widespread area.
Moderate	Noticeable deterioration/ improvement to something people value highly, either lasting for an extended time or affecting a group.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

2.2. Assumptions

Assumptions applied to complete this SIA include:

- The key findings of the background studies and technical reports are accurate.
- Socio-economic data for each study area accurately reflects the community demographic profile.
- Outcomes of the community consultation and engagement undertaken to date accurately reflect community views.
- All potential social impacts to the local community and special interest groups that can reasonable be identified have been included in this report.

3. Policy review

3.1. Strategic policy context

This SIA considers a range of state and local government documents, to identify the strategic social drivers for the proposed development and associated areas of impact.

Key considerations arising from this policy review are how the project delivers on or contributes to the following outcomes:

- **Supporting Sydney's Innovation and Technology Precinct (Tech Central):** Sydney Innovation and Technology Precinct (also known as the Tech Central), is a long-term project between the NSW Government and other stakeholders to "future-proof and diversify the NSW economy." The vision for Tech Central according to the NSW Government is as follows:
The Sydney Innovation and Technology Precinct attracts world-leading talent to Sydney's shores. It is a place where world-class universities, ambitious start-ups, high-tech giants and the community collaborate to solve problems, socialise and spark ideas that change our world. The Precinct is underpinned by high quality physical and digital infrastructure.³
- **Boosting the visitor and night-time economy and placing Sydney as a global tourist destination and events capital:** NSW Government aims to make the state the premier international visitor economy through significant investment in world-class infrastructure, including cultural infrastructure that will host major cultural and entertainment events and attract both local and international audiences.
- **Enriching the arts and cultural sector:** It is a state, regional, and local objective to create world-class cultural attractions and empower artistic and cultural industries, including Aboriginal artists and businesses. There is demand for the modernisation of existing state cultural institutions to meet contemporary standards and needs of changing communities. In particular, the Powerhouse Ultimo will contribute to supporting a strong and vibrant Aboriginal cultural and arts sector by raising the profile of Aboriginal art and artists and the implementation of the Aboriginal Arts and Culture Protocols.
- **Positioning the Pyrmont Peninsula as a creative and cultural precinct:** Powerhouse Ultimo is situated within the Pyrmont Peninsula which is envisioned to become a renowned cultural and creative destination, drawing talented workforce to Ultimo's growing creative industry hub and offering recreational and cultural experiences and spaces for the local community and beyond.
- **Recognising the rapidly changing urban context surrounding the site:** The site is situated in a rapidly transforming urban context as part of the emerging technology and innovation corridor in the Camperdown-Ultimo collaboration area and with proximity to the Central Precinct undergoing transformative revitalisation.
- **Supporting community health, equity, and wellbeing:** It is a state and local priority to enable an engaged, empowered, equitable, and healthy community, for example by encouraging active transport, delivering green, open, and public spaces, ensuring that all places within Darling Harbour Precinct and Pyrmont Peninsula are accessible to all people.
- **Revitalising and leveraging heritage assets to enhance the character of the precinct:** State government heritage policies recognise that heritage buildings represent local character and contribute strongly to sense of place. It is a priority to revitalise existing historic buildings and exhibition spaces in to contribute to the character and urban fabric of the precinct.
- **Maximising connectivity and access to active and public transport, including the Pyrmont Metro Station:** Pyrmont Station will be located between Pyrmont Bridge Road and Union Street, greatly enhancing plans to revitalise this western gateway to the Sydney CBD. Powerhouse Ultimo will have access to the new Metro West station, improving connectivity to the Pyrmont Peninsula and bringing in a pool of workers and visitors to the area. It is a state priority to realise the benefits of this Pyrmont Metro station and provide an

urban environment that promotes active and public transport use to transform the Pyrmont Peninsula as a destination.

- **Enhancing spatial, social, cultural, and economic connectivity:** Powerhouse Ultimo will enhance the NSW Government's investment in cultural infrastructure supporting diversity in economic, social, cultural, and creative activity and contributing to connectivity with the surrounding employment, education, health, and cultural institutions.

3.2. Key drivers for the revitalisation project

This SIA has further considered the key state and local drivers for the Powerhouse Ultimo Revitalisation Project, as follows:

3.2.1. Vibrancy Reforms

The 24-Hour Economy Legislation (Vibrancy Reforms) Amendment Act 2023, 24-Hour Economy Commissioner Act 2023 have aimed to boost NSW's night economy, benefiting live music, dining, and creative sectors and workers, and bringing vibrancy back to NSW's night-time economy and community.

The NSW Government's 24-Hour Economy Legislation (Vibrancy Reforms) Amendment Act 2023 is streamlining and simplifying regulations around noise, planning and liquor licensing. The legislation will enable NSW venues to reach their full entertainment and economic value, especially at night.

The legislation outlines six areas of change, including: sensible venue sound management; vibrant, coordinated precincts; an activated outdoors; empowering the 24-Hour Economy Commissioner to deliver a sustainable; thriving night-time economy; streamlined, contemporary licensing; and improving the night-time for workers.

The legislation emerges out of a decline in the number, viability, and growth of venues in NSW. Due to slow and overlapping regulations, Sydney is also missing out on \$16 billion per year from the night-time economy.

The reforms will benefit Councils to connect communities, businesses and venues will have greater opportunities to open and diversify, creative organisations and performers will have additional performance spaces and the public will be able to enjoy a wider array of entertainment.

Changes began to be implemented from 12 December and will continue to be implemented into Q3 of 2024.

3.2.2. Cultural infrastructure to support social vibrancy

The City of Sydney recognises that there is limited creative and cultural expression opportunities currently, and a lack of affordable supportive infrastructure floorspace in the LGA.¹ Additionally, there are often administrative barriers and 'red tape' which prevent frequent cultural and creative activity in the public realm.

The affordability of commercial floorspace, which has led to a reduction in cultural infrastructure space, as well as spaces for small to medium sector for rehearsal and performance, has been identified as a further contemporary barrier to innovation. City of Sydney Goals of Council's Creative Cultural Policy are to, therefore, develop projects and partnerships that foster international cultural connections with local results and to support growth of the local visitor economy through targeted cultural initiatives.

The City of Sydney's vision for Sydney's cultural life is as follows:

*"Creativity in Sydney is visible. Creativity is not measured by the number and quality of our cultural venues. It is evident in the city's street life, in expressions of creativity in the public domain (and its virtual equivalents), and in memorable precincts that offer a variety of large- and small-scale activity, interaction and experiences."*²

¹ City of Sydney 2014, 'Cultural Policy and Action Plan 2014-2024'.

² Ibid

It is an objective of Council to ensure Sydney's cultural sector and creative industries are supported and enhanced leading to greater sector sustainability, productivity gains, and innovation.³

Furthermore, the Pyrmont Peninsula Place Strategy (PPPS)⁴ provides a 20-year plan for future growth in the peninsula, with up to 23,000 more jobs and up to 4,000 new homes. The proposed development is a key government investment that will support the strategic directions and 'big moves' identified in the PPPS. The site is identified under the PPPS as being capable of change, and Powerhouse Ultimo is identified as a significant contributor to the growth of knowledge-based jobs, innovation and creative, cultural and community uses within the Peninsula.

3.2.3. Reinvigorating the Sydney CBD and Darling Harbour as key destinations

A key sector impacted by the proposed development includes tourism. Many businesses in Sydney CBD rely on custom from tourists, including hotels, hospitality, entertainment, tour operators and cultural infrastructure. Prior to the COVID-19 pandemic, Sydney CBD and Darling Harbour were central destinations for tourists, attracting 8 million domestic and international visitors in 2016.

The area is currently undergoing urban revitalisation, upgrading older buildings to enhance the precinct and consolidate its role as the city's tourism and entertainment hub. When the Powerhouse was established on the former Ultimo Powerhouse site in the 1980s, many other leisure/cultural projects completed within Darling Harbour were constructed during this time including the former Convention Centre, Exhibition Centre, Entertainment Centre, fish market and the IMAX, which have also recently been redeveloped – along with the reopening of Tumbalong Park, having re-activated the area.

Large-scale projects in the broader district, such as the Barangaroo precinct further north-east of the site (including the International Towers, and Crown Sydney), and Mirvac's redevelopment of the Harbourside Shopping Centre directly to the East of Darling Harbour, are continuing to transform the precinct.

The high number of tourism accommodation guests and other visitors in this area will drive demand for social and cultural infrastructure and amenities that are publicly accessible, including spaces with free Wi-Fi and public seating.

3.2.4. Supporting the growth of Sydney's tourism economy

The tourism industry generates significant economic activity within the City of Sydney LGA. In 2021–22 the tourism and hospitality industry contributed to 6.8% of total employment in the City of Sydney, and 4.1% in economic activity. In 2021/22, the total tourism sales in the City of Sydney were \$9919.0m, the total value added was \$5359.2 million.⁵

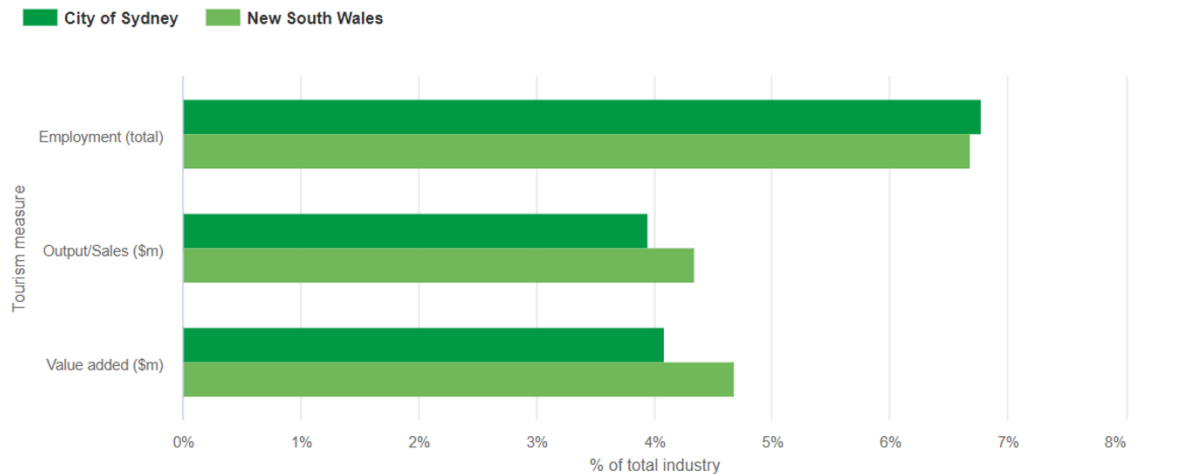
Figure 1 shows that while the City of Sydney's economic value of tourism and hospitality is similar to the relative contribution across New South Wales, the contribution of tourism to employment is significantly higher. It is anticipated that the economic activity generated by the tourism within the City of Sydney will increase as visitor numbers return to pre-pandemic levels, valued at 6 – 10 billion per annum prior to 2020. Most of this growth was attributed to value added activity directly related to the tourist industry, as compared to flow-on benefits (refer to Figure 2). The City of Sydney tourism industry is supported by more than 10,000 tourism businesses (City of Sydney Tourism Action Plan 2013) operating throughout the LGA, including within the Pyrmont Peninsula.

³ City of Sydney 2030 plan

⁴ NSW Government 2020, Pyrmont Peninsula Place Strategy.

⁵ National Institute of Economic and Industry Research. Compiled and presented in economy.id

Value of tourism 2021/22

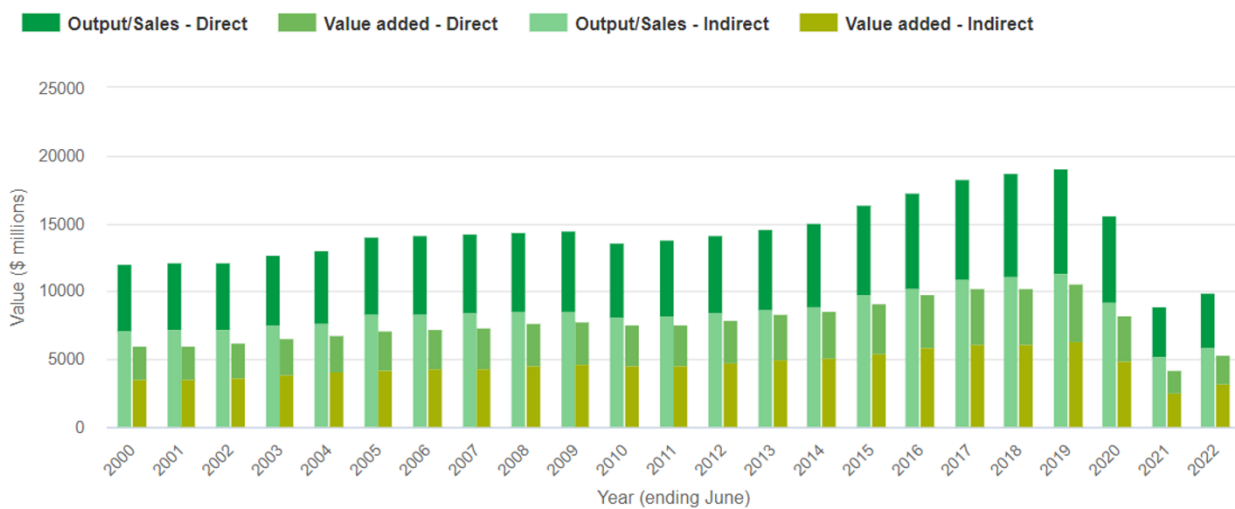


Source: National Institute of Economic and Industry Research (NIEIR) ©2023. ©2021. Compiled and presented in economy.id by .id (informed decisions).

Figure 1 Tourism contribution (%) – City of Sydney vs NSW 2021/22

Value of tourism

City of Sydney



Source: National Institute of Economic and Industry Research (NIEIR) ©2023. ©2021. Compiled and presented in economy.id by .id (informed decisions).

Figure 2 Tourism industry value added – City of Sydney

3.2.5. Reactivate and diversify Sydney's night-time economy

“Cultural, entertainment, arts and leisure activities must continue to be provided to build a more diverse and competitive offering in these sectors...The Harbour CBD’s attractiveness is further reinforced by night-time activities, from popular food precincts, clubs, venues, and small bars to lifestyle activities like cinemas and 24-hour gyms...Protecting and diversifying the night-time economy in appropriate locations is an essential component of the CBD’s growth.”⁶

Across the Sydney CBD each year, large scale celebrations and festivals are planned across different venues and public spaces programmed throughout. This includes VIVID, New Year’s Eve, Lunar New Year, Christmas Carols in Martin Place, Sydney Festival, amongst others.

⁶ Sydney 24 Hour Economy Strategy (NSW Treasury, 2020)

These events attract high numbers of visitors to the Sydney CBD, and the 24-hour economy is seen as vital in post-pandemic recovery, through economic development concentrated in night-time hubs that are vibrant, diverse, and create a feeling of community connectedness.⁷

The City of Sydney has recognised the need to diversify the night-time economy within the Sydney CBD, to enhance the activation and vibrancy of the area. This policy direction is reinforced in the Eastern City District Plan.⁸

Currently, the diversity of night-time activities in the CBD area is relatively limited, as restaurants, cafes, entertainment options and retail shops in the area close to the site tend to rely on workers for trade – and are less likely to be open after 7pm or on weekends.

In January 2019, the NSW Government delivered \$1.5 million dollars in funding towards efforts in revitalising the NSW night-time economy. The key initiatives included trialling new licencing options to enable small breweries and distilleries to start up and trade, facilitating and streamlining liquor and planning approvals, funding of 1 million dollars to support new contemporary music and live music events and Activate Sydney Night Program grants across seven Sydney precincts.⁹

Initiatives like Culture Up Late support museums and galleries to stay open later and provide access to world-class exhibitions, live music, workshops, and film screenings that are complemented with pop-up bars and dining.

The City's aspirations for Darling Harbour as an entertainment precinct is reinforced in the *OPEN Sydney: Future directions for Sydney at Night* policy. There is a commitment to refresh the 24-Hour Economy Strategy in 2024.

The imperative of maintaining and enhancing economic prosperity in the post-COVID economy cements the precinct's pivotal role in Sydney's fast-expanding night-time economy. Revitalisation of Powerhouse Ultimo has the potential to contribute to these strategic drivers for the inner-city areas of Sydney through its future use and activation.

3.2.6. Creative Communities

The Powerhouse is central to the arts, cultural and creative industries. The NSW Governments' Creative Communities¹⁰ Policy sets a 10-year vision for these industries from 2024 to 2033. The policy supports the creative industries and the role of culture in building capacity, creativity and community cohesion. The policy provides an approach for government to advocate, invest and enable these key industries.

The policy is grounded in five key guiding principles, which are; prioritise First Nations culture; embrace the arts, culture and creative industries; advocate for the value of culture; support sustainable growth and take our creativity to the world and bring the world to our stories.

The key areas in relation to the Powerhouse which the policy will benefit include libraries, archives, museums, screen and digital games, design, architecture and fashion, built and physical heritage, and creative innovation in the technology sector.

The policy recognises the Powerhouse as a beloved institution. Importantly, the policy commits to the NSW Government developing a strategic partnership between the NSW Department of Education and Powerhouse Parramatta to embed teachers into the Powerhouse Parramatta team to develop curriculum-based learning programs in collaboration with teachers, schools, industry and the museum. It also commits to supporting creative industries in Western Sydney by the Powerhouse Parramatta developing a multi-year initiative for writers in partnership with other organisations from 2026. The policy also commits to the Powerhouse Parramatta a collaboration with 4ESydney and Blacktown Arts to produce the Wester Sydney Hip-Hop Archive.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ NSW Government 2023, *Creative Communities: NSW Arts, Culture and Creative Industries Policy*.

4. Social baseline

This section provides an overview of the site and the existing social context surrounding the site, detailing the analysis of current social characteristics of the community within the identified study areas that has been undertaken to effectively understand better the potential social impacts of the proposed development.

4.1. Site and surrounds

Powerhouse Ultimo is situated upon the lands of the Gadigal people of the Eora Nation. Bordered by Ultimo, Pyrmont, Haymarket, and Darling Harbour, the site is strategically positioned relative to local pedestrian, active transport, public transport, and road network linkages.

Figure 3 shows the indicative boundaries of the Powerhouse Ultimo site within its geographic context. Figure 5 shows the existing land uses. The area around the site is a mixed-use zoning area, with commercial, residential, recreational, and educational receivers in the immediate vicinity.

The site is bordered by William Henry Street / Pier Street to the north, which is a four-lane arterial road connecting Harris Street and Ultimo to southern Central Sydney and Haymarket. The publicly accessible Ian Thorpe Aquatic Centre is located on the northern side of Pier Street. Beyond this is Tumbalong Park and Darling Harbour, which represents the western edge of Central Sydney.

The Goods Line is located directly to the south of the site, connecting the Powerhouse, northern Ultimo and Pyrmont with Central Station and the University of Technology Sydney (UTS). The Goods Line is a pedestrianised park and walking track along an old train track and is not accessible by vehicle. Several UTS education buildings are located along The Goods Line. Harris Street is parallel to The Goods Line and runs to the south-east of the site, connecting Pyrmont to Central Station. Further south of the site is Central Station, the Central Park precinct and Chippendale.

Directly to the east of the site is Urbanest student accommodation, which is an approximately 22 storey building. Further east is Darling Square, which contains high density student and residential accommodation. Beyond this precinct is Haymarket and Chinatown, characterised by commercial, retail, and residential development.

Directly to the west of the site is the suburb of Ultimo, which is characterised by a mix of medium density residential, educational uses and commercial uses. Beyond this is Wentworth Park, the suburb of Glebe and Broadway. This area is characterised by a mix of residential, education and commercial uses, and contains Broadway Shopping Centre and University of Sydney.





Figure 4 Indicative site plan and key site features

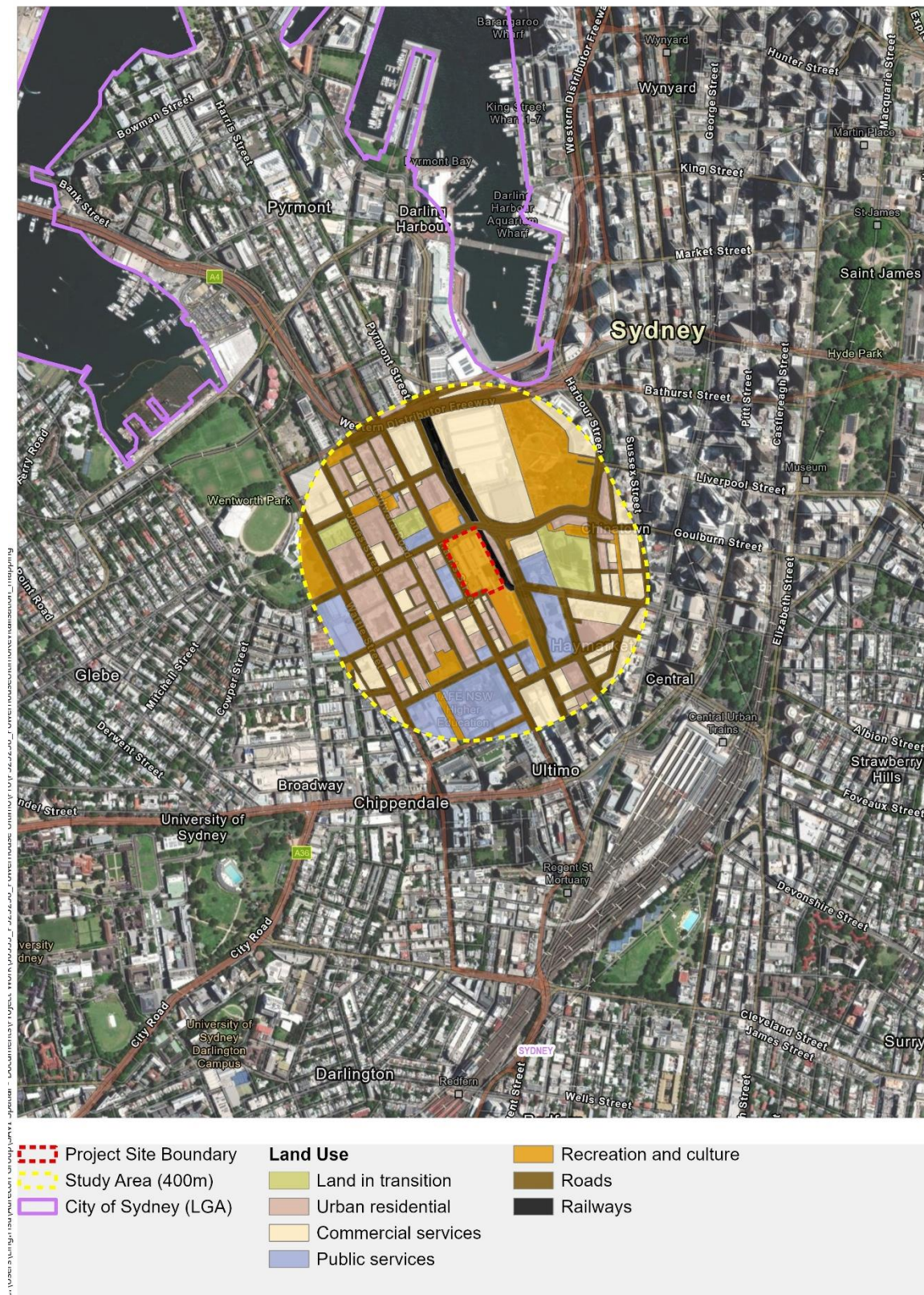


Figure 5 Land uses surrounding the proposal site

4.2. Study area definition: the social locality

The SIA analyses the potential social impacts of the proposed development, in relation to community needs and aspirations, along with strategic drivers in the local area and Sydney more broadly, in the context of the broader revitalisation of the Pyrmont Peninsula and the context of social and economic drivers for growth and precinct activation.

- The SIA considers the need to factor in both local and broader social impacts. The SIA has relied on ABS Statistical Area Boundaries (SA1 or LGA boundaries), to define a Primary Study Area and a Secondary Study area. The selected Primary Study Area and Secondary Study Area for this assessment are shown in Figure 6 over page.
 - The **Primary Study Area (PSA)** applied to this SIA covers a 400m radius surrounding the subject site. This area covers impacts likely experienced by those near the site, both during construction and operation of the development.
 - The **Secondary Study Area (SSA)** applied to this SIA covers the City of Sydney LGA. This area covers impacts likely to be experienced by those within the site's broader locality, mostly during the development's operation and during construction. This ensures a strategic alignment of the assessment.



Figure 6 SIA study areas

4.3. Local social infrastructure context

The SIA has reviewed social infrastructure within the PSA and SSA, to understand the context of the proposed development. Social infrastructure is shown at Figure 7 and the cluster of arts and cultural infrastructure near the site is shown at Figure 8.

A full list of infrastructure is provided at Table 22 in Appendix B.

4.4. Local transport and accessibility

The site is highly accessible via public transport and is walkable from Central Station and several Light Rail stops, including Exhibition Centre and Paddy's Markets. These public transport stops are serviced by a wide variety of local and district, and regional routes across Sydney and beyond.

- Light rail, with stops on both the Inner West and CBD and South East light rail line within 800m of the site
- Heavy rail, with Central Station and Town Hall approximately 10 minutes' walk from the site; Sydney Central Metro serves lines T1, T2, T3, T4 & T8 lines.
- Bus, with bus stops located on Harris Street, immediately adjacent to the site. Railway Square bus terminus is also within convenient walking distance via the Goods Line, which are serviced by the following routes:
 - 501 Parramatta to Central Pitt St via Victoria Rd,
 - 501 West Ryde to Central Pitt St via Pyrmont and Ultimo.
- Coach set-down and pick-up zone on Harris Street, accommodating 4 coaches at any one time.

All of this is further enhanced by the well-connected pedestrian network in Chinatown and the new Darling Square. The site is well serviced by several key walking and cycling routes, providing connections to key destinations such as Darling Harbour, the Sydney CBD, and Central Station.

The Goods Line, at the rear of the site, facilitates a continuous connection between the site and Central Station/Railway Square, while a shared path on Darling Drive provides connectivity to Darling Harbour, the Sydney CBD and into Pyrmont.¹¹

A 2023 survey undertaken for the Transport Assessment for the proposed development indicated that public transport is the most popular form of access to the museum. The proportion of people driving to the site on a weekday was lower but higher on a weekend. This increase could be attributed to the higher number of local/domestic visitors and families that visit on a weekend when compared to a weekday. A significant number of trips are made by walking only and combined with visits to other sites in the Sydney CBD.

¹¹ JMT Consulting, Transport Impact Assessment, 2020



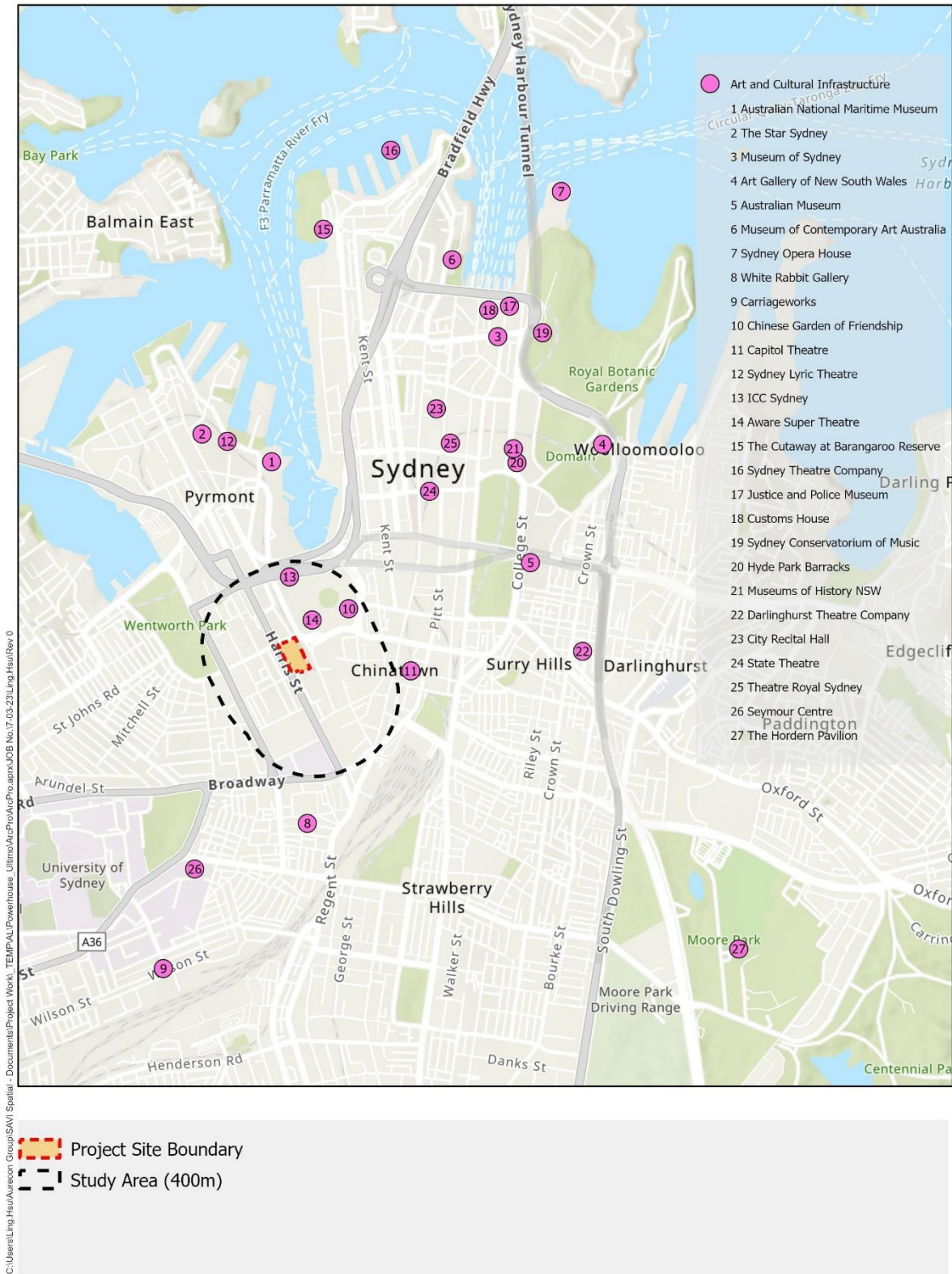


Figure 8 Arts and cultural infrastructure across the City of Sydney LGA

4.5. Community profile

The SIA has assessed the existing social characteristics of the community, including resident population projections within the identified primary and secondary study areas, to create a comprehensive profile of individuals, families, and communities that may be impacted by the proposed development.

4.5.1. Current resident population

An overview of the demographic profile of the PSA and City of Sydney residents has been analysed, with comparison to the Greater Sydney benchmark. This is based on the most recent 2021 ABS Census of Population and Housing data.

Key findings are highlighted below:

- **Primary study area residents are mostly young adults**, with a median age of 31 years, compared to 34 years for residents living in the City of Sydney and 37 years for residents living in Greater Sydney. This lower median age within the study area is driven down by the large share of residents aged 18-34 years, which account for 59.5% of the population and reflect the large number of students living in the area.
- **High proportion of tertiary students in the primary study area.** Within the study area, approximately 53.8% of the residents are attending tertiary education institutions, which is more than double the rate in Greater Sydney at 26.2%. Of those attending tertiary education institutions, 62.9% are attending university or other higher education facility, which is significantly higher compared to Greater Sydney where only 26.2% of the resident population are attending tertiary education.
- **There is a significant share of lone person (28.22%) and group households (19.30%)** within the primary study area. This compares to Greater Sydney where only 22.2% of dwellings are occupied by lone persons, while 4% are group households. Couple family with children in the primary study area accounts for approximately 20.4% of total households, which is significantly lower compared to 48.4% in Greater Sydney.
- **Most dwellings are flats, units, or apartments**, representing 92.6% of all dwellings in the primary study area. Of total occupied dwellings, 71.81% are rented, which is significantly higher than the share of rented dwellings in Greater Sydney at 34.5%. There is a large amount of student accommodation in the primary study area due to proximity to UTS, Sydney University and TAFE. There is also a high level of residential transience in the area where 69.7% of residents who moved address in the last 5 years, compared to 41% in Greater Sydney.
- **Residents in the primary study area have lower median household income (weekly)** of \$1916, which is 8.7% lower than the Greater Sydney median household income of \$2099. This likely reflects the high proportion of students in the area, who would typically earn lower incomes. The median household income per week is \$2310 in the secondary study area, which is higher than Greater Sydney median by 10%.
- **The primary study area is culturally and linguistically diverse**, demonstrated by the 71.7% of residents born overseas, and the 63.7% of residents that speak languages other than English at home. These largely include Chinese born residents (15.3%), that speak Chinese languages at home (primarily Mandarin and Cantonese), as well as residents born in East Asia (54%), including residents from Indonesia (12.3%), and Thailand (11%).

A detailed population profile is provided at **Appendix C**.

4.5.2. Forecast resident population

For the purposes of this analysis, population projections have been sourced with reference to Transport for NSW Population Projections and have been rebased to the latest ABS estimated resident population figure. Table 11 illustrates historical and projected population from 2016-2036.

Table 11 Population estimates to 2041

Population	2021	2026	2031	2036	2041	2021-2041
PSA	17,991	20,538	22,430	23,138	23,488	5,497
SSA	214,851	260,222	280,624	296,305	309,785	94,934
Greater Sydney	5,231,147	5,169,245	5,489,148	5,814,649	6,142,275	911,128
Total Growth	2016-21	2021-26	2026-31	2031-36	2036-41	2021-2041
PSA	+1800	+2,547	+1,892	+708	+350	+5,497
SSA	+6,472	+45,371	+20,402	+15,681	+13,480	+94,934
Greater Sydney	+407,153	NA	+319,903	+325,501	+327,626	+911,128
Annual Growth Rate	2016-21	2021-26	2026-31	2031-36	2036-41	2021-2041
PSA	2.22%	2.83%	1.84%	0.63%	0.30%	1.53%
SSA	0.62%	4.22%	1.57%	1.12%	0.91%	2.21%
Greater Sydney	1.69%	NA	1.24%	1.19%	1.13%	0.87%

Source: NSW population projections (DPE, 2022).

Note: The 2021 projections include the impact of the COVID-19 pandemic on population change across NSW.

Key findings are as follows:

- Population estimates show that there are 13,490 residents living within the PSA in 2021, an increase of +250 residents since 2016 at a rate of +2.0% per annum. The 53,650 persons in the PSA represent approximately 5% of the total City of Sydney LGA population, estimated at 253,130. Notably, the average annual population growth rate in the PSA at 2.0% per year, between 2016 and 2021, is higher than the historical average for Greater Sydney of 1.8% per annum over the same period.
- Population forecasts for the PSA show that there will be an estimated 18,240 residents in 2036, an increase of +4,750 residents over the projected period. This level of growth represents an average annual increase of +340 residents, at a rate of 2.2% per annum. This compares to the forecast average population growth rate for Greater Sydney over the 2021-2036 period of 1.5% per annum.
- The City of Sydney LGA is forecast to accommodate an additional +94,939 residents between 2022 and 2041, with an estimated resident population of around 309,785 by 2041. The PSA is estimated to support around 5.9% of this population growth. These additional residents will drive demand for new housing, employment, and other social infrastructure facilities in the precinct over the next decades.

5. Community and stakeholder perspectives

In addition to the specific engagement undertaken to support the current development application, the SIA assessed previous consultation outcomes to ascertain community sentiment. This is summarised in the following sections.

In September 2023, the NSW Government revised the budget for the heritage revitalisation works and committed to an updated design. The first round of community consultation on the updated design occurred from the 5 February to 25 February 2024. The detailed outcomes of this engagement can be viewed in the Powerhouse Museum Ultimo Revitalisation Community and Stakeholder Engagement Summary Report for the pre-EIS lodgement.

Consultation with community and stakeholders for the EIS public exhibition period concluded on 30 May 2024. Engagement with the community is expected to continue during upcoming phases of the project, including detailed design, construction and operation.

5.1. EIS pre-lodgement consultation

Table 12 outlines findings from community and stakeholder engagement on the updated design relevant to the SIA. The table outlines opportunities for the design and key areas of support, and key community concerns relating to construction and operation.

Table 12 Community and stakeholder matters of interest during the EIS pre-lodgement.

Category	Stakeholder feedback
Opportunities	- The community demonstrate support for the Powerhouse activation of Harris Street with creative industries. - Community interest in community spaces and availability for use. - Community interest in the Powerhouse's extended collection and viewing new and different exhibitions. - Community support in the addition of a café outside the Powerhouse, accessible without entry to the museum.
Concerns	- Community members shared concerns regarding impacts to existing exhibitions including reducing the transport and engineering exhibitions. Specifically, the community expressed a desire to retain exhibitions like the Steam Revolution, Transport, and Space exhibitions; Boiler House; Locomotive No.1 and carriages; and the 1785 Boulton and Watt. There are also community concerns regarding how these large items would be moved without damage and reinstated. - Some community members opposed demolishing any part of the museum with concerns that the museum will be stripped of its defining elements and of its signature exhibitions and facilities. - Some community concerns regarding impacts to the heritage of the Powerhouse Museum. - Some community concerns regarding construction impacts disturbing the precinct, including public transport, transport and road conditions, biodiversity, and accessibility. - Some community concerns regarding the removal of five mature trees outside the proposed main entry from the Goods Line, and the trees on Harris St and Macarthur St and associated impacts on shading and the overall tree canopy. - Some community concerns that the renewed Powerhouse move towards a fashion museum and lose the science, engineering, and technical elements. Some community members were concerned regarding the acoustics of the building, the reduction of exhibition space, security of the new building. - Some community concerns regarding the changes to the current Powerhouse including the Wran Building and the future use of the Harwood Building. - Some community concerns about spaces in the museum being converted to accommodation instead of exhibition use.

5.2. Future consultation

Following the EIS exhibition period in May 2024 and continuing into the construction phase of proposal, INSW will continue to identify and manage themes of interest or concern to the community. Further public consultation is planned as part of the construction processes. This is outlined below.

5.2.1. Consultation during construction

Following determination of EIS, the community would continue to be updated about the progress of construction and provided notification of any works in advance of the main project works occurring. Community engagement through the construction phase for the proposal would be carried out by INSW and the construction contractor.

Other activities would include (but are not limited to) separate engagement with residents, businesses, and stakeholders on specific or sensitive aspects of the proposal. To effectively manage consultation during the construction stage of the proposal a Community and Stakeholder Engagement Plan would be developed and implemented by the construction contractor.

5.3. Previous consultations

Although community engagement during 2023 centred around a now superseded design, feedback gathered at that time remains relevant to the project, and priorities and concerns raised have informed the current approach. Feedback and outcomes from that engagement form part of this report as they have not previously been reported back to the community. The EIS submissions report was being collated at time of publication of this updated SIA report.

5.3.1. EIS exhibition

INSW consulted with the community and relevant stakeholders during the detailed design and construction of the proposal. The EIS was on public exhibition until 30 May 2024 and comments were invited from the community. A range of consultation activities were carried out in line with the Community and Stakeholder Engagement Plan.

Following public display, 125 public submissions were received. These are being collated, analysed and responded to in a Submissions Report. The report will be made available to the public via the Powerhouse Ultimo Revitalisation planning portal proposal.

5.3.2. Project Stage 2 SSDA consultation

Following extensive consultation on the Concept Proposal SSD, additional community and stakeholder engagement was undertaken to understand the key matters of interest as the project progresses to detailed design, construction, and operation. As part of this program of engagement, community and stakeholders were asked questions specifically relating to the social impacts of the proposed development. During this phase of consultation, community members shared the proposal opportunities to increase the connection to place and providing access to cultural spaces for lower socioeconomic members of the community, including those residents living within social and affordable housing in the wider area.

Community stakeholders shared their support for investment in local business and increase in night time economy, while promoting educational opportunities for students, more integration of natural environment into the Museum and increasing accessibility. Community members were concerned about impacts to the Wran building.

5.3.3. Consultation on draft Conservation Management Plan (2022)

Powerhouse consulted with the community and stakeholders to seek feedback on the renewal of Powerhouse Ultimo to inform the development of a new Draft Conservation Management Plan. Stakeholders targeted for these consultation activities included residents and Greater Sydney Metro communities, State and local government agencies, Powerhouse representatives, tertiary institutions, Aboriginal and Torres Strait Islander representatives, adjacent precincts, affiliated societies, media, and other museums and cultural institutions. Over 1,100 people were directly engaged, and more than 760 survey responses were submitted. The key outcomes of the engagement activities were:

- Strong support for the renewal of the Powerhouse Ultimo buildings and exhibitions.
- Mixed views on reimagining Powerhouse Ultimo as a world-class museum.
- Importance of prioritising science and technology over educational experiences, particularly for children.
- Importance of ensuring a wide audience of various ages (young to old).
- Mixed views on the prominent role of decorative arts, fashion and design in future collection and exhibitions.

Some issues and concerns that emerged during the consultation period include:

- Retaining the original exhibitions.
- Competing with the new Powerhouse Parramatta site and priority in curation of exhibitions.
- Differentiating Powerhouse Ultimo from other Powerhouse museums, but also allowing for a holistic and complementary experiences across sites.
- Lack of a clear definition of 'world-class' in renewing and reimagining Ultimo.
- Relocating the entrance from Harris Street to The Goods Line.
- Potential demolition of Harwood building as not all buildings are heritage-listed. (noting consultation on the Draft Conservation Management Plan was undertaken in 2022, ahead of the amendment to the Powerhouse Museum Complex SHR Listing in 2024)
- Focus on fashion and design of future exhibitions.

Some opportunities identified during the engagement included:

- Support for improving accessibility and permeability of the buildings and the exhibitions, including improving signage and lighting.
- Support for moving the entry to The Goods Line.
- Improving integration and connectivity across the precinct, including improving and activating open public spaces for children and family-friendly spaces.

5.3.4. Renewal vision consultation (2020)

In September 2020, the Powerhouse Museum sought feedback from the community and key stakeholders on their priorities and vision for the Powerhouse Ultimo Renewal.

During the consultation period, a total number of 1,084,206 people were reached, a total of 60,755 people were engaged, and a total of 23,555 insights were gathered. The results showed that 86% of community members and stakeholders were 'somewhat' or 'strongly supportive' of the project:

The key matters raised by the community during this program of engagement was foundational in creating a sense of community sentiment, supporting an accurate evaluation of likely impacts. Respondents supported the following ideas and development components:

- Revitalisation and refreshment of the Museum and surrounding public domain.
- Increased permeability and connectivity with surrounding areas.

- Improved lighting.
- Increased focus on fashion and design, indigenous culture, and technology within exhibitions.
- Improved accessibility for all people.
- Retainment of academic focus and educational experiences.
- Increased interactivity of exhibits and programs.
- Night-time programming.
- Increased relevancy of exhibits for a contemporary society.

However, respondents were concerned about the following ideas and development components:

- Loss of original exhibits.
- Concentration of attention towards Powerhouse Parramatta.
- Main differentiators between Ultimo and Parramatta.
- Protection of the Museum's built heritage.

5.3.5. Other city-wide stakeholder consultation

The following city-wide consultations offer further insights of relevance to the proposal.

Sustainable Sydney 2030 – 2050 Continuing the Vision

The Community Strategic Plan 2017 – 2021 – Sustainable Sydney 2030 is the blueprint for a city that is environmentally, economically, socially, and culturally sustainable. The Plan intends to create a 'Green, Global and Connected' city with aims to achieve this through ten strategic directions. Direction four, 'Design excellence and sustainable development', and direction five, 'A city for walking, cycling and public transport' detail the importance of good design to support sustainable growth for the city and to maintain communities connected and well serviced by more public transport.

The Community Strategic Plan sets the vision for 2030, outlining three key goals for the City of Sydney Council. These include:

- Green – having a network of green infrastructure, managing resources, connecting the city with green links, and becoming a more contained city with integrated living.
- Global – remaining as Australia's most significant global city, supporting childcare, social, cultural and recreational facilities as well as containing premium spaces for business activities.
- Connected – connected network for walking and cycling with distinctive villages for community life and a strong sense of belonging. The vision embraces diversity and equality, with a strong commitment to working in cooperation with governments, the private sector, and the community.

NSW DPE – Pyrmont Peninsula Place Strategy consultation (2020)

The Pyrmont Peninsula Place Strategy Phase 1 Engagement report (June 2020, DPE) summaries key findings from engagement activities which informed the Pyrmont Peninsula Place Strategy.

Feedback identified key areas for enhancing local community participation and amenity. Key strengths of the peninsula for maintenance and improvement included:

- Maximising the potential of Darling Harbour as a key tourist attraction.
- Facilitating local community facilities, along with free local events as a hub of all cultural events.
- Connection to the working harbour history.

- Maintaining a diversity of businesses and cultural institutions.
- Affordable housing, including increasing the offer of social housing.
- Night time activation.

Key areas for change included:

- Revitalisation of Harbourside.
- Increased dining options and reduced reliance on the Casino.
- Additional high tech and creative industries.
- Additional playgrounds and parkland.
- Improved cycle connections and prioritising pedestrians.
- Increasing cultural and arts offerings.

6. Social Impact Assessment by social category

The assessment considers the potential impact on the community and social environment associated with the proposed development.

The following section provides a comprehensive assessment of social impacts across the social categories and dimensions described in the NSW SIA Guideline 2023 as described in Section 2 of this SIA report. It outlines a series of recommended mitigation and enhancement measures to be implemented during the proposal construction and operational phase. Authors of the March 2024 SIA and this revised SIA report referred to the review questions table contained in the Social Impact Assessment Guideline, Department of Planning, Industry and Environment, February 2023 Appendix C – Review Questions to confirm that the requirements of this Guideline have been fulfilled when considering the scale of social impacts of this Proposal.

Review questions and where it is addressed in this SIA is outlined in **Appendix D**.

Impacts have been assessed to identify the overall social significance rating for each social category as listed in Table 5 of this report. Ultimately, two main types of social impacts may arise because of the proposed development. These are:

- Direct impacts which may cause changes to the existing community, as measured using social indicators, such as population, health, and employment.
- Indirect impacts are less tangible and more commonly related to community values, identity, and sense of place. Both physically observable as well as psychological impacts are considered.

6.1. Way of Life

6.1.1. Construction phase impacts

Construction works are temporary in nature and therefore potential noise impact on the community and the surrounding environment would not be permanent or continuous. However, construction activities may result in disruption and associated inconvenience for sensitive receivers, residents, local businesses, and other workers and visitors in the immediate vicinity.

- Based on the Noise and Vibration Impact Assessment (Arup, 2024) carried out for the proposal, demolition works are predicted to generate the most significant noise impacts. However, the likelihood of adverse noise and vibration impacts because of proposed construction works will be dependent on the final construction methodologies, with impact piling potentially generating adverse impacts at receivers in proximity. Increased noise and vibration can have an adverse impact on the health and wellbeing of sensitive receivers, particularly if construction periods outside of standard construction hours occur for long periods of time without mitigation. The highest impacts would occur when noise intensive equipment is being used.
- Temporary noise and vibration negative impacts may affect the working environment and routine of the staff of the surrounding, including the Harris Street businesses and educational and learning institutions.
- It is expected that 700 construction staff, on average are required to construct the project, with a peak workforce of 150 on site at any one time. An increased number of construction workers and construction equipment in the local area may impact people's daily routines, their experience of travel around the proposal site, and their ability to move around freely. Increased noise may impact on people's general experience of life and enjoyment in their community.
- Potential disruptions to access to the existing open space at the site (Harris Street forecourt) due to noise, dust, vibration, hoardings etc. may cause inconvenience, frustration, and change of usual daily or weekly routines – for example, reduced opportunities for local office workers to have lunch and take breaks outdoors.
- Potential access disruptions to travel pathways/ pedestrian and the surrounding Goods Line promenade adjacent to the existing Powerhouse Museum site.

- Cumulative impacts associated with other development projects (ongoing and future) near the proposal site may cause disruption and inconvenience for residents and local workers who may experience "construction fatigue". Current development and development applications include:
 - Central Precinct Renewal Program -Tech Central- precinct development.
 - 14-26 Wattle street -D/2023/97- (approx. 550 m from the site). Detailed design proposal for the demolition of existing structures, remediation, removal of trees, excavation and construction of a mixed-use development comprising residential, commercial, retail, childcare and indoor recreation centre across five (5) buildings, basement car parking, landscaping, public domain and civil works, and subdivision.
 - Pyrmont station. Construction has commenced with installing ground support and building retaining walls. Impacts include increased noise, vibration and dust, presence of construction workers and vehicles, traffic controllers and traffic management, temporary footpath, lane and road closures, pedestrian detours.
 - Western Distributor Road network improvements between the Anzac Bridge and the Sydney Harbour Bridge. (Anzac bridge). Construction began in August 2023 and is expected to take around 2 years to complete.

6.1.2. Operational phase impacts

The proposal would deliver new, high-quality public cultural engagement and museum and positively impact the way of life for visitors, local workers, and residents. Specifically, the proposed development would:

- Generate an estimate of approximately 200 total jobs, with Powerhouse staff to be distributed across other sites in Sydney including Castle Hill and Parramatta.
- Provide new local employment opportunities close to public transport and improve daily routines by decreasing commute times for those workers.
- Increase residents' and visitors' enjoyment and leisure opportunities by providing exhibition floor space and open public space close to public transport, social infrastructure, and other daily living needs.
- Increase recreation and social interaction opportunities for residents, workers, and visitors in the study area by delivering public domain and programmed internal exhibition/display space, including open space and pedestrian infrastructure.
- Provide new leisure, creative/innovation industry, and educational uses with the potential to improve local amenity and accessibility to such services for workers and visitors to the area.
- The introduction of educational spaces would facilitate immersive learning experiences and would positively impact the local community by providing new levels of access to the Powerhouse collection to the young population while facilitating engagement with the Powerhouse Ultimo's international exhibitions. Additional benefits include increased engagement with artistic experiences and a strengthened sense of place.
- A revitalised facility would attract more visitors to the museum and increase demand for local services, including food and beverage, and recreation facilities, benefiting local businesses.

6.1.3. Summary

Table 13 Impact assessment for the social category of way of life

Way of life: How people live, get around, work, play and interact each day				
Overall impact	There is potential for disruption to the daily routines of residents, workers, visitors, and surrounding road users during the proposal's construction phase. There is potential for significant disruption in the way of life of workers, visitors, and residents due to cumulative impacts from other projects/developments and construction activities. Once operational the proposal would provide improved access to high-quality open space, cultural/museum institutions, office space, and visitor uses and therefore, have a significant social benefit. Social impact ratings associated with the change to the Way of Life are considered Medium with the following overall ratings:			
	Magnitude		Likelihood	Impact significance
	Construction	Moderate	Possible	Medium
	Operation	Minimal	Unlikely	Low
Likelihood	Short-term negative construction impacts. Long-term positive impacts associated with improved contemporary cultural facilities			
Duration	Construction impacts are temporary (estimated as approximately 30 months). Operational impacts are long-term.			
Severity/sensitivity	High sensitivity due to high-density residential, academic and office buildings, high-use aquatic centres and leisure areas close to the site. High sensitivity due to various sensitive groups, including children, elderly, people with limited mobility, and others, who likely access the Sydney CBD daily.			
Extent	Construction impacts would temporarily impact the Primary Study Area's workers, residents, and visitors. Operational impacts, such as improved access to open spaces, new exhibitions and programming, leisure and creative industries with publicly accessible spaces and interconnectedness with Goods Line to Railway Square, would benefit the residents, workers, and visitors from across the PSA, Greater Sydney Area and beyond.			
Potential to mitigate/enhance	Construction impacts would need to be proactively mitigated due to the high-density environment. However, during operation, there is a high ability for workers, visitors, and the local community to adapt to the revitalised site due to their proposed quality and design.			

6.2. Community

6.2.1. Construction phase impacts

The revitalisation of the Powerhouse is aligned with strategic drivers for the area's future. However, the increased number of staff, visitors and contractors accessing the site has the potential to change the site's community composition.

- It is expected that 700 construction staff, on average are required to construct the project, with a peak workforce of 150 on site at any one time. Changes to the composition of the local community may be experienced during construction due to the increased number of construction workers in the local area. This may impact community perceptions of safety due to an increased presence of strangers in the area.
- The construction period may temporarily disrupt community functions or change the daily routines of local community surrounding the site. Potential impacts to heritage and social fabric of the area associated with building design upgrades. Changes to the streetscape due to construction activities and altered access conditions may temporarily impact the community's sense of place and connection to the site. Specifically due to the proposed alterations to the Wran Building spaces to upgrade the auditorium and exhibition spaces.

- The proposed a work zone would be in the existing 'No Parking' area on the eastern side of Harris Street which is currently used by coaches during the day. Establishing a construction site may impact the daily routines and networks of Powerhouse staff, patients, visitors, volunteers, residents, and any businesses in the area.

6.2.2. Operational phase impacts

The Powerhouse Ultimo site currently generates a significant level of visitation daily. Most recent data before the COVID-19 pandemic indicated an annual visitation to the site of 757,000 people. The net increase in visitation because of the proposed development is estimated to be within the parameters of:

- 5,000 visitors per day over a typical weekday.
- 6,00 visitors per day over a typical weekend.

The provision of floor space in this area may catalyse new social and professional networks among the workforce of the new facilities to meet NSW Government strategic objectives for Sydney's Innovation Corridor (Tech Central). This may also result in changes to the size and composition of the existing community, with new hospitality offerings attracting new and diverse audiences as customers and international visitors to the area.

Additional impacts would include:

- There would be community size and composition changes associated with revitalising the site. Enhanced public spaces in the Powerhouse Ultimo site would increase opportunities for gathering and foster socialising experiences while improving access, user experience and enjoyment and pedestrian infrastructure.
- Strengthened opportunities for social interaction between staff/workers, residents, and visitors in the study area and lead to increased community cohesion in a high-density environment.
- Increased community wellbeing and community cohesion associated with public domain improvements, including enhanced open space for social interaction.
- Potential negative impacts to the community associated with changes to the sense of place and loss of connection to place with possible modifications to heritage and non-heritage items related to highly valued building design upgrades, i.e., potential alterations to the Wran building¹².

6.2.3. Summary

Table 14 Impact assessment for the social category of community

Community: its composition, cohesion, character, how it functions, resilience, and people's sense of place				
Overall Impact	Enhanced connection to place and place narratives associated with the high-quality public space design and improved ability to create new memories and associations with the venue due to museum operations.			
	If impacts associated with site construction are well mitigated the revitalised site can support positive social outcomes for the community.			
	Social impact ratings associated with the change to community are considered High with the following overall ratings:			
		Magnitude	Likelihood	Impact significance
	Construction	Moderate	Likely	High
	Operation	Major	Likely	High
Likelihood	Short-term construction impacts with longer-term positive impacts associated with improved cultural community facilities and open public space.			

¹² Powerhouse Ultimo Revitalisation Heritage Impact Statement – August 2024, Curio Projects

Community: its composition, cohesion, character, how it functions, resilience, and people's sense of place

Duration	Operational benefits are long-term, and negative construction impacts are temporary.
Severity/ sensitivity	High sensitivity due to high-density residential, academic and office buildings, high-use aquatic centres and leisure areas close to the site. High sensitivity due to various sensitive groups (children, elderly, people with limited mobility, and others) who likely access the Sydney CBD daily.
Extent	Construction impacts would mainly impact the Primary Study Area's workers, residents, and visitors. Operational impacts, such as access to the revitalised Powerhouse with public open space upgrade, would benefit the residents, workers, and visitors across the Sydney City LGA and beyond.
Potential to mitigate/ enhance	Construction impacts would need to be proactively mitigated due to the high-density environment. However, during operation, there is a high ability for workers, visitors, and the local community to adapt to new facilities on the site due to their proposed quality and design.

6.3. Accessibility

6.3.1. Construction phase impacts

It is expected there would be temporary potential negative impacts to accessibility due to increased construction vehicles movement around the construction site. However, the construction vehicles routes would be selected to minimise impacts to residential streets amenity, avoid impacting concurrent construction projects in the vicinity of the site and minimise impacts to the public transport network.

The potential access impacts would include:

- The number of construction vehicles accessing the site may be up to 50-60 vehicles 22 entering the designated works zone on the Eastern side of Harris Street, currently used by coaches during the day, which would impact visitor amenities.
- Potential impacts to accessibility due to increased traffic movements and congestion along key roads (refer to Section 1.5) due to the area's construction activities and vehicle movements. This may impact access to and use of the area's social infrastructure, businesses, or other amenities, notably Railway Square and UTS via The Goods Line and Ian Thorpe Aquatic Centre and recreational areas.
- The proposal does not propose any on-site car parking for visitors, with public transport to be promoted as the preferred mode of access to the site. This is consistent with current operations for the museum. There are several existing off-street car parking areas in close walking distance of the site used by the public containing over 2,000 parking spaces. No visitor parking on the site is proposed to maximise the amount of publicly accessible open space and minimise the traffic impacts arising from the proposed development.
- Potential access disruption to local residential and commercial buildings, public transport stops, businesses, and open space in the area due to reduced parking opportunities due to pressure from construction worker vehicles and truck movements. This may result in increased inconvenience and frustration.
- Potential wayfinding and streetscape impacts associated with the establishment of the construction site (including hoardings) and construction activities may disrupt ease of access for residents, workers, and visitors in the area.
- Cumulative impacts due to the future public transport projects currently being delivered or planned by the NSW Government including Sydney Metro West (with a nearby station at Pyrmont) and Sydney Metro City and South West.
- Cumulative impacts of construction in the Railway Square and Tech Central precinct developments taking place in the locality, leading to an extended period of inconvenience and disruption. It is noted, however, that this development is aligned with state policy directions for the precinct.

6.3.2. Operational phase impacts

The proposal would provide enhanced social infrastructure to meet the needs of the local and extended Sydney population and therefore would have a significant positive impact. Additional access impacts during the operational phase would include:

- The provision of open floorspace on the site has the potential to improve accessibility to diverse uses within the Ultimo, Pyrmont and Western Harbour precincts and for visitors across Greater Sydney and beyond.
- The new educational spaces would facilitate immersive learning experiences and provide new levels of access to the Powerhouse collection to the young population while facilitating engagement with the Powerhouse Ultimo's international exhibitions.
- The proposed development is not expected to generate any impacts on the surrounding road network. The provision of improved facilities near existing jobs and other amenities and accessible by various modes of active and public transport would reduce the need for workers and visitors to rely on private vehicles.
- The proposal would improve integration with the Ultimo Pedestrian Network (The Goods Line), including potential additional pedestrian connections from the Goods Line to the north and west of the existing northern terminus. The provision of improved pedestrian access and connections delivered by the proposed development would enhance visitors experience, site connectivity and convenience for residents, workers, and visitors using the active transport network in the area.
- The proposed development would improve safety outcomes by ensuring pedestrians, including school children, do not conflict with large service vehicles entering/exiting the site. The proposed development makes provisions for setbacks along Harris Street and Macarthur Street to provide a generous space for pedestrians travelling to and from the site. This measure would increase community and visitor amenity and wellbeing by providing enhanced safety and reducing overall traffic movements in and around the site, minimising conflicts with pedestrians and cyclists.
- The proposed development does not include any on-site visitor car parking. This would promote public transport, walking and cycling as the primary mode of access to the site. Per the proposal Transport Assessment (JMT Consulting, 2024), the public transport network supporting the site can accommodate the expected travel demands generated over a typical day. Furthermore, the Pyrmont Station will further enhance access and enable a new level of connectivity to the Pyrmont Peninsula and the site.
- Overall, the retention and increased of revitalised open space would allow for improved access to public open space in the CBD and Ultimo context supporting local amenity and community wellbeing.

6.3.3. Summary

Table 15 Impact assessment for the social category of accessibility

Accessibility: how people access and use infrastructure, services, and facilities (private, public, or not-for-profit)				
Overall Impact	The proposal is not expected to generate any impacts on the surrounding road network. There would be some temporary disruption to accessibility during the construction phase. Once operational there would be improved access to high-quality cultural and recreational facilities at Powerhouse Ultimo.			
	Social impact ratings associated with changes to access are considered High with the following overall ratings:			
		Magnitude	Likelihood	Impact significance
	Construction	Major	Likely	High
Likelihood	Operation	Major	Likely	High
	Short-term construction impacts with longer-term positive impacts associated with improved access to community facilities and enhanced open public space.			
Duration	Operational benefits are long-term, and construction impacts are temporary (estimated as approximately 30 months).			

Accessibility: how people access and use infrastructure, services, and facilities (private, public, or not-for-profit)

Severity/ sensitivity	High sensitivity due to temporary impacts on high-use active transport and road infrastructure in the area. High sensitivity due to high-density residential, academic and office buildings, high-use aquatic centres and leisure areas close to the site. High sensitivity due to various sensitive groups (children, elderly, people with limited mobility, and others) who likely access the Sydney CBD daily.
Extent	Construction impacts may impact the workers, residents, and visitors of the Primary Study Area, as well as users of Harris, Pier and MacArthur Streets, Pyrmont Bridge and Western Distributor. Operational impacts, with access to the Powerhouse, and socio-cultural/economic benefits derived from publicly accessible space would benefit the residents, workers, and visitors from across the Secondary Study Area and beyond.
Potential to mitigate/ enhance	Construction impacts would need to be proactively mitigated due to the high-density environment and potential impacts on Pyrmont Bridge, Darling Harbour foreshore and Western Distributor users. During operation, there would be increased ability for workers, visitors, and the local community to adapt to new facilities on the site due to their proposed quality and design and potential to contribute to local amenity.

6.4. Culture

6.4.1. Construction phase impacts

- The Aboriginal Cultural Heritage Assessment Report (ACHAR) (March 2024) for the proposal indicated the proposal site is located within the archaeologically sensitive landscape of the Ultimo portion of the Pyrmont Peninsula. Dominant Aboriginal site types within the local area include Potential Archaeological Deposits (PADs) and artefact sites (including isolated artefacts and artefact scatters). Per the ACHAR, the bulk earthworks, demolition, and construction for the proposal would result in direct impact to the areas of PAD and result in a partial to full loss of value, if archaeological deposits are present.
- Per the ACHAR, No Aboriginal sites are currently registered as being located within or directly adjacent to the study area, though several PAD sites are situated within 200m of the area. Despite the disturbance from previous land use practices within the study area, the study area has the potential to contain evidence of contact archaeology in the form of flaked glass artefacts. Previous archaeological investigations within coastal Sydney region have identified the potential for human burials and contact sites as well. Further investigation would be required to fully understand the nature, extent, and significance of the potential Aboriginal archaeological resource within the study area and to assess the likely impacted values associated with these and the study area.
- Per the ACHAR the proposed works associated with the proposal would result in variable levels of disturbance within the study area. The sub-surface impacts proposed by the development should consider the various levels of historical disturbance within the study area, due to the potential for Aboriginal archaeological deposits and burials.
- Changes to appearance, sense of place, and site use through the construction period can potentially change the residents, workers, and visitors' connection to place. Specifically, impacts to sense of place may occur due to the proposed alterations to the Wran Building spaces to upgrade the auditorium and exhibition spaces. These impacts may be experienced by stakeholders who feel attached to the Wran Building's assigned local and architectural value. In addition, they may disrupt place narratives related to the site. An independent Heritage Impact Statement (HIS, August 2024) for the proposal indicates the proposed removal of internal and external fabric of the Wran building is not identified in the SHR Listing 2024 (under the Aesthetic/Technical Criteria) or in the HIS as having heritage significance. Whilst the Wran Building will be subject to major fabric changes, under the Proposed Works, important features and elements of the building are not affected and its ongoing use as a core part of the Powerhouse Ultimo site will continue¹³.

¹³ Powerhouse Ultimo Revitalisation Heritage Impact Statement, August 2024, Curio Projects, pg 3

6.4.2. Operational phase impacts

- Stakeholder consultation on the proposal indicates the Wran Building likely generates a sense of community pride and local identity, particularly among community members who are familiar with the story of the building and stakeholders who identify the building as a successful and adaptive reuse project and an example of NSW public architecture in the post-modern style. Potential operational impacts could relate to a loss of place and a loss of connection to place and perceived reduction of amenity and aesthetic value. However, given ongoing use of the Wran Building will continue to be core part of the Powerhouse Ultimo site, it is expected that the amendment to the Powerhouse Museum Complex SHR Listing in 2024 will be positively received by the community. Reinforcing local identity and sense of place from a heritage conservation perspective.
- The provision of publicly accessible open space in this project has the potential to improve the sense of place due to improved quality and design of open space in the area. In addition, this open space could increase space for gatherings and events in this prominent and accessible location.
- Potential positive impacts on culture and development of creative industries associated with the proposed activation of the renewed Powerhouse building within the Tech Central precinct. Depending on programming types, this may allow for greater cultural association or connection with the site.
- Increased site activation due to notable increased capacity and re-design can facilitate new places narratives and improved connection to place.
- Potential positive impacts associated with tangible and intangible values on the ongoing heritage fabric conservation as a result of amended heritage listing of the Powerhouse Museum Complex.

6.4.3. Summary

Table 16 Impact assessment for the social category of culture

Culture both Aboriginal and non-Aboriginal - people's shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places, and buildings				
Overall Impact	Potential changes to connection to place due to changes to the appearance and use of the site, potential disruption or change to use of cultural infrastructure and heritage items in situ. If impacts associated with construction and operation are well mitigated, this may contribute to new place narratives reinforcing positive public perceptions of the revitalisation. Social impact ratings associated with the change to culture are considered High with the following overall ratings:			
		Magnitude	Likelihood	Impact significance
	Construction	Moderate	Likely	High
	Operation	Moderate	Likely	High
Likelihood	Negative impacts are likely during construction. Positive impacts of the proposed development are likely.			
Duration	Construction impacts are temporary (estimated as approximately 30 months). Operational benefits are long-term.			
Severity/ sensitivity	High sensitivity due to the community perceptions around the historical importance and context of the site/area. The surrounding area is undergoing significant developments (transport, precinct) with high-density academic, office, and residential buildings close to the site. High sensitivity due to various sensitive groups (children, elderly, people with limited mobility, and others) likely to access the Sydney CBD daily.			
Extent	Construction impacts would impact current workers, residents, and visitors of the Primary Study Area, many of whom may be from Greater Sydney or beyond. Operational impacts would be experienced by former, current, and future residents, workers, and visitors to the area, who may be from Greater Sydney and beyond.			

Culture both Aboriginal and non-Aboriginal - people's shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places, and buildings

Potential to mitigate/enhance

The 'Powerhouse' history of the site should be considered and integrated into future developments of the area with consideration to publicly accessible socio-cultural presence be maintained. Powerhouse and any prospective delivery partners should continue to consult with identified Aboriginal stakeholders (RAPs) throughout the project delivery, including the proposed collaborative Aboriginal co-design work of the revitalised museum and its cultural significance (as outlined in Section 7.16.6 of the Powerhouse Ultimo Revitalisation Heritage Impact Statement, August 2024)

Construction impacts must be proactively mitigated by prioritising appropriate consultation and mitigations as outlined in the proposal's ACHAR and relevant investigations and conservation management plans.

Ongoing community and stakeholder engagement and communications should consider perceived potential impacts to the Powerhouse Museum Complex, in particular those associated with the Wran Building. Consistent public messaging should be provided around the amendment to the Powerhouse Museum Complex SHR Listing 2024 and important features and elements of the Wran Building not being affected by the Proposed Works.

6.5. Health and wellbeing

6.5.1. Construction phase impacts

- Potential temporary changes to the use of the Museum infrastructure at this site, construction dust, noise and vibration, and associated changes in a live workplace environment may have wellbeing impacts for residents, workers, and visitors.
- Noise and vibration impacts may disproportionality affect visitors and current staff, local workers, The Goods Line users, high-density residential, educational institutions and office buildings, various sensitive groups (children, students, elderly, people with limited mobility, and others) who would likely access Sydney CBD daily to visit, work, or as resident, and users of the surrounding transport, pedestrian footpaths, and vehicular roads. Based on the Noise and Vibration Impact Assessment residential and non-residential receivers to the west across Harris Street, East on Darling Drive, and south across Macarthur Street would have the highest potential to experience noise impacts. Increased noise has the potential to impacts on people's experience of privacy, peace, and quiet enjoyment. Health impacts, and concerns/fears about health impacts, are generally associated with increased noise and dust. Construction activities may contribute to concerns about air quality. An increase in dust levels near the construction areas would have the potential to reduce amenity if left uncontrolled.
- Changes to wayfinding in and around the Powerhouse due to construction activities may disrupt access to health infrastructure on the site, resulting in increased stress and diminished health and wellbeing.
- Temporary disruption to the access to active transport infrastructure may impact the health and wellbeing of local commuters and result in reduced opportunity for physical activity.
- Potential for increased community sensitivity and impacts to wellbeing due to other recent or future construction impacts in the vicinity of the site (e.g., other development projects in the Darling Harbour area, Haymarket, Pyrmont, and Sydney CBD), with the potential impact of residents and local workers experiencing "construction fatigue".

6.5.2. Operational phase impacts

- Potential positive health and wellbeing impacts associated with the new pedestrian connections between Harris Street, The Goods Line and the site, and the surrounding Sydney CBD. Improved pedestrian connections can encourage the uptake and use of active transport modes for commuting and physical activity by residents, workers, and visitors.

- The delivery of exhibition and office floor space has the potential to provide an estimate of up to approximately 200 total jobs. New employment opportunities will likely positively impact wellbeing due to increased local employment opportunities, close to homes, public transport, and other social infrastructure.
- The provision of public domain and internal space planned for the project can potentially create wellbeing impacts (physical and mental health benefits). In addition, the project has the potential to enhance opportunities for recreation and social interaction for workers, residents, and visitors to the area, noting the limited opportunities for enjoyment of open spaces in high-density inner-city areas.
- The educational centres would enable community wellbeing by providing new learning opportunities to young population with the Powerhouse Ultimo's international exhibitions.

6.5.3. Summary

Table 17 Impact assessment for the social category of health and wellbeing

Health and wellbeing: including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health				
Overall Impact	Potential wellbeing impacts associated with aspects of construction activity (e.g., sensitivity to noise and vibration) and wellbeing impacts associated with construction activities adjacent to Harris Street and Goods Line active transport link may discourage physical activity. In addition, impacts would be significant due to many workers, visitors and residents in the locality, and potentially cumulative effects on health and wellbeing arising from other construction activities.			
	Overall improved local amenity and publicly accessible space would significantly benefit the community during the operational phase.			
	Social impact ratings associated with the change to health and wellbeing are considered Medium with the following overall ratings:			
		Magnitude	Likelihood	Impact significance
	Construction	Minor	Possible	Medium
	Operation	Moderate	Possible	Medium
Likelihood	Negative impacts during construction are likely. Positive impacts of the proposed development are likely.			
Duration	Operational benefits are long-term, and construction impacts are temporary (estimated as approximately 30 months).			
Severity/ sensitivity	High sensitivity due to high-density residential, academic and office buildings, high-use aquatic centres and leisure areas close to the site. High sensitivity due to various sensitive groups (children, elderly, people with limited mobility, and others) who likely access the Sydney CBD daily.			
Extent	Construction impacts would mainly impact the Primary Study Area's workers, residents, and visitors.			
Potential to mitigate/ enhance	Operational impacts, such as access to open space and active transport links, would benefit the residents, workers, and visitors across the Sydney City LGA and beyond.			

6.6. Surroundings – amenity

6.6.1. Construction phase impacts

Amenity often refers to the quality of life, character and elements in a community that make it a more pleasant and comfortable place to be a part of. Impacts of a proposal, such as traffic, perceived air quality impacts, noise, and visual impacts, can affect the amenity of the local area. When considering perceptions of adverse impacts

on amenity, an evaluation must be made of the reasonableness of those perceptions. Consequently, stakeholder consultation and a media scan informed this SIA on potential perceived amenity impacts.

- During construction there would be a temporary localised reduction of amenity around construction work. The main impacts of amenity would be in the form of noise, visual and traffic impacts. Construction noise associated with vehicles and machinery would impact community amenity particularly during the intensive construction works (e.g., demolition, piling works). Disruptive noise impacts are expected to be experienced by those closest to the proposal. Residential and commercial receivers which are further back are also predicted to be impacted by the proposal during noisy construction work, but to a lesser degree.
- Some local roads may be subject to more traffic than usual because of construction activities, and could cause some delays, confusion, and frustration for some road users.
- Visual changes because of the presence and use of construction plant and machinery could impact residential and non-residential sensitive receivers living within, visiting, and travelling through the study area. The combination of these factors could impact residents perceived liveability and enjoyment of an area.
- An increase in dust levels near the construction area would have the potential to reduce amenity if left uncontrolled. Dust would be generated from construction activities including demolition works, vegetation removal/trimming, piling, earthworks, and heavy vehicle movements.
- The establishment of the construction site, including the construction workforce, and hoardings, has the potential to create negative amenity impacts, including changes to the streetscape, as the location is highly visible along Harris Street.
- Works directly adjoining heritage buildings on site (Power House, Post Office and the Wran Building) may increase perceived impacts to items of community value. Impacts on community valued features, such as heritage items or buildings, or any potential impact to aesthetics of a place and how people use or appreciate it, may affect sense of identity with a place.
- Construction vehicles will be used for deliveries and to remove waste from the site, with the proposed access point located on Powerhouse grounds at the end of Macarthur Street. All construction traffic is proposed to travel to and from the site along Macarthur Street via Harris Street. The likely nearest affected receivers are identified as houses located at 81-85 Macarthur Street. The residential receivers located on these properties are expected to experience temporary impacts in amenity due to increased construction traffic and the presence of a workforce, plant, and machinery during construction. However, considering the high existing traffic numbers along Harris Street and the low number of construction vehicles generated, the increased traffic noise construction traffic created by construction is expected to be minimal.

6.6.2. Operational phase impacts

- The retention and revitalisation of Powerhouse Ultimo will deliver an international standard museum with new and refurbished spaces for museum operations, exhibitions, programs and associated industry and creative uses that will activate and engage audiences to generate diverse employment opportunities. The revitalisation will deliver exhibitions that showcase the Powerhouse Collection, international exhibitions and programs that support the creative industries.
- Enhancing the public domain in this project can improve the amenity and enjoyment of surroundings in a high-density inner-city area. This may increase spaces for gatherings and events in an accessible and vibrant location.
- Increased site activation due to increased capacity and re-design can potentially improve perceptions of safety in the surroundings.
- Potential noise impacts existing residents, workers, and visitors in the study area due to the delivery of additional floor space. This may result in decreased amenity.

- Potential for increased traffic movements and traffic or pedestrian congestion along Harris, MacArthur and Pier Streets surrounding the site associated with workers, visitors, delivery, and other services accessing this building.

6.6.3. Summary

Table 18 Impact assessment for the social category of surroundings - amenity

Surroundings: access to and use of the natural and built environment, including ecosystem services (shade, pollution control, erosion control), public safety and security, as well as aesthetic value and amenity				
Overall Impact	There would be significant amenity impacts in the locality associated with construction. However, it is noted that the construction site would be in an inner-city location, frequently undergoing construction activity and consequent changes to the streetscape.			
	The provision of high-quality architectural buildings, publicly accessible parks and space at this prominent location can benefit the surroundings if the local community supports the elements of the proposal. However, it is noted that the change to the site's appearance would be significant and may not appeal to all current residents, workers, and visitors to the area.			
	Social impact ratings associated with the change to surroundings and amenity are considered High with the following overall ratings:			
	Magnitude		Likelihood	Impact significance
	Construction	Moderate	Almost certain	High
	Operation	Moderate	Almost certain	High
Likelihood	Positive impacts of the proposed development are high. Negative impacts are high during construction.			
Duration	Operational benefits are long-term, and construction impacts are temporary (estimated as approximately 30 months).			
Severity/ sensitivity	High sensitivity due to high-density residential and office buildings and high-use leisure areas near the site, and various sensitive groups (children, elderly, people with limited mobility, and others) likely to be accessing Sydney CBD daily.			
Extent	Construction impacts would mainly impact the Primary Study Area's workers, residents, and visitors. Delivery of the new landmark building and associated publicly accessible open spaces would benefit the residents, workers, and visitors to the area, who may be from Greater Sydney and beyond.			
Potential to mitigate/ enhance	Construction impacts would need to be proactively mitigated due to the high-density environment. Therefore, ongoing contact and engagement will be crucial to ensure stakeholders are informed about all changes that may impact them throughout the project. Comprehensive management plans would be crucial to ensure that any foreseeable construction impacts are mitigated before they arise. It is recommended to identify opportunities to enhance access and convenience for workers and visitors to the proposed development during its operation, to enhance safety and to manage any traffic and transport, or other issues as they arise.			

6.7. Livelihoods

6.7.1. Construction phase impacts

- Increased access to employment opportunities within the construction sector during the construction phase. While these jobs will be temporary, project-based work is typical of the industry. It is expected that 700 construction staff, on average will be required to construct the project, with a peak workforce of 150 on site at any one time.

- Organisational changes, considering the redevelopment, may impact current staff wellbeing, income levels and livelihoods.
- Potential negative impacts on livelihoods due to the establishment of the construction site and associated activities would include reduced patronage for local businesses, based on loss of customers currently working at or otherwise visiting the existing buildings on the site.
- Reduced patronage for local businesses, cultural and tourism attraction venues, tourism accommodation providers and other businesses in the area due to loss of amenity, noise, vibration, dust, road closures, reduced parking, and other impacts associated with the construction activities, particularly in the context of Covid-19 and preferences for many employees opting to work from home may impact the businesses in the locality and community vitality.
- Construction activities would cause an overall increase in workers in the area (such as construction workers and site engineers), which may have a positive impact on local businesses due to increased patronage. Construction of the proposal may provide additional employment opportunities and opportunities for businesses involved in earthworks, roadworks, and material supply.

6.7.2. Operational phase impacts

- Potential positive impacts from the expanded capacity of the site. The proposal would support up to an estimated approximately 200 direct FTE jobs (with Powerhouse staff to be distributed across other sites in Sydney including Castle Hill and Parramatta) on an ongoing basis, making a significant contribution to employment in the southern Sydney CBD, noting the context of the expansion of the Tech Central, Sydney CBD and transport development to Pyrmont.
- In addition, as a significant national cultural facility, the job opportunities would be available across private, government and non-profit sectors and potentially accessible to various groups within the community.
- Increased site activation due to increased capacity and re-design can potentially increase patronage for other local businesses in the area.
- Potential positive impacts on livelihoods associated with permanent changes to streetscape and provision of amenity. This may positively impact the city and urban revitalisation uplift surrounding the site.

6.7.3. Summary

Table 19 Impact assessment for the social category of livelihoods

Livelihoods: including people's capacity to sustain themselves through employment or business				
Overall Impact	The provision of new contemporary cultural and technical facilities within the existing museum would significantly benefit livelihoods derived from creative enterprise and vocational development and enhanced livelihoods through community and industry engagement/employment opportunities and education/support networks within the strategic Tech Central activation precinct.			
	Potential future changes to the viability of businesses in the area are associated with amenity impacts and changes in foot traffic in the locality (during construction and operation).			
	Individuals may perceive negative impacts concerning their personal and employment rights and livelihoods during the construction and operational phase, regardless of due process, legal/union protections and just compensation terms being in place.			
	Social impact ratings associated with the change to livelihoods are considered Medium with the following overall ratings:			
	Magnitude	Likelihood	Impact significance	Type of impacts
Construction	Moderate	Possible	Medium	Negative/ Positive

Livelihoods: including people's capacity to sustain themselves through employment or business

	Operation	Moderate	Possible	Medium	Positive
Likelihood	Positive impacts of the proposed development are highly likely.				
Duration	Operational benefits are long-term, and construction impacts are temporary (estimated as approximately 30 months).				
Severity/ sensitivity	Sensitivity would depend on the workforce profile on this site and nearby businesses. Due to the high-density nature of the Sydney CBD area, this could include various vulnerable/minority groups.				
Extent	Construction impacts would mainly impact existing and future workers, residents, and visitors of the Primary Study Area.				
Potential to mitigate/ enhance	Construction impacts would need to be proactively mitigated due to the high-density environment. However, during operation, there is a high ability for workers, visitors, and the local community to adapt to new facilities on the site due to their proposed quality and design. Access to the new cultural institution and creative industries development offering, contemporary facilities to support education/upskilling/innovation and enterprise/economic development with publicly accessible open space would benefit the residents, workers, and visitors from across the Secondary Study Area and beyond.				

6.8. Decision making systems

6.8.1. Construction phase impacts

- Temporary negative impacts due to a perceived lack of consultation and/ or unmet community/ stakeholder expectations regarding the project construction activities.
- Certain decision made on the proposal, e.g., the proposed alterations to the Wran Building spaces to upgrade the auditorium and exhibition spaces, may be negatively received by community members who advocated for a different outcome.
- If stakeholder engagement is perceived as insufficient by the local community, this may lead to distrust and frustration.
- Potential negative impacts due to unmet expectations regarding stakeholders' ability to influence decision-making during construction.

6.8.2. Operational phase impacts

- The community has had opportunities to have a say and influence the project decision-making process – refer to **Section 5**. However, there is a risk of negative effects due to a perceived lack of consultation on specific matters, for example, types of exhibitions and programming that will occur going forward.
- Disempowerment of community groups who, due to unmet expectations, feel they have not or will not be afforded an influential voice in project decision-making.
- Potential negative impacts due to unmet expectations regarding stakeholders' ability to influence decision-making during the operational phase.

6.8.3. Summary

Table 20 Impact assessment for the social category of decision-making systems

Decision-making systems: the extent to which people are able to participate in decisions that affect their lives, , and have access to complaint, remedy and grievance mechanisms.

Overall Impact	The community has been offered opportunities to comment and participate in the decision-making processes about the project as part of the application for a State significant development (SSD) Environmental Impact Statement (EIS). Community stakeholders have been informed about the project scope and opportunities to have a say in project decisions. Consultation outcomes have identified what community members valued about the site. Refer to Section 5. Consultation on the project has indicated some stakeholders support retaining the Wran Building. However, there is a risk that decreased social acceptance alterations to the Wran Building spaces to upgrade the auditorium and exhibition spaces and perceived inadequate consultation on this matter may cause community fragmentation or social tension due to opposing views. Social impact ratings associated with the change to decision-making systems are considered Medium with the following overall ratings				
	Magnitude		Likelihood	Impact significance	Type of impacts
	Construction	Moderate	Possible	Medium	Varied depending on the receiver
	Operation	Moderate	Possible	Medium	Varied depending on the receiver
Likelihood	Likely short-term negative impacts due to unmet expectations around the proposed development and stakeholders' ability to influence project design. Potential longer-term positive social benefits associated with well-established relationships, several avenues in place to share feedback, concerns, complaints.				
Duration	Construction impacts are temporary and operational benefits are long-term.				
Severity/ sensitivity	High sensitivity to impacts and additional sensitivity due to opposing views on project scope elements, e.g., building demolition.				
Extent	Residents and other stakeholders within the PSA.				
Potential to mitigate/ enhance	The potential to mitigate impacts is high, as ongoing engagement can build relationships and trust. In addition, ongoing stakeholder engagement and consistent messaging would be crucial to ensure all stakeholders can raise issues and share feedback. It is recommended that the independent Powerhouse Ultimo Revitalisation Heritage Impact Statement report be made publicly available.				

7. Monitoring and management framework

Table 21 provides the recommended management measures to be implemented during the construction and operation of the proposal. The following measures are recommended to monitor and measure the ongoing impact of the proposed development on relevant stakeholders and the surrounding community.

Table 21 Proposed mitigation measures

Potential impact	Mitigation measure	Responsibility	Timing
Way of life, community, surroundings impact during construction including noise, visual, amenity impacts	Implement the management plans, through robust management plans, including Construction Environmental Management Plan, Construction Traffic and Pedestrian Management Plan, Construction Noise and Vibration Management Plan, Construction Heritage Management Plan and the ongoing consultation with the local community and key stakeholders. This would ensure construction impacts are managed, and key stakeholders and community members are advised and consulted about significant changes and disruptions, and the process for providing feedback and further consultation during the project. Continued consultation with the community until the completion of the construction activities for the proposal. Discussions would include design changes and construction activities; nature and timing of construction works and mitigation measures.	INSW and Construction Contractor	Detailed design/ pre-construction
Temporary access impacts and construction traffic impacts on local businesses' operations/patronage	Continued consultation with affected property owners and land occupiers until the completion of the overall proposal. Continued consultation with emergency services would be carried out to understand access requirements so that access is maintained during construction. Communication with community regarding alternate access arrangement and notification for emergency services due to changed traffic conditions would be carried out. Consultation would continue during construction should arrangements change. Continued consultation with businesses within the direct study area about timing and scheduling of construction activities would be carried out. Implement a Construction Traffic Management Plan to ensure traffic movements have minimal impact on surrounding land uses and the community in general, particularly minimising trucks using local streets for site access with consideration to pedestrian ingress/egress. Communication with businesses regarding alternate access arrangement and notification around changed traffic conditions would be carried out. Implement the Green Travel Plan to encourage active and public transport use by future site workers and visitors and reduce traffic and congestion impacts across the precinct. Implement measures to promote the use of sustainable modes of transport as a means of accessing the site and reduce private vehicle dependency. These measures will be further refined as the project progresses and documented in a detailed Green Travel Plan to be prepared prior to the initial occupation of the site.	INSW and Construction contractor	Pre-construction/ construction

Potential impact	Mitigation measure	Responsibility	Timing
Culture and decision-making systems impacts	Implement Aboriginal Cultural Heritage Assessment Report (ACHAR) recommendations. Implement SIA recommendations, including developing and implementing social procurement and employment practices (e.g., targeted employment of disadvantaged groups during the construction and operational phase of the development) to increase social and community benefits associated with income generation focused on vulnerable/minority community cohorts. Maintain records of stakeholder consultation outcomes to demonstrate project efforts to engage the community in the decision-making process. Provide consistent public messaging around the amendment to the Powerhouse Museum Complex SHR Listing 2024 and important features and elements of the Wran Building not being affected by the Proposed Works, as well as little to no heritage impact as a result of the proposed alterations. Provide communication channels for stakeholders to share complaints or feedback. Seek opportunities to consult community members on available resources to manage change and seek to realise project opportunities. Implement complaints handling procedures for identifying and responding to community issues related to construction impacts.	INSW and construction contractor	Detailed design/ Construction/Operation
Cumulative impacts	Consultation with Council, relevant developers, and other stakeholders to minimise potential for cumulative impacts. Opportunities would be explored to coordinate construction activities with other construction projects in the area to reduce risk of cumulative impacts.	INSW and construction contractor	Detailed design/ Construction

A

Appendix A

Information Sources



Appendix A. Information Sources

The following sources of information have been referenced for this assessment:

National

- ABS Census of Population and Housing 2021 (Australian Bureau of Statistics, 2021)

State

- Aboriginal Arts & Culture Protocols (Create NSW, 2011)
- Better Placed (NSW Government Architect, 2017)
- Building Momentum: State Infrastructure Strategy (Infrastructure NSW, 2018)
- Cultural Infrastructure Strategy 2016 Advice to the NSW Government (Infrastructure NSW, 2016)
- Draft Darling Harbour Urban Form Strategy (NSW Government, 2016)
- Flicking the Switch (EY, 2022)
- Greener Places (NSW Government Architect, 2020)
- Kickstarting the productivity conversation (Office of the NSW Productivity Commissioner, 2019)
- NSW Aboriginal Arts & Cultural Strategy (Create NSW, 2015)
- NSW Arts and Cultural Policy Framework (Create NSW, 2015)
- NSW Government Plan for Aboriginal Affairs (OCHRE) (NSW Government, 2013)
- NSW Infrastructure Strategy 2018-2038 (NSW Government, 2018)
- NSW Public Spaces Charter, NSW Department of Planning, Industry and Environment, 2021)
- NSW 2040 Economic Blueprint (NSW Treasury, 2019)
- NSW Visitor Economy Strategy 2030 (Destination NSW, 2020)
- Outcome Budgeting (NSW Treasury, 2019)
- Premier's Priorities (NSW Government, 2019)
- Pyrmont Peninsula Economic Development Strategy (NSW Treasury, 2020)
- Pyrmont Peninsula Place Strategy (NSW Government, 2020)
- State Environmental Planning Policy (Precincts – Eastern Harbour City, 2021)
- Staying Ahead: State Infrastructure Strategy 2022-2042, Infrastructure NSW, 2022)
- Sydney Innovation and Technology Precinct Panel Report (NSW Government, 2018)
- Sydney 24 Hour Economy Strategy (NSW Treasury, 2020)
- Sydney's Walking Future (Transport for NSW, 2013)
- The Cultural Infrastructure Plan 2025+ (Create NSW, 2019)
- Transport for NSW Employment Forecasts (TfNSW)

Regional

- Greater Sydney Region Plan: A Metropolis of Three Cities (Greater Sydney Commission, 2018)
- Our Greater Sydney 2056: Eastern City District Plan (Greater Sydney Commission, 2018)

Local

- A City for All: Social Sustainability Policy and Action Plan 2018-2028 (City of Sydney, 2019)

- Camperdown-Ultimo Place Strategy (Greater Sydney Commission, 2019)
- Community strategic plan Delivering Sustainable Sydney 2030–2050 City of Sydney 2022, Community Strategic Plan (City of Sydney, 2022)
- City Plan 2036: Local Strategic Planning Statement (City of Sydney, 2020)
- Community Recovery Plan (City of Sydney, 2020)
- Creative City: Cultural Policy and Action Plan 2014 – 2024 (City of Sydney, 2016)
- Digital Strategy (City of Sydney, 2020)
- Draft Central Sydney Planning Strategy 2016 – 2036 (City of Sydney, 2020)
- Draft Greening Sydney Strategy (City of Sydney, 2021)
- Draft Sydney Development Control Plan: Open and Creative Planning Reforms (City of Sydney, 2020)
- Economic Development Strategy (City of Sydney, 2013)
- Making Space for Culture in Sydney (City of Sydney, 2020)
- OPEN Sydney: Future directions for Sydney at night (City of Sydney, 2013)
- Powerhouse Ultimo Conservation Management Plan 2022 (Curio Projects Pty Ltd, September 2022)
- Powerhouse Ultimo Revitalisation Heritage Impact Statement (Curio Projects Pty Ltd, August 2024)
- State of the City: The 2022 recap and 2023 look ahead (Committee for Sydney, 2023)
- Sustainable Sydney 2030: Community Strategic Plan 2017 – 2021 (City of Sydney, 2017)
- Sustainable Sydney 2030-2050 Continuing the Vision (City of Sydney, 2022)
- Sydney Development Control Plan 2012 (Sydney DCP) (City of Sydney, 2012)
- Tech Start-ups Action Plan (City of Sydney, 2016)
- Tourism Action Plan (City of Sydney, 2013)
- Western Harbour Precinct - Business Improvement District Trial (City of Sydney, 2021)

B

Appendix B

Social infrastructure audit



Appendix B. Social infrastructure audit

Table 22 Community facilities in the PSA and SSA

Map ID (Refer to Figure 7)	Facility	Type
1	Quarry Green	Park
3	Fig Lane Park	Park
4	Chinese Garden of Friendship	Garden
5	Reflection Park	Park
6	Ada Place Park	Park
7	Tumbalong Park	Park
8	Mary Ann Street Park	Park
9	McKee Street Reserve	Playground
10	Good Line Walk	Historical Landmark
11	Ultimo Children's Program Child Care	Child Care Centre
12	Darling Nest Child Care Centre	Child Care Centre
13	Believe Playschool	Child Care Centre
14	KU Ultimo	Child Care Centre
15	Magic Pudding Child Care Centre	Child Care Centre
16	AndBaby	Child Care Agency
17	Inner City Care Child Care Centre	Child Care Centre
18	Pen Education Ultimo	Education centre
19	TAFE NSW - Ultimo	Vocational college
20	University of Technology Sydney	University
22	Westbourne College Sydney	High school
23	Rosehill College	Vocational college
24	Orana Fashion Business College	College
25	Ultimo Public School	Primary School
26	Sydney Visual Arts Academy	Art School
27	Sydney Central Music School - Irina Klamka	Music school
28	Uniting Harris Community Centre	Community centre
29	Ultimo Community Centre	Community centre
30	Jessie Street National Womens Library	Library
31	Ultimo Library	Public library
32	Darling Square Library	Public library
33	Quarry Green Street Library	Library
34	Myhealth Darling Square	Medical centre
35	Central Sydney Private Hospital	Surgical centre
36	Dr Gloria Xu	Surgeon
37	Doctor Lun Surgery	General practitioner
38	Ian Thorpe Aquatic Centre	Aquatic centre
39	Sonny Yng's Table Tennis	Table tennis facility
40	Little Zak's Academy Ultimo	Childcare
48	Australian Performing Arts Grammar School	Education Facilities
51	Ultimo Complete Health Specialists	Health/aged care

C

Appendix C

Resident demographic profile



Appendix C. Resident demographic profile

Table 23 Resident demographic profile (ABS 2021)

Category (2021 ABS)	PSA	SSA	Greater Sydney
Income			
Median individual income (weekly)	\$833	\$1,241	\$881
Variation from Greater Sydney median	-5.45%	+40.86%	na
Median household income (weekly)	\$1,916	\$2,212	\$2,077
Variation from Greater Sydney median	-7.75%	+6.5%	na
Age Structure			
0-4 years	540	7,460	312,364
5-9 years	760	4,766	329,072
10-14 years		3,806	321,768
15-19 years		5,287	294,764
20-24 years	2,683	21,572	343,064
25-29 years	6,568	34,467	393,535
30-34 years		33,637	417,779
35-39 years	4,888	23,614	413,405
40-44 years		15,841	364,341
45-49 years		12,046	344,721
50-54 years	1,204	10,800	322,446
55-59 years		9,599	303,485
60-64 years	823	8,347	275,683
65-69 years		6,726	234,579
70-74 years	525	5,656	204,890
75-79 years		3,600	147,312
80-84 years		2,379	102,203
85 years and over	43	2,037	105,729
Males	48.7%	52.3%	49.4%
Females	51.3%	47.7%	50.6%
Total persons	17,991	214,851	5,231,147
Median Age (years)	31.0	34.0	37.0
Country of Birth			
Australia	17.6%	46.0%	56.8%
Aboriginal and Torres Strait Islanders	0.5%	1.4%	1.7%
Other Major English-Speaking Countries	4.0%	12.8%	2.9%
Other Overseas Born	78.4%	41.2%	11.7%

Category (2021 ABS)	PSA	SSA	Greater Sydney
% Speak English only at home	23.6%	58.7%	57.3%
Previous Address			
Same address as 1 year ago	56.2%	67.8%	83.9%
Different address as 1 year ago	43.8%	31.9%	16.0%
Same address as 5 years ago	30.29%	31.4%	56.6%
Different address 5 years ago	69.71%	62.6%	41.0%
Household Composition			
Couple family with no children	26.0%	63.9%	34.8%
Couple family with children	20.45%	23.3%	48.4%
Couple family - Total	36.0%	87.2%	83.2%
One parent family	3.16%	9.9%	15.1%
Other families	3.7%	3.0%	1.7%
Family Households - Total	44.2%	47.2%	72.6%
Lone person household	28.22%	41.1%	23.2%
Group Household	19.30%	11.6%	4.2%
Dwelling Structure (Occupied Private Dwellings)			
Separate house	0.1%	2.1%	55.8%
Semi-detached, row or terrace house, townhouse etc.	6.8%	18.3%	12.8%
Flat, unit or apartment	92.6%	78.5%	30.7%
Other dwelling	0.0%	0.6%	0.4%
Occupancy rate	91.6%	83.9%	91.7%
Average household size	2.3	1.9	2.7
Tenure Type (Occupied Private Dwellings)			
Owned outright	13.0%	14.1%	27.8%
Owned with a mortgage	14.0%	19.1%	33.3%
Rented	71.81%	64.1%	35.9%
State or territory housing authority	3.79%	7.8%	4.2%
Housing co-operative/community/church group	3.3%	1.3%	0.5%
Other tenure type	0.6%	1.3%	1.7%
Attending Education (% of those attending)			
Pre-school	0.7%	3.4%	6.7%
Infants/Primary Total	2.8%	8.9%	26.2%
Government	69.5%	69.66%	68.32%
Catholic	10.6%	14.60%	18.7%
Other	19.9%	15.73%	12.97%
Secondary Total	3.1%	6.2%	20.8%
Government	70.0%	48.4%	54.32%
Catholic	7.5%	21%	25.48%
Other	22.5%	29%	20.19%

Category (2021 ABS)	PSA	SSA	Greater Sydney
Technical or Further Educational Institution	12.8%	13.0%	8.4%
University or other Tertiary Institution	63.2%	35.8%	17.7%
Other type of educational institution	17.3%	9.6%	3.6%
% of total population attending education	45.0%	24.5%	25.2%
Highest Level of Education Completed (% of population aged 15 years and over)			
Year 12 or equivalent	89.3%	14.2%	15.9%
Year 9-11 or equivalent	7.2%	4.1%	11.3%
Year 8 or below	2.2%	2.0%	6.3%
Did not go to school	1.3%	0.5%	1.3%
Highest Level of Non-School Qualification			
Postgraduate degree	18.8%	20.7%	13.9%
Graduate diploma or certificate	2.0%	3.8%	3.4%
Bachelor degree	42.1%	52.6%	33.3%
Advanced diploma or diploma	17.0%	9.6%	9.7%
Certificate	8.9%	6.0%	11.8%
% of persons with non-school qualifications (persons 15 years and above) - excludes not-stated and inadequately described	51.6%	59.7%	52.7%
Employment Status			
Unemployed/ looking for work	10.5%	5.6%	5.1%
Labour force participation rate	60.7%	68.7%	65.6%
Need for Assistance			
With Need for Assistance	8.2%	6.1%	4.9%
No Need for Assistance	86.3%	86.6%	88.7%
Need not stated	5.5%	7.3%	6.4%
Top 10 Countries of Birth			
1	China (15.38%)	Australia (44.6%)	Australia (56.8%)
2	Australia (17.6%)	China (7.8%)	China (4.6%)
3	Thailand (11.02%)	England (4.8%)	India (3.6%)
4	Indonesia (12.31%)	Thailand (3.0%)	England (2.9%)
5	Korea South (4.8%)	New Zealand (2.7%)	New Zealand (1.9%)
6	India (2.8%)	Indonesia (2.7%)	Vietnam (1.8%)
7	Vietnam (2.5%)	Korea South (1.9%)	Philippines (1.7%)
8	Malaysia (2.4%)	India (1.5%)	Lebanon (1.2%)
9	Hong Kong (2.3%)	USA (1.5%)	Korea South (1.1%)
10	Taiwan (2.0%)	Hong Kong (1.3%)	Hong Kong (0.9%)
Top 10 Languages Spoken at Home			
1	Mandarin (28.4%)	English (58.0%)	English (57.3%)
2	English (23.6%)	Mandarin (8.6%)	Mandarin (5.0%)
3	Thai (10.9%)	Thai (2.8%)	Arabic (4.2%)
4	Cantonese (7.7%)	Cantonese (2.8%)	Cantonese (3.1%)

Category (2021 ABS)	PSA	SSA	Greater Sydney
5	Indonesian (6.4%)	Spanish (2.4%)	Vietnamese (2.2%)
6	Korean (4.4%)	Indonesian (2.1%)	Hindi (1.5%)
7	Chinese - other (2.4%)	Korean (1.7%)	Greek (1.5%)
8	Vietnamese (2.3%)	French (1.4%)	Italian (1.4%)
9	Japanese (1.8%)	Italian (1.2%)	Indo Aryan - other (1.3%)
10	Spanish (1.6%)	Vietnamese (1.2%)	Korean (1.3%)

D

Appendix D

Revised SIA – Social Impact Assessment Guideline review questions



Appendix D. Social Impact Assessment Guideline

Review Questions

Table 24 Social Impact Assessment Guideline (February 2023) Appendix C – Review Questions

Review question	Addressed in SIA?	Where addressed in SIA
Does the SIA report identify and describe all the built or natural resources that have value or importance for people, and explain why people value those features?	Yes	Section 3.1 Strategic policy context Section 3.2 Key drivers for the revitalisation project
Does the SIA report identify and describe historical, current and expected social trends or social changes for people in the locality, including their experiences with this project and other major development projects?	Yes	Section 4.5 Community profile Section 5 Community and stakeholder perspectives Section 5.3 Previous consultations Section 5.3.5 Other city-wide stakeholder consultation
Does the social baseline study include appropriate justification for each element, and provide evidence that the elements reflect both relevant literature and the diversity of views and likely experiences?	Yes	Section 3.1 Strategic policy context Section 3.2.3 Cultural infrastructure to support social vibrancy Section 3.2.5 Supporting the growth of Sydney's tourism economy Section 3.2.6 Reactivate and diversity Sydney's night-time economy
Does the social baseline study demonstrate social-science research methods and explain any significant methodological or data limitations?	Yes	Section 2 Methodology Section 2.1 Technical assessment framework Section 2.2 Assumptions Section 4 Social baseline Section 4.2 Study area definition: the social locality Section 4.5.1 Current resident population Section 5.3 Previous consultations
Does the SIA report describe how the preliminary analysis influenced project design and EIS engagement strategy?	Yes	Section 5.1 EIS pre-lodgement consultation Section 5.3 Previous consultations Section 5.3.3 Consultation on draft Conservation Management Plan (2022) Section 5.3.4 Renewal vision consultation (2020)
Were the extent and nature of engagement activities appropriate and sufficient to canvass all relevant views, including those of vulnerable or marginalised groups?	Yes	Section 5.1 EIS pre-lodgement consultation Section 5.3.1 EIS exhibition Section 5.3.2 Project Stage 2 SSDA consultation

Review question	Addressed in SIA?	Where addressed in SIA
Have the views, concerns and insights of affected and interested people influenced both the project design and each element of the SIA report?	Yes	Section 5.1 EIS pre-lodgement consultation Section 5.3.1 EIS exhibition Section 5.3.2 Project Stage 2 SSDA consultation Section 6 Social Impact Assessment by social category
Do the evaluations of significance of social impacts impartially represent how people in each identified social group can expect to experience the project, including any cumulative effects?	Yes	Section 6.1 Way of Life Section 6.2 Community Section 6.3 Accessibility Section 6.4 Culture Section 6.5 Health and wellbeing Section 6.6 Surroundings – amenity Section 6.7 Livelihoods Section 6.8 Decision-making systems
Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?	Yes	Section 6.1 Way of Life Section 6.2 Community Section 6.3 Accessibility Section 6.4 Culture Section 6.5 Health and wellbeing Section 6.6 Surroundings – amenity Section 6.7 Livelihoods Section 6.8 Decision-making systems
Does the SIA report demonstrate how the proponent will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?	Yes	Section 6.1.3 Way of life summary Section 6.2.3 Community summary Section 6.3.3 Accessibility summary Section 6.4.3 Culture summary Section 6.5.3 Health and wellbeing summary Section 6.6.3 Surroundings – amenity summary Section 6.7.3 Livelihoods summary Section 6.8.3 Decision-making systems summary Section 7 Monitoring and management framework

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