

28 June 2022

2190948

Mr Michael Cassell  
Secretary  
NSW Department of Planning and Environment  
4 Parramatta Square  
Parramatta NSW 2150

Attention: Amy Watson (Team Leader, Key Sites Assessments)

Dear Amy,

**Parramatta Powerhouse  
Response to Further Submissions – Mod 1 to State Significant Development Consent SSD-10416**

We write on behalf of Infrastructure NSW (the Proponent) in relation to the Section 4.55(1A) Modification Application (MOD 1) to the Powerhouse Parramatta project (SSD-10416) at 34-54 and 30B Phillip Street and 338 Church Street, Parramatta (the site). This letter sets out the Proponent's response to further submission provided by the City of Parramatta Council in response to the Submissions and Amendment Report. A detailed response to Council's letter is provided at **Attachment A**.

This letter should be read in conjunction with the original Modification Application and the Submissions and Amendment Report.

The proposed modification is generally consistent with the requirements of Condition C3 of the State Significant Development Consent, which required that the St George's Terrace be integrated into the operations of the Powerhouse Parramatta. The ability to utilise the Terrace in a manner that is relevant to and supports the operations of the Powerhouse is critical to ensuring the ongoing relevance and use of this building. In addition to facilitating the ongoing conservation of the existing building, the use of this space by the Powerhouse will provide increased activation of the laneway between the Terrace and Presentation Space 1 and supporting the orderly and efficient management of the site by providing additional flexible ground-level spaces. The Terrace will provide flexible programming space for the Powerhouse, including a supplementary concierge for education and group bookings, an exhibition and event support, a space for school and group gathering and orientation, an education and workshop space, and supporting ticketing and front of house areas. Providing a flexible double-height space is critical to achieving this integrated functionality, and without this function the ability to utilise Ste George's Terrace in conjunction with the Powerhouse would be greatly diminished.

This approach requires that the conservation approach to the St George's Terrace is one of adaptive reuse, rather than re-creation of the Terrace in its original state. As noted in the Environmental Impact Statement, the Terrace has been the subject of significant unsympathetic alterations over time that have significantly eroded the extent and integrity of existing heritage fabric. The Addendum Heritage Impact Statement prepared by Advisian that accompanied the Modification Application concluded that *"the design for the adaptive re-use of St George's Terrace is responsive and sympathetic to the context, setting and significance of St George's Terrace"* and supported the proposal on heritage grounds.

In the course of the Modification Application and Amendment Report, the Proponent has made significant commitments to enhance the heritage values of the St George's Terrace in response to the matters raised by Council, including

- Reinstating the plaster urns;
- Researching and integrating the original colour scheme;
- Removing intrusive 1970s additions;

- Integrating any archaeological findings; and
- Incorporating the Terrace within the overall heritage interpretation plan.

Further commitments in addition to those outlined above have been made in response to Council's supplementary submission as outlined in **Attachment A** comprising:

- Reinstating the original proportion of openings with window/door arrangements that would represent the original fabric whilst maintaining current building standards.
- Interpretation of the ground level verandah floors following further research.

These amendments respond to Council's objectives in respect of heritage conservation whilst ensuring that the adaptive reuse of the St George's Terraces continues to allow for their ongoing functional use to occur in an integrated manner with the wider Powerhouse Parramatta as required by Condition C3 of the State Significant Development Consent. The proposed changes will continue to provide a responsive and sympathetic heritage outcome that is consistent with the relevant heritage guidelines and which will complement other heritage interpretation measures to be implemented throughout the project.

We trust that the above information is sufficient for DPE to complete its assessment and determine the Modification Application. Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,



**Michael Oliver**  
Director, Planning  
0402 644 681  
moliver@ethosurban.com

## Attachment A – Detailed Response to Council Submission

Ref	Submission	Response
<b>City of Parramatta Council</b>		
COPC15	1. The retention and restoration of some of the existing chimneys. The remaining internal fabric includes modest fireplaces and potentially some internal walls that are evidence of history and use which contribute to the heritage significance of St George's Terrace.	<p>As outlined in the Response to Submissions ‘</p> <p><i>‘The plans demonstrate that an existing chimney is proposed to be retained on the western façade of the terrace. The remaining chimneys proposed to be removed are considered justified as:</i></p> <ul style="list-style-type: none"> <li><i>• The chimneys do not service existing fireplaces as all existing fire places are bricked up or have been removed.</i></li> <li><i>• There will be limited views of these chimneys from surrounding locations once the museum is constructed.</i></li> <li><i>• The concept for a double height open space within the terrace is considered to provide a suitable adaptive reuse of this structure that will ensure not only its longevity but also functionality as part of Powerhouse Parramatta.</i></li> </ul> <p><i>Retaining the chimneys within a double height open space is not structurally feasible without compromising the scale and functionality of the space.’</i></p> <p>The Applicant maintains that there is little benefit in retention of the chimneys which serve no function and have limited visibility, and that in order for St George's Terrace to serve a functional purpose for Powerhouse Parramatta, the proposed internal layout must be realised. As such retention of the chimneys (excluding the western chimney) is not possible.</p>
COPC16	2. The window and door openings should be reinstated to the original proportions, including the removal of the brick window infills.	The Applicant has considered Council's comment and will commit to reinstating the original proportion of openings with window/door arrangements that would represent the original fabric whilst maintaining current building standards and maintaining the design integrity of Powerhouse Parramatta.
COPC17	3. Fill or reconstruct the additional opening spaces at ground level that were created to convert each terrace into a commercial business with shop front incorporating door (between 1970 and 1978). This should be based on historical evidence if any and the use of sympathetic materials compatible with the building's heritage value is recommended.	<p>As outlined, the proposed internal layout is considered to best serve an adaptive reuse of the terrace for Powerhouse Parramatta. The poor existing condition of the terrace reflects its unsuitability for ongoing use as smaller individual spaces. As such the internal walls will be removed.</p> <p>The Applicant commits to reinstating the Phillip Street façade openings to represent that of the original fabric.</p>
COPC18	4. The reinstatement and restoration of the first-floor verandahs. The statement of heritage significance states that <i>“Original verandahs with curved corrugated iron roofs, cast iron balustrading, and plaster urns that surmounted continuous parapet that have all been removed.”</i> However, research of historical evidence and comparative analysis could identify suitable examples to be adopted for the reconstruction. These verandahs could be supported via an internal walkway to support the maintenance.	The reinstatement of the first floor verandahs is not considered feasible. Access to the verandahs would not be possible with the proposed internal design that is required in order to ensure the functional adaptive reuse of the Terrace for the Powerhouse Parramatta. Access would also give rise to significant safety and functional issues for ongoing use of the space. The recreation of these verandahs to meet modern structural engineering and safety standards would result in an outcome that is not representative of the original structures and which would detract from the authenticity of existing retained fabric.

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		The Applicant has already committed to reinstatement of the plaster urns as part of the Response to Submissions.
COPC19	5. Restore the render and original colour scheme based on Heritage NSW (HNSW) guidelines.	The Applicant has already committed to reinstatement of the original colour scheme in consultation with the Design Integrity Panel regarding the appropriateness.
COPC20	6. Restoration of stucco/plaster urns details, based on historical evidence if any, and HNSW guidelines.	The Applicant has already committed to reinstatement of the plaster urns as part of the Response to Submissions.
COPC21	7. Reinstatement and redesign of front door and windows inspired and based on typical Victorian style doors and windows. This could form part of the heritage interpretation.	The Applicant has considered Council's comment and will commit to reinstating the original proportion of openings with window/door arrangements that would represent the original fabric whilst maintaining current building standards and maintaining the design integrity of Powerhouse Parramatta.
COPC22	8. Removal of intrusive 1970 addition of verandahs aluminium awning, rods, signage and brackets on each terrace.	As outlined in the application and the Response to Submissions, this forms part of the project scope and will be undertaken.
COPC23	9. Reinstatement of the verandah floors at ground level that were brick paved in 1970, based on historical evidence if any, and HNSW guidelines, this could be part of the heritage interpretation.	The Applicant has considered Council's comment and will reinstate the ground level verandah floors following further research. The final design will account for accessibility to achieve the required levels.
COPC24	10. Restoration of verandah supports that must remain, as brick privacy walls extend with recessed arches between each terrace.	As outlined in the application and the Response to Submissions, this forms part of the project scope and will be undertaken.
COPC25	11. Integrate significant archaeological findings of the trenches and investigative excavation and relicts discovered within the footprint of the St George terraces.	As outlined in the Response to Submissions:  <i>Condition C16 requires the development and implementation of a Heritage Interpretation Plan. As part of this plan the results of any archaeological discoveries are to be included in the site-wide interpretation. Any artefacts that are discovered as a result of works within St George's Terrace would be included as part of the interpretation requirements under condition C16.</i>
COPC26	The large and generous opening at the rear and the removal of the chimneys together with the missing interpretation and reinstatement of the Victorian street presentation (veranda and balconies) of this row would completely change the street frontage presentation by creating a confusing reading of the existing proportions.	As outlined in the Response to Submissions '  <i>'The plans demonstrate that an existing chimney is proposed to be retained on the western façade of the terrace. The remaining chimneys proposed to be removed are considered justified as:</i> <ul style="list-style-type: none"> <li><i>• The chimneys do not service existing fireplaces as all existing fire places are bricked up or have been removed.</i></li> <li><i>• There will be limited views of these chimneys from surrounding locations once the museum is constructed.</i></li> <li><i>• The concept for a double height open space within the terrace is considered to provide a suitable adaptive reuse of this structure that will ensure not only its longevity but also functionality as part of Powerhouse Parramatta.</i></li> </ul>

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		<p><i>Retaining the chimneys within a double height open space is not structurally feasible without compromising the scale and functionality of the space.'</i></p> <p>The Applicant maintains that in order for St George's Terrace to serve a functional purpose for Powerhouse Parramatta, the proposed internal layout must be realised. As such retention of the chimneys (excluding the western chimney) is not possible. It is critical for the future effective conservation of the Terrace that there is a functional ongoing use for this building as part of the Powerhouse Parramatta programming and operations.</p> <p>The Applicant has considered Council's comment and will commit to reinstating the original proportion of openings with window/door arrangements that would represent the original fabric whilst maintaining current building standards.</p> <p>The reinstatement of the first floor verandahs is not considered feasible or warranted. Access to the verandahs would not be possible with the proposed internal design that is required in order to ensure the functional adaptive reuse of the Terrace for the Powerhouse Parramatta.</p> <p>The Applicant has already committed to reinstatement of the plaster urns as part of the Response to Submissions.</p>
COPC27	The applicant is concerned that Council has requested changes to the doors and windows that would appear as an imitation. This is not the case, Council requests a design inspired by the Victorian proportions that would allow an appropriate interpretation of the original façade prior to the unsympathetic 1970s changes. The new elements requested are not supposed to appear as an imitation.	The Applicant has considered Council's comment and will commit to reinstating the original proportion of openings with window/door arrangements that would represent the original fabric whilst maintaining current building standards.
COPC28	The veranda reinstatement would make a significant contribution to the street view and overall heritage preservation. St George Terraces are a rare example of its typology of terraces within the Parramatta LGA and Parramatta CBD and should be restored to its maximum potential.	<p>The reinstatement of the first floor verandahs is not considered feasible or warranted. Access to the verandahs would not be possible with the proposed internal design that is required in order to ensure the functional adaptive reuse of the Terrace for the Powerhouse Parramatta.</p> <p>The Applicant has already committed to reinstatement of the plaster urns as part of the Response to Submissions.</p>
COPC29	The paving to the front of the terraces should also be differentiated from the rest of the development floor treatment. This should be seen not as a limitation but as an opportunity for heritage interpretation.	The Applicant has considered Council's comment and will interpret the ground level verandah floors following further research. The final design will account for accessibility to achieve the required levels.

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COPC30	Respectful preservation and appropriate interpretation of the original façade features are required to achieve an exemplary sample of heritage adaptive reuse of the existing and remaining of the Victorian heritage façade.	<p>It is incorrect to characterise the proposal as not respecting the preservation and interpretation of the original façade. Based on Council's previous comments the Applicant has committed to:</p> <ul style="list-style-type: none"> <li>• Reinstating the plaster urns</li> <li>• Researching and integrating the original colour scheme</li> <li>• Removing intrusive 1970s additions</li> <li>• Integrating any archaeological findings</li> <li>• Incorporating the Terrace within the overall heritage interpretation plan.</li> </ul> <p>In addition the following additional commitments are now made by the Applicant:</p> <ul style="list-style-type: none"> <li>• reinstating the original proportion of openings with window/door arrangements that would represent the original fabric whilst maintaining current building standards.</li> </ul> <p>interpret the ground level verandah floors following further research.</p>
COPC31	The large and generous opening at the rear and the removal of the chimneys together with the missing interpretation and reinstatement of the Victorian street presentation (veranda and balconies) of this row would completely change the street frontage presentation by creating a confusing reading of the existing proportions.	<p>As outlined in the Response to Submissions 'The plans demonstrate that an existing chimney is proposed to be retained on the western façade of the terrace. The remaining chimneys proposed to be removed are considered justified as:</p> <ul style="list-style-type: none"> <li>• The chimneys do not service existing fireplaces as all existing fire places are bricked up or have been removed.</li> <li>• There will be limited views of these chimneys from surrounding locations once the museum is constructed.</li> <li>• The concept for a double height open space within the terrace is considered to provide a suitable adaptive reuse of this structure that will ensure not only its longevity but also functionality as part of Powerhouse Parramatta.</li> </ul> <p>Retaining the chimneys within a double height open space is not structurally feasible without compromising the scale and functionality of the space.'</p> <p>The Applicant maintains that in order for St George's Terrace to serve a functional purpose for Powerhouse Parramatta, the proposed internal layout must be realised. As such retention of the chimneys (excluding the western chimney) is not possible. It is critical for the future effective conservation of the Terrace that there is a functional ongoing use for this building as part of the Powerhouse Parramatta programming and operations.</p> <p>The Applicant has considered Council's comment and will commit to reinstating the original proportion of openings with window/door arrangements that would represent the original fabric whilst maintaining current building standards.</p> <p>The reinstatement of the first floor verandahs is not considered feasible or warranted. Access to the verandahs would not be possible with the proposed internal design that is</p>

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		required in order to ensure the functional adaptive reuse of the Terrace for the Powerhouse Parramatta.
		The Applicant has already committed to reinstatement of the plaster urns as part of the Response to Submissions.