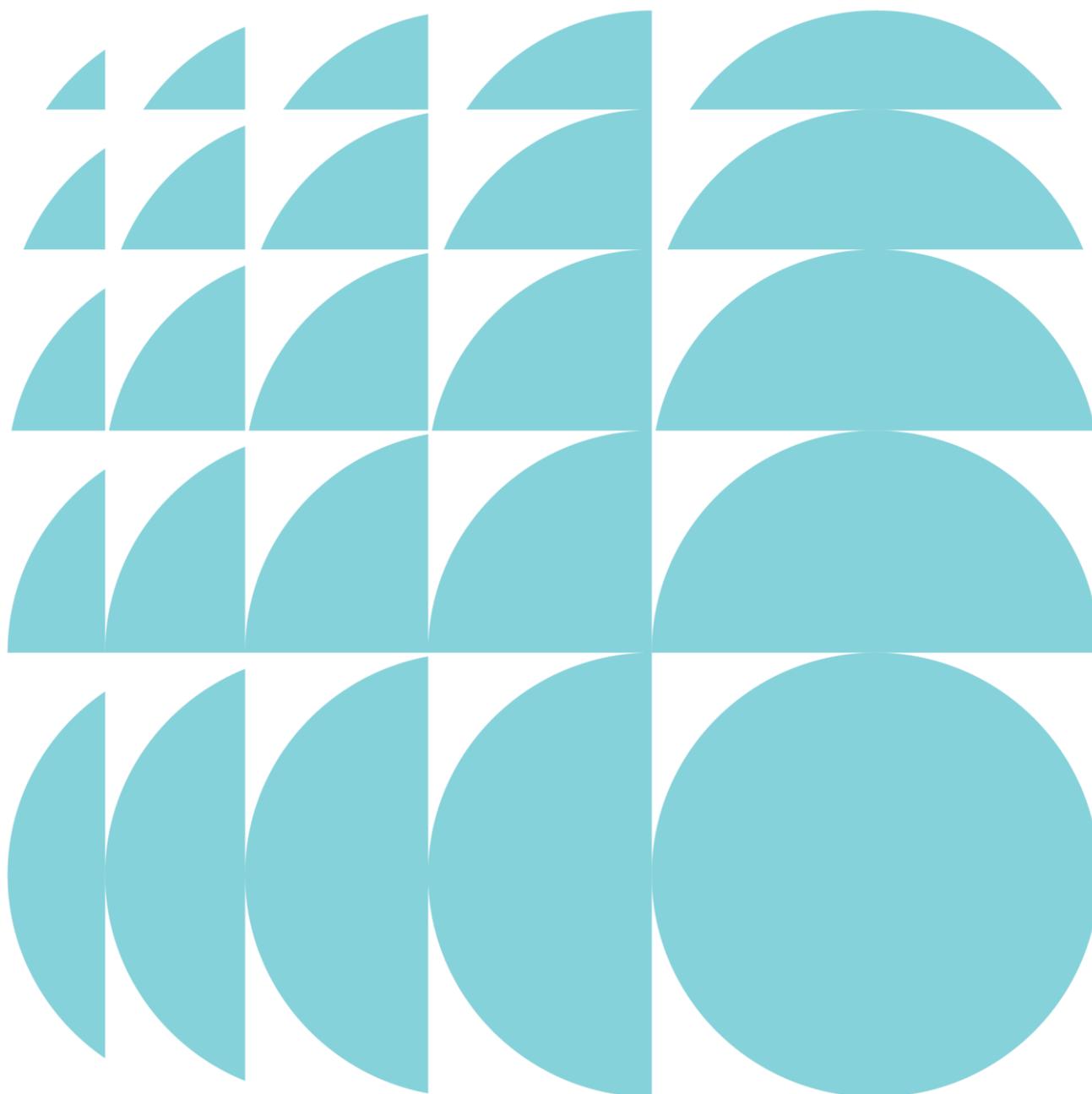


Appendix X Consultation Outcomes Report





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1.0 Introduction

1.1 Background

This Consultation Outcomes Report has been prepared by Ethos Urban on behalf of the Department of Enterprise, Investment and Trade (Create NSW) to support a State Significant Development Application (SSDA) for alterations and additions to Powerhouse Ultimo at 500 Harris Street, Ultimo. The Powerhouse Ultimo Renewal is a transformative \$480-\$500 million investment by the NSW Government to establish a world-class museum that will significantly contribute to an important and developing part of Sydney. The renewal will see Powerhouse Ultimo deliver programming focussed on design and fashion, presenting exhibitions that showcase the Powerhouse collection, international exclusive exhibitions and programs that support the design and fashion industries.

1.2 Planning Process

The Powerhouse Ultimo Renewal project is for the purposes of an ‘information and education facility’ with a capital investment value of more than \$30 million, and such is classified as State Significant Development (SSD) pursuant to Section 13(1) of Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021. The delivery of the new Creative Industries Precinct for Powerhouse Ultimo will occur in stages, comprising the following:

- **Stage 1** – Concept DA establishing the planning, design, and assessment framework for the Powerhouse Ultimo Renewal project including the indicative land uses, maximum building envelopes, general parameters for the future layout of the site, and strategies to guide the subsequent detailed design phases of the project including Urban Design Guidelines and Design Excellence Strategy.
- **Architectural Design Competition** – A competitive design process to critically analyse and provide design alternatives for the Powerhouse Ultimo Renewal project in accordance with the planning and development framework established for the site under the Concept DA. A winning design will be selected by a jury of experts and will inform the subsequent detailed design and assessment phase (Stage 2) of the project.
- **Stage 2** – A Detailed DA confirming the ultimate architectural design and operation of Powerhouse Ultimo and assessing any associated planning and environmental impacts. This Detailed DA will seek consent for the detailed design, construction and operation of the proposed development and follows the same planning assessment and determination process as the Concept DA (Stage 1).

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The Framework	The Vision	Delivery of the Vision
<p>Planning Framework (Stage 1) SSDA</p> <p><i>Planning, design and assessment framework for the site, including:</i></p> <ul style="list-style-type: none"> - The building envelope - Indicative land uses - Strategies for managing environmental matters - Urban Design Guidelines - Design Excellence Strategy <p><i>All designs shown at this stage are for reference, and not for approval or construction.</i></p>	<p>Design Excellence</p> <p><i>Competitive design process using the established planning, design and assessment framework to explore options and develop the vision for the future of Powerhouse Ultimo</i></p>	<p>Detailed Design (Stage 2) SSDA</p> <p><i>Detailed architectural design using the competition winning scheme, consideration of the operation of the site, and a detailed assessment of any associated benefits and impacts.</i></p> <p><i>Construction and operations to deliver the vision can commence at the conclusion of this stage</i></p>

Figure 1 Planning process

1.3 Secretary's Environmental Assessment Requirements

The Department of Planning, Industry and Environment (DPIE) issued a list of the Secretary's Environmental Assessment Requirements (SEARs) which inform the Environmental Impact Statement (EIS). **Table 1** lists the SEARs that are specific to community and stakeholder consultation.

Table 1 Response to SEARs and *Undertaking Engagement Guidelines for State Significant Projects*

Requirement	Comment
<p>26. Engagement</p> <p><i>Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects.</i></p> <p><i>Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:</i></p> <ul style="list-style-type: none"> • the relevant Department assessment team • any relevant local councils • any relevant agencies • local Aboriginal groups • the community • if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	<p>This Consultation Summary Report describes the consultation process and provides a summary description of feedback received.</p> <p>In line with the requirements of the SEARs the proponent has engaged with the Department, City of City Council, relevant State Agencies, local Aboriginal groups and the Community.</p> <p>In line with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>, the preparation of the EIS included proactive communication and consultation with the community that employed a range of appropriate tools and channels to inform the community about the project and the opportunity to engage; to be open and responsive to feedback and questions that can be considered in the context of the Concept Plan.</p>

1.4 Relevant Recent Engagement in the Precinct

Create NSW and the Powerhouse have spoken to the community, staff, guilds and associations, precinct partners, First Nations community and key government agencies through the business case for Powerhouse Ultimo and during the process to update the site's draft Conservation Management Plan. Previous activities have shaped the latest phase of engagement, with a view to build on relevant conversations with stakeholder groups. The following section provides an overview of previous consultation activities.

Business Case Engagement

In September 2020, feedback from the community and key stakeholders informed the development of the business case for the Powerhouse Ultimo. Engagement included:

- Public webinars
- Digital survey.

Conservation Management Plan (CMP) Engagement

In March 2022, feedback was sought from a broad range of stakeholders and community groups to inform an update of the museum's draft Conservation Management Plan. Engagement was delivered largely over the museum's Open Weekend, and included:

- Public consultation sessions
- Sessions with guilds and associations
- First Nations consultation
- Digital survey.

2.0 Overview of Proposal

2.1 Site Overview

Powerhouse Ultimo is situated upon the lands of the Gadigal people of the Eora Nation. It is located within the City of Sydney Local Government Area and its primary address is 500 Harris Street, Ultimo.

The site contains two heritage-listed buildings, being the 'Ultimo Power House' (c.1899-1905) and the 'Former Ultimo Post Office including interior' (c.1901), both of which are listed on the State Heritage Register under the Heritage Act 1997.

Other buildings within the site include the former tram shed (Harwood Building) and the 1988 museum building fronting Harris Street (Wran Building). A café building has been constructed immediately to the south of the Power House at the northern end of The Goods Line. Located at the corner of Harris Street and Macarthur Street is a forecourt that acts as the main public entrance to the site but provides limited activation and is disconnected from higher-quality urban spaces including The Goods Line.

The primary focus of the Powerhouse Ultimo Renewal project is the museum to the north of Macarthur Street and bounded by Harris Street, Pier Street and the light rail corridor. However, some enabling and minor decoupling works will occur within the broader Powerhouse Ultimo precinct.

No substantive works or changes in use are proposed to the Harwood Building located between Macarthur Street and Mary Ann Street. The site's locational context is shown at **Figure 2** below.



Figure 2 Site context

2.2 The Proposal

This Concept DA sets the vision for the renewal of Powerhouse Ultimo and the creation of the Powerhouse Creative Industries Precinct, with the detailed design, construction, and operation of the project to be sought at a separate and future stage (Stage 2). Concept approval is sought for the following:

- A maximum building envelope for any new buildings and alterations and additions to existing buildings retained on the site.
- Use of the new spaces and built form as an 'information and education facility' including exhibition, education, and back of house spaces, and a range of related and ancillary uses to contribute to the operation of Powerhouse Ultimo.
- Endorsement of Urban Design Guidelines and a Design Excellence Strategy to guide the detailed design of the future building, internal spaces, and public domain areas that will be the subject of a competitive design process and a separate and future DA (Stage 2).
- An updated draft Conservation Management Plan to ensure that future development occurs in a manner that is compatible with, and facilitates the conservation of, the heritage values of the site.
- General functional parameters for the future design, construction, and operation of buildings and uses on the site including the principles and strategies for the management of transport and access, flooding, sustainability, heritage and the like.



Figure 3 Powerhouse Ultimo Renewal – artist impression of reference design

Source: Moggamma

3.0 Engagement Approach and Objectives

Ethos Urban were appointed by Create NSW to undertake community consultation and stakeholder engagement in support of the Concept SSDA. In delivering this approach, the stakeholder engagement process was designed to be:

- **Timely** – provide the community and stakeholders with the opportunity to provide feedback prior to lodgement of the SSDA.
- **Inclusive** – provided accessible opportunities for people to be learn about the project and have an avenue to provide feedback.
- **Coordinated** – building on and not duplicating relevant recent consultation undertaken relating to the Powerhouse Ultimo project including for the draft Conservation Management Plan and Business Case phases.
- **Informative** – motivating participation, particularly when scheduling time can be difficult. Engagement activities included a mix of face to face and online tools which were deployed to maximise participation and reach.

3.1 Engagement Objectives

The following objectives were developed in partnership with Create NSW:

- That the engagement strategy meets all statutory and stakeholder requirements in terms of public information and consultation throughout the planning process;
- That engagement considers the expectations set out in Undertaking Engagement Guidelines for State Significant Projects;
- Project benefits, impacts and constraints are presented and discussed transparently;
- Provide the project team with an opportunity to incorporate feedback into the Concept SSDA; and
- Support the Concept SSDA in complying with all SEARs requirements.

4.0 Engagement Process

The engagement activities undertaken focused on informing the neighbouring residents and key stakeholders about the upcoming lodgement of the Concept SSDA for the Powerhouse Ultimo Renewal project.

4.1 Engagement Tools

Table 2 Key Engagement Tools

Activity	Purpose
Letterbox drop	<ul style="list-style-type: none"> Postcard letterbox drop undertaken to notify nearby residents and businesses about upcoming community consultation opportunities
eDM	<ul style="list-style-type: none"> eDM to database of over 50,000 people to notify the Powerhouse's audience about upcoming community consultation opportunities
Advertising	<ul style="list-style-type: none"> Advertisement in the Sydney Morning Herald to notify community members about upcoming community consultation opportunities
1800 phone line	<ul style="list-style-type: none"> A direct phone number to receive community enquiries, answered during business hours (8 – 5pm). Option to leave messages to receive a return phone call when phoning out of hours.
Consultation email address	<ul style="list-style-type: none"> Consultation email inbox to receive and respond to community and stakeholder feedback and queries.
Online information session	<ul style="list-style-type: none"> Webinars to provide the community with an opportunity to meet with the project team, learn about the development application, ask questions, and learn about what to expect in the coming stages.
Face-to-face meetings	<ul style="list-style-type: none"> Face-to-face meetings to establish working relationships and open channel of communications between the project team and key stakeholders.

4.2 Conservation Management Plan Consultation

Earlier public consultation and engagement activities were undertaken in March 2022 on the draft Conservation Management Plan for the project, which also informed the preparation of the SSDA. This consultation actively engaged stakeholders and members of the community to help determine the significance of all parts of Powerhouse Ultimo, including: First Nations history and continuing associations; public sentiment; significant tangible and intangible values of the site including historic, aesthetic, scientific, social and spiritual; as well as constraints and opportunities to guide future changes to the site for its continued use as a museum.

Detail on these activities and feedback received is presented in Aurecon's report: *Powerhouse Ultimo – Conservation Management Plan Engagement 'What we heard' Consultation Report* and is summarised in the table below.

Table 3 Relevant activities during CMP phase

Activity	Date	Purpose	Stakeholders
Community consultation sessions	19/03/2022 – 20/03/2022	<ul style="list-style-type: none"> Understand what people value about Powerhouse Ultimo Identify what currently works well at the museum, what could be improved as part of the renewal and any opportunities for change, improvement or efficiencies 	Guilds and associations General public
Online survey	3/03/2022 – 21/03/2022	<ul style="list-style-type: none"> Understand what the community values about Powerhouse Ultimo and how they currently visit/access the site 	Staff Volunteers First Nations people Guilds and associations

Activity	Date	Purpose	Stakeholders
		<ul style="list-style-type: none"> Identify what currently works well at the museum and what could be improved as part of the renewal 	General public
Staff and volunteer workshops	4/02/2022 – 15/02/2022	<ul style="list-style-type: none"> Understand what the staff and volunteers value about Powerhouse Ultimo Identify what currently works well at the museum, what could be improved as part of the renewal and any opportunities for change, improvement or efficiencies 	Staff Volunteers

The table below provides a summary of relevant feedback from CMP engagement activities that informed the preparation of the Concept SSSA. This feedback has informed the preparation of the SSSA and this most recent round of community engagement.

Table 3 Feedback received during CMP consultation

Consultation Activity	Scope of feedback	Detail informing Concept SSSA
Community consultation sessions	<ul style="list-style-type: none"> Value of Powerhouse Ultimo What works well and areas for improvement Opportunities for change, improvement and efficiency 	<ul style="list-style-type: none"> Support to reorientate the museum’s entrance towards The Goods Line and city Need for better use of outdoor spaces Need for improved entrance and greater connectivity to transport lines and adjacent precincts
Online survey	<ul style="list-style-type: none"> Value of Powerhouse Ultimo Accessing the museum What works well and areas for improvement 	<p>Areas for improvement include:</p> <ul style="list-style-type: none"> Improving integration and connection into the surrounding precinct, and support for the reorientation of the main entrance Improving connection of The Goods Line to Darling Harbour and Haymarket precincts Improving entrances and safety
Staff and volunteer workshops	<ul style="list-style-type: none"> Value of Powerhouse Ultimo What works well and areas for improvement Opportunities for change, improvement and efficiency 	<ul style="list-style-type: none"> Difficult connectivity between Harwood Building and Wran Building Need to reorientate museum to face the rest of the city Need to address disconnect between Powerhouse Ultimo and spaces and communities around it Underutilised and unfinished spaces Opportunities to provide improved entrances and forecourt Opportunity for the museum to be a benchmark for adaptive reuse, supporting environment and sustainability

4.3 Engagement Activities

This section of the report summarises the relevant engagement activities that informed the Concept SSDA, including:

- Online Community Information Sessions
- Briefing to Tech Central OneGov meeting
- Update to Tech Central OneGov Quarterly Update
- Project Control Group meetings
- Engagement with the City of Sydney Council and relevant NSW Government agencies
- Relevant inputs from activities undertaken during the CMP engagement period.

Table 4 Key engagement activities and audiences

Activity	Date	Purpose	Stakeholders
Community Information Session Webinars	16/05/2022 – 17/05/2022	<ul style="list-style-type: none"> • Introduce the Powerhouse, Create NSW and broader project team • Provide background on the Powerhouse Ultimo Renewal and broader Powerhouse Program • Share information on the upcoming Concept SSDA including guidelines for built form and framework for architects • Provide an opportunity for participants to ask questions to the project team • Provide public communication channel contact details to participants for any further questions 	Community members Local advocacy groups Create NSW Powerhouse Ethos Urban Curio Projects
Project Control Group meetings	27/04/2022	<ul style="list-style-type: none"> • Provide an overview of the Concept SSDA • Deliver a presentation on design by John Wardle Architects 	City of Sydney Government Architect John Wardle Architects Create NSW
Tech Central – OneGov briefing	18/05/2022	<ul style="list-style-type: none"> • Introduce the Powerhouse, Create NSW and members of the planning team and engagement team • Provide background on the Powerhouse Ultimo Renewal and broader Powerhouse Program • Share information on the upcoming Concept SSDA including guidelines for built form and framework for architects • Provide an opportunity for participants to ask questions to the project team • Provide public communication channel contact details to participants for any further questions 	Create NSW Powerhouse Ethos Urban Greater Sydney Commission Transport for NSW Department of Planning and Environment Investment NSW Department of Customer Service NSW
Quarterly Tech Central Briefing	18/05/2022	<ul style="list-style-type: none"> • Provide an update on the status of the Powerhouse Ultimo Renewal, including work completed to date, detail on the Concept SSDA and next steps for the project 	Stakeholders across the Tech Central Precinct, including: Create NSW Greater Cities Commission City of Sydney University of Technology Sydney Sydney Local Health District Transport for NSW Sydney School of Entrepreneurship

Activity	Date	Purpose	Stakeholders
Relevant activities during CMP phase			
Community consultation sessions	19/03/2022 – 20/03/2022	<ul style="list-style-type: none"> Understand what people value about Powerhouse Ultimo Identify what currently works well at the museum, what could be improved as part of the renewal and any opportunities for change, improvement or efficiencies 	Guilds and associations General public
Online survey	3/03/2022 – 21/03/2022	<ul style="list-style-type: none"> Understand what the community values about Powerhouse Ultimo and how they currently visit/access the site Identify what currently works well at the museum and what could be improved as part of the renewal 	Staff Volunteers First Nations people Guilds and associations General public
Staff and volunteer workshops	4/02/2022 – 15/02/2022	<ul style="list-style-type: none"> Understand what the staff and volunteers value about Powerhouse Ultimo Identify what currently works well at the museum, what could be improved as part of the renewal and any opportunities for change, improvement or efficiencies 	Staff Volunteers
First Nations Community Consultation	21/03/2022	<ul style="list-style-type: none"> Learn what memories First Nations communities have of Powerhouse Ultimo Understand what Powerhouse Ultimo means to local First Nations communities Understand what First Nations communities value about Powerhouse Ultimo, including the site and the museum Understand any special associations with specific buildings, parts of the site or exhibitions (past and current) Learn how Powerhouse Ultimo can reflect First Nations cultural values in its renewal 	First Nations Powerhouse employees Local First Nations communities
Direct engagement activities/meetings			
Department of Planning and Environment NSW (DPE)	4/05/2022	<ul style="list-style-type: none"> General project update including an overview of the proposal, consultants' inputs, and project timeline. 	
	21/10/2021	<ul style="list-style-type: none"> Meeting with team responsible for Pyrmont Peninsula Place Strategy to discuss the Powerhouse Ultimo Renewal (PUR). 	
	11/11/2021	<ul style="list-style-type: none"> Meeting with Key Sites Assessments to provide an update on PUR in anticipation of lodgement of SEARs Request. 	
Government Architect of NSW (GANSW)	16/02/2022	<ul style="list-style-type: none"> Meeting with the State Design Review Panel chaired by Government Architect NSW (GANSW) to provide commentary on the design of the project. 	
	12/05/2022 & 13/05/2022	<ul style="list-style-type: none"> Working meetings with GANSW to refine and endorse the Design Excellence Strategy accompanying the EIS. 	
	18/05/2022	<ul style="list-style-type: none"> Meeting with representatives of GANSW to review the Concept DA 	
City of Sydney	12/05/2022	<ul style="list-style-type: none"> Working meeting to refine and endorse Design Excellence Strategy accompanying the EIS. 	
	19/05/2022	<ul style="list-style-type: none"> Meeting with representatives of City of Sydney to review the Concept DA 	
Local Aboriginal groups	11/02/2022	<ul style="list-style-type: none"> Letters sent to relevant statutory bodies: Heritage NSW, Metropolitan Aboriginal Land Council, The Registrar – Aboriginal Land Rights Act 	

Activity	Date	Purpose	Stakeholders
		1983, The National Native Title Tribunal, Native Title Services Corporation Limited, City of Sydney Council, Greater Sydney Local Land Services LLS	
	14/03/2022	<ul style="list-style-type: none"> Each Project Registered Aboriginal Party (RAP) was provided with written details of proposed project and draft proposed Aboriginal cultural heritage assessment methodology RAPs include: A1 Indigenous Services, Aragung, B.H. Heritage Consultants, Butucarbin Heritage, DNC, Darug Custodian Aboriginal Corporation 	
	24/05/2022	<ul style="list-style-type: none"> Draft Aboriginal Cultural Heritage Assessment Report provided to all project RAPs 	

5.0 Summary of Community Feedback Received

The community consultation process enabled valuable feedback to the project team. Community feedback was received via the following channels:

- two (2) webinar community information sessions held via Zoom which 98 people attended in total; and
- one (1) email.

In registering for the webinars, participants were able to register key questions they were interested in related to the project to help the project team prepare relevant presentation materials and answers to questions.

The feedback received provided a mix of comments on the project's Concept SSDA, as well as questions seeking more information on operational elements relating to future exhibits or management of the site. Participants were generally interested in learning more information about project timeframes and processes, the design competition, how the site's rich heritage and history will be preserved and supported, and what a renewed Powerhouse Ultimo would offer to the community, as well as the cultural sector more broadly.

There was considerable interest in matters relating to detailed future exhibition and operational matters on the site, the detail of which does not form part of the Concept Plan SSDA. Create NSW and Powerhouse should consider this level of public interest in future stages of the project and opportunities for further public information and community consultation.

5.1 Community Feedback

The table below provides a summary of all community feedback received during the two information sessions, the project email and 1800 phone enquiries.

Topic	Feedback / Question Received	Project Team Response
<i>Project scope and future of buildings</i>	<ul style="list-style-type: none"> What is proposed for the Wran Building? Will it be retained or demolished? 	The Wran building's integration with the museum building network will be considered as part of the design competition. The Concept SSDA will provide the overarching framework for design submissions, and these submissions will have a broad scope in identifying the best design solution for the precinct.
	<ul style="list-style-type: none"> Will the former post office building be retained? 	The former Post Office's is a state heritage listed item and will be retained. How the building will be used in future will be considered as part of the design competition. The Concept SSDA will provide the overarching framework for design submissions, and these submissions will have a broad scope in identifying the best design solution for the precinct.

Topic	Feedback / Question Received	Project Team Response
	<ul style="list-style-type: none"> Why are the Harwood Building /Tram Sheds not included in the scope? What is proposed for these buildings? 	The Harwood Building does not form part of the scope of this Concept Plan, however appropriate integration and connection with this building will be considered as part of the design brief.
	<ul style="list-style-type: none"> Will the café on Harris Street be demolished to provide more exhibition space? Will the tall well-lit gallery (between the Wran and the old building where Loco 1 is housed) be retained? 	The future for these spaces, including the café on Harris Street and gallery space, will be considered as part of the design competition. The Concept SSSA will provide the overarching framework for design submissions, and these submissions will have a broad scope in identifying the best design solution for the precinct.
Design competition	<ul style="list-style-type: none"> Request for further information on design competition and clarification on what 'design excellence' means. What are the design competition parameters and terms of reference? What is the timing of the design competition? When will EOIs be released? Will there be public input on shortlisted design? Will international collaborations be permitted in the design competition? What will be done to ensure an Australian firm leads the design? 	<p>The design competition process is still in planning.</p> <p>This competitive process will facilitate a national design excellence process that encourages a wide range of creative and innovative architectural responses to the site and functional brief.</p> <p>The objective is to seek submissions from Australia's best architects to find the best design outcome for this significant project.</p> <p>The design excellence strategy is being developed in consultation with City of Sydney and NSW Government Architect and with regards to their relevant guidelines.</p> <p>The competition will occur after development approval has been received for Powerhouse Ultimo Renewal. The expression of interest phase will occur prior.</p> <p>More information about the competition will be shared as it becomes available</p>
Design principles	<ul style="list-style-type: none"> Who has been consulted in the development of the design principles? Why do the design principles not expressly require the retention of specific buildings, including the Wran Building and Galleria? 	The design principles for the project have been developed by architects JWA and Aspect Studios with guidance and input from Curio on matters related to the heritage of the site. This includes a separate, comprehensive consultation process to develop the draft CMP that will be a key point of reference for the future detailed design of building on the site.
	<ul style="list-style-type: none"> Concern over design aesthetics being favoured over function / being fit for use. 	The design competition will aim to achieve the best design outcomes for the project in line with the brief developed.
Planning process	<ul style="list-style-type: none"> When will the project be placed on exhibition? How long is the public exhibition period? Will there be opportunities for future public consultation? 	<p>The project will be placed on public exhibition after the Concept SSSA is lodged. The public exhibition period will be four weeks.</p> <p>There will be a public notification process once the project is on exhibition and the community will be able to make submissions via the Department of Planning and Environment's Major Projects portal.</p> <p>Members of the community are encouraged to provide submissions to the Concept SSSA while it is on public exhibition.</p> <p>The project has engaged stakeholders and community members throughout key stages of the project and will continue to do so in the future.</p>
Sustainability	<ul style="list-style-type: none"> Request for information on the sustainability levels of the project, and what the project is targeting. Will the brief for the design competition include requirements for innovative sustainability? 	<p>Specific sustainability objectives for the project will be confirmed as part of the design competition brief and form part of future detailed SSSA applications.</p> <p>Detail on these aspects will be made available for public feedback during future consultation activities.</p>

Topic	Feedback / Question Received	Project Team Response
	<ul style="list-style-type: none"> How will principles of sustainable development be upheld when considering buildings to retain or demolish? 	
Conservation/ CMP	<ul style="list-style-type: none"> Request for further information on the purpose of the CMP. 	Conservation Management Plans guide the use, management and change of a heritage place. They ensure that future development occurs in a way that preserves the heritage values of a site.
	<ul style="list-style-type: none"> Request for an update on the status of the CMP. 	The conservation management plan is currently in draft, and the draft will be lodged with the Concept DA.
	<ul style="list-style-type: none"> How will Aboriginal history be addressed? 	The Powerhouse program is committed to engaging closely with Traditional Owners and First Nations Peoples. Powerhouse' First Nations Director has worked with Aboriginal stakeholders to inform the preparation of the draft Conservation Management Plan and the Concept Plan.
	<ul style="list-style-type: none"> How will heritage of the site be managed? 	A Conservation Management Plan will guide the use, management and change of a heritage place. This plan has been informed by public consultation and will ensure that future development occurs in a way that preserves the heritage values of a site.
Public realm and open space	<ul style="list-style-type: none"> Comment that the Harris St forecourt provides easy access for people and is a valuable gathering area/public space, and that this should be retained. Will the courtyard space on Harris St side of the current museum building be retained? Comment that the forecourt was gifted to the Ultimo community. Comment that the land underneath the forecourt could be excavated, and the ground level retained as public space. 	The Concept SSDA will provide the overarching framework for design submissions, and these submissions will have a broad scope in identifying the best design solution for the precinct. Public realm will be considered as part of the design competition.
	<ul style="list-style-type: none"> Request for clarification around open space – is it defined as outdoor with access to sun and sky? 	There will be some elements in design guidelines around the design requirements and objectives for open space on the site. Future design may consider shade and weather protection as part of public domain and open space areas.
Proposed/ intended use	<ul style="list-style-type: none"> What is the intended use of each 'zone'? 	The intended use for the whole site under the Concept Plan SSDA is as an 'information and education facility' (museum). The proposed building envelope comprises five 'zones' and applies varied conditions to each. Some key aspects include considering the opportunity for a new 'front door' to the museum, exploring how physical connections between buildings can be improved, and considering how public spaces can connect with adjacent museum buildings.
	<ul style="list-style-type: none"> Will the project include residential use? 	The project will not include residential buildings.
	<ul style="list-style-type: none"> Will the project include private/commercial areas? 	All major Cultural Institutions globally have commercial programs to support operations and programming. Powerhouse Ultimo will be no exception.
	<ul style="list-style-type: none"> Will the project include accommodation for students or researchers or visitors on site? 	Powerhouse Ultimo will include on-site accommodation for the museum's Academy program supporting regional school children.
	<ul style="list-style-type: none"> Query about why built form is being discussed without first deciding intended use or purpose of each section of the building. 	The intended use for the whole site under the Concept Plan SSDA is as an 'information and education facility' (museum). This has informed the design principles for Concept Plan and will also be a core consideration of

Topic	Feedback / Question Received	Project Team Response
		the brief for the design excellence process and future detailed design.
	<ul style="list-style-type: none"> How will museum functions be accommodated on the site? 	The site will continue to function as an 'information and education facility' (museum). Information related to detailed future exhibition and operational matters will be made available as the project progresses.
Building heights and airspace	<ul style="list-style-type: none"> Will there be buildings built 'on top' of heritage buildings? 	It is not the current intention to build buildings on top of state heritage listed structures.
	<ul style="list-style-type: none"> What are the plans for air space above the museum? 	The maximum building envelope establishes the extent of all potential future built form on the site, including any alterations or additions to retained buildings. The detailed design of any alterations/additions will be the subject of a competitive design process, and will be in accordance with the design guidelines and draft CMP that are cornerstones of this Concept SSSA.
Vision/focus for museum	<ul style="list-style-type: none"> Comments that a focus on fashion and design is inadequate, and that the museum should have a broader focus. 	Noted. Feedback related to detailed future exhibition and operational matters will continue to be considered as the project progresses.
	<ul style="list-style-type: none"> The Powerhouse Museum has concentrated on being a museum of technology. Will this feature remain a strong feature, even if it not the only feature? 	The site will continue to function as an 'information and education facility' (museum). Information related to detailed future exhibition and operational matters will be made available as the project progresses.
History of Powerhouse Program planning	<ul style="list-style-type: none"> Query around which organisations and individuals with museum experience have been involved in decision making to date. 	The project has been informed and guided by a range of relevant multi-disciplinary team of technical consultants supporting the Powerhouse and Create NSW.
	<ul style="list-style-type: none"> Criticism of government process for Powerhouse Program and comments around use of public funds, consideration of feedback and consideration of heritage aspects 	Noted.
	<ul style="list-style-type: none"> When was the Ultimo Creative Industries Precinct Plan put out for public comment? Do you have records of the public's response? 	The Creative Industries precinct forms part of the Powerhouse Ultimo Renewal SSSA application.
Project cost	<ul style="list-style-type: none"> Does the investment figure (\$480-500 million) relate to the Powerhouse Ultimo, or the entire creative industries precinct? 	The investment figure relates to the Powerhouse Ultimo Renewal project which incorporates a creative industries precinct only.
Operational matters	<ul style="list-style-type: none"> Future of specific exhibits Will the steam engine collection retained or moved? How will they be protected during any works? 	The details of operational matters for the construction and future operation of Powerhouse Ultimo are not yet determined. The Concept SSSA under consideration presents a high-level framework for building envelopes, and guiding principles for the site. Functional and operational details will be considered during the detailed design stage.
	<ul style="list-style-type: none"> Will there be parking for events? 	
	<ul style="list-style-type: none"> What access requirements or restrictions will there be for loading docks? 	The construction timetable and potential impact on museum operations is yet to be determined and will be communicated at future stages.
	<ul style="list-style-type: none"> When will the museum buildings be closed for construction? 	There will be no additional parking provided as part of the Powerhouse Ultimo Renewal project.
Support for the project	<ul style="list-style-type: none"> Comments supporting the retention of land and continued use for cultural purposes. 	Noted.

5.2 Stakeholder Feedback

The table below provides a summary of the feedback provided during all stakeholder briefings that informed the preparation of the Concept SSDA:

Stakeholder Meeting	Topics of Discussion	Feedback Summary
Project Control Group	<ul style="list-style-type: none"> Details of Concept SSDA Detailed presentation by John Wardle Architects and Aspect Studios 	<ul style="list-style-type: none"> Support for the project Alignment with wider government planning initiatives
Tech Central OneGov briefing	<ul style="list-style-type: none"> Powerhouse Ultimo background, status and next steps Concept SSDA details and design competition Project timeframes and integration with other projects in nearby area Powerhouse Ultimo's role as part of the Tech Central ecosystem 	<ul style="list-style-type: none"> Project will improve connectivity in the area, especially the reorientation of the museum entrance towards the goods line Support the project and see it as a major driver of 'creative innovation' and TechCentral objectives Would support future project or design briefs capturing Powerhouse Ultimo's role in supporting 'creative innovation'
Quarterly Tech Central briefing	<ul style="list-style-type: none"> Background on the Powerhouse Ultimo Renewal and broader Powerhouse Program Concept SSDA details and overview of design Next steps and project timeframes 	<ul style="list-style-type: none"> No specific feedback provided
Department of Planning and Environment	<ul style="list-style-type: none"> General project updates, consultant inputs, project timelines Pymont Peninsula Place Strategy Updates on PUR in anticipation of lodgement of SEARs request 	<ul style="list-style-type: none"> SSD Application to address the SEARs and relevant statutory/strategic planning policies. Response to objectives of Pymont Peninsula Place Strategy and Draft Ultimo Sub-Precinct Master Plan. EIS to be prepared in accordance with the SSD Guidelines.
Government Architect	<ul style="list-style-type: none"> Details of Concept SSDA Detailed presentation by John Wardle Architects and Aspect Studios 	<ul style="list-style-type: none"> General support for the project and the concept DA
City of Sydney	<ul style="list-style-type: none"> Details of Concept SSDA Detailed presentation by John Wardle Architects and Aspect Studios 	<ul style="list-style-type: none"> The potential treatment of interfaces between Powerhouse Ultimo and public land needs to be considered and discussed further. Future considerations may include suitability of current roads and pedestrian movements.

6.0 Conclusions and Next Steps

This Consultation Outcomes Report provides a summary account of the stakeholder and community engagement activities undertaken and feedback received prior to lodgement of the Concept SSDA for the Powerhouse Ultimo Renewal project.

In line with the requirements of the SEARs the proponent has engaged with the Department, City of City Council, relevant State Agencies, local Aboriginal groups and the community.

In accordance with the specifications outlined in the SEARs, Create NSW, Ethos Urban and the broader consultant team developed and implemented an engagement process, providing accessible opportunities for the community and stakeholders to provide feedback prior to lodgement of the SSDA.

In line with the Undertaking Engagement Guidelines for State Significant Projects, the preparation of the EIS included proactive communication and consultation with the community that employed a range of appropriate tools and channels to inform the community about the project and the opportunity to engage; to be open and responsive to feedback and questions that can be considered in the context of the Concept Plan.

The consultation activities reached community members across the local community and wider Sydney and included delivering postcards to local residents and businesses, eDM notifications to an established and engaged database, metro advertising, meeting with relevant authorities, agencies and coordination groups, and hosting consultation sessions with members of the community and local advocacy groups.

The program has provided opportunity for the community and stakeholders to gain a clear understanding of the project, the opportunity to raise questions with members of the project team and technical experts, and an overview of the broader program of work, including how they can continue to provide feedback on the project.

There was considerable interest in matters relating to detailed future exhibition and operational matters on the site, the detail of which does not form part of the Concept Plan SSDA. Create NSW and the Powerhouse should consider this level of public interest in future stages of the project and opportunities for further public information and community consultation.

Create NSW and the Powerhouse will continue to work with stakeholders during the formal public exhibition period and beyond.

Appendix A. Community Webinar Invitation Distribution Map

Distributed on Tuesday 10 January to approximately 2,000 addresses within 250m of Powerhouse Ultimo.



Appendix B. eDM to database



Consultation is informing the preparation of a Concept State Significant Development Application for the NSW Department of Planning and Environment that places a revitalised museum at the heart of a vibrant Creative Industries Precinct.

Find out more about the plans and have your say by joining a public information webinar where members of the project team will present plans and respond to community feedback.

The webinar will be hosted on the Zoom platform. There will be opportunities to ask questions after the presentation.

Register for a webinar here:

- **Monday 16 May, 12 - 1:30pm**
- **Tuesday 17 May, 6 - 7pm**

For information and feedback:

Phone: 1800 870 549

Email: consultation@ethosurban.com

Appendix C. Newspaper ad – Sydney Morning Herald



**JOIN A POWERHOUSE ULTIMO
CONSULTATION SESSION**
16–17 May 2022

**CONTRIBUTE TO PLANS FOR
THE RENEWAL OF ULTIMO**
Help inform the preparation
of a Concept State Significant
Development Application



Find out more
and register for a
public information
webinar here



NSW
GOVERNMENT

Appendix D. Webinar Presentation Deck

Presented 16 and 17 May 2022.



**POWERHOUSE ULTIMO
STATE SIGNIFICANT DEVELOPMENT
APPLICATION**
Community Information Session



POWERHOUSE ULTIMO
RENEWAL

May 2022

Acknowledgement

The Powerhouse acknowledges the Traditional Custodians of the ancestral homelands upon which our museums are situated. We respect their Elders, past, present and future and recognise their continuous connection to Country.



POWERHOUSE ULTIMO
RENEWAL

Column of Pyrmont sandstone supplied to the Technological Museum in 1906. Powerhouse Collection. Photo: Zan Wimberley, 2020
Title page: Boiler Hall showing Catalina flying boat 'Frigate Bird II'. Photo: Zan Wimberley, 2020



PROJECT TEAM AND PRESENTERS

Powerhouse
Simon Walkom

Create NSW
Thomas Klobucar

Ethos Urban (planning and engagement)
Michael Oliver and Ross Hornsey

Curio Projects (heritage)
Natalie Vinton



POWERHOUSE ULTIMO
RENEWAL



AGENDA

Introductions

Project overview

Powerhouse & Create NSW

Planning Context and Process

Ethos Urban

Concept Plan & Design

Create NSW, Ethos Urban and Curio

Project Program and Consultation

Ethos Urban

Q&A



POWERHOUSE ULTIMO
RENEWAL

Turbine Hall, 2020. Photo: Katherine Lu

POWERHOUSE PROGRAM

One of the largest cultural infrastructure projects currently being undertaken in Australia.

The Program will transform and renew one of Australia's oldest and most important cultural institutions and carry forward its legacy to reflect the changing needs of the contemporary communities of NSW.

The Program includes four key projects:

Establishment of
Powerhouse Parramatta

Expansion of
Museums Discovery Centre

Digitisation of over
300,000 Collection objects

Powerhouse Ultimo Renewal



POWERHOUSE ULTIMO
RENEWAL

Baranyi Night Sky (detail) from the exhibition
Baranyi: 28 April 1770, Powerhouse, 2020

PROJECT BACKGROUND

- Powerhouse Ultimo was identified by the NSW Government as a key site for Cultural Infrastructure Investment in the Cultural Infrastructure Plan 2025+
- As a result, a \$480-500 million dollar investment has been committed to support the transformation and renewal, along with the development of a wider Ultimo creative industries precinct.
- This investment directly aligns with the vision to transform the Pyrmont Peninsula identified in the Pyrmont Peninsula Place Strategy.
- Once delivered, the Powerhouse Ultimo Renewal project will provide renewed and expanded exhibition and public space, connecting the Powerhouse Museum to the City by re-orienting the Museum to the Goods Line and connecting to adjacent precincts.



POWERHOUSE ULTIMO
RENEWAL



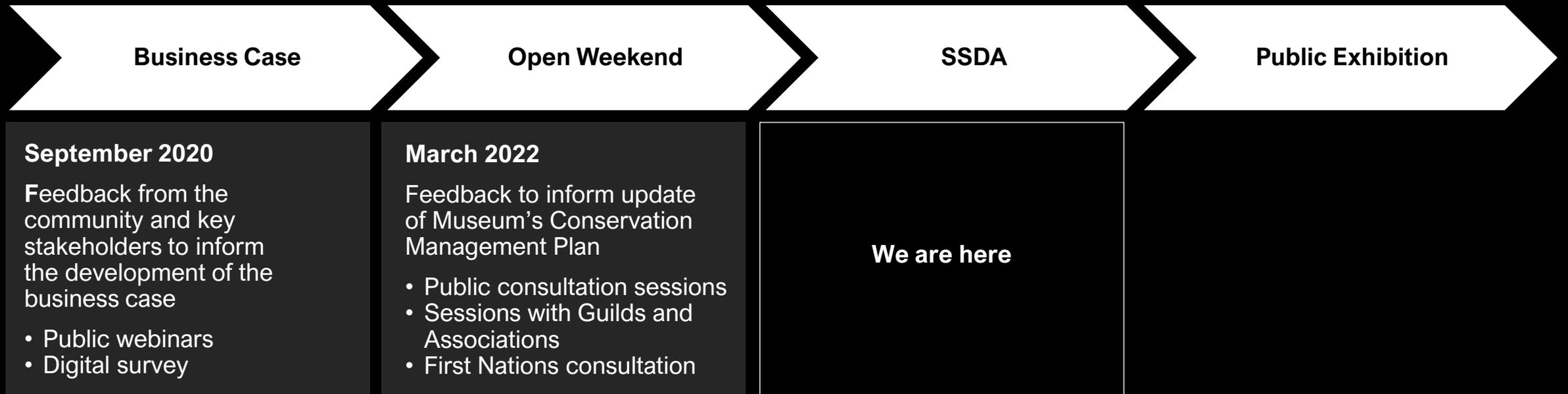
POWERHOUSE RENEWAL ULTIMO OBJECTIVES

- Deliver an international standard museum that is complimentary to Powerhouse Parramatta, Powerhouse Castle Hill, and Sydney Observatory.
- Provide new and refurbished international standard spaces for museum exhibitions, programs, operations and associated industry and creative uses that will activate and engage audiences.
- Facilitate a national design excellence process that encourages a wide range of creative and innovative architectural responses to the site and functional brief.
- Integrate a vibrant creative industries precinct, that connects with its surrounds, responds to the changed and changing urban environment and provides concurrent original and distinctive contemporary cultural experiences.
- Deliver a highly operational precinct that contributes to the NSW visitor and night-time economies.
- Ensure effective and efficient coordination with other government initiatives and represent value for money.
- Provide a connected and integrated interface with surrounding precinct developments, including The Goods Line, Darling Square, UTS and Tech Central.



CONSULTATION TO DATE

From the initial business case development, to the updating of Powerhouse's Conservation Management plan, to pre-lodgement of the SSDA, Create NSW and the Powerhouse have spoken to the community, staff, Guilds and Associations, precinct partners, First Nations organisations and key government agencies to understand their views and ambitions for the future of the museum, and also how a creative precinct can enliven and reimagine what the museum means to its visitors.

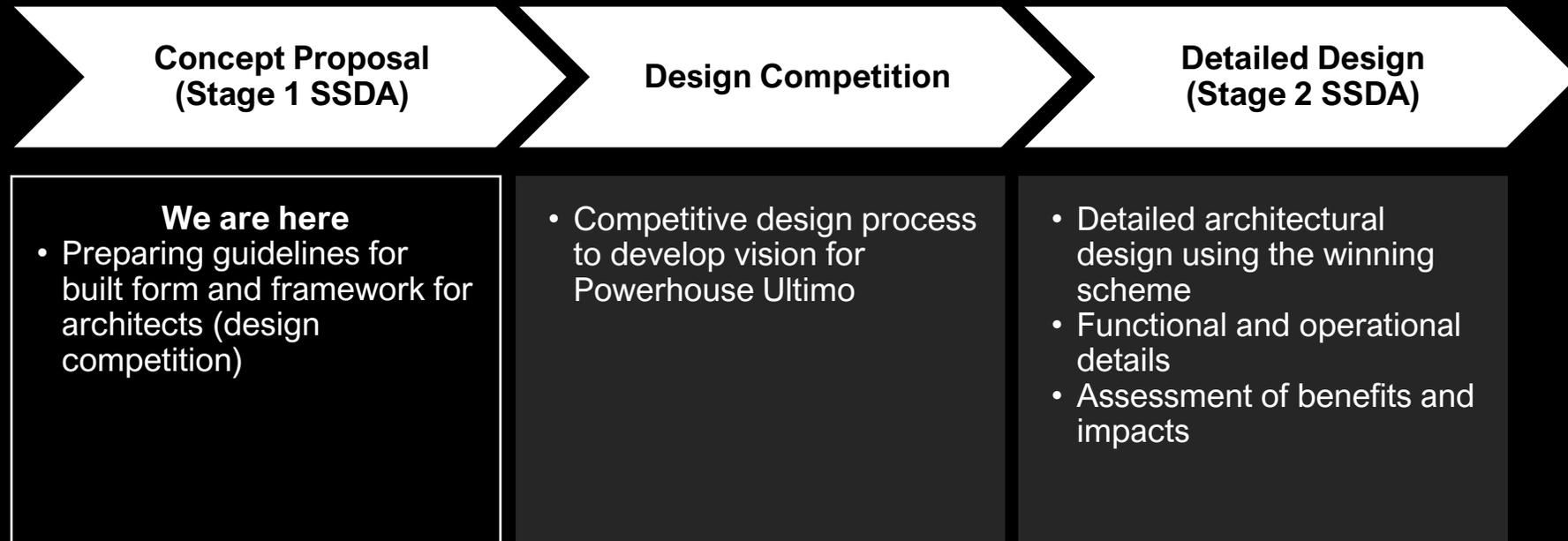


PLANNING AND DESIGN PROCESS

- Currently at the Concept Proposal stage, which includes preparing a State Significant Development Application (SSDA)
- This process will seek planning approval for the overall concept of the site

— Purpose of this stage is to:

- Establish broad parameters for future development – built form, building heights and land uses
- Prepare a framework for architects for the next phase of work, the design competition



CONCEPT STATE SIGNIFICANT DEVELOPMENT APPLICATION

- Consultation (including today) is informing the preparation of a Concept State Significant Development Application for the NSW Department of Planning and Environment that places a revitalised museum at the heart of a vibrant Creative Industries Precinct.
- As the project has a capital investment value of more than \$30 million, it is State Significant Development. As a result the SSD DA will be assessed by the NSW Department of Planning and Environment and will be determined by the Minister for Planning and Homes.
- The *Sydney Local Environmental Plan 2012* requires that a Concept Development Application be prepared where a site has an area of more than 5,000sqm or will result in a maximum building height of more than 25 metres.
- This City of Sydney requirement applies even though the project is State Significant Development.
- The Concept Development Application will establish the broad parameters for future development including land use, urban design, heritage and transport. These will be applied in the detailed design and assessment of the future Detailed (Stage 2) DA.



UNDERSTANDING THE CONCEPT PROPOSAL

The Concept SSDA **does not include any physical works**. It seeks consent for the following parameters for future development:

- A maximum building envelope for all built form, including any alterations/additions to existing buildings
- Continued use of the site as an 'information and education facility' (museum)
- A Design Excellence Strategy and Urban Design Guidelines to guide the next stages of the project
- An updated Draft Conservation Management Plan to ensure that future development is compatible with the conservation of, the heritage values of the site.
- General functional parameters for the future design and operation of the site



STRATEGIC PLANNING CONTEXT

Relevant strategies, environmental planning instruments, policies and guidelines have been considered and responded to:

- *NSW State and Premier's Priorities* – proposal will deliver on key state priorities including 'building infrastructure'
- *Greater Sydney Region Plan, Eastern City District Plan* – project is strongly aligned with key strategic priorities including its location at the heart of a planned 'Innovation Corridor', and its role in supporting creative, cultural and digital industries
- *Pymont Peninsula Place Strategy* – project is a key government investment that will support the strategic direction of this policy and its identified 'big moves'
- *Draft Ultimo Sub-Precinct Master Plan* – project's support of the urban renewal of the Ultimo precinct and its contribution to creating an innovative, entrepreneurial and knowledge-based 24-hour precinct
- *Cultural Infrastructure Plan 2025+ (NSW Government)* – catalytic, strategic project to deliver significant outcomes for the cultural sector, while anchoring urban renewal and regeneration, and attracting business and investment
- *Local Strategic Planning Statement – City Plan 2036* – project directly support the vision and key planning priorities



HERITAGE

- Curio Projects has been involved in Powerhouse Ultimo Renewal project since the master planning stage, supporting on all aspects of heritage management
- Worked on the preparation of the project's Conservation Management Plan

Conservation Management Plan

- Conservation Management Plans guide the use, management and change of a heritage place
- The plan ensures that future development occurs in a way that preserves the heritage values of a site



HERITAGE

- Responsible for preparing for the SSDA:
 - Heritage Impact Statement
 - Historical Archaeological Assessment
 - Aboriginal Archaeological Assessment
- Team has been working closely with the Powerhouse First Nations Director to ensure the Aboriginal overlay for the project is authentic and specific to place



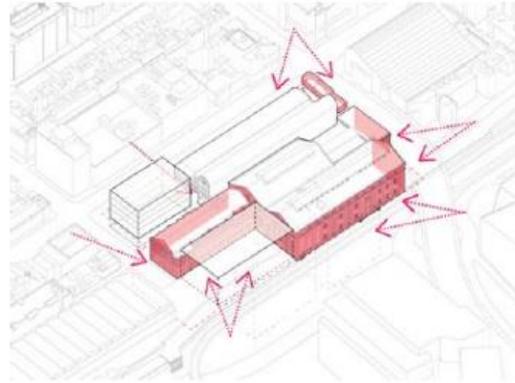
1909: Ultimo streetscape with Power House and chimneys visible in background (Source: City of Sydney Archive)



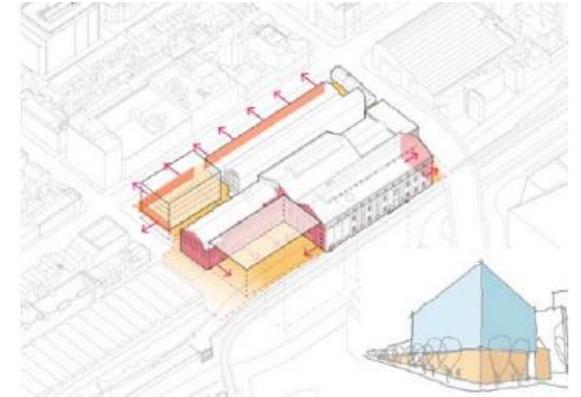
1932: Aerial view showing Power House with new concrete coal store south of Boiler House. Tram Shed to the south, Goods Line along the eastern boundary (Source: NLA 161864278)

DESIGN

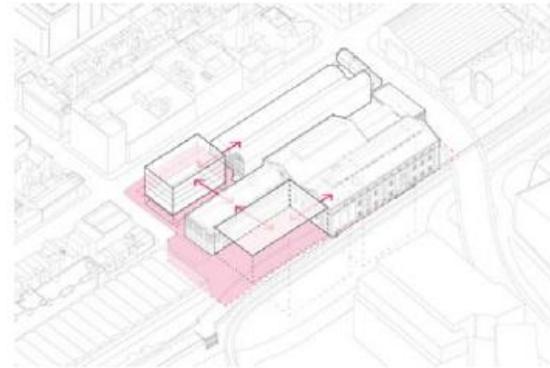
— Guidelines, principles and strategies for SSDA



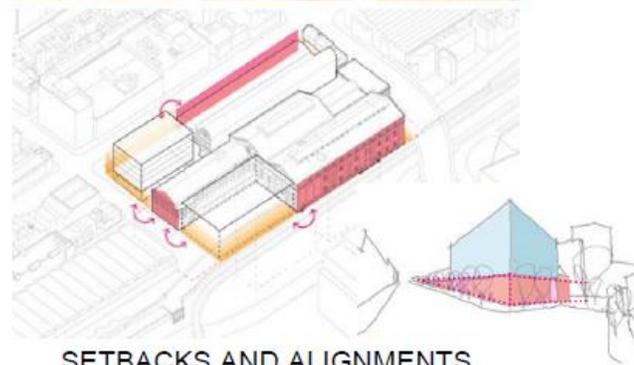
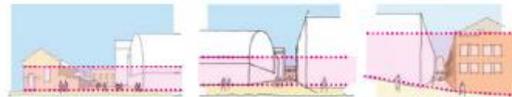
REVEAL HERITAGE



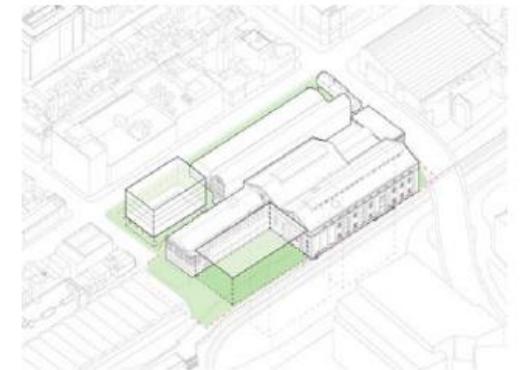
INTERFACES



EXPANDED MUSEUM



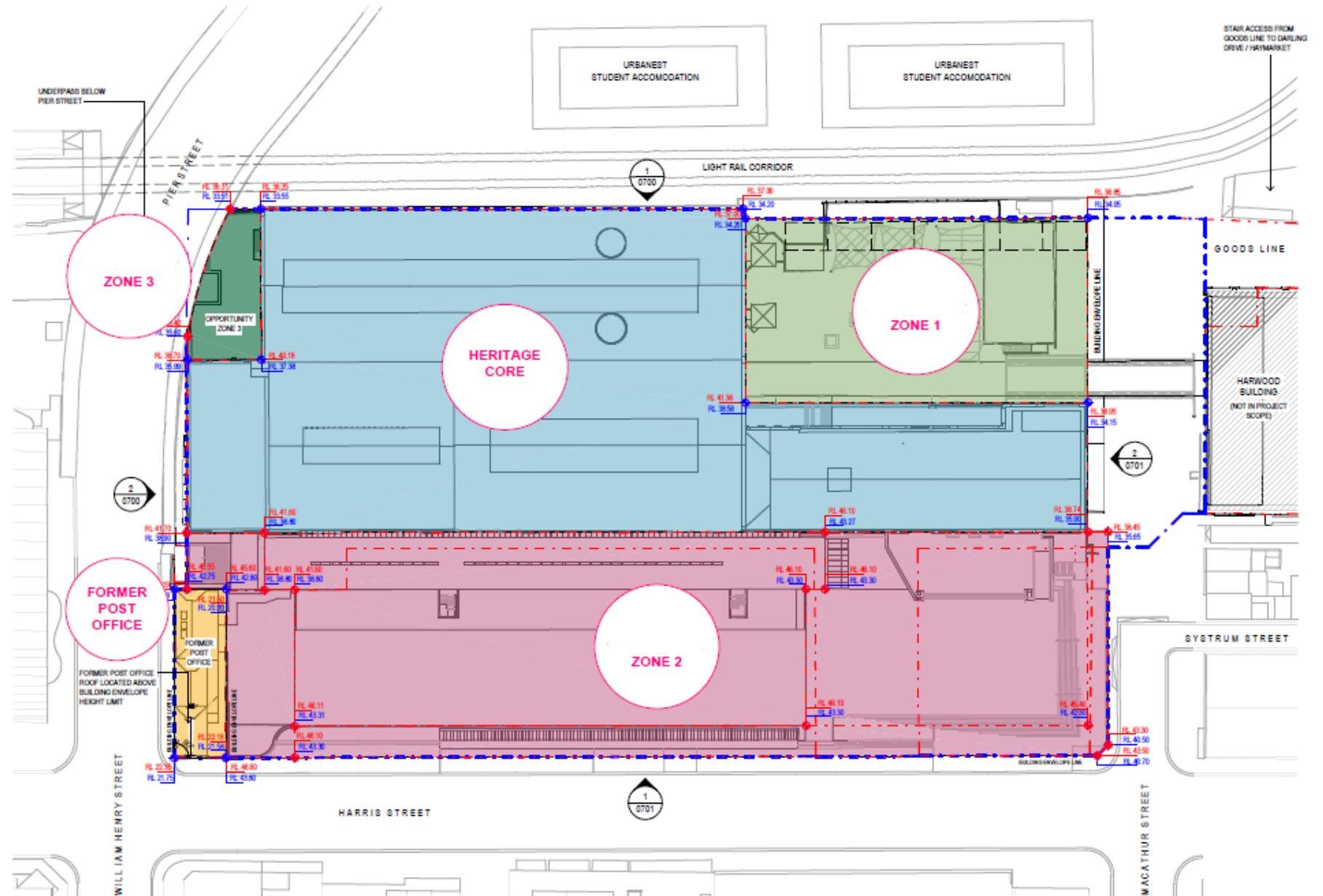
SETBACKS AND ALIGNMENTS



KEY OPEN SPACE

DESIGN

— Design – five ‘zones’



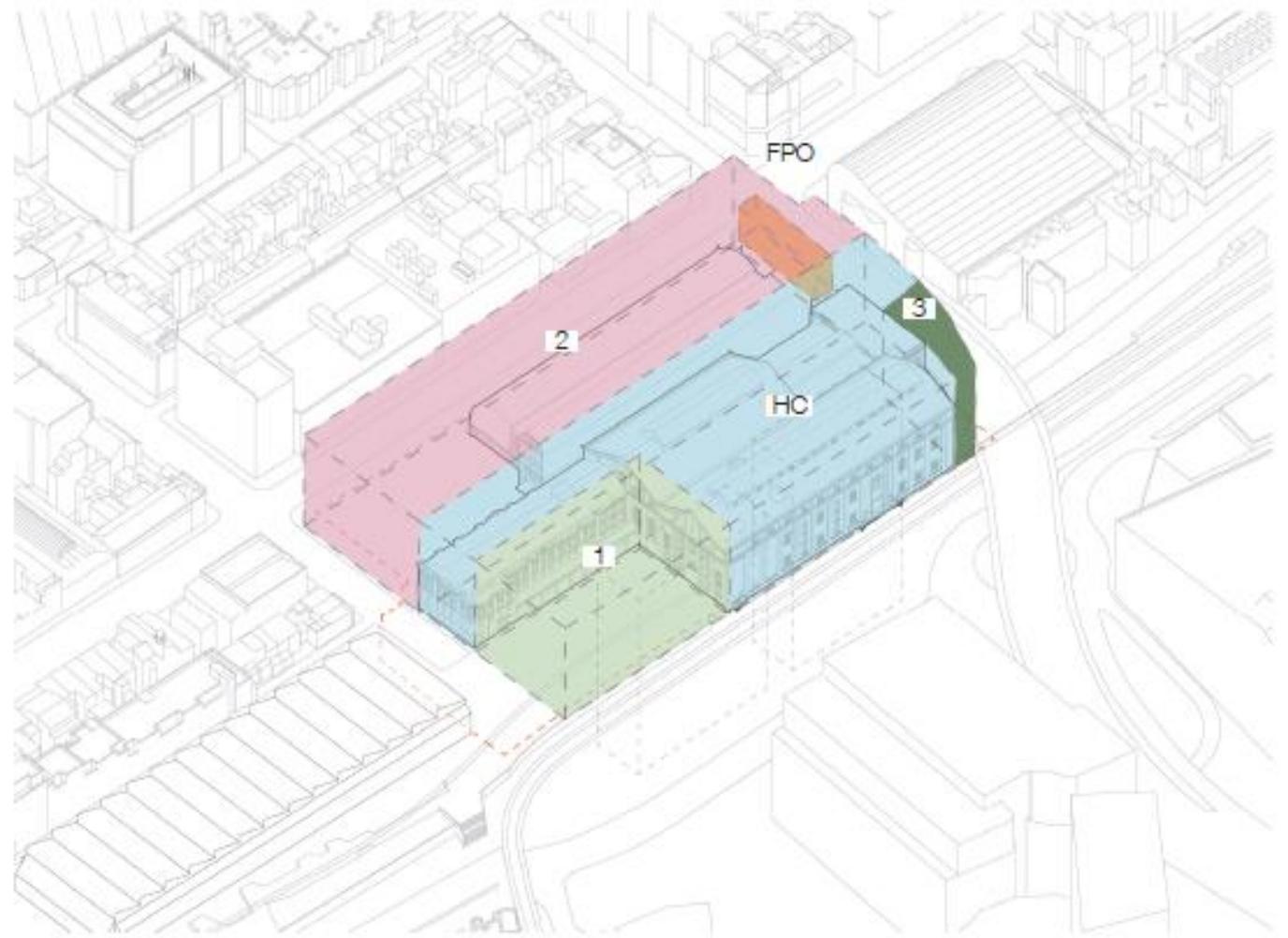
DESIGN

Heritage Core

- Considering opportunity for new ‘front door’ entry zone
- Considering greater physical and visual engagement with adjacent public open space and built form (Zones 1, 2 and 3)
- Any new external built form will comply with envelope height and CMP

Former Post Office

- Considering greater visual engagement with adjacent open space (Harris Street, Zone 2)
- Considering opportunities for physical connection to Zone 2
- Any new external built form will comply with envelope height and CMP



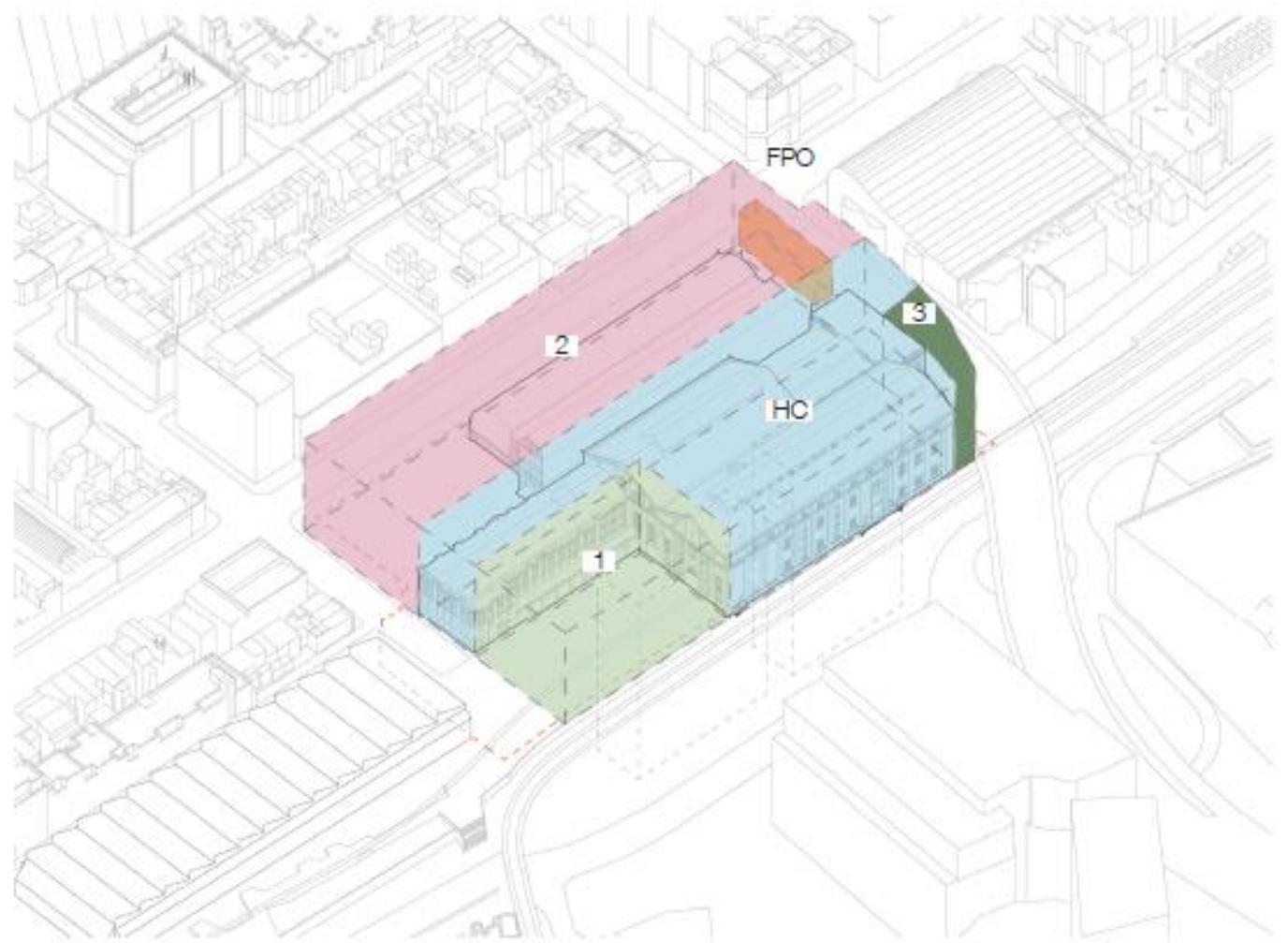
DESIGN

Zone 1

- Any new external built form will comply with envelope height and CMP
- No additional overshadowing of Zone 1 from adjacent built form within site between 9am – 3pm

Zone 3

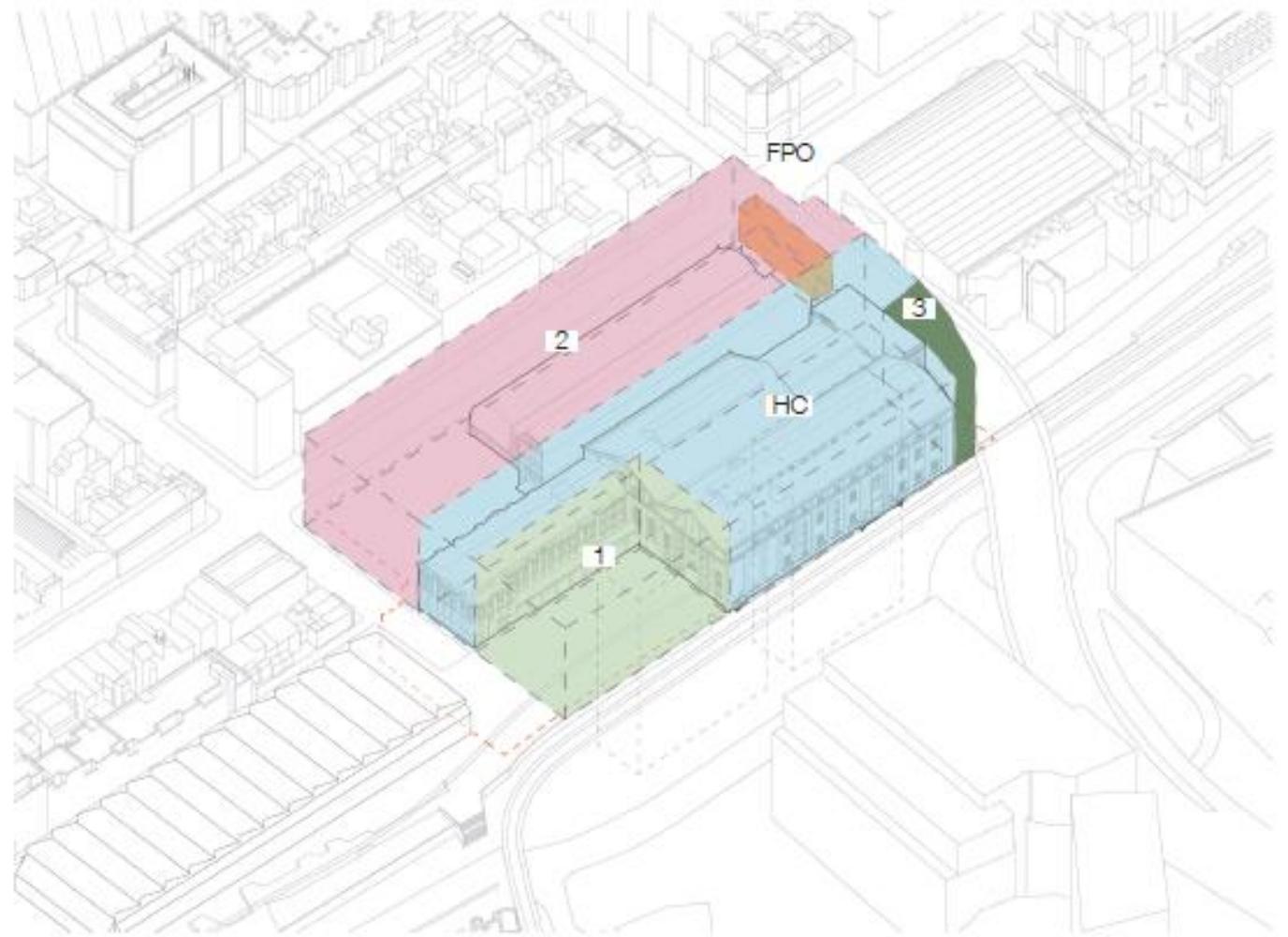
- Any new external built form will comply with envelope height and CMP



DESIGN

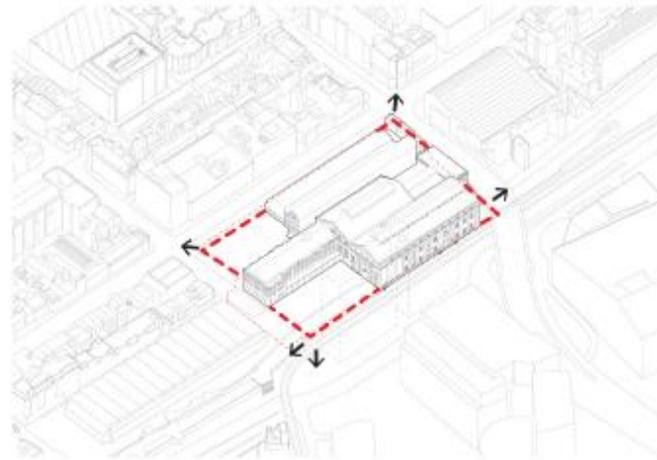
Zone 2

- Considering opportunities to activate streetscape environment
- Ground level public space should be primarily publicly accessible
- Exploring opportunities for public connection between Harris Street (Level 3) and Powerhouse Ultimo civic space and museum entrance
- Considering overshadowing impact to nearby properties
- Considering visual engagement to/from the museum with adjacent public and private open space
- Considering opportunities for greater physical connection between existing museum building and adjacent built form and open space
- Allowing for alignment of any built form with existing Harris Street Forecourt, and respecting adjacent heritage
- Any new external built form will comply with envelope height and CMP



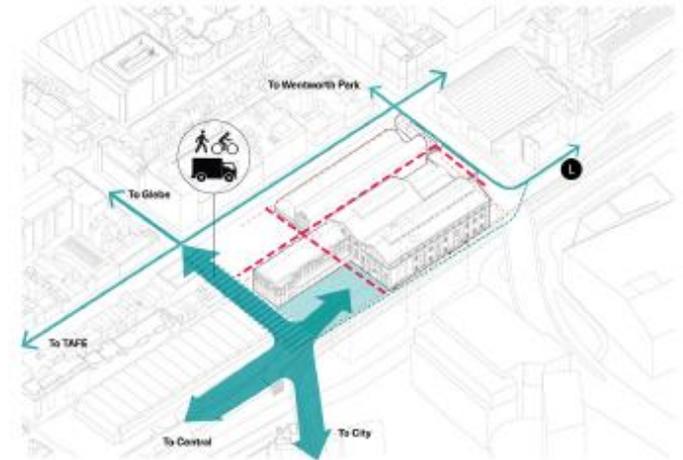
LANDSCAPE AND PUBLIC DOMAIN

— Four principles for landscape and public domain



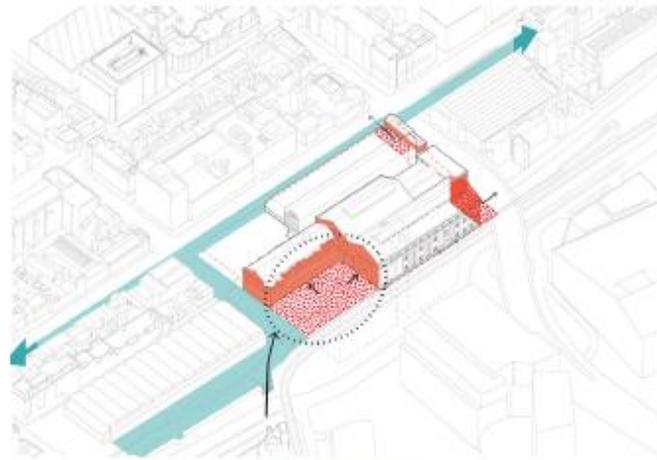
UNLOCK

Remove fences and obstructive structures, open the site to connect to adjacent public domain.



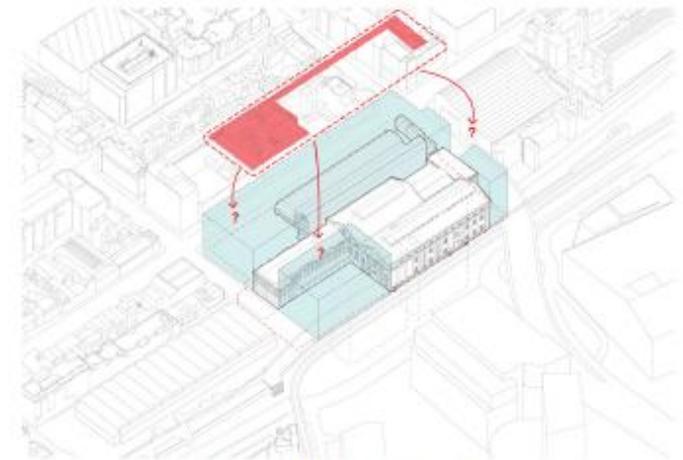
CONNECT

Strengthen connections to the surrounding precinct and public transport. Look for opportunities to integrate accessible connections into the site.



UNIQUE CHARACTER

Celebrate the unique architecture, character and role of each space. Compliment museum programming as well as the open spaces in the wider context.

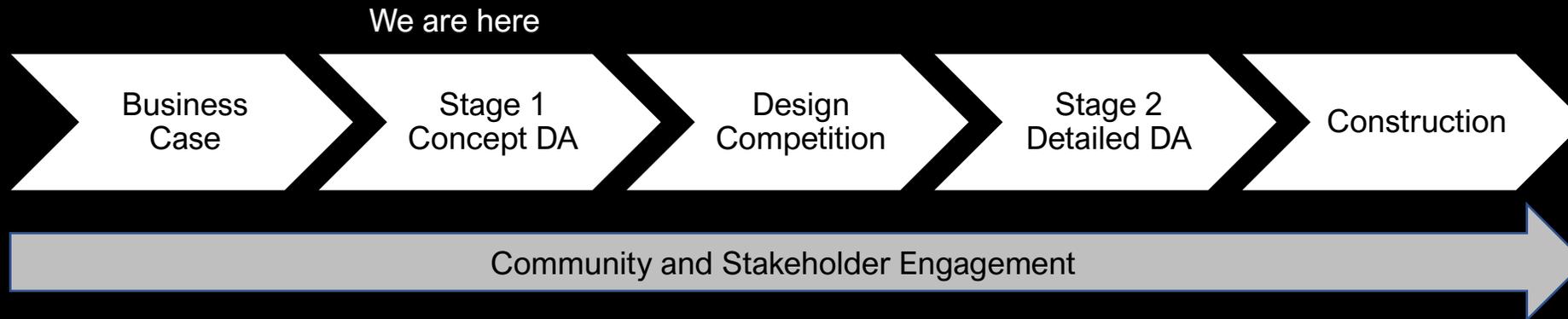


PUBLIC SPACE REQUIREMENTS

Maintain or increase the quality and quantity of public domain.

Next steps

- The proposal will facilitate the renewal of Powerhouse Ultimo and provide world class museum and exhibition space.
- Following this stage, a competitive design process will be undertaken to achieve the most innovative and exceptional outcome for the site.
- This will be followed by a second development application to determine the details of the construction and delivery of the Powerhouse Ultimo Renewal.
- There will be another opportunity for community consultation, including a public exhibition of the application, before the plans are finalised.



QUESTIONS



POWERHOUSE ULTIMO
RENEWAL

THANK YOU

If you have any further questions, please contact
consultation@ethosurban.com



POWERHOUSE ULTIMO
RENEWAL