

2 November 2020

2190947

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
12 Darcy St
Parramatta NSW 2150

Dear Amy Watson (Key Sites Assessments)

RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION Powerhouse Parramatta – SSD 10416

This letter is prepared on behalf of Infrastructure NSW in response to the matters raised in relation to SSD DA 10416 in the letter from the Department of Planning, Industry and Environment (DPIE) dated 16 October 2020. Each of the matters raised in the additional request for information are addressed in the table following.

This response should be read in conjunction with the Response to Submissions and Amended Proposal Report prepared by Ethos Urban and dated 8 October 2020, which confirmed that the St George's Terrace would be retained and adaptively reused as part of Powerhouse Parramatta. Consent is sought for the external physical works to this building as part of the delivery of Powerhouse Parramatta, with the internal fit-out and use to be the subject of a separate and future planning process.

Item	Response and reference to additional information
Updated design integrity report	Revised plans and a photomontage detailing the proposed retention of St George's Terrace were presented to the Design Integrity Panel. The Design Integrity Panel considered this additional information and issued a supplementary statement, provided at Attachment A .
Updated elevation plans showing the proposed new building and the retained St George's Terrace	Moreau Kusunoki and Genton have prepared updated south and east building elevations detailing the retention and incorporation of St George's Terrace to the site, as included at Attachment B .
Updated photomontage/s showing the new building and St George's Terrace	An additional photomontage has been prepared to illustrate the entire southern frontage of the site, including the retained heritage item, at Attachment C . The retention of the St George's Terrace will provide an additional layering of smaller, older built form in a location that contributes to an increased level of visual amenity and results in a more sympathetic response to the existing streetscape.
Confirmation of the setback between St George's Terrace and the new building	Moreau Kusunoki and Genton have prepared an updated ground floor plan, also included at Attachment B . This confirms that through the demolition of the contemporary additions at the rear of the terrace, including a portion of the eastern and western facades of the building (discussed further in the Statement of Heritage Impact at Attachment E), a 5.065m to 5.141m setback is provided between Presentation Space 1 and St George's Terrace. No change is proposed to the existing building setback to Phillip Street and the pedestrian footpath at this frontage that will be retained or reinstated as part of the redevelopment of the site.

Item	Response and reference to additional information
<p>Updated TIA outlining any changes to loading/servicing/pedestrian access as a result of the retention of St George's Terrace</p>	<p>JMT Consulting has prepared Additional Transport Advice (Attachment D), confirming the following:</p> <ul style="list-style-type: none"> • Loading and servicing access to the site will be unaffected by the retention of St George's Terrace. Loading will continue to occur within the on-site loading docks accessed from Dirrabarri Lane, while the servicing of Presentation Spaces 1 and 2 can occur directly from Wilde Avenue outside of peak hours. • Pedestrians will primarily access the site from the Civic Link that connects the CBD to Paramatta River, and which stretches uninterrupted through the site and is used to access the Powerhouse Parramatta concierge. As detailed in the ground floor plan at Attachment B, pedestrian pathways are also provided behind and in front of the adaptively reused building to enable a continuous path of travel along the Phillip Street frontage of the site. • The retention of St George's Terrace does not impact the drop-off and pick-up area on the northern side of Phillip Street. <p>No further or revised Mitigation Measures are required.</p>
<p>Statement of Heritage Impact for St George's Terrace (the RtS only included a preliminary assessment)</p>	<p>Advisian has prepared an addendum Statement of Heritage Impact for St George's Terrace (Attachment E). The assessment confirms the following:</p> <ul style="list-style-type: none"> • The building has been substantially altered, including additions to the front and rear elevations and extensive internal alterations and refurbishments that have fundamentally changed the original layout and use which originally comprised seven residential terraces. The areas of heritage significance comprise the period façade and potentially internal fabric such as fireplaces and some walls. • The entire intrusive brick rear addition (estimated to be from the 1980s) at the rear of the building will be demolished, including approximately 1.688 metres of the original brick structure (to the east and west elevations). It is understood that it is unlikely to be any intact rear wall remaining due to previous alterations. The remaining original brick structure, period façade details, and internal fabric will be largely retained and conserved as part of Powerhouse Parramatta. These works provide the required setback to Presentation Space 1 and, therefore, enable the adaptive reuse of St George's Terrace. • The removal of the contemporary additions at the rear of the building is considered to have a positive impact to heritage significance through removing intrusive alterations and additions, while demolishing a component of the original brick structure adjacent to these contemporary additions is necessary and supports the retention, conservation, and adaptive reuse of the building. This minor demolition would also reinstate the traditional form and height of St George's Terrace when viewed from Phillip Street. The remaining original brick structure, period façade details, and internal fabric would largely be retained and conserved. • While the ultimate use of St George's Terrace is the subject of a separate and future planning process, it is intended that it will support Powerhouse programming to contribute to the broader cultural significance of the site. <p>Advisian concludes that the proposal is supported on heritage grounds.</p> <p>An additional Mitigation Measure is proposed (D/O-BF5) confirming that the fit-out and use of St George's Terrace will be the subject of a separate and future planning process. Mitigation Measure CM-HER5 is also deleted acknowledging the assessment provided at Attachment E. For completeness, the final Mitigation Measures are appended to this letter.</p>
<p>Updated Flooding Assessment confirming the FFL of St George's Terrace, flood impacts, suitability of proposed use and any recommendations for protection/evacuation if required</p>	<p>Arup has prepared a Flooding Technical Note (Attachment F), addressing the flood behaviour and risk assessment from the retention of St George's Terrace. This assessment confirms the following:</p> <ul style="list-style-type: none"> • There is no inundation to St George's Terrace up to the 1% AEP with climate change scenario modelling. The flood behaviour is the same as that illustrated in the Flood Risk and Stormwater Management Addendum at Appendix J of the Response to Submissions Report. • As there is no inundation, the retention of this heritage items does not change the predicted flood impacts. • The emergency response plan to be developed for the site in accordance with Mitigation Measure D/O-FL1 will account for the use of St George's Terrace.

Item	Response and reference to additional information
	<p>The occupants of this building will utilise the same shelter-in-place procedure as the remaining site, with occupants within the building and surrounding public realm to gather on Levels 1 and 2 of Powerhouse Parramatta which are above the Probable Maximum Flood Level. Access from the back of the St George's Terrace Building to the East Building would be across ground that is the same level as the ground floor of the East Building, which remains 300mm above flood waters in a 1:800 AEP (0.13% AEP) overland flow flood event.</p> <p>The Technical Note at Attachment F also includes updated stormwater plans, and erosion and sediment control plans.</p> <p>No further or revised Mitigation Measures are required.</p>
<p>Consideration of BCA, Accessibility, etc in relation to the retention and adaptive reuse of St George's Terrace</p>	<ul style="list-style-type: none"> • Morris Goding Access Consulting has confirmed that this proposal does not affect the overall level of disability access to the new development that was present in the scheme as lodged. Accessibility requirements for the future use of St George's Terrace will be addressed as part of the separate and future planning process addressing the detailed fit-out and use of the building. See Attachment G. • Steve Watson & Partners has completed a review of the project documentation and confirm that the design is capable of achieving compliance with the BCA. Compliance with the BCA will be further documented at the detailed design construction phase of the project and, in the context of the detailed fit-out and use of the building, as part of a separate and future planning process. See Attachment H. <p>No further or revised Mitigation Measures are required.</p>

Additional information

This letter is also accompanied by an updated Remedial Action Plan (RAP) prepared by JBS&G (**Attachment I**), identifying the retention of St George's Terrace on the site. JBS&G identify parts of the site that require remediation to be made suitable for the proposed use of the land and the proposed remediation strategy. JBS&G identify potential contamination underlying St George's Terrace and that this part of the land is suitable in its contaminated state through containment and a long-term site management plan. No change is proposed to the associated Mitigation Measure CM-S02 for the proposed development.

Conclusion

It is our view that all issues raised in the RFI have now been addressed and satisfied. We trust that the information provided with this letter is sufficient to enable continuation of the assessment.

Yours sincerely,



Anna Nowland
Principal Planner



Michael Oliver
Associate Director

See overleaf for the final Mitigation Measures.

ATTACHMENTS:

- *Design Integrity Panel letter* – **Attachment A**
- *Architectural Plans* – **Attachment B**
- *Photomontage* – **Attachment C**
- *Additional Transport Advice* – **Attachment D**
- *Addendum Statement of Heritage Impact* – **Attachment E**
- *Flooding Technical Note* – **Attachment F**
- *Accessibility Statement* – **Attachment G**
- *BCA Statement* – **Attachment H**
- *Remedial Action Plan* – **Attachment I**

Ref No.	Mitigation Measure
Design and Operation	
D/O-BF	Built form
D/O-BF1	Design development and the assessment of design integrity shall occur in accordance with the process outlined in the New Museum Design Excellence Strategy approved by DPIE and endorsed by the NSW Government Architect and Council.
D/O-BF2	The detailed fit-out, operation, and signage for the food and drink tenancy and any retail stores are to be the subject of separate and future planning processes.
D/O-BF3	Details of the exact content, materiality, and illumination of signs within the facade zones will be submitted to the Secretary for endorsement prior to the issue of the relevant Construction Certificate.
D/O-BF4	All external materials and finishes are to have a spectral reflectivity of less than 20%, unless a further Reflectivity Assessment confirms that the design will not result in unacceptable glare.
D/O-BF5	The detailed fit-out and use of St George's Terrace will be the subject of a separate and future planning process.
D/O-HE	Heritage
DO-HE1	Prepare a Heritage Interpretation Plan in accordance with the Heritage Interpretation Strategy focussing on programmatic interpretation strategies, and may include physical installations and visual and oral history archives, that include the multiple histories of the site pre and post-contact, developed in collaboration with relevant stakeholders to identify and interpret the key heritage conservation values of the "Willow Grove and potential archaeological site)" and the "St Georges Terrace (and potential archaeological site)". The Plan is to have reference to: <ul style="list-style-type: none"> • The conservation policies for interpretation for the "Willow Grove (and potential archaeological site)"; and • The City of Parramatta draft Heritage Interpretation Guidelines 2017, unless superseded.
DO-HE2	Salvaged significant fabric including contents, fixtures and objects must be made available, through a process to be developed by Create Infrastructure NSW in consultation with the City of Parramatta Council and/or local stakeholders.
D/O-HE3	Create Infrastructure NSW is to develop a Willow Grove Relocation Framework for determining the new site for Willow Grove, including opportunities for an appropriate future use for the relocated building and addressing the matters relating to relocation identified in the Addendum Statement of Heritage Impact prepared by Advisian (October 2020). Consultation is to be undertaken with Parramatta Council, the Heritage Council, and the landowners/mangers of the relocation site as well as the local community in preparing the Willow Grove Relocation Framework. The Willow Grove Relocation Framework will confirm the program for the relocation process, including details of any additional approvals required to reconstruct Willow Grove at the proposed site, and will be submitted to the Secretary for endorsement prior to the issue of an Occupation Certificate for the Powerhouse Parramatta.
D/O-HE4	A Conservation Management Plan is to be prepared by a heritage specialist following adaptive reuse of St George's Terrace to guide the ongoing conservation, maintenance and interpretation of St George's Terrace
D/O-TA	Transport and accessibility
D/O-TA1	Prepare a Loading Dock Management Plan prior to the commencement of operations on the site. The LDMP is to detail: <ul style="list-style-type: none"> • Loading dock management details • Service vehicle volumes including size and frequency • Details around incident management at the access to the loading dock • Management of conflicts between cars accessing the site on • Dirrabarri Lane and vehicle movements to/from the loading dock.
D/O-TA2	A Travel Demand Management Plan will be prepared with reference to the framework contained in the Section 6 of the Transport Impact Assessment by JMT Consulting (September 2020) including provision for periodic monitoring of travel behaviour.
D/O-TA3	The proponent will liaise with the Council and TfNSW on the development of the George Khattar Lane turnaround facility.

Ref No.	Mitigation Measure
D/O-FL	Flooding
D/O-FL1	An emergency response plan is to be prepared with consideration of Section 8.3.4 of the Flood Risk and Stormwater Management Addendum prepared by Arup (October 2020) prior to the commencement of operations to detail flood evacuation procedures for Powerhouse Parramatta, including the installation of any physical, visual and/or audible warning mechanisms. The plan should form part of staff induction and training programs.
D/O-NV	Noise and vibration
D/O-NV1	Noise emissions from any external mechanical plant are to be treated such that noise emission complies with the project noise trigger levels at all surrounding receivers. This may require the use of acoustic louvres, enclosures, barriers or attenuators. Measures will be incorporated into the construction drawings as required.
D/O-NV2	Trucks that are 6 tonnes or over, or any articulated trucks, must not enter or leave the loading dock between 10pm and 7am.
D/O-NV3	Noise transmissions through loading dock doors are to be assessed to ensure the doors meet the project noise trigger levels at surrounding receivers. Measures will be incorporated into the construction drawings as required.
D/O-NV4	The operational mitigation measures, including revised 'deemed to comply' conditions to be developed during detailed design, will be incorporated into an Operational Noise Management Plan (ONMP).
D/O-ESD	Sustainability
D/O-ESD1	Develop ESD strategy throughout the design development process including ongoing consultation with Green Building Council of Australia.
D/O-SEC	Safety and security
D/O-SEC1	The final detailed construction drawings are to have consideration of the recommendations in the CPTED Report prepared by Arup (April 2020) and the Addendum CPTED Report (October 2020) as applicable.
D/O-SEC2	A CCTV network for the site is to be designed in consultation with a suitably qualified security consultant. Signage is to be installed at site entries advising visitors that CCTV is in operation throughout the precinct.
D/O-SEC3	A lighting strategy is to be designed and implemented in consultation with a suitably qualified lighting expert to ensure that the CCTV network is effective, and the building will be lit during the night.
Construction Management	
CM-1	Prepare a detailed Construction Environmental Management Plan prior to the commencement of works on the site including all required technical management plans and with consideration of other nominated mitigation measures.
CM-2	The CEMP is to include a Dust Management Sub-Plan with consideration of the recommendations in Section 6 of the Air Quality Impact Assessment prepared by Wilkinson Murray (April 2020).
CM-3	The CEMP is to be supported by a Construction Waste Management Sub-Plan detailing the waste expected to be generated during the demolition and construction phases of the project development, and the associated processes for sorting, storing and processing waste, including monitoring and reporting programs.
CM-4	The detailed Construction Environmental Management Plan is to include, or be supported by, a communications strategy to communicate the progress and staging of the construction process to the local community.
CM-5	A Tree Protection Plan is to be prepared by the Project Arborist which assesses the degree of impact to any Tree Protection Zones and provides strategies and mitigation measures for how to minimise or mitigate these impacts. Consideration should be afforded to the recommendations in the Arboricultural Impact Assessment prepared by Tree IQ (April 2020).
CM-6	The contractor or others are to consult with the Parramatta Light Rail project to identify any utilities that have been relocated and/or installed by Parramatta Light Rail prior to the commencement of works.
CM-TA	Transport and Accessibility
CM-TA1	A detailed Construction Pedestrian and Traffic Management Plan will be developed with the appointed contractor, confirming the detailed construction methodology and specific measures for safely managing construction traffic in the surrounding area. Consultation with the owners of 32 Phillip Street must be undertaken in the preparation of the CPTMP.
CM-TA2	In the event that a footpath or shared path is obstructed, appropriate diversions are to be implemented.
CM-HER	Heritage

Ref No.	Mitigation Measure
CM-HER1	Prepare and educate all on site contractors on an Unexpected Heritage Finds Protocol and Unexpected Aboriginal Finds Policy. Should any suspected archaeological resource/relic be encountered, a stop works would be required in the area of the find, and the project archaeologist contacted.
CM-HER2	Archaeological excavation works within the study area should be undertaken in accordance with the research design detailed in the Historical Archaeological Research Design Report prepared by Curio Projects (April 2020) and the Addendum Historical Archaeology Impact Assessment (October 2020) and Addendum Aboriginal Cultural Heritage Assessment Report (October 2020), and any findings from review by Registered Aboriginal Parties.
CM-HER3	Prior to any deconstruction of Willow Grove, works to St George's Terrace, and the demolition of the substation, an archival photographic record will be prepared in accordance with the relevant requirements of the NSW Heritage Office's How to Prepare Archival Records of Heritage Items (2003) and Photographic Recording of Heritage Items Using Film or Digital Capture (2006) guidelines.
CM-HER4	Prior to the commencement of deconstruction works, Create Infrastructure NSW must complete detailed feasibility and heritage assessments and determine the methodology for the deconstruction and relocation process, with input from a suitably qualified heritage specialist and/or a heritage engineer for sensitive demolition and relocation works and with reference to the Willow Grove Conservation Management Plan and the Addendum Statement of Heritage Impact prepared by Advisian (October 2020).
CM-HER5	Prior to any works occurring to St George's Terrace, a Statement of Heritage Impact is to be prepared by a heritage specialist prior to any proposed works to St George's Terrace in accordance with The Burra Charter and the NSW Heritage Manual.
CM-NV	Noise and vibration
CM-NV1	A Construction Noise and Vibration Management Plan shall be prepared, including the final details of the types of plant to be used and updated estimates of the likely levels of noise and the scheduling of activities. The Plan will have references to the recommendations in Table 24 of the Noise and Vibration Impact Assessment prepared by Arup (April 2020).
CM-NV2	The contractor will refer to the minimum working distances in Table 25 of the Noise and Vibration Impact Assessment prepared by Arup (April 2020), and undertake vibration monitoring at the nearest potential affected building where vibration intensive works are required within these minimum distances. Vibration monitoring should be capable of real-time alerts where measured vibrations exceed the criteria.
CM-SO	Soils
CM-SO1	Where excavating at a depth greater than 2m, the appointed contractor should adhere to Management Procedures in the Acid Sulfate Soils Management Plan prepared by JBS&G (April 2020).
CM-SO2	The detailed Construction Environmental Management Plan must set-out clear protocols in the event of an unexpected find.
CM-SO3	A Construction Flood Risk Management Plan must be prepared prior to the commencement of works, describing the measures (among other things) that must be implemented to manage stormwater and flood flows for small and large sized events during construction.