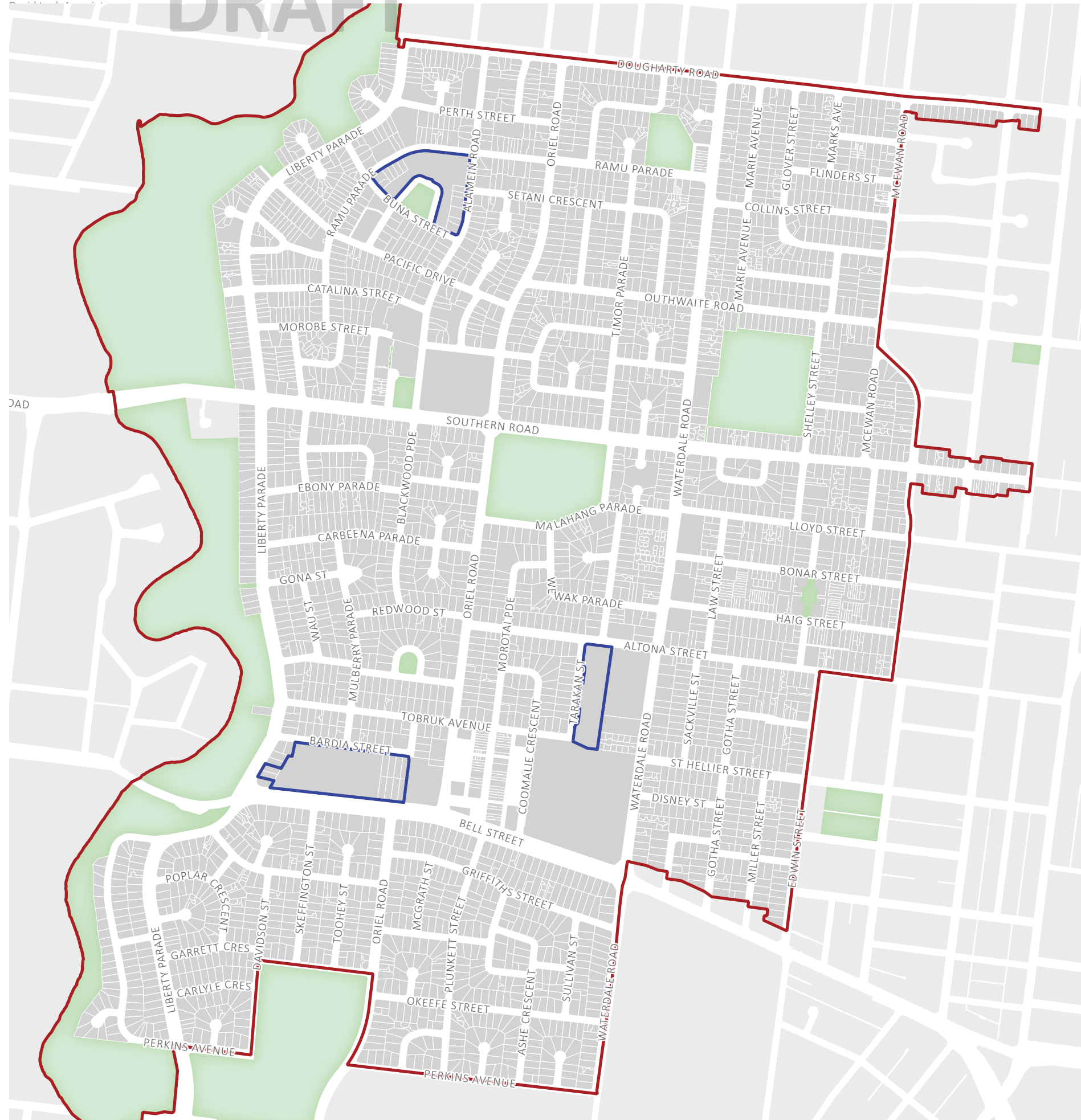


DRAFT



As part of the process of preparing the UDF, analysis was undertaken identifying any sites within the study area that may have greater redevelopment opportunities based on their land size, opportunity for consolidation, ownership clusters and accessibility.

Through this analysis, "catalyst" sites were identified, which group together pockets of DHHS ownership. The largest of these catalyst sites were determined to be Key Redevelopment Sites, which may require separate, site specific planning controls (such as a Development Plan Overlay) to be applied to manage their future redevelopment outcomes.

The following sites were identified as Key Redevelopment Sites:

- Bellbardia Estate;
- Tarakan Estate; and
- Buna Street Site.

Both Bellbardia and Tarakan Estates are proposed to be renewed, with proposed Planning Scheme Amendment C118 running concurrently with the preparation of the UDF. The Buna Street Site will require the application of further planning controls as an action of this UDF. Figure 25 demonstrates the development potential within the Buna Street Site.

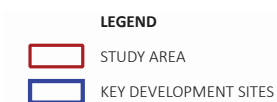


Figure 22 Key Redevelopment Sites



Figure 23 Buna Street Site Concept Plan