

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development modification
Application number and project name	SSD-10416 MOD 1 Powerhouse Parramatta
Applicant	Infrastructure NSW
Consent Authority	Minister for Planning

Decision

The Team Leader, Key Sites Assessments under delegation from the Minister for Planning has, under 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (**the Act**) modified the consent subject to the recommended conditions.

A copy of the instrument of modification and conditions is available at [here](#).

A copy of the Department of Planning and Environment's assessment report is available at [here](#).

Date of decision

17 August 2022

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's assessment report
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021
- the reasons given by the consent authority for the grant of the original consent
- the objects of the Act
- all information submitted with the modification application during the assessment and information considered in the Department's assessment report
- the findings and recommendations in the Department's assessment report
- the submissions made concerning the modification.

The findings and recommendations set out in the Department's assessment report were accepted and adopted as the reasons for making this decision.

The decision maker was satisfied that the modification is of minimal environmental impact and that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted was modified.

The key reasons for granting the modification are as follows:

- the modification would provide a range of benefits, including the retention and integration of St George's Terrace and improved functionality of the Eastern Building rooftop
- the modification is permissible with consent, and is consistent with NSW Government policies including the Easter District Plan
- 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 Application was amended to provide additional conservation and interpretation measures at St George's Terrace and confirms the rooftop of the Eastern Building will provide improved amenity for staff and visitors; and
- weighing all relevant considerations, the modification is in the public interest.

Attachment 1 – Consideration of Community Views

The department exhibited the modification from from 17 February 2022 to 2 March 2022 (14 days). The Department received a submission from Parramatta City Council. No submissions were received from the public.

The key issues raised by Council considered in the Department's assessment report and by the decision maker include heritage impacts. Other issues are addressed in detail in the Department's assessment report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Heritage Impact</i></p> <ul style="list-style-type: none"> • Supports the retention of St George's Terrace • Considers additional internal elements and first floor verandas should be reinstated. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The proposal seeks to partially demolish the locally listed heritage item of St George's Terrace and include details for its adaptive re-use. • The application would remove most of the highly modified internal features and parts of its original fabric and create a large, double height space to support museum operations or serve as a workshop or exhibition space. • The Applicant amended the proposal to include additional conservation measures in response to Council's concerns, including the reinstatement of the original proportions of windows and doors, investigating the original colour palette and interpretation of the verandahs. • The Department is satisfied the heritage impacts of the proposal are acceptable as: <ul style="list-style-type: none"> o the removal of additional original and modified fabric will allow the creation and use of a flexible programming space, including a larger setback for the laneway to integrate it with Presentation Space 1 o the proposal will retain the buildings general form, height and external appearance when viewed from Phillip Street o the proposed works will improve staff and visitor access to, from and within St George's Terrace o it will facilitate the adaptive re-use of St George's Terrace as part of the Powerhouse Parramatta project o the Applicant proposes interpretation of St George's Terrace, including details for inlays, party walls, ground and first floor verandahs to be confirmed in consultation with Council o the interpretation of the first floor verandahs is an appropriate heritage response as there is no evidence of the materials and design of the original first floor verandahs to inform reconstruction in accordance with heritage best practice. <p><i>Recommended conditions:</i></p> <ul style="list-style-type: none"> • Require the details of the interpretation of chimneys, fire places, party walls, ground and first floor verandahs in consultation with Council prior to the commencement of works to St Georges Terrace (excluding demolition)