

SCOPING REPORT

POWERHOUSE ULTIMO DETAILED APPLICATION

January 2023 | 2210545





'Gura Bulga'

Liz Belanjee Cameron

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

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

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

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

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

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Version No.	Date of issue	Prepared By	Approved by
Final	30/01/2023	MO	MO

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1.0 Introduction

This Scoping Report has been prepared on behalf of Infrastructure NSW for the Detailed Development Application 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 the Detailed DA for the detailed design, construction and operation of the new Powerhouse Ultimo. The Scoping Report has been prepared in accordance with the Department of Planning 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 Detailed DA 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 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 renewed 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 development are to:

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

On 12 December 2022 the Minister for Arts announced that the architectural design team comprising Architectus, Durbach Block Jagers Architects, Tyrrell Studio, Yousofzay and Hart, Akira Isogawa, Yerrabingin, Finding Infinity and Arup had been selected through a competitive design process for the Powerhouse Ultimo Renewal project.

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



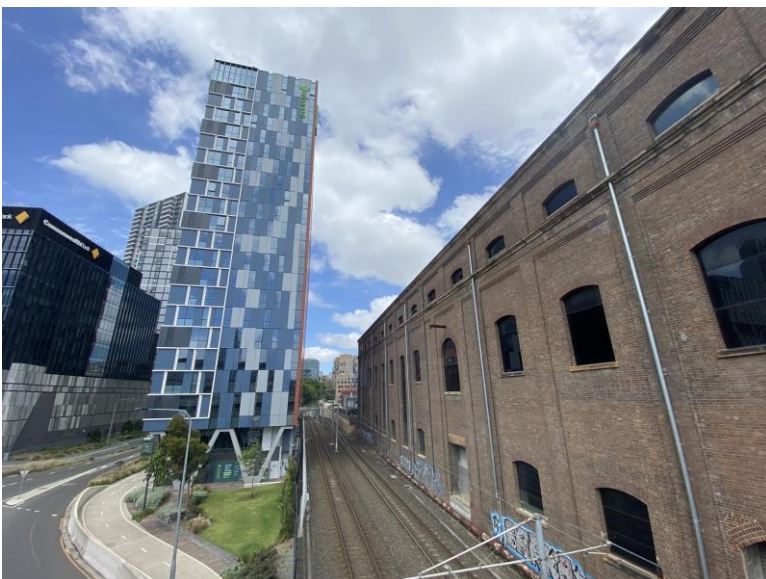
Nearby development south of Macarthur Street



Nearby development on Harris Street



Harris Street Forecourt



Darling Square (left), light rail 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>
Ultimo Sub-Precinct Master Plan	<p>The Pyrmont Peninsula Sub-Precinct Master Plans were finalised by the NSW Department of Planning and Environment in July 2022. The 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 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</p>

Plan	Comment
	<p>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> <p>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.</p>

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. Other major planned projects currently being undertaken within the broader locality, including the new Sydney Fish Market, are expected to be substantively completed prior to the commencement of any major construction works at Powerhouse Ultimo. The construction of Pyrmont Station as part of Sydney Metro West (SSI-19238057 and SSI-22765520) and associated over station development (SSD-49620481), located on Pyrmont Bridge Road, is approximately 800 metres to the north of the Powerhouse Ultimo site, and accordingly significant direct cumulative impacts are not expected to be significant but will nonetheless considered in the environmental impact assessment in accordance with the *Cumulative Impact Assessment Guidelines for State Significant Projects* (DPE 2022).

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 in **Figure 2**.

The Harwood Building is not included in the scope of this project, however, some minor works may be necessary to upgrade and separate shared building services, decouple operational functions, and increase activation of public spaces. The precise site boundary for the Detailed State Significant Development Application will be confirmed in the EIS.

The lots comprising the project area are listed in **Table 2**. 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, noting that works on that land will be subject to separate planning approval pathways.

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

Main uses and activities

The purpose of the development is to provide for the renewal of Powerhouse Ultimo museum. Museums are defined as an 'information and education facility' under the Sydney Local Environmental Plan 2012. 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. Temporary overnight accommodation for school groups associated with the museum's learning programs (approx. 60 students and supervisors/carers) will also be included.

Indicative layout and design

On 12 December 2022 the Minister for Arts announced that the architectural design team comprising Architectus, Durbach Block Jagers Architects, Tyrrell Studio, Youssofzay and Hart, Akira Isogawa, Yerrabingin, Finding Infinity and Arup had been selected through a competitive design process for the Powerhouse Ultimo Renewal project. Indicative architectural drawings consistent with the winning scheme are provided at **Attachment B**, and will be subject to further design development prior to submission of the EIS.

The proposal includes the construction of a new museum building along the Harris Street frontage, conservation and adaptive reuse of the existing Ultimo Power House and Ultimo Post Office heritage items, and construction of new public open space at the south-eastern corner of the site to connect with the Ultimo Goods Line.

Timing

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



4.0 Statutory context

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>Infrastructure 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 <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act), unless the project is one which is delegated to an officer of the NSW Department of Planning 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 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 <p>A Concept State Significant Development Application (SSD-32927319) was prepared pursuant to Section 4.23 of the EP&A Act in order to satisfy the requirement of Clause 7.20 of the Sydney Local Environmental Plan 2012 for a site-specific development control plan.</p> <p>A competitive design process was undertaken in relation to the development that will be the subject of the Detailed State Significant Development Application pursuant to Clause 6.21D of the Sydney LEP and in accordance with the Design Excellence Strategy endorsed by DPE as the consent authority.</p> <p>Pursuant to Section 4.24 of the EP&A Act, the Detailed State Significant Development Application must not be inconsistent with the consent for the Concept Proposal, whilst it remains in force for the site. Consistency with the Concept Proposal, including the approved Building Envelope Plans and Urban Design Guidelines, will be addressed in the EIS.</p> <ul style="list-style-type: none"> •

Matter	Consideration
Mandatory matters for consideration	<ul style="list-style-type: none"> • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021 • Sydney Local Environmental Plan 2012



5.0 Engagement

Community and stakeholder engagement was undertaken during the Concept Development Application phase in accordance with the *Undertaking Engagement Guidelines for State Significant Projects* (2021). Engagement activities undertaken included:

- 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

In addition, DPE publicly exhibited the Concept Development Application between June and July 2022, in response to which submissions were received from public agencies and authorities, community organisations and members of the public. The proponent's response to matters raised in these submissions was outlined in the Submissions and Amendment Report dated September 2022.

Further engagement will be undertaken to inform the preparation of the EIS in accordance with the *Undertaking Engagement Guidelines* for the Detailed SSDA 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. The proponent will continue to engage with community stakeholders following the determination of the Detailed DA to provide information and seek feedback on the 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 Application.



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 **Attachment A**.

6.1 Matters addressed in Concept Approval

The Stage 1 Concept State Significant Development Application sought consent for:

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

The EIS included assessment of matters relevant to the Concept Proposal including:

- | | | |
|------------------------------------|-----------------------------------|--------------------------------|
| • Strategic and Statutory Planning | • Contamination | • Water Cycle Management |
| • Built Form and Urban Design | • Geotechnical Conditions | • Infrastructure and Utilities |
| • Public Domain | • Noise and Vibration | • Access and Compliance |
| • Connecting with Country | • Safety, Security and Management | • Waste Management |
| • Environmental Amenity | • Air Quality | • Social and Economic Impacts |
| • Heritage | • Tree Removal and Retention | • Development Contributions |
| • Access and Transport | • Sustainability | |

The EIS will address these matters as they relate to the detailed design, construction and operation of the proposed development, including identifying areas where the impacts are reduced or increased compared to those assessed in the Concept Proposal.

6.2 Key Matters requiring further assessment in EIS

6.2.1 Consistency with conditions of Concept Proposal SSD-32927319

The EIS will address consistency with the applicable conditions imposed by the Minister for Planning in the determination of Concept Proposal SSD-32927319.

6.2.2 Design excellence, urban design and public domain

The architectural design of Powerhouse Ultimo was the subject of a national competitive design process carried out in alignment with a Design Excellence Strategy and Competition Brief endorsed by the NSW Department of Planning and Environment. The winning design, produced by Australian team Architectus, Durbach Block Jagers Architects, Tyrrell Studio, Yousofzay + Hart, Akira Isogawa, Yerrabingin, Finding Infinity and Arup was selected to deliver a visionary world-class museum for the people of NSW. The submission was unanimously selected as the scheme most capable of demonstrating design excellence in accordance with the requirements of Clause 6.21C of the Sydney LEP.

A Design Integrity Panel (DIP) will be established in accordance with the endorsed Design Excellence Strategy to review the design prior to lodgement of the Detailed SSDA and at subsequent milestones, in order to retain design integrity throughout the project lifecycle.

The Detailed SSDA will include an Architectural Design Report 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:

- Competitive Design Process Outcomes Report
- Architectural and Public Domain Design Report, addressing the site context, key built form issues, landscaping including a response to feedback provided by the Jury of the competitive design process and of the DPI
- ESD Strategy

The detailed design for the Powerhouse Ultimo Renewal will be informed by the Designing with Country framework, which will guide the establishment of key project principles and design.

6.2.3 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. As the detailed design will comply with the maximum building envelopes established in the Concept Proposal, overshadowing impacts are expected to be less than those previously assessed and acceptable. The EIS will include detailed overshadowing diagrams and will address any overshadowing impacts.

The EIS will address key environmental amenity issues associated with the proposed development 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.

Key technical studies to inform the EIS will include:

- Overshadowing diagrams
- View and Visual Impact Assessment
- Wind assessment
- Noise and Vibration Assessment

6.2.4 Heritage

Both the Ultimo Power House and the Former Ultimo Post Office are listed on the State Heritage Register. An updated Heritage Conservation Management Plan (CMP) was prepared for the site by Curio Projects as part of the Concept Proposal which sets out the principles for heritage conservation and new buildings.

A Heritage Impact Statement will be prepared and submitted with the Detailed SSDA to address consistency with the CMP and 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**.

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:

- Heritage Impact Statement
- Aboriginal Cultural Heritage Assessment Report

6.2.5 Access and transport

The Detailed SSDA will address the relationship between the proposed development and surrounding transport infrastructure, including:

- Sydney Light Rail corridor abutting the site to the east, including potential opportunities for future inclusion by TfNSW of pedestrian/cycle access within the corridor as envisaged by the Pyrmont Peninsula Place Strategy;
- Harris Street, which is a State classified public road;
- Pyrmont Street and the Pier Street undercroft;
- 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 the development in respect of matters such as traffic generation, loading/servicing requirements, construction traffic and public transport impacts.

6.2.6 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.

The site has been historically used for a range of industrial purposes which have the potential for contamination, however, significant remediation of the site occurred as part of the 1988 Powerhouse Museum works. A Preliminary Site Investigation which accompanied the Stage 1 Concept SSDA indicated that remediation or management of contamination will be required for site development, although the extent of remediation and management will depend on the layout of future uses as well as the results of additional investigations. The EIS will be informed by a Detailed Environmental Site 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 Detailed Site Investigation, a Remediation Action Plan will be prepared in accordance with the requirements of SEPP 55 and the *Managing Land Contamination Planning Guidelines*.

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.

6.2.7 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 affecting part of the site. Assessment of potential air quality impacts associated with the construction of project would be included in the EIS.

6.2.8 Water

A Civil Infrastructure and Flooding Assessment accompanied the Concept Proposal which addressed the impact of the Concept Proposal on localised flooding. Flooding within and adjoining the site is generally classed as shallow and low risk in the 1% Annual Exceedance Probability (AEP) flood planning event. A detailed flooding assessment will be provided with the EIS based on the detailed design 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.

6.2.9 Construction Management

A Preliminary Construction Management Plan will be provided with the EIS which sets out the principles and overarching approach for management of construction impacts with respect to matters such as pedestrian and traffic movement, noise and vibration, air quality, waste, site security and community information.

7.0 Conclusion

The renewal of Powerhouse Ultimo will be a significant investment in the delivery of the NSW Government's *Cultural Infrastructure Plan 2025+* and the *Parramatta Peninsula Pace Strategy*. Complementing the future flagship Powerhouse Parramatta, Powerhouse Castle Hill, and the Sydney Observatory, The renewed 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.

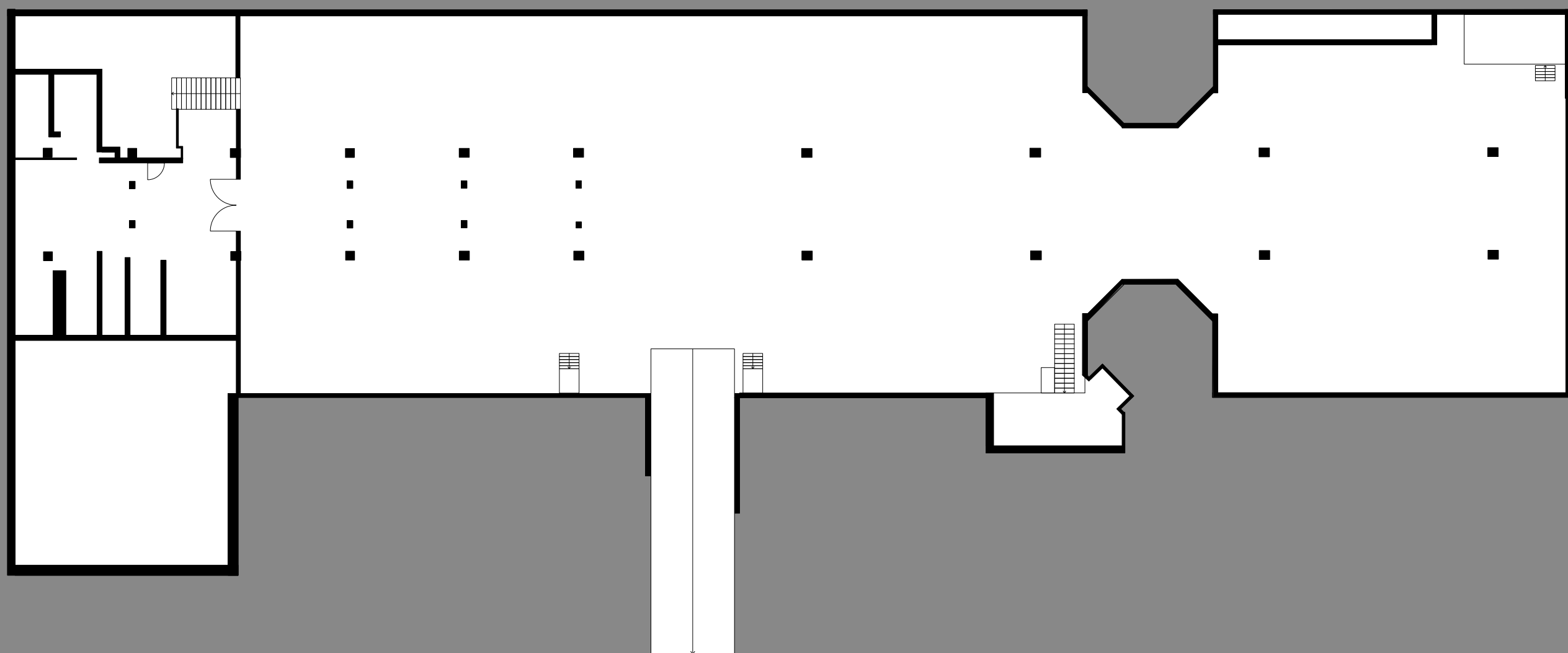
This Scoping Report has outlined preliminary information regarding the site, the project, the strategic and statutory context and planned and ongoing stakeholder engagement. The scoping of the proposed assessment of impacts within the Environmental Impact Statement for the Detailed State Significant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

Attachment A- 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 6.2.5
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 6.2.5
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 6.2.3/6.2.9
Standard	Amenity – Visual	N	Standard	<ul style="list-style-type: none"> Refer to Scoping Report for further discussion on assessment approach. 	Section 6.2.3
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 6.2.3
Standard	Built environment – Public land	N	Standard	<ul style="list-style-type: none"> Public Domain Manual (City of Sydney, 2021) 	Section 6.2.2
Detailed	Built environment – Design quality	N	Standard	<ul style="list-style-type: none"> Refer to Scoping Report for further discussion on assessment approach. 	Section 6.2.2
Standard	Economic – Livelihood	N	Standard	<ul style="list-style-type: none"> Refer to Scoping Report for further discussion on assessment approach. 	Section 6.2.3

Level of Assessment	Matter	CIA	Engagement	Relevant government plans, policies, and guidelines	Scoping report reference
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 6.2.6
None - Future Detailed DA	Hazards and risks - waste	N	N/A	N/A	Section 6.2.6
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 6.2.6
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 6.2.4
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 6.2.4
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 6.2.3

Attachment B- Indicative Architectural Drawings



B

B

A

A

F

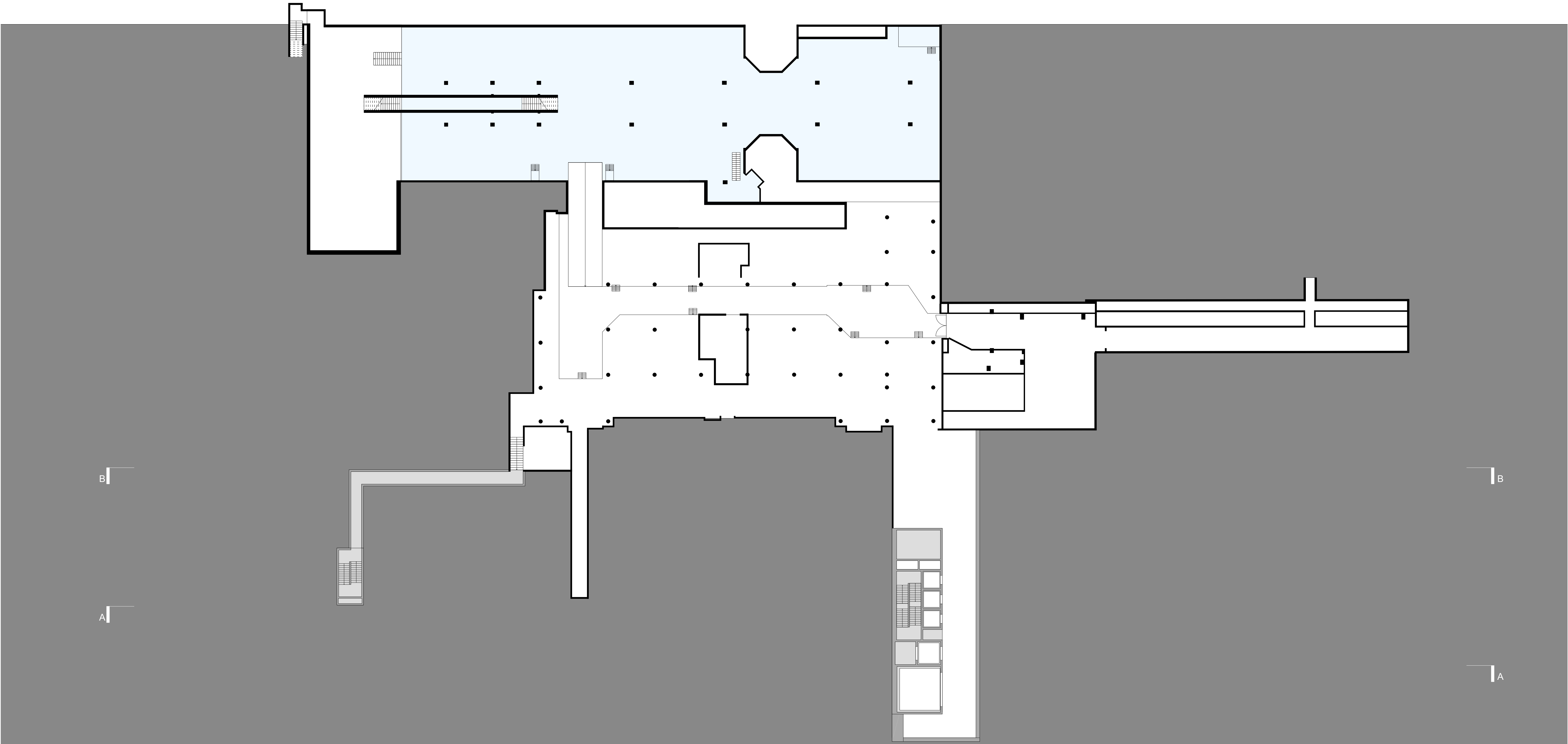
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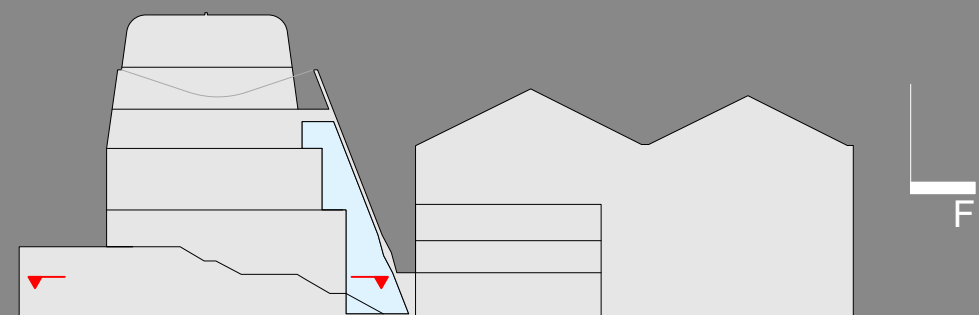
D

E





- 1. PUMP HOUSE-WASTE TO ENERGY PLANT
- 2. PRESENTATION SPACE 2
- 3. ARRIVAL/GATHERING TERRACE
- 4. PRESENTATION SPACE 1
- 5. PRESENTATION SPACE 3
- 6. CONCIERGE
- 7. RETAIL
- 8. F&B CAFE
- 9. LIFT LOBBY
- 10. CLOAKING AND AMENITIES
- 11. LOADING DOCK



PLAN - LEVEL 1

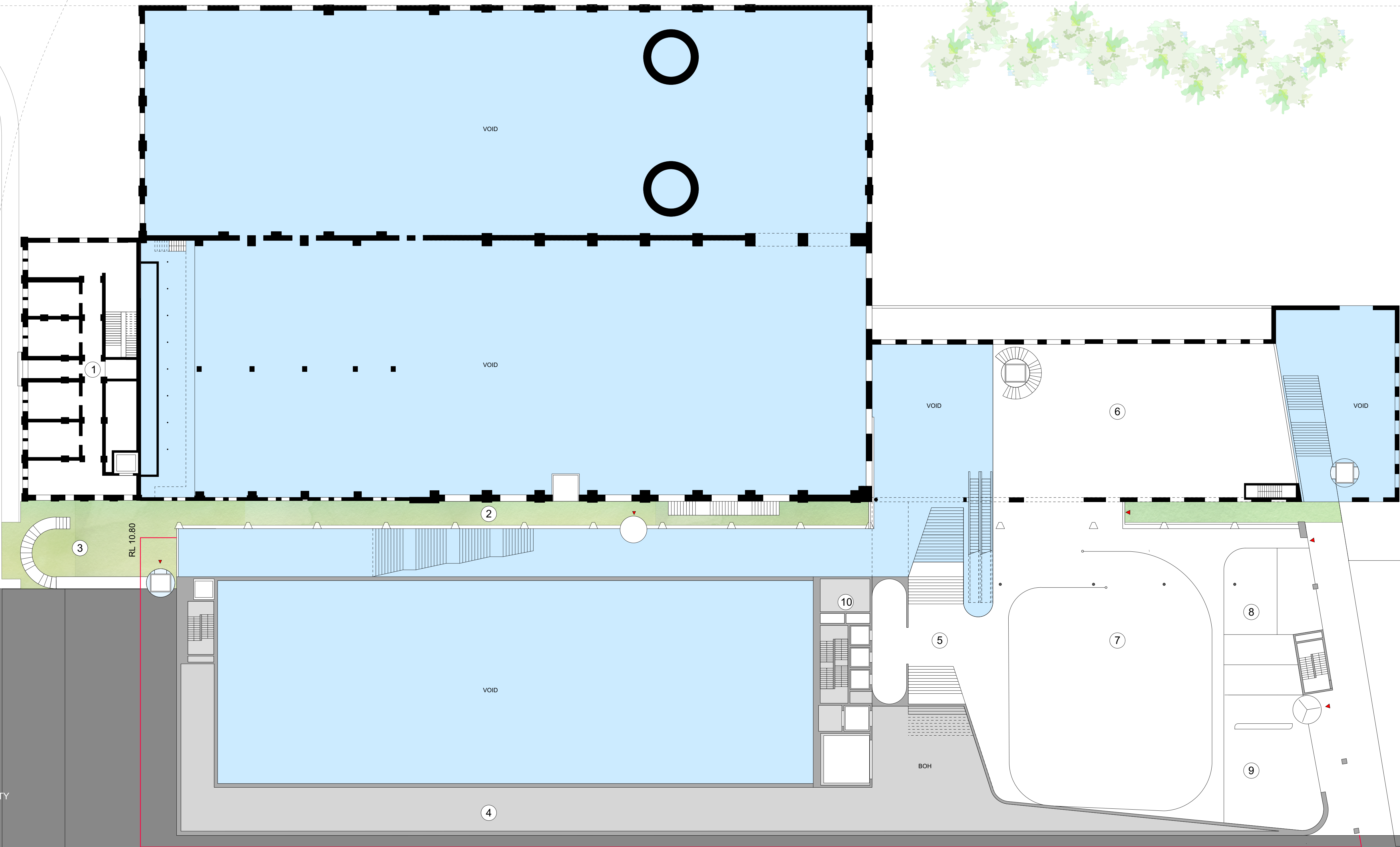


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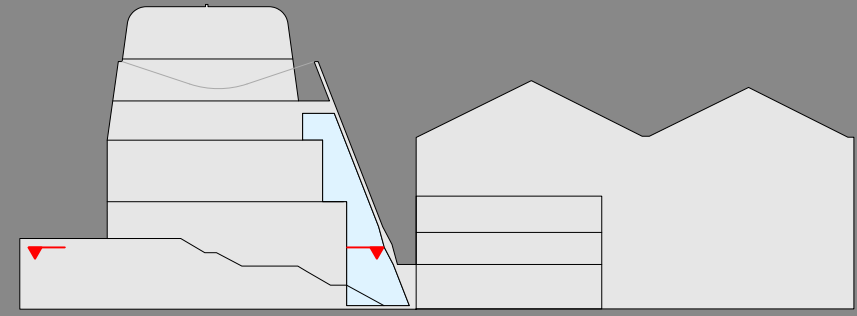
Powerhouse Ultimo Renewal Project: A1 Drawings

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- 1. SUBSIDISED CREATIVE
- 2. GORGE WALK
- 3. LOWER CREATIVE COURTYARD
- 4. PLANT
- 5. LIFT LOBBY/CIRCULATION
- 6. FLEXIBLE EDUCATION/COMMUNITY
- 7. PRESENTATION 4 / FORUM
- 8. EDUCATION
- 9. RESEARCH ARCHIVE & LIBRARY
- 10. AMENITIES



PLAN - LEVEL 2



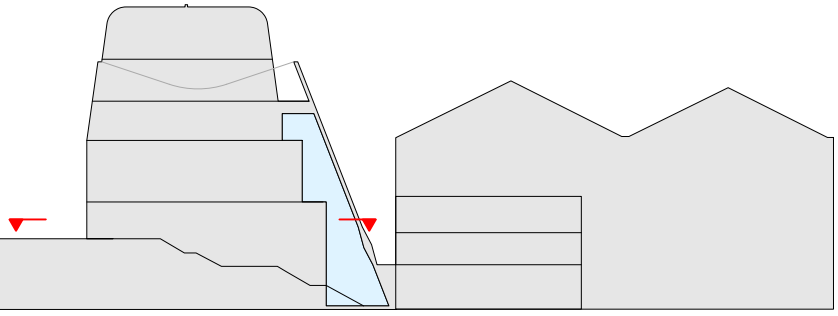
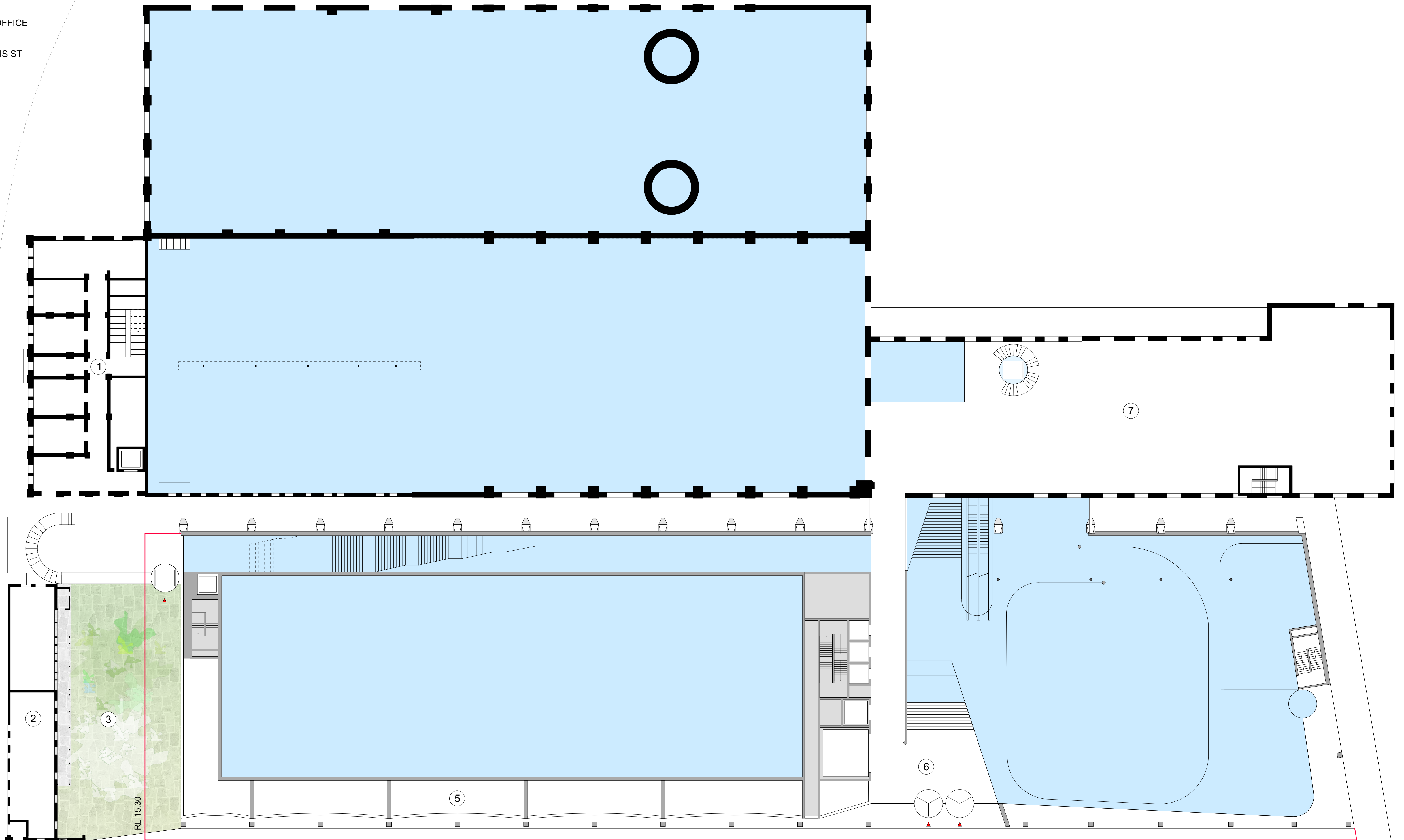
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Powerhouse Ultimo Renewal Project: A1 Drawings

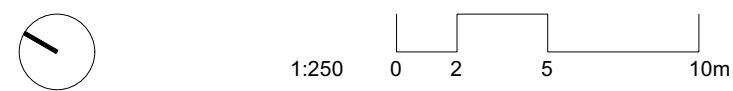
Respondent Team: 080 (SPARK)



- 1. SUBSIDISED CREATIVE - ANNEX
- 2. SUBSIDISED CREATIVE - POST OFFICE
- 3. CREATIVE COURTYARD
- 5. CREATIVE COMMERCIAL - HARRIS ST
- 6. HARRIS STREET ENTRY
- 7. PRESENTATION SPACE 5

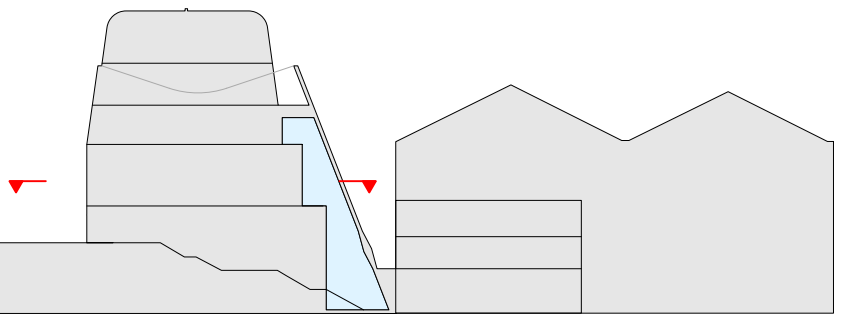
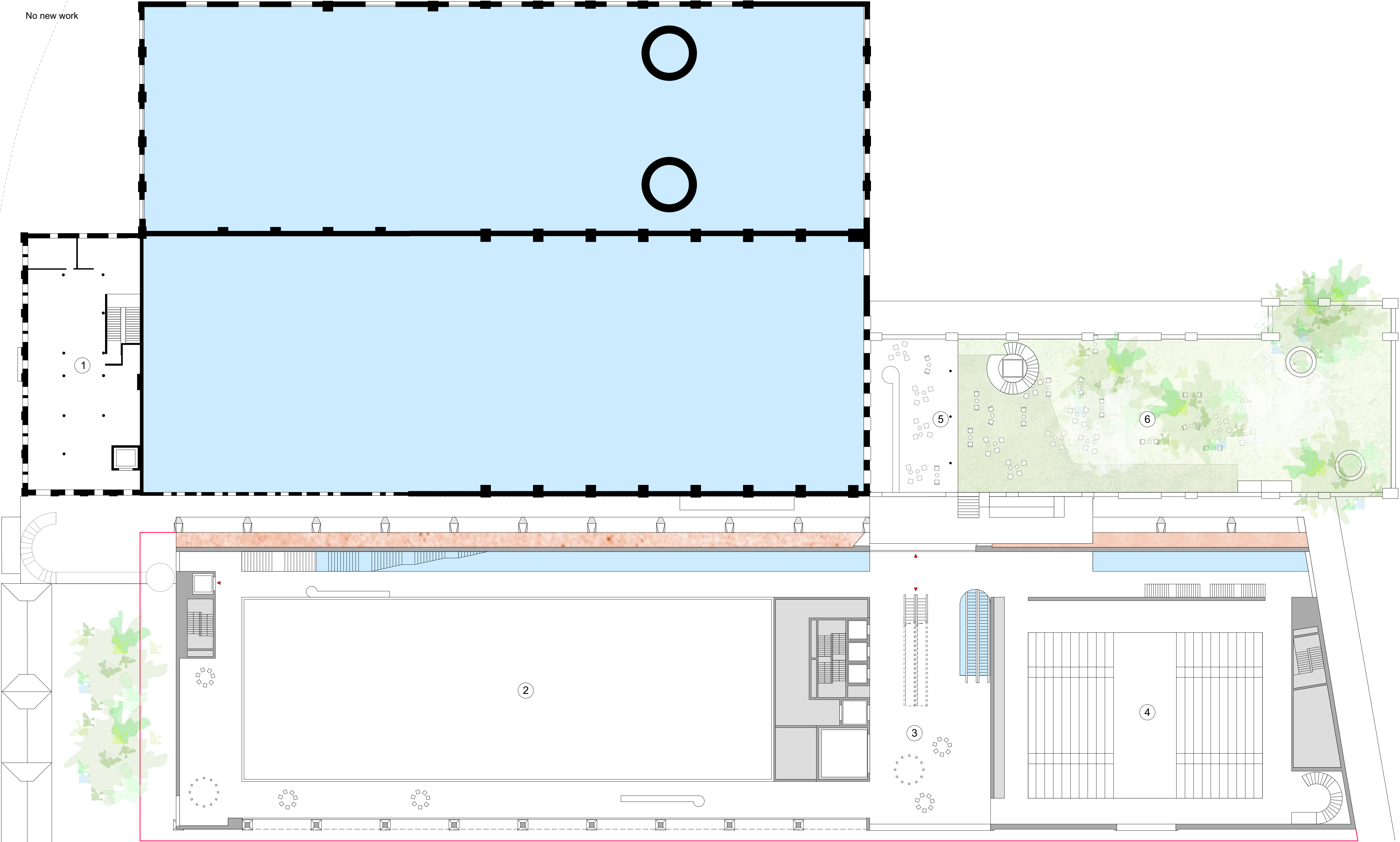


PLAN - LEVEL 3



- 1. SUBSIDISED CREATIVE - ANNEX
- 2. PRESENTATION SPACE 6
- 3. LOBBY / CIRCULATION
- 4. THEATRE
- 5. ROOF TOP BAR
- 6. ROOF GARDEN

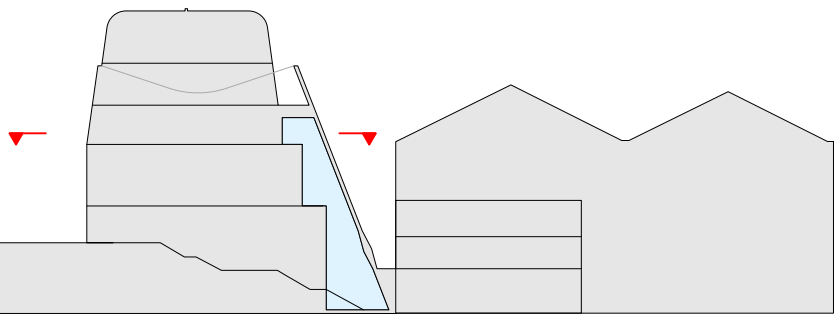
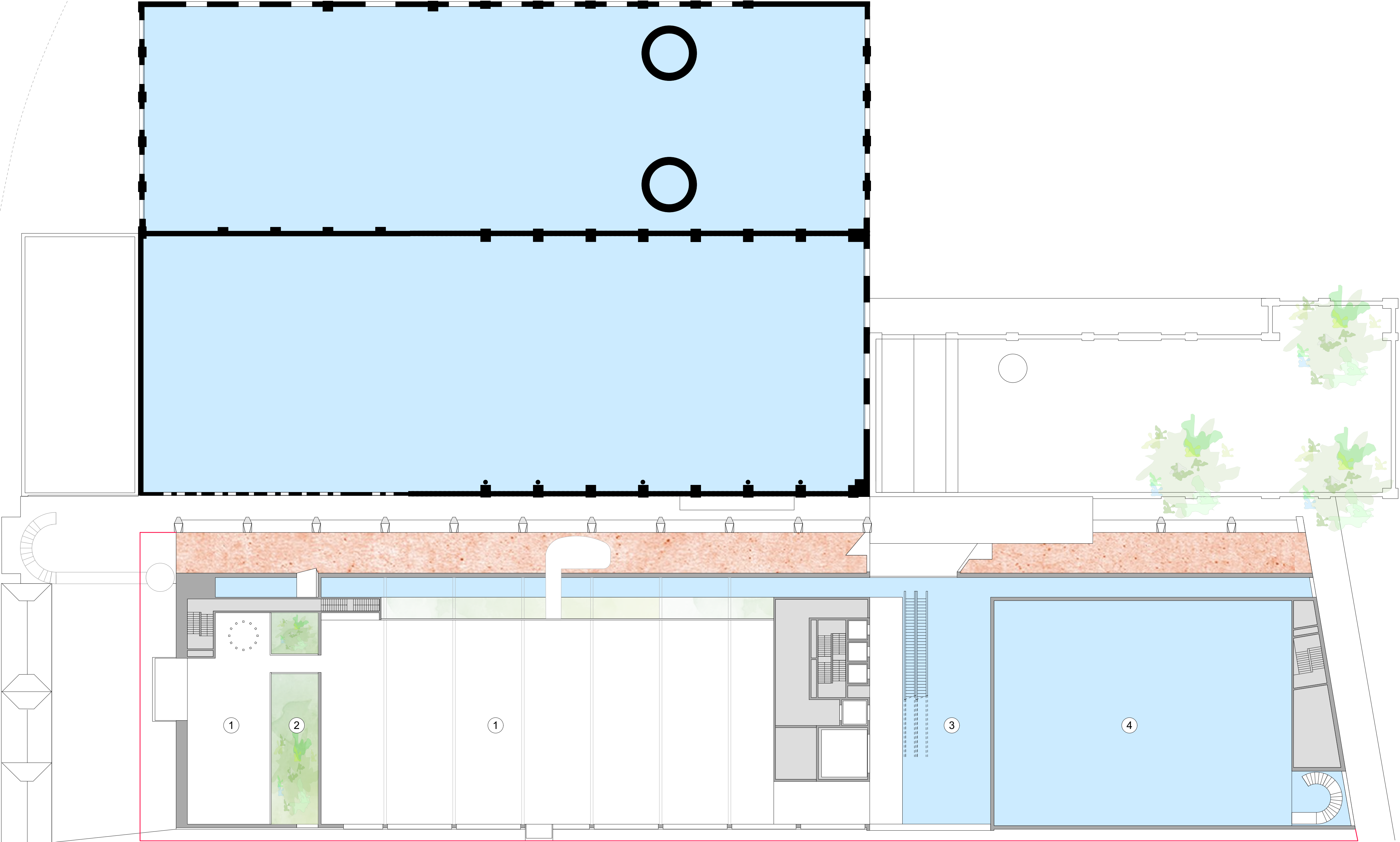
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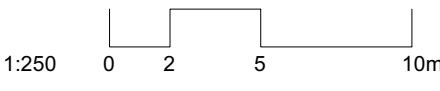
PLAN - LEVEL 4



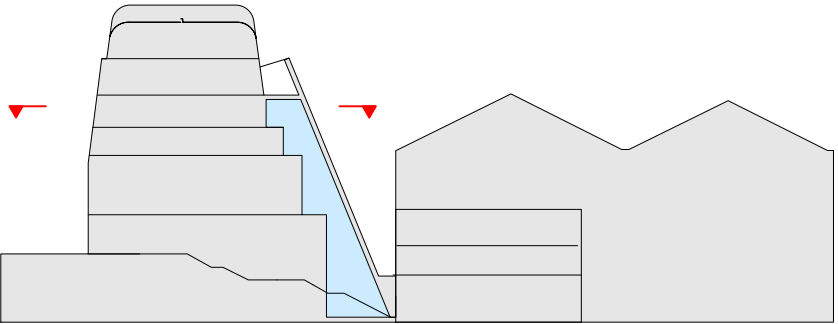
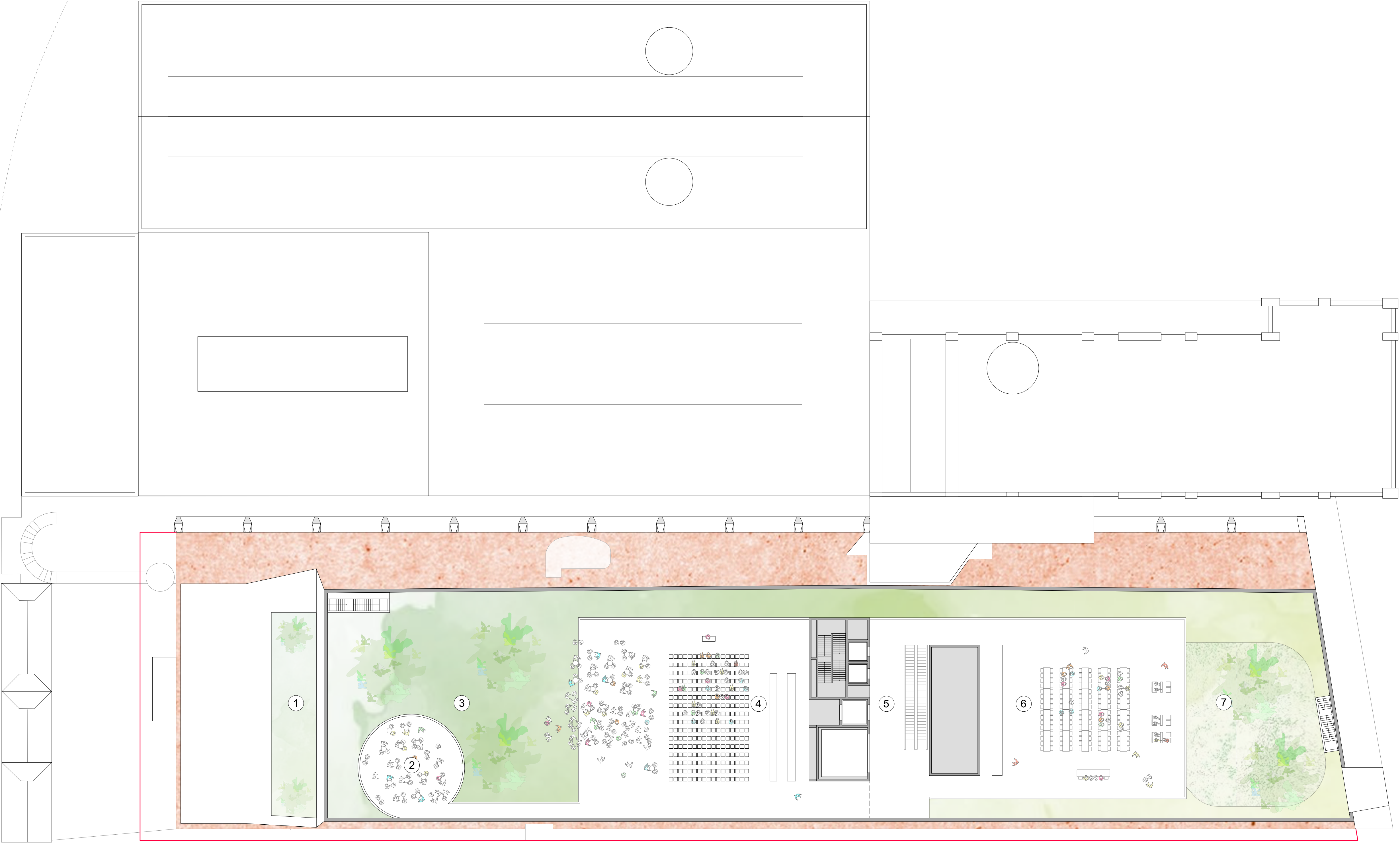
- 1. STAFF OFFICES
- 2. ROOF GARDEN
- 3. LOBBY BELOW
- 4. THEATRE MEZZANINE



PLAN - LEVEL 5



- 1. OFFICE COURTYARD BELOW
- 2. ROOF TOP BAR/RESTAURANT
- 3. ROOF TERRACE
- 4. EVENT SPACE
- 5. LIFT LOBBY / CIRCULATION
- 6. EVENT SPACE
- 7. ROOF TERRACE



PLAN - LEVEL 6

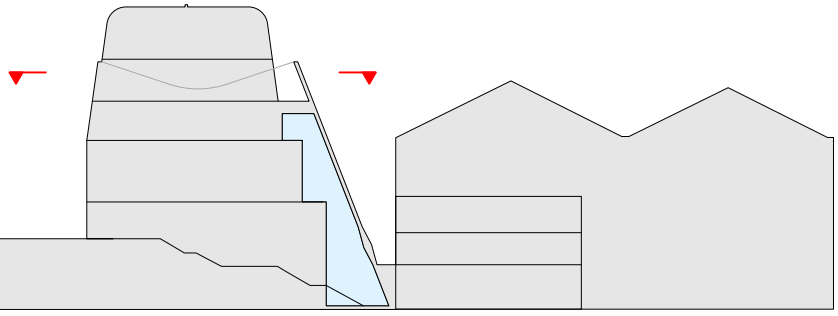
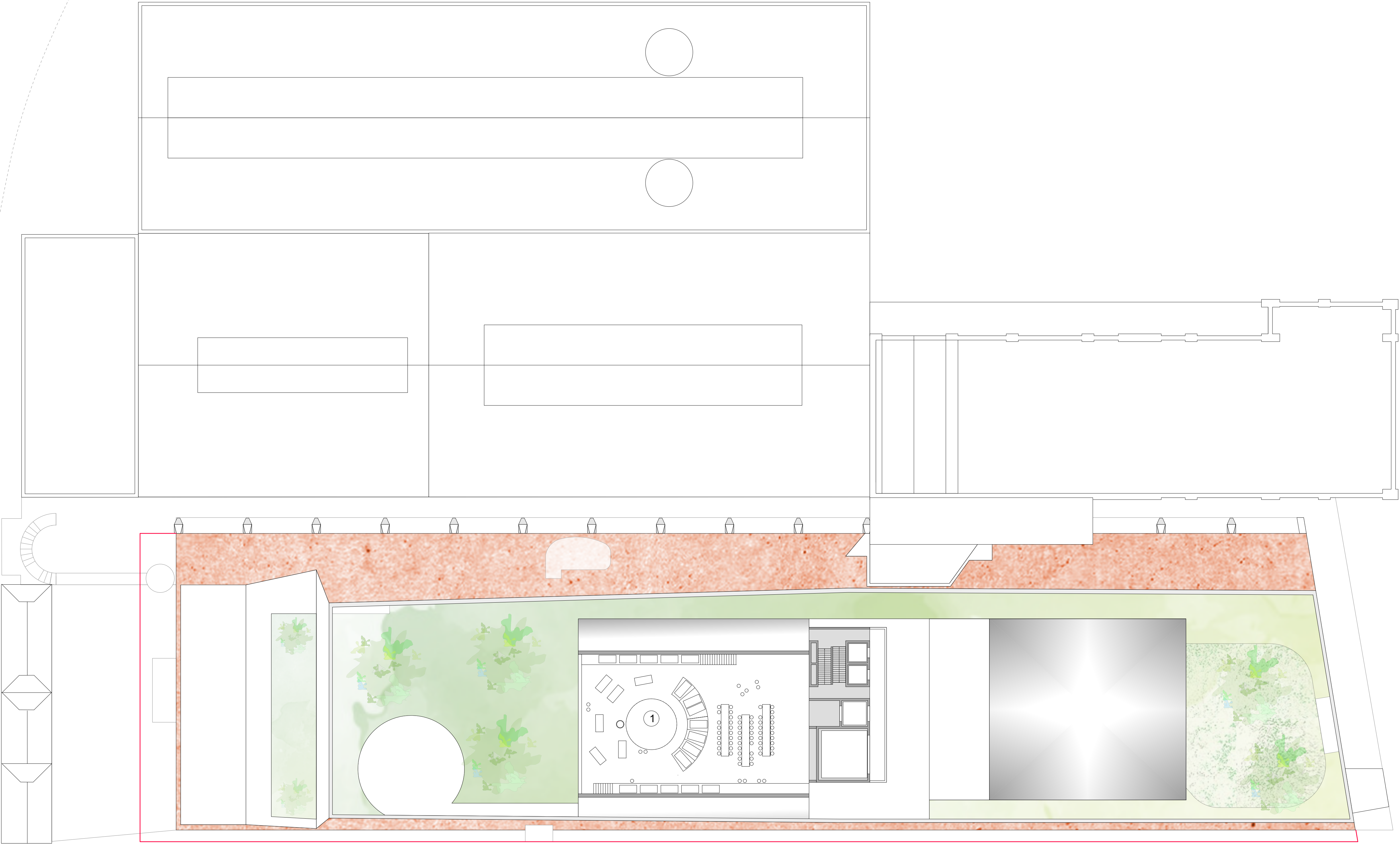


Powerhouse Ultimo Renewal Project: A1 Drawings

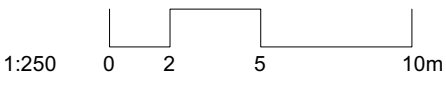
Respondent Team: 080 (SPARK)



1. ACADEMY (including Amenities)



PLAN - LEVEL 7

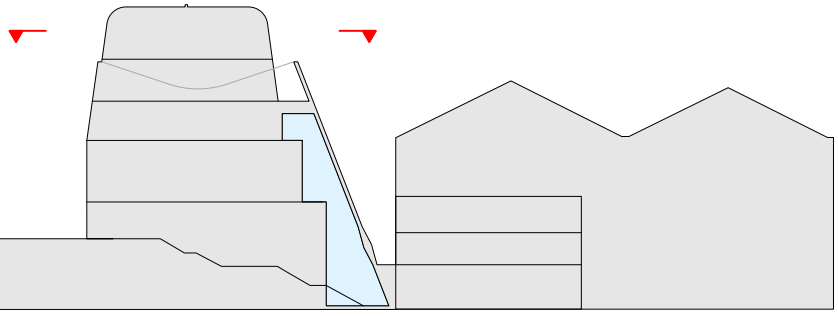
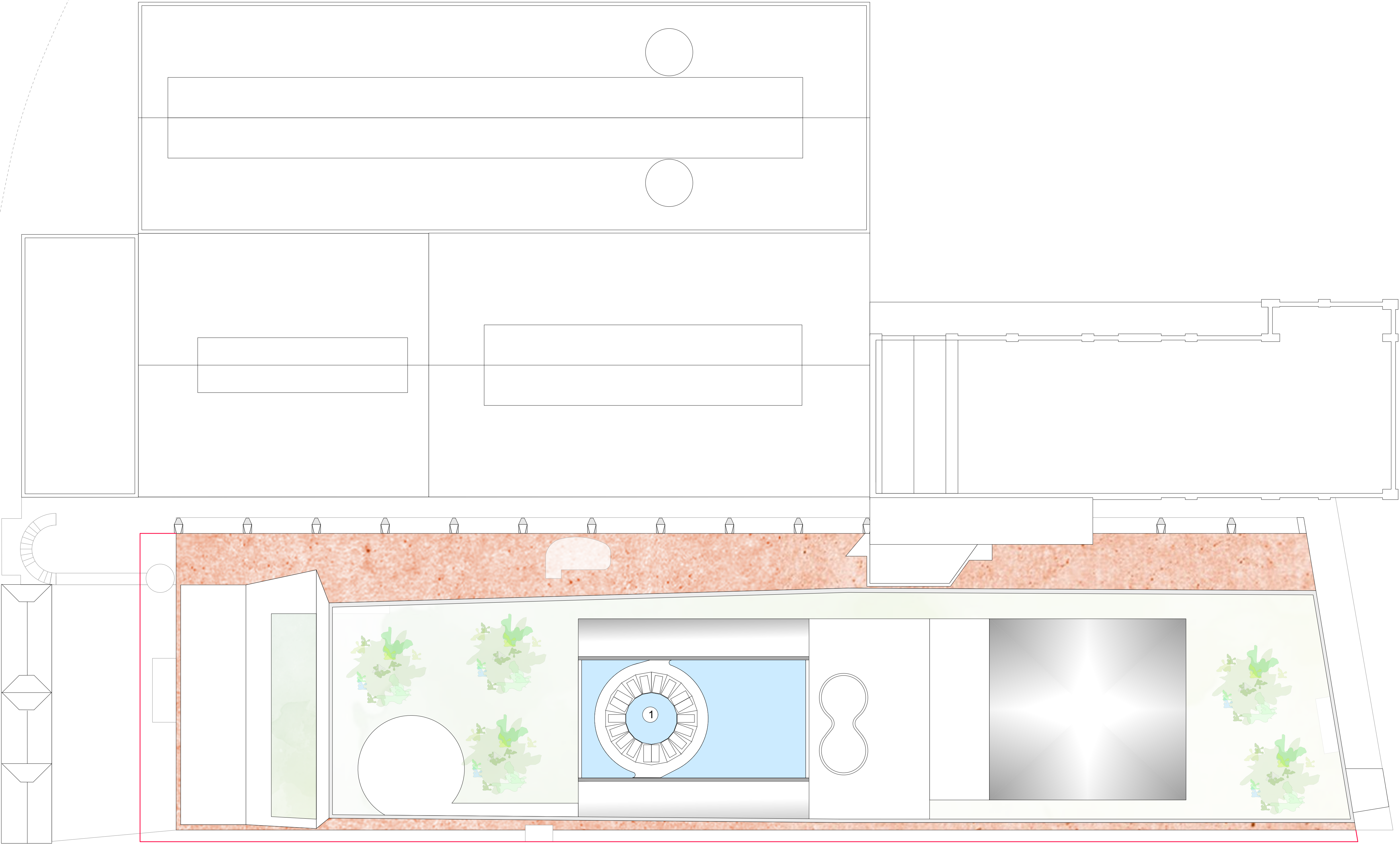


Powerhouse Ultimo Renewal Project: A1 Drawings

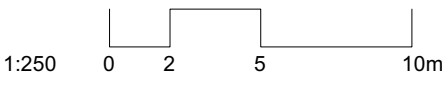
Respondent Team: 080 (SPARK)



1. ACADEMY



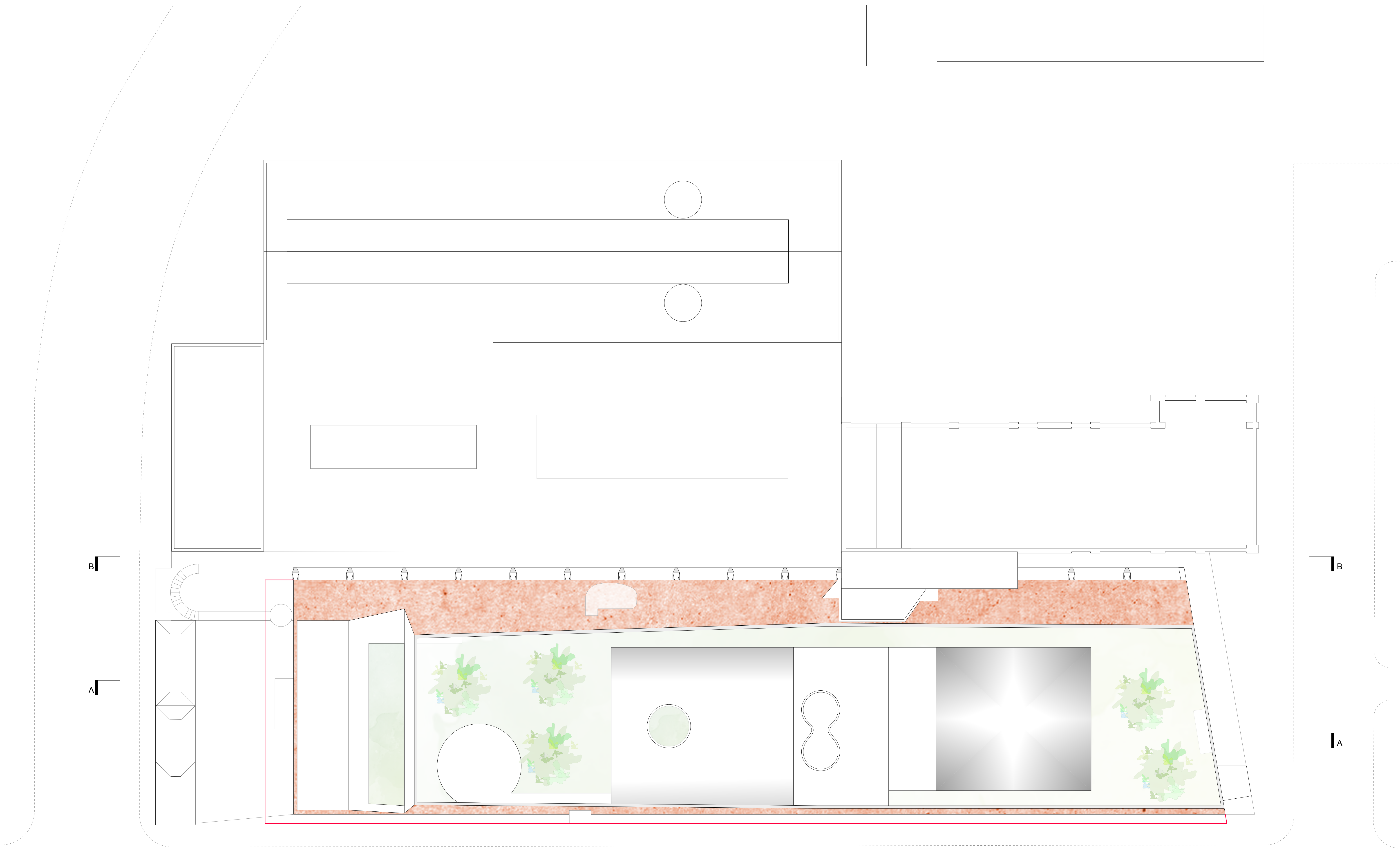
PLAN - LEVEL 8



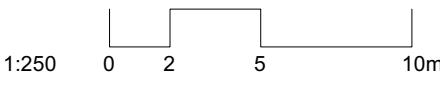
Powerhouse Ultimo Renewal Project: A1 Drawings

Respondent Team: 080 (SPARK)





PLAN - ROOF REDUCED SCOPE



Powerhouse Ultimo Renewal Project: A1 Drawings

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