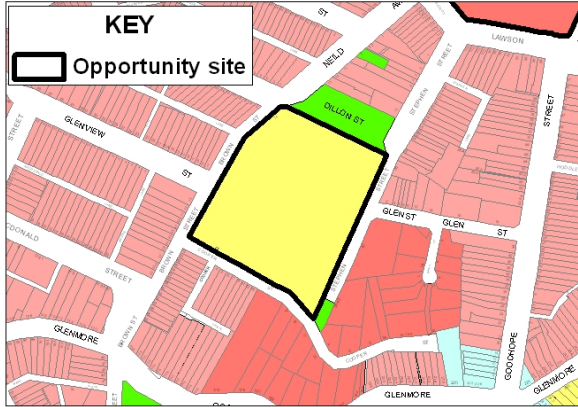


# Opportunity site summary

## Scottish Hospital: 74 Brown Street, Paddington

This opportunity site contains one parcel zoned 5 Special Uses. The site is owned by the Presbyterian Aged Care contains various older style buildings up to four storeys. The site is currently used for aged care accommodation.



The site contains heritage items and significant trees. A Conservation Management Plan will need to be prepared to guide future redevelopment on this site.

Planning changes for discussion:

	<b>Current</b>		<b>Proposed</b>
Zone	5(a) Special Use	to	R3 Medium Density Residential
Floor space ratio	–	to	1.5:1
Height	9.5m	to	14.4m (4 storeys)
<b>Net yield* = 131</b>			

Key justifications for planning changes:

- The Department of Planning requires that Council review's all 5 Special Use zoned land and seek to apply a standard zone (usually a residential and or business zone).
- Rezoning the site to R3 Medium Density Residential is consistent with the predominant surrounding zone, and will permit the current use.
- Opportunity to establish site specific development controls that address the heritage significance and trees on the site and facilitate public access across the site.



\* Net yield figures provided are estimates only