



Alterations and Additions to the Australian Museum

*State Significant
Development Assessment
(SSD 9452)*



February 2019

© Crown Copyright, State of NSW through its Department of Planning and Environment 2019

Cover photo

The Australian Museum (Source: Brett Boardman Photography)

Disclaimer

While every reasonable effort has been made to ensure this document is correct at time of printing, the State of NSW, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.

Copyright notice

In keeping with the NSW Government's commitment to encourage the availability of information, you are welcome to reproduce the material that appears in this report. This material is licensed under the Creative Commons Attribution 4.0 International (CC BY 4.0). You are required to comply with the terms of CC BY 4.0 and the requirements of the Department of Planning and Environment. More information can be found at: <http://www.planning.nsw.gov.au/Copyright-and-Disclaimer>.



Glossary

Abbreviation	Definition
ACHAR	Aboriginal Cultural Heritage Assessment Report
Applicant	Australian Museum
BDAR	Biodiversity Development Assessment Report
CBD	Central Business District
CIV	Capital Investment Value
Consent	Development Consent
Council	City of Sydney Council
Department	Department of Planning and Environment
DCP	Development Control Plan
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
GANSW	Government Architect NSW
GFA	Gross Floor Area
ISEPP	State Environmental Planning Policy (Infrastructure) 2007
LEP	Local Environmental Plan
LGA	Local Government Area
Minister	Minister for Planning
OEH	Office of Environment and Heritage
RMS	Roads and Maritime Services
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning and Environment
SEPP	State Environmental Planning Policy
SEPP 55	State Environmental Planning Policy No 55 – Remediation of Land
SHR	State Heritage Register
SLEP 2012	Sydney Local Environmental Plan 2012

SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development
SSI	State Significant Infrastructure
TfNSW	Transport for New South Wales



Executive summary

This report provides an assessment of a State Significant Development (SSD) application seeking approval for the alterations and additions to the Australian Museum (SSD 9452). The Applicant is the Australian Museum and the proposed development is located within the City of Sydney local government area (LGA).

The proposed alterations and additions comprise internal alterations, repurposing an existing storage space to an exhibition space, minor external alterations including new openings, new bus bay, landscaping, tree removal and the installation of photovoltaic panels.

The proposal is deemed SSD under section 4.36 (development declared SSD) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as it is for the purpose of a 'cultural, recreation and tourist facility' with a capital investment value in excess of \$30 million (\$38 million) under clause 13 of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011.

Engagement

The Department publicly exhibited the application for 28 days from 25 October 2018 until 21 November 2018. The Department received a total of 20 submissions, comprising eight Government agency submissions, one Council submission and 11 public submissions, of which nine were objections. The Heritage Council and the Government Architect NSW raised issues regarding heritage, built form, urban design and circulation impacts. Public submissions primarily raised issues about the relocation of the Pacific collections.

The proposal was amended in the Response to Submissions to address the issues raised by the Heritage Council and GANSW regarding heritage, built form, urban design and circulation. The revised proposal significantly reduced the scope of works by withdrawing the extension to the Crystal Hall and the reorientation of the William Street staircase and other internal changes.

Assessment

The Department has considered the merits of the proposal in accordance with the relevant matters under section 4.15(1) of the EP&A Act, the issues raised in the submissions and the Applicant's response to these.

The Department considers the key issues include heritage, urban design and access, landscaping, tree removal and the relocation of the Pacific collections. The Department considers the proposed alterations and additions are predominately internal and have been sensitively designed to ensure the heritage integrity of the building is maintained. The proposed bus bay would improve pick-up and drop-off arrangements for group visitors, including school groups, and tree removal (three trees) would be limited to moderate and low category trees and offset by the replanting of three new trees.

The Department considers the impacts of the proposal have been addressed and/or can be adequately managed through the recommended conditions of consent, including the ongoing involvement of a heritage consultant, preparation of a heritage interpretation plan and Pacific collections access plan. It is also recommended a bus passenger pick-up and drop-off management plan be prepared in consultation with RMS and TfNSW, and tree replanting be undertaken in consultation with Council.

Summary

The Department is satisfied that the proposal will improve the functionality and access for the ongoing commercial viability of the Museum while maintaining the heritage significance and design qualities of the State heritage building. The proposal will also result in significant public benefits by increasing capacity for larger exhibitions in the short term and allow for future redevelopment consistent with the Museum's master plan in the long term.

The Department is also satisfied the proposal is consistent with the strategic objectives for the area, as outlined in the Greater Sydney Region Plan and the Eastern City District Plan.

The Department concludes that the subject site is suitable for the proposal and that it is in the public interest and recommends that the application be approved, subject to conditions.



Contents

Glossary	iii
Executive summary.....	v
1. Introduction	1
1.1 Introduction	1
1.2 Site description.....	1
1.3 Site history	2
1.4 Related development	3
1.5 Project need and justification	3
2. Project	5
2.1 Description of proposal.....	5
3. Strategic context.....	11
3.1 Greater Sydney Region Plan and Eastern City District Plan	11
3.2 Future Transport Strategy 2056.....	11
3.3 Sustainable Sydney 2030	12
4. Statutory Context	13
4.1 State Significant Development	13
4.2 Permissibility	13
4.3 Mandatory matters for consideration.....	13
4.3.1 Section 4.15(1) Matters for consideration	13
4.3.2 Environmental Planning Instruments (EPIs).....	14
4.3.3 Objects of the EP&A Act.....	15
4.3.4 Ecologically Sustainable Development.....	16
4.3.5 Environmental Planning and Assessment Regulation 2000	16
4.3.6 Secretary's Environmental Assessment Requirements	17
5. Engagement.....	18
5.1 Department's engagement.....	18
5.2 Summary of submissions	18
5.3 Key issues – Government agencies	18
5.4 Key Issues – Council/Community/Special interest groups	21
5.5 Response to submissions.....	22
6. Assessment	25

6.1	Key assessment issues	25
6.2	Design excellence	25
6.3	Heritage	26
6.4	Public domain, landscaping and access	30
6.4.1	New bus bay and access	31
6.4.2	Landscaping and tree removal	32
6.5	Other issues	32
7.	Evaluation	38
8.	Recommendation	39
9.	Determination	40
Appendices		41
	Appendix A – List of documents	42
	Appendix B – Relevant supporting information	43
	Appendix C – Consideration of Environmental Planning Instruments	44
	Appendix D – Community views for draft Notice of Decision	48
	Appendix E – Recommended instrument of consent	51



1. Introduction

1.1 Introduction

This report provides an assessment of a State significant development (SSD) application (SSD 9452) lodged by the Australian Museum (the Applicant) for the alterations and additions to the Australian Museum. The development comprises internal alterations, new bus bay, landscaping, tree removal and the installation of photovoltaic panels.

1.2 Site description

The site is located at 1 William Street, Sydney, within the Sydney Central Business District (CBD), and the City of Sydney local government area (LGA).

The site has an area of approximately 10,858 m² and is legally described at Lot 1 of DP 1157811, Lot 3 of DP 1046458 and Lot 11 of DP 588102. The site comprises the existing Australian Museum (the Museum), which is listed on the State Heritage Register (SHR 00805). The site is bound by William Street to the north, Yurong Street to the east, Sydney Grammar School to the south and College Street to the west. The site is shown in **Figure 1**.

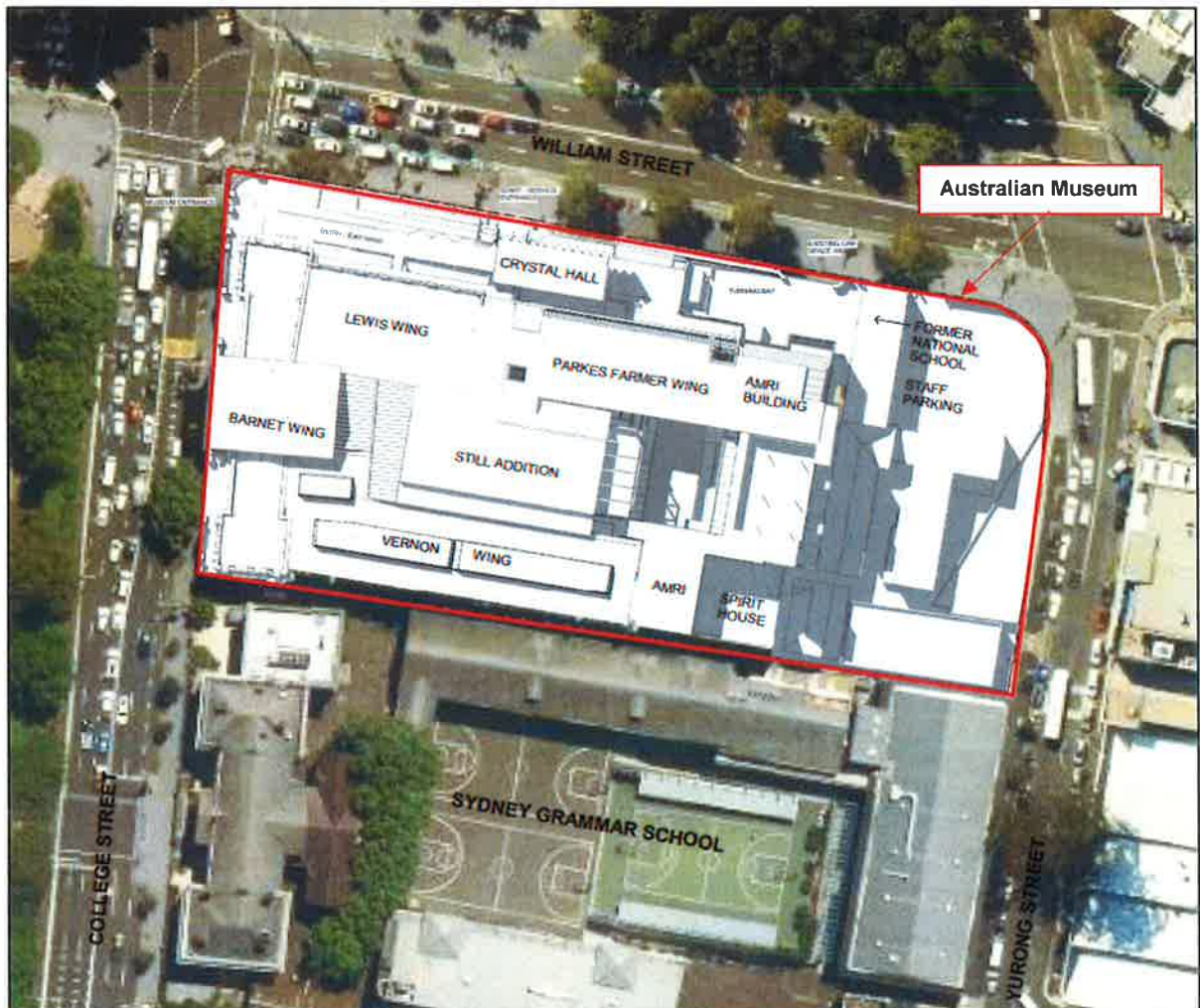


Figure 1 | The site, shown in red (Source: Applicant's EIS).

1.3 Site history

The Museum is the oldest museum in Australia, comprising several interconnected buildings and additions constructed over 160 years. A chronology of the Museum's construction is shown in **Table 1** and **Figure 2**.

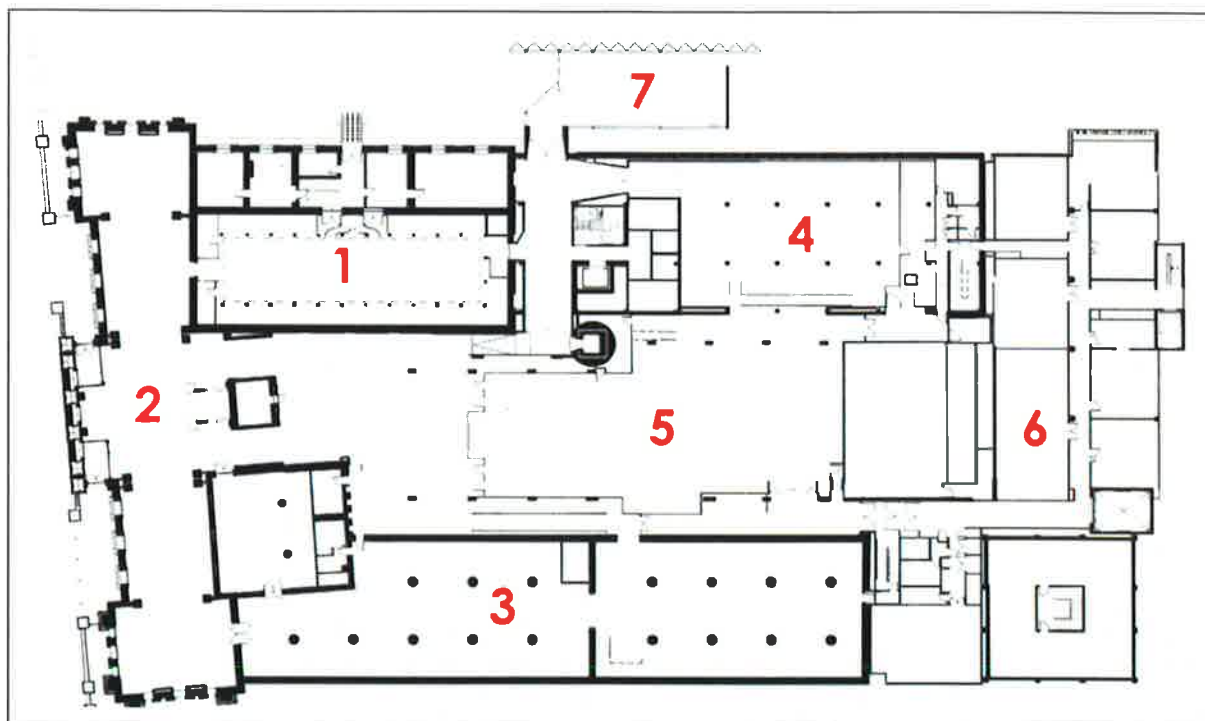


Figure 2 | Site history (Source: Applicant's EIS).

Table 1 | Museum construction chronology

Plan reference	Building name	Year	Heritage rating
1	Lewis Wing	1846 - 1852	High to exceptional
2	Barnett Wing	1862 - 1864	Exceptional
3	Vernon Wing	1909	High
4	Parkes Farmer Wing	1957 - 1964	Medium
5	Still Addition	1988	Low
6	AMRI Building	2006 - 2008	Low
7	Crystal Hall	2015	Low

1.4 Related development

The surrounding area is characterised by a mix of open spaces, buildings and uses as shown in **Figure 3**, including:

- Hyde park to the west
- The suburb of Darlinghurst to the east
- St Marys Cathedral to the north
- Art Gallery of NSW to the north west
- the Royal Botanic Gardens to the north-west (beyond the Art Gallery).



Figure 3 | Site location (as shown in red) (Source: Adapted from Nearmap).

1.5 Project need and justification

The Museum is a leading cultural facility within the Sydney CBD that accommodates over 350,000 visitors per annum. The Museum collections includes over 18 million items representing a timeline of the environmental and cultural histories of the Australian and Pacific regions.

From early 2021, the Museum will host the Tutankhamun exhibition, 'Tutankhamun: Treasures of the Golden Pharaoh'. The exhibition features more than 150 objects from Tutankhamun's tomb, including 60 items never previously displayed outside of Egypt. The Applicant provides that the exhibition is the largest Tutankhamun exhibition to leave Egypt and is expected to draw 911,000 visitors over six-months.

To accommodate such blockbuster exhibitions, the Museum has developed a master plan to guide future development. The Museum's vision is to be a world class destination, exhibiting 20 per cent of its collections with an annual visitation of one million people. The master plan is to be delivered in two phases, subject to future needs and funding. Phase 1 involves the expansion of exhibition space, predominantly within the existing envelope. Phase 2 would seek to expand the Museum eastward through the construction of a new building at the eastern end of the site.

The subject application seeks approval for Phase 1 works, comprising alterations and additions to the Museum to improve the functionality and layout and repurpose existing storage space to provide for a large and flexible exhibition space, capable of accommodating larger cultural exhibitions including the upcoming Tutankhamun exhibition. Phase 2 of the master plan, if pursued, would be considered under a separate application.

2. Project

2.1 Description of proposal

The proposal seeks approval for the alterations and additions to the Australian Museum. The proposal was modified through the Response to Submissions (RtS). The key amendments made to the proposal as exhibited in the EIS include the deletion of the extension to Crystal Hall, retention of the existing William Street entry staircase and public domain and other internal modifications to improve circulation throughout the Museum.

The key components of the proposal as refined by the RtS, are provided in **Table 2** and are shown in **Figures 4 to 11**.

Table 2 | Key aspects of the proposal

Aspect	Description
External works	<ul style="list-style-type: none"> • New openings in the ground level William Street façade of the Parkes Farmer Wing to widen the entry point from the Crystal Hall. • Installation of photovoltaic panels on the Still Addition rooftop. • New opening to wall at basement level for groups entry.
Internal works – Basement	<ul style="list-style-type: none"> • Removal of internal columns and walls within the existing storage space to facilitate a new exhibition space. • Installation of escalators and lift from the new exhibition space to the ground floor. • Reconfiguration of entry way to facilitate groups entry. • Reconfigure back-of-house and plant room adjacent goods lift with access to the loading dock.
Internal works – Lower ground	<ul style="list-style-type: none"> • New group amenities. • Removal of internal walls and floor within the Parkes Farmer Wing to facilitate an education space, amenities and members lounge. • Removal of support beams, eastern internal wall and mezzanine floors to facilitate an exhibition space. • Relocate the internal front stairway to provide more circulation space around the lobby. • Partial demolition to facilitate new escalators and lifts.
Internal works – Ground floor	<ul style="list-style-type: none"> • Raise the floor of the Museum Heart to match the level of the Vernon Wing and removal of associated ramps. • Removal of eastern and western walls to expand the Still Addition exhibition space. • Increase museum shop size, including a new wrap around ramp in the Parkes Farmer Wing. • Minor refurbishment of the atrium, including floor, handrails and finishes. • Relocate the internal front stairway, new lift well and escalators.

Internal works – Level 1	<ul style="list-style-type: none"> • New amenities. • Demolish Level 1 slab and construct a new ramp to improve head height to level below. • Relocate the internal front stairway and new lift well.
Internal works – Level 2	<ul style="list-style-type: none"> • Convert existing education space into a café and education space. • Removal of internal walls to the Still Addition space. • Demolish storage rooms to the Parkes Farmer Wing for an education space. • Relocate the internal front stairway and new lift well.
Internal works – Level 3	<ul style="list-style-type: none"> • Relocate the internal front stairway.
Internal works – Level 4	<ul style="list-style-type: none"> • Relocate the internal front stairway.
Public domain, landscaping and access	<ul style="list-style-type: none"> • Construction of a bus bay adjacent William Street. • Removal of two street trees. • Removal of one on site tree. • Replacement trees. • Access path from the footpath to the groups entry. • Relocate temporary coffee cart further east.
Gross Floor Area (GFA)	<ul style="list-style-type: none"> • Added: 1044 m². • Removed: 517 m². • Net increase: 527 m².
Construction hours	<ul style="list-style-type: none"> • Monday to Friday: 7 am to 7 pm. • Saturday: 7 am to 5 pm. • Sundays and Public Holidays: No work.
CIV	<ul style="list-style-type: none"> • \$38,130,569
Employment	<ul style="list-style-type: none"> • 14 operational jobs • 70 construction jobs

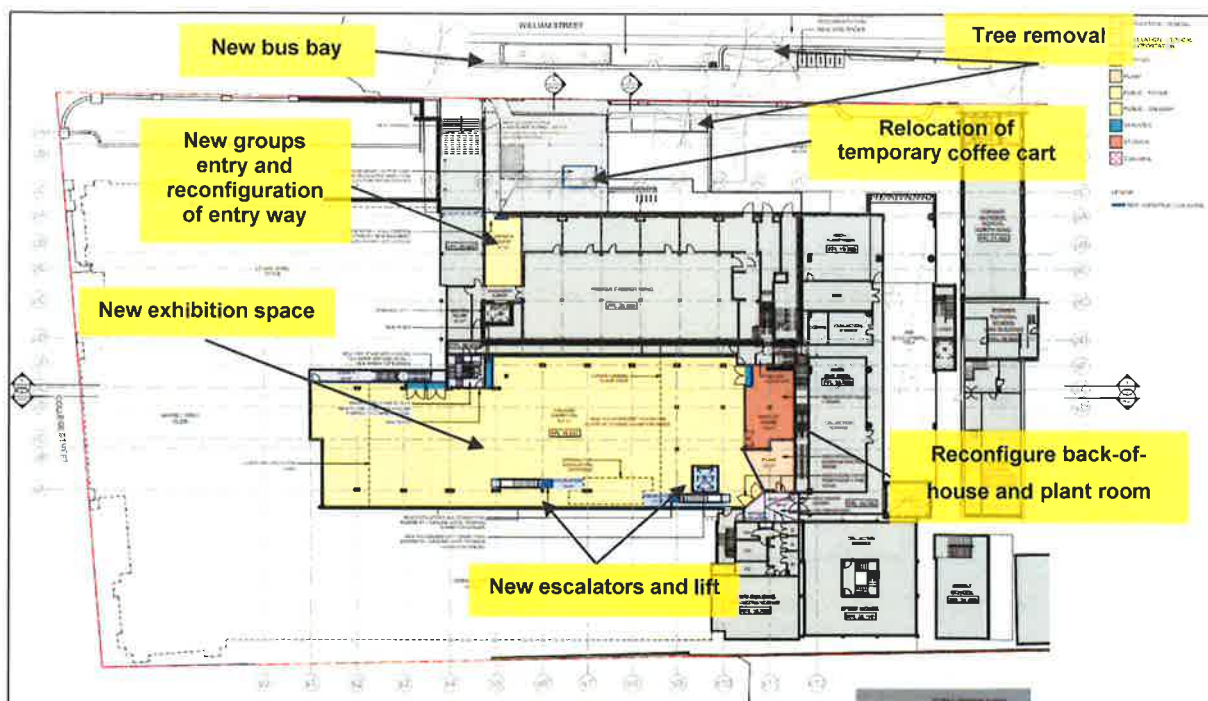


Figure 4 | Basement level and public domain floor plan (Source: Applicant's RtS).

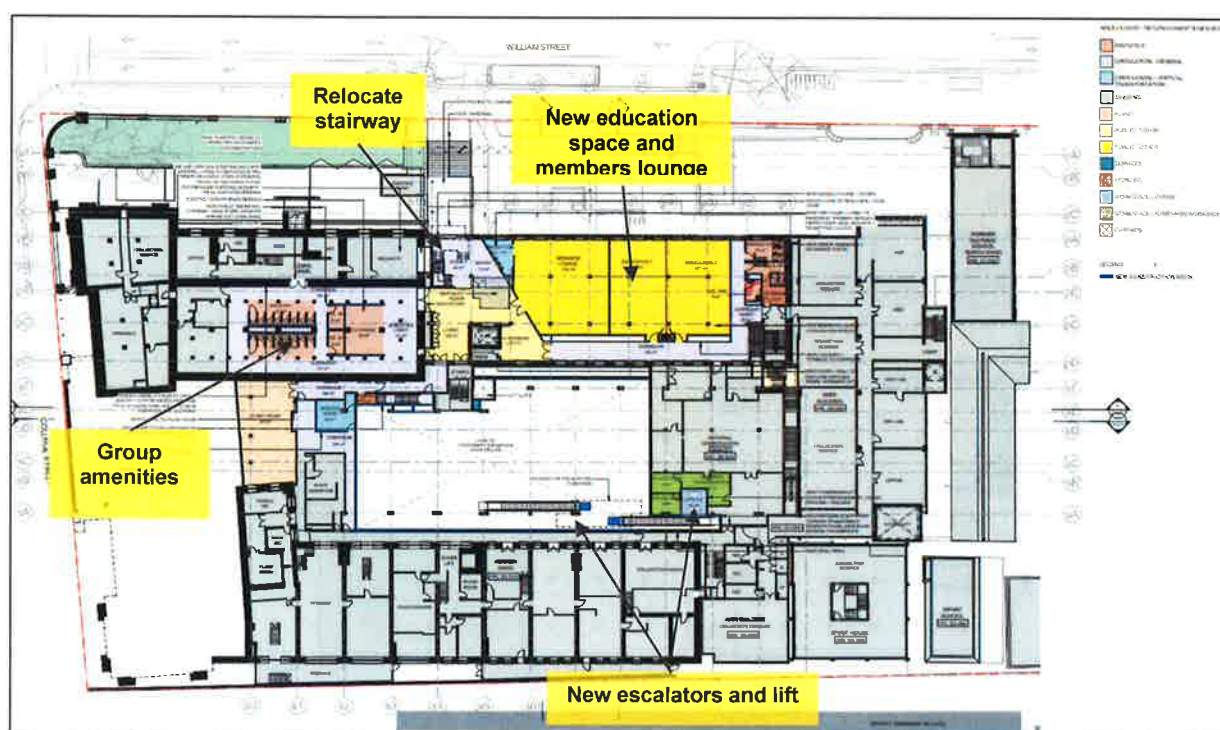


Figure 5 | Lower Ground floor plan (Source: Applicant's RtS).

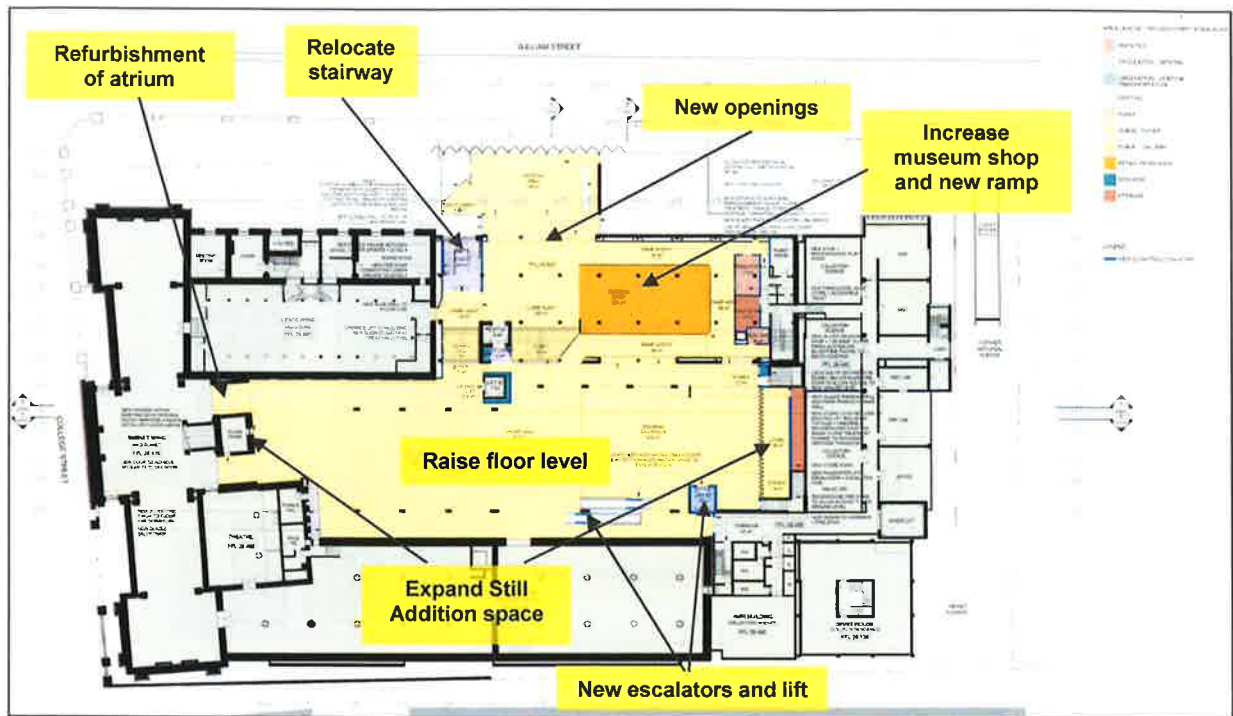


Figure 6 | Ground Floor floor plan (Source: Applicant's RtS).

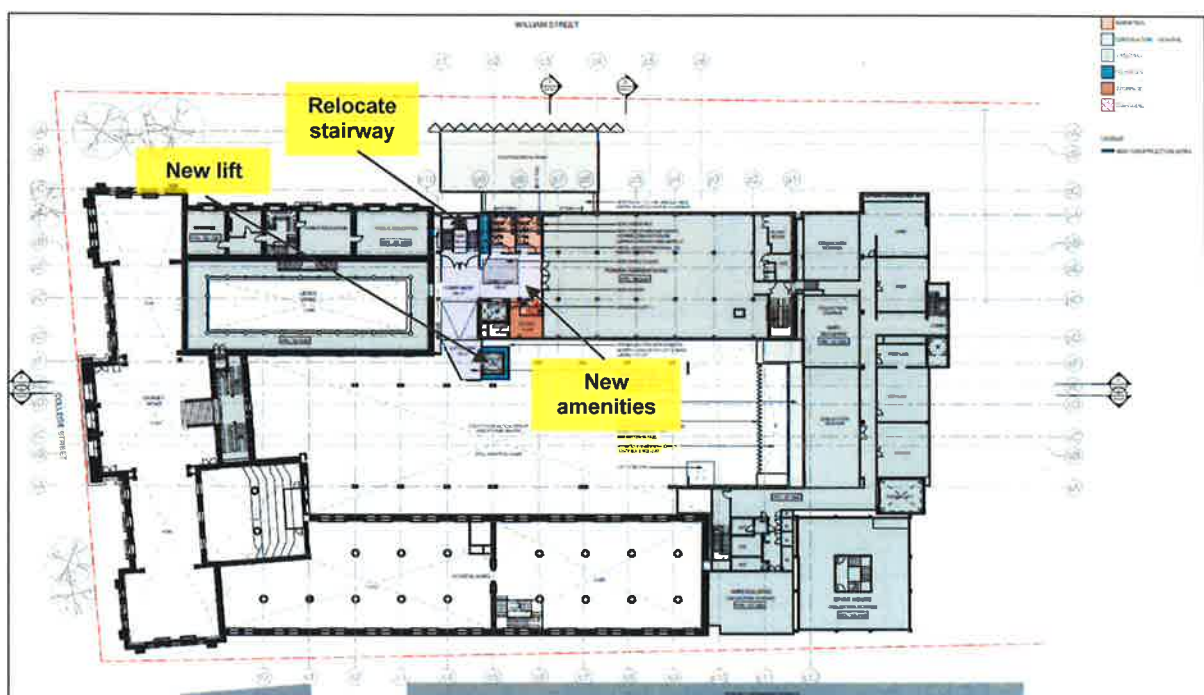


Figure 7 | Level 1 floor plan (Source: Applicant's RtS).

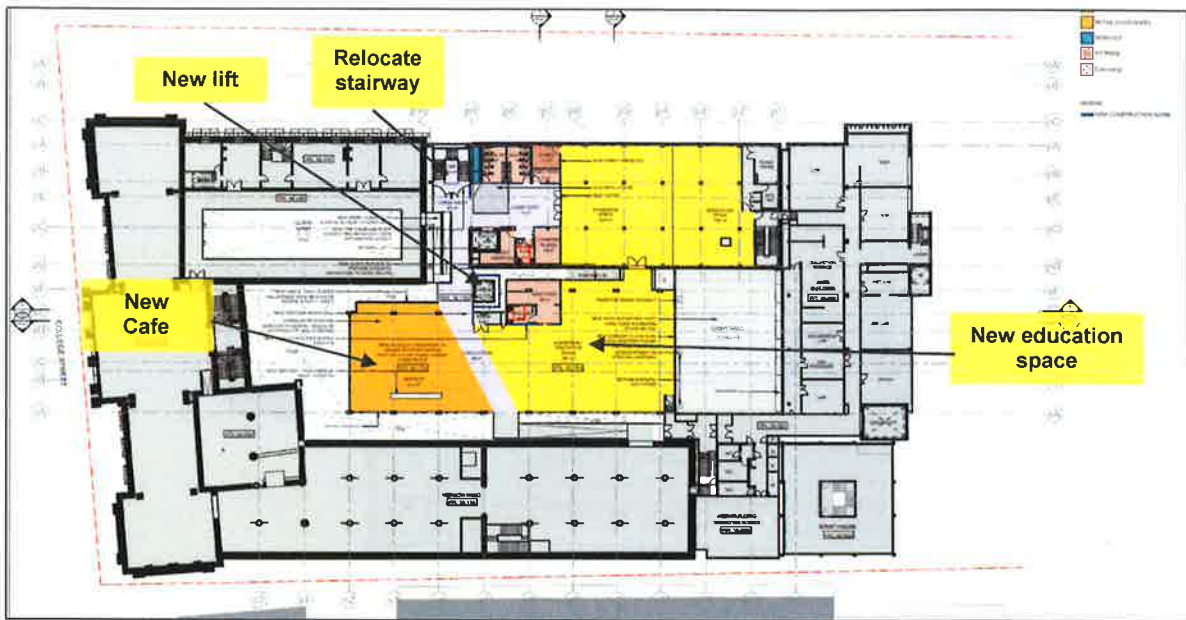


Figure 8 | Level 2 floor plan (Source: Applicant's RtS).

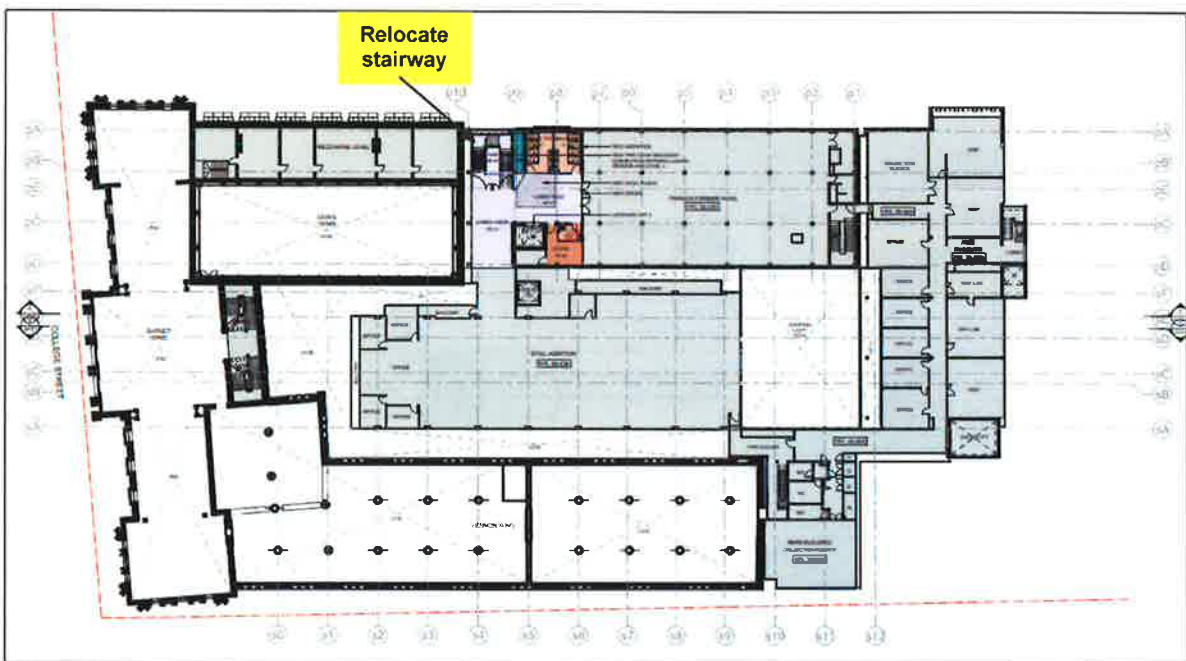
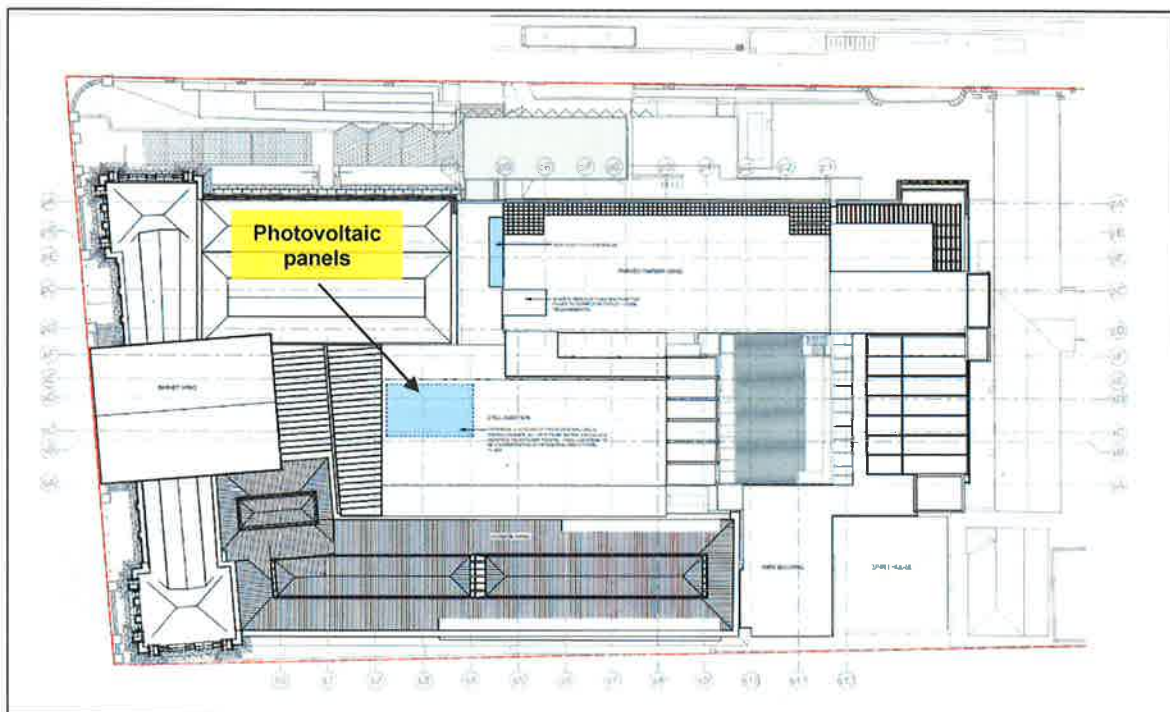
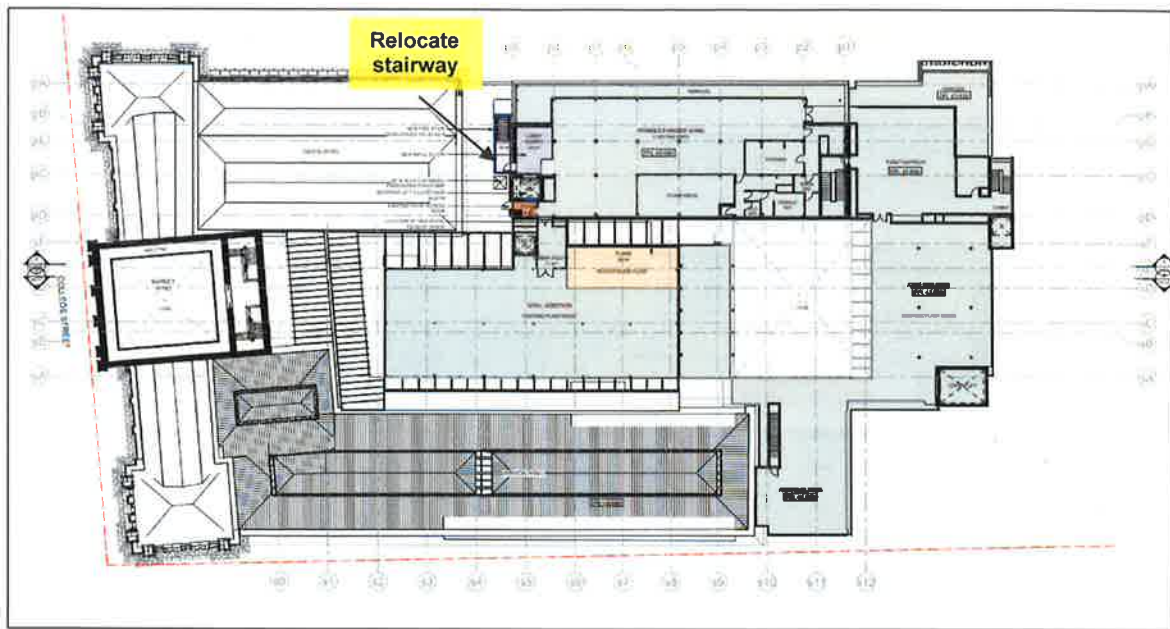


Figure 9 | Level 3 floor plan (Source: Applicant's RtS).





3. Strategic context

3.1 Greater Sydney Region Plan and Eastern City District Plan

Greater Sydney Region Plan – A Metropolis of Three Cities (the Region Plan) sets out the NSW Government's 40-year vision and establishes a 20-year plan to manage growth and change for Greater Sydney. The Plan seeks to update directions and actions in *A Plan for Growing Sydney* and *Towards our Greater Sydney 2056*. The Plan includes ten key directions to provide:

1. a city supported by infrastructure – infrastructure supporting new developments
2. a collaborative city – working together to grow a Greater Sydney
3. a city for people – celebrating diversity and putting people at the heart of planning
4. housing the city – giving people housing choices
5. a city of great places – designing places for people
6. a well-connected city – developing a more accessible and walkable city
7. jobs and skills for the city – creating conditions for a stronger economy
8. a city in its landscape – valuing green spaces and landscape
9. an efficient city – using resources wisely
10. a resilient city – adapting to a changing world.

The proposal is consistent with the Region Plan, as it would involve the upgrade of a cultural facility and contribute to the key directions, including being 'a city for people', 'a city of great places' and 'jobs and skills for the city'.

The Plan also sets the planning framework for the five districts and District Plans, which make up the region. The District Plans inform local council and planning and influence the decisions of State agencies. The aim of the District Plans is to connect local planning with the longer-term metropolitan planning for Greater Sydney.

The proposed development is located within the Eastern City District Plan. The proposal is consistent with the objectives of the Eastern City District Plan, as it would:

- provide services and social infrastructure (Planning Priority E3)
- foster healthy, creative, culturally rich and socially connected communities (Planning Priority E4)
- contribute to a stronger and more competitive Harbour CBD (Planning Priority E7).

3.2 Future Transport Strategy 2056

The Future Transport Strategy 2056 is an update to the NSW Long Term Transport Master Plan 2012 and outlines a planned and coordinated set of actions to address challenges faced by the NSW transport system to support the State's economic and social performance over the next 40 years.

The proposed development is consistent with the six key outcomes of the Plan as:

- the site is located within walking distance to public transport services
- it includes a new bus bay
- it maintains the existing active transport travel options, including 17 bicycle parking spaces and end-of-trip facilities
- it does not include any additional on-site car parking spaces, which would encourage the use of public transport.

3.3 Sustainable Sydney 2030

Sustainable Sydney 2030 sets out the City of Sydney's vision to make Sydney a more global, green and connected metropolis by 2030.

The proposal is consistent with several strategic directions in Sustainable Sydney 2030, as it would contribute to:

- Increasing interstate competition by attracting major international exhibitions.
- A lively and engaging city centre.
- Cultural uses and gathering spaces and a cultural and creative city.



4. Statutory Context

4.1 State Significant Development

The proposal is State Significant Development (SSD) under section 4.36 (development declared SSD) of the *Environmental Planning and Assessment Act* (EP&A Act) as it is for the purpose of a 'cultural, recreation and tourist facility' with a CIV in excess of \$30 million (\$38,130,569) under clause 13 of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011.

The Minister for Planning is the consent authority under section 4.5 of the EP&A Act.

In accordance with the then Minister for Planning's delegation to determine development applications, signed on 11 October 2017, the Executive Director, Key Sites Assessments may determine this application as:

- the relevant Council has not objected to the amended proposal
- there are less than 25 public submissions in the nature of objection
- a political disclosure statement has not been made.

4.2 Permissibility

The site is zoned B8 Metropolitan Centre under the Sydney Local Environmental Plan 2012. The proposed development involves the alterations and additions to the Australian Museum (an information and education facility) and is permitted with consent.

4.3 Mandatory matters for consideration

The following are the relevant matters for consideration:

- the matters in section 4.15(1) of the EP&A Act
- relevant environmental planning instruments
- objects of the EP&A Act
- Ecologically Sustainable Development
- *Environmental Planning and Assessment Regulation 2000*
- Secretary's Environmental Assessment Requirements
- *Biodiversity Conservation Act 2016*.

These matters are considered below.

4.3.1 Section 4.15(1) Matters for consideration

The matters for consideration under section 4.15(1) of the EP&A Act that apply to SSD have been considered in **Table 3**. The table represents a summary for which additional information and consideration is provided for in **Section 6** and the relevant appendices or other sections of this report as referenced in the table.

Table 3 | Department's assessment of section 4.15(1) Matters for consideration of the EP&A Act

Section 4.15(1) Matters for consideration	Department's consideration
(a)(i) any environmental planning instrument	The proposal is consistent with the relevant Environmental Planning Instruments (EPIs) as addressed in Section 4.3.2 and Appendix C of this report.
(a)(ii) any proposed instrument	The proposal is consistent with the proposed EPIs as addressed in Section 4.3.2 and Appendix C of this report.
(a)(iii) any development control plan	Under clause 11 of the SRD SEPP, development control plans (DCPs) do not apply to SSD.
(a)(iia) any planning agreement	Not applicable.
(a)(iv) the regulations <i>Refer Division 8 of the EP&A Regulation</i>	The SSD application satisfactorily meets the relevant requirements of the <i>Environmental Planning and Assessment Regulation 2000</i> (EP&A Regulation), including the procedures relating to applications (Part 6), public participation and Schedule 2 of the EP&A Regulation relating to EIS (refer to Section 4.3.5 of this report).
(a)(v) any coastal zone management plan	Not applicable.
(b) the likely impacts of that development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The Department has considered the likely impacts of the proposed development are acceptable and/or have been appropriately managed by recommended conditions of consent (refer to Section 6 and Appendix E of this report).
(c) the suitability of the site for the development	The site is suitable for the development as addressed in Sections 4 and 6 of this report.
(d) any submissions	The Department has considered the submissions received during the exhibition period (refer to Sections 5 and 6 of this report).
(e) the public interest	The Department considers the proposal is in the public interest (refer to Section 6 of this report).

4.3.2 Environmental Planning Instruments (EPIs)

Under section 4.15(1)(a)(i) and (ii) of the EP&A Act, the consent authority is required consider any environmental planning instrument (EPI) or proposed instrument that is of relevance to the development application.

The following EPIs apply to the SSD application:

- State Environmental Planning Policy (State & Regional Development) 2011 (SRD SEPP)
- State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Draft Environment State Environmental Planning Policy
- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)
- Draft Remediation of Land State Environmental Planning Policy
- Sydney Local Environmental Plan 2012.

The Department has undertaken a detailed assessment of these EPIs in **Appendix C** and is satisfied the proposal is generally consistent with the requirements of the EPIs.

4.3.3 Objects of the EP&A Act

The objects of the EP&A Act are the underpinning principles upon which the assessment is conducted. The statutory powers in the EP&A Act (such as the power to grant consent) are to be understood as powers to advance the objects of the legislation, and limits on those powers are set by reference to those objects. Therefore, in making an assessment the objects should be considered to the extent they are relevant.

Consideration of the Objects of the EP&A Act, as they relate to the SSD application is provided at **Table 3**.

Table 3 | Response to the objects of section 1.3 of the EP&A Act

Objects of the EP&A Act	Department's consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources	The proposed alterations and additions to the Australian Museum would promote the social and economic welfare of the community through enhancement of an existing state significant cultural institution and associated visitor and tourism growth. Further, the proposal relates to alterations and additions of an existing facility and would not result in any additional impact on any natural or artificial resources, agricultural land or natural areas.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment	The proposal has integrated ESD principles as addressed in Section 4.3.4 of this report.
(c) to promote the orderly and economic use and development of land	The proposal would enhance the existing development, the merits of which are considered in Section 6 .
(d) to promote the delivery and maintenance of affordable housing	Not applicable.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats	The proposal involves minor alterations and additions to a previously developed site and would not adversely impact on any native animals and plants, including threatened species, populations and ecological communities, and their habitats. The application has also been granted a Biodiversity Development Assessment waiver as detailed in Section 4.3.7 of this report.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)	The proposal would not have an adverse on the existing built and cultural heritage as addressed in Section 6.3 of this report

(g) to promote good design and amenity of the built environment	The proposed development was subject to the State Design Review Panel and has demonstrated design excellence as addressed in Section 6 of this report.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants	The proposal was accompanied by a Building Code of Australia report, which concluded the development is capable of complying with the requirements of the relevant sections of the Act.
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State	The Department publicly exhibited the SSD application as outlined in Section 5.1 of this report, which included consultation with Council and other Government agencies and consideration of their responses.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The Department publicly exhibited the SSD application as outlined in Section 5 of this report, which included notifying adjoining landowners, placing a notice in the newspaper and displaying the application on the Department's website and at Council's office.

4.3.4 Ecologically Sustainable Development

The EP&A Act adopts the definition of ESD found in the *Protection of the Environment Administration Act 1991*. Section 6(2) of that Act states that ESD requires the effective integration of economic and environmental considerations in decision-making processes and that ESD can be achieved through the implementation of:

- The precautionary principle.
- Inter-generational equity.
- Conservation of biological diversity and ecological integrity.
- Improved valuation, pricing and incentive mechanisms.

The proposed alterations and additions would be guided by a 5 Star Greenstar equivalent target and also includes the following ESD initiatives and sustainability measures:

- Installation of rooftop photovoltaic panels.
- New fixtures and fittings are to be Wells rated.
- Energy efficient LED lighting.
- Materials selection in accordance with Green Star metrics as a guide.
- Demolition works will aim for 60% diversion from landfill.

The Department has considered the project in relation to the ESD principles. The Precautionary and Inter-generational Equity Principles have been applied in the decision-making process by a thorough assessment of the environmental impacts of the proposed development. The proposed development facilitate the ongoing adaptive reuse and preservation of a State heritage building for use of future generations and therefore, the Department is satisfied the proposal is consistent with ESD principles.

4.3.5 Environmental Planning and Assessment Regulation 2000

Subject to any other reference to compliance with the EP&A Regulation cited in this report, the requirements for applications (Part 6), notification (Part 6, Division 6) and fees (Part 15, Division 1AA) have been complied with.

4.3.6 Secretary's Environmental Assessment Requirements

On 27 July 2018, the Department notified the Applicant of the Secretary's Environmental Assessment Requirements (SEARs) for the SSD 9452. The Department is satisfied the EIS had adequately addressed compliance with the SEARs to enable the assessment and determination of the application.

4.3.7 Biodiversity Conservation Act 2016

Under section 7.9(2) of the *Biodiversity Conservation Act 2016* (BC Act), SSD applications are "to be accompanied by a biodiversity development assessment report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine the proposed development is not likely to have any significant impact on biodiversity values".

The Office of Environment and Heritage and the Department have previously determined on 27 July 2018 and 1 August 2018, respectively, that a BDAR is not required for the proposal. The proposed works are therefore not likely to have a significant impact on biodiversity values.

5. Engagement

5.1 Department's engagement

In accordance with Schedule 1 of the EP&A Act, the Department publicly exhibited the application from 25 October 2018 until 21 November 2018 (28 days). The application was exhibited on the Department's website, at Service Centre NSW and at the Council office at Town Hall.

The Department placed a public exhibition notice in the Central Courier on 24 October 2018, and provided written notification to adjacent landholders and relevant Government agencies.

The Department has considered the comments raised in the Government agencies, Council and public submissions during the assessment of the application (**Section 6**) and recommended conditions in the consent at **Appendix E**.

5.2 Summary of submissions

The Department received a total of 20 submissions, comprising eight submissions from Government agencies, one submission from Council and 11 submissions from the public. A summary of the issues raised in the Government agency submissions is provided in **Section 5.3** and a summary of the issues raised by Council and the public is provided in **Section 5.4**. Copies of the submissions may be viewed at **Appendix B**.

5.3 Key issues – Government agencies

A total of eight submissions were received from Government agencies providing comments in response to the exhibition of the application. None of the Government agencies have objected to the proposal, and the key issues raised by agencies have been addressed through the provision of additional information, or through the recommended conditions of consent.

The key issues raised in submissions are summarised in **Table 4**.

Table 4 | Government agency submissions to the exhibition of the EIS

Government Architect New South Wales (GANSW)

GANSW recommended a further State Design Review Panel session address the following issues:

- How the proposed alterations would impact the long-term vision for the Museum. The proposal is to avoid works that are likely to require subsequent alterations and/or demolition to make way for the master plan.
- Additional detail is required regarding the interior architecture of the proposal (i.e. materials, details, lighting, integration and alteration of building services). This includes specifications, materials and detail of the escalators and new lift between the Great Hall and the Basement level.
- How the original architects of the Crystal Hall would be involved in the ongoing design development and construction of the project.
- Further justification is required for the visual impact of the blank wall to the end of the Crystal Hall extension.
- Concerns the new staircase to William Street would appear as an adhoc temporary alteration having subsequent heritage and visual impact.
- The new entry to William Street does not provide equitable access or demonstrate sufficient queuing space.
- Demonstrate how the existing loading dock would service the expanding exhibition space.

Office of Environment and Heritage - Heritage Division

The Heritage Division provided the following recommendations:

- Supplementary heritage assessment is required to analyse the heritage impacts of the proposed extension to the Crystal Hall when considered cumulatively with the existing hall and access ramp off College Street.
- Consideration is required for the re-use of the external stairs to the Parkes Farmer Wing that are of 'medium significance'.
- Detailed design is required for the following:
 - Materials and finishes for the proposed Crystal Hall
 - New plant room against the rear façade of Barnet Wing's lower ground floor
 - New raised floor along the rear façade of Lewis Wing's ground floor
 - New ramp against the rear façade of Vernon Wing's ground floor
 - Rebuilding of lightwell roof of the Still Addition on Level 2
 - Reconfigured north-western stairs on all levels of the Parkes Farmer Wing
 - Installation of photovoltaic solar cells.
- A schedule of materials and elements to be salvaged during works is required, including recommendations for their re-use within the site.
- The proposed works are identified as of nil archeological potential.

The Heritage Division also recommended the following conditions of consent:

- A qualified heritage consultant is required to review and advise on the preliminary and final Construction Management Plans.
- Photographic Archival Recording is to be prepared prior to the completion of works.
- A Heritage Interpretation Strategy is to be prepared and implemented to enhance the public's understanding of the heritage significance of the site.

Transport for New South Wales (TfNSW)

TfNSW provided the following recommendations:

- Further clarification is required regarding how the proposed bus passenger pick-up/drop-off facilities would cater for the future bus demand, including school groups.
- A draft Bus Management Strategy is to be prepared to demonstrate the future bus demand can be adequately be accommodated, and the operation of the proposed bus passenger pick-up/drop-off and layover facilities would not impact general traffic, bus operations, cyclists and pedestrians.
- A Travel Demand Management Strategy and an updated Green Travel Plan is required to be prepared in consultation with the Sydney Coordination Office within TfNSW.
- Provide measures to mitigate the potential impacts to the capacity of the footway and pedestrian flow from the proposed bus bay on William Street.
- Demonstrate how the development's freight and servicing profile, including the forecast freight and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay. This is to include a revised design to incorporate the provision of loading and servicing facilities on-site.
- A Construction Pedestrian and Traffic Management Plan prepared in consultation with the Sydney Coordination Office within TfNSW.

Roads and Maritime Services (RMS)

RMS provided concurrence under section 138 of the *Roads Act 1993* for the new bus bay subject to RMS design requirements and the following conditions of consent:

- Any new building or structures, together with any improvements integral to the future use of the site, are erected clear of the identified easement and Cross City Tunnel. Access to the RMS easement is not to be denied. The integrity of the RMS easement and Cross City Tunnel is not to be compromised.
- Detailed design plans of the proposed bus bay kerb are to be submitted to RMS for approval prior to the issue of a Crown Certificate and commencement of any road works.
- Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to RMS for approval, prior to the commencement of any works.
- The Applicant shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
- All works and signposting associated with the subject development shall be at no cost to RMS.
- A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on William Street during construction activities.
- All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone would not be permitted on William Street.
- A Construction Pedestrian Traffic Management Plan (CPTMP) shall be submitted in consultation with the TfNSW Sydney Coordination Office (SCO), RMS and Council, prior to the issue of a Crown Certificate. The CPTMP needs to include, construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control.

Office of Environment Heritage (OEH)

OEH notes that comments would be provided regarding the Aboriginal Cultural Heritage Assessment Report (ACHAR) once submitted.

OEH is also satisfied with the proposed landscaping.

Environment Protection Authority (EPA)

The EPA provided the following recommendations:

- Asbestos containing materials, lead-based paint and PCBs (electrical equipment and light fittings) are likely to be encountered during demolition.
- A detailed post-demolition site assessment of potential site contamination is required. This is to include information regarding groundwater and a detailed assessment of the footprint and surrounds of existing buildings. This is to address the relevant legislation and guiding policies, including SEPP 55.
- A procedure for identifying and dealing with unexpected finds of site contamination (including asbestos containing materials, lead-based paint, and Polychlorinated Biphenyls) is required. This is to include details of who would be responsible for implementing the unexpected finds procedure and the roles and responsibilities of all parties involved.
- Construction hours are to include intra-day respite periods and should be restricted to the following:
 - 7 am to 6 pm Monday to Friday
 - 8 am to 1 pm Saturday

-
- o No work on **Sundays** or public holidays.
 - The Applicant is to manage and minimise construction dust, erosion, sediment control and waste in accordance with the relevant legislation and policies.
 - Additional information is required to address potential construction and operational noise impacts, including background noise monitoring in accordance with the *Noise Policy for Industry* (2017).
 - Further clarification is required regarding how the backup emergency generator is fueled.

Sydney Water

Sydney Water provided recommended conditions of consent requiring the approved plans to be submitted to the Sydney Water Tap in online service and a Section 73 Compliance Certificate is obtained for the development.

Fire and Rescue NSW (FRNSW)

FRNSW provided the following recommendations:

- FRNSW be consulted regarding the operational compatibility of the proposed fire and life safety systems and their configuration at the project's preliminary and final design phases.
- FRNSW also be listed as a stakeholder and be consulted during the design and construction of the proposed alterations and additions, as well as any relevant stages post construction.

5.4 Key Issues – Council/Community/Special interest groups

5.2.1 Council key issues

Council did not object to the proposal and provided the following comments:

- There are concerns that there is not sufficient space for the proposed replacement plantings. Council should be consulted to explore suitable replacement planting locations.
- To justify the request for an exemption for contributions under Central Sydney Contributions Plan, a cost summary report distinguishing costs attributable to each of the different aspects of the development requesting to be exempted from contributions should be provided, with supporting justification for each component. An overall exemption from contributions is not supported and would be objected to.

5.4.2 Community issues

A total of 11 public submissions were received, comprising nine objections, one support and one providing comments. The key issues raised include the following:

- Impact on the Pacific collections.
- The venue is not suitable for the block buster exhibition.
- Cost of the project.
- Adverse heritage impact.
- Loss of trees.
- Operational noise impact.

5.5 Response to submissions

Following exhibition of the application the Department placed copies of all submissions received on its website and requested the Applicant provide a response to the issues raised in the submissions.

The Applicant provided a Response to Submissions (RtS) (**Appendix B**), which contained revised architectural plans, design statement, quantity surveyors report, heritage impact assessment, circulation plan and landscape plan. Key design amendments include:

- Deletion of the proposed extension to Crystal Hall.
- Retention of the existing William Street entry staircase and public domain (including removal of the previously proposed Biodiversity Garden).
- Raising of the floor level of the Museum Heart floor and relocate the escalators to provide a more consistent Heart size throughout the Museum and reduce the opening to the escalator void.
- Relocation of the internal stair to the north-west to sit behind the glazed link.
- Increase the members lounge and education space.
- Relocation of the amenities and cloakroom to the Lower Ground Level.

The RtS was made publicly available on the Department's website. The Department received eight additional submissions, including six from Government agencies, one from Council and one public submission. The key issues raised in these submissions are summarised in **Table 5**.

Table 5 | Submissions to the RtS

Government Architect New South Wales (GANSW)

GANSW reviewed the additional information provided by the Applicant and advised of its support for the proposal. Specifically, raising of the floor level of the Great Hall to match the Vernon Wing will significantly improve the visitor experience and legibility of the Museum.

GANSW acknowledge the proposal will not impede the future realisation of the master plan, and that where possible, abortive works are minimised.

GANSW however noted concerns regarding the status of the current master plan, and advised any future works will be subject to separate design excellence processes.

Roads and Maritime Services (RMS)

RMS maintained their support for the proposal and reiterated the recommended conditions of consent contained within the original submission.

Environment Protection Authority (EPA)

EPA provided the following additional comments:

- The EIS and RtS have not adequately addressed the majority of the EPA's recommendations concerning the proper investigation and management of site contamination and identification, handling and disposal of hazardous building materials. Accordingly, the EPA confirms its original advice and recommendations.
- The EPA reiterates the original advice and recommendations requiring details of how the back up emergency generator is fueled, including the type of the fuel and the location of the fuel storage tank.

-
- The RtS does not provide strong justification for undertaking works outside standard hours and does not address intra-day respite periods. The EPA reaffirms its EIS submission recommendations concerning standard construction hours and the need for intraday respite periods in respect of works that emit noise considered to be particularly annoying to noise sensitive receivers.

Office of Environment and Heritage - Heritage Division

The Heritage Division considered that with the reduced scope and the inclusion of the recommendations contained within the revised HIS, the heritage fabric and values of the site are likely to be managed appropriately subject to the following conditions of consent:

- A heritage consultant is to prepare a materials salvage schedule during the detailed design development and review and provide input into the preliminary and final Construction Management Plan. This plan should include heritage management measures inclusive of, but not limited to; protection of heritage elements, heritage induction of trades people, monitoring of works by heritage consultant, implementation of the salvage schedule, demolition methodologies and other recommendations of the HIS as required.
- A photographic archival recording should be prepared in accordance with the NSW Heritage Division publications.
- A Heritage Interpretation Strategy should be prepared to enhance the understanding of the heritage significance of the site, including its social significance as the first museum in Australia and the combined values of its successive architectural layers.

Transport for New South Wales (TfNSW)

TfNSW provided recommended conditions of consent requiring the preparation of the following plans in consultation with the Sydney Coordination Office with TfNSW.

- Bus Passenger Pick-up/Drop-off and Layover Management Plan
- Travel Demand Management Strategy and Green Travel Plan
- Loading and Servicing Management Plan
- Construction Pedestrian and Traffic Management Plan.

Office of Environment Heritage (OEH)

OEH notes the revised plans do not propose any ground disturbance and the Coast History and Heritage letter further clarifies the proposal will only result in minor impacts below the current basement, within the building footprint. Therefore, OEH does not require an ACHAR.

City of Sydney (Council)

Council is generally supportive of the Museum expansion project. However, maintained that the proposal does not fit within the category of 'Not-for-profit development', or 'development for the sole purpose of the adaptive reuse of an item of environmental heritage'. Therefore, a blanket exemption to Section 61 contributions is objected to.

Council also provided a follow up correspondence maintain that, should the consent authority impose a condition on the SSD requiring the payment of Section 61 contributions, the objection is lifted.

Public submission

An additional public submission was received reiterating the importance of the Pacific collections and the requirement for ongoing preservation of the collections. Further, if the application is to be approved, conditions relating to the preservation, conservation and access for the Pacific collections must be included.



6. Assessment

6.1 Key assessment issues

The Department has considered the proposal, the issues raised in submissions and the Applicant's RtS in its assessment of the application. The Department considers the key issues associated with the proposal are:

- Design excellence.
- Heritage (internal and external alterations).
- Public domain, landscaping and access.

Each of these issues are discussed in the following sections of this report. The Department's consideration regarding other issues relating to this application are addressed in **Section 6.5** of this report.

6.2 Design excellence

The Australian Museum building has formed over an extensive history of building alterations that have resulted in remnant urban design, circulation and access issues. The proposed alterations and additions have been considered in the context of existing issues and the long-term future of the Museum.

The proposed development is required to exhibit design excellence in accordance with the requirements Sydney Local Environmental Plan 2012 (SLEP 2012).

The design excellence strategy for the development involved sessions with the State Design Review Panel (SDRP). The SDRP provided independent advice on the design quality of the development proposal to inform the recommendations made by GANSW. The SDRP included representatives from GANSW and independent members who have expertise in relevant fields.

As part of the design development process, the SDRP have provided ongoing advice regarding the urban design, circulation and long-term future for the Museum. During exhibition, a key concern for the proposal was that the proposed works would result in subsequent alterations and/or demolition to give way to the works envisioned under the master plan.

Council provided no comments with regards to design excellence.

As part of the RtS, in response to these issues and those raised by the Heritage Council, the Applicant significantly reduced the scope of works to be consistent with the long-term vision of the Museum.

The Department has considered the overall design of the proposal in conjunction with comments provided from the SDRP and GANSW. The Department considers the proposal exhibits design excellence for the following reasons:

- The proposal will result in improved accessibility and legibility of a State listed heritage building, increasing the commercial viability of the building and its continuation for museum purposes.
- The proposal provides for ESD measures including photovoltaic panels.
- The development includes public domain and landscaping upgrades.
- The proposal results in minor changes to the external appearance of the proposed development that will provide street level access to improve the amenity and accessibility of the public domain by reducing pedestrian overflow into the footpath.

- The proposed development will provide for internal view corridors experienced from within the building to the heritage listed St Mary's Cathedral and Cook and Philip Park.

Consideration of the heritage and design issues associated with the external and internal works are addressed separately below.

6.3 Heritage

The proposed development includes external and internal works to the Museum, a State listed heritage item. The Museum is also listed under the NSW Section 170 Register.

Public submissions and a submission received from the Heritage Council raised concerns with the heritage impact of the proposed alterations and additions. Council raised no objections to the proposal based on heritage grounds.

During the RtS the proposal was amended and an amended Heritage Impact Assessment was submitted.

The amended HIS provided the proposed alterations and additions conform with the relevant conservation management plan and the overall heritage impact of the proposal is neutral to slightly positive. While the majority of the proposed work is to elements of low significance, the amended HIS also notes that while the proposal results in the loss of some exceptional and medium significance fabric (albeit currently concealed), the proposal would allow for a greater appreciation of the internal facades of the Lewis, Barnet and Vernon Wings. Further, the development would improve the functionality of the Museum and its ability to fulfil its primary purpose.

The Department's consideration of the potential heritage impacts of the external and internal works of proposal is provided below.

6.3.1 External works

The development had originally proposed significant changes to the external part of the building including the extension of the Crystal Hall, reorientation of the external stairs connecting William Street to the Lower Ground level and the installation of photovoltaic panels.

Through the assessment process, the Heritage Division required additional information regarding the impacts, materials and finishes for the proposed Crystal Hall and recommended further consideration of the William Street staircase. GANSW raised concerns with the proposed Crystal Hall and the William Street entryway. GANSW required additional justification for the visual impact of the blank wall to the end of the Crystal Hall extension and considered the William Street staircase may appear as an ad-hoc temporary alteration having subsequent visual impact.

In response to these issues, the Applicant amended the design to retain the external staircase and delete the proposed extension to the Crystal Hall. The amended design retained the proposed photovoltaic panels and included minor external changes to the heritage fabric, including new openings to the William Street Façade (**Figure 12**).

The Heritage Division provided support for the amended proposal and considered the requirement for a detailed schedule of materials and finishes for the Crystal Hall is no longer required. GANSW similarly has provided its support to the changes.

The proposed openings to the ground level William Street sandstone façade of the Parkes Farmer Wing relate to the basement level for the new groups' entry and the ground level entry point from behind the Crystal Hall (**Figure 12**).

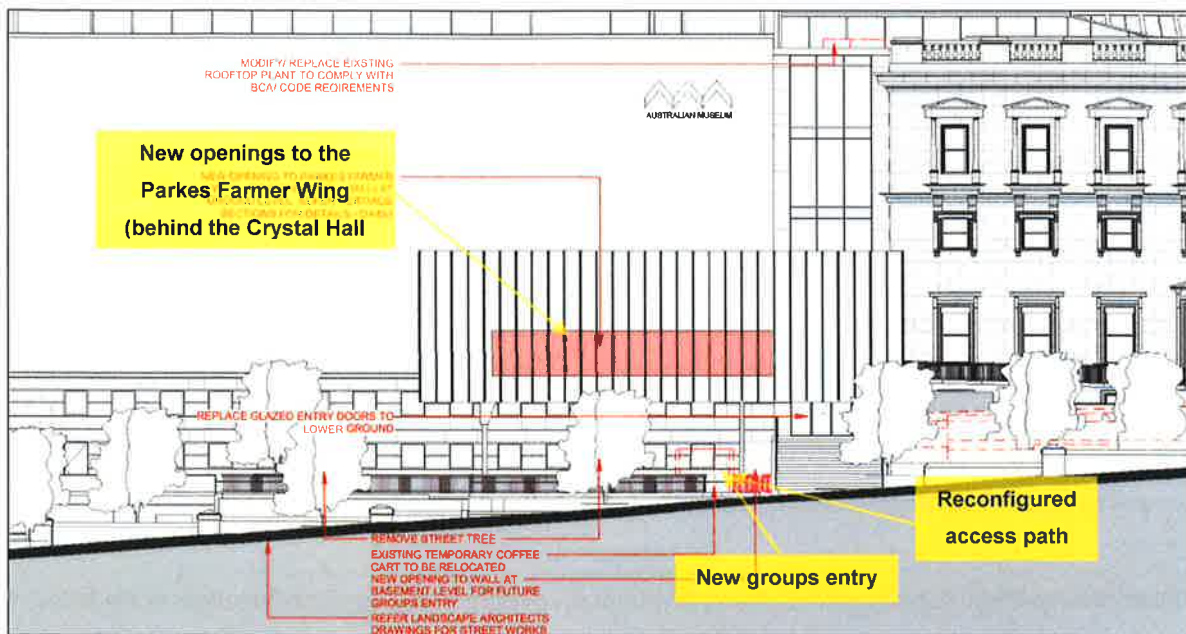


Figure 12 | Front elevation showing external changes (Source: Applicant's RtS).

The Department considers the new opening to the ground level will widen the entry point from the Crystal Hall, improving internal access at the primary entry point of the Museum and will be concealed behind the existing Crystal Hall. The Department also considers the new opening to the basement level is minor.

With regards to the photovoltaic panels, these are to be installed on the Still Addition rooftop and will not be viewed from the public domain. The Heritage Division considers the photovoltaic panels will be located on the roof of the building that does not have heritage significance.

The Department considers the revised proposal is sympathetic to the heritage significance of the building and would respond appropriately to the site. The Department considers the proposed façade openings would improve the visual and physical connection of the entry way to efficiently move people in and out of the Museum Heart and Touring Exhibition space. Further, the proposed works are minor and/or cannot be readily viewed from the public domain.

The Department concludes the external works would result in a minimal and acceptable impact to the heritage significance of the building.

6.3.2 Internal works

The proposed development includes a series of alterations to improve the circulation space, exhibition space and services. These include the repurposing of the existing storage space in the basement into a new exhibition space, installation of escalators and lifts and reconfiguration of internal walls and ramps.

GANSW originally raised concerns regarding internal circulation and recommended an overall circulation strategy to ensure a positive visitor experience and an outcome consistent with the significance of the building. GANSW also required further consideration be given to the lift and stair arrangements to the basement, lower ground floor, ground floor and first floor to improve equitable circulation, access choice and avoid unnecessary work.

In response to these issues, as part of the RtS, the Applicant provided a circulation strategy and amended plans. The revised plans raised the ground floor level to match the level of the Museum Heart to the Vernon Wing to address level changes and improve circulation and connectivity. The new floor level would also match the future level of the Museum Heart to accommodate potential expansion eastward.

The amended plans also relocated the Parkes Farmer Wing fire stair to within the glazed link between the Lewis and Parkes Farmer Wings. This will improve circulation in the short term and long term and provide views out to St Mary's Cathedral and Cook and Phillip Park.

The Heritage Division did not raise any objection to these changes or the amended changes. However, further information was requested, including detailed designs for the proposed works and a schedule of materials and elements to be salvaged during works and recommendations for their re-use within the site. The Applicant provided that the project has not progressed to detailed design. However, preliminary comments regarding the detailed design were submitted in an amended HIS. The Applicant has proposed that a materials salvage schedule would be developed during the detailed design of the amended scheme and a condition of consent could be imposed in this regard.

The Heritage Division also noted the amended scheme relocates the stair well to the glazed link between the Lewis and Parkes Farmer Wings, increasing visibility to celebrate the view to St Mary's Cathedral from within the Museum.

GANSW provided their support for the amended proposal, specifically, raising of the floor level of the Museum Heart to match the Vernon Wing as it will significantly improve the visitor experience and legibility of the Museum. However, additional information was required to address potential redundancies for the multiple lifts and stairs.

The Applicant subsequently provided further amendments to reconfigure the entry way, stairs and lifts (**Figure 13**). The amended design relocates the stairway and lifts to facilitate a more accessible entry way.

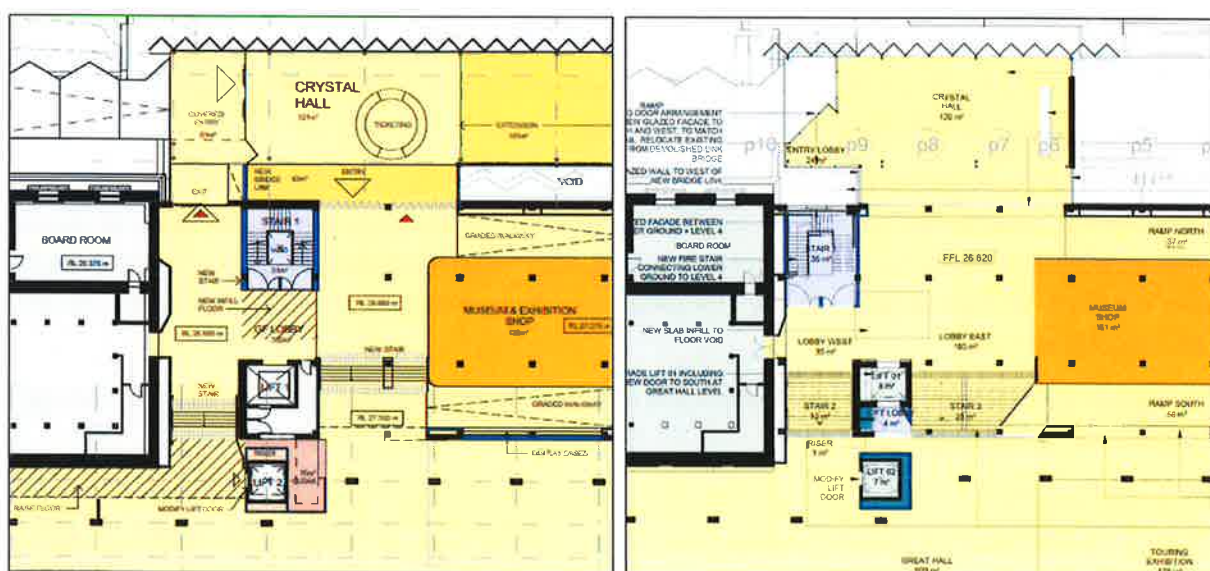


Figure 13 | Ground floor plan showing originally proposed and amended proposal (Source: Applicant's RTS).

The Department considers the circulation strategy demonstrates the projected visitor numbers can be accommodated within the amended proposal. The relocation of the escalators and widening of the Parkes Farmer Wing opening, enhances circulation and opens up the Museum Heart to provide more space for internal queuing. The circulation plan projects the Museum can accommodate over 520 queuing visitors and over 390 visitors in the Museum Heart. It is noted that temporary weather protection can be provided on the external access ramp as-needed during peak times (e.g. for the duration of blockbuster exhibitions). This would form part of a separate temporary works application as required.

The Department considers the amended design improves wayfinding and access to the exhibition level, as well as providing direct access from the lower ground floor level to the entry level and the Museum Heart. GANSW were supportive of this amended design.

GANSW acknowledged the proposal will not impede the future realisation of the master plan and that where possible, abortive works have been minimised. GANSW also required detailed information regarding the interior architecture of the proposal (i.e. materials, lighting, integration and alteration of building services).

The Applicant noted the project is in the pre-approval stage and has not progressed to the detailed design phase, and as such part of the detailed information cannot be provided at this time.

GANSW recommended conditions of consent requiring further information relating to interior architecture. The HIS recommended conditions of consent requiring skilled and experienced heritage trades people and a suitably qualified and experienced heritage consultant is to be engaged to:

- Advise and review on documents and work in progress throughout the construction phase.
- Approve the stone required for the repair of the Parkes Farmer Wing.
- Approve the completed project as being in accordance with best practice conservation methods.

The Heritage Division provided recommended conditions of consent requiring a heritage consult for the following:

- To review and provide input into the Construction Management Plan.
- Photographic archival recordings.
- A heritage interpretation strategy.
- A salvage schedule prepared by a heritage consultant.

The Department considers the amended design improves wayfinding and access to the exhibition level, as well as providing direct access from the lower ground floor level to the entry level and the Museum Heart.

The Department concludes the proposed internal works will facilitate connectivity and access to improve the urban design and circulation of the existing building and the proposed internal works would not have a detrimental impact on the heritage significance of the Museum. The Department recommends conditions of consent consistent with those provided by the Heritage Division, HIS and GANSW.

6.3.3 Pacific collections

The proposed development will result in the relocation of the majority of the Pacific collections. The Pacific collections contains thousands of artworks, cultural technologies and archaeological material from across Melanesia, Micronesia and Polynesia. The collection is the foundation for wide-ranging research that promotes a greater understanding of Pacific cultures.

The Pacific collections is currently located within the storage space in the basement, lower ground and mezzanine. This storage space is proposed to be reconfigured to remove internal mezzanine levels to give way to a larger single exhibition space. Part of the Pacific collections are also located in storage facility at Castle Hill.

Public submissions were received raising concerns about the relocation of the Pacific collections, including the reduced accessibility to this collection and the lack of consultation with the Pacific communities regarding the relocation.

The Department notes that while the proposal does not seek approval for the removal and/or relocation of the majority of the Pacific collections, it is required as a consequence of converting the existing storage space into a large exhibition space to facilitate future large-scale exhibitions, including the upcoming Tutankhamun exhibition.

The Applicant has advised that the current storage of the Pacific collections is compromised by the heritage limitations of the site for the following reasons:

- Inaccessibility for visitors to the current collection.

- Lack of area for welcoming of visitors, examination of the collections and for privacy.
- Low ceiling heights and very narrow aisles, which do not allow objects to be given proper space to rest, or for easy viewing/retrieval.
- Many larger objects from the Pacific collections are already housed in the facility at Castle Hill due to space constraints, meaning the collections is currently separated.
- Community access is severely limited in terms of capacity, allowing very few people to visit the collections at any one time.

The Applicant also advised the Pacific collections will be housed in a new facility that would be superior for the following reasons:

- It incorporates purpose-built storage racking and individual stillages to improve the access and conservation of objects.
- The new space is almost double the size of the current storage area and would accommodate the entire collections in one location.
- It includes new climatic and humidity-controlled services, which are far superior than the existing facility due to heritage constraints.
- It incorporates a large, secure space within the storage area for objects requiring special care or segregation, as identified as a requirement by the Museum's expert Pacific Collections Manager.
- It has larger spaces for community groups to access collections and interact with objects, including purpose-built rooms, easier access for research, cultural workshops and VIP visits.
- It is located geographically in the center of Sydney, closer to the Pacific diaspora.

The Applicant has also provided that at the completion of the King Tutankhamun exhibition an area within the Museum will become a Pacific Gallery. It is currently envisaged that this will be the Level 1 Gallery in the Parkes Farmer Wing, however this is yet to be confirmed. Further, there are some fragile items and items of high significance that have been assessed as being unable to be relocated – these will be retained in the Museum.

The Department has considered the public submissions and the Applicant's response to the issues regarding the relocation of the Pacific collections. The Department notes that the Pacific collections currently located within the basement, are available for viewing by appointment only and are not on public display.

The Department further notes the proposal to relocate the majority of the Pacific collections to another storage space would maintain the current viewing arrangement, albeit in a different location. The Department considers this arrangement would maintain public accessibility to the collections and the change to the location of the Pacific collection would provide some members of the public with enhanced access, depending where they live and work, while other members of the public would be required to travel further distances than they do currently.

The Department concludes that the relocation of the Pacific collections is reasonable given the necessity of the proposed works and recommends a condition of consent requiring the Applicant to prepare a Pacific collections access strategy in consultation with Pacific communities to ensure public access is maintained in the future.

6.4 Public domain, landscaping and access

The proposed development includes the following public domain, landscaping and access works as shown in **Figure 14:**

- New bus bay to William Street.
- New access pathway to the groups entry.
- Relocation of temporary coffee cart eastward.
- Removal of two Council street trees.

- Removal of one site tree.
- Replacement trees.

These are considered separately below.

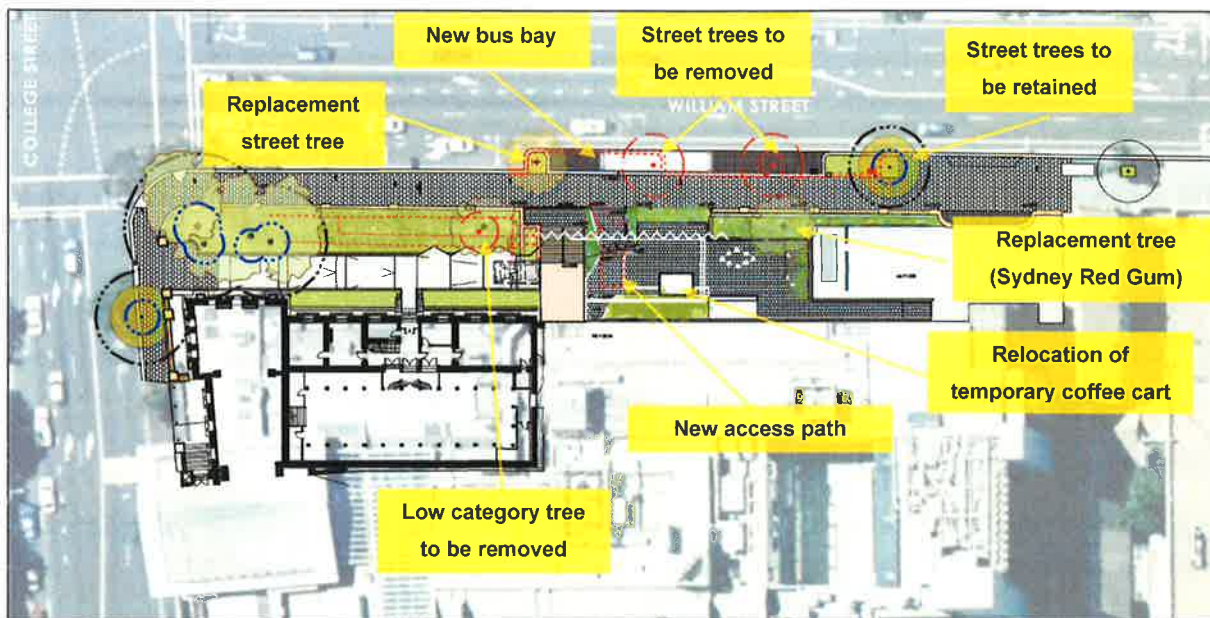


Figure 14 | Landscape concept plan (Source: Applicant's EIS).

6.4.1 New bus bay and access

The proposed development involves a new bus bay to William Street to service the site. The development also proposes to relocate the existing temporary coffee cart eastward and introduce a new access pathway from the bus bay to the basement level groups entry.

RMS does not object to the proposal and provided concurrence under section 138 of the *Roads Act 1993* for the new bus bay subject to RMS design requirements.

TfNSW required further clarification regarding how the proposed bus passenger pick-up/drop-off facilities would cater for the future bus demand, including school groups. TfNSW also requested mitigation measures for the potential impacts to the footway and pedestrian flow from the proposed bus bay onto William Street.

The Applicant advised that consideration to future bus demand is unnecessary as the proposal seeks to improve access for groups arriving by bus by providing a new bus bay where currently no such facilities exist. The Applicant also notes the proposed location of the bus bay would mitigate existing congestion experienced along the William Street footpath as it allows for queuing outside the Museum's groups entry and reduces the reliance on College Street.

The Department considers the proposed bus bay would improve pick-up and drop-off arrangements and contribute to addressing future bus demand. The Department also considers the location of the new bus stop, adjacent to the groups entry would allow for direct pedestrian movement from the bus, to the proposed access path to the groups entry. There is also sufficient space in the front landscaped area for overflow from larger groups. Therefore, the impact of receiving large groups can be managed mostly within the site and would limit the impact upon the public domain.

TfNSW also recommended conditions of consent requiring the preparation of the following plans in consultation with the Sydney Coordination Office with TfNSW:

- Bus Passenger Pick-up/Drop-off and Layover Management Plan.
- Travel Demand Management Strategy and Green Travel Plan.
- Loading and Servicing Management Plan.
- Construction Pedestrian and Traffic Management Plan.

The Department supports these requirements and has recommended them as condition of consent. The Department concludes the proposal would improve access to the site and contribute to managing future demand.

6.4.2 Landscaping and tree removal

The proposal involves the removal of three trees to facilitate the new bus bay. The trees comprise two moderate category trees located on Council's nature strip and one low category tree located to the front of the site.

Public submissions were received raising concerns with the proposed tree removal.

Council raised concerns that there is not sufficient space for the proposed replacement plantings and requested that Council be consulted to explore suitable replacement planting locations.

OEH is satisfied with the proposed landscaping.

In response to these issues, the Applicant consulted with Council's Arborist, who did not support the removal of trees to accommodate the new bus stop. Council's preference is for the bus stop to be relocated.

The Applicant maintained the bus stop is unable to be relocated as it would conflict with the loading dock to the east and the College Street/William Street intersection to the west. Further, the bus drop-off location would be directly adjacent the groups entry to avoid congestion on the William Street footpath and compensatory planting is proposed to mitigate the required tree removal.

The Applicant has provided an amended Landscape Plan as part of the RtS (**Figure 11**). The amended plan shows the provision for one replacement planting on Council's nature strip and one replacement planting on site with a Sydney Redgum Gum. The plan also shows an access path from the footpath and bus drop off point to the groups entry in the basement to facilitate direct and equitable access.

The Department forwarded the RtS to Council, who raised no concerns about the proposal tree removal and landscaping.

The Department considers the proposed bus bay is in an appropriate location, consistent with RMS and TfNSW and the resultant tree removal is an acceptable outcome within this context. The Department therefore supports the proposed tree removal and replacement scheme. The Department recommends a condition of consent requiring replacement trees to be undertaken in consultation with Council and appropriate tree protection for trees not proposed to be removed.

6.5 Other issues

The Department's consideration of other issues is provided in **Table 6**.

Table 6 | Department's consideration of other issues

Issue	Findings	Recommended condition
Development contributions	<ul style="list-style-type: none"> • The site is subject to the <i>Central Sydney Development Contributions Plan 2013</i>. Section 2.2(c) of the plan identifies circumstances in which exemptions from a levy under section 7.11 	A cash contribution comprising 1% of the total cost of the development is payable to the City of Sydney pursuant to

of the EP&A Act can be applied, including not-for-profit development.

- The Applicant has sought an exemption from the payment of a development contributions.
- Council provided that an overall exemption from contributions is not supported and would be objected to and requested a cost summary report distinguishing costs attributable to each aspect of the development, with justification for each component requesting an exemption.
- As part of the RtS, the Applicant provided a Project Quantity Surveyors Report (QS), which includes the schedule of costs as requested Council. The report highlighted that not-for-profit development and development for the sole purpose of the adaptive reuse of an item of environmental heritage are to be excluded. The report stated that the entirety of the Schedule of Costs can be attributed to works relating to an item of State heritage and therefore an exemption should be granted.
- Council reviewed the QS and maintained that the proposal does not fit within the category of 'Not-for-profit development' and the proposal as a whole does not appear to fit within the category of 'development for the sole purpose of the adaptive reuse of an item of environmental heritage'. Therefore, a blanket exemption to Section 61 contributions is objected to.
- The Applicant has accepted a condition of consent requiring the payment of development contributions.
- The City of Sydney have provided additional correspondence confirming that should the consent authority impose a condition on the SSD requiring the payment of Section 61 contributions, the objection is lifted.
- The Department recommends development contributions are required consistent with the City of Sydney's request and the Applicant's acceptance.

section 61 of the *City of Sydney Act 1988* and the *Central Sydney Contribution (Amendment) Plan 2002/ Central Sydney Development Contributions Plan 2013*.

Suitability of the project

- Public submissions raised concerns regarding the cost, location and general suitability of the project.

- The Department considers no additional conditions or amendments are necessary.

- The Applicant provides that the proposed works are not for the sole purpose of the Tutankhamun exhibition. The proposal seeks to undertake general alterations and additions to improve user experience and allow the Museum to host a range of exhibitions in the future.
- The Department considers the proposal would enable the continuation of the use of the site as a museum and concludes the site is suitable for the development.

Noise

- A public submission was received raising concerns that the increased size of the Museum would result in additional noise associated with mechanical ventilation, air conditioning and or plant room.
- The EPA recommended the Applicant provide an assessment of operational noise impacts on surrounding noise sensitive receivers.
- The EIS was accompanied by a Construction and Operation Impact Assessment (COIA), which provided an acoustic assessment for the proposed development. The report provides background noise levels and recommends that all new plant and equipment be selected, designed and installed to comply with the recommended criteria.
- While the EPA has noted the potential for noise impacts, the Department accepts that the proposal relates to minor alterations and would not change the function of the site and that any internal operational noise experienced from the development would be minor and acceptable.
- The Department is satisfied that any impacts from operational noise on nearby noise sensitive receivers can be effectively managed by recommended conditions of consent.
- Any noise emissions from plant, equipment, loading and functions to a maximum of background plus 5 dBA.

Construction impacts

- EPA required additional information for construction impacts, including management of dust control, erosion and sediment control.
- The Department is satisfied construction impacts can be suitably managed through conditions of consent.
- A Construction Environmental Management Plan (CEMP) is to be prepared for the appropriate management of dust and odour, stormwater, sediment,

and community consultation and complaints handling.

- All reasonable steps are to be taken to minimise dust generated during works, including suppressing exposed surfaces with regular watering, covering vehicle loads and cleaning public roads used by these vehicles.
- All erosion and sediment control measures must be implemented and maintained for the duration of works.

Construction traffic

- RMS recommended a Road Occupancy Licence (ROL) during construction activities and all construction vehicles to be contained wholly within the site. A construction zone would not be permitted on William Street.
- RMS and TfNSW required a Construction Pedestrian Traffic Management Plan (CPTMP) to be submitted in consultation with the TfNSW Sydney Coordination Office (SCO), RMS and Council.
- The Department considers construction traffic can be suitably managed through conditions of consent.
- A Road Occupancy Licence (ROL) to be obtained from Transport Management Centre for any works that may impact on traffic flows on William Street during construction.
- All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone is not be permitted on William Street.
- A Construction Pedestrian Traffic Management Plan (CPTMP) shall be submitted in consultation with the TfNSW Sydney Coordination Office (SCO), RMS and Council.

Construction noise

- The EPA considered that the proposed demolition and construction works may have significant noise and vibration impacts on the adjoining school, and nearby passive recreation areas and residences.

A Construction Noise Management Plan (CNMP) is to be prepared. This is to include the following requirements:

	<ul style="list-style-type: none"> • The EPA recommended standard construction hours, intra-day respite periods for highly intrusive noise generating work and construction vehicles to arrive at the site within approved construction hours. • EPA also recommended the Applicant undertake a safety risk assessment to determine whether it is practicable to use audible movement alarms of a type that would minimise the noise impact on surrounding noise sensitive receivers, without compromising safety. • The Department considers that as a result of the heritage significance of the building and presence of highly vibration sensitive displays within the Museum, the use of significant vibration inducing equipment during demolition such as rock breakers and jack hammers is unlikely and can be managed. • The Department considers the construction noise impacts can be suitably managed through conditions of consent. 	<ul style="list-style-type: none"> • Standard construction hours. • Respite periods. • A complaints handling procedure. • Construction vehicles to arrive at the site inside of approved construction hours. • Risk safety assessment is required to determine if audible movement alarms are required. • Noise monitoring at sensitive receiver locations. • Compliance with the <i>Noise Policy for Industry (2017)</i> construction noise management levels (RBL + 10 dB(A)) where feasible and reasonable.
RMS recommendations	<ul style="list-style-type: none"> • RMS recommended conditions of consent regarding detailed design. 	<ul style="list-style-type: none"> • Detailed design plans and hydraulic calculations of the stormwater drainage system are to be submitted to RMS for approval, prior to the commencement of any works.
Size of loading dock	<ul style="list-style-type: none"> • GANSW and TfNSW requested justification regarding the service capacity of the existing loading dock and the expanding exhibition space, including predicted freight and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay. • The Applicant maintains the Museum has successfully staged numerous international touring exhibitions in the ten-year period since the existing loading dock was commissioned. The size and configuration of the existing loading dock has been assessed against the loading requirements for the upcoming touring exhibition and is deemed adequate. • During the RtS, the access to the loading dock was amended and improved to ensure large objects 	<ul style="list-style-type: none"> • The Department considers no additional conditions or amendments are necessary.

can be adequately transported to Basement and Ground Level exhibition spaces.

- The Department considers the amended loading dock would improve the existing servicing of the site.

Sydney Water requirements

- Sydney Water recommended conditions of consent requiring a Section 73 Compliance Certificate and the approved plans to be submitted to the Sydney Water Tap in online service.
- A Section 73 Compliance Certificate is required
- The approved plans are to be submitted to the Sydney Water Tap in online service.

Fire safety

- The application was accompanied with a letter confirming a fire engineering review has been undertaken and that the proposed works would not result in any significant issues that would affect the building layout arising from fire safety.
- FRNSW requested to be consulted during the design and construction of the proposed development, regarding the operational compatibility of the proposed fire and life safety systems and their configuration.
- FRNSW is to be consulted regarding the proposed fire and life safety systems.



7. Evaluation

The Department has reviewed the EIS, RtS and assessed the merits of the proposal, in consideration with the submissions received from the Government agencies, Council and the public.

The proposed development has demonstrated it is consistent with the objects of the EP&A Act and the State's strategic planning objectives for the site as set out in the Greater Sydney Region Plan and Eastern City District Plan, as it involves the upgrade and improvement of a key cultural facility. The proposal will provide significant public benefit to the local and regional community through the increased capacity for and improved access to the Museum.

The proposed alterations and additions are suitable within the context of the site and would not result in any significant adverse environment or amenity impacts.

The Department considers the proposal is in the public interest as it would provide the following public benefit:

- Building and access improvements to a key tourist attraction and State heritage item.
- Increasing capacity for larger cultural exhibitions.
- Facilitating the orderly development of the site to allow for future redevelopment consistent with the Museum's master plan.
- Delivery of up to 170 construction jobs and 14 operational jobs.

The Department concludes the impacts of the proposal are acceptable and can be appropriately mitigated through the implementation of the recommended conditions of consent.

Consequently, the Department considers the development is in the public interest and should be approved, subject to conditions (**Appendix E**).



8. Recommendation

It is recommended that the Executive Director, Key Sites and Industry Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant consent to the application;
- **agrees** with the key reasons for approval listed in the notice of decision;
- **grants consent** for the application in respect of the alterations and additions to the Australian Museum SSD 9452, subject to the conditions in the attached development consent; and
- **signs** the attached development consent and recommended conditions of consent (see attachment) or instrument of refusal (see attachment).

Recommended by:

Ellen Mannix

Senior Planning Officer
Key Sites Assessments

Recommended by:

David McNamara

Director
Key Sites Assessments



9. Determination

The recommendation is: **Adopted / Not Adopted by:**

Sargeant

Anthea Sargeant

28/2/19

Executive Director

Key Sites and Industry Assessments



Appendices

Appendix A – List of documents

Appendix B – Relevant supporting information

Appendix C – Consideration of Environmental Planning Instruments

Appendix D – Community views for draft Notice of Decision

Appendix E – Recommended instrument of consent

Appendix A – List of documents

List of key documents relied on by the Department in its assessment:

- Environmental Impact Statement, prepared by Ethos Urban, dated 4 October 2018.
- Response to Submissions, prepared by Ethos Urban, dated 18 January 2019.

Appendix B – Relevant supporting information

The following supporting documents and supporting information to this assessment report can be found on the Department's website as follows.

1. Environmental Impact Statement

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9452

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9452

3. Response to Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9452

Appendix C – Consideration of Environmental Planning Instruments

To satisfy the requirements of section 4.15(a)(i) and (ii) of the EP&A Act, this report includes references to the provisions of the EPIs and draft EPIs that govern the carrying out of the project. The Department has considered the following EPIs as part of the assessment of the proposal:

- State Environmental Planning Policy (State & Regional Development) 2011 (SRD SEPP)
- State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Draft State Environmental Planning Policy (Environment)
- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)
- Draft Remediation of Land State Environmental Planning Policy
- Sydney Local Environmental Plan 2012.

State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)

The aims of the SRD SEPP are to identify SSD, State significant infrastructure (SSI), critical SSI and to confer functions on regional planning panels to determine development applications. The proposal is SSD as summarised at

Table 1.

Table 1 | Department's consideration of the relevant sections of the SRD SEPP

Relevant sections	Department's consideration	Compliance
3 Aims of Policy The aims of this Policy are as follows: (a) to identify development that is State significant development,	The proposed development is identified as SSD.	Yes
8 Declaration of State significant development: section 4.36 (1) Development is declared to be State significant development for the purposes of the Act if: (a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and (b) the development is specified in Schedule 1 or 2.	The proposed development is permissible with development consent. The site is specified in Schedule 1.	Yes
Schedule 1 State significant development — general (Clause 8 (1))		
13 Cultural, recreation and tourist facilities (1) Development that has a capital investment value of more than \$30 million for any of the following purposes: (d) information and education facilities, including museums and art galleries.	The proposed development has a capital investment value of more than \$30 million (\$38,130,569) and is for the purpose of a museum.	Yes

State Environmental Planning Policy (Infrastructure) 2007

The Infrastructure SEPP (ISEPP) aims to facilitate the effective delivery of infrastructure across the State by improving regulatory certainty and efficiency, identifying matters to be considered in the assessment of development adjacent to types of infrastructure development, and providing for consultation with relevant Government agencies about certain development during the assessment process.

The proposed development has a frontage to a classified road and therefore is subject to assessment under clause 101 of the ISEPP. The proposed vehicle access and the safety, efficiency and ongoing operation of the classified road is considered appropriate within the context of the site. The Department also considers the proposed development has appropriately managed the potential traffic noise and vehicle emissions.

The proposal was referred to Roads and Maritime Services (RMS) and Transport for NSW (TfNSW) and their comments are summarised in **Section 5** of this report. RMS and TfNSW support the proposal subject to recommended conditions of consent requiring detailed design plans and further management plans prior to construction. Given the consultation and consideration of the issues raised by TfNSW and RMS, the Department considers the proposal to be consistent with the ISEPP subject to conditions.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP) aims to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained as an outstanding natural asset, and as a public asset of national and heritage significance, for existing and future generations.

The subject site falls on land within the SREP, however is outside of the area identified as the Foreshore and Waterways Area. Therefore, the proposal is not subject to specific controls under the SREP or DCP apart from consideration of matters raised under Section 13 of the SREP.

The Department considers the proposal relates to predominately internal works and would not impact upon the catchment. The Department therefore considers the proposed development is consistent with the relevant planning principles of SREP.

Draft State Environmental Planning Policy (Environment)

The Department notes the Explanation of Intended Effect for the Environment SEPP was recently exhibited until the 15 January 2018. The Environment SEPP proposes to simplify the planning rules for the protection and management of the natural environment by consolidating seven existing SEPPs, including the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The relevant matters for consideration and the general provisions relating to Sydney Harbour are proposed to remain in accordance with those in the current SEPP and therefore the proposed development would be consistent with the intended effect of the Environment SEPP.

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

SEPP 55 aims to promote the remediation of contaminated land to prevent the risk of harm to human health and the environment. SEPP 55 requires the consent authority to consider whether the land is contaminated, and if so, whether the land is suitable for the purpose for the proposed development.

The EIS was accompanied by a Preliminary Site Investigation that identified the site has low to moderate risk of localised contamination associated with demolition, deterioration of building products, presence of imported fill and/or past and present activities on site.

The PSI recommended the site can be made suitable for the proposed development subject to the following:

- Completion of a hazardous materials survey to identify and remove hazardous materials prior to demolition and construction works.
- Removal and disposal of the hazardous materials in the proposed works areas, followed by a clearance by a qualified occupational hygienist.
- Soil sampling and testing in the areas of proposed works to assess the presence of contamination and associated contaminants of potential concern and provide a preliminary waste classification to inform the off-site disposal options for surplus soils.
- If required, remediation of soils with contaminants posing a risk to the identified receptors.
- Preparation of an assessment and/or validation report upon completion of the targeted investigation and/or completion of remediation (if required) stating that the site is suitable for the proposed redevelopment.

The EPA identified the need for a detailed assessment of potential site contamination, including information about groundwater and a detailed assessment of the footprint and surrounds of existing buildings following their demolition. The EPA recommends a detailed post-demolition site assessment is undertaken, prior to any construction, to fully characterise contamination of area to be redeveloped. The assessment is to be consistent with the relevant EPA documents and SEPP 55.

The EPA also requested details of how the backup emergency generator is fuelled, including the type of the fuel and the location of the fuel storage tank.

The Department recommends conditions of consent where relevant including an unexpected finds procedure, and details of the backup emergency generator to be submitted prior to construction. The Department considers the site is suitable for the proposed development subject to these conditions.

Draft Remediation of Land State Environmental Planning Policy (Draft Remediation of Land SEPP)

The Explanation of Intended Effect for a new Remediation of Land SEPP was recently exhibited until 13 April 2018. The Remediation of Land SEPP proposes to better manage remediation works by aligning the need for development consent with the scale, complexity and risks associated with the proposed works. As the proposal has demonstrated it can be suitable for the site, subject to conditions, the Department considers it would be consistent with the intended effect of the Remediation of Land SEPP.

Sydney Local Environmental Plan (SLEP) 2012

The SLEP 2012 aims to make local environmental planning provisions for land in the City of Sydney. The SLEP 2012 includes aims relating to development in the City of Sydney. The specific aim relevant to this application is to support the City of Sydney as an important location for education and cultural activities and tourism.

The Department considers the proposed development satisfies this objective as it would:

- attract visitors to Central Sydney
- support the City of Sydney as an important location for educational, cultural and tourism activities
- promote Ecologically Sustainable Development through use of best practice initiatives
- encourage economic growth through increased tourism and jobs
- be located within walking distance of public transport and improves pedestrian and bicycling accessibility
- achieve design excellence through the provision of a building that has been through the State Design Review Panel process.

The Department has consulted with Council throughout the assessment process and has considered the relevant provisions of the SLEP 2012 and those matters raised by Council in its assessment of the development (refer to **Section 6** of this report).

Clause 4.4 of the SLEP 2012 prescribes a maximum Floor Space Ratio (FSR) of 5:1. The proposed development involves a net GFA increase of 527 m², resulting in a total FSR of 2.43:1, compliant with clause 4.4.

Clause 6.21 of SLEP 2012 requires development involving the erection of a new building or external alterations to an existing building to, in the opinion of the consent authority, exhibit design excellence. The Department considers that the proposed development exhibits design excellence as addressed in **Section 6.2** of this report.

Clause 7.20(2) of SLEP 2012 states the consent authority cannot grant consent for the development (due to the size of the site within the CBD) unless a development control plan has been prepared as part of a staged SSD.

Clause 7.20(3) allows for a development control plan to not be required if the consent authority is satisfied that such a plan would be unreasonable or unnecessary in the circumstances. The Department's consideration against the SLEP criteria for unreasonable or unnecessary is provided in **Table 2**.

Table 2 | Department's consideration of clause 7.20(3) of the SLEP 2012

SLEP 2012 criteria	Department's consideration
a) involves only alterations or additions to an existing building	The proposal is for minor alterations and additions to the existing Museum.
b) does not significantly increase the height or gross floor area of the building	The proposal does not result in an increase to building height. There is a minor increase to GFA of 527 m ² or 2% of the total GFA of the development.
c) does not have significant adverse impacts on adjoining buildings or the public domain	The proposal relates to minor external works and does not have significant adverse impacts on adjoining buildings or the public domain.
d) does not significantly alter any aspect of the building when viewed from public places	The proposed external works cannot be readily viewed from the public domain.

The Department concludes the development is consistent with the relevant aims and provisions of the SLEP 2012.

Appendix D – Community views for draft Notice of Decision

Issue	Consideration
<p>Impact on the Pacific collections</p> <ul style="list-style-type: none"> Relocation not supported Lack of consultation 	<p>The Department notes that while the proposal does not seek approval for the removal and/or relocation of the Pacific collections, it is required as a consequence of converting the existing storage space into a large exhibition space to facilitate future large-scale exhibitions, including the upcoming Tutankhamun exhibition.</p> <p>The Department notes that the Pacific collections currently located within the basement, are available for viewing by appointment only and are not on public display.</p> <p>The Department also notes the proposal to relocate the Pacific collections to another storage space would maintain the current viewing arrangement, albeit in a different location. The Department considers this arrangement would maintain public accessibility to the collections and the change to the location of the Pacific collection would provide some members of the public with enhanced access, depending where they live and work, while other members of the public would be required to travel further distances than they do currently.</p> <p>The Department concludes that, on balance, the relocation of the Pacific collections is reasonable given the necessity of the proposed works.</p> <p><i>Recommended conditions/Response</i></p> <p>The Applicant to prepare a Pacific collections access strategy in consultation with Pacific communities and OEH and be submitted and approved by the Secretary. The Strategy is to demonstrate consultation and ensure public access is maintained to the Australian Museum's Pacific collections.</p>
The venue is not suitable for the blockbuster exhibition	<p>The proposed development involves general alterations that would improve the functionality and accessibility of the Australian Museum to host a range of exhibitions in the future. The proposed improvement works would facilitate the Tutankhamun exhibition, however they are not exclusively being undertaken for this reason.</p>
Cost of the project	<p>Consistent with the above, the proposed works are not being undertaken solely for the purpose of the Tutankhamun exhibition. The works would result wider improvements relating to the functionality and accessibility for the ongoing future use of the Museum.</p>
Adverse heritage impact	<p>The Department has considered the heritage impact of the proposal in conjunction with comments from the Heritage Division and the Heritage Impact Statement.</p> <p>The Department considers the impact of the proposed development on heritage is minimal and can be suitably managed through conditions of consent.</p> <p><i>Recommended conditions/Response</i></p> <ul style="list-style-type: none"> Skilled and experienced heritage trades people and a suitably qualified and experienced heritage consultant are to be engaged to: <ul style="list-style-type: none"> Approve the stone required for the repair of the Parkes Farmer Wing. Approve the completed project as being in accordance with best practice conservation methods.

- A heritage consultant to review and provide input into the Construction Management Plan.
- Photographic archival recordings.
- A heritage interpretation strategy.
- A salvage schedule prepared by a heritage consultant.

Loss of trees

The proposal involves the removal of three trees to facilitate the new bus bay. The trees comprising two moderate category trees located on Council's nature strip and one low category tree located on site.

The Applicant has proposed to replace these trees, consistent with the proposed landscape plan.

Recommended conditions/Response

Tree replacement is to be carried out in accordance with the landscape plan.

Operational noise impact

The Department notes that the proposal relates to minor alterations and would not change the function of the development. Further, that any operational noise experienced from the development would relate to an existing situation, rather than something that would result out of this proposal.

Recommended conditions/Response

Despite the above, the Department recommends a condition of consent requiring any noise emissions from plant, equipment, loading and functions to a maximum of background plus 5 dBA, consistent with recommendations made by the EPA and the *Noise Policy for Industry* (2017).

View loss to St Mary's Cathedral

The proposed development does not involve alterations beyond the existing maximum building height. The changes to the external envelope are limited to solar panels and landscaping that would not result in any impact to the existing views to the St Mary's Cathedral from surrounding buildings.

Development contributions

The site is subject to the *Central Sydney Development Contributions Plan 2013*. Section 2.2(c) of the plan identifies circumstances in which exemptions from a levy under section 7.11 of the EP&A Act can be applied, including not-for-profit development.

- The Applicant has sought an exemption from the payment of a development contributions.
- Council provided that an overall exemption from contributions is not supported and would be objected to and requested a cost summary report distinguishing costs attributable to each aspect of the development, with justification for each component requesting an exemption.
- The Applicant has accepted a condition of consent requiring the payment of development contributions.

Recommended conditions/Response

Conditions include:

- A cash contribution comprising 1% of the total cost of the development is payable to the City of Sydney pursuant to section 61 of the *City of Sydney Act 1988* and the *Central Sydney Contribution (Amendment) Plan 2002/ Central Sydney Development Contributions Plan 2013*.

Appendix E – Recommended instrument of consent

The recommended conditions of consent can be found on the Department of Planning and Environment's website as follows.

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9452

