

## Opportunity site summary

### Ian Street car park: 16–18 Dover Road, Rose Bay

This opportunity site contains two parcels zoned 5 Special Uses. The site is owned by Council and used as a public car park.

The car park contains 53 spaces and services the Rose Bay town centre.



Planning changes for discussion:

	<b>Current</b>		<b>Proposed</b>
Zone	5(a) Special Use	to	B2 Local Centre
Floor space ratio	–	to	2:1
Height	9.5m	to	14.7m (4 storeys)
			<b>Net yield* = 22</b>

Key justifications for planning changes:

- The Department of Planning requires that Council review all 5 Special Use zoned land and apply a standard zone (usually a residential and or business zone).
- Rezoning the site to B2 Local Centre will be consistent with the nearby sites that also present to the corners of the roundabout. The B2 zone will permit a range of uses on the site including public car parking and mixed use development.
- It is likely that the community will be concerned about possible loss of car parking facilitated by the rezoning. Council will need to ensure that any future redevelopment of the site makes provision for public car parking within the site, or is transferred to another site within the centre.

\* Net yield figures provided are estimates only