

Opportunity site summary

444 Oxford Street and 22 George Street, Paddington

The site contains two parcels zoned 2(a) Residential. The majority of the site is undeveloped and used for car parking.

The site does not have direct frontage to Oxford or George Streets but is under the same ownership as the directly adjoining properties at 446 – 452 Oxford Street.



Planning changes for discussion:

	Current		Proposed
Zone	2(a) Residential	to	B4 Mixed Use
Floor space ratio	–	to	1:1
Height	9.5m	is	No change
			Net yield* = 6

Key justifications for planning changes:

- The existing 3(a) zone boundary terminates at 442 Oxford Street, it is reasonable to extend the business zone to 444 Oxford Street.
- The site is largely undeveloped and could be readily redeveloped for residential purposes or part of a mixed use development in association with the properties at 444 – 452 Oxford Street.
- The site is well located to Oxford Street and access to public transport and services.

* Net yield figures provided are estimates only