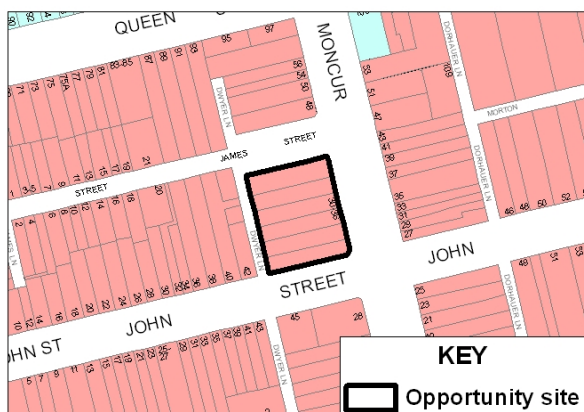


Opportunity site summary

30–36 Moncur Street, Woollahra

This opportunity site contains six parcels zoned 2(a) Residential. The site is owned by the Department of Housing and contains two older style three storey buildings that contain low cost accommodation.



Planning changes for discussion:

	Current		Proposed
Zone	2(a) Residential	to	No change
Floor space ratio	–	to	1.7:1
Height	9.5m	to	11m (3 storeys)
			Net yield* = 16

Key justifications for planning changes:

- The Department of Housing requested an increase of floor space ratio on this site and in particular, identified an intention to redevelop the land to provide a more contemporary style of affordable housing, pending an increase in height.
- We must consider and address all public authority requests under section 62 consultation.
- Redevelopment of the site by the Department of Housing will increase the supply of low cost accommodation in the LGA.

* Net yield figures provided are estimates only