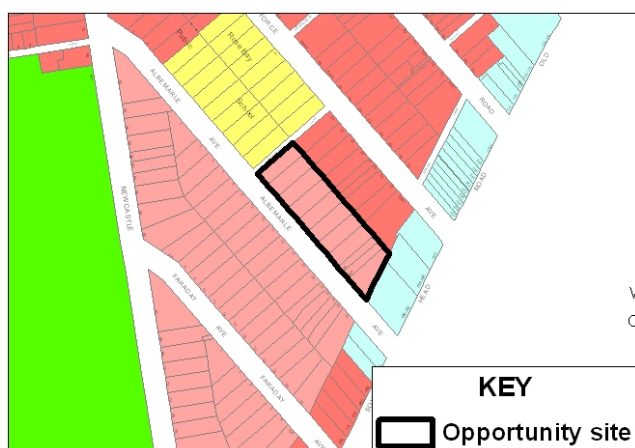


Opportunity site summary

12–30 Albemarle Avenue, Rose Bay

This opportunity site contains 11 parcels zoned 2(a) Residential. Situated on these parcels are 11 dwelling houses. The site is located along the north eastern side Albemarle Avenue.

The rear boundary of the site directly abuts land zoned 2(b) Residential that has frontage to Wilberforce Avenue. There is a tension between the dwelling houses and recent proposals for residential flat buildings (RFBs) on the adjoining 2(b) zoned land. This tension is likely to continue as land in Wilberforce is redeveloped for RFBs.



Planning changes for discussion:

	Current		Proposed
Zone	2(a) Residential	to	R3 Medium Density Residential
Floor space ratio	0.55:1	to	0.75:1
Height	9.5m	to	11m (3 storeys)
			Net yield* = 9

Key justifications for planning changes:

- Rezoning the site to Zone R3 Medium Density Residential will establish the road as the buffer and provide a better transition between the low and medium density zones.
- The site is well located to the Rose Bay centre at Old South Head Road and access to public transport and services.



View to the north east from Albemarle

* Net yield figures provided are estimates only