



JOHNSTAFF

Attachment D

**Town Planning Report**  
**The Ultimo Presence Project**

SENSITIVE: CABINET

17 November 2017

16462

## **POWERHOUSE MUSEUM, 500 HARRIS STREET, SYDNEY PLANNING ADVICE**

This advice has been prepared by Ethos Urban on behalf of Johnstaff in relation to the Powerhouse Museum site at 500 Harris Street, Sydney. Specifically, Johnstaff have requested our advice regarding the potential future building height that could be achieved on the site, should the controls in the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) be amended.

### **Consideration of 'super towers' on the site**

The City of Sydney Council (Council) has released the Central Sydney Planning Strategy (CSPC) which is to be the guiding strategic document for Central Sydney over the coming 20 years. Along with this Strategy is a Planning Proposal to amend the Sydney LEP 2012 and amendments to the Sydney DCP 2012. The CSPC identifies that the area around the Powerhouse Museum site could accommodate growth over the period 'from 2024 to 2036 and beyond'. In this regard the site sits within the long term part of the strategy.

The proposed amendments to the Sydney LEP 2012 include increased building height and Floor Space Ratio (FSR) controls for Central Sydney that facilitate taller towers, informally known as 'super towers', generally with heights in excess of 240m and FSR controls in excess of 12:1.

While the future context of the site will be subject to change as a result of the proposed amendments to the Sydney LEP 2012 and the presence of taller towers in Central Sydney, it would be premature and inappropriate to consider that the same controls proposed for Central Sydney (i.e. 'super towers') would be appropriate for the subject site for the following reasons:

- The amendments to the Sydney LEP 2012 are not yet endorsed by the Department of Planning and Environment or the Greater Sydney Commission and as such are not imminent or certain and may be subject to change;
- The City of Sydney has not yet begun considering 'super towers' in the Sydney CBD in the locations envisaged under the CSPC. The CSPC identifies the land surrounding the site as being part of a longer term growth area and, as such consideration of a 'super tower' on the site would be premature; and
- The CSPC identifies areas of potential tower clusters that will accommodate taller buildings. The context of the subject site is not a high density CBD setting and as such it would not be appropriate to adopt the same building form controls as proposed in Central Sydney.

The 'super tower' building height and FSR controls in the CSPC are designed to facilitate taller towers in Central Sydney where land parcels are generally fragmented and are substantially smaller than the subject site. FSR is a measure of the ratio of the internal building floor space (Gross Floor Area) to the area of the site (i.e. an FSR of 2:1 means that the Gross Floor Area of a building can be 2 times the area of the site). If the site area is increased, the amount of Gross Floor Area is also increased. In this regard, if the same 'super tower' FSR control proposed for smaller sites in Central Sydney was applied to the subject site, it would result in substantially more Gross Floor Area and a larger building, refer to example below:

Table 1 - Example comparison of FSR controls

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