

20 September 2022

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Appendix A – Response to Submissions

Extracts from public authority submissions and submissions from organisations, including stakeholder and interest groups, received in relation to SSD-32927319 and a response to each of these matters has been provided in the sections below.

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1.0 Public authorities

The following tables include a response to the full text of submissions provided by or on behalf of public authorities/agencies, as defined by the NSW Department of Planning and Environment (DPE) in the categorisation of submissions on the Planning Portal website¹. The full text of each submission is provided in the left-hand column, accompanied by the proponent's corresponding response in the right-hand column. The proponent's responses have been informed by input by the consultant team, and should be read in conjunction with the publicly exhibited Environmental Impact Statement and accompanying technical reports, as well as the Submissions and Amendment Report (RTS) to which this document is appended.

1.1 Department of Planning and Environment

No.	Extract	Comment
DPE-1	Provide a revised comprehensive urban design analysis, prepared in consultation with the Department, Council, the SDRP and Heritage NSW.	Refer to Appendix D- Addendum Urban Analysis and Urban Design Guidelines at Appendix D to this Submissions and Amendment Report.. Also refer to Appendix B- Consultation Report for details of consultation undertaken.
DPE-2	Review and refine the proposed building envelopes as informed by the revised urban design analysis (point 1 above) to ensure the proposal will contribute positively to the site context, public domain areas, connectivity and respects the heritage significance of the Powerhouse Museum. The Applicant must address concerns raised about: <ul style="list-style-type: none"> the extent of the proposed building envelopes, which are currently shown above the existing roof form of local and state heritage listed items and the Wran building the level of urban design analysis that has been undertaken to inform the concept proposal building setbacks, streetscape and potential heritage and visual impacts. 	Revised building envelopes are included at Appendix C to this Submissions and Amendment Report. Refer to Appendix D- Addendum Urban Analysis. Refer to Appendix G – Addendum Heritage Impact Statement and Addendum K – Revised View and Visual Impact Assessment.
DPE-3	Provide revised design guidelines, prepared in consultation with the Department, Council and the SDRP, which: <ul style="list-style-type: none"> include clear urban design principles, design objectives and criteria to support future development within the refined building envelopes and surrounding public domain respond to the key advice provided by Council and the SDRP include appropriate parameters to inform the design competition brief is informed by the revised urban design analysis and testing of the reference scheme. 	Refer to Appendix D- Addendum Urban Analysis and Urban Design Guidelines at Appendix D to this Submissions and Amendment Report..
DPE-4	Provide a revised Design Excellence Strategy addressing the matters raised by Council in Attachment A of their submission. The amended Design Excellence Strategy must be endorsed by the Department and the Government Architect NSW prior to the commencement of the design competition.	Refer to Appendix F- Endorsed Design Excellence Strategy.

¹ i.e. submissions categorised as 'Public Authority' by DPE on the Planning Portal website.

No.	Extract	Comment
DPE-5	Provide updated technical assessments which clearly and consistently describe the revised concept proposal and the likely impacts of the proposed building envelopes, not the reference scheme.	The relevant revised technical assessments are appended to this Submissions and Amendment Report.
DPE-6	Confirm the maximum gross floor area (GFA) and floor space ratio (FSR) of the proposal, inclusive of existing development on the site, and how it aligns with the maximum FSR of 4:1 within Sydney Local Environmental Plan 2012.	The maximum gross floor area for the proposal will be 40,000 square metres- refer to section 3.4 of the RTS. This is compliant and well below the maximum FSR permitted under the Sydney LEP.
DPE-7	<p>In addition to reviewing and refining the building envelopes in consultation with Heritage NSW and Council please provide:</p> <p>a. a revised Conservation Management Plan which provides more detail and analysis to support the proposal, provides a clearer framework for future alterations to existing heritage fabric and the Wran building and addresses the matters raised by Council in their submission</p> <p>b. a revised Heritage Impact Statement, which provides more detail on impacts to heritage fabric and the Wran building, assesses the revised Concept Proposal envelopes and responds to the recommendations made by Council</p> <p>c. a set of consistent principles, guidelines and recommendations, as they relate to heritage to inform and guide the design brief and competition.</p>	<p>a. A revised Conservation Management Plan is contained at Appendix E of this Submissions and Amendment Report. The CMP has been developed in accordance with the most contemporary requirements published by the Heritage Council of NSW, including:</p> <ul style="list-style-type: none"> Heritage Council of NSW – Statement of Best Practice for Conservation Management Plans (May 2021) Heritage Council of NSW – Guidance on Developing a Conservation Management Plan (May 2021) Heritage Council of NSW – Conservation Management Plan Consultant Model Brief (May 2021) <p>The policies within the CMP have been developed in accordance with these guidelines and provide a clear framework for any future development and/or maintenance of the heritage listed buildings.</p> <p>b. A revised Heritage Impact Statement is contained at Appendix G of this Submissions and Amendment Report.</p> <p>c. Revised urban design guidelines consistent with the Conservation Management Plan (updated at Appendix E) and Heritage Impact Statement (updated at Appendix G) are contained within the revised Urban Design Guidelines at Appendix D of this Submissions and Amendment Report.</p>
DPE8	Provide a final version of the Aboriginal Cultural Heritage Assessment Report (ACHAR), which details completed consultation with RAPs and the results of test excavations.	<p>A final ACHAR is included at Appendix N of this Submissions and Amendment Report. An unredacted version has been forwarded directly to Heritage NSW.</p> <p>Test excavations cannot be undertaken prior to completion of the design competition as:</p> <ul style="list-style-type: none"> The site is currently operating as a museum and as such the areas that could accommodate test trenching are limited. A large portion of the site (former Post Office and Heritage Core will not enable excavation (as these buildings will be retained, and the response removes the building envelope over these structures) Areas of disturbance for any building subject to the Stage 2 SSSA would include service trenching and piling, with no requirement for basements (noting that almost the entire existing Harris Street forecourt is currently over-structure). Piling and service trenching design has tolerance to be designed to avoid areas of archaeology.

No.	Extract	Comment
		<ul style="list-style-type: none"> Any test trenching to confirm the presence of archaeological deposits at this stage would be based on assumptions of where built form would be located and similarly where piling and/or service trenching would be located. It is considered that such test trenching would not accurately inform the design as it may be located in areas that would never be disturbed. Further, such test trenching could result in disturbance of deposits leading to unnecessary irreversible physical impacts on any relics, which favours a more targeted approach once the precise extent of proposed development is determined.
DPE-9	<p>Provide an updated Transport Assessment which details:</p> <ol style="list-style-type: none"> forecast total travel demand for the development indicative vehicle access and servicing arrangements indicative staff and visitor bicycle parking and associated end-of-trip facilities indicative pedestrian access and connections, including any potential connections to the light rail stop which have been developed in consultation with TfNSW and Council the type of facilities and locations for passenger drop-offs impacts of simultaneous school/visiting groups provision of charter bus parking and weather protection for public and charter buses waiting areas swept path analysis to support indicative vehicle access and servicing arrangements, including for the largest vehicle likely to access the site for large exhibits/installations the impacts any the loss of any on-street parking spaces the current use of the Goods Line by pedestrians and cyclists and any improvement works that will be required as a result of the increased pedestrian use. 	Refer to Appendix J- Addendum Transport Assessment
DPE-10	<p>Provide amended shadow diagrams that:</p> <ol style="list-style-type: none"> capture the full southern extent of shadow impacts for the winter solstice clearly identify the additional overshadowing cast by the proposed building envelopes, separate to existing overshadowing and excluding the reference scheme. 	Updated shadow diagrams are included within the revised Urban Design Analysis and Guidelines, Appendix D to this Submissions and Amendment Report.
DPE-11	<p>Provide further analysis of the overshadowing impacts (including elevation shadow diagrams, heat maps or similar) to adjoining residential properties, particularly 81 – 85 Macarthur Street. The Department recommends that the Concept Proposal be refined as necessary to protect the amenity of these apartments in line with the Apartment Design Guide and Council's Draft Minimising overshadowing of neighbouring apartments guide.</p>	<p>Refer to Section 4.2 of RTS and Appendix D – Revised Urban Design Guidelines and Analysis. JWA have undertaken additional overshadowing analysis for the residential apartment building at 278-284 Systrum Street (82 Mary Anne Street) against the City of Sydney's <i>'Draft Minimising overshadowing of neighbouring apartments: Documentation guide'</i> (Draft Guide). This analysis confirms that the additional overshadowing would only affects a small number of apartments, each of which currently receive between 15 minutes and 2 hours of direct sunlight at mid-winter. Each of these apartments will continue to achieve at least 15 minutes of direct sunlight at mid-winter, and accordingly the impacts of the maximum envelope would</p>

No.	Extract	Comment
		comply with Draft Guide by maintaining the existing level of compliance with Objective 3B-2 of the Apartment Design Guide.
DPE-12	Provide an updated visual impact assessment which assesses the significance of the expected visual impacts of the revised Concept Proposal for each public viewpoint.	An updated Visual Impact Assessment is contained at Appendix K to this Submissions and Amendment Report.
DPE-13	Consider the retention and incorporation of existing mature London Plane trees within the landscape strategy for the public domain.	<p>The London Plane trees located to the south of the Boiler House (trees 18-22 in Zone 1) are denoted as having moderate landscape significance value with a useful life expectancy of between 5-15 years. The Arboricultural Assessment (Appendix L to the EIS) notes that these trees should be considered for retention rather than requiring these trees to be retained, and as such it is not considered that mandating retention of these trees is required within the design competition. The Concept Proposal does not seek consent for the removal or retention of any existing trees, which will be subject to the future Detailed SSDA. There exists opportunity to significantly increase planting throughout the site as part of the future design, and mandating retention of these trees may limit such opportunities.</p> <p>The mature London Plane tree within Macarthur Street (tree 17 in Zone 4) is of high landscape significance and has been mandated for retention within the revised Urban Design Guidelines at Appendix D of this Submissions and Amendment Report.</p>
DPE-14	Consider options to increase deep soil planting areas on site, noting the Sydney Development Control Plan (DCP) 2012 minimum requirement of 10%.	<p>Per Section 2.10 of <i>State Environmental Planning Policy (Planning Systems) 2021</i>, development control plans do not apply to State Significant Development. The project will result in an increase of deep soil planting within the site. A minimum 10% of site area as deep soil planting is not considered feasible or appropriate for this project as:</p> <ul style="list-style-type: none"> • Deep soil planting currently only comprises 0.18% of the site. • The site is in an inner-city location and has a primary function as a museum which requires trafficable public domain in addition to built form. • Museum spaces require large building footprints. • Public domain to support the museum requires adequate space for a range of activities including outdoor events and queuing. <p>Per Section 4.15(3A) of the <i>Environmental Planning and Assessment Act 1979</i>, a consent authority is to be flexible in applying set standards contained within a DCP, and is to allow reasonable alternative solutions that achieve the objectives of the DCP. Given the site-specific design considerations outlined above, it is considered that this matter is best dealt with through detailed design and the Stage 2 SSDA.</p>
DPE-15	<p>Consider options to increase tree canopy cover on the site and demonstrate how the proposal would:</p> <ol style="list-style-type: none"> a. mitigate the urban heat island effect and ensure appropriate levels of comfort on site b. contribute to the objective of increased urban tree canopy cover in accordance with the City's Greening Sydney Strategy 2021 c. maximise opportunities for green infrastructure, consistent with Greener Places. 	<p>It is expected that increased deep soil planting will assist to increase tree canopy cover of the site compared to the existing landscape. Noting the site-specific considerations outlined in response to DPE-14 above, tree canopy across the overall site area to which the Concept Proposal applies will likely continue to be lower than other sites that do not contain building listed on the State Heritage Register.</p> <p>The increased proportion of deep soil together with a requirement for consideration of green roofs (refer to revised Urban Design Guidelines at Appendix D of this Submissions and Amendment Report) will ensure mitigation of the urban heat island effect and ensure appropriate levels of comfort on the site.</p>

No.	Extract	Comment
DPE-16	Provide details of indicative number and species of plantings and heights to demonstrate potential canopy spread	A revised indicative planting schedule, including expected planting densities and size at maturity is included within the revised Urban Design Guidelines at Appendix D of this Submissions and Amendment Report. It is noted that this Concept Proposal is not seeking approval for either species type, location or planting density, as this will be subject to the competitive design process and future Stage 2 SSDA. The parameters for deep soil planting and consideration of green roofs will guide the designs as part of the design competition.
DPE-17	Provide a public art strategy, which supports the design principles and ensures that artworks are integrated into the future development of the site.	A Public Art Strategy is included at Appendix Q to this Submissions and Amendment Report.
DPE-18	Review the Social Impact Assessment (SIA) to ensure that it is consistent with the SIA Guideline 2021, which commenced in November 2021 and address how the issues raised during community consultation have been addressed, in particular: <ul style="list-style-type: none"> a. improving integration and connectivity with surrounding areas b. the potential relocation of the entrance from Harris Street to the Goods Line c. the potential loss of the Harris Street forecourt, which is currently used by the community as public open space d. revitalisation of the public domain and the need for public and family friendly open spaces e. the changed focus of the museum to fashion and creative industries rather its traditional technology focus. 	Refer to Appendix H - Addendum Social Impact Assessment to this Submissions and Amendment Report.
DPE-19	Review application documentation, where relevant, to ensure that the key Ecologically Sustainable Development (ESD) priorities and targets are consistent across documentation.	Refer to revised Urban Design Guidelines at Appendix D of this Submissions and Amendment Report.

1.2 City of Sydney

No.	Extract	Comment
COS -1	1. Design Excellence The application seeks endorsement of a Design Excellence Strategy in accordance with Clause 6.21D of the Sydney Local Environmental Plan 2012. The City has reviewed the Strategy and provides feedback for your consideration in Attachment A accompanying this letter.	Noted.
2. Built Form		
COS -2	2.1 Building Envelopes	As detailed in the Submissions and Amendment Report and detailed in the Amended Building Envelope Drawings (Appendix C), for the purpose of clarity the building envelopes

No.	Extract	Comment
	<p>The submitted building envelope and massing drawings provides a series of coloured planning envelopes across the site. While envelopes surrounding and above items of no heritage significance are understood, clarification is sought as to why planning envelopes are identified above the existing heritage listed items. Whilst the envelopes above the heritage items only extend to or just above the existing heights of the buildings, clarity is needed as to the purpose of the inclusion of a planning envelope above the original roof form of the heritage listed buildings. Is development permitted or anticipated above the heritage listed buildings, or this is a tool to differentiate those envelopes where height can or cannot be explored. The City assumes that the heritage items being of local and state significance shall be retained in their current form and any development above their roof is to be avoided. Separate to this observation, the City has previously discussed with the Powerhouse forthcoming amendments to the LEP to allow the Powerhouse site(s) to be potentially eligible for an award of heritage floor space for its conserved heritage listed buildings. To be eligible for an award of HFS in the future, the heritage listed buildings should not be subject to works that would increase the external envelope and floor space of the building other than a minor increase to facilitate the adaptive re-use of the heritage building.</p>	<p>above the Heritage Core and Former Post Office State heritage items have been removed, except for a reduced envelope above the Switch House in the location of the existing modern rooftop/mezzanine location. The purpose of this amendment is to make clear that no new buildings are proposed in these locations to protect the heritage values of these items, consistent with the Conservation Management Plan.</p>
<p>COS -3</p>	<p>2.2 Building Setbacks</p> <p>The concept application shows a required 3 metre setback of the lower levels of the new building facing Harris Street while upper levels are not set back and can potentially cantilever over the lower levels. This non-continuous vertical setback is not supported from an urban design perspective as it is not in keeping with the existing built form or desired future character of the streetscape of the locality. All buildings in Harris Street with the exception of the Community Centre and Library have a continuous vertical presentation to the street without overhanging upper levels. The existing Wran Building on the Powerhouse site is not regarded as an appropriate street frontage and is not supported as a precedent. Protruding upper levels above a lower setback will result in a potential building form that:</p> <ul style="list-style-type: none"> • increases visual dominance of building • blocks views of the upper levels of buildings on site is an alien form for the site and the precinct • distorts the spatial characteristics of both Harris Street and Macarthur Street (the shape of the space in plan and section) • sets a unwelcome precedent for Harris Street and Macarthur Street impacts negatively on the potential for canopy trees <p>The design principle of a 'transparent ground floor' for the proposed new building and 'diversity of the elevations' needs to be managed to provide openness and visual connections to the interior while maintaining elements of solidity and framing so that we don't end up with glass walls that are blanked out. Overall, the new work needs to respect the heritage fabric holistically and appear responsive to the spatial structure of the contextual urban fabric and the solidity, rhythm of the</p>	<p>This comment appears to refer to the 'Reference Scheme' rather than the proposed Building Envelopes. As set out in the Environmental Impact Statement, the 'Reference Scheme' does not form part of development for which consent is sought under the Concept State Significant Development Application and has been provided for information and preliminary assessment purposes only. The proposed Building Envelope specifies a consistent and continuous vertical setback (Appendix C – Building Envelope Drawings). Detailed assessment of specific architectural design would be undertaken at the Detailed (Stage 2) State Significant Development Application stage when consent is sought for a specific building design.</p> <p>A revised urban design guideline within this zone (Zone 2) has been incorporated as:</p> <ul style="list-style-type: none"> • Create an active frontage to Harris Street, reflecting the internal functions through a variety of transparent and solid facades where required.

No.	Extract	Comment
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existing civic buildings of Ultimo/Pymont. It is recommended that the planning envelope align with the existing street network in plan and section.

Refer to revised Urban Design Guidelines at Appendix D of this Submissions and Amendment Report.

COS 2.3 Urban Design Principles

-4 The design principles are generally supported. However, in their construction they are very general, imprecise and it is not clear how meeting them would be assessed. Some suggestions appear to be inconsistent with the principles, and the brief and localised analysis suggests limited research or urban understanding of the site within its broader context. For example, there is little justification or analysis provided of what is involved with the proposed relocation of the entry to fronting the Goods Line. This significant change is poorly documented or analysed in terms of public domain, including levels and transitions.

Revised Urban Design Guidelines are included at Appendix D of this Submissions and Amendment Report. The Guidelines have been amended to clearly delineate between principles and guidelines and are supported by a series of key urban and public domain moves that outline the desired contextual response for the design. The Guidelines have been prepared by zone to provide clarity of outcome and use for assessment purposes. The relocation of the museum entry to The Goods Line Forecourt is not a mandated outcome, rather the Guidelines clearly require the design to address both dominant entry points to the museum/ precinct from Harris Street and the Goods Line.

Overall, the submitted analysis of the site is insufficient for a project of this importance. To assist, general advice and recommendations regarding improvements to the Urban Design Report (UDR) follow.

A figure ground drawing has been developed and is included in the updated urban design analysis. The drawing clearly demonstrates the disparate development patterns surrounding the Powerhouse site. This is supported by further elevational analysis that clearly demonstrates a varying street wall heights and development patterns throughout the area. Further the sectional analysis outlines how the topography of the area has influenced development patterns.

Any urban design analysis should include:

- A figure ground drawing of Harris Street with all the streets surrounding the site relating to transport, civic buildings and spaces, the street wall height of Harris Street. This is to understand the spatial structure of the site within the immediate precinct, including the gradients and levels. An elevation of the buildings on the opposite side of the streets around the site of Harris Street. Justification for introducing a non-continuous vertical setback above on Harris Street and MacArthur Street if it is to remain, although this aspect is not supported by the City.
- The sectional analysis that illustrates the spatial character of Harris Street and its relationship to the figure ground drawing with gradients and levels. Refer Pg 39 Part 3 of the UDR.
- The street elevations around the site should include the opposite sides of the streets around the site. Refer Section 3.10 Pg 40, 41 Part 3 of the UDR.
- The View Analysis in Section 3.11 Pg 42-43 Part 3 of the UDR focuses on the site rather than the site as part of the overall context.
- The site is a whole street block that sits within an urban fabric that is reasonably contiguous. In an urban sense, the Powerhouse site is not an 'island' site.

This analysis has informed the updated Urban Design Guidelines.

The proposed height of the envelope is consistent with the Sydney LEP 2012, and the analysis demonstrates that building to this height along Harris Street is justifiable. No setbacks at ground level are mandated within either the proposed envelope or the Urban Design Guidelines, consistent with the planning controls applying to the site.

COS -5

Principle	Comments
Reveal and celebrate heritage fabric and spaces	Supported. Heritage understanding should include the relationship to the heritage buildings around the site and the pattern of civic buildings and spaces along the peninsula.

Revised Urban Design Guidelines are included at Appendix D of this Submissions and Amendment Report and have been updated to address these comments.

No.	Extract	Comment
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Arrange new built form to be responsive to the site and its context	Supported. It is essential that the new buildings are respectful of the existing built fabric around the site. Greater presence will be achieved by consolidating the built form. The new built form should not fragment the site.
Unlock the site	The meaning in this instance is not clear as there is not change to the development standards. Perhaps this refers to site connectivity improvement so that the Powerhouse is better connected with the immediate street network and the broader city.
Unique character	The architectural character of the development is to acknowledge and be complementary to the character of Harris Street and Ultimo and respond to the existing street network and heritage buildings.
Adaptive reuse for contemporary museum practice	Supported. It is imperative that the external walls don't simply become a shell. Recent overseas museums have some quite small spaces. 'Increase visitation' is better as a project objective not a built form principle. 'Giving primacy to museum experience' is a balance between the heritage and the type of exhibition that may be prevalent currently. The design needs to consider long term thinking and a building that is Long Life Loose Fit.
Create a connected and engaging public domain	Supported

COS -6 Advice and commentary on the submitted Urban Design Principles as presented in Section 3.4 of the EIS and The Urban Design and Public Realm Guidelines in Sections 5 and 6 of the UDR are as follows:

Revised Urban Design Guidelines are included at Appendix D of this Submissions and Amendment Report and have been updated to address these comments.

Principle	Comments
<i>First Nations</i>	Supported. Response to first nations people should include 'revealing the land' as part of the response.

No.	Extract	Comment
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Architectural expression and material selection	<p>Generally supported except for:</p> <ul style="list-style-type: none"> • 'Transparent' street frontage. The street frontage is to have activation but some semblance of framing, solidity, rhythm, scale and shadow lines. • 'Diversity in Elevations'. The design of the buildings need to relate to and be complementary to the Powerhouse heritage listed buildings so that the overall site has a uniformity, cohesion and a presence as a street block within the overall urban fabric. The most successful museum projects exhibit a primacy to the heritage fabric in the new work.
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COS -7	<p>Overall, it is recommended that the UDR be updated to contain a clear set of principles against which a Design Excellence Strategy can respond. The submitted principles, objectives and guidelines are very general and loose as to not have meaning or something to respond to. The application needs clarification regarding the proposed building envelopes around existing State heritage items. Envelopes should be amended or annotated to remove doubt of any possible infill of the existing roof forms of the heritage listed buildings. Alternatively, possible building envelopes above existing heritage items should be removed from the drawings entirely.</p>	<p>Noted, refer to the updated Urban Design Guidelines provided at Appendix D and Building Envelope Drawings provided at Appendix C.</p>
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3.0 Heritage

COS -8	<p>3.1 Proposed extent of demolition</p> <p>The impact of the proposed demolition should be further clarified. To assess the heritage impact of the proposed demolition, clarity is to be provided by the following means:</p> <ul style="list-style-type: none"> • Demolition should be represented in three dimensions, including through more building sections, elevations, and reflected ceiling plans, more detailed roof plans, and through use of notation, keys and legends, being a minimum to clarify the extent and ensure that no heritage components are proposed to be demolished. • Greater detail is required as to the gradings of significance in the Draft Conservation Management Plan. Gradings should be represented in three dimensions, including through inclusion of building sections, elevations, and reflected ceiling plans. More detail is required as to the relative significance of smaller components to be demolished should be provided. • The Statement of Heritage Impact should provide adequate detail by identifying all components to be demolished and their relative heritage significance, and discussion as to the heritage impact. 	<p>The Concept State Significant Development Application does not seek consent for any demolition. Details of proposed physical works, including any demolition, would be the subject of a separate future Detailed (Stage 2) State Significant Development Application that would be required to include the details requested in this submission.</p> <p>Gradings of significance have been prepared in accordance with the latest NSW Heritage Guidelines for Conservation Management Plans https://www.heritage.nsw.gov.au/protecting-our-heritage/conservation-management-plans/</p> <p>Overarching gradings of significance for each of the buildings within the precinct is represented in figure 4.30. Further details regarding significance including photographs, plans and detailed descriptions of components and their levels of significance is provided for each building (sections 7-17).</p> <p>Gradings of significance are not required to be represented by 3D sections, elevations and reflected ceiling plans, rather the guidelines require 'appropriate plans and images used to present information in a clear and simple way.' It is considered that the updated</p>
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No.	Extract	Comment
		Conservation Management Plan contained at Appendix E of this Submissions and Amendment Report meets the requirement for providing an appropriate level of detail.
COS -9	<p>3.2 Unaligned principles, guidelines and recommendations</p> <p>As discussed above, the EIS submission lacks a coordinated approach to establishing the principles to guide the Design Excellence Brief, the Design Excellence competition and the Stage 2 design. There is a plethora of principles, recommendations, guidelines and the like, that do not align.</p> <p>Specific to heritage considerations, the Statement of Heritage Impact contains two sets of principles, the Draft Conservation Management Plan contains an insufficient set of policies that do not correlate with the Design Principle of Lionel Glendenning and Richard Johnson in the CMP Appendix E, the Urban Design report contains principles, objectives and guidelines. The risks are confusion and misinterpretation through the Design Competition process and beyond.</p> <p>Overall, the heritage policies and recommendation in the two heritage reports require revision with comprehensive amendment and alignment. Further, it is recommended that one clear set of coordinated heritage, urban design and architectural principles against which a design proposal can be measured should be provided, and preferably re-exhibited for public comment.</p>	<p>Revised Urban Design Guidelines are contained at Appendix D of this Submissions and Amendment Report. The Guidelines have been reviewed to ensure coordination and alignment with the policies of the CMP.</p> <p>The Heritage Impact Statement has been revised and is contained at Appendix G of this Submissions and Amendment Report. The principles of the Heritage Impact Statement have been reviewed to align with the revised Urban Design Guidelines.</p> <p>The CMP has been developed as required by the SEARs and outlines the how conservation management should be applied to heritage listed items and assets within the project site. Conservation Management Plans are not required for buildings, elements or fabric that is not considered environmental heritage.</p> <p>The CMP has been developed in accordance with the <i>Guidance on Developing a Conservation Management Plan</i> (Heritage Council of NSW, May 2021) noting the requirement at section 12 that 'policies should not endorse a specific project or development, though they may provide general guidance about potential developments.'</p> <p>The updated Urban Design Guidelines (Appendix D) provide a consolidated and coordinated set of heritage, urban design and public domain principles.</p>
COS -10	<p>3.3 Building envelope</p> <p>The current Sydney Local Environmental Plan 2012 height limit across the site is 28 metres. The Clause 4.6 is submitted to increase this height by 10% based on the design excellence process to match the City of Sydney design excellence bonus (which is height or floor space but not both).</p> <p>The following comments are provided in regard to building envelopes.</p>	<p>This statement is not correct. The Clause 4.6 Variation Request which accompanied the EIS related to a minor, precautionary approach to the proposed building envelope in locations where existing basements occur below ground level within the site. The award of additional building height pursuant to Clause 6.21D(3)(a) of the Sydney LEP is subject to the carrying out of the competitive design process in accordance with the endorsed Design Excellence Strategy (Appendix F), and a future Detailed SSDA.</p>
COS -11	<p>3.3.1 Heritage core</p> <p>The Heritage Core should include the whole of the City of Sydney listing which applies to Lot 1, DP 631345, and which includes the following in addition to the heritage buildings:</p> <ul style="list-style-type: none"> • The northeast courtyard and associated Goods Line rail tracks, currently labelled zone 1. • The parcel of land extending from Harris Street to the Switch House, currently labelled as part of zone 2. • The parcel of land extending to Macarthur Street along the entire length of the Switch House, currently labelled as part of zone 2. 	<p>Schedule 5 of the LEP outlines that the local listing for Powerhouse Ultimo is limited to 'Powerhouse Museum former warehouse buildings, including interiors. Further Heritage Map 008 of the LEP (Figure 1 below) confines the listing to the buildings. As such it is not correct to characterise the local listing as applying to the entirety of the lot.</p> <p>As noted in the Submissions and Amendment Report, the Amended Building Envelopes (Appendix C) remove any proposed building envelope above the State Heritage Items (except in the location of the existing rooftop mezzanine addition above the Switch House) to clarify that no new buildings are proposed in these zones.</p> <p>We note that there are numerous examples within the City of Sydney local government area, including within the Sydney CBD and Pyrmont Peninsula, where development on,</p>

No.	Extract	Comment
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- The parcel of land to the northwest of the Boiler House extending to Pier Street, currently labelled zone 3.

adjacent to and above heritage-listed items have been awarded additional height or floor space in accordance with Clause 6.21D of the Sydney LEP.

As mentioned at the beginning of this section, additional height above the heritage buildings (and the whole of the heritage listed lot) is assumed to be not permitted or encouraged. It is considered contrary to objectives (a) and (b) of Clause 4.3 of the Sydney Local Environmental Plan 2012. The proposed height would not represent design excellence in relation to the heritage items, therefore no additional bonus height should be granted for the 'Heritage Core'. Further, the bonus of 10% for design excellence is not appropriate in this location due to the inherent potential heritage impacts of building additional volume above the heritage items. No additional height should be permitted above the heritage listed buildings, for the following reasons:

- Additional built form above the heritage items would obscure the distinctive profiles and forms of heritage listed buildings of exceptional significance. The legibility of the historic built forms and the appreciation of the buildings in significant views would be diminished. The distinctive and significant roofscape includes pitched roof forms, roof lanterns, chimneys and castellated parapets. The array of the forms of the heritage buildings has been described by Lionel Glendenning, the Powerhouse Museum architect, as being 'like a town', or a townscape.
- The existing structures supporting the roofs of the heritage buildings are for the most part original and of exceptional significance. Additional structural loading would likely result in requirements to strengthen the earlier structure to comply with current Australian Standards or the insertion of new structure through spatial volumes identified as being of exceptional significance.
- Additional built form above the heritage items would increase the requirements for fire safety compliance including for egress and escape and additional vertical transportation such as lifts resulting in further internal intrusions into the original significant spaces.
- Additional built form above the heritage items could make the site ineligible for an award of heritage floor space if that program were to apply in the future.

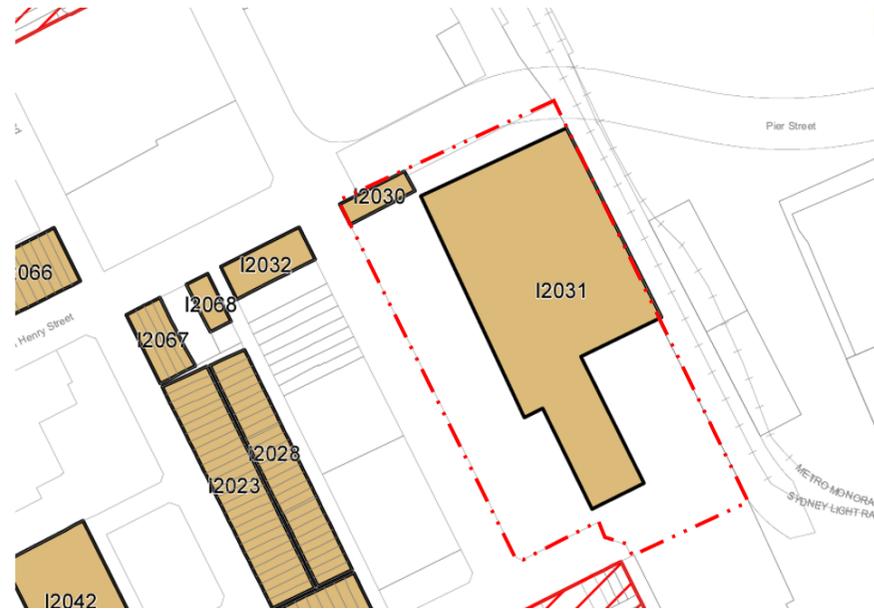


Figure 1: Extract of Sydney LEP Heritage Map indicating extent of local heritage listing (site boundary in red outline)

COS 3.3.2 Zone 1

-12 The conflict between the 10% additional height over the northeast courtyard and the proposed Landscape Plan in Appendix showing it remaining as open space is confusing. The additional height over the heritage listed Lot 1, DP 631345, which includes the northeast courtyard and associated rail tracks could negate the heritage significance of this space.

It is understood that this comment is in reference to the south-eastern Zone 1. Any works or new buildings within Zone 1 would be required to comply with the conservation policies contained within the Conservation Management Plan. A Statement of Heritage Impact assessing any specific proposals would accompany the future Detailed (Stage 2) State Significant Development Application.

Any built form over the north-eastern courtyard and the goods tracks could have a negative impact on the heritage listed result in a building that obscures the three

Policy 18 of the Powerhouse Conservation Management Plan states that new site access or improvements to the Goods Line (Zone 1) should consider options and solutions that will have a positive and or neutral heritage impact. A Statement of Heritage Impact assessing

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	primary heritage buildings of the complex, being the Turbine Hall, the Boiler House and the Switch House, obliterating views to these buildings.	any specific proposal would accompany the future Detailed (Stage 2) State Significant Development Application if built form was proposed in Zone 1.
COS -13	<p>3.3.3 Zone 3</p> <p>The proposed envelope above the former Pump House could diminish views of the Pump House, and the Boiler House and its roofscape from Pier Street and Darling Harbour. There is no visual curtilage analysis to justify this envelope.</p>	As detailed in the Submissions and Amendment Report, the Amended Building Envelope (Appendix C) for Zone 3 has been reduced in height to be generally consistent with the street level of Pier Street in order to ensure that views towards the Pump House are preserved.
COS -14	<p>3.3.4 Former Post Office</p> <p>The proposed envelope above the Post Office also requires clarification in light of previous comments. The open space associated with the existing post office buildings should be considered as significant as the buildings and should remain as part of the visual curtilage of the site. It is further noted that the draft Conservation Management Plan (CMP) states there is an opportunity to re-establish the visual connections between the smaller scale, former Ultimo Post Office and the larger scale Power House buildings</p>	As noted in the Submissions and Amendment Report, the Amended Building Envelopes (Appendix C) above the Former Ultimo Post Office has been amended to reflect that no new buildings are proposed in this zone.
COS -15	<p>3.4 Draft Conservation Management Plan</p> <p>The City offers the following comments regarding the draft CMP understanding that it is still draft and requires resolution.</p> <p>3.4.1 Legibility and structure of report</p> <p>It is recommended that the structure of the CMP should in accordance with that outlined in Article 6 of the Australian ICOMOS Burra Charter for establishing heritage significance and in the ICOMOS publication of JS Kerr's 'The Conservation Plan' 7th Edition. The CMP should identify the heritage significance of the place through a sequential process of investigation and analysis; historical documentary, physical, comparative and curtilage; examine the constraints and opportunities for the conservation of significance and management of the place; and provide clear policies to guide the future management of the place. Understanding that it had two different authors and two different times, the body of the report could be improved by being restructured in the following ways:</p> <ul style="list-style-type: none"> Part C should be included within the main body of the report to avoid the current fragmentation, and to support the conclusions made in the report Section 4.3 and 4.6 about the heritage significance of the Powerhouse Museum buildings. The reference to the individual descriptions as 'inventories' gives the inference that the site is made up of a number of smaller heritage items, rather than providing an understanding of the site as a totality. Sections 4.3 and 4.6 should be located after the comparative analysis and a curtilage analysis. <p>Further, there is a disjunct between pages that have undersized text (that should be twice the size), and pages such as the plans showing the gradings of</p>	<p>Article 6 of the Australian ICOMOS Burra Charter outlines a process for developing conservation management plans, however, it does not dictate or require such plans be within a prescribed structure.</p> <p>Similarly, JS Kerr's 'The Conservation Plan' 7th Edition also outlines a process for developing conservation management plans, it does not dictate or require such plans be within a prescribed structure.</p> <p>The process required to be followed in the development of a conservation management plan within the Burra Charter and 'The Conservation Plan' 7th Edition has been followed.</p> <p>In addition, the CMP has been developed in accordance with the most contemporary requirements published by the Heritage Council of NSW, including:</p> <ul style="list-style-type: none"> Heritage Council of NSW – Statement of Best Practice for Conservation Management Plans (May 2021) Heritage Council of NSW – Guidance on Developing a Conservation Management Plan (May 2021) Heritage Council of NSW – Conservation Management Plan Consultant Model Brief (May 2021) <p>In response to the points:</p> <ul style="list-style-type: none"> The requirement to include 'Part C' within the 'main body' (Part A) of the report is not considered a necessary amendment. The NSW Heritage Council's <i>Best Practice for Conservation Management Plans</i> requires a CMP to be 'presented with a clear understanding of the audience/s for and users of the plan, with information

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	<p>significance that are oversized and are not legible. The latter should be half the size at least.</p> <p>The CMP authors should also include an appropriate level of architectural expertise. This is not apparent and limits the analysis of the buildings, leading to an over reliance upon one previous assessment by an architect who downgrades the significance of the Wran building and associated adaptive reuse.</p>	<p>targeted to meet their needs.' It is considered that the current structure will support the ongoing management of heritage assets as required by the Museum of Applied Arts and Sciences.</p> <ul style="list-style-type: none"> The structure has been amended to include sections 'State of Heritage Significance and 'Gradings of Significant Components' after 'Heritage Curtilage and 'Comparative Analysis.' <p>The CMP has been authored by appropriately qualified heritage experts, with the requisite skills and expertise as required by the <i>Guidance on Developing a Conservation Management Plan</i>, Heritage Council NSW 2021.</p> <p>Further the research undertaken to inform the CMP is extensive as evidenced by the References contained within Part D.</p>
<p>COS -16</p>	<p>3.4.2 Historical overview and timeline</p> <p>This section is not a comprehensive historical analysis and fails to adequately inform the assessment of significance. The historical sections of Part C need to be included in this section. The archaeological assessments should be in a separate section. Inadequacies in this section of the report also lack the following:</p> <ul style="list-style-type: none"> Include early drawings of the original buildings. Provide detail as to how the site functioned as a power generation complex in its totality, supported by photographic evidence of the vast array of industrial components from the larger such as coal hoppers, to the finer switchgear and marble switchboards. Include 1980-1988 drawings of the Wran building and of the adaptive reuse of all the Powerhouse heritage buildings produced by Lionel Glendenning's team at the Government Architect. There is only one drawing from that period (Figure 2.31) being the south elevation. A comprehensive representative collection of plans, sections, elevations and detail drawings should be included. Additional drawings should be put into an Appendix. Include photographic surveys from the late 1970s through to 1988 of all the Powerhouse buildings taken by Lionel Glendenning's team at the GANSW. There is inadequate detail of the Government Architect Powerhouse project which encompassed more than a decade of work by a large team of architects, engineers and consultants. The project represents a significant milestone in architectural history in Australia. The project also utilised technological innovations and it was also the first project managed job undertaken by GANSW. The jury's report and citation for the RAIA Sulman Medal awarded 1988 should be included to demonstrate the attributes of the project and the high regard held by the architectural community. An oral history should be provided in another section to highlight the significance of the project. 	<ul style="list-style-type: none"> Early drawings of original buildings are contained throughout sections 7-17. This is adequately addressed in section 2.2.2 and supported by further details on individual components within sections 7-17. Inclusion of a photographic survey is not considered necessary for the ongoing management of the heritage components of the Powerhouse site. Photographic survey would be undertaken prior to the commencement of any construction/demolition and it is expected that this would be a condition of any future Detailed (Stage 2) State Significant Development Consent. The 'Powerhouse project' is not the subject of the heritage listing (state or local) for the Powerhouse site. The role of the Conservation Management Plan is to guide the management of heritage within the site and is not intended to be an archival recording of various developments over time. It is recognised that the development of the museum was the recipient of the RAIA Sulman Medal, however this is an architectural recognition by a non-government body that does not have any legislative status nor does it equate to either a heritage listing or heritage significance. The Conservation Management Plan is not the document in which the recognition of architectural merit needs to be fully reproduced. Adequate references have been made should readers wish to conduct research that is beyond the scope of the CMP. A CMP is not the appropriate document in which to require oral history projects to be undertaken. The updated Heritage Impact Statement at Appendix G of this Submissions and Amendment report includes a recommendation to undertake an oral history project.

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COS -17	<p>3.4.3 Physical analysis</p> <p>The physical analysis is insufficiently comprehensive and inadequate to inform the assessment of significance. The physical analysis considers the buildings in isolation, fragmenting what is one complex into elements rather than understanding the Powerhouse as an integral complex described by the original Powerhouse architect, as being 'like a town', or townscape. Referring to the individual descriptions as 'inventories' gives the inference that the site is made up of a number of smaller heritage items, rather than a whole. The analysis frequently describes elements as being remnant rather than incomplete to downgrade significance. For instance, much of the gantries are near complete, not remnant. The physical analysis in Part C should be integrated into Section 3 of the report to give a comprehensive understanding of the building as a whole and the sequences and interrelationships between spaces.</p> <p>Additionally, the physical descriptions of each building lack an architectural understanding, are insufficient and lack a comprehensive description of the structural components and materiality of the building, and any changes that have occurred. The term 'utilitarian in style' is not understood. Historic architectural styles and references may be adapted to simpler forms for a building that has a utilitarian function.</p>	<p>The physical analysis is considered sufficient and accords with contemporary assessments that have been undertaken by the NSW Heritage Council in the recent listing of part of the Powerhouse site.</p> <p>Architectural Projects completed a conservation management plan in 2003. The revised CMP provides an update to the 2003 document, particularly reflective of the changes that have occurred since 2003, to both the Powerhouse site and to NSW heritage and planning legislation, whilst ensuring that the principles for the management of the site's heritage values, built heritage assets, and overall heritage significance, remain applicable and practical for another 5-10 years.</p> <p>The revised CMP includes a detailed analysis of the potential for archaeological resources associated with the Aboriginal and non-Aboriginal occupation of the site. It is considered that this physical layering of evidence should also guide future constraints and opportunities. Similarly, the work undertaken for this revised CMP identified previously excluded items such as the heritage listed Water Manifold which is currently still in use and is a significant component of the heritage value of the site.</p>
COS -18	<p>3.4.4 Assessment of heritage significance</p> <p>The following comments and recommendations regarding the assessment of heritage significance in the draft CMP are provided below:</p> <ul style="list-style-type: none"> Section 4.8 Comparative Analysis fails to point out that the Powerhouse Museum adaptive reuse project was at the time the largest adaptive reuse of an industrial site in Australia. The first major adaptive reuse in Sydney being the adaptation of the Belmore Markets by the Sydney Council Architect R H Broderick in the 1920s should be included in this section. A greater number of comparative international examples should also be included. Local examples should include the adaptation of the former Sydney markets into the Queen Victoria retail complex that occurred simultaneously with the Powerhouse project. Section 4.3 Statement of Significance is out of order and should be informed by the comparative and curtilage analysis. Sections 4.3 and 4.6 should be located after the comparative analysis and a curtilage analysis. The assessment of significance in Part C should be incorporated into Part 4. Section 4.4 Heritage curtilage and Section 4.5 do not comprise a sufficient curtilage analysis. Sections 4.6 Gradings of significance – The plans representing the gradings in Part C should be consolidated into Part 4.6, as one single detailed plan of the site. The plans in Part C are too large to be legible. At present the plans in part C are too fragmented to be readily located. The grading of significance should 	<ul style="list-style-type: none"> Further comparative examples have been included in the revised Conservation Management Plan. Section 4.3- The structure has been amended to include sections 'State of Heritage Significance and 'Gradings of Significant Components' after 'Heritage Curtilage and 'Comparative Analysis.' Section 4.4 accords with contemporary assessments regarding curtilage that have been undertaken by the NSW Heritage Council in the recent listing of part of the Powerhouse site. Section 4.6- The requirement to include 'Part C' within the 'main body' (Part A) of the report is not considered a necessary amendment. The NSW Heritage Council's <i>Best Practice for Conservation Management Plans</i> requires a CMP to be 'presented with a clear understanding of the audience/s for and users of the plan, with information targeted to meet their needs.' It is considered that the current structure will support the ongoing management of heritage assets as required by the Museum of Applied Arts and Sciences. <p>Gradings of significance have been prepared in accordance with the latest NSW Heritage Guidelines for Conservation Management Plans https://www.heritage.nsw.gov.au/protecting-our-heritage/conservation-management-plans/</p>

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	<p>evaluate the buildings in 3 dimensions, represented in sections and elevations of the buildings to pick up elevation detail, roof forms, internal structural elements, fabric and components such as gantries. The roof plans should identify all the distinctive roof forms such as lanterns and chimneys.</p> <ul style="list-style-type: none"> Section 4.3 statement of significance (page 62) notes 'The Ultimo Powerhouse buildings are of State significance as a landmark group of buildings which relate closely to the visual and architectural industrial context of the area.' The statement of significance should more closely consider all elements within the precinct. The Statement of significance undervalues the Wran building and its relationships with the heritage buildings and courtyards. The last paragraph of Section 4.3 recognises 'museological and archaeological' significance of the site as well as the landmark qualities of the buildings and their relationships 'to the visual and architectural industrial context of the area.' The statement also recognises that the museum represents the 'radical and exhilarating new approach to museum making' [of the 1980s]. However, there is no mention in the statement of significance as to whether the Wran addition has significance or otherwise. The statement includes only a minor reference to the adaptive reuse project, yet this is one of the most significant aspects of its significance, being the first major adaptive reuse of a large industrial complex into a cultural museum in Australia and for which it was awarded the RAI A Sulman Medal for architectural excellence in public and commercial buildings presented by the Royal Australian Institute of Architects (NSW Chapter). 	<p>Overarching gradings of significance for each of the buildings within the precinct is represented in figure 4.30. Further details regarding significance including photographs, plans and detailed descriptions of components and their levels of significance is provided for each building (sections 7-17).</p> <p>Gradings of significance are not required to be represented by 3D sections, elevations and reflected ceiling plans, rather the guidelines require 'appropriate plans and images used to present information in a clear and simple way.' It is considered that the updated Conservation Management Plan contained at Appendix E of this Submissions and Amendment Report meets the requirement for providing an appropriate level of detail in accordance with the relevant guidelines.</p> <ul style="list-style-type: none"> Section 4.3 and the Statement of Significance accords with contemporary assessments that have been undertaken by the NSW Heritage Council in the recent listing of part of the Powerhouse site. <p>The assessments of significance including the summary statement of significance has been prepared in accordance with Assessing Heritage Significance Guidelines (Heritage NSW and The Burra Charter). It also draws upon the Statement of Significance for the NSW State Heritage Register Listings for:</p> <ul style="list-style-type: none"> Ultimo Power House (SHR 02045/LEP) 63 Ultimo Post Office (SHR 00502/LEP I2030) 63 Water Cooling System and Manifold 63 Goods Line (Darling Harbour Rail Corridor) LEP listing for the Power House was also considered. <p>It is not appropriate for this significance to be conferred on items that have been assessed as not having such significance.</p>
<p>COS -19</p>	<p>3.4.5 Heritage curtilage analysis</p> <p>The curtilage analysis is as follows:</p> <p><i>'The SHR curtilage of the former Ultimo Power House buildings has been assessed and gazetted recently (August 2020) (Figure 4.1) and is considered appropriate with no current recommendations for revision. Despite its prominent corner position, the Post Office building is cut off from the wider site both visually and physically. Visually, the Wran Building blocks the connection of the Ultimo Post Office to the original Power House buildings, dominating the landscape around the Post Office, impacting its readability and presence on site. While a more appropriate curtilage to the Ultimo Post Office (Figure 4.2) would be an</i></p>	<p>Section 4.4 of the CMP outlines the State Heritage Register curtilage in accordance with the listing. As the listing was subject to assessment and gazetted recently (August 2020) it is considered valid and a contemporary reflection of the heritage values of the site.</p> <p>It is not the role of a CMP to confer significance to other buildings/ items, and in this case, particularly given the recent 2020 determination of the NSW Heritage Council in this regard.</p>

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	<p><i>extended curtilage to better reflect the historical connections between the Post Office and Power House buildings, this is not physically possible due to the dominating presence of the Wran Building in the intervening space between the two SHR listings.'</i></p> <p>Despite being identified as being of high significance in the overarching assessment of individual components there is no weighing up of expanding the listed curtilage to include the remnant extant fabric of the former boiler house (walls) or chimney stack (base). Similarly, there is no discussion about expanding the curtilage to include the Harwood Building, which is identified as being of high significance in the overarching assessment of individual components or to the Wran building and forecourt which are as much a part of the Museum complex as the buildings currently identified in the Stage Heritage Register heritage listing.</p> <p>The curtilage analysis would be best reconsidered once the significance of all the elements within the precinct are reconciled within the body of the main document and one single assessment of each element be considered.</p>	
<p>COS -20</p>	<p>3.4.6 Comments on constraints and opportunities and policies to be completed</p> <p>It is noted that the design principles prepared by Design 5 based on conversations with Lionel Glendenning and Richard Johnson are contained within Appendix E of the submitted Draft CMP. These Design principles are currently obscurely located into an Appendix of the CMP. These could be a separate document in their own right so that they have greater status in informing the Design Competition.</p> <p>For whatever reason, the conclusion the submitted draft CMP is insufficient in respect of its historical, physical and comparative investigation of evidence and analysis of evidence. As a consequence of these inadequacies, the statement of significance and the gradings of significance of individual spaces and components generally undervalues the heritage item.</p>	<p>Section 15.1 of the CMP is informed by research undertaken by Design 5 and discusses Lionel Glendenning's Design Principles which are included in full as an Appendix E.</p> <p>Entrants to the Design Competition will be required to comply with the entirety of the Stage 1 SSSA (including the Submissions and Amendment Report).</p> <p>The comment regarding the conclusion within the CMP is not supported. It is considered that the CMP has been developed adequately in regard to guidelines published by the NSW Heritage Council.</p>
<p>COS -21</p>	<p>3.5 Statement of Heritage Impact</p> <p>The City has reviewed the submitted Statement of Heritage Impact and note that the recommendations could be improved as follows:</p> <ul style="list-style-type: none"> • The design excellence competition and Stage 2 detailed design should consider the historical references outlined in the Design Principle entitled Origins: Historical References, and not only the suggested Aboriginal and Torres Strait Islander connections to the site and continuing practice. • The integrity of the significant historic built forms comprising massive masonry elements capped by an array of roof lantern forms and chimneys, the significant interior spatial volumes, the iron and timber structures and the remaining (not remnant as suggested in the SHI) industrial elements of the Engine Room, 	<p>Entrants to the Design Competition will be required to comply with the entirety of the Stage 1 SSSA (including the Submissions and Amendment Report).</p> <ul style="list-style-type: none"> • The design competition will require entrants to respect all aspects of heritage within and surrounding the site. • The updated Statement of Heritage Impact clearly outlines the requirements in respect of state and locally listed heritage items within the site that need to be addressed within the design that would be subject to the Stage 2 SSSA. • Noted, this is considered to be adequately addressed within the updated Statement of Heritage Impact, the updated CMP as well as the revised Urban Design Guidelines that will guide the design of the precinct through the design competition.

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	<p>Turbine Hall and Boiler House and Harwood buildings should be retained, conserved and their interpretation enhanced through Stage 2 design. Similar reference should be made to the Switch House.</p> <ul style="list-style-type: none"> The detailed design stage should have close regard to the gradings of significance of all fabric elements and spaces. The external forms and interior spatial volumes should remain fully visible and appreciable. No additional structural loads should be imposed upon significant heritage fabric. Detailed design for adaptive reuse of heritage items should make use of design elements and techniques that are lightweight, fully reversible, should not obscure heritage fabric and spatial elements and commensurate with the heritage character and style of the heritage item. 	<ul style="list-style-type: none"> The building envelope has been revised to remove the potential for structure over heritage items. Noted- this is considered to be adequately addressed within the updated Statement of Heritage Impact.
<p>COS -22</p>	<p>3.6 Reference design</p> <p>Although not forming part of any future consent granted in this application, the City raises issue with the lack of detail provided in the submitted reference design. The reference design could better respond to the Secretary's Environmental Assessment Requirements including Visual Analysis and visual impact assessment to provide explanation and illustration of the future built form including a detailed context analysis of the Power House museum buildings, their setting and views.</p> <p>It should also be noted that The City of Sydney heritage listing of the Powerhouse Museum applies to the whole of Lot 1, DP 631345. This lot should be shown on the Reference Design drawings to demonstrate that the proposed reference design extends over the City of Sydney heritage listed site. The City of Sydney heritage listing includes the original 1890s buildings on the site (the Turbine Hall, Engine House, Boiler House, North Annex and Switch House) the local listing as well as the following:</p> <ul style="list-style-type: none"> A section of the Harris Street forecourt being the parcel of land extending from Harris Street to the Switch House, and the parcel of land extending to Macarthur Street along the entire length of the Switch House The northeast courtyard and associated Goods Line rail tracks; The parcel of land to the northwest of the Boiler House extending to Pier Street and including the Pump House. <p>Insufficient justification has been provided for proposing a footprint extending over part of the heritage listed lot 1, DP631345, and the reduction in the legal and visual curtilage of the heritage listed buildings.</p> <p>Although the Powerhouse buildings, historically, did not have a frontage to Harris Street, today the existing urban arrangement and the visual relationship between the Switch House (of exceptional heritage significance), and the dramatic southeast elevation of the Wran Building (identified in the draft CMP as being of</p>	<p>As set out in the Environmental Impact Statement, the 'Reference Scheme' does not form part of development for which consent is sought under the Concept State Significant Development Application, and has been provided for information and preliminary assessment purposes only. Detailed assessment of specific architectural design is best undertaken at the Detailed (Stage 2) State Significant Development Application stage and it is expected that future environmental assessment requirements will require detailed assessment of visual impacts associated with that proposal.</p> <p>The updated Urban Design Guidelines (Appendix D) include principles to ensure that new building design allows suitable opportunities to appreciate the Switch House western façade.</p> <p>As per the clarifications set out in the Submissions and Amendment Report and Amended Building Envelopes (Appendix C), the extent of building envelopes have been amended to clarify that no new buildings are proposed above the existing State Heritage Items (with the exception of the Switch House where an existing modern rooftop addition exists).</p>

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	<p>high heritage significance), are positive and established in the streetscape as being part of the Powerhouse Museum.</p> <p>Overall, a building of the extent proposed in the reference design could have a negative impact upon the heritage significance of the Powerhouse Museum, including its setting and views if the considerations in this submission are not considered and responded to.</p>	
<p>COS -23</p>	<p>4. Public Domain</p> <p>On the other hand, the Powerhouse Renewal project is a welcomed opportunity to provide upgrades to the public domain in Ultimo as part of the works associated with this project. The proposal outlined is supported in principle from a public domain perspective, subject to further refinement. The site, denoted by the zone of influence, is fronted by a number of streets and connections to public transport. These streets have a range of character that need to be retained and improved upon.</p> <p>A review of the submitted reference drawings shows several potential changes to the public domain including new street tree plantings, modified roadway access and increase site access. One aspect to note in the reference design is the new access to the site under Pier Street. Pier Street is a significant connecting route to the CBD, under the control of TNSW and would generally not be considered as a significant connection for pedestrians and cyclists.</p> <p>The proposed upgrade to the connection to the Exhibition Centre Light Rail stop could open up access for pedestrians from a new point and is generally supported. The proposed planting underneath the roadway bridge, a combination of raised and at grade walkways however, would require additional refinement to address maintenance and security concerns for what would be a dead ended route that is closed out of hours. This would include a need for pedestrian lighting, and the risk of street sleeping in back of house areas out of hours.</p>	<p>Noted.</p> <p>The 'Reference Scheme' does not form part of development for which consent is sought under the Concept State Significant Development Application and has been provided for information and preliminary assessment purposes only.</p> <p>Noted, this will require further detailed consideration and assessment as part of the future Detailed (Stage 2) State Significant Development Application.</p>
<p>COS -24</p>	<p>5. Transport and access</p> <p>The submitted reference design orients the building entrance to The Goods Line is supported but not at the expense of an appropriate frontage and entrance on Harris Street. Although not contained within the development boundary, the use of the Goods Line for visitors is likely to increase and necessary improvements to the Goods Line should be investigated further. This includes an investigation into the current use of the Goods Line for pedestrians and cyclists and any improvements that would be required to the existing infrastructure to be able to support an increased pedestrian use due to the proposed renewal works. The City stresses that good quality pedestrian connections need to be incorporated early in the design process and not "following occupation" as suggested in the submitted EIS.</p>	<p>Refer to Appendix J- Addendum Transport Report to the Submissions and Amendment Report.</p>

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	<p>It is noted that the reference design also provides bicycle parking within the forecourt areas around the site however, it is unclear where a complete and compliant number of bicycle spaces are and where end of trip facilities would be located for staff use. Any future Design Excellence Strategy and detailed design must ensure that staff and visitor bicycle parking and associated end of trip facilities are provided in accordance with the requirements of the Sydney Development Control Plan 2012.</p>	
<p>COS -25</p>	<p>6.Landscaping</p> <p>The design report and principles are very loose and allow for flexible outcomes in Zone 1 recommending provision of either a building or a renewed publicly accessible open space area that connects with the Goods Line. From a landscape perspective, a public asset of this scale on the edge of central Sydney should provide and contribute well designed public spaces and opportunities for visitors and staff to recreate, meet and gather outside of the building in well designed spaces with natural shade.</p> <p>The proposed envelopes currently are not supported as the reference scheme relies on street trees and pits canopy and deep soil calculations. These assets fall outside of the site boundary and a reliance on "the zone of influence" for deep soil and canopy is not supported. Any future development is to at a minimum provide 10% unimpeded deep soil and 15% urban canopy controls within the site boundary in perpetuity. Alternatively, any future design must encourage the greening of the site through other methods such as the provision of green roofs and should be addressed in any Design Excellence Strategy and future competitive design process.</p>	<p>The project will result in an increase of deep soil planting within the site. A minimum 10% of site area as deep soil planting is not considered feasible or appropriate for this project as:</p> <ul style="list-style-type: none"> • Deep soil planting currently only comprises 0.18% of the site. • The site is in an inner-city location and has a primary function as a museum which requires trafficable public domain in addition to built form. • The Sydney DCP 2012 does not apply to this State Significant Development • Museum spaces require large building footprints. • Public domain to support the museum requires adequate space for a range of activities including outdoor events and queuing. <p>A minimum 5% deep soil requirement has been included in the revised Urban Design Guidelines at Appendix D of this Submissions and Amendment Report.</p>
<p>COS -26</p>	<p>7. Tree Management</p> <p>The application has been accompanied by a preliminary Arboricultural Assessment that assesses the existing trees within and surrounding the site. The report assesses trees that are proposed to be removed and those that are proposed for retention. The City regards tree number 16 identified as being of low retention value to removed as acceptable. The report also identifies trees 18, 19, 20, 21 and 22 as trees of medium retention value and recommends that they be considered for retention and to be incorporated into the design. The proposal seeks the removal of these trees and is not supported by the City. All trees identified as being of medium retention value should be incorporated into the future design and any future consent granted and supporting Design Excellence Strategy and Competition brief should address this.</p> <p>In regard to canopy cover, the submitted reference landscape plans do not appear to allow the site to achieve the minimum 15% canopy cover within 10 years of development completion. Whilst there may be not enough suitable areas for the planting of trees, to achieve the required 15% canopy cover, there may be</p>	<p>There are no works associated with this Stage 1 SSSA and as such no approval is being sought for removal or retention of specific trees.</p> <p>It is expected that the requirement for minimum 5% deep soil planting will assist to increase tree canopy cover of the site compared to the existing landscape.</p> <p>The increased proportion of deep soil together with a requirement for consideration of green roofs (refer to revised Urban Design Guidelines at Appendix D of this Submissions and Amendment Report) will ensure mitigation of the urban heat island effect and ensure appropriate levels of comfort on the site.</p> <p>A revised indicative planting schedule, including expected planting densities and size at maturity is included within the revised Urban Design Guidelines at Appendix D of this Submissions and Amendment Report.</p> <p>It is noted that this Concept Proposal is not seeking approval for either species type, location or planting density as this will be subject to the Stage 2 SSSA. The parameters for deep soil planting and consideration of green roofs will guide the designs as part of the design competition.</p>

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	opportunity for the installation green roofs to help contribute to the greening of the site.	
COS -27	<p>8. Public Art</p> <p>To support the project objectives to revitalise the Powerhouse Museum, and to support the project design principles to support First Nations engagement and implement the Connecting with Country framework principles, it is recommended that the Powerhouse Museum commission a suitably qualified public art curator to prepare a Public Art Strategy to form part of the Design Excellence process, to ensure that artworks are well integrated into the site and development process.</p> <p>The Public Art Strategy should include:</p> <ul style="list-style-type: none"> • an analysis of the precinct and any studies pertinent to the public art objectives of the project; a commitment to a public art process including preparation of a Preliminary Public Art Plan, Detailed Public Art Plan and Final Public Art Report as outlined in the City of Sydney's Interim Guidelines for Public Art in Private Development; • opportunities for Aboriginal and Torres Strait Islander artists to respond to all public art opportunities including artworks that respond to historical and contemporary Aboriginal stories associated with the site and surrounding precinct; • a methodology for the selection and commissioning of artists and an estimated budget and program for the inclusion of artists; and • evidence of consultation with the City of Sydney public art unit and City of Sydney Public Art Advisory Panel and address any recommendations made by the Panel. 	A Preliminary Public Art Strategy is included at Appendix Q to this Submissions and Amendment Report.
COS -28	<p>9. Digital Model</p> <p>The City's modelling team have reviewed the submitted model against the drawings accompanying the EIS and have found some discrepancies. Please refer to Attachment B for a comparative analysis of the submitted drawings and model for the proponents review and action.</p>	An updated will be provided to Council.

1.3 Transport for NSW

No.	Extract	Comment
TFNSW- 1	<p>Protection of Inner West Light Rail Infrastructure and Operation</p> <p>It is advised that:</p> <ul style="list-style-type: none"> • Inner West Light Rail operation and assets need to be protected during the construction and operation of the proposed development; and 	No objections are raised to these recommendations being required as a future environmental assessment requirement to be satisfied during the preparation of the Detailed (Stage 2) State Significant Development Application.

No.	Extract	Comment
	<ul style="list-style-type: none"> · TfNSW would be pleased to further discuss opportunities to better integrate pedestrian connection to the nearby light rail stop. <p>Recommendation</p> <p>It is requested that the applicant be conditioned to:</p> <ul style="list-style-type: none"> · Consult with TfNSW and the Sydney Light Rail Operator during the preparation of the Stage 2 development application; and · Prepare the documentation as part of Stage 2 development application to identify existing transport infrastructure (Light Rail) adjacent to the site and any possible impacts of the following and propose mitigation measures for the identified impacts: <ul style="list-style-type: none"> o The construction and operation of the proposed development on this infrastructure; and o The operation of the Light Rail on the proposed development. <p>Freight and Servicing</p>	
TFNSW-2	<p>Freight and Servicing</p> <p>Recommendation:</p> <p>Prior to the issue of any completion certificate, a Freight and Servicing Management Plan should be prepared in consultation with TfNSW (development.sco@transport.nsw.gov.au). This plan shall ensure that any potential traffic and safety impacts associated with the loading dock operation are mitigated. The Applicant should submit a copy of the final plan to TfNSW for endorsement. The Plan needs to specify, but not be limited to, the following:</p> <ul style="list-style-type: none"> · Details of the development's loading and servicing profile, including the forecast loading and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay; · Details of freight and servicing facilities that may be required either within the subject site or other sites in the immediate vicinity which adequately accommodate the forecast demand of the development so as to not rely on the kerbside restrictions to conduct the development's business; and · Details of measures to manage any potential traffic and safety impacts of the loading docks operation in particular potential queuing on public roads and potential conflicts between freight vehicles accessing the loading dock and transport users. 	<p>No objections are raised to these recommendations being required as a future environmental assessment requirement to be satisfied during the preparation of the Detailed (Stage 2) State Significant Development Application.</p>
TFNSW-3	<p>Green Travel Plan</p> <p>Recommendation:</p>	<p>No objections are raised to these recommendations being required as a future environmental assessment requirement to be satisfied during the preparation of the Detailed (Stage 2) State Significant Development Application.</p>

No.	Extract	Comment
	<p>Prior to the issue of a completion Certificate, the proponent shall prepare a Green Travel Plan (GTP) in consultation with TfNSW (development.sco@transport.nsw.gov.au) for consideration that:</p> <ul style="list-style-type: none"> • Identify and determine a course for the delivery of mode share targets and strategies that encourage the use of sustainable transport options that reduce the dependence on and proportion of single occupant car journeys to the site, based on empirical data. • Be prepared by a suitably qualified transport or traffic consultant. • Include specific tools and actions to help achieve the objectives and mode share targets. • Include measures to promote and support the implementation of the plan. • Identification of a responsible party (or Committee) for the ongoing implementation of the GTP. • Confirmation of extent and nature of end of trip facilities and bike parking and how they will be promoted to staff, residents and visitors. • Consideration of car parking management strategies that may be required to encourage sustainable transport use / mode share targets. • • Include a draft Transport Access Guide (TAG) to provide information to staff, residents and visitors about the range of travel modes, access arrangements and supporting facilities that service the site. • Bicycle parking and any End of Trip (EoT) shall be monitored to ensure sufficient supply to encourage active transport both to/from the site, for employees as well as visitors. The bicycle parking should be located at the development site at convenient locations, be safe, secured and under cover. Further guidance on bicycle parking and end of trip facilities can be found in the TfNSW Cycleway Design Toolkit December 2020. • Identification of a communications strategy for conveying GTP information to staff, residents and visitors, including for the TAG • Visitor travel surveys should be undertaken annually and it is recommended that a sample travel survey be included as an appendix in the GTP. The survey should include questions to obtain employee and visitor residential postcodes to identify the actual employee travel origin and destination patterns, to inform strategies that help to reduce car parking demand for employees and visitors to get to and from the site. The Travel Survey should also be promoting any initiatives or strategies that encourage sustainable transport routes. 	
TFNSW-4	<p>Charter Buses and On Street Parking</p> <p>An assessment should be undertaken to determine the quantum of charter bus parking required to adequately support the forecast demand of the development and whether this parking demand can be accommodated on Harris Street or alternative options investigated. The assessment should consider school groups and simultaneous visiting groups from multiple schools.</p>	Refer to Appendix J- Addendum Transport Report to the Submissions and Amendment Report.

No.	Extract	Comment
	<p>In addition, consideration should be given to the provision of bus shelters (or adequate alternative weather protection e.g. awnings) on Harris St for public and charter buses. If adopted, TfNSW is willing to work collaboratively with Create NSW, DPE and Council on development/design for bus shelter options.</p>	<p>Refer to Appendix J- Addendum Transport Report to the Submissions and Amendment Report.</p>
<p>TFNSW-5</p>	<p>Pedestrian Connections</p> <p>The reference design provided in the Landscape Plans identifies two opportunities for pedestrian connections to the Exhibition Centre Light Rail Stop:</p> <ul style="list-style-type: none"> • A pedestrian connection under Pier Street into the northern façade of the Powerhouse site; and • A pedestrian connection alongside Boiler House, connecting the Goods Line to Pymont Street as per the Pymont Peninsula Place Strategy. <p>It is unclear if the pedestrian connection alongside Boiler House is proposed to be located within the light rail corridor.</p> <p>TfNSW supports the provision of new pedestrian connections to the Exhibition Centre Light Rail Stop, however any facilitation of a pedestrian connection with the light rail corridor should be undertaken in consultation with TfNSW.</p> <p>TfNSW is willing to work collaboratively with Create NSW, DPE and Council on development/design of pedestrian connections.</p>	<p>Refer to Appendix J- Addendum Transport Report to the Submissions and Amendment Report.</p>
<p>TFNSW-6</p>	<p>Mode Share</p> <p>The nature of the development would cater to visitors such as school groups and potentially simultaneous visitation from multiple schools that are likely to be transported in charter buses.</p> <p>Clarification should be sought on whether the travel surveys undertaken at the existing Powerhouse Museum had included school groups and simultaneous visiting groups from multiple schools. If the survey had not accounted for such scenarios, reasonable adjustments should be made to the forecasted demand.</p> <p>The forecast total travel demand of the proposed development should also be provided.</p>	<p>Refer to Appendix J- Addendum Transport Report to the Submissions and Amendment Report.</p>
<p>TFNSW-7</p>	<p>Implementation Strategy</p>	<p>Refer to Appendix J- Addendum Transport Report to the Submissions and Amendment Report.</p>

No.	Extract	Comment
	<p>Consideration should be given to adopting the preliminary GTP into a comprehensive Implementation Plan. The Implementation Plan should include all of the initiatives and incentives within the GTP, timing and completion dates to ensure the overall effectiveness of the GTP as an implementation strategy. Ideally each part of the Implementation Plan should be managed overall by a Travel Plan Coordinator/Steering Committee. The Strategy should:</p> <ul style="list-style-type: none"> • Include a strategy for the relevant tenant(s) to take over the ongoing responsibilities for the GTP, making it clear to the tenants that there are requirements to try and achieve sustainable transport mode shares for the site, as a condition of the development, for its lifecycle. • Identify the party or parties responsible for delivery and implementation of each element of the updated, including for its ongoing implementation, monitoring and review, for a period of at least 5 years post- operation. • Updated both on an annual basis, and when future transport services are upgraded. • Include current communication strategies and initiatives. 	
TFNSW-8	<p>Passenger Drop Off</p> <p>The Transport Assessment identifies that passenger drop-offs (i.e., taxi and uber etc) are forecast to increase as part of the proposed development however does not identify how they are proposed to be accommodated, including location/s.</p> <p>Further information should be provided on the type of facilities and locations for passenger drop-off, including the additional demand generated by the proposed development.</p>	Refer to Appendix J- Addendum Transport Report to the Submissions and Amendment Report.

1.4 Heritage NSW – Built Heritage

No.	Extract	Comment
BH-1	<p>The documentation clearly states due to the presence of significant heritage buildings, a maximum building envelope would not be achievable across the entire site. Therefore, it is unclear why consent is sought for a blanket maximum building height envelope across the entire site. It is recommended that the maximum building height envelope be restricted to areas where the new development is envisaged. This would ensure that the curtilage and forms of the state listed elements within the project site are best protected.</p>	<p>As detailed in the Submissions and Amendment Report and detailed in the Amended Building Envelope Drawings (Appendix C), for the purpose of clarity the building envelopes above the Heritage Core and Former Post Office State heritage items have been removed, with the exception of a reduced envelope above the Switch House in the location of the existing modern rooftop/mezzanine location. The purpose of this amendment is to make clear that no new buildings are proposed in these locations in order to protect the heritage values of these items, consistent with the Conservation Management Plan. In addition, the proposed maximum height in Zone 3 is proposed to be reduced to be generally consistent with the height of the roadway in Pier Street in order to retain views to the northern heritage façades.</p>

No.	Extract	Comment
BH-2	Any additional building height under the provisions of 4.6 clause variation requires further consideration. As mentioned above, it is desirable that any extension of the building height envelope above the extant state listed buildings be deleted to ensure that the buildings retain historic roof planes and forms, as an initial premise.	Refer to BH-1 in relation to building envelope/heights in respect of the State Heritage Items. The Clause 4.6 Variation Request relates only to those portions of the site where existing basement levels result in a potential difference in the way that building height is measured above existing ground level and does not seek to depart from the intent of the Sydney LEP building height development standard.
BH-3	It is understood that the current documentation and reference scheme has been developed to ensure that maximum flexibility is allowed during the design excellence stage of the project. It should, however, be emphasised that flexibility at the cost of potentially significant adverse impacts to the SHR listed buildings on site is undesirable and may not be supported at building design stage.	Noted. Refer to changes including the reduction in building envelopes referred to in BH-1 and the revised Urban Design Guidelines at Appendix D of this Submissions and Amendment Report.
BH-4	Any design intervention, particularly any new built forms or provision of new public domain areas should consider the significant heritage facades . The reference scheme diagrams indicate that built up areas would be aligned with and abut adjacent historic facades. It is considered that the reference scheme block diagrams located in the forecourts along Harris Street and Goods Line provides reasonable set backs to ensure that any development as part of the renewal project includes an appreciation of the significant heritage facades.	Revised Urban Design Guidelines are contained at Appendix D of this Submissions and Amendment Report. Any new built form abutting the heritage facades would be required to be designed in a manner that is sympathetic to the heritage fabric, maintaining visual porosity with limited physical intervention. The Guidelines provide examples of how this has been achieved successfully with other heritage buildings.
BH-5	It is recommended that a review of the documentation be undertaken to ensure that all building diagrams clearly reflect that the heritage facades along the Harris Street forecourt and the Goods Line public domain area are of particular importance and that any new development should be setback to ensure their clear legibility.	Revised Urban Design Guidelines are contained at Appendix D of this Submissions and Amendment Report. Any new built form abutting the heritage facades would be required to be designed in a manner that is sympathetic to the heritage fabric, maintaining visual porosity with limited physical intervention. The Guidelines provide examples of how this has been achieved successfully with other heritage buildings. In addition, the Guidelines require the design to balance the competing interests of creating new built form, whilst maintaining and enhancing views to the heritage facades.
BH-6	It is noted that the direct view from Harris Street to the heritage items was established as part of the 1980s museum redevelopment of the site. However, these views have played an integral role in the legibility of the site. It is therefore, recommended that the views to the historic core are retained from some aspects of Harris Street and play a role in any design response that is envisaged. Further, it is considered that any development located within this area would not have a <i>neutral visual impact on the heritage values of the site</i> . It is, therefore, recommended that any documentation submitted as part of the subsequent stages of approval, clearly assess the impact of any design iteration upon the heritage values of the site from this viewpoint.	Noted. The revised Urban Design Guidelines at Appendix D of the Submissions and Amendment report specifically require views to the state listed heritage buildings. The winning design competition entry will be the subject of the Stage 2 SSDA and will need to demonstrate how these views have been adequately addressed.
BH-7	The proposed renewal envisages the reorientation of the Museum from Harris Street to the former rail Goods Line. This is supported in principle; however, it is recommended that any new development within this eastern precinct, including new built or public domain works, be designed with enough setback and of a scale to ensure the legibility of the historic buildings, their historical uses and interconnections.	In addition to the responses regarding setbacks above, the relocation of the museum entry to the Goods Line Forecourt is not a mandated outcome, rather the Guidelines clearly require the design to address both dominant entry point to the museum/ precinct from Harris Street and the Goods Line.

No.	Extract	Comment
BH-8	The documentation indicates that the reorientation of the museum entrance would allow the introduction of a new public square along the Goods Line and Macarthur Street intersection. However, the reference scheme includes a multistory built-up area above this public square. It is considered that any development at this junction should have regard to the legibility of the existing buildings and their heritage values (as above). It is considered that the public domain areas envisaged as part of the renewal proposal retain clear open to sky spaces without the burden of built areas above.	As set out in the Environmental Impact Statement, the 'Reference Scheme' does not form part of development for which consent is sought under the Concept State Significant Development Application, and has been provided for information and preliminary assessment purposes only. The proposed Building Envelope does not specify a non-continuous vertical setback. Detailed assessment of specific architectural design would be undertaken at the Detailed (Stage 2) State Significant Development Application stage when consent is sought for a specific building design. The revised Urban Design Guidelines at Appendix D to this Submissions and Amendment Report include the requirement for public domain to retain clear open to sky spaces.
BH-9	The reference scheme envisages that the views at Harris Street and William Henry Street intersection and The Goods Line and Macarthur Street intersection public domains would result in the highest change with considerable impact. Simultaneously, these views also form an integral relationship between the current heritage presentation and the surrounding context . It is noted that the documentation rates the impact of the building envelope and reference scheme as low to moderate at these intersections. However, not enough evidence or supporting documentation has been provided to confirm this statement. Further information and assessment of impacts should be presented as part of any future applications to demonstrate how the impacts are being mitigated.	As noted in response to BH-8 above, consent is <u>not</u> sought for the Reference Scheme as part of the Concept State Significant Development Application.
BH-10	While the removal of later addition intrusive interiors from within the heritage buildings is generally considered acceptable, further details and assessment of impact should form part of any future development proposals. It is considered that only essential amendments and intervention be made within the listed SHR curtilage .	Noted. Detail of any physical works will be included in the future Detailed (Stage 2) State Significant Development Application, would be required to be consistent with the Conservation Management Plan, and would be the subject of detailed assessment in the form of a Statement of Heritage Impact.
BH-11	The draft conservation management plan has been considered as part of this application. This does not constitute an endorsement.	Noted.
BH-12	Improved heritage interpretation across the site, particularly Connections to Country, Aboriginal Cultural Heritage values, the history of the Powerhouse and its evolution is considered to be a positive heritage outcome and is supported.	Noted.
BH-13	As the site contains a local heritage item, and other local items are in the vicinity, advice should be sought from the relevant local council .	Noted, refer to Section 1.2.

1.5 Heritage NSW – Aboriginal Heritage

No.	Extract	Comment
ACH-1	The ACHAR provided is in draft and consultation with the registered Aboriginal parties (RAPs) on the draft ACHAR and recommendations has not been completed. This also means that the potential impact of the proposed works on Aboriginal cultural	A final ACHAR, including details of completed consultation is contained at Appendix N to this Submissions and Amendment Report.

No.	Extract	Comment
	<p>heritage values has not been completely considered. There may be Aboriginal cultural values that will be harmed that have not yet been identified.</p>	
ACH-2	<p>Appendix A (Aboriginal Consultation Log) of the ACHAR is blank and no copies of written correspondence with the RAPs have been included. There is insufficient evidence for us to determine whether the consultation process has been undertaken and documented in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW 2010) and therefore meets the SEARs.</p>	<p>A final ACHAR, including details of completed consultation is contained at Appendix N to this Submissions and Amendment Report. An unredacted version of the report has been forwarded separately to Heritage NSW.</p>
ACH-3	<p>It is assessed in the ACHAR that although no Aboriginal sites are registered within or directly adjacent to the study area, there is potential for intact archaeological deposits to be present below upper levels of disturbance. The potential for contact archaeology and burials (although considered low) to be present is also noted. It is concluded that the nature, extent and significance of ACH within the study area remains unknown and that further investigation is required to assess the impact of the proposed development on any ACH that may be present. We consider that this does not meet the SEARs because ACH values have not been identified and described, and the impacts for any ACH values have not been assessed.</p>	<p>The Concept Proposal (the subject of the Stage 1 SSDA) does not include any physical works, as such the impact of this proposal on any Aboriginal cultural heritage values on the site is nil. The SEARs requires the identification, description and assessment of any impacts on ACH. This has been completed in respect of the scope of the Stage 1 SSDA. Furthermore, it is not considered warranted to undertake further investigation at this stage (Stage 1) as:</p> <ul style="list-style-type: none"> • The site is highly disturbed due to development over time. • The site is currently operating as a museum and as such the areas that could accommodate test trenching are limited. • A large portion of the site (former Post Office and Heritage Core will not enable excavation (as these buildings will be retained) • Areas of disturbance for any building subject to the Stage 2 SSDA would include service trenching and piling (noting that almost the entire existing Harris Street forecourt is currently over-structure). • Piling and service trenching design has tolerance to be designed to avoid areas of archaeology. • Any test trenching to confirm the presence of archaeological deposits at this stage would be based on assumptions of where built form would be located and similarly where piling and/ or service trenching would be located. • It is considered that such test trenching would not accurately inform the design as it may be located in areas that would never be disturbed. • Further, such test trenching could result in disturbance of deposits leading to unnecessary irreversible physical impacts on any relics.
ACH-4	<p>We understand that it is proposed to deliver the new Creative Industries Precinct for Powerhouse Ultimo in stages. Stage 1, which is the subject of the current EIS, involves a Concept DA that establishes the planning, design and assessment framework for the Project. This includes establishing general functional parameters for future design, construction and operation, including the principles and strategies for the management of heritage.</p> <p>It is proposed that an architectural design competition will then take place in accordance with the planning and development framework established for the site under the Concept DA. The winning design will inform the subsequent detailed design and assessment phase (Stage 2) of the Project. Stage 2 involves a detailed DA</p>	<p>Noted.</p>

No.	Extract	Comment
	<p>confirming the ultimate architectural design and operation of Powerhouse Ultimo and assessing any associated impacts.</p> <p>It is recommended in the ACHAR that a secondary Stage 2 ACHAR is completed following finalisation of the concept designs and when ground disturbing impacts are known. It is proposed that the Stage 2 ACHAR will inform any future assessment requirements and/or Aboriginal archaeological test excavation.</p>	
ACH-5	<p>It is further proposed that an Archaeological Research Design and Methodology should be prepared following finalisation of Stage 2 Project concept designs to allow for test excavations in accordance with the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW ('the Code'). The program of Aboriginal archaeological excavation should be coordinated with the historical archaeological investigation works.</p> <p>We have concerns with this overall approach, primarily because the test excavations are being deferred until after finalisation of Stage 2 Project concept designs. We consider that full assessment, including test excavations and consultation with the RAPs, should be completed upfront in order to inform the Stage 1 Concept DA and concept designs. As it stands, the ACHAR provided with the EIS does not inform the functional parameters for future design, or the principles and strategies for the management of ACH because the ACH values have not been identified and assessed. We are concerned that if full assessment is not completed until after finalisation of Stage 2 Project concept designs it will be too late to effect changes to avoid impacts to any significant ACH values that may be identified. This may result in poor outcomes for ACH.</p> <p>In addition, the mitigation measures presented in the ACHAR include possible test excavation. Whilst we support test excavation being undertaken, we do not consider this to be mitigation of harm. The purpose of testing is to identify and assess ACH values to inform decision-making, identify conservation outcomes (where warranted) and develop appropriate mitigation measures (such as salvage excavation) where impacts are unavoidable.</p>	<p>In order to adequately determine the presence of archaeological deposits that could be disturbed based on the design that would be subject to the Stage 2 SSDA, the entirety of zones 1, 2 and 3 would need to be excavated. This is not practical or considered warranted as:</p> <ul style="list-style-type: none"> • The site is highly disturbed due to development over time. • The site is currently operating as a museum and as such the areas that could accommodate test trenching are limited. • A large portion of the site (former Post Office and Heritage Core will not enable excavation (as these buildings will be retained) • Areas of disturbance for any building subject to the Stage 2 SSDA would include service trenching and piling (noting that almost the entire existing Harris Street forecourt is currently over-structure). • Piling and service trenching design has tolerance to be designed to avoid areas of archaeology. • Any test trenching to confirm the presence of archaeological deposits at this stage would be based on assumptions of where built form would be located and similarly where piling and/ or service trenching would be located. • It is considered that such test trenching would not accurately inform the design as it may be located in areas that would never be disturbed. • Further, such test trenching could result in disturbance of deposits leading to unnecessary irreversible physical impacts on any relics.
ACH-6	<p>We also note that Aboriginal heritage interpretation is proposed as a mitigation to facilitate a long-term conservation outcome for ACH values within the proposed development. We support the development of an Aboriginal heritage interpretation strategy for the development in consultation with the RAPs; however, it is unclear how this would facilitate a long-term conservation outcome.</p>	<p>Noted, however the recommendation for Aboriginal heritage interpretation is not put forward as a mitigation to facilitate a long-term conservation outcome.</p>
ACH-7	<p>A final version of the ACHAR is required in order to satisfy the SEARs. All consultation with the RAPs should be completed, collated, and documented in the ACHAR, including any responses from the RAPs and how any RAP comments have been addressed.</p>	<p>A final ACHAR, including details of completed consultation is contained at Appendix N to this Submissions and Amendment Report.</p> <p>An unredacted version of the report has been forwarded separately to Heritage NSW.</p>
ACH-8	<p>We strongly recommend that further investigation, including test excavation, is completed upfront to inform the Stage 1 Concept DA. This will inform the functional</p>	<p>In order to adequately determine the presence of archaeological deposits that could be disturbed based on the design that would be subject to the Stage 2 SSDA, the</p>

No.	Extract	Comment
	<p>parameters for future design, and the principles and strategies for the management of ACH.</p>	<p>entirety of zones 1, 2 and 3 would need to be excavated. This is not practical or considered warranted as:</p> <ul style="list-style-type: none"> • The site is highly disturbed due to development over time • The site is currently operating as a museum and as such the areas that could accommodate test trenching are limited. • A large portion of the site (former Post Office and Heritage Core will not enable excavation (as these buildings will be retained) • Areas of disturbance for any building subject to the Stage 2 SSDA would include service trenching and piling (noting that almost the entire existing Harris Street forecourt is currently over-structure). • Piling and service trenching design has tolerance to be designed to avoid areas of archaeology. • Any test trenching to confirm the presence of archaeological deposits at this stage would be based on assumptions of where built form would be located and similarly where piling and/ or service trenching would be located. • It is considered that such test trenching would not accurately inform the design as it may be located in areas that would never be disturbed. • Further, such test trenching could result in disturbance of deposits leading to unnecessary irreversible physical impacts on any relics which favours a more targeted approach once the precise extent of proposed development is determined.
ACH-9	<p>The Code excavation methodology is not appropriate for potential contact archaeology, deep sand deposits, high water table, and/or a combined Aboriginal and historical archaeological excavation program. Any test excavations should be undertaken in accordance with a methodology that has been developed specifically for the site conditions and enables comparison of the results with those from other excavations in the area. It should be made clear in the methodology how the Aboriginal archaeological and historical archaeological testing programs will interact.</p>	<p>No objections are raised to these recommendations being required as a future environmental assessment requirement to be satisfied during the preparation of the Detailed (Stage 2) State Significant Development Application.</p>
ACH-10	<p>If further investigation, including test excavation, is deferred to a secondary Stage 2 ACHAR, after finalisation of Stage 2 Project concept designs, controls should be included in the designs that enable the avoidance and conservation of significant ACH values where identified through the assessment. The ACHAR should also include appropriate measures to manage and mitigate harm to any ACH values, including procedures to be followed in the event Aboriginal burials or skeletal material are uncovered.</p>	<p>No objections are raised to these recommendations being required as a future environmental assessment requirement to be satisfied during the preparation of the Detailed (Stage 2) State Significant Development Application.</p>

1.6 DPE Environment and Heritage Group

No.	Extract	Comment
EHG-1	EHG notes that a waiver for the requirement to prepare a biodiversity development assessment report was granted on 16 May 2022. EES has no further comments in relation to biodiversity.	Noted.
EHG-2	EHG notes that the Stage 1 Civil Report, dated May 2022, (the flood report) does not include a flood impact and risk assessment (FIRA) to support the Powerhouse Ultimo Renewal EIS. The flood report is limited to outlining existing flood behaviour in the vicinity of the site as identified by City of Sydney Council's Darling Harbour catchment flood study and Darling Harbour floodplain risk management plan.	A revised Stage 1 Civil Report is included at Appendix O of this Submissions and Amendment Report.
EHG-3	<p>The flood report does not address the Secretary's Environmental Assessment Requirements (SEARs) which states, 'Where applicable, assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required'. Accordingly, to adequately address the SEARs requirement, the EIS should be supported by an adequate FIRA to provide a sound understanding of flood behaviour for both existing and developed scenarios. This will enable decision making to be based on a comprehensive understanding of the flood hazard and risk to people and property for a full range of floods up to the PMF event.</p> <p>The FIRA should be prepared by suitably qualified flooding engineers and floodplain managers that specialise in flood risk management to ensure the assessment provides adequate information that can inform decision making in the Design Competition Stage and Stage 2 DA. The FIRA should address the following:</p> <ul style="list-style-type: none"> • the impacts of the proposed development on the flood behaviour and flood risk to the existing community • the impacts and risks of flooding on the development and its future users • how these impacts can be managed to minimise the growth in risk to the community due to the development • the emergency response issues and required management measures for the full range of flooding 	A revised Stage 1 Civil Report is included at Appendix O of this Submissions and Amendment Report.

1.7 NSW Environment Protection Authority

No.	Extract	Comment
EPA-1	The EPA advised in its response on the Draft Secretary's Environmental Assessment Requirements (SEARs) on the 17 December 2020 (our Ref. DOC21/1087431-3) that while	Noted.

No.	Extract	Comment
	<p>the development does not require an environment protection licence under the Protection of the Environmental Operations Act 1997 (POEO Act), the EPA will be the appropriate regulatory authority for matters under the POEO Act. The EPA had also advised that it had no further comment regarding this development and recommended further consultation with the City of Sydney Council.</p>	
EPA-2	<p>However, since our initial advice, the EPA has received the "Report on Preliminary Site Investigation (Contamination), Powerhouse Ultimo Renewal" (Douglas Partners, May 2022) which identified elevated concentrations of polycyclic aromatic hydrocarbons, total recoverable hydrocarbons, metals, and organochlorine pesticides which are above the assessment criteria in the National Environment Protection Council, National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013 (NEPC, 2013). The report also identified elevated concentrations of ammonia in groundwater in one onsite sample. The report further recommends that remediation or management of contamination will be required for site development and that the extent of remediation/ management will likely depend on the layout of future site uses as well as the results of additional investigation/s.</p>	<p>Noted, a Detailed Site Investigation (DSI) and, if required, Remedial Action Plan would be submitted with the Detailed (Stage 2) State Significant Development Application. Suitable future environmental assessment requirements can be included to this effect.</p>
EPA-3	<p>The EPA concurs with the consultant's recommendation that a detailed site investigation should be undertaken at the site and recommends the following consent conditions if the project is approved:</p> <ol style="list-style-type: none"> 1. A detailed site investigation (DSI) must be prepared to determine the nature and extent of soil and groundwater contamination at the proposed development site. The DSI must: <ul style="list-style-type: none"> • be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management scheme (CPSS CSAM); and • be prepared in accordance with Consultants Reporting on Contaminated Land: Contaminated Land Guidelines (EPA, 2020) and relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997. 2. If the findings of the DSI indicate that a Remedial Action Plan (RAP) is required to address the contamination to ensure the site is suitable for the proposed use, the Applicant must prepare a RAP and submit to the consent authority as part of the development application. The RAP must: <ul style="list-style-type: none"> • be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management scheme (CPSS CSAM); and • be prepared in accordance with Consultants Reporting on Contaminated Land: Contaminated Land Guidelines (EPA, 2020) and relevant guidelines made or 	<p>As per response to EPA-2.</p>

No.	Extract	Comment
	<p>approved by the EPA under section 105 of the Contaminated Land Management Act 1997.</p> <p>If a RAP is required, then prior to implementation of the RAP, an interim audit advice or a Section B Site Audit Statement prepared by an NSW EPA Accredited Site Auditor must be provided to the consent authority to certify the site can be made suitable for the proposed use if remediated according to the RAP.</p> <p>3. The Applicant must engage a NSW EPA accredited Site Auditor throughout the duration of the works to ensure that any work required in relation to soil and groundwater contamination is appropriately managed. If work is to be completed in stages, the Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice/s.</p> <p>4. The Applicant must obtain from an NSW EPA accredited Site Auditor a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a certified consultant. The Section A site audit statement certifying suitability of the land for the proposed use will be prepared and submitted as part of consent conditions.</p> <p>5. The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site so as to result in significant contamination [Note, that this would render the Applicant the 'person responsible' for the contamination under section 6(2) of Contaminated Land Management Act (CLM Act)].</p>	
EPA-4	<p>DPE should remind the Applicant of their obligations to notify the EPA under section 60 of the CLM Act for any contamination identified which meets the triggers in the Guidelines for the Duty to Report Contamination. Further information is available here: www.epa.nsw.gov.au/resources/clm/150164-report-land-contamination-guidelines.pdf</p> <p>The EPA recommends use of "certified consultants". Please note that the EPA's Contaminated Land Consultant Certification Policy (https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/clm/18520-contaminated-land-consultant-certification-policy.pdf?la=en&hash=D56233C4833022719BCE0F40F870C19DC273A1F7) supports the development and implementation of nationally consistent certification schemes in Australia, and encourages the use of certified consultants by the community and industry. Note, that the EPA requires all reports submitted to the EPA to comply with the requirements of the CLM Act to be prepared, or reviewed and approved, by a certified consultant.</p>	Noted.

1.8 Sydney Trains

No.	Extract	Comment
ST-1	<p>The Department is advised that TfNSW (Sydney Trains), via Instrument of Delegation from the Secretary of Transport and from TAHE (Transport Asset Holding Entity), has been delegated to act as the rail authority for the heavy rail corridor, electrical supply authority, and Agent on behalf of the Land Owner; and to process the review of this proposal.</p> <p>TfNSW (Sydney Trains) advises that the proposed concept application has been assessed in accordance with the relevant standards and requirements, and confirm that Sydney Trains have no comment on the proposed development associated with the above application.</p>	Noted.

1.9 Sydney Water

No.	Extract	Comment
SW-1	<p>Water Servicing</p> <ul style="list-style-type: none"> • Potable water servicing should be available via a DN150 CICL watermain (laid in 1968) on Harris Street. • Amplifications, adjustments, and/or minor extensions may be required. 	Noted, further details of proposed utility connections would be included in the Detailed (Stage 2) State Significant Development Application.
SW-2	<p>Wastewater Servicing</p> <ul style="list-style-type: none"> • Wastewater servicing should be available via a 812 x 1219 wastewater main (laid in 1881) within the property boundary. • Amplifications, adjustments, and/or minor extensions may be required. 	Noted, further details of proposed utility connections would be included in the Detailed (Stage 2) State Significant Development Application.
SW-3	<p>This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application.</p>	Noted, further details of proposed utility connections would be included in the Detailed (Stage 2) State Significant Development Application and the relevant approvals from Sydney Water would be sought at the appropriate time.

2.0 Organisations including community and special interest groups

The below table provides a high-level description of the matters raised in the submissions categorised as ‘organisations’ by DPE, and a summary of the response and references to where these issues have been covered in the detailed documentation as relevant.

Organisation	Summary of issues raised	Response	Reference to further information
Ultimo Village Voice	<ul style="list-style-type: none"> • Questions the exclusion of the Harwood Building from the Concept Proposal • Questions the lack of clarity regarding the future of the Wran Building. • Seeks clarification of proposed accommodation. • Opposes future development of the Harris Street forecourt and reorientation of the museum away from Harris Street. 	<ul style="list-style-type: none"> • The Harwood Building is located outside of the Concept Proposal site and is not the subject of this application. • Existing development on the site that is not subject to a statutory heritage listing, including the Wran Building, may be demolished in order to support development in accordance with the project objectives. • The extent and nature of accommodation would be confirmed in the future Detailed SSDA. Any accommodation would be ancillary to and in support of the typical education activities of the museum. • The revised Urban Design Guidelines confirm that the total quantum of publicly accessible open space within the site will be equalled or increased as a result of future development. The location of this open space will be determined having regard to a range of considerations including amenity, activation, public benefit and connection with surrounding public domain. A museum entrance and improved activation to Harris Street will be provided as part of any future development in accordance with the Urban Design Guidelines. 	<p>RTS Sections 3.0, 4.0 and 5.2</p> <p>Appendices D, E and G</p>
The Hunters Hill Trust	<ul style="list-style-type: none"> • Objects to the cost of the project. • Supports the retention of the 1988 additions due to their architectural and cultural merit and with regard to sustainability. • Objects to the removal of the Catalina and Locomotive 1 and risks posed to the Boulton and Watt Steam Engine. 	<ul style="list-style-type: none"> • Project expenditure is a matter for the NSW Government and is not relevant to the planning assessment process. • Existing development on the site that is not subject to a statutory heritage listing may be demolished in order to support development in accordance with the project objectives. • The large locomotives, including the Boulton and Watt steam engines, Locomotive No, 1 and Catalina Flying Boat, will remain at Powerhouse Ultimo. 	<p>RTS Sections 4.0 and 5.2</p> <p>Appendices E and G</p>
Powerhouse Museum Alliance	<ul style="list-style-type: none"> • Raises concerns regarding potential changes to the museum collection. • Objects to demolition of the Wran Building and other 1988 additions. • Opposes future development of the Harris Street forecourt. 	<ul style="list-style-type: none"> • The museum’s collection is not a planning matter. • Existing development on the site that is not subject to a statutory heritage listing may be altered or demolished in order to support development in accordance with the project objectives. 	<p>RTS Sections 3.0, 4.0 and 5.2</p> <p>Appendices D, E and G</p>

Organisation	Summary of issues raised	Response	Reference to further information
		<ul style="list-style-type: none"> The revised Urban Design Guidelines confirm that the total quantum of publicly accessible open space within the site will be equalled or increased as a result of future development. The location of this open space will be determined having regard to a range of considerations including amenity, activation, public benefit and connection with surrounding public domain. A museum entrance and improved activation to Harris Street will be provided as part of any future development in accordance with the Urban Design Guidelines. 	
Docomomo Australia	<ul style="list-style-type: none"> Requests significant amendments to the Conservation Management Plan. Disagrees with the level of significance ascribed in the Conservation Management Plan to the 1988 additions and the currently social significance of the museum and considers that these elements should be given higher ratings. Supports the retention of the 1988 additions due to their architectural and cultural merit. Raises concerns with aspects of the reference design prepared by John Wardle Architects. 	<ul style="list-style-type: none"> The Conservation Management Plan has been updated in accordance with the applicable guidelines for the preparation of this document. The CMP and HIS accords with contemporary assessments that have been undertaken by the NSW Heritage Council in the recent listing of part of the Powerhouse site. Existing development on the site that is not subject to a statutory heritage listing may be demolished in order to support development in accordance with the project objectives. Consent is not sought for the reference design, which was included for indicative purposes only with the EIS. 	RTS Sections 3.0, 4.0 and 5.2 Appendices D, E and G
Pyrmont Action Inc	<ul style="list-style-type: none"> Raises concerns regarding potential changes to the museum collection. Objects to the project cost. Supports the conservation of the former power station. States that the Wran Building should be retained in its current form. Opposes the extent and scale of the proposed building envelope. Opposes future development of the Harris Street forecourt and reorientation of the museum away from Harris Street. 	<ul style="list-style-type: none"> The museum's collection is not a planning matter. Project expenditure is a matter for the NSW Government and is not relevant to the planning assessment process. Noted. Existing development on the site that is not subject to a statutory heritage listing may be altered or demolished in order to support development in accordance with the project objectives. The extent of the maximum building envelope has been substantially reduced as detailed in Section 3.1 of the RTS. The proposed building heights and envelope are consistent with the applicable controls for the site under the Sydney LEP. Future development on the site will be substantially smaller in scale than the maximum building envelope in accordance with the Urban Design Guidelines. The revised Urban Design Guidelines confirm that the total quantum of publicly accessible open space within the site will be equalled or increased as a result of future development. The location of this open space will be determined having regard to a range of considerations including amenity, activation, public benefit and connection with surrounding public domain. A 	RTS Sections 3.0, 4.0 and 5.2 Appendices C, D, E and G

Organisation	Summary of issues raised	Response	Reference to further information
		<p>museum entrance and improved activation to Harris Street will be provided as part of any future development in accordance with the Urban Design Guidelines.</p>	
International Council of Museums	<ul style="list-style-type: none"> Raises concerns regarding the functional aspects of the existing and future museum and the potential impacts of change on the museum's collection and the potential loss of public access to cultural heritage. 	<ul style="list-style-type: none"> The curation of the museum's collection is not a planning matter. 	<p>N/A</p>
Office of Jamie Parker MP	<ul style="list-style-type: none"> Objects to the potential demolition of the 1988 additions. Objects to the failure of the Concept Proposal to incorporate the Harwood Building. Objects to the potential development on the Harris St forecourt. 	<ul style="list-style-type: none"> Existing development on the site that is not subject to a statutory heritage listing may be altered or demolished in order to support development in accordance with the project objectives. The Harwood Building is located outside of the Concept Proposal site and is not the subject of this application. The revised Urban Design Guidelines confirm that the total quantum of publicly accessible open space within the site will be equalled or increased as a result of future development. The location of this open space will be determined having regard to a range of considerations including amenity, activation, public benefit and connection with surrounding public domain. A museum entrance and improved activation to Harris Street will be provided as part of any future development in accordance with the Urban Design Guidelines. 	<p>RTS Sections 3.0, 4.0 and 5.2 Appendices C, D, E and G</p>
Alex Greenwich MP	<ul style="list-style-type: none"> Welcomes plans to ensure the museum's ongoing use of the site as a world-class facility. Requests that the bulk and scale of the building envelopes be reduced significantly. Opposes future development of the Harris Street forecourt and reorientation of the museum away from Harris Street. Objects to the potential demolition of the Wran Building. Requests protection of existing street views of heritage buildings. 	<ul style="list-style-type: none"> Noted. The extent of the maximum building envelope has been substantially reduced as detailed in Section 3.1 of the RTS. The proposed building heights and envelope are consistent with the applicable controls for the site under the Sydney LEP. Future development on the site will be substantially smaller in scale than the maximum building envelope in accordance with the Urban Design Guidelines. The revised Urban Design Guidelines confirm that the total quantum of publicly accessible open space within the site will be equalled or increased as a result of future development. The location of this open space will be determined having regard to a range of considerations including amenity, activation, public benefit and connection with surrounding public domain. A museum entrance and improved activation to Harris Street will be provided as part of any future development in accordance with the Urban Design Guidelines. Existing development on the site that is not subject to a statutory heritage listing may be altered or demolished in 	<p>RTS Sections 3.0, 4.0 and 5.2 Appendices C, D, E and G</p>

Organisation	Summary of issues raised	Response	Reference to further information
		<p>order to support development in accordance with the project objectives.</p> <ul style="list-style-type: none"> The Urban Design Guidelines support maintaining important views to heritage façades. 	
Australian Museum	<ul style="list-style-type: none"> Supports the renewal of Powerhouse Ultimo as an important precinct with relationships to Tech Central, UTS and the Australian Museum. Supports the reorientation of the museum towards the Sydney CBD. Supports the heritage focus and elements of the Concept Proposal. Supports the sustainability targets for the project. 	<ul style="list-style-type: none"> Noted. 	N/A
Officer of the 24-Hour Economy Commissioner	<ul style="list-style-type: none"> Welcomes the Powerhouse Ultimo Renewal Plan and this major strategic investment in public cultural, social and economic infrastructure in Sydney. Encourages 24-hour economy principles to be embedded in planning for the Powerhouse Ultimo Renewal to ensure maximum economic and social impact for the benefit of Ultimo and the surrounding community. 	<ul style="list-style-type: none"> Noted. 	N/A
Jacksons Landing Community Association	<ul style="list-style-type: none"> Raises concerns regarding potential changes to the museum collection. 	<ul style="list-style-type: none"> The museum's collection is not a planning matter. 	N?A
Australian Institute of Architects (NSW Chapter)	<ul style="list-style-type: none"> Welcomes the intent to revitalise the precinct, maintain its use for the public, and create the opportunity for new connections to both the Goods Line and nearby dining, entertaining and cultural precincts. States that the 1988 additions form an important part of the fabric and heritage of the Powerhouse and the Concept Proposal should not permit their demolition. Queries the proposed 'loose fit' building envelopes and potential demolition of the Wran Building, Galleria and other 1988 works. Raises concerns regarding potential loss of views towards heritage façade as a result of the proposed envelopes. 	<ul style="list-style-type: none"> Noted. The CMP and HIS accords with contemporary assessments that have been undertaken by the NSW Heritage Council in the recent listing of part of the Powerhouse site. The extent of the maximum building envelope has been substantially reduced as detailed in Section 3.1 of the RTS. The proposed building heights and envelope are consistent with the applicable controls for the site under the Sydney LEP. Future development on the site will be substantially smaller in scale than the maximum building envelope in accordance with the Urban Design Guidelines. Existing development on the site that is not subject to a statutory heritage listing may be altered or demolished in order to support development in accordance with the project objectives. The Urban Design Guidelines support maintaining important views to heritage façades. 	RTS Sections 3.0, 4.0 and 5.2 Appendices C, D, E and G

Organisation	Summary of issues raised	Response	Reference to further information
Pyrmont History Group	<ul style="list-style-type: none"> • Objects to the absence of interpretation of the heritage of the site and the locality in the Concept Proposal. • Raises concerns relating to the potential changes to the museum collection. • Requests greater clarity regarding the nature and extent of new built form and impacts on heritage. 	<ul style="list-style-type: none"> • A heritage interpretation strategy will be addressed in the future Detailed SSDA. • The museum's collection is not a planning matter. • The extent of the maximum building envelope has been substantially reduced as detailed in Section 3.1 of the RTS. The proposed building heights and envelope are consistent with the applicable controls for the site under the Sydney LEP. Future development on the site will be substantially smaller in scale than the maximum building envelope in accordance with the Urban Design Guidelines. 	<p>RTS Sections 3.0, 4.0 and 5.2</p> <p>Appendices C, D, E and G</p>
International Convention Centre, Sydney	<ul style="list-style-type: none"> • Supports a renewed Powerhouse Museum that better connects with the precinct around it and makes better use of the interconnected public domain areas. • Supports the creation of a night-time economy through renewal of the site. • Supports the delivery of an enhanced museum experience that improves the visitor journey. 	<ul style="list-style-type: none"> • Noted. 	N/A
Save the Powerhouse	<ul style="list-style-type: none"> • Objects to the duration of the public exhibition period. • Objects to the proposed focus on fashion and design and requests further consultation on programming ahead of any planning application. • States that the existing heritage listings for the site do not adequately reflect the heritage significance of the Powerhouse Museum. • States that the Conservation Management Plan is inadequate and does not align with the design principles for the 1988 museum development. • Opposes the need for inclusion of 'creative industries' at the site. • Opposes the extent and scale of the proposed building envelopes. • Opposes future development of the Harris Street forecourt and reorientation of the museum away from Harris Street. • Objects to the cost of the project. 	<ul style="list-style-type: none"> • Public exhibition was undertaken by DPE in accordance with the requirements of the EP&A Act and EP&A Regulation. • The museum's collection is not a planning matter. • The CMP and HIS accords with contemporary assessments that have been undertaken by the NSW Heritage Council in the recent listing of part of the Powerhouse site. • The extent of the maximum building envelope has been substantially reduced as detailed in Section 3.1 of the RTS. The proposed building heights and envelope are consistent with the applicable controls for the site under the Sydney LEP. Future development on the site will be substantially smaller in scale than the maximum building envelope in accordance with the Urban Design Guidelines. • The revised Urban Design Guidelines confirm that the total quantum of publicly accessible open space within the site will be equalled or increased as a result of future development. The location of this open space will be determined having regard to a range of considerations including amenity, activation, public benefit and connection with surrounding public domain. A museum entrance and improved activation to Harris Street will be provided as part of any future development in accordance with the Urban Design Guidelines. • 	<p>RTS Sections 3.0, 4.0 and 5.2</p> <p>Appendices C, D, E and G</p>

Organisation	Summary of issues raised	Response	Reference to further information
National Trust of Australia (NSW)	<ul style="list-style-type: none"> • Supports ongoing maintenance, investment and funding for the Powerhouse Museum. • Raises concerns regarding the adequacy of the Conservation Management Plan. • States that the Wran Building's heritage significance has been under-stated and under-documented. • Requests that the Harwood Building be assessed and included in the Concept Proposal. • States that the museum collection has not been appropriately considered. • Objects to the scale of the maximum building envelopes and their impact on the site. • Queries the adequacy of consideration of other environmental concerns. • States that the programming of the museum needs to focus on all applied arts and sciences, not just fashion and design. 	<ul style="list-style-type: none"> • Noted. • The CMP and HIS accords with contemporary assessments that have been undertaken by the NSW Heritage Council in the recent listing of part of the Powerhouse site, and has been prepared in accordance with the applicable guidelines. • The Harwood Building is located outside of the Concept Proposal site and is not the subject of this application. • The museum's collection is not a planning matter. • Refer to Section 4.0 and 5.2 of the RTS. 	RTS Sections 4.0 and 5.2
Sydney Living Museums	<ul style="list-style-type: none"> • Redevelopment of a world class museum, along with the integration of a creative industries precinct will actively benefit visitor and night-time economies to significantly contribute to the recovering, post COVID-19, cultural sector. • Renewal will amplify our vibrant arts and cultural sector by presenting dynamic applied arts and sciences programming in contemporary ways so that we can all better understand and value our history and heritage. 	<ul style="list-style-type: none"> • Noted. 	N/A

3.0 Public Submissions

The following table sets out a summary of the issues raised in public submissions during the exhibition period. This table provides a high-level description of the issues raised in the submissions, a summary of the response, and a reference to where these issues have been addressed further in the detailed documentation provided within the Submissions and Amendment Report. Further information regarding public submissions received is set out in Section 2.4 of the RTS.

Issue	Summary of Issue	Response	Reference to further information
Expenditure 32 submissions	<ul style="list-style-type: none"> • Objections to the overall cost of the project. • Comments regarding the business case in support of the project expenditure. • Support for expenditure on a reduced project scope or refurbishment of existing buildings 	<ul style="list-style-type: none"> • Project expenditure is a matter for the NSW Government and is not relevant to the planning assessment process. • As per above. • The scope for the Concept Proposal has been determined as the most suitable way of meeting the project-specific and site-specific objectives as outlined in the EIS. 	N/A
Consultation Process 24 submissions	<ul style="list-style-type: none"> • Comments regarding the statutory duration of the public exhibition of the application by DPE • Comments regarding perceived differences between the project and previous NSW Government announcements 	<ul style="list-style-type: none"> • Public exhibition was undertaken by DPE in accordance with the requirements of the EP&A Act and EP&A Regulation. • The Concept Proposal reflects and is consistent with prior commitments by the NSW Government to maintain and renew Powerhouse Ultimo at its existing location. 	N/A
Impact on Powerhouse Collection 71 submissions	<ul style="list-style-type: none"> • General comments on the current and recent programming of the museum collection • Concern regarding the loss of existing collection focused on science and technology. • Objections to increased focus on fashion and design within the project. • Submissions relating to specific aspects of the existing museum collection on display, including the Strasbourg Clock, the Boulton & Watt Engine, Locomotive No. 1 and the Catalina. 	<ul style="list-style-type: none"> • Powerhouse Ultimo will have a programming focus on fashion and design, but there will still be a range of other exhibitions on display. • Functional and operational details will be considered during the design competition and detailed design stages. • The Boulton and Watt steam engine, Locomotive No. 1 and Catalina Flying Boat, will remain at Powerhouse Ultimo. • The museum's collection is not a planning matter. 	Appendix H
Heritage Impacts 34 submissions	<ul style="list-style-type: none"> • Potential impacts on heritage fabric associated with future alterations and additions to the site. • Potential heritage impacts associated with new development adjacent to heritage-listed items. • Potential impacts on archaeology. 	<ul style="list-style-type: none"> • The revised Heritage Impact Statement confirms that the heritage impacts of the Concept Proposal will be acceptable, subject to consistency with the Urban Design Guidelines, in respect of both alterations/additions to heritage-listed buildings and new development elsewhere within the site. The Conservation Management Plan will provide additional guidance regarding heritage significance to inform assessment of any future Detailed SSDA for the site. 	RTS Sections 3.0, 4.0 and 5.2 Appendices D, E, H, N and R

Issue	Summary of Issue	Response	Reference to further information
		<ul style="list-style-type: none"> Potential impacts on Aboriginal and historical archaeology have been assessed in accordance with the applicable guidelines, and will be subject to further testing and assessment as part of any future Detailed SSDA for the site in accordance with the proposed mitigation measures. 	
Impact on 1988 Additions 44 submissions	<ul style="list-style-type: none"> Statements that suggest the Wran Building and other 1988 additions are of heritage significance. Objection to the demolition of 1988 additions including the Wran Building Comments regarding the remaining available lifespan of the existing building fabric and the sustainability of demolition. 	<ul style="list-style-type: none"> The CMP and HIS accords with contemporary assessments that have been undertaken by the NSW Heritage Council in the recent listing of part of the Powerhouse site. The 1988 additions are not subject to any statutory heritage listing and may be altered or demolished in accordance with the Urban Design Guidelines. This will be subject to further design investigation and the extent of any demolition would be confirmed in the future Detailed SSDA. The endorsed Design Excellence Strategy includes appropriate sustainability targets that will ensure that the Powerhouse Ultimo Renewal is consistent with best practice in sustainable design and operation. 	RTS Section 3.0 Appendices F and H
Parramatta and Castle Hill 22 submissions	<ul style="list-style-type: none"> Objections to the development of the Parramatta Powerhouse and/or Museum Discovery Centre at Castle Hill. Objections to the display of existing collection from Powerhouse Ultimo at Parramatta or Castle Hill. 	<ul style="list-style-type: none"> Powerhouse Paramatta and the Castle Hill Museum Discovery Centre are both subject to separate existing planning approvals and are not within the scope of the Concept Proposal for the Powerhouse Ultimo Renewal. The museum's collection is not a planning matter. 	N/A
Built Form 20 submissions	<ul style="list-style-type: none"> Objections to the overall building height. Objections to the extent of the proposed building envelopes, particularly in relation to the Heritage Core. Objections to potential visual impacts associated with new built form. Objections to potential overshadowing of private property and public domain associated with the proposed maximum building envelopes. 	<ul style="list-style-type: none"> The proposed building heights are consistent with the applicable controls for the site under the Sydney LEP. The maximum building envelopes have been revised as set out in Section 3.2 of the RTS to remove envelopes from the majority of heritage-listed buildings. A revised View and Visual Impact Assessment has been undertaken that confirms that the visual impacts of the proposal will be acceptable subject to consistency with the Urban Design Guidelines. Additional overshadowing analysis undertaken by John Wardle Architects confirms that additional overshadowing caused by the maximum building envelope would be consistent with the applicable planning requirements and therefore considered acceptable. 	RTS Sections 3.0 and 4.0 Appendixes C, D and K
Harris Street Forecourt 11 submissions	<ul style="list-style-type: none"> Preference for retention of the existing Harris Street forecourt for local amenity, pedestrian movement and preservation of views toward heritage items. 	<ul style="list-style-type: none"> The revised Urban Design Guidelines confirm that the total quantum of publicly accessible open space within the site will be equalled or increased as a result of future 	RTS Section 3.0 and 4.0 Appendix D

Issue	Summary of Issue	Response	Reference to further information
	<ul style="list-style-type: none"> Preference for retention of the existing location of the main museum entrance at Harris Street and objection to increased focus on the Goods Line entrance. 	<p>development. The location of this open space will be determined having regard to a range of considerations including amenity, activation, public benefit and connection with surrounding public domain.</p> <ul style="list-style-type: none"> A museum entrance and improved activation to Harris Street will be provided as part of any future development in accordance with the Urban Design Guidelines. 	
Harwood Building 18 submissions	<ul style="list-style-type: none"> Comments on the future development of the Harwood Building. 	<ul style="list-style-type: none"> The Harwood Building is located outside of the Concept Proposal site and is not the subject of this application. 	N/A
Other Comments and General Objections 16 submissions	<ul style="list-style-type: none"> Comments regarding proposed commercial or retail developments Objection to use of the State Significant Development planning pathway. Comments regarding the nature and parameters for the competitive design process General objection to the project without specifying further reasons. 	<ul style="list-style-type: none"> The primary purpose of the Concept Proposal is for an 'information and education facility', with any commercial or retail tenancies ancillary to the primary purpose. Consistent with the Pyrmont Place Strategy, the creation of a 12, 18 and 24-hour economy within the site and precinct will require a range of ancillary offerings that provide amenity and activation for the museum's visitors and the community. The Concept Proposal is State Significant Development as a result of the Planning Systems SEPP, which sets a non-discretionary requirement that the Concept Proposal be progressed via a SSDA. The competitive design process will be undertaken in accordance with the endorsed Design Excellence Strategy, which has been prepared in consultation with the NSW Government Architect's Office and the City of Sydney. 	Appendix F
Support 2 submissions	<ul style="list-style-type: none"> Support for proposed improvements to the museum experience. General expressions of support for the project without specifying further reasons. 	<ul style="list-style-type: none"> Noted. 	N/A