

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-67588459-Mod-1 Powerhouse Ultimo Revitalisation-Mod-1
Applicant	INFRASTRUCTURE NSW
Consent Authority	Minister for Planning and Public Spaces

Decision

The Executive Director, Housing and Key Sites Assessments, under delegation from the Minister for Planning and Public Spaces, has, under 4.55(2) 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 [here](#).

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

Date of decision

14 November 2025

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; and
- the views of the community about the project (see Attachment 1).

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 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 for the region and the State as a whole, including the delivery of the Powerhouse Ultimo project;
- modification is permissible with 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 the recommended conditions of consent. Engagement on the project is considered to be in line with the *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines; and
- weighing all relevant considerations, the modification is in the public interest.

Attachment 1 – Consideration of Community Views

The department exhibited the modification from 17 July 2025 until 30 July 2025 and received 30 submissions, including 28 objections.

The key issues raised by the community (including in submissions) and considered in the Department's assessment report and by the decision maker include heritage impacts, the architectural design of the proposal, the function/uses of the museum, public consultation, development cost and the public interest and the modification scope. Other issues are addressed in detail in the Department's assessment report.

<i>Issue</i>	<i>Consideration</i>
<i>Adverse heritage impact</i> • destruction of heritage fabric / Wran Building • inconsistent with heritage principles and SHR listing • lack of a Conservation Management Plan (CMP)	<i>Assessment</i> The Application includes an engineer's Structural Statement (ESS) and a Heritage Impact Statement (HIA), which demonstrate that: • the retention of the Wran Building / Galleria internal steel structure is not possible due to limitations to its structural integrity, durability and lifespan and associated complications. • the demolition and rebuild of the Wran Building / Galleria would not have an adverse heritage impact as the proposal retains the Wran Building distinctive double-arch, internal spatial qualities and the steel structure would be replaced on a like-for-like basis. Based on the above findings, the Department considers the demolition of the steel structure is unavoidable and, on-balance, has acceptable heritage impacts. • The application does not need to provide an updated CMP as the existing CMP (2022) remains relevant and the heritage principles and SHR listing was considered by the HIA submitted with the original and current modification applications. <i>Conditions</i> • Delete conditions B13 and B14 relating to the retention of the Wran Building and provision of technical information. • Updated conditions B30 and B31 to require heritage interpretation and photographic archival recording of the Wran Building.
<i>Harwood Building and vehicle servicing</i>	<i>Assessment</i> • There are no proposed changes to the Harwood Building, other than the inclusion of bicycle parking and end-of-trip facilities. • The Harwood Building loading dock currently services the entire site. The removal of the Switch House loading dock and reliance on the Harwood Building loading dock, therefore, reflects the existing situation/operation. In addition, the removal of the loading dock would have positive heritage impacts, including reduced interventions and alterations of the Switch House. <i>Conditions</i> • Delete conditions B23, E6, E33(a), E33(d) and F9 relating to the Switch House loading dock • Update conditions E42 and E45 relating to operational management.
<i>Architectural design</i>	<i>Assessment</i> • The architectural design and appearance of the development was considered in detail as part of the original application. • The modification does not propose significant changes to the overall design and appearance of the development. <i>Conditions</i> • Incorporate the updated plans.
<i>Museum function</i> • inappropriate reduction in exhibition floor space • insufficient space to display the museum collection	<i>Assessment</i> • The proposed reduction of 367.47 m² GFA arises from the removal of the originally proposed Switch House loading dock and the creative commercial unit mezzanine levels.

• no commitment to permanent exhibitions • lack of detail on internal and functional changes • use of the museum as an 'entertainment facility'	• Removal of internal spaces, exhibition structures and other fit-out components was approved as part of the original application. The modification does not result in additional reduction of GFA related to exhibition floor space. • The proposed development would improve on the existing facility and contribute to NSW's cultural and visitor economy. • The SHR listing includes an exemption relating to the exhibits within the museum. The Applicant is required under the MAAS Act to control, manage, and protect the museum collection, and to select and program exhibitions. <i>Conditions</i> • No conditions required.
<i>Public Consultation</i>	<i>Assessment</i> • The Department exhibited the modification and made all application documents available on the NSW Planning Portal in accordance with the requirements of the EP&A Act. The Department is satisfied the community has had sufficient opportunity to provide comments on the proposal. <i>Conditions</i> • No conditions required.
<i>Development cost and the public interest</i>	<i>Assessment</i> • The project scope was concluded as the most effective way to meet the objectives of the Powerhouse Ultimo revitalisation. The proposal will provide for a positive investment in arts and culture for NSW. • The museum will provide for a range of exhibition spaces, typologies and capacities within a contemporary facility designed to meet international standards. The modifications to the proposal will enhance the proposal and the development is therefore considered to be in the public interest. <i>Conditions</i> • No conditions required.
<i>Extent of modification to the approval</i>	<i>Assessment</i> • The Department considers the changes is within the scope of section 4.55(2) of the EP&A Act and does not constitute a new development application. • Accordingly, the Department considers that the application should be assessed and determined under section 4.55(2) of the EP&A Act rather than requiring a new development application to be lodged. <i>Conditions</i> • No conditions required.