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By email: renah.givney@dpie.nsw.gov.au

Dear Ms Givney

Response to Submission comments for Powerhouse Ultimo Renewal (SSD-32927319)

Thank you for your referral dated 29 September 2022 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) Response to Submissions.

The proposed SSD affects the State Heritage Register (SHR) items, Ultimo Powerhouse (SHR no 02045) and former Ultimo Post Office buildings (SHR No 00502).

As delegate of Heritage NSW, I welcome the amendments made by the proponent to address the concerns raised by Heritage NSW and the Approvals Committee. The following additional comments are provided to address the applicant's response to the heritage issues raised:

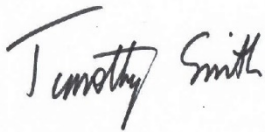
- It is noted that a maximum increase amount of GFA of 10,000 square metres is proposed with at least 2,200 square meters of public space envisaged around the development. It is recommended that all public domain areas enhance existing views and promote public interaction with the historic character of the building complex and its surroundings. As noted previously, it is recommended that the public domain areas remain as open-to-sky without the burden of built-up areas above.
- The removal of the proposed extension to the building envelope, above the Boiler House and Turbine Hall/ Engine Room, North Annex and the Ultimo Post Office are noted. It is considered that any new proposed works within the heritage core zone of the subject site would be subject to further comment and discussion during the Stage 2 Detailed SSDA.
- The separation of the Switch House into a separate zone to allow a possible extension above is noted. While the proposed building envelope above the Switch House has been revised, it is recommended that any future works are mindful of historic fabric and character of the building. Any proposed extensions should be designed to be recessive and represent a clear articulation or transition between the historic core and any contemporary intervention. It is considered that any amendments and possible alterations to fabric within and above the Switch House would require a detailed assessment against impacts to the significant values and fabric during the Stage 2 Detailed SSDA.
- The Approvals Committee, at its meeting on 2 August 2022, noted that the significance assessment for the Wran Building has not yet been completed by the State Heritage Register Committee (SHRC). It was advised that the proponents consider in their design planning the possibility of the building being of state significance. It was also noted that the National Trust has submitted a nomination to list the entire site including the Wran Building on the State Heritage Register.
- The Conservation Management Plan (CMP) and Statement of Heritage Impact do not attach substantial value (historical, associative, aesthetic, social, representative) to the Wran Building. It is also noted that the proposal documentation indicates that substantial change may be envisaged for the Wran building as part of Stage 2 Detailed SSDA. It is

reiterated that the significance of the building is still under consideration by the SHRC. Any proposal for the future of the building should take into consideration the possibility that the SHRC may determine that the building is of State significance and make a recommendation accordingly under the *Heritage Act 1977*. A determination may intersect any potential plans for substantial intervention or demolition at Stage 2 Detailed SSDA.

- The revised CMP includes an updated statement of significance that includes further emphasis on the social significance of the building and mentions the 1980s conversion of the Powerhouse Museum. This is considered a positive improvement; however this revised statement of significance does not translate into an increased protection of the 1980s layers of the building complex. Further deliberations may be required during Stage 2 Detailed SSDA to determine the extent of change that may be permissible to these segments of the subject place.
- We note that the revised CMP text recognises the Ultimo Post Office as being of exceptional significance. However, the significance diagram on page 86 identifies the post office as being of high significance rather than exceptional. It is recommended that the CMP diagram be updated to reflect the exceptional value attached to the post office zone.
- While the applicant has indicated that the Stage 2 Detailed Design proposal would be consistent with the policies of CMP, it should be noted that the CMP has not been endorsed by Heritage Council of NSW, or its delegate. Any future applications for the site will be assessed on their merits and with consideration to the State Heritage Register listing.
- The submitted addendum for Historic Archaeology has been reviewed. It is recommended that the original archaeological assessment be updated to reflect the most recent findings. It is also recommended that consideration be given to any potential maritime archaeological resources that may possibly exist at the site given the extent of land reclamation undertaken in the vicinity.
- As the site contains a local heritage item, and other local items are in the vicinity, advice should be sought from the relevant local council.

If you have any questions regarding the above advice, please contact Mariyam Nizam, Senior Assessments Officer, at Heritage NSW on 88376375 or Mariyam.Nizam@environment.nsw.gov.au.

Yours sincerely



Tim Smith OAM

Director, Assessments

Heritage NSW

Department of Planning & Environment

As Delegate of the Heritage Council of NSW

12 October 2022