



Project The New Museum in Western Sydney – Development Options Assessment Site Analysis – Consultant Advice

Development Options Assessment – Site Analysis.

The following analysis and commentary has been provided by the architectural, engineering and site due diligence team for the New Museum in Western Sydney Business Case.

A workshop was held on 01 June 2017 to assess the different site location options and issues associated with inclusion of additional large scale development on the site. The workshop was attended by, and supplementary advice during the development of the options has been provided by the following consultants:

- Taylor Thompson Whitting: Traffic and Access, Flood Engineering;
- JBA: Statutory Planning;
- Rider Levett Bucknall: Cost Planning;
- FKM: Architects.

Assumptions with respect to planning advice, have been made in accordance with the Statutory Planning Framework within the CBRE Real Estate Market Report, provided to Johnstaff on 22 December 2016. The planning controls applied are those within the current Parramatta LEP (2011).

It has been assumed that St George's Terraces will be removed in all scenarios to enable the inclusion of the additional development options, and enable the construction of a functional museum. This is in accordance with the proposed siting options provided by CBRE that conclude that the optimal siting for commercial and/or residential tower is in the South/East corner of the site where the St George's Terraces are located. Willowgrove, has been retained in options 1 and 2.

The analysis undertaken has assumed that the available GFA for the development for the site is based upon the theoretical maximum GFA available in the B4 zone of the site. The B4 site area is 14,387, resulting in an FSR of 6:1 and GFA of 86,322 sqm. If a Design Excellent Bonus of 15% is achieved this increases to an FSR of 6.9:1 or 99,270.3 sqm. If an entirely non-residential Design Excellence Bonus of 25% was achieved there would be an increase to an FSR of 7.5:1 and GFA of 107,902sqm. Where the Design Excellence Bonus is achieved the maximum permissible building heights under the current LEP are 92m for residential developments and 100m for commercial developments.

The scenarios model options that include 1 and 2 towers. An options to model 3 or more towers has been discounted. With consideration to setback and access requirements the available space left to develop a contemporary, functional museum facility on the residual, highly reduced site footprint, would be severely compromised.

Options Modelled

1	<p>Commercial Tower – South East Portion</p> <p>Option 01 models a commercial tower (in blue) on the South Eastern portion on the site on the corner of Philip St and Wilde Avenue.</p> <p>In this option the heritage building, Willowgrove has been retained in the centre of the site.</p> <p><u>The remaining site footprint is utilised for the development of the New Museum (in yellow).</u></p>	
2	<p>Residential Tower – South East Portion</p>	