

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Amy Watson
Team Leader
Key Sites Assessments

Sydney

17 August 2022

File: EF22/18639

SCHEDULE 1

Development consent:	SSD-10416 granted by the Minister for Planning on 11 February 2021
For the following:	Powerhouse Parramatta development including: <ul style="list-style-type: none">• removal of existing buildings and trees, relocation of Willow Grove and retention of St George's Terrace• construction of two buildings up to RL 79.2 m, with a gross floor area of 24,516 m² for museum and ancillary uses• vehicle servicing, coach pick-up/drop-off facilities, bicycle parking and road amendments• public domain improvement including publicly accessible open spaces, landscaping and creation of a through-site link.
Applicant:	Infrastructure NSW
Consent Authority:	Minister for Planning
The Land:	30B, 34, 36-38, 40, 42 and 44-54 Phillip Street, Parramatta Lot 1 DP 128474, Lot 1 DP 1247122 and Lot 2 DP 1247122
Modification:	Changes to the development to: <ul style="list-style-type: none">• expand the rooftop pavilion of the Eastern Building• partially demolish St Georges Terrace• fit-out and adaptively re-use St Georges Terrace• amend the timing of the Heritage Interpretation Plan.

SCHEDULE 2

1. The development description is amended by the insertion of **bold and underlined** words / numbers and deletion of the **~~bold and struck out words / numbers~~** as follows:

For the following:

Powerhouse Parramatta development including:

- removal of existing buildings and trees, relocation of Willow Grove and retention of St George's Terrace
- construction of two buildings up to RL 79.2 m, with a gross floor area of 24,516~~929~~ m² for museum and ancillary uses
- vehicle servicing, coach pick-up/drop-off facilities, bicycle parking and road amendments
- public domain improvement including publicly accessible open spaces, landscaping and creation of a through-site link.

2. Condition A2 is amended by the insertion of **bold and underlined** words / numbers and deletion of the **~~bold and struck out words / numbers~~** as follows:

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS as amended by the RtS and SRtS;
- (d) **in accordance with the 4.55(1A) modification application SSD-10416 MOD 1, prepared by Ethos Urban, dated 15 December 2021 as amended by the Response to Submissions, prepared by Ethos Urban, dated 24 May 2022, and additional information prepared by Ethos Urban, dated 28 June 2022;** and
- (e) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):

Architectural Drawings prepared by Moreau Kusunoki and Genton			
Drawing No.	Rev	Name of Drawing	Date
DA061	14	Site Demolition Plan	28/10/2020
DA062	13 <u>14</u>	Proposed Site Masterplan	19/10/2020 <u>23/03/2022</u>
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 <u>13</u>	Level 4 Plan	08/10/2020 <u>17/11/2021</u>
DA141	12 <u>13</u>	Level 4.1 Plan	08/10/2020 <u>23/03/2022</u>
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	44 <u>16</u>	External Elevation South	11/01/2021 <u>17/11/2021</u>
DA201	44 <u>16</u>	External Elevation East	11/01/2021 <u>17/11/2021</u>
DA202	42 <u>14</u>	External Elevation North	08/10/2020 <u>17/11/2021</u>
DA203	42 <u>14</u>	External Elevation West	08/10/2020 <u>17/11/2021</u>
DA250	42 <u>14</u>	Section A	08/10/2020 <u>17/11/2021</u>
DA251	42 <u>14</u>	Section B	08/10/2020 <u>17/11/2021</u>
DA252	42 <u>14</u>	Section C	08/10/2020 <u>17/11/2021</u>
DA300	12	Material and Finishes	08/10/2020
DA500	12	GFA Diagram and Schedule	08/10/2020
DA501	12	GFA Diagram and Schedule	08/10/2020
DA502	42 <u>13</u>	GFA Diagram and Schedule	08/10/2020 <u>17/11/2021</u>
DA503	12	GFA Diagram and Schedule	08/10/2020
DA504	42 <u>13</u>	GFA Schedule Summary	08/10/2020 <u>17/11/2021</u>
<u>A-992001</u>	<u>1</u>	<u>St Georges Terrace – Demolition – Ground Level Plan</u>	<u>9/2/2021</u>
<u>A-992002</u>	<u>1</u>	<u>St Georges Terrace – Demolition – Level 1 Plan</u>	<u>9/2/2021</u>
<u>A-992003</u>	<u>1</u>	<u>St Georges Terrace – Demolition – Roof Plan</u>	<u>9/2/2021</u>
<u>A-992011</u>	<u>1</u>	<u>St Georges Terrace – Demolition – Elevation N, S</u>	<u>9/2/2021</u>
<u>A-992012</u>	<u>1</u>	<u>St Georges Terrace – Demolition – Elevation E, W</u>	<u>9/2/2021</u>
<u>A-992021</u>	<u>1</u>	<u>St Georges Terrace – Demolition – Sections</u>	<u>9/2/2021</u>
<u>A-993001</u>	<u>1</u>	<u>St Georges Terrace – Proposed – Plans</u>	<u>9/2/2021</u>
<u>A-993021</u>	<u>1</u>	<u>St Georges Terrace – Proposed – Sections</u>	<u>9/2/2021</u>
<u>A-993011</u>	<u>1</u>	<u>St Georges Terrace – Proposed – Elevations</u>	<u>9/2/2021</u>
Landscape Drawings prepared by <i>McGreggor Coxall</i>			
Drawing No.	Rev	Name of Drawing	Date
LD-DD-02	A	River Level	14/09/20
LD-DD-01	C	Podium Level	14/01/21
LD-DD-03	C D	Rooftop Level	14/01/2021 <u>14/4/22</u>
LD-DD-04	B	SSDA Sections 01	22/09/20
LD-DD-05	B	SSDA Sections 02	22/09/22
LD_DA_3 0-03	G	Tree Retention and Removal Plan	20/08/2020

3. Condition A6 is amended by the insertion of **bold and underlined** words / numbers and deletion of the ~~**bold and struck out words / numbers**~~ as follows:

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) (a)~~ the fit-out and use of the food and drink tenancy/ retail floorspace;
~~(c) (b)~~ events in the public domain outside of the day to day operations of the museum;
and
~~(d) (c)~~ signage zones.
4. Condition C3 is deleted.
5. Condition C6 is amended by the insertion of **bold and underlined** words / numbers and deletion of the ~~**bold and struck out words / numbers**~~ as follows:

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**.
6. Condition C10 is amended by the insertion of **bold and underlined** words / numbers and deletion of the ~~**bold and struck out words / numbers**~~ as follows:

C10. Prior to the construction of the landscape and built form of the museum, evidence must be submitted to the Certifier demonstrating that the mitigation measures contained within the CPTED report titled '*Powerhouse SSOA report- Security CPTED Assessment*' Issue 03, prepared by ARUP and dated 22 April 2020 as updated by '*Powerhouse SSOA report- Security CPTED Assessment Addendum*' Issue 05, prepared by ARUP and dated 8 October 2020 **and 'Addendum Crime Prevention Through Environmental Assessment Statement – Powerhouse Parramatta (SSD-10416 MOD 1), prepared by Ethos Urban, dated 29 April 2022,** have been addressed within the design.
7. Condition C16 is amended by the insertion of **bold and underlined** words / numbers and deletion of the ~~**bold and struck out words / numbers**~~ as follows:

C16. ~~**Within 12 months of the completion of the archaeological excavation Prior to the construction of the built form of the museum,**~~ a comprehensive Heritage Interpretation Plan (HIP) for the site is to be prepared in consultation with Council and relevant stakeholders and shall:
(a) be informed by the document titled '*Powerhouse Parramatta Heritage Interpretation Strategy*' dated September 2020 and the City of Parramatta draft Heritage Interpretation Guidelines 2017 (or its successor)
(b) provide detailed design of the interpretive content for the site including programmatic interpretation strategies, physical, visual and oral histories, key heritage conservation values of Willow Grove and the sites archaeology.
8. Insert new Condition C16A by insertion of the **bold and underlined** words as follows:

C16A. Prior to the commencement of any works to St George's Terrace, except for the demolition works approved under SSD-10416 MOD 1, the Applicant must submit

updated plans and documents, prepared in consultation with Council and approved by the Secretary, that provide details of:

- (a) the proposed interpretation of fire places, chimneys and internal party walls associated with the original residential use of St George's Terrace. Interpretation may be in the form of inlays identifying these elements, or a suitable alternative
- (b) the reinstated proportions of window and door openings on the Phillip Street façade, associated with the original residential use of St Georges Terrace
- (c) the proposed design of the ground floor verandahs fronting Phillip Street, including:
 - i. a material choice, based on historical evidence, if any, that may include bricks or pavers to delineate the verandahs from the public sidewalk
 - ii. details of finished floor levels of the verandahs and the public sidewalk, with regard to access requirements and the topography of the site
- (d) the proposed interpretation of the former first floor verandah(s) in respect of its extent, proportions and location.
- (e) the proposed colour scheme of St George's Terrace, informed by research into the original colour scheme of the building and consultation with the DIP.

End of modification
(SSD-10416 MOD 1)