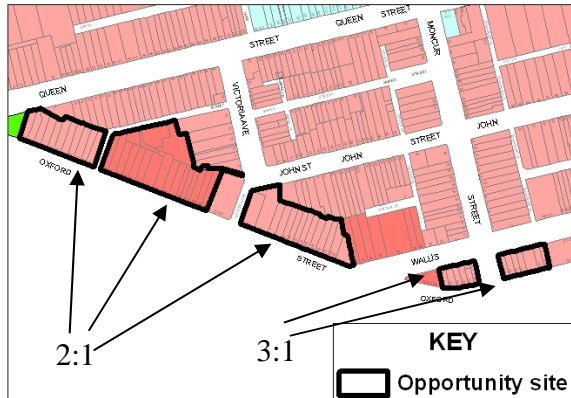


Opportunity site summary

38–178 Oxford Street, Woollahra

This opportunity site is characterised by two storey Victorian terraces. The building condition of these sites ranges from poor to excellent. The eastern end of the strip contains some residential flat buildings (RFBs). At the Queen Street end there are some non conforming commercial uses operating in the Residential 2(a) and Residential 2(b) zones such as car repair stations.



The site is located within the Woollahra Heritage Conservation Area (HCA) and contains two contributory items. Changes to the current controls could impact on the heritage value and the perception of the entire HCA as it is introduced from Oxford Street.

Planning changes for discussion:

	Current	Proposed
Zone	2(a) and 2(b) Residential	to R3 Medium Density Residential
Floor space ratio	Part has no floor space ratio and 0.875:1	to 2:1 – 3:1
Height	9.5m	to 14.7m (4 storeys)
		Net yield* = 53

Key justifications for planning changes:

- Council identified opportunity to investigate increased height and floor space ratio in this location.
- Due to the orientation of the lots, RFBs at four storeys will not have any overshadowing impacts on adjoining residential areas.
- Redevelopment of buildings in poorer condition will improve the amenity of the area.
- Opportunity to implement no car housing at this location which is well serviced by public transport.



* Net yield figures provided are estimates only