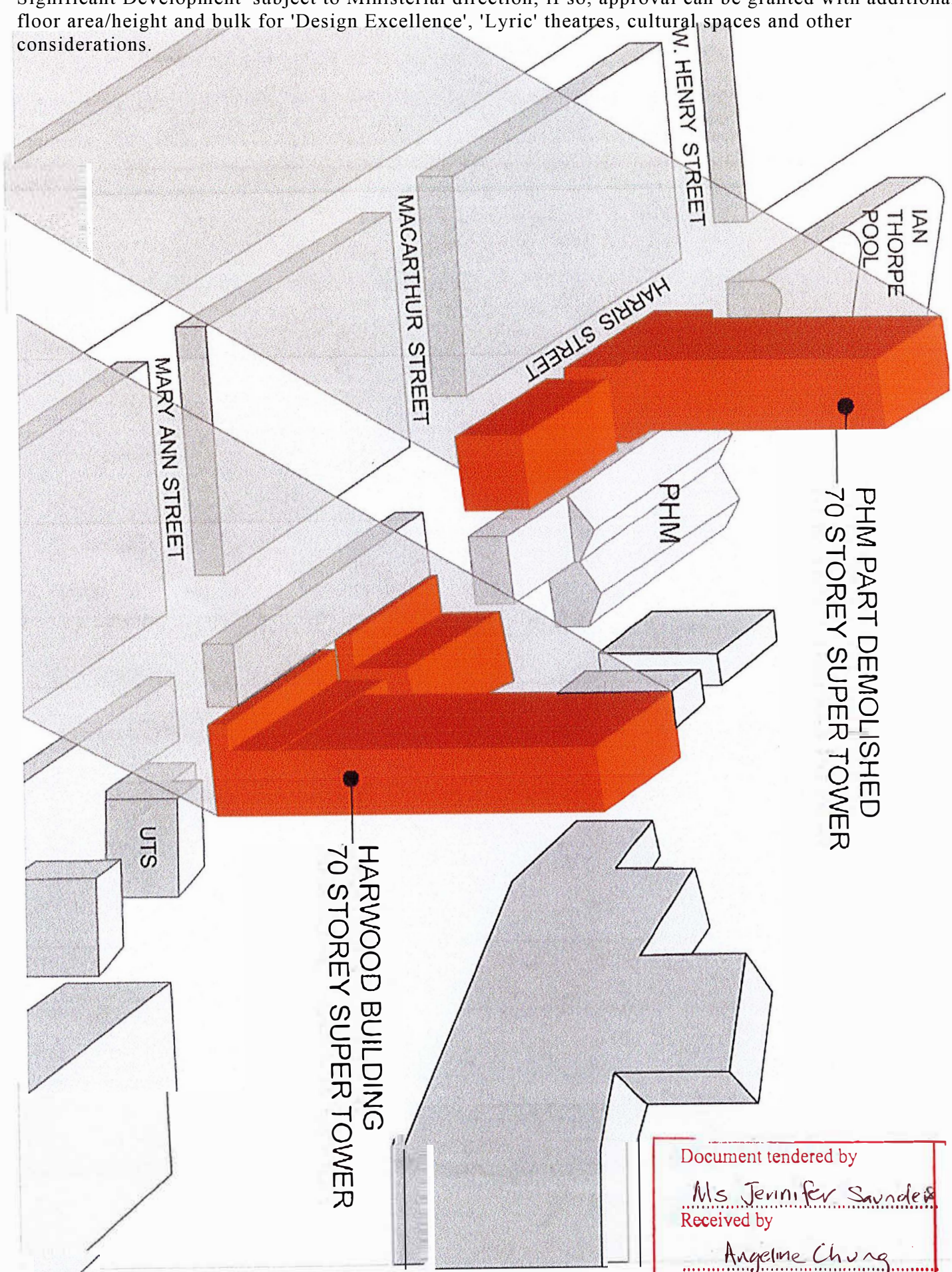


PHOTOS MUWernouse Built form post Karwin 25 Jan 2017

The red diagram represents the impact of current Government development policies on the Powerhouse Museum Ultimo site. 'Planning Controls (cited in the Crone diagram attached) can become 'State Significant Development' subject to Ministerial direction; if so, approval can be granted with additional floor area/height and bulk for 'Design Excellence', 'Lyric' theatres, cultural spaces and other considerations.



Document tendered by	Ms Jennifer Saunders
Received by	Angeline Chung
Date:	11 / 02 / 2019
Resolved to publish	<input checked="" type="radio"/> Yes <input type="radio"/> No

Ultimo Presence Project to  
Development Options Assessment

S. 6 122 (P)

Undated Nov 17 John staff with Crone  
and Ethos Urban

GROUP

Development Options Assessment - Ultimo Site

Results Overview: Comparison of Planning Scenarios

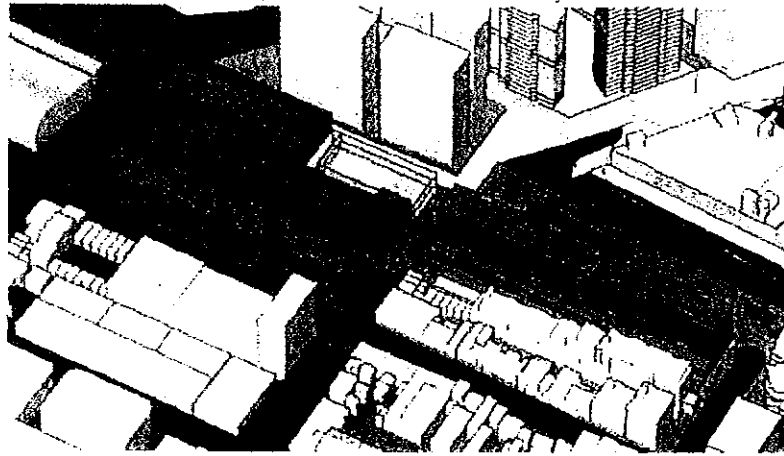
Att E to No 1 in NWSM

A Development Options Assessment ("DOA") has been conducted to assess potential development and divestment options for the Ultimo site. The assessment considers the potential value to the State of allowing third-party development on sections of the Ultimo site, whilst retaining a presence on the site for MAAS and general cultural usage.

### Planning Parameters

Two sets of planning parameters have been applied.

The first is based on current planning restrictions for the site, which limit development to 28m height. The potential development is shown indicatively below.



The second scenario is based on achieving a change in planning conditions for the site, allowing development to 130m height. This height is determined in accordance with advice from the Town Planning Consultant, Ethos Urban, as it is in keeping with new and proposed developments in the area, preserves solar amenity to surrounding open space, and avoids overshadowing of residential development. An indicative development meeting these requirements is shown below.

