

Opportunity site summary

Hampden Street precinct: 15–21 Hampden Street, 10A, 10 and 23 Roylston Street, 10 Cecil Street and 8 Soudan Lane, Paddington

This opportunity sites contains 20 parcels zoned 2(b) Residential, located around the Hampden Street precinct. These sites contain purpose built non-residential buildings with uses ranging from light industrial to art galleries.



Planning changes for discussion:

	Current		Proposed
Zone	2(b) Residential	to	No change
Floor space ratio	0.875:1	to	1.5:1
Height	9.5m	to	11m (3 storeys)
			Net yield* = 25

Key justifications for planning changes:

- Existing commercial uses are non-conforming uses in the 2(b) zone.
- The proposed floor space ratio more appropriately reflects the existing built form.
- The redevelopment of these sites will enable the provision of high quality and innovative architectural styles through adaptive reuse of the existing buildings.



* Net yield figures provided are estimates only