

ETHOS URBAN

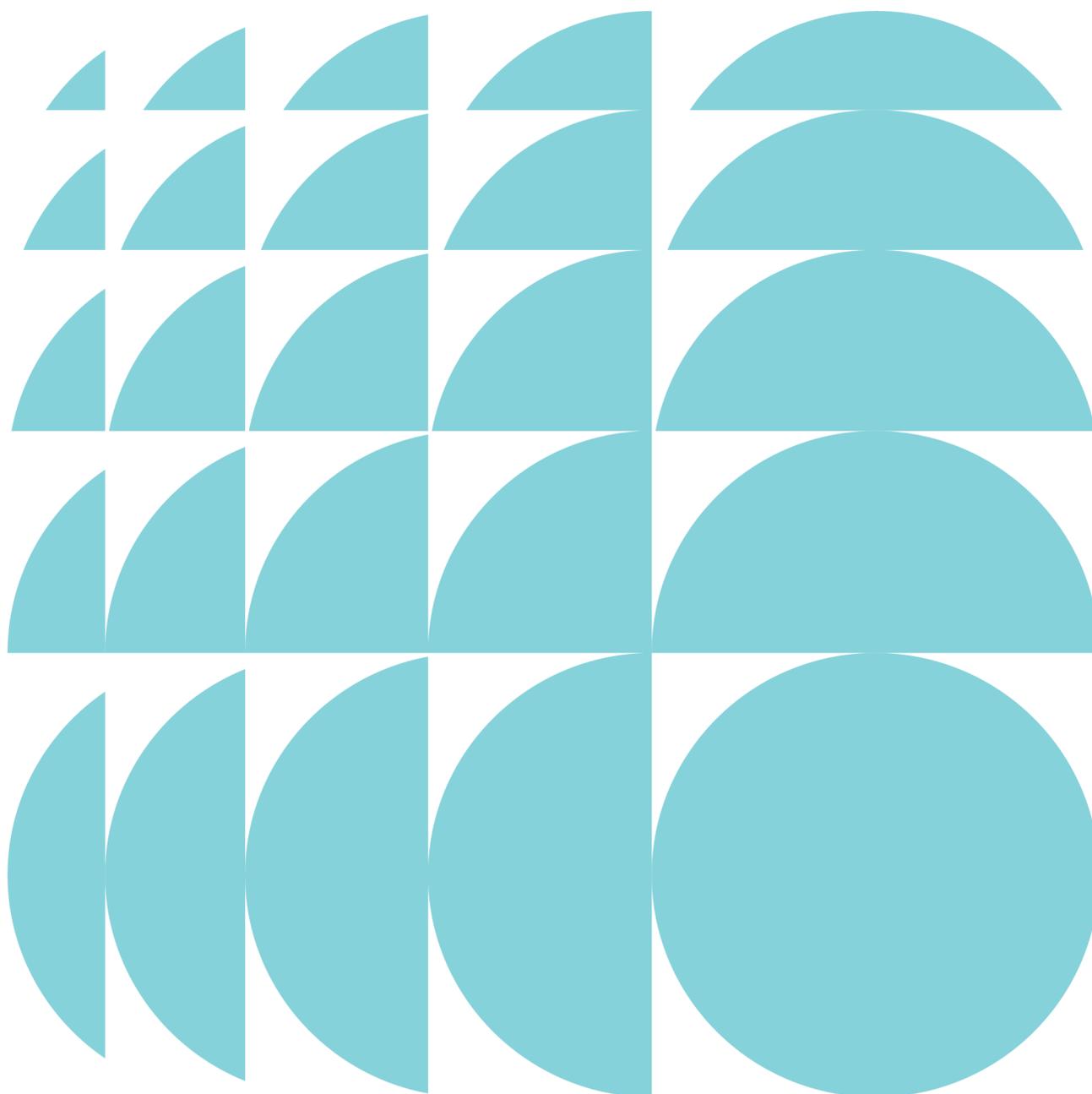
Section 4.55(1A) Modification Application

Powerhouse Parramatta SSD-10416

Submitted to Department of Planning, Industry
and Environment

On behalf of Infrastructure NSW

15 December 2021 | 2190947



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.

CONTACT

Michael Oliver Associate Director moliver@ethosurban.com (02) 9956 6962

Reproduction of this document or any part thereof is not permitted without prior written permission of Ethos Urban Pty Ltd.

This document has been prepared by:

This document has been reviewed by:



Sarah Papalia & Anna Nowland

15 December 2021

Michael Oliver

15 December 2021

Reproduction of this document or any part thereof is not permitted without written permission of Ethos Urban Pty Ltd. Ethos Urban operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed, it is a preliminary draft.

Ethos Urban Pty Ltd
ABN 13 615 087 931.
www.ethosurban.com
173 Sussex Street, Sydney
NSW 2000 t 61 2 9956 6952

Contents

Executive Summary	3
1.0 Introduction	4
1.1 Background and Consent Proposed to be Modified	4
<hr/>	
2.0 Strategic Context	5
3.0 Description of modifications	6
3.1 Modifications to development	6
3.2 Modifications to conditions of consent	9
<hr/>	
4.0 Statutory Context	11
4.1 Compliance with statutory plans	11
<hr/>	
5.0 Engagement	13
6.0 Assessment of Impacts	13
6.1 Heritage	13
6.2 Built form and urban design	14
6.3 Amenity	14
6.4 Structural engineering	15
6.5 Social and economic impacts	15
<hr/>	
7.0 Justification of modified project	16
7.1 Substantially the same development	16
7.2 Minimal Environmental Impact	17
7.3 Reasons given for granting consent	17
<hr/>	
8.0 Conclusion	18
Attachment A. Updated project description	19
Attachment B. Updated mitigation measures	21

Figures

Figure 1	Modifications to Rooftop Pavilion	6
Figure 2	Approved Rooftop Pavilion	7
Figure 3	Proposed Rooftop Pavilion	7
Figure 4	Impressions of the pavilion	7
Figure 5	Proposed floor plan of the redeveloped St George's Terrace	8
Figure 6	Proposed southern elevation of the St George's Terrace fronting Phillip Street	8
Figure 7	Proposed northern elevation of the St George's Terrace fronting the Laneway	8
Figure 8	Shadow Diagrams	15

Contents

Tables

Table 1	Compliance with the relevant environmental planning instruments	11
---------	---	----

Appendices

- A** Design Report and updated Architectural Plans
Moreau Kusunoki and Genton
- B** Design Integrity Report
Powerhouse Parramatta Design Integrity Panel
- C** Addendum Statement of Heritage Impact
Advisian
- D** Structural Statement
Robert Bird Group

Executive Summary

This application has been prepared by Ethos Urban on behalf of Infrastructure NSW pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify Development Consent SSD 10416 relating to the Powerhouse Parramatta at 34-54 and 30B Phillip Street and 338 Church Street, Parramatta (the site).

The purpose of this modification is to amend State Significant Development Consent SSD 10416 to accommodate the redevelopment of the St George's Terrace, as well as subsequent design refinements to the rooftop pavilion of the eastern building.

Specifically, the proposed modifications relate to the following:

- Conservation and adaptive reuse of the St Georges Terrace, which includes:
 - Partial demolition of non-heritage fabric of the existing building.
 - Retention and restoration of the existing heritage southern façade and roof feature
 - Fit-out and use of the St George Terrace to support the Powerhouse program.
- Minor design development changes to the design of the approved rooftop pavilion.

In order to consider the environmental impacts of these modifications, supplementary assessments have been undertaken with respect to heritage, built form and urban design, and the structural engineering capabilities of the proposed modifications. The modifications seek to reflect the detailed design of the St George's Terrace, which will be of a high-quality standard and will continue to exhibit design excellence across the precinct.

Overall, the development, as proposed to be modified is considered to be appropriate and suitable for the site and will result in minimal environmental impact, noting the following:

- The consent as proposed to be modified is substantially the same development as that originally approved.
- The environmental impacts of the modified development are minimal and negligible and will not result in any significant or adverse impacts for the site or surrounding area.
- The proposed development for the adaptive reuse of the St George's Terraces will predominately remove contemporary, intrusive heritage fabric and retain the heritage facades that are of high significance. Therefore, the proposal has been respectfully designed to protect and conserve the strong heritage character and significance of the site. The adaptive reuse of the terraces to contribute to the programming of the Powerhouse ensures that this building is integrated into the activation of the site and that it will continue to be enjoyed by the general public into the future.
- The amendments to the rooftop pavilion on the eastern building will enhance the visual quality and amenity of the rooftop by concealing the service and plant equipment, while also improving weather protection by providing shade cover. No change is proposed to the overall functionality and use of this rooftop, which was approved as an accessible terrace to support Powerhouse programs including a seasonal productive garden to support the Powerlab Kitchen.
- The development remains consistent and compliant with the development standards and provisions of the *Parramatta Local Environmental Plan 2011*, including the maximum building height standard and the heritage conservation provisions.
- The development will continue to contribute to the long-term strategic vision for the Parramatta CBD and GPOP Corridor, as an arts, culture, entertainment and education precinct that is accessible to local and international visitors. The retention and adaptive reuse of the St George's Terraces supports Powerhouse programming and contributes to the overall vision for the site.
- The development is largely a direct result of Condition A6(a) of the development consent, which requires separate approval for the fit-out and use of the St George's Terrace. The proposal, therefore, achieves the intent of this condition.

1.0 Introduction

This application has been prepared by Ethos Urban on behalf of Infrastructure NSW, pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify Development Consent (SSD-10416) granted by the Minister for Planning and Public Spaces on 11 February 2021 for Powerhouse Parramatta at 34-54 and 30B Phillip Street and 338 Church Street, Parramatta (the site).

This application proposes minor design development changes to the approved rooftop pavilion on the eastern building, as well as confirming the proposed adaptive reuse and operation of the St George's Terrace to support the administrative functions and programming of Parramatta Powerhouse.

This application identifies the consent, describes the proposed modification, and provides an assessment of the relevant matters for consideration contained under Section 4.55(1A) of the EP&A Act. This application is accompanied by Architectural Plans provided by Moreau Kusunoki and Genton (**Appendix A**) and other supporting technical information appended to the report (see Table of Contents).

1.1 Background and Consent Proposed to be Modified

State Significant Development Consent (SSD-10416) was granted by the Minister for Planning and Public Spaces on 11 February 2021 for Powerhouse Parramatta in accordance with Part 4 of the EP&A Act. Specifically, approval was provided for the following:

- *Removal of existing buildings and trees, relocation of Willow Grove and retention of St George's Terrace;*
- *Construction of two buildings up to RL 79.2m, with a gross floor area of 24,516m² for museum and ancillary uses;*
- *Vehicle servicing, coach pick-up/drop off facilities, bicycle parking and road amendments; and*
- *Public domain improvement including publicly accessible open spaces, landscaping and creation of a through site link.*

The project also sought to retain and adaptively reuse St George's Terrace as part of the Phillip Street frontage of Powerhouse Parramatta. It was intended that further heritage assessment and detailed design responding to the design excellence criteria would be undertaken on the site at the detailed design and construction phases of the project. This would ensure the appropriate retention and incorporation of St George's Terrace with Powerhouse Parramatta.

It was subsequently confirmed that, as this detail could not be provided at the DA stage, the fit-out and operation of St George's Terrace would form part of a future process to enable further design development and programmatic details to be resolved.

This Modification Application achieves this intent and provides these details to fully integrate St George's Terrace into the Powerhouse Parramatta project, as well as addressing minor design development that has occurred for the rooftop of the eastern building.

The State Significant Development Consent (SSD-10416) for Powerhouse Parramatta has not been previously modified.

2.0 Strategic Context

The strategic plans that were in effect at the time of issuing the consent have not materially changed and, owing to the minor scale and form of the proposed modifications, the project remains consistent with the provisions of the relevant planning policies identified in the Secretary's Environmental Assessment Requirements (SEARs).

The Assessment Report prepared by DPIE confirmed that the proposal was consistent with the strategic planning framework adopted for the site. This includes the following:

- **A Metropolis of Three Cities – The Greater Sydney Plan:** The proposal was consistent with the strategic goals, directions and actions of the region plan as it establishes an arts and cultural precinct within the Parramatta CBD that has been designed as a new destination that supports social interactions and community knowledge sharing, as well as active and sustainable transport and recreation. Additionally, it would contribute to the long-term strength of the visitor economy by providing new facilities with the ability to attract new exhibitions and major events, and accommodate new programs, research and collaboration. The development, as proposed to be modified, will not alter the proposals consistency with the Regional Plan but rather enhance it through the provision of a dedicated space to support the administration and programming of the exhibitions and events that will take place.
- **Central City District Plan:** The District Plan contains key priorities relevant to the proposal including supporting infrastructure and services provision, liveability, growing investment, sustainability and creating a city in which the population has access to housing, jobs and recreation all within 30-minutes. Specifically, Planning Priority 7 of the Plan supports the provision of a new museum on the banks of the Parramatta River, providing potential opportunities for education and research and provision of space for exhibition, social and digital interaction and cultural exchange. The Powerhouse Parramatta is consistent with the priorities, as it facilitates the construction of key cultural infrastructure.
- **Greater Parramatta and the Olympic Peninsula (GPOP) Vision:** The proposal supports the key Directions of the GPOP Vision as it provides strong investment momentum within the Parramatta CBD, which is the principal anchor of the corridor and will particularly contribute to promoting opportunities and investment in arts and culture for Western Sydney. Additionally, the proposal will achieve design excellence and will foster the innovation, science, education and cultural sector within the Parramatta CBD and GPOP corridor. The proposed modification will continue to support these directions.
- **Future Transport Strategy 2056:** The proposal is consistent with the key outcomes of the Strategy as it provides new cultural and educational infrastructure near existing and planned public transport. In addition, the proposal will reduce reliance on private vehicles by not including any on-site car parking, which will essentially encourage the use of public and active transport.
- **Greater Parramatta Interim Land Use and Infrastructure Plan (LUIP):** The LUIP identifies the land use framework to guide future development in Greater Parramatta over the next 20 years and recognises the Parramatta CBD as a commercial core, civic heart, employment, education and research hub. The proposal is consistent with the key actions as it will attract investment, creative and innovative activities, promote activity and connectivity along the river foreshore and provide ancillary retail and eateries. The proposed modification will continue to support these actions as it will enhance the delivery of exhibitions and events at the Powerhouse Parramatta.
- **Civic Link Framework Plan 2017 (CLEP):** The CLEP underpins Council's long-term aspiration to create a linear public open space by converting Horwood Place into a landscape pedestrian and cycle only link connecting Parramatta River to Parramatta Railway Station. The site includes the northern portion of the Civic Link, which passes through the middle of the site. The proposal is generally consistent with the intent of the CLEP and includes the continuation of the Civic Link along the alignment of Horwood Place, through the site and to Parramatta River. The proposed modification does not impact the developments consistent with the CLEP.

This Modification Application supports the continued achievement of the above outcomes and remains compatible with the strategic context of the site.

3.0 Description of modifications

3.1 Modifications to development

The proposed modifications to the approved development are detailed fully in **Appendix A** and described further below.

Amendments to approved rooftop terrace

The rooftop of the eastern building, at Level 4, is approved for use as a landscaped terrace that engages visitors with Indigenous and agricultural science, climate change and local food production that will be used as a flexible space catering to multiple uses for the Powerhouse Parramatta. As it is currently approved, a small covered pavilion is provided as part of the rooftop terrace.

In order to minimise the visual impact of the back-of-house and services equipment, this modification application seeks to provide an enlarged pavilion roof, which will improve weather protection to allow improved usage of this space and to connect the different activity zones on the rooftop. This will result in minor increase in the building height by approximately 2 metres, however, the built form will remain well below the maximum building height for the site permitted under the *Parramatta Local Environmental Plan 2011*.

The architectural expression of this canopy is discrete and setback from the building parapet, and will not result in any significant environmental impacts. A large opening over the central garden is also provided to create a connection to the sky and sun, which will also allow for taller planting on the roof.

Figure 1 below illustrates the proposed design revisions to the rooftop pavilion. **Figure 2** and **Figure 3** provide photomontages that clearly illustrate the proposed design of the rooftop pavilion in comparison to the approved design.

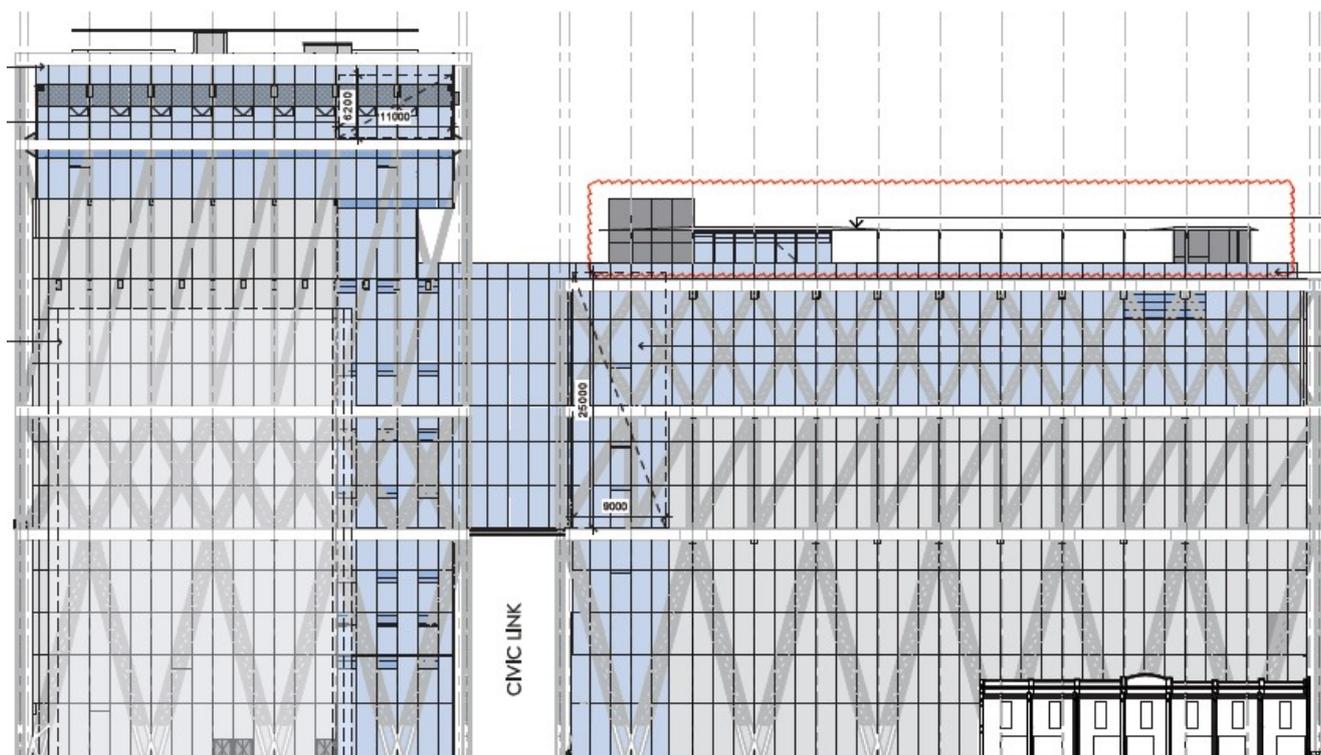


Figure 1 Modifications to Rooftop Pavilion

Source: Moreau Kusunoki and Genton



Figure 2 Approved Rooftop Pavilion

Source: Moreau Kusunoki and Genton



Figure 3 Proposed Rooftop Pavilion

Source: Moreau Kusunoki and Genton



Figure 4 Impressions of the pavilion

Source: Moreau Kusunoki and Genton



Conservation and Adaptive Reuse of St George’s Terrace

It is proposed to integrate the St George’s Terrace into the functionality of the overall site by adaptively reusing this building as 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. The Terrace is located adjacent to the approved bus drop off zone and, therefore, the proposed use for education and group arrival and management is convenient for visitors and suitable for the site.

The proposed modification will retain and conserve the significant heritage fabric of the Terrace. Unsympathetic and intrusive contemporary alterations and additions that have been made to the building over time would be largely demolished in order to enhance integration into the site and to create a functional space for the Powerhouse programming. The proposal will accommodate a single, adaptable, double-height space that is flexible and will support different programmatic scenarios. A concealed kitchenette and amenities are located at the eastern end of the terrace to support the internal functions of the space.

The design of the space is minimalistic to allow for the retention and celebration of the remaining heritage fabric. The space will connect to the surrounding public domain through doorways to the west (onto Phillip Street Plaza) and to the north, and extensive areas of glazing on the northern façade, creating an activated laneway between the terrace and Presentation Space 1. The modern doorways and windows to Phillip Street will be retained in aperture, but infilled with higher grade glazing, allowing views to the interior and activating Phillip Street. The main access point will be through the western and northern doorways, to ensure the primacy of the main museum entrance within the western building for wayfinding. The Terrace’s will adopt a similar material palette to the main development, whilst distinguishing itself through its scale and its heritage form and proportion.

Figure 5 to Figure 7 illustrate the proposed floor plan and both the southern elevation to Phillip Street and the northern elevation to the Laneway. As seen below, the heritage façade of the Terrace is being conserved as part of the redevelopment.

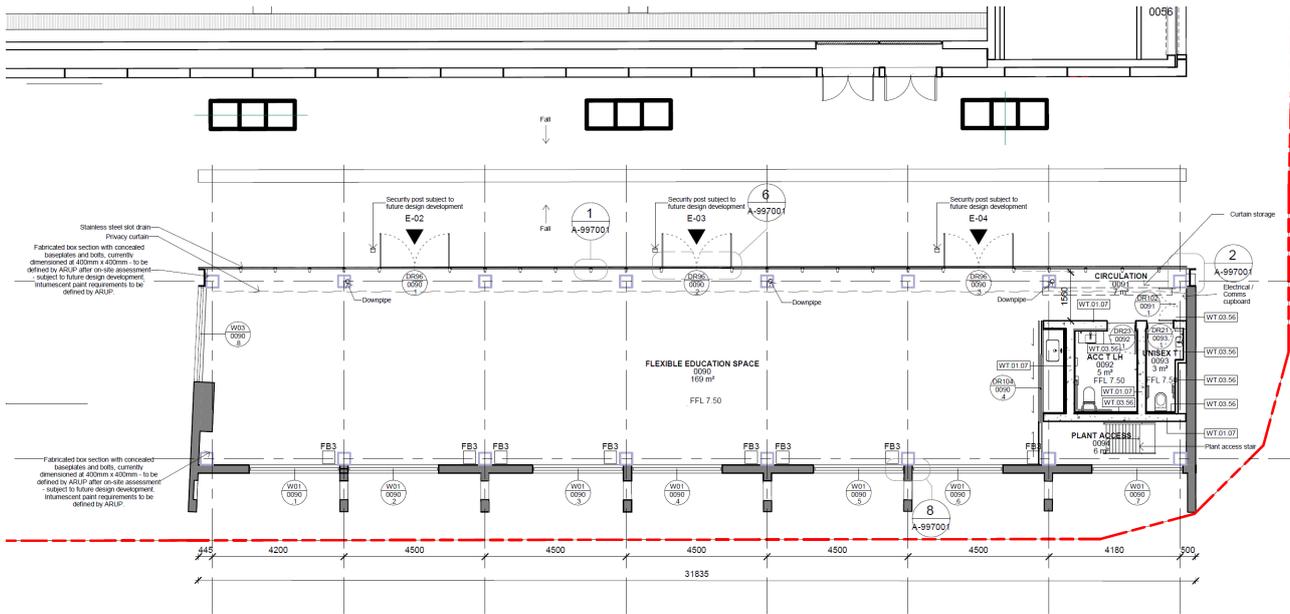


Figure 5 Proposed floor plan of the redeveloped St George's Terrace

Source: Moreau Kusunoki and Genton

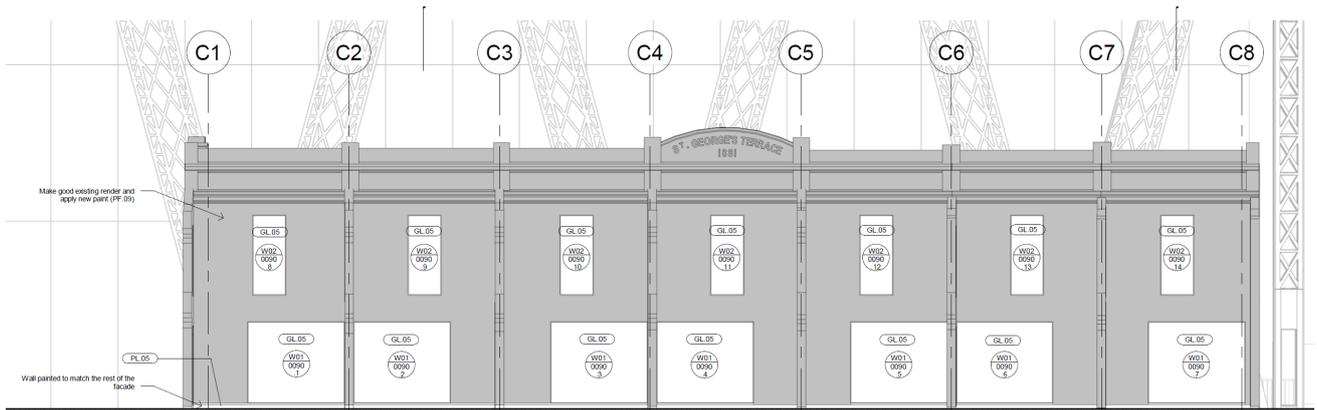


Figure 6 Proposed southern elevation of the St George's Terrace fronting Phillip Street

Source: Moreau Kusunoki and Genton

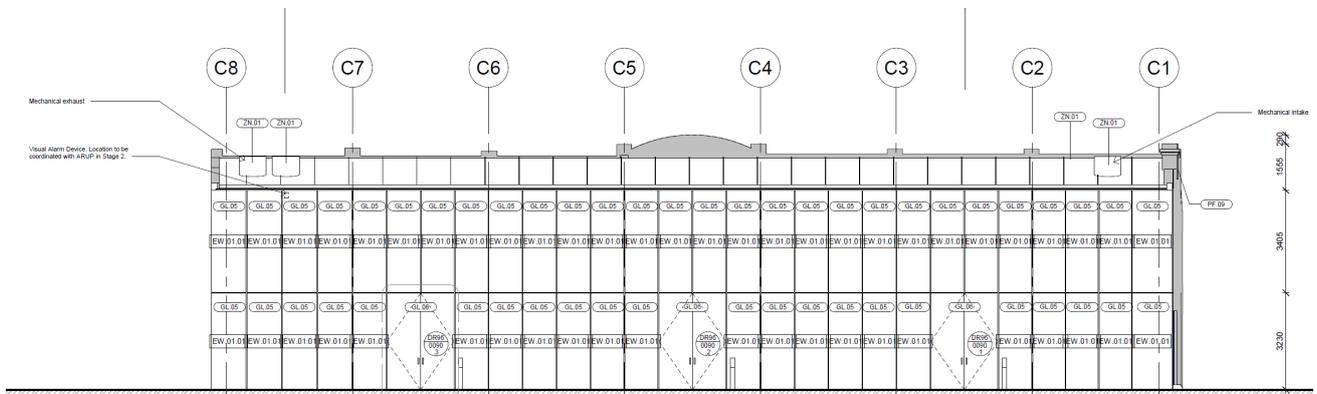


Figure 7 Proposed northern elevation of the St George's Terrace fronting the Laneway

Source: Moreau Kusunoki and Genton

3.2 Modifications to conditions of consent

The proposed modifications described above necessitate amending the consent conditions identified below. Words proposed to be deleted are shown in **~~bold strike through~~** and words to be inserted are shown in **bold italics**.

TERMS OF CONSENT

A2. The development may only be carried out:

- (d) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):

Architectural Drawings prepared by <i>Moreau Kusunoki and Genton</i>			
Drawing No.	Rev	Name of Drawing	Date
DA061	14	Site Demolition Plan	28/10/2020
DA062	13	Proposed Site Masterplan	19/10/2020
DA070	12	Excavation Plan	08/10/2020
DA100	12	Lower Ground Level Plan	08/10/2020
DA101	13	Ground Level Plan	19/10/2020
DA102	12	Ground Level Mezzanine 1 Plan	08/10/2020
DA103	12	Ground Level Mezzanine 2 Plan	08/10/2020
DA110	13	Level 1 Plan	12/01/2021
DA111	13	Level 1.1 Plan	12/01/2021
DA112	13	Level 1.2 Plan	12/01/2021
DA120	12	Level 2 Plan	08/10/2020
DA121	12	Level 2.1 Plan	08/10/2020
DA122	12	Level 2.2 Plan	08/10/2020
DA130	12	Level 3 Plan	08/10/2020
DA131	12	Level 3.1 Plan	08/10/2020
DA132	12	Level 3.2 Plan	08/10/2020
DA140	12 13	Level 4 Plan	08/10/2020 17/11/2021
DA141	12	Level 4.1 Plan	08/10/2020
DA150	12	Level 5 Plan	08/10/2020
DA160	13	Level 6 Plan	12/01/2021
DA161	12	Level 6.1 Plan	08/10/2021
DA200	14 16	External Elevation South	11/01/2021 17/11/2021
DA201	14 16	External Elevation East	11/01/2021 17/11/2021
DA202	12 14	External Elevation North	08/10/2020 17/11/2021
DA203	12 14	External Elevation West	08/10/2020 17/11/2021
DA250	12 14	Section A	08/10/2020 17/11/2021
DA251	12 14	Section B	08/10/2020 17/11/2021
DA252	12 14	Section C	08/10/2020 17/11/2021
DA300	12	Material and Finishes	08/10/2020
DA400	13	Shadow Diagrams	17/11/2021
DA500	12	GFA Diagram and Schedule	08/10/2020
DA501	12	GFA Diagram and Schedule	08/10/2020
DA502	12 13	GFA Diagram and Schedule	08/10/2020 17/11/2021

DA503	12	GFA Diagram and Schedule	08/10/2020
DA504	12-13	GFA Schedule Summary	08/10/2020 17/11/2021
A-992001	1	St Georges Terrace – Demolition – Ground Level Plan	9/2/2021
A-992002	1	St Georges Terrace – Demolition – Level 1 Plan	9/2/2021
A-992003	1	St Georges Terrace – Demolition – Roof Plan	9/2/2021
A-992011	1	St Georges Terrace – Demolition – Elevation N, S	9/2/2021
A-992012	1	St Georges Terrace – Demolition – Elevation E, W	9/2/2021
A-992021	1	St Georges Terrace – Demolition – Sections	9/2/2021
A-993001	1	St Georges Terrace – Proposed - Plans	9/2/2021
A-993021	1	St Georges Terrace – Proposed - Sections	9/2/2021
A-993011	1	St Georges Terrace – Proposed – Elevations	9/2/2021

Reason: To reflect built form and architectural modifications proposed.

MAXIMUM BUILDING HEIGHT

C6. The height of the buildings shall not exceed the following approved maximums, including plant enclosures and lift overruns and excluding communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance with this condition must be submitted to the Certifier prior to construction of the built form of the museum:

- (a) Western Building must not exceed RL 79.2m.
- (b) Eastern Building must not exceed RL ~~60.8m~~ **62.65m**.

Reason: To reflect the proposed modifications to the rooftop pavilion on the Eastern Building.

LIMITS OF CONSENT

A6. This consent does not approve the following. Separate approval must be obtained for the following works and uses, or any other works or uses, which do not meet exempt development provisions:

- ~~(a) The fit-out and use of St Georges Terrace;~~
- (b) The fit-out and use of the food and drink tenancy/ retail floorspace;
- (c) Events in the public domain outside of the day to day operations of the museum; and
- (d) signage zones.

Reason: This Modification Application achieves the intent of Condition A6(a) of the consent through providing details to fully integrate St George's Terrace into the Powerhouse Parramatta project as part of a separate, subsequent process. While, therefore, compliance has been achieved, this condition may also be deleted as now redundant through the Modification Application.

EASTERN BUILDING PRESENTATION SPACE 1 AND ST GEORGE'S TERRACE

~~**C3. Prior to commencement of construction of the built form of the museum, the Applicant shall explore options to amend the design of the ground floor Presentation Space 1 of the Eastern Building to integrate the museum and St Georges Terrace and activate the open space between the two buildings and between Presentation Space 1 and Phillip Street.**~~

~~**An options analysis shall be presented to the DIP and all feasible options should be explored and pursued. The final options analysis and recommended amendments shall be submitted to and approved by the Planning Secretary prior to construction of the built form of the museum.**~~

Reason: This condition is proposed to be deleted as the Design Integrity Panel (DIP) has confirmed that Condition C3 has been satisfied for their purposes for understanding the integration of the Eastern Building and the St George's Terrace, and that an appropriate and supportable outcome has been achieved through this Modification Application. Further, consent granted to this Modification Application would in-principal have the effect of

demonstrating satisfaction of this condition for the DPIE Planning Secretary, ensuring that all parts of Condition C3 are now redundant.

As detailed in the Design Integrity Report provided at **Appendix B**, the DIP has confirmed that the scheme presented in this Modification Application meets the objectives of integration with the broader Powerhouse Parramatta precinct in terms of design and functionality. The panel does not support the further modification of Presentation Space 1 as:

- The retention of the terrace enables the continuation of the laneway narrative within Parramatta. Its proximity to the eastern building allows the further development of a hierarchy of pedestrian connections through the CBD that are present in surrounding areas.
- The operational requirements for Presentation Space 1 to enable functioning as a museum space is paramount. Such criteria should be weighted highly in any assessment of modification of the built form to integrate the terraces.
- The cost of any operable façade for the southern wall of Presentation Space 1 should be considered in the context of their utility.
- Through design development, integration of the spaces can be achieved through material selection, programming of the spaces and the detailed plaza design.

The DIP further notes that the Museum of Applied Arts and Sciences has noted that any design amendments to Presentation Space 1 will significantly compromise operations. Whilst a design for operability of the Presentation Space 1 southern façade may be desirable, this should not be considered where the functionality of the space would be compromised.

4.0 Statutory Context

Section 4.55(3) of the EP&A Act requires a consent authority to take into consideration such of the matters referred to in Section 4.15(1) as are of relevance to the development the subject of the application and the reasons given by the consent authority for the grant of the original consent.

The planning assessment of the proposed modified development remains generally unchanged with respect to the above matters. The following matters however, warrant further assessment.

4.1 Compliance with statutory plans

The proposed modifications do not affect the developments compliance with the relevant environmental planning instruments, as demonstrated in the table below.

Table 1 Compliance with the relevant environmental planning instruments

Instrument	Comment
<i>Biodiversity Conservation Act 2016</i>	<p>The SSDA was accompanied by a waiver from the need to prepare a Biodiversity Development Assessment Report (BDAR) on the grounds of the development being unlikely to impact biodiversity values in accordance with Clause 1.5 of the <i>Biodiversity Conservation Act 2016</i> and Clause 1.4 of the <i>Biodiversity Conservation Regulation 2017</i>.</p> <p>The proposed modifications do not relate to any additional land from that which was considered in this waiver, and also will not require the removal of any additional vegetation on the site. The waiver issued for the SSDA therefore remains valid and appropriate.</p>
SEPP No. 55 – Remediation of Land DRAFT SEPP – Remediation of Land	<p>The SSDA was accompanied by a Detailed Site Investigation and Remedial Action Plan. A further Unexpected Finds Protocol was also recommended and has been prepared and implemented for the site in accordance with the Mitigation Measures and Conditions of Consent.</p> <p>This application does not propose any additional excavation works or additional land from that addressed in the site investigations. The floor of the St George's Terrace will be removed and replaced, capping the existing soils on site.</p>

Instrument	Comment	
	Further, the Detailed Site Investigation and Remedial Action Plan was prepared on the basis that the St George's Terraces would be demolished on the site, and as such these assessments remain valid and appropriate. Following the conclusion of the remediation of the site, the environmental consultant will be required to demonstrate that the remediation objectives have been achieved and the site is appropriate for its intended use in accordance with Condition D33.	
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	The site is located within the boundaries of the Sydney Harbour Catchment SREP. The precinct is not 'zoned' under this plan nor is it located within the 'Foreshores and Waterways Area', where the majority of the SREP's provisions apply. The key matter for consideration is, therefore, the visibility of the proposed development from Sydney Harbour. The proposal will not result in any adverse impacts on views and is, therefore, consistent with the considerations outlined in the SREP.	
Parramatta Local Environment Plan 2011	2.1 Land Use	No change is proposed to the approved use of the site. The modifications support the information and education function of the Powerhouse Parramatta and remain compatible with the objectives of the zone.
	4.3 Height of buildings	The buildings on the site are subject to a maximum building height of 80m. The modified rooftop terrace on the eastern building will have a height of 62.65m, and remains significantly under the applicable maximum building height.
	4.4 & 7.2 Floor Space Ratio	The site is identified as having a maximum floor space ratio of 6:1 for the B4 Mixed Use-zoned areas. The approved development has a maximum FSR of 1.25:1 and as such the modified development remains significantly under the applicable maximum FSR.
	5.10 Heritage conservation	The heritage context and impacts of this Modification Application have been assessed by Advisian (see Appendix C) and discussed further in Section 7.1 below.
	6.3 Flood planning	<p>The site is identified as being flood prone land. No change is proposed to the approved public domain levels or finished floor levels on the site. The St George's Terrace floor will be replaced at the same level as the existing floor, ensuring that there is no change to the flood planning and impacts assessed in the SSDA.</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 prepared for the SSDA. • As there is no inundation, the heritage item 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.
	7.3 Car parking	Consistent with the approved development, no carparking is provided on site, and as such the project remains consistent with this provision that nominates maximum carparking rates.
	7.10 Design Excellence	A competitive design process has been undertaken for the proposed development, and the proposed development achieves design excellence as confirmed in the Design Integrity Report at Appendix B .

5.0 Engagement

Pre-lodgement engagement was conducted with the Department of Planning, Industry and Environment, and has been addressed as part of this Modification Application.

As per the Design Integrity Report provided at **Appendix B**, the proposed modifications have also been reviewed by the Design Integrity Panel, which confirm that the amendments to the rooftop pavilion and the fit-out and adaptive reuse of the St George's Terrace maintains design integrity of the competitive winning design. Further consultation will be undertaken with the Panel post lodgement.

During the public exhibition of the Modification Application, all stakeholders including agencies and the public will have an opportunity to make submissions on the project.

6.0 Assessment of Impacts

The following assessment considers the relevant matters under Section 4.15(1) and demonstrates that the development, as proposed to be modified, will be of minimal environmental impact. The approved mitigation measures are addressed at **Attachment B** following the conclusion of this statement.

6.1 Heritage

A Statement of Heritage Impact has been prepared by Advisian to assess and determine the impact of the proposed modification on the heritage significance of the St George's Terrace.

The adaptive reuse of the St George's Terrace has been designed with respect to the heritage significance of this building, and has been guided by heritage and structural engineering advice to ensure the retention of conservation values while also achieving the functional and design requirements for the Powerhouse Parramatta. Fundamentally, the proposal will integrate the St George's Terrace into the overall form and function of the site, which will result in the long-term use and enjoyment of this building by the community.

The potential heritage impacts of the retention and adaptive reuse of the St George's Terrace are summarised as follows:

- The predominantly remove contemporary fabric and additions that have been made to the building over the years and are considered to be intrusive. The removal of this contemporary building fabric is supported on heritage conservation grounds.
- While the proposal will also require the partial demolition of a small section of the original fabric and chimneys, and other internal areas, the remaining original walls to the east and west elevations and period façade details are to be retained and conserved as part of the project. This ensures that the overall integrity of the Phillip Street frontage of the building has been retained, including the traditional form and height of St George's Terrace when viewed from Phillip Street. The building will continue to positively contribute to this primary streetscape of the Parramatta Powerhouse site and sustain a high degree of integrity when viewed in the round.
- 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.
- There is the potential for archaeological deposits to be uncovered below the ground floor slab that will be removed and replaced as part of the works to St George's Terrace. Accordingly, it is recommended that the mitigation measures in place for archaeological monitoring and the management of unexpected finds continue to apply to this Modification Application as described in the Historical Archaeological Research Design and Excavation Methodology (Curio Projects, 2021). This will effectively avoid, minimise and mitigate potential impacts.

Advisian conclude that the proposed retention and adaptive reuse of the St George's Terrace is supported on heritage grounds. The proposal has prioritised and ensured the retention of the period significant Phillip Street façade and demolished predominately intrusive, contemporary fabric. This will enable the Terrace to be integrated into the Powerhouse programming and retain the core significance of the St George's Terrace and will have minimal

impact on the heritage of the site and the Parramatta CBD. Further discussion and mitigation measures are outlined in the report provided at **Appendix C**.

6.2 Built form and urban design

The proposed modifications have been designed with consideration of the constraints and opportunities of the site and surrounds, and an understanding of the function requirements of the new culture and arts destination.

The retention and adaptive reuse of the St George's Terrace conserves the traditional built form and height of the building when viewed from Phillip Street to the south, including the original walls to the east and west elevations and heritage façade detailing, ensuring there is no adverse change to the approved streetscape. All contemporary fabric to be incorporated as part of the St George's Terrace, including large areas of glazing to support passive surveillance and activation, has been selected to complement the materials and finishes of the approved Powerhouse buildings and provide a consistent visual language across the precinct.

The proposed rooftop terrace will provide a continuous roof across the terrace, which is designed to be discrete and minimal addition to the roof that will float over the Eastern Building. This revised terrace design will also screen back of house and servicing equipment on this rooftop, positively contributing to a resolved built form. Vegetation will be visible at the edges of the rooftop and through the central break in the roof which provides opportunities for taller planting.

Accordingly, the proposed development will continue to deliver a built form that is a sensitive and intelligent response to the features of the site and will deliver a high-quality architectural outcome for the St George's Terrace and Eastern Building. As detailed in the Design Integrity Report at **Appendix B**, the proposed modifications maintain the integrity of the competition winning scheme.

This is detailed further in the Architectural Drawings and the Design Report provided at **Appendix A**.

6.3 Amenity

The proposed amendments will not impact the amenity of surrounding areas including with respect to overshadowing and views.

While the proposed modifications to the rooftop pavilion of the eastern building will result in a minor height increase of approximately two metres, the shadow diagrams provided at **Figure 8** below (and **Appendix A**), demonstrate that this will not result in any further overshadowing impacts on the surrounding area to that of the approved development. Therefore, the proposed modification as a result of design development changes will not result in any significance or adverse overshadowing impacts on the amenity of surrounding residences or open space areas.

Further, the proposed rooftop pavilion has been designed to sensitively integrate with the approved terrace space on the Eastern Building. The floating roof is minimal and complementary to the materials and finishes of the approved Powerhouse buildings, and ensures that landscaping will remain visible at the edges of the rooftop and projecting above the pavilion. The modified building remains well below the permitted maximum height of buildings development standard under the Parramatta LEP. As such, the proposal will not result in any significant new or adverse view or visual impacts.

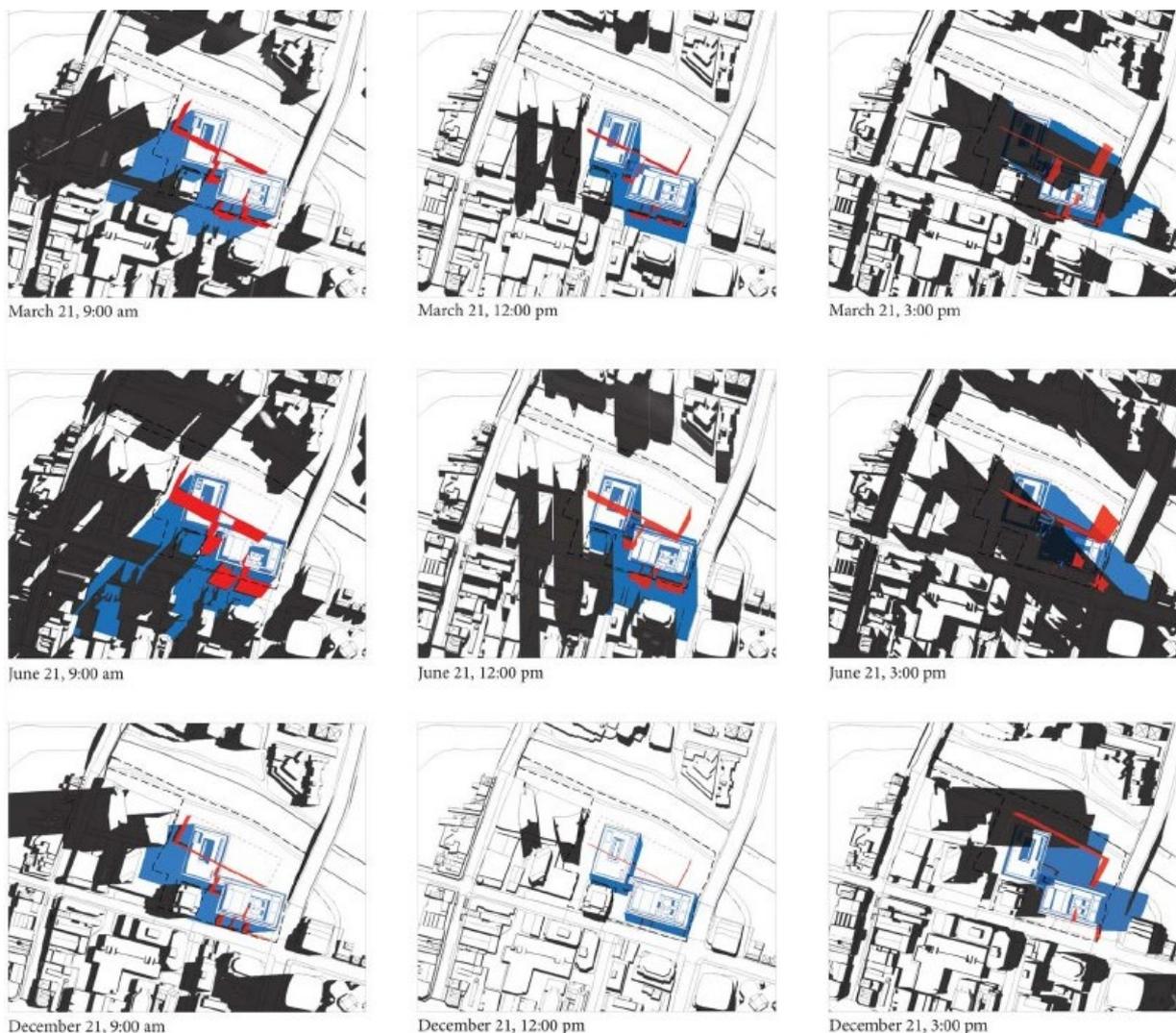


Figure 8 Shadow Diagrams

Source: Moreau Kusunoki and Genton

6.4 Structural engineering

A Structural Design Statement has been prepared by Robert Bird Group and is provided at **Appendix D**. The statement confirms that the proposed modifications to the St George's Terrace can be achieved in a safe manner that is consistent with the architectural design intent and the heritage requirements. The design will comply with all relevant Australian Standards and are supported on engineering principles.

6.5 Social and economic impacts

A Social and Economic Impact Assessment (SEIA) was prepared by Ethos Urban as part of the original submission of the EIS, which considered and analysed the potential social and economic impacts of the proposal. In summary, the report confirmed that the proposal will result in a number of social and economic benefits to the local, metropolitan and state level, including:

- Supporting approximately 1,100 full time equivalent (FTE) construction jobs as well as approximately 2,430 FTE indirect jobs over the development period, and between 300 to 400 FTE direct jobs (full-time, part-time and casual) as a result of the ongoing operation of Powerhouse Parramatta.
- Improving visitation and tourism expenditure within the local and regional area and, in turn, increasing demand for entertainment, food and accommodation from visitors, which will generate increased employment.

- Providing significant positive public benefits through the delivery of a new cultural institution for science, research and creative industries for the local community as well as Western Sydney.
- Improving education outcomes for students and supporting long term social and economic wellbeing through delivering an active working precinct that provides world class education, research and community facilities as well as education programs with high tech digital spaces, enhancing opportunities for schools and universities.
- Enhancing local and broader community lifestyles through the creation of a series of life-long learning programs, opportunities for culturally diverse festivals and events, specialist education and innovative learning opportunities.
- Providing new cultural and entertainment opportunities during the day and night and diversifying the local economy.
- Improving way of life for users of the Parramatta CBD area, through enhancing active travel and therefore, improving local access and amenity.
- Investing in construction employment opportunities as well as increased job opportunities for those employed in science, education, innovation, creative and retail industries.
- Improving access to Powerhouse Collections as well as international exhibitions alongside engaging communities with local histories.

The proposed modification for the conservation and adaptive reuse of the St George's Terrace and minor proposed changes to the rooftop pavilion will continue to provide positive social and economic outcomes as it will enhance the programming and operation of the Powerhouse Parramatta, including providing additional administration and concierge space for day trips, exhibitions, and events. The construction phase of the development may impact the way of life for residents, workers and visitors in the area, however, it is noted that the proposed changes do not significantly alter the scope or extent of the approved construction works underway on the site and as such the differences will be negligible.

7.0 Justification of modified project

7.1 Substantially the same development

Section 4.55(1A)(a) of the EP&A Act states that a consent authority may modify a development consent if *"it is satisfied that the development to which that consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all)"*.

The development, as proposed to be modified, is substantially the same development as that originally approved in that:

- The development continues to provide for an arts and cultural precinct, with the vision and design principles of the proposal remaining unchanged.
- Despite the minor increase in height due to the revisions to the rooftop pavilion, the development will not exceed the maximum building height requirement on the site and as such no change is proposed to the compliance of the project with the Parramatta LEP development standards.
- The development remains consistent with the relevant strategic plans and policies and will continue to support the vision of the Parramatta CBD by delivering a new cultural precinct on the banks of the river, which will provide social and cultural benefits for the local and broader community.
- The proposed adaptive reuse of the St George's Terrace and minor changes to the rooftop pavilion maintains the integrity of the competition winning scheme and will be a high-quality outcome without comprising the heritage character of the site or functionality of the proposal.
- The retention and adaptive reuse of St George's Terrace was sought as part of the original application, subject to further heritage assessment and detailed design, and was proposed to form part of this separate process in compliance with Condition A6(a). This Modification Application achieves this function.

- The development retains the integrity of and supports the activated laneway between the Presentation Space 1 and the St George's Terrace, which will enhance and activate the public domain.
- The modified development does not give rise to any additional environmental impacts beyond those previously considered in the assessment and determination of the Environmental Impact Statement and Response to Submissions and Information that cannot be mitigated, managed or offset.

The proposed amendments to the development consent are minor and do not change essential characteristics of the approved development to the point where it is rendered something other than "substantially the same development", including the overall design, capacity and operation of Powerhouse Parramatta. The development, as proposed to be modified, can therefore be considered substantially the same as that originally approved.

7.2 Minimal Environmental Impact

Pursuant to Section 4.55(1A)(a) of the EP&A Act, a consent may be modified under Section 4.55(1A) where the consent authority "*is satisfied that the proposed modification is of minimal environmental impact*". Whilst there are some proposed modifications to the development and conditions as part of this Modification Application, the test for whether an application may be treated as a (1A) is a qualitative test that requires consideration of the impact of these modifications. The consent authority may be satisfied that this Modification Application is of minimal environmental impact because:

- The proposed modifications to the approved building envelope are negligible within the context of the overall approved project, and will not result in any significant impacts in respect of heritage, built form, amenity, overshadowing, flooding, site conditions or the like.
- The proposed modification to the St George's Terrace enables the adaptive reuse of this building while retaining its heritage significance, as envisaged by the conditions of development consent. As confirmed in the Heritage Impact Statement at **Appendix C**, the project is supported on heritage grounds and will have positive heritage outcomes through the demolition of modern intrusive fabric and the restoration and conservation of significant heritage fabric. It will fundamentally integrate the St George's Terrace into the overall form and function of the site, which will result in the long-term use, enjoyment and appreciation of the significance of this building by the community.

7.3 Reasons given for granting consent

The proposed modification does not alter the development insofar as the matters identified by the Minister as the reasons for granting the original development consent. These include:

- the project would provide a range of benefits for the region and the State as a whole including 1,100 construction, 2,430 indirect and 300-400 operational jobs, creation of a new world class cultural facility for Parramatta and Western Sydney, provision of new public open spaces and the northern portion of Civic Link within the site;
- the project is permissible with development consent, and is consistent with NSW Government policies;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent; and
- weighing all relevant considerations, the project is in the public interest.

8.0 Conclusion

The proposed modifications relate to the following:

- Conservation and adaptive reuse of the St Georges Terrace, which includes:
 - Partial demolition of non-heritage fabric of the existing building.
 - Retention of the existing heritage southern façade and roof feature
 - Fit-out and use of the St George Terrace to support the Powerhouse program.
- Minor design development changes to the design of the approved rooftop pavilion.

In accordance with Section 4.55(1A) of the EP&A Act, the Department may modify the consent as:

- The consent, as proposed to be modified, is substantially the same development as that originally approved.
- The environmental impacts of the development as proposed to be modified are minimal and negligible and will not result in any significant implications to the site and the surrounding area.
- The proposed development for the adaptive reuse of the St George's Terraces will retain the heritage facades and therefore, has been respectfully designed to protect and conserve the strong heritage character and significance of the site.
- The amendments to the rooftop pavilion on the eastern building will enhance the visual quality and amenity of the rooftop by concealing the service and plant equipment, while also improving weather protection by providing shade cover.
- The development remains consistent and compliant with the relevant controls and requirements, particularly the maximum building height standard under the *Parramatta Local Environmental Plan 2011*.
- The development will continue to contribute to the long term strategic vision for the Parramatta CBD and GOP Corridor, as an arts, culture, entertainment and education precinct that is accessible to local and international visitors.
- The development is largely a direct result of Condition A6(a) of the development consent, which requires separate approval for the fit-out and use of the St George's Terrace.

The project as a whole and as modified is considered to be appropriate and supportable with regard to the social, economic, and environmental impacts.

Attachment A. Updated project description

Modified project summary table, with reference to the main components of the project as detailed in DPIE's assessment of the SSD DA.

Aspect	Description	Cumulative modified project
Site preparation	<ul style="list-style-type: none"> Demolition of existing buildings including the Riverbank Carpark, two storey commercial buildings at 36 and 40 Phillip Street and 42 two storey substation building at 42 Phillip Street and other structures on the site. Tree removal, excavation, earthworks and remediation. 	No change
Heritage	<ul style="list-style-type: none"> Relocation of Willow Grove from the site to an alternative site within the Parramatta LGA (to be determined in consultation with Council, NSW Heritage Council, the community, key stakeholders and landowners/managers) Incorporation of the St George's Terrace into the development, demolition of the modern rear extension and internal and external alterations to the buildings. 	<p>No change</p> <p>The proposal further enables the integration of the St George's Terrace into the development.</p>
Built form	<ul style="list-style-type: none"> Construction of two interconnected buildings comprising the: <ul style="list-style-type: none"> Eastern Building: maximum height RL 60.8m (57.3 m above ground) Western Building: maximum height RL 79.2m (75.7 m above ground). Construction of an undercroft beneath the Western Building and "Presentation Space 1" open space. 	<p>Minor proposed increase to the maximum height of the Eastern Building to accommodate the new rooftop pavilion.</p> <ul style="list-style-type: none"> Eastern Building must not exceed RL 60.8m 62.65m. Western Building must not exceed RL 79.2m.
Use	<p>Multi-purpose museum (information and tourist) facility including:</p> <ul style="list-style-type: none"> seven major public presentation spaces film / photography studio, public research library and collaboration spaces 30 serviced apartments managed by the Powerhouse to provide non-commercial short term accommodation for researchers, scientists, artists and students a dormitory with 56 beds for students and five for teachers to provide non-commercial short term accommodation for students to engage in science education programs commercial kitchen, retail spaces and outdoor dining areas front and back-of-house spaces. 	No change
Gross floor area (GFA) and floor space ratio (FSR)	A total of 24,516m ² GFA. FSR of 1.25:1.	Negligible increase to GFA to account for the retained St George's Terrace, which remains well below the maximum permitted FSR under the Parramatta LEP.
Access and roads	<ul style="list-style-type: none"> Primary service vehicle and emergency vehicle access from Dirrabarri Lane (off Phillip Street). Service vehicle access for "Presentation Space 1" and "Presentation Space 2" directly from Wilde Avenue. Alter existing roads including: <ul style="list-style-type: none"> closure of Oyster Lane part closure of George Khattar Lane (within the site). 	No change

Aspect	Description	Cumulative modified project
Vehicle parking and pick-up/drop-off	<ul style="list-style-type: none"> • Two on-site loading bays located in a dock within the Western Building and accessed via Dirrabarri Lane. • Two on-street Coach pick-up/drop-off bays located on the northern side of Phillip Street. • Seven short-term, pick-up/drop-off bays and turnaround area on George Khattar Lane. • No on-site car parking. 	No change
Bicycle parking	78 bicycle parking spaces including: <ul style="list-style-type: none"> • three spaces for serviced apartments • 15 spaces for staff and associated end of trip facilities • 60 spaces for visitors within the public domain. 	No change
Landscaping	15,000m ² public open space, including: <ul style="list-style-type: none"> • a sloped embankment and separate lawn open spaces along the Parramatta foreshore • Presentation Space 1 open space at ground floor level and located above the undercroft • an urban plaza/ forecourt between Phillip Street and the Eastern Building. • Provision of the northern portion of the Civic Link comprising a pedestrianised through site link extending from Horwood Place to the Parramatta River foreshore (note: the southern portion between Parramatta Station and Horwood Place does not form part of this application). • Provision of a roof terrace and pavilion on the roof of the Eastern Building. • Retention of two existing trees and provision of 120 replacement trees • Hard and soft landscaping throughout the site. 	No change
Events	Use of public domain / open space on the site to support programs and functions.	No change
Flooding	<ul style="list-style-type: none"> • Provision of flooding infrastructure, including an undercroft beneath the eastern and western buildings for flood storage. • Provision of drainage infrastructure 	No change
Signage	<ul style="list-style-type: none"> • Provision of three signage zones. 	No change
Jobs	1,100 full time equivalent (FTE) construction jobs, 2,430 FTE indirect jobs and 300-400 FTE operational jobs.	Negligible change from the additional construction works proposed and formalising the adaptive reuse of the St George's Terrace to support overall programming on the site.

Attachment B. Updated mitigation measures

The content and measures in the approved final mitigation measures remain applicable to the modified project. The scope of some of these measures have been updated below for completeness, without changing the overall outcomes of these measures.

Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in **bold italics**. Only those measures subject to change have been included below.

Ref No.	Mitigation measure
<u>Design and operation</u>	
D/O-BF	Built form
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. <i>Consistent with Condition A6(a), this measure is considered to be satisfied and may be deleted.</i>