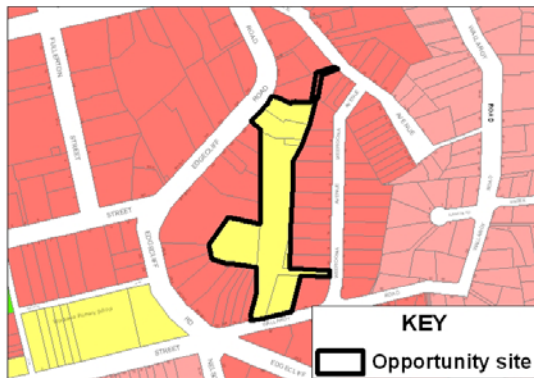


Opportunity site summary

Edgecliff and Wallaroy Road, Woollahra (land associated with the Woollahra Station)

This opportunity contains 13 parcels with the majority zoned 5 Special Uses, whilst four small parcels in the north east corner of the site (which provide access) are zoned 2(b) Residential. The site is known as the old “Woollahra Station” site and contains a rail corridor, inactive station platform as well open space off Edgecliff Road that is accessible to the public.



Planning changes for discussion:

	Current		Proposed
Zone	Part 5(a) Special Use and 2(b) Residential	to	Part R3 Medium Density and RE1 Public Recreation
Floor space ratio	Part has no floor space ratio and 0.625:1	to	0.75:1
Height	9.5m	to	11m (3 storeys)
			Net yield* = 35

Key justifications for planning changes:

- Railcorp has advised that the station is not proposed to become operational.
- The Department of Planning requires that Council review all 5 Special Use zoned land and apply a standard zone (usually that of the surrounding land use zone, in this case 2(b) Residential).
- Rezoning the site to R3 Medium Density Residential is consistent with the predominant surrounding zone.



* Net yield figures provided are estimates only