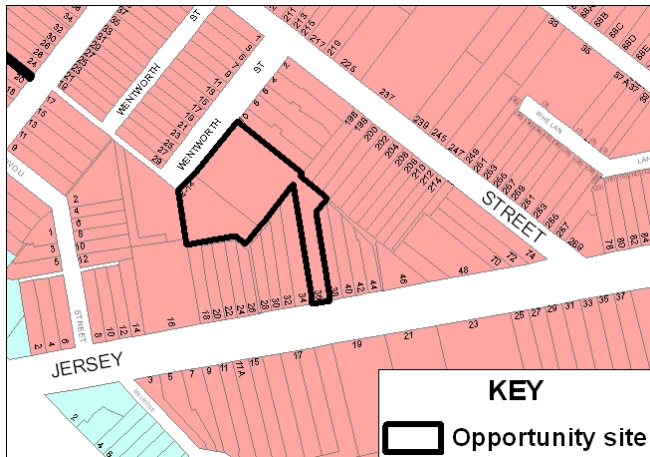


Opportunity site summary

12–14 Wentworth Street and 36 Jersey Road, Paddington

The site contains two parcels zoned 2(a) Residential. Located on the site is a commercial/warehouse type facility, which presents as a two storey building with high ceilings.



Planning changes for discussion:

	Current		Proposed
Zone	2(a) Residential	to	R3 Medium Density Residential
Floor space ratio	–	to	1.5:1
Height	9.5m	to	11m (3 storeys)
			Net yield* = 11

Key justifications for planning changes:

- The commercial warehouse use is a non-conforming use in the 2(a) zone.
- The proposed floor space ratio more appropriately reflects the existing built form.
- The site offers an excellent opportunity for an adaptive residential reuse.
- The site is well located to Oxford Street and access to public transport and services.



* Net yield figures provided are estimates only