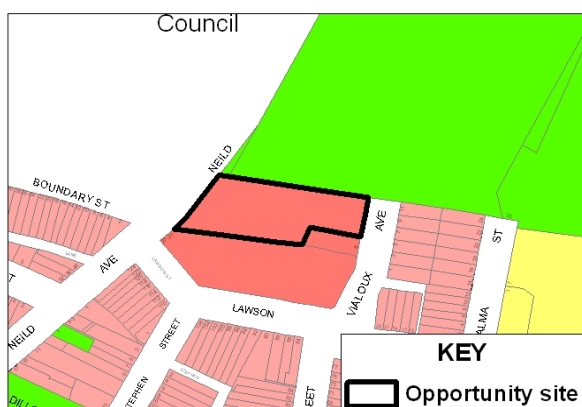


## Opportunity site summary

### Sydney Grammar School tennis courts: 33 Neild Avenue, Paddington

This opportunity site contains one parcel zoned 2(b) Residential. The site is owned by Sydney Grammar School and is occupied by six tennis courts despite the residential zone.

In 2007 Council resolved to consider an open space zone on this land. The Department of Planning has advised that they do not generally support rezoning school land to open space zones.



Planning changes for discussion:

	<b>Current</b>		<b>Proposed</b>
Zone	2(b) Residential	to	No change
Floor space ratio	0.625:1	to	1.5:1
Height	9.5m	to	14.4m (4 storeys)
			<b>Net yield* = 28</b>

Key justifications for planning changes:

- Housing NSW made a submission about its land at 27–31 Neild Avenue, Paddington, requesting that Council review the development controls of the Sydney Grammar School Site to ensure consistency with the development standards proposed in the Housing NSW planning submission.
- We must consider and address public authority requests under section 62 consultation of the *Environment and Planning Assessment Act 1979*.
- The site is located to the north of Lawson Street and any increase in built form would have minimal impacts on the residential area to the south.
- Increasing height and floor space ratio will provide planning controls that are more consistent with the character of development encouraged by Sydney City Council on the opposite side of Neild Avenue.

\* Net yield figures provided are estimates only