

SCOPING REPORT

POWERHOUSE ULTIMO RENEWAL

December 2021 | 2210545



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

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

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

COVER IMAGE: Artist's impression of Powerhouse Ultimo created by Mogamma

APPLICANT DETAILS

Applicant: Department of Premier and Cabinet (Create NSW)

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3 December 2021

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1.0 Introduction

This Scoping Report has been prepared on behalf of the Department of Premier and Cabinet (Create NSW), the proponent for the Powerhouse Ultimo Renewal at 500 Harris Street, Ultimo. The purpose of this report is to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for a Concept Proposal (and Stage 1 Early Works). The Scoping Report has been prepared in accordance with the Department of Planning, Industry and Environment's *State Significant Development Guidelines* (2021).

The site of the Powerhouse Ultimo Renewal is owned by the Museum of Applied Arts and Sciences Trust and is known as 500 Harris Street, Ultimo, comprising six lots¹ across approximately 2.4 hectares of land (**Figure 1**). The focus of the Concept Proposal is on the portion of the site including and to the north of Macarthur Street, which runs east-west through the site connecting Ultimo and Haymarket. The site includes the Ultimo Power House and former Ultimo Post Office buildings (both listed on the NSW State Heritage Register), along with the 1988 Harris St extension, Harris Street forecourt and south-eastern entrance. No substantive works or changes in use are proposed to the Harwood Building located between Macarthur Street and Mary Ann Street. The project will include works to the existing heritage listed items to facilitate their ongoing adaptive reuse for the Powerhouse Museum, and will also include new built form that is compatible with existing heritage items across the site.

On 4 July 2020 the NSW Government announced that Powerhouse Ultimo would be retained and renewed. Alongside the renewal a Creative Industries Precinct will be created that will integrated into the operations of the Powerhouse Museum. The renewal of Powerhouse, Ultimo will complement the museum flagship Powerhouse Parramatta, Powerhouse Castle Hill, and Sydney Observatory. The Powerhouse Ultimo Renewal is a transformative \$480-\$500 million investment by the NSW Government to establish a world-class museum that will significantly contribute to an important and developing part of Sydney. The renewal will see Powerhouse Ultimo deliver a programming focus on design and fashion, presenting exhibitions that showcase the Powerhouse Collection, international exclusive exhibitions and programs that support the design and fashion industries. The preliminary objectives of the development are to:

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

The purpose of the Concept Proposal is to fulfil the requirement for and address the matters required by clause 7.20 of the Sydney Local Environmental Plan 2012, pursuant to section 4.23 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Pursuant to section 4.22(2) of the EP&A Act, the application may also seek consent for the carrying out of preliminary enabling works such as infrastructure and utility services relocation and termination. A separate Detailed (Stage 2) State Significant Development Application would be prepared and submitted following the completion of the design competition.

¹ Lot 3 DP 216854; Lot 1 DP 631345; Lot 3 DP 631345; Lot 1 DP 770031; Lot 1 DP 781732; Lot 37 DP 822345



Figure 1 Regional context of site

Source: Pyrmont Place Strategy, annotated by Ethos Urban

2.0 Strategic context

This section sets out the key strategic issues that are relevant to the project justification and evaluation.

2.1 Project justification and analysis of alternatives

The *Cultural Infrastructure Plan 2025+* (the Plan) is the NSW Government's guide for the planning and delivery of cultural infrastructure that will support a thriving and dynamic cultural sector. The Plan will deliver contemporary, relevant world-class infrastructure to strengthen the depth and quality of NSW's cultural sector and provide digital infrastructure and technology that enables all forms of culture to reach wider audiences and create across new mediums.

The Cultural Infrastructure Investment Framework within the Plan ensures a strategic, coordinated approach to cultural infrastructure investment in NSW. The Powerhouse Ultimo Renewal is identified by the Plan as forming one part of a coordinated series of investments in cultural infrastructure throughout NSW. By making sustainable and fit-for-purpose cultural infrastructure available to all residents, visitors and workers across the state, the NSW Government will contribute to the social, economic, civic and individual wellbeing of the state and the people in its communities. The delivery of cultural infrastructure is a key part of creating places that bring people together to live, work, visit and do business.

The Plan recognises that well-designed cultural infrastructure can have a catalytic effect on places, and when supported by other uses and transport links, it anchors urban renewal and regeneration processes, attracting business and investment. It can transform the functionality and relevance of a place and foster a new and historic identity and character that attracts people and activates the city. The Powerhouse Ultimo Renewal transformative investment will catalyse a wider Ultimo creative industries precinct that unites existing creative industries workspaces and institutions, including the Tech Central, University of Technology and the ABC. This investment directly supports and aligns with the broader strategic opportunity to transform the Pyrmont Peninsula as identified in the *Pyrmont Peninsula Place Strategy*.

Alternatives to the Powerhouse Ultimo Renewal project include not carrying out the project and retaining the museum in its current state, or closing Powerhouse Ultimo and identifying a non-museum use for the site. These options would not achieve the preliminary objectives for the development as outlined in **Section 1.0**.

2.2 Site context

Powerhouse Ultimo is situated upon the lands of the Gadigal people of the Eora Nation. The site is located at the interface between the suburbs of Ultimo, Pyrmont, Haymarket and Darling Harbour, and this is reflected in its strategic positioning in relationship to the local pedestrian, active transport, public transport and road network. The site is located at the northern terminus of the Ultimo Goods Line from Central Station and close to the southern end of Tumbalong Boulevard. Macarthur Street serves as a pedestrian-friendly east-west connection between Ultimo and the southern CBD. The Paddy's Markets and Exhibition Centre Light Rail Stations are both located in close proximity to the site, and bus stops at Harris Street provide access to Central as well as centres including Ryde and Parramatta via Victoria Road.

The urban context of the site is characterised by a wide array of land uses, development typologies and architectural styles. There is no consistent street wall height along Harris Street or intersecting local streets, with 2-storey historic terraces sitting in close proximity to more modern 6-8 storey commercial and mixed-use buildings. The recent urban renewal of Darling Square provides a rapid transition in density and building heights immediately to the east of the site, with a range of 20+ storey buildings within a modern setting.

The site boundary is identified in **Figure 2** and further details of the site are outlined in **Section 2.5**.

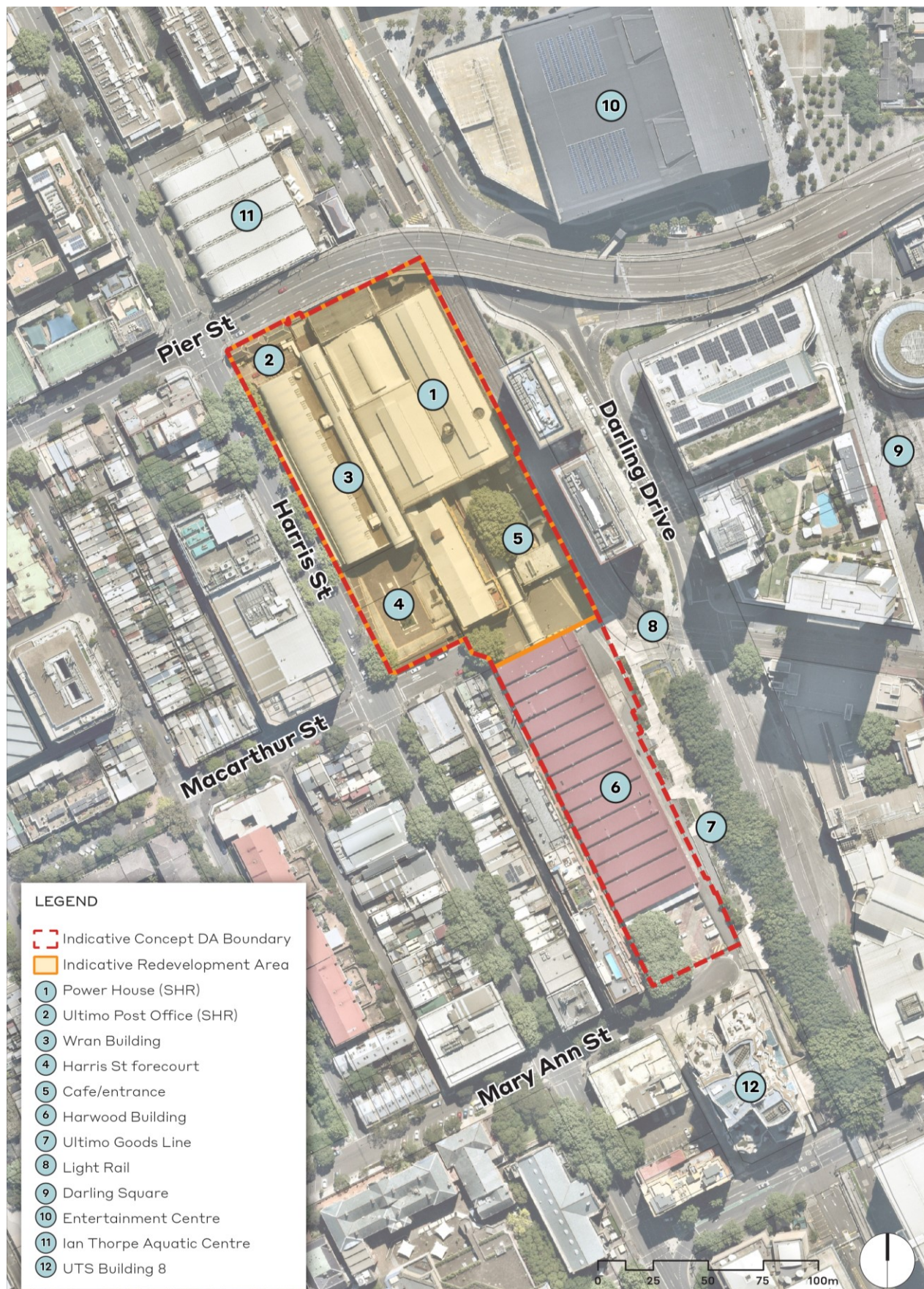
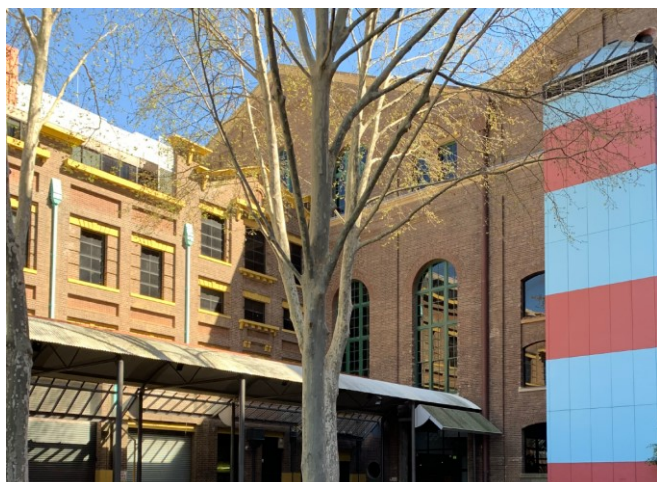


Figure 2 Indicative site plan and key site features

Source: Ethos Urban



South-eastern elevation



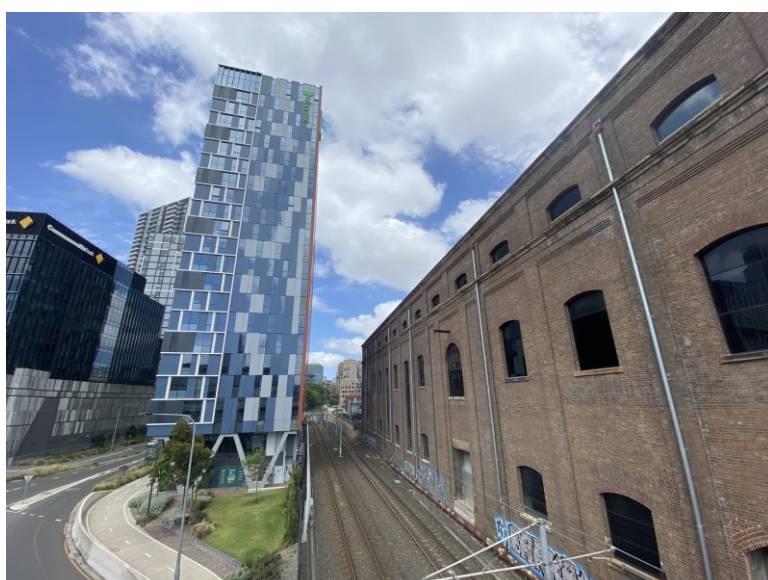
Nearby development south of Macarthur Street



Nearby development on Harris Street



Harris Street Forecourt



Darling Square (left), light rail (centre) and Ultimo Power House (right)



Nearby development on Harris Street

2.3 Key site features

Existing development and post-colonial heritage

The site contains two heritage-listed buildings, being the 'Ultimo Power House' (c.1899-1905) and the 'Former Ultimo Post Office including interior' (c.1901), both of which are listed on the State Heritage Register under the *Heritage Act 1997*. An existing Conservation Management Plan (Architectural Projects, 2003) is in place.

Other development within the site comprises the former tram shed (Harwood Building) and the 1988 museum building fronting Harris Street (Wran Building). A café building 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, the forecourt acts as the main point of public entrance to the site, but provides limited activation and is disconnected from higher-quality urban spaces including the Ultimo Goods Line.

The site is located in the vicinity of a number of locally-listed heritage items identified under the Sydney LEP that would be required to be considered in any SSD Application, including the Glasgow Arms Hotel, terrace-house groups along Harris St and Macarthur St, the former Millinery House building, former National Cash Register building and the former Technological Museum/Sydney Technical College building in Harris Street.

The site is not identified as being located within a Heritage Conservation Area; however, it is adjacent to and in the vicinity of the Harris St Ultimo Conservation Area.

Transport and accessibility

Loading dock access is provided to both the Museum and Harwood Building via Macarthur Street, with a covered bridge connecting the two buildings allowing for undercover unloading and transfer of materials between the two buildings. At-grade parking is provided for contractors at the eastern end of Macarthur Street, along the eastern edge of the Harwood Building adjacent to the Ultimo Goods Line and immediately to the south of the Harwood Building. Limited vehicular access to the site is also provided to the site from Pyrmont Street to the north, beneath the Pier Street viaduct for service and emergency purposes.

The Ultimo Power House building directly abuts the light rail corridor, with no pedestrian access authorised in the light rail corridor to the north of Hay Street. Access to the Exhibition Centre light rail station is available from Pyrmont Street, however, pedestrian access from the Powerhouse to the station is only via the through-site link to the north of the Ian Thorpe Aquatic Centre, and as a result the Paddy's Market station to the west is generally more convenient for visitors.

Public bus stops are located on Harris Street immediately to the north of Macarthur Street in front of the Harris Street forecourt. These stops are serviced by the 501 Route which connects Central Station with Parramatta via Victoria Road, including stops in Drummoyne, Gladesville and Top Ryde. Coach layover parking is located a short distance to the east of (and outside of) the site in Darling Drive to the south of Hay Street.

Surrounding context

The surrounding context of the site is informed by a wide variety of land uses, building densities and architectural styles as summarised below in regard to the immediate surrounds:

- Harris St (William Henry St – Macarthur St) – Mix of 2-6 storey residential buildings, a pub/hotel and 3-8 storey commercial and educational buildings
- Harris St (Macarthur St – Mary Ann St) – 2-3 storey commercial and residential terraces, with taller 6-8 storey commercial and educational buildings towards the Mary Ann St intersection
- Systum St – 2-storey historic terraces in the north, modern 3-8 storey residential apartments towards the south
- Darling Square – 20 storey student accommodation buildings directly to the east, beyond which is a dense urban precinct with a range of employment, residential and tourism uses, with Darling Harbour further north
- Mary Ann St – University of Technology Buildings 8 (Gehry Building) and 15 with a range of educational uses
- Ultimo Goods Line – Completed in 2012, the 'Goods Line' is a unique linear space which provides connection and amenity by reinterpreting the former railway and tram corridor.

2.4 Relevant Strategic Plans

Table 1 provides a summary of the key strategic plans that identify the strategic context of the project.

Table 1 Summary of alignment with key strategic plans

Plan	Comment
Greater Sydney Region Plan & Eastern City District Plan (Greater Sydney Commission)	<p>The Powerhouse Ultimo Renewal is strongly-aligned with the key strategic principles and vision outlined for the Eastern City in the Region and District Plans. Powerhouse Ultimo sits at the heart of a planned 'Innovation Corridor' spanning from the Bays Precinct through Pyrmont-Central and up to Circular Quay, with creative, cultural and digital industries identified as being critical to supporting the innovation ecosystem. The site also sits at the edge of the Camperdown-Ultimo Collaboration Area, which highlights the need to create a walkable precinct with a vibrant cultural and night-time economy.</p> <p>More generally, the project will closely align with the key priorities identified for the Eastern City by:</p> <ul style="list-style-type: none"> • Contributing towards a more liveable city with high-quality cultural infrastructure to meet the needs of the community, support culturally rich and socially connected communities and support urban renewal to create a place that respects local heritage. • Supports a stronger and more competitive Harbour CBD by contributing towards the development of a strong Innovation Corridor that can support innovation and economic growth and supporting the growth of the cultural and tourism sectors. • Supports key sustainability principles including the reduction of energy/resource consumption, delivering high quality and resilient public buildings and protecting the health and water quality of Sydney Harbour.
Pyrmont Peninsula Place Strategy (DPIE)	<p>The Powerhouse Ultimo Renewal is a key government investment that will support the strategic directions and 'big moves' identified in the Pyrmont Peninsula Place Strategy (PPPS). The site is identified under the PPS 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.</p> <p>The reuse of heritage buildings, enhancement of pedestrian connections and rejuvenation of Harris Street will all be directly supported through the delivery of the project. Subject to further transport, heritage and design advice, the project has the potential to contribute towards the enhancement of the Ultimo Goods Line as an active transport loop with potential new pedestrian connections.</p> <p>Further detailed guidance regarding key urban design principles and sustainability targets is anticipated to be included within the Draft Ultimo Sub-Precinct Master Plan.</p>
Draft Ultimo Sub-Precinct Master Plan	<p>The Draft Pyrmont Peninsula Sub-Precinct Master Plans were released for public exhibition on 26 November 2021, with exhibition scheduled to conclude in February 2022. The Draft Ultimo Sub-Precinct Master Plan supports the urban renewal of the Ultimo precinct and identifies the important contribution the Powerhouse Ultimo Renewal will make to creating an innovative, entrepreneurial, and knowledge-based 24 hour precinct.</p> <p>The EIS will address the consistency of the Powerhouse Ultimo Renewal with the Draft Sub-Precinct Master Plans and accompanying studies and policies in detail.</p>
Cultural Infrastructure Plan 2025+ (NSW Government)	Refer Section 2.1 .
Local Strategic Planning Statement – City Plan 2036 (City of Sydney)	<p>The Powerhouse Ultimo Renewal will directly support the vision and key planning priorities outlined in the City of Sydney's LSPS by supporting excellence in design, contributing to Sydney's profile as Australia's most significant global city with world-renowned cultural infrastructure, and a well-connected city with a facility that supports the desired future character of the Pyrmont/Ultimo village as a highly-walkable place.</p> <p>The LSPS identified the Harris Street corridor as making the largest contribution to employment growth outside of the CBD, with 22,000 new jobs over the next 15 years. The LSPS highlights the role in which the Innovation Corridor (including Ultimo) will play in delivering the knowledge-intensive jobs that will be vital to Sydney's ongoing economic success and global competitiveness. The Powerhouse Ultimo Renewal will support this by prioritising space for knowledge-based creative industries and developing relationships with surrounding creative-sector stakeholders.</p>

Plan	Comment
	The project will make significant positive contributions by improving walkability within and around the site, better activating Harris Street and supporting the creation of great places that are vibrant and support activity throughout the day and evening. Ongoing adaptive reuse and conservation of heritage fabric and better articulation of First Nation culture will play an important role in creating a more connected and culturally-aware community.

2.5 Cumulative impacts

The project is planned to occur in an area of the city which has undergone significant change over the past 5-10 years, with the completion of major urban renewal and development projects such as the Sydney International Convention, Exhibition and Entertainment Precinct, Darling Square, Central Park Broadway, Ultimo Public School redevelopment and significant development of the UTS Broadway Campus. As a result, there is limited development in the immediate vicinity of the site with the potential to contribute to cumulative impacts from the project. Other currently planned projects in the broader locality, such as the new Sydney Fish Markets, are expected to be substantively completed prior to the commencement of any major construction works at Powerhouse Ultimo.

2.6 Other project agreements

There are no existing or currently project agreements applicable to the project.

3.0 Project

Project Area

The primary focus of the Powerhouse Ultimo Renewal project is the museum to the north of Macarthur Street and bounded by Harris Street, Pier Street and the light rail corridor, as reflected by the indicative project extent shown in **Figure 2**.

Whilst the Harwood Building is not included in the scope of this project, some minor works may be necessary to upgrade and separate shared building services, decouple operational functions, increase activation of public spaces, and support the NSW Government's commitment to establish a creative industries precinct. Similarly, if vehicular access/parking at the eastern end of Macarthur Street is removed then the removal of the existing vehicular connection to Mary Ann Street to the east of the Harwood Building may also be possible. For these reasons, the entire site owned by the Museum of Applied Arts and Sciences Trust is the subject of this Concept Development Application.

The lots comprising the project area are listed in **Table 2**. Where necessary, the EIS will also consider interfaces and related works/activities required to achieve suitable project interfaces to adjacent land outside of the site boundary controlled by Transport for NSW, Place Management NSW and City of Sydney.

Table 2 Site description

Lot/DP	Description	Owner
Lot 1 DP 631345	Ultimo Power House, Harris Street forecourt, café and southern carpark	The Trustees of the Museum of Applied Arts and Sciences
Lot 1 DP 781732	Wran Building	The Trustees of the Museum of Applied Arts and Sciences
Lot 3 DP 631345	Harris Street forecourt	The Trustees of the Museum of Applied Arts and Sciences
Lot 37 DP 82234	Harris Street forecourt	The Trustees of the Museum of Applied Arts and Sciences
Lot 1 DP 770031	Former Ultimo Post Office	The Trustees of the Museum of Applied Arts and Sciences
Lot 3 DP 216854	Harwood Building	The Trustees of the Museum of Applied Arts and Sciences

Main uses and activities

The purpose of the development is to provide for the renewal of Powerhouse Ultimo, which is defined as an 'information and education facility'. It is expected that the development will also comprise a range of related and ancillary uses such as office and co-working spaces, creative industry studios, retail facilities and public domain.

Conceptual layout and design

A conceptual layout and design have not been developed at this point in time. It is envisaged that the substantive portion of works will relate to the conservation and refurbishment of the Ultimo Power House building, with more significant alterations/additions and new built form to be provided in locations which are less constrained by heritage factors, such as the Harris Street site frontage and forecourt. It is expected that any new or altered built form will comply with the relevant building height and floor space development standards applicable under the Sydney Local Environmental Plan 2012 (refer **Section 4.0**).

Create NSW will undertake an architectural design competition to select the successful design team to deliver this project. The Concept DA will seek approval for the key urban design parameters, and for approval of the Design Excellence Strategy.

Stage 1 Physical Works

It is envisaged that the Development Application will seek consent for Stage 1 Early Works, involving minor infrastructure works within the site to facilitate relocation of existing electrical infrastructure and other key site services to ensure that project delivery does not disrupt the ongoing use of the Harwood Building.

Timing

Work on the project is expected to commence following the receipt of development consent for the Detailed DA.

4.0 Statutory context

In accordance with Clause 7.20 of the Sydney Local Environmental Plan 2012, a site-specific development control plan is required for development for the purpose of a new building or where development increases the gross floor area (GFA) of an existing building if the site area for the development is more than 5,000 m² or if the development will result in a building with a height greater than 25 metres above existing ground level. The requirement to prepare a site-specific DCP can be satisfied by the making and approval of a Concept ('Stage 1') Development Application pursuant to Section 4.23 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). As the development is likely to exceed the applicable thresholds under the Sydney LEP, a Concept Development Application is proposed to fulfil the requirements of Clause 7.20.

Following determination of the Concept Development Application and the completion of the proposed architectural design competition, it is envisaged that a subsequent Detailed ('Stage 2') Development Application will be prepared and submitted which seeks consent for the detailed design, construction and operation of the proposed development.

Table 3 Summary of relevant statutory requirements

Matter	Consideration
Power to grant consent	<p>The proposed development is for the purpose of an 'information and education facility' with a capital investment value of more than \$30 million, and accordingly it is State Significant Development pursuant to Section 13(1) of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011.</p> <p>The Department of Premier and Cabinet (Create NSW) is a public authority within the meaning of Section 1.4 of the EP&A Act. The Minister for Planning and Public Spaces is therefore the consent authority pursuant to Section 4.5(a) of the EP&A Act, unless the project is one which is delegated to an officer of the NSW Department of Planning, Industry and Environment.</p>
Permissibility	<p>The site is zoned B4 Mixed Use under the Sydney LEP, within which 'information and education facilities' are a permitted use. Other potential related uses including commercial premises are also permitted within the zone.</p>
Key development standards	<p>The Sydney LEP sets out the following key development standards:</p> <ul style="list-style-type: none"> • 28 metre maximum building height across most of the site, with the Former Ultimo Post Office site subject to a lower a maximum height of 6 metres. • Maximum floor space ratio (FSR) of 4:1 across most of the site, with the Former Ultimo Post Office site subject to a lower a maximum FSR of 1:1. • Requirement to undertake a competitive design process. <p>It is expected that the Concept DA will comply with the relevant development standards set out in the LEP.</p>
Other approvals	<p><i>Biodiversity Conservation Act 2016</i> – Due to the highly urbanised nature of the site, a waiver to the requirement for a Biodiversity Development Assessment Report will be sought.</p> <p>Approvals not applicable:</p> <ul style="list-style-type: none"> • an approval under Part 4, or an excavation permit under section 139, of the <i>Heritage Act 1977</i> • an Aboriginal heritage impact permit under section 90 of the <i>National Parks and Wildlife Act 1974</i> (to be confirmed) <p>Consistent approvals:</p> <ul style="list-style-type: none"> • a consent under section 138 of the <i>Roads Act 1993</i> (to be confirmed)
Pre-conditions to exercising the power to grant consent	<ul style="list-style-type: none"> • Sydney LEP 2012 – Clause 2.3, 5.10, 6.21, 7.20, 7.24 • State Environmental Planning Policy (SEPP) No. 55 Remediation of Land – Section 7
Mandatory matters for consideration	<ul style="list-style-type: none"> • SEPP 64 - Advertising and Signage • SEPP 55 - Remediation of Land • Infrastructure SEPP • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Sydney Local Environmental Plan 2012

5.0 Engagement

The decision by the NSW Government to retain and renew Powerhouse Ultimo, as the anchor of the Powerhouse Creative Industries Precinct, operating alongside Powerhouse Parramatta, Powerhouse Castle Hill and Sydney Observatory, was undertaken with regard to significant community input and feedback in relation to the broader Powerhouse renewal. Key community feedback which has informed the project includes:

- Strong preference for Powerhouse Ultimo to continue operating as a museum on the existing site.
- Importance of the retention and heritage-listing of the Ultimo Power House (which has subsequently occurred).
- Need for further investment in Powerhouse Ultimo and in creative and cultural industries.
- Community connection through experiencing the Powerhouse on its site for over 30 years.

Create NSW with the Powerhouse will be undertaking further engagement to inform the Concept Development Application and EIS in accordance with the *Undertaking Engagement Guidelines for State Significant Projects* (2021). Engagement activities undertaken by Create NSW will include:

- Museum and cultural sector engagement
- First Nations stakeholders
- Local stakeholder group engagement
- Direct consultation with immediate neighbours
- Community information sessions
- Project website, online feedback and project information hotline

Engagement will be undertaken to inform the preparation of the EIS and on an ongoing basis throughout the life of the project, and details of how issues raised have been responded to will be documented in the Consultation Outcomes Report which accompanies the EIS. Create NSW will continue to engage with community stakeholders following the determination of the Concept DA in order to provide information and seek feedback on the design process, Detailed DA and project delivery phases. The Outcomes Report will also include details of strategies to monitor, review and adapt engagement methodologies over the course of the project. This engagement will be complementary to and independent of Department-led consultation during their assessment of the Development Applications.

In addition to the community stakeholders, Create NSW has undertaken preliminary engagement with key government stakeholders including:

- Museum of Applied Arts and Sciences
- Infrastructure NSW
- City of Sydney
- NSW Government Architect's Office
- NSW Department of Planning, Industry and Environment – Key Sites Assessments
- NSW Department of Planning, Industry and Environment – Place, Design and Public Spaces
- Australian Institute of Architects
- Heritage NSW
- Treasury NSW
- Greater Sydney Commission
- Adjoining precincts including; University of Technology, Tech Central and Darling Quarter

Create NSW will continue to engage with government stakeholders to inform the project and EIS preparation.

6.0 Proposed assessment of impacts

This section provides an overview of the key matters requiring further assessment in the EIS and the proposed approach to assessing each of these matters. The purpose of considering these factors at this stage is to inform the preparation of the SEARs which will guide the preparation of the detailed EIS.

The following sections should be read in conjunction with the scoping summary tables provided at **Appendix A**.

6.1 Matters requiring further assessment in EIS

6.1.1 Design excellence, urban design and public domain

The final architectural design of Powerhouse Ultimo will be the subject of a competitive design process carried out in alignment with the City of Sydney's *Competitive Design Policy*. The Concept DA will be accompanied by a Design Excellence Strategy that sets out the key parameters for the competitive process. Create NSW has already commenced engagement with the NSW Government Architect's Office, the City of Sydney and the Australian Institute of Architects in relation to the proposed Design Excellence Strategy for the project. The Concept DA will also require review by the State Design Review Panel.

The Concept DA will seek approval for a 'loose-fit' building envelope that is compliant with the applicable Sydney LEP development standards and compatible with the heritage significance of the Ultimo Power House and Former Ultimo Post Office. The 'loose-fit' envelope is critically important to ensure that the competition design process supports creative expression and elicits a wide range of innovative design responses to the site in order to deliver an internationally important public museum development of the highest architectural design quality.

The Concept DA will include Urban Design and Public Domain Guidelines that address the desired future quality of the development, including:

- The design quality of the building and public domain, including design principles and functional objectives;
- The height, bulk and scale of any new built form additions;
- The project's interface with surrounding public domain, including the Ultimo Goods Line, and public domain treatments;
- The impact of the project on pedestrian connectivity, view corridors and site permeability; and
- Relationship with surrounding development and street frontages.

Key technical studies to inform the EIS will include:

- Urban Design Report, addressing the site context, key built form issues and including and response to any feedback provided by the State Design Review Panel
- Proposed 'loose-fit' building envelope plans and Urban Design and Public Domain Guidelines
- Design Excellence Strategy
- ESD Strategy

The Powerhouse Ultimo Renewal will be informed by the Designing with Country framework which will guide the establishment of key project principles and parameters, including the Urban Design and Public Domain Guidelines.

6.1.2 Environmental amenity

The Pyrmont Peninsula Place Strategy identifies the need to minimise overshadowing of the Ultimo Goods Line and other key areas of local open space during key usage periods. Further detail of these parameters is expected to be contained within the forthcoming Draft Ultimo Sub-Precinct Master Plan. The EIS will address any overshadowing impacts and any future design controls to minimise overshadowing to an acceptable level.

The Concept DA will also address key environmental amenity issues associated with the loose-fit envelope with regard to matters such as views and visual impacts, wind effects, reflectivity and impacts of Cross City Tunnel ventilation stack emissions on building occupants.

It is not envisaged that the Stage 1 Early Works would give rise to any significant impacts on environmental amenity.

Key technical studies to inform the EIS will include:

- Overshadowing diagrams
- View and Visual Impact Assessment
- Wind assessment/conditions review

6.1.3 Heritage

With both the Ultimo Power House and the Former Ultimo Post Office listed on the State Heritage Register, the interface between these two heritage items and the proposed development will be a significant factor in the assessment of the Concept DA. An updated Heritage Conservation Management Plan (CMP) will be prepared which sets out the principles for heritage conservation and any new additions. A suitably experienced and qualified heritage expert will prepare the CMP, provide input to the development of the Concept DA, and prepare a Heritage Impact Statement to guide the future development of the site.

The Heritage Impact Statement will also be required to consider and assess the potential impacts of the project on other listed heritage items and heritage conservation areas within the vicinity of the site as identified in **Section 2.3**. The Heritage Impact Statement would also consider any potential heritage impacts associated with the Stage 1 Early Works.

Preparation of an Aboriginal Cultural Heritage Assessment Report will also be prepared in accordance with the *Guide to Investigating, assessing and reporting on Aboriginal cultural heritage in NSW* (OEH 2011).

Key technical studies to inform the EIS will include:

- Conservation Management Plan
- Heritage Impact Statement
- Aboriginal Cultural Heritage Assessment Report

6.1.4 Access and transport

The Concept DA will be required to consider the relationship between the proposed development and surrounding transport infrastructure, including:

- Sydney Light Rail corridor abutting the site to the east;
- Harris Street, which is a State classified public road;
- Existing local bus stops provided on Harris Street;
- Existing coach layover areas in Darling Drive; and
- Ultimo Goods Line and other local streets which convey local pedestrian and cyclist movements.

The EIS will be informed by a Transport Impact Assessment which considers the impacts of the project and transport requirements of future development in accordance with the Concept Proposal in respect of matters such as traffic generation, loading/servicing requirements, construction traffic and public transport impacts. It is not expected that the carrying out of Stage 1 Early Works would result in any significant additional traffic generation beyond that already occurring through existing site operations.

6.1.5 Social and Economic Impacts

A Social and Economic Impact Assessment (SEIA) will be submitted with the EIS. The reports will address the expected social and economic impacts of the project, including any mitigation measures as necessary. The SEIA will have regard to the *Social Impact Assessment Guideline for State Significant Development* (DPIE 2021).

6.1.6 Biodiversity

The site does not contain any native vegetation, with a small number of planted trees located within the public domain. Accordingly, the site is not considered to have any potential biodiversity values. A waiver request will be prepared and submitted to the Department in relation to the standard requirement for a Biodiversity Development Assessment Report.

6.1.7 Hazards, risks, contamination, remediation and land

Storage of dangerous goods and hazardous materials is not envisaged, and detailed operational parameters will be addressed as part of a future Detailed Development Application. The development is not adjacent to or on land in any pipeline corridors.

Whilst the site has been historically used for a range of industrial purposes which have the potential for contamination, significant remediation of the site occurred as part of the 1988 Powerhouse Museum works. The EIS will be informed by a Phase 1 Preliminary Site Contamination Investigation prepared in accordance with the requirements of State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55). If required as a result of the findings of the Phase 1 investigation, a Phase 2 Detailed Site Investigation and Remediation Action Plan (if required) will be prepared in accordance with the requirements of SEPP 55 and the *Managing Land Contamination Planning Guidelines* to inform and accompany the future Detailed Development Application. It is not anticipated that Stage 1 Early Works would give rise to any ground disturbance requiring a more detailed assessment of contamination risks at this stage.

The EIS will also be informed by technical studies which address the existing geotechnical conditions of the site, groundwater and the potential for acid sulfate soils.

6.1.8 Air

Clause 7.24 of the Sydney LEP requires any development application to give consideration to the potential for impacts on building occupants from emissions of the Cross City Tunnel ventilation stack, which is mapped as effecting part of the site.

Further detailed assessment of potential air quality impacts associated with the construction of project would be included in the future Detailed Development Application that seeks consent for those construction works.

6.1.9 Water

The *Darling Harbour Catchment Floodplain Risk Management Plan* (City of Sydney 2016) identifies the potential for flooding in and around the site in 1% AEP and Probably Maximum Flood (PMF) events. The EIS will be informed by a Flood Study that considers the impacts of flooding on the development and use of the site and of any future development on local flood conditions.

The EIS will also be informed by sufficient technical information to appropriately inform and guide future detailed design of stormwater management, water quality and water conservation measures to be incorporated into the detailed project design.

6.2 Matters Requiring Assessment at Future Stages

Section 4.22(5) of the EP&A Act provides that when considering the likely impact of the development the subject of a Concept DA, the consent authority need only consider the likely impact of the concept proposals and does not need to consider the likely impact of the carrying out of development that may be the subject of subsequent DAs. To this effect, the Scoping Report addresses the likely impacts associated with the Concept Proposal, with further detailed environmental assessment of the effects of carrying out the detailed development to be the subject of a

subsequent Stage 2 Detailed DA. The Stage 2 Detailed DA would be subject to the SEARs issued for that DA and any Future Environmental Assessment Requirements imposed in the determination of the Concept DA.

Matters not requiring further assessment as part of the EIS prepared for the Concept DA, but which will be required to be assessed as part of the EIS for the future Stage 2 Detailed DA include:

- Construction site management, including construction traffic management
- Noise and Vibration
- Air Quality
- Water Quality and Stormwater Management
- Impacts on Sydney Light Rail corridor and operations

7.0 Conclusion

The renewal of Powerhouse Ultimo and the creation of the Powerhouse Creative Industries Precinct will be a significant investment in the delivery of the NSW Government's *Cultural Infrastructure Plan 2025+* and the *Pymont Peninsula Pace Strategy*. Complementing the future flagship Powerhouse Parramatta, Powerhouse Castle Hill, and the Sydney Observatory, the project will see Powerhouse Ultimo focus on design and fashion, presenting exhibitions that showcase the museum's significant collections, international exclusive exhibitions and programs that support the design and fashion industries, reinvigorating one of Australia's most revered and much loved museums.

This Scoping Report has outlined preliminary information regarding the site, the project, the strategic and statutory context and planned and ongoing stakeholder engagement. The scoping of the proposed assessment of impacts within the Environmental Impact Statement for the Concept Proposal and Stage 1 Early Works will permit the Department and other government agencies to prepare and issue the Secretary's Environmental Assessment Requirements.

Scoping summary table

Level of Assessment	Matter	CIA	Engagement	Relevant government plans, policies, and guidelines	Scoping report reference
Standard	Access – Access to property, traffic and parking	N	Standard	<ul style="list-style-type: none"> State Environmental Planning Policy (Infrastructure) 2007 Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013) NSW Bicycle Guidelines (RTA, 2003) Guide to Traffic Generating Developments Version 2.2 (RTA, 2002). 	Section 6.1.4
Standard	Access – Road and rail facilities	N	Standard	<ul style="list-style-type: none"> Development Near Rail Corridors and Busy Roads – Interim Guidelines (Department of Planning, 2008) 	Section 6.1.4
In Future Detailed DA	Amenity – Noise and Vibration	N	Standard	<ul style="list-style-type: none"> Construction Noise Strategy (Transport for NSW, 2012) Interim Construction Noise Guideline (Department of Environment, Climate Change and Water, 2009) NSW Industrial Noise Policy (Environment Protection Authority, 2000) NSW Road Noise Policy (Environment Protection Authority, 2011) Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) German Standard DIN 4150-3: Structural Vibration – Effects of Vibration on Structures Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) 	Section 6.2
Standard	Amenity – Visual	N	Standard	<ul style="list-style-type: none"> Refer to Scoping Report for further discussion on assessment approach. 	Section 6.1.1
Minor	Built environment – Private property	N	Standard	<ul style="list-style-type: none"> The Concept DA will not result in any direct private property impacts. 	Section 6.1.1
Standard	Built environment – Public land	N	Standard	<ul style="list-style-type: none"> Public Domain Manual (City of Sydney, 2021) 	Section 6.1.1
Detailed	Built environment – Design quality	N	Standard	<ul style="list-style-type: none"> Refer to Scoping Report for further discussion on assessment approach. 	Section 6.1.1
Standard	Economic – Livelihood	N	Standard	<ul style="list-style-type: none"> Refer to Scoping Report for further discussion on assessment approach. 	Section 6.1.5
Standard	Hazards and risks – Flooding	N	Standard	<ul style="list-style-type: none"> Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) and Volume 2 (A. Installation of Services; B. Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DECC 2008) NSW Government's Floodplain Development Manual (2005). Darling Harbour Catchment Floodplain Risk Management Plan (City of Sydney 2016) 	Section 6.1.9

Level of Assessment	Matter	CIA	Engagement	Relevant government plans, policies, and guidelines	Scoping report reference
None - Future Detailed DA	Hazards and risks - waste	N	N/A	N/A	N/A
Standard	Hazards and risks – Contamination	N	Standard	<ul style="list-style-type: none"> • <i>Protection of the Environment Operations Act 1997</i> • <i>Contaminated Land Management Act 1997</i> • Managing Land Contamination: Planning Guideline (SEPP 55) • Guidelines on the Duty to Report Land Contamination • SEPP 55 – Remediation of Land • National environment protection (assessment of site contamination) measure 	Section 6.1.7
Standard	Heritage – Aboriginal	N	Consultation with Registered Aboriginal Parties	<ul style="list-style-type: none"> • <i>National Parks and Wildlife Act 1974</i> • Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW 2011 • Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 • Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW 2010 	Section 6.1.3
Detailed	Heritage - Historic	N	Standard	<ul style="list-style-type: none"> • <i>Heritage Act 1977</i> • Sydney Local Environmental Plan 2012 • Australia ICOMOS Charter for the Conservation of Places of Significance, Burra Charter 2013 • Assessing Significance for Historical Archaeological Sites and 'Relics' 2009 	Section 6.1.3
Standard	Social	N	Standard	<ul style="list-style-type: none"> • Social Impact Assessment Guidelines for State Significant Projects (Department of Planning Industry and Environment, 2021) 	Section 6.1.5