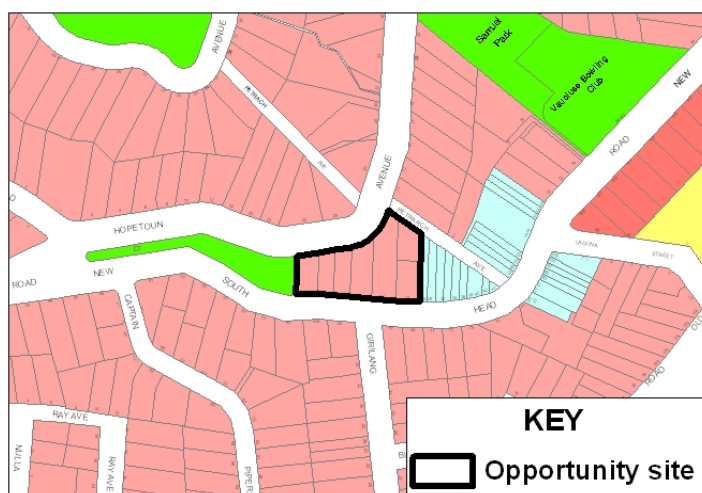


Opportunity site summary

Vaucluse Village: 1–7 Hopetoun Avenue, 22A–24 New South Head Road, 1 Petrarch Avenue, Vaucluse

This opportunity site contains seven parcels zoned 2(a) Residential. Situated on the site are four dwelling houses and 3 residential flat buildings (RFBs). The site is located at the north western edge of the Vaucluse neighbourhood centre and adjoins public open space.



Planning changes for discussion:

	Current		Proposed
Zone	2(a) Residential	to	R3 Medium Density Residential
Floor space ratio	0.55:1	to	0.875:1
Height	9.5m	to	11m (3 storeys)
			Net yield* = 6

Key justifications for planning changes:

- Existing RFBs are non-conforming uses in the 2(a) zone.
- Existing RFBs developed up to 3 storeys make a positive contribution to the amenity and character of the area.
- Rezoning the land to zone R3 to allow RFBs in this location will provide a suitable building form transition from the Vaucluse centre and will be in context with existing development at this location along New South Head Road.



* Net yield figures provided are estimates only