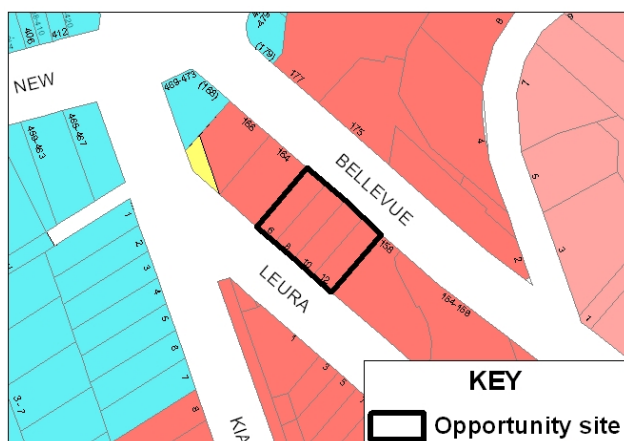


## Opportunity site summary

### 6–12 Leura Road, Double Bay

This opportunity site contains four parcels zoned 2(b) Residential. These parcels contain single dwelling houses. Directly adjoining this site to the north west and south east are residential flat buildings (RFBs) up to six storeys, and on the southern side of Leura Street is another RFB.



Planning changes for discussion:

	<b>Current</b>		<b>Proposed</b>
Zone	2(b) Residential	to	No change
Floor space ratio	0.625:1	to	2.5:1
Height	9.5m	to	17.8m (5 storeys)
			<b>Net yield* = 8</b>

Key justifications for planning changes:

- RFBs are the predominant building form and define the character of the area.
- Reasonable to provide for redevelopment opportunities that are consistent with the prevailing context.
- The site is well located to the Double Bay centre and access to public transport and services.



\* Net yield figures provided are estimates only