

Urban Planning Committee

14 December 2009

Item R1

Annexure 1—

Opportunity sites—

Summary information on each site, including the proposed height, floorspace ratio and zone that will be made available to the public under section 62 consultation (November 2009)

Note—In this summary, all references to the possible new zone use Standard Instrument zone names (which we will use when preparing the new Principal LEP).

The zone equivalents between the zone names used in the Woollahra LEP 95 and the Standard Instrument are as follows:

Woollahra LEP 95

2(a) Residential
2(b) Residential
3(a) General Business
3(b) Special Business
3(c) Neighbourhood Business Centre
5 Special Use
6 Open Space

Standard Instrument

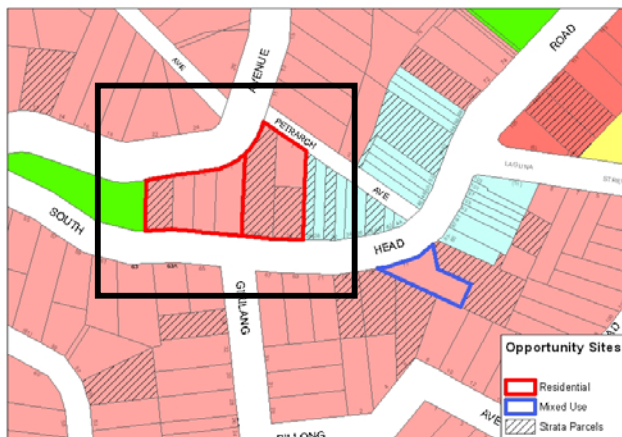
R2 Low Density Residential
R3 Medium Density Residential
B2 Local Centre
B4 Mixed Use
B1 Neighbourhood Centre
SP2 Infrastructure
RE1 Public Recreation and
RE2 Private Recreation

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1. Vauclose Village: 1–7 Hopetoun Avenue, 22A–24 New South Head Road, 1 Petrarch Avenue, Vauclose

This opportunity site contains seven parcels zoned 2(a) Residential. Situated on the site are four dwelling houses and 3 RFBs. The site is located at the north western edge of the Vauclose neighbourhood centre and adjoins public open space.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	R3 Medium Density Residential
FSR	0.55:1	to	0.875:1
Height	9.5m	to	11m (3 storeys)
Net yield* = 6			

Key justifications for planning change—

- Existing RFBs are non-conforming uses in the 2(a) zone.
- Existing RFBs developed up to 3 storeys make a positive contribution to the amenity and character of the area.
- Promoting RFBs in this location will provide a suitable building form transition from the Vauclose centre and will be in context with existing development at this location along New South Head Road.



* Net yield figures provided are estimates only

Vaocluse Village: 77 New South Head Road, Vaocluse (car wash site)

This opportunity site contains one parcel zoned 2(a) Residential and is currently used as a car wash. The site is located at the south western edge of the Vaocluse neighbourhood centre and adjoins RFBs to the west and east.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	B1 Neighbourhood Centre
FSR	0.55:1	to	0.875:1
Height	9.5m	to	11.3m (3 storeys)
Net yield* = 9			

Key justifications for planning change—

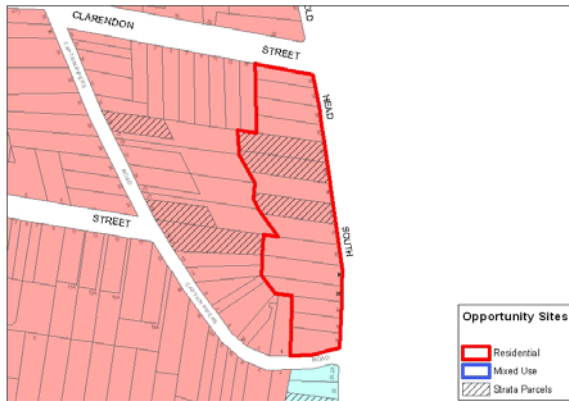
- Existing car wash is a non-conforming use in the 2(a) zone and detracts from the amenity of the area.
- Rezoning the site to B1 Neighbourhood Centre will enhance and better define the edge of the Vaocluse centre.
- Promoting a mixed use development up to three storeys in this location will provide a suitable building form transition from the Vaocluse centre to the adjoining residential zone.



* Net yield figures provided are estimates only

2. 30–58 Old South Head Road, Vacluse (between Clarendon Street and Captain Pipers Lane)

This opportunity site contains 15 parcels zoned 2(a) Residential. Situated on these parcels are 12 dwelling houses and three RFBs. The site is located along the western side Old South Head Road; the boundary of Waverley Council is immediately to the east.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	R3 Medium Density Residential
FSR	0.55:1	to	1:1
Height	9.5m	to	11m (3 storeys)
Net yield* = 19			

Key justifications for planning change—

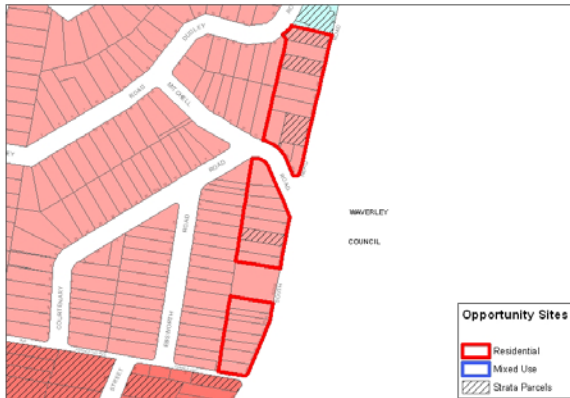
- Existing RFBs are non-conforming uses in the 2(a) zone.
- Area is characterised by older building stock and the amenity will be improved by redevelopment. Redevelopment is significantly limited under the current zone.
- Rezoning the site to Zone R3 will be consistent with the planning controls and character of development encouraged by Waverley Council on opposite side of Old South Head Road.



* Net yield figures provided are estimates only

**3. 646–692 Old South Head Road, Rose Bay
(between Dudley Road and Fernleigh Road)**

This opportunity site contains 26 parcels zoned 2(a) Residential. Situated on these parcels are 22 dwelling houses and 4 RFBs. The site is located along the western side Old South Head Road; the boundary of Waverley Council is immediately to the east.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	R3 Medium Density Residential
FSR	0.55:1	to	1:1
Height	9.5m	to	11m (3 storeys)
Net yield* = 36			

Key justifications for planning change—

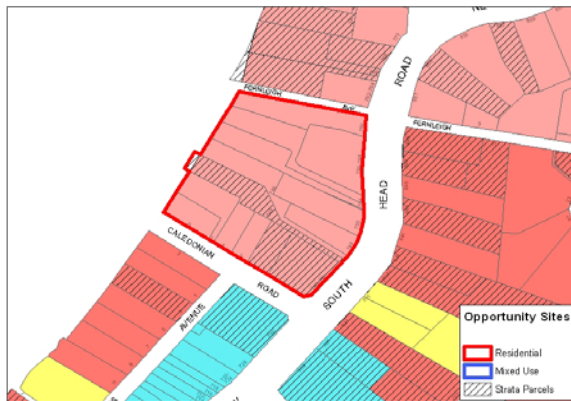
- Existing RFBs are non-conforming uses in the 2(a) zone.
- Area is characterised by older building stock and the amenity will be improved by redevelopment. Redevelopment is significantly limited under the current zone.
- Rezoning the site to Zone R3 will be consistent with the planning controls and character of development encouraged by Waverley Council on opposite side of Old South Head Road.



* Net yield figures provided are estimates only

4. 1–9 Caledonian Road and 740–760 New South Head Road, Rose Bay

This opportunity site contains 14 parcels zoned 2(a) Residential. Situated on these parcels are 11 dwelling houses and 3 RFBs. The site is located along the western side of New South Head Road and extends to the harbour.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	R3 Medium Density Residential
FSR	0.55:1	to	1:1
Height	9.5m	to	14.4m (4 storeys)
Net yield* = 24			

Key justifications for planning change—

- Existing RFBs are non-conforming uses in the 2(a) zone.
- Existing RFBs developed up to five storeys contribute to the amenity and character of the area and provide a suitable building form transition from the Rose Bay town centre.
- Rezoning the site to Zone R3 will be in context with the current character of this location along the New South Head Road frontage and will have minimal impacts on views and solar access to adjoining properties.



* Net yield figures provided are estimates only

5. Ian Street car park: 16–18 Dover Road, Rose Bay

This opportunity site contains two parcels zoned 5 Special Uses. The site is owned by Council and used as a public car park.

The car park contains 53 spaces and services the Rose Bay town centre.



Controls for discussion under section 62 consultation—

Zone	5 Special Use	to	B2 Local Centre
FSR	—	to	2:1
Height	9.5m	to	14.7m (4 storeys)
Net yield* = 22			

Key justifications for planning change—

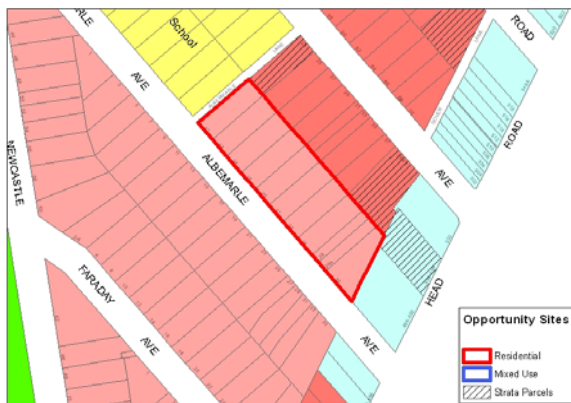
- The Department of Planning requires that Council review's all 5 Special Use zoned land and seek to apply a standard zone (usually a residential and or business zone).
- Rezoning the site to B2 Local Centre will be consistent with the nearby sites that also present to the corners of the roundabout. The zone will permit a range of uses on the site including public car parking and mixed use development.
- It is likely that the community will be concerned about possible loss of car parking facilitated by the rezoning. Council will need to ensure that any future redevelopment of the site made provision for public car parking within the site, or was transferred to another site within the centre.

* Net yield figures provided are estimates only

6. 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 Abermarle 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 RFBs on the adjoining 2(b) zoned land. This tension is likely to continue as land in Wilberforce is redeveloped for RFBs.



Controls for discussion under section 62 consultation—

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

Key justifications for planning change—

- 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.



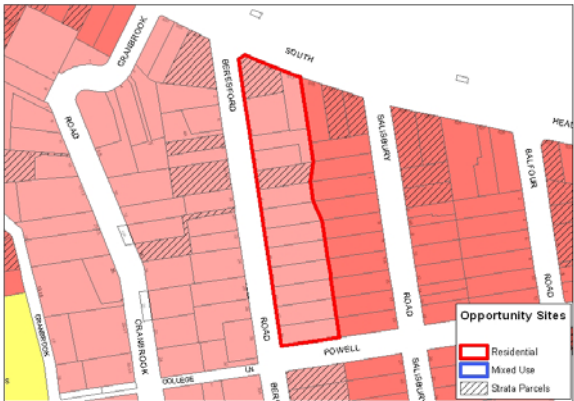
View to the north east from Albemarle

* Net yield figures provided are estimates only

7. 1–19 Beresford Road and 609–613 New South Head Road, Rose Bay

This opportunity site contains 14 parcels zoned 2(a) Residential. Situated on these parcels are 12 dwelling houses and 2 RFBs. The site is located along the eastern side Beresford Road.

The rear boundary of the site directly abuts land zoned 2(b) Residential that has frontage to Salisbury Road. The rear boundary does not provide an optimal interface for transitioning between two zones.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	R3 Medium Density Residential
FSR	0.55:1	to	1:1
Height	9.5m	to	11m (3 storeys)
Net yield* = 9			

Key justifications for planning change—

- 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.
- This part of Beresford Road is characterised by significant street trees. The height and scale of the trees will minimise visual impacts of RFBs up to three storeys in this location.



View to south east from New South Head Road

View to the north east from
Beresford Road and Powell Road

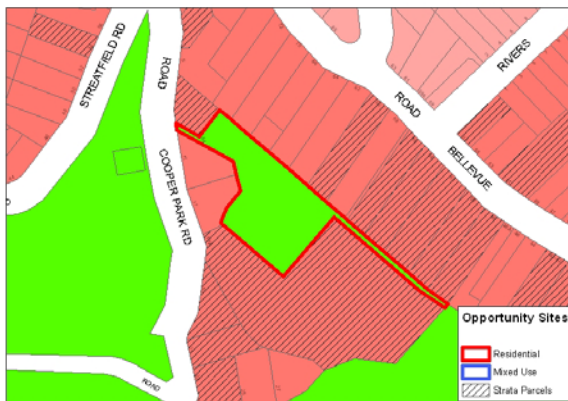


* Net yield figures provided are estimates only

8. Cooper Park bowling green: 9A Cooper Park Road, Bellevue Hill

This opportunity site contains one parcel zoned 6 Open Space. The site is owned by Council. The site is land locked by surrounding low and medium density residential development.

Access to the site is restricted and the matter of vehicular access to the site will need to be satisfactorily resolved to allow redevelopment of any type on the site.



Controls for discussion under section 62 consultation—

Zone	6 Open Space	to	R3 Medium Density Residential
FSR	—	to	0.75:1
Height	—	to	9.5m (2 storeys)
Net yield* = 16			

Key justifications for planning change—

- The site is vacant and has not operated as a bowling green since Council took ownership. Notwithstanding, there are ongoing maintenance costs to Council, associated with security, demolition of buildings and vandalism etc.
- There are few sites in Woollahra of this size that are undeveloped. The site presents an opportunity to provide for a reasonable sized medium residential redevelopment, subject to resolution of access issues.
- It is likely the community will be concerned about the loss open space facilitated by the rezoning. Council will need to ensure that monies derived from the redevelopment of the site is directed back to other community open space provisions.

* Net yield figures provided are estimates only

9. Sydney Grammar School tennis courts: 33 Neild Avenue, Paddington

This opportunity site contains one parcel zoned 2(b) Residential. The site is owned by Sydney Grammar School and is occupied by six tennis courts despite the residential zone.

In 2007 Council resolved to consider an open space zone on this land. The Department of Planning has advised that they do not generally support rezoning school land to open space zones.



Controls for discussion under section 62 consultation—

Zone	2(b) Residential	to	No change
FSR	0.625:1	to	1.5:1
Height	9.5m	to	14.4m (4 storeys)
Net yield* = 28			

Key justifications for planning change—

- Housing NSW as part of their s62 submission for land owned at 27–31 Neild Avenue, Paddington, requested that Council review the development controls of the Sydney Grammar School Site to ensure consistency with the development standards proposed in the Housing NSW planning submission.
- We must consider and address public authority requests under section 62 consultation.
- The site is located to the north of Lawson Street and any increase in built form would have minimal impacts on the residential area to the south.
- Increasing height and FSR will provide planning controls that were more consistent with the character of development encouraged by Sydney City Council on the opposite side of Neild Avenue.

* Net yield figures provided are estimates only

10. 27–31 Neild Avenue, Paddington (Department of Housing accommodation)

This opportunity site contains one parcel zoned 2(b) Residential. The site is owned by the Department of Housing and contains older style part 3 to 5 storey buildings that contain low cost accommodation.



Controls for discussion under section 62 consultation—

Zone	2(b) Residential	to	No change
FSR	0.625:1	to	1.5:1
Height	9.5m	to	14.4m (4 storeys)
Net yield* = 36			

Key justifications for planning change—

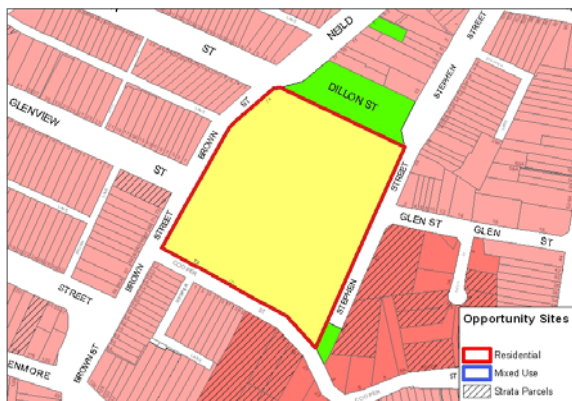
- The Department of Housing requested an increase of FSR on this site and in particular, identified an intention to redevelop the land to provide a more contemporary style of affordable housing, pending an increase in the FSR.
- We must consider public authority requests under section 62 consultation.
- Redevelopment of the site by the Department of Housing will increase the supply of low cost accommodation in the LGA.
- The site is located to the north of Lawson Street and any increase in built form will have minimal impacts on the residential area to the south.
- Increasing height and FSR will provide planning controls that were more consistent with the character of development encouraged by Sydney City Council on the opposite side of Neild Avenue.



* Net yield figures provided are estimates only

11. Scottish Hospital: 74 Brown Street, Paddington

This opportunity site contains one parcel zoned 5 Special Uses. The site is owned by the Presbyterian Aged Care contains various older style buildings up to four storeys. The site is currently used for aged care accommodation.



The site contains heritage items and significant trees. A Conservation Management Plan will need to be prepared to guide future redevelopment on this site.

Controls for discussion under section 62 consultation—

Zone	5 Special Use	to	R3 Medium Density Residential
FSR	—	to	1.5:1
Height	9.5m	to	14.4m (4 storeys)
Net yield* = 131			

Key justifications for planning change—

- The Department of Planning requires that Council review's all 5 Special Use zoned land and seek to apply a standard zone (usually a residential and or business zone).
- Rezoning the site to R3 Medium Density Residential is consistent with the predominant surrounding zone, and will permit the current use.
- Opportunity to establish site specific development controls that address the heritage significance and trees on the site and facilitate public access across the site.



* Net yield figures provided are estimates only

12. Hampden Street Precinct: 15–21 Hampden Street, 10A, 10 and 23 Roylston Street, 10 Cecil Street and 8 Soudan Lane, Paddington

This opportunity sites contains 20 different parcels zoned 2(b) Residential, located around the Hampden Street precinct. These sites are purpose built non-residential buildings and contain uses ranging from light industrial to art galleries.



Controls for discussion under section 62 consultation—

Zone	2(b) Residential	to	No change
FSR	0.875:1	to	1.5:1
Height	9.5m	to	11m (3 storeys)
Net yield* = 25			

Key justifications for planning change—

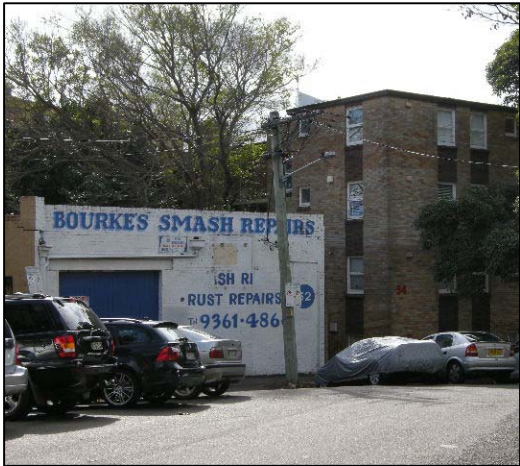
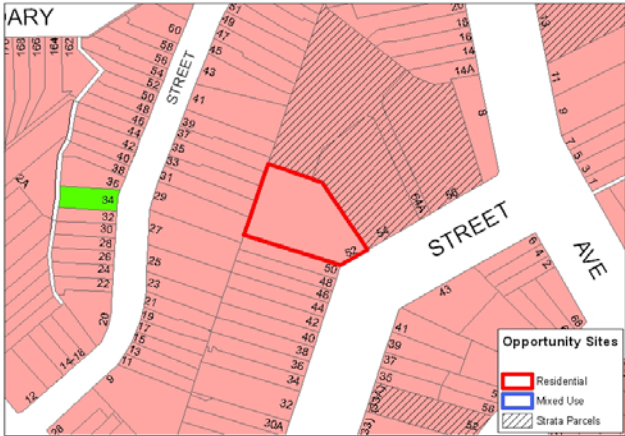
- Existing commercial uses are non-conforming uses in the 2(b) zone.
- The redevelopment of these sites will enable the provision of high quality and innovative architectural styles through adaptive reuse of the existing buildings.



* Net yield figures provided are estimates only

13. 52 Hopewell Street, Paddington

This opportunity site contains one parcel zoned 2(a) Residential and is currently used as a car smash repairer. The site is directly located between single dwelling houses to the south and west and an older style three storey RFB to the north east.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	R3 Medium Density Residential
FSR	—	to	1.5:1
Height	9.5m	to	No change
Net yield* = 5			

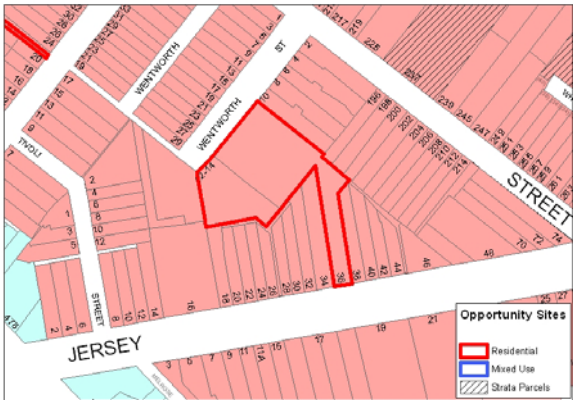
Key justifications for planning change—

- Existing car smash repairs in a non-conforming use in the 2(a) zone.
- Promoting a RFB in this location will provide a suitable building form transition from the existing three storey RFB to the dwelling houses.
- Promoting a RFB on this site will provide a development from that is more consistent with the character of the area.

* Net yield figures provided are estimates only

14. 12–14 Wentworth Street and 36 Jersey Road, Paddington

The site contains two parcels zoned 2(a) Residential. Located on the site is a commercial/warehouse type facility, which presents as a two storey building with high ceilings.

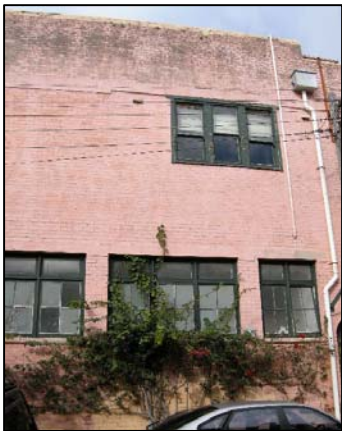


Controls for discussion under section 62 consultation—

atZone	2(a) Residential	to	R3 Medium Density Residential
FSR	—	to	1.5:1
Height	9.5m	to	11m (3 storeys)
Net yield* = 11			

Key justifications for planning change—

- The commercial warehouse use is a non-conforming use in the 2(a) zone.
- The site offers an excellent opportunity for an adaptive residential reuse.
- The site is well located to Oxford Street and access to public transport and services.

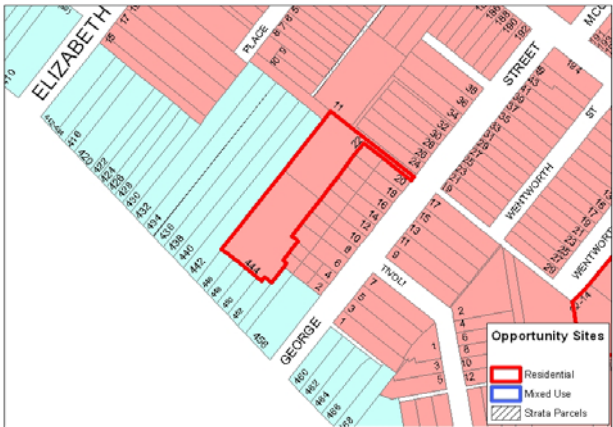


* Net yield figures provided are estimates only

15. 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 utilised for car parking only.

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.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	B4 Mixed Use
FSR	0.5:1	to	1:1
Height	9.5m	is	No change
Net yield* = 6			

Key justifications for planning change—

- 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

16. 1–11 Edgecliff Road and 118 Old South Head Road, Woollahra

This opportunity site contains six parcels zoned 2(b) Residential. Land at 1-3 Edgecliff Road contains shops on the ground floor with an RFB above, and behind. Land at 5-11 Edgecliff Road consists of individual shops with the potential for storage or residential uses above and behind and 118 Old South Head Road is operating as a Caltex Service Station.



Controls for discussion under section 62 consultation—

Zone	2(b) Residential	to	B1 Neighbourhood Centre
FSR	0.625:1	to	2:1
Height	9.5m	is	14.7m (4 storeys)
Net yield* = 16			

Key justifications for planning change—

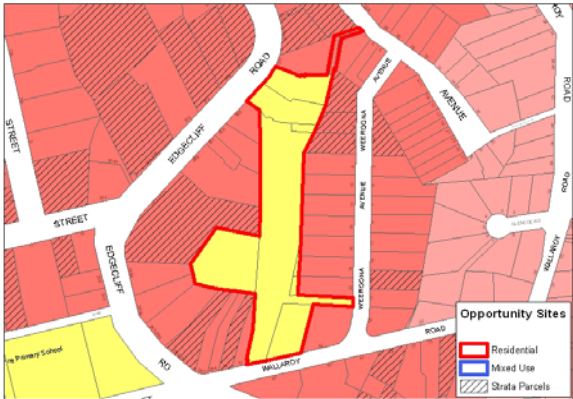
- Existing retail uses are non-conforming uses in the 2(b) Residential zone but will be permissible in the B1 Neighbourhood Centre Zone.
- The creation and recognition of a neighbourhood centre in this location will help sustain its future for local residents.
- Redeveloped of this site, in particular the corner service station site could improve amenity and facilitate opportunity for a place making building in this prominent location.



* Net yield figures provided are estimates only

**17. Edgecliff and Wallaroy Road, Woollahra
(land associated with the Woollahra Station)**

This opportunity contains 13 parcels with the majority zoned 5 Special Uses, whilst four small parcels in the north east corner of the site (which provide access) are zoned 2(b) Residential. The site is known as the old “Woollahra Station” site and contains a rail corridor, inactive station platform as well open space off Edgecliff Road that is accessible to the public.



Controls for discussion under section 62 consultation—

Zone	Part 5 Special Use and 2(b) Residential	to	Part R3 Medium Density and RE1 Public Recreation
FSR	—	to	0.75:1
Height	9.5m	to	11m (3 storeys)
Net yield* = 35			

Key justifications for planning change—

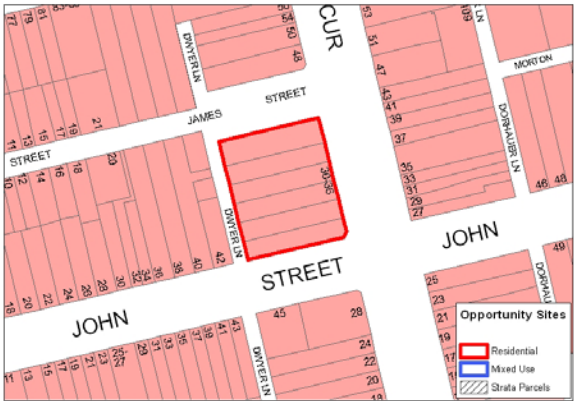
- Railcorp has advised that the station is not proposed to become operational.
- The Department of Planning requires that Council review all 5 Special Use zoned land and apply a standard zone (usually that of the surrounding land use zone, in this case 2(b) Residential.
- Rezoning the site to R3 Medium Density Residential is consistent with the predominant surrounding zone.



* Net yield figures provided are estimates only

18. 30–36 Moncur Street, Woollahra

This opportunity site contains six parcels zoned 2(a) Residential. The site is owned by the Department of Housing and contains two older style three storey buildings that contain low cost accommodation.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	No change
FSR	—	to	1.7:1
Height	9.5m	to	11m (3 storeys)
Net yield* = 16			

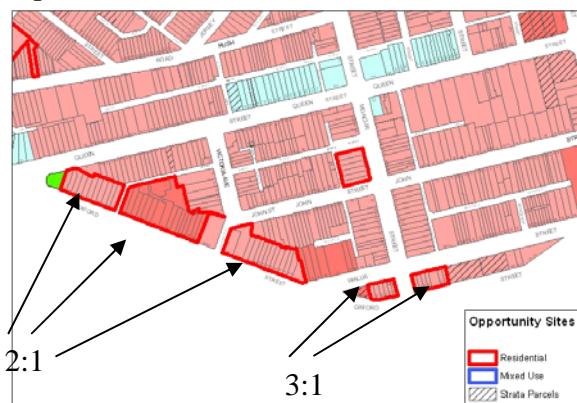
Key justifications for planning change—

- The Department of Housing requested an increase of FSR on this site and in particular, identified an intention to redevelop the land to provide a more contemporary style of affordable housing, pending an increase in height.
- We must consider and address all public authority requests under section 62 consultation.
- Redevelopment of the site by the Department of Housing will increase the supply of low cost accommodation in the LGA.

* Net yield figures provided are estimates only

19. 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 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.

Controls for discussion under section 62 consultation—

Zone	2(a) and 2(b) Residential	to	R3 Medium Density Residential
FSR	0.875:1	to	2:1 – 3:1
Height	9.5m	to	14.7m (4 storeys)
Net yield* = 53			

Key justifications for planning change—

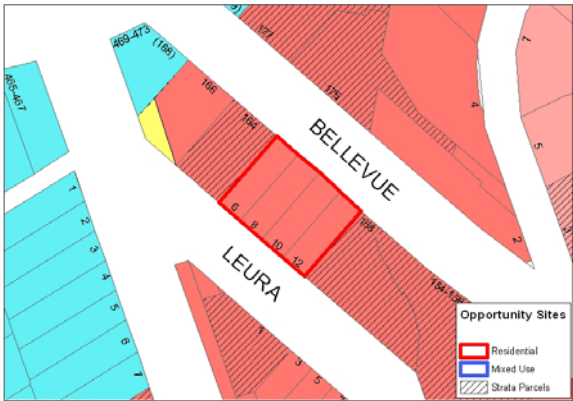
- Council identified opportunity to investigate increased height and FSR in this location.
- Due to the orientation of the lots, RFBs at four storeys will not have any overshadowing impacts on adjoining residential areas.
- Redevelopment of buildings in poorer condition will improve the amenity of the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



* Net yield figures provided are estimates only

20. 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 RFBs up to six storeys, and on the southern side of Leura Street is another RFB.



Controls for discussion under section 62 consultation—

Zone	2(b) Residential	to	No change
FSR	0.625:1	to	2.5:1
Height	9.5m	to	17.8m (5 storeys)
Net yield* = 8			

Key justifications for planning change—

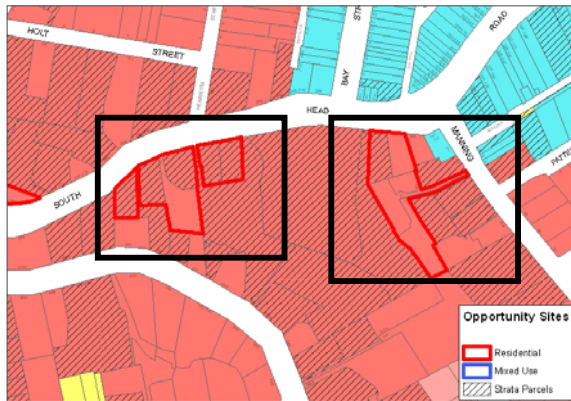
- RFBs are the predominant building form and define the character of the area.
- Reasonable to provide for redevelopment opportunities that are consistent with the prevailing context.
- The site is well located to the Double Bay centre and access to public transport and services.



* Net yield figures provided are estimates only

21. 315–333 and 349-359 New South Head Road, and 5-7 Manning Road, Double Bay

This opportunity site contain various parcels zoned 2(b) Residential. These parcels predominantly contain single dwelling houses, and some are in very poor condition. Surrounding development includes RFBs up to eight storeys.



Controls for discussion under section 62 consultation—

Zone	2(b) Residential	to	No change
FSR	0.625:1 – 0.875:1	to	1:1
Height	8.5 – 12m	to	14.4m (4 storeys)
Net yield* = 30			

Key justifications for planning change—

- Site contains older building stock.
- 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.
- Redevelopment presents opportunity to improve the pedestrian amenity along this part of New South Head Road.
- The site is well located to the Double Bay centre and access to public transport and services.

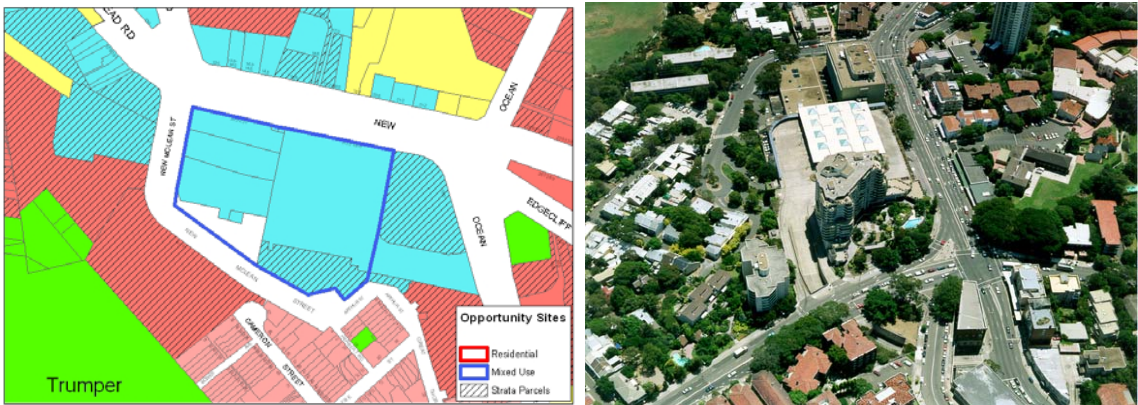


* Net yield figures provided are estimates only

22. Edgecliff Centre: 203–233 and 235–285 New South Head Road, Edgecliff

This opportunity site contains Edgecliff Station, bus interchange, commercial premises such as offices, a retail component of shops and supermarkets and car parking.

Existing building forms are up to eight storeys. The urban form does not have high amenity, accessibility to the public transport areas needs upgrading and the function of shopping centres could be greatly improved.



Controls for discussion under section 62 consultation—

Zone	3(a) Business General	to	No change
FSR	2.5:1	to	6.05:1
Height	26m	to	53m (17 storeys)
	58m (AHD)		

Net yield* = 400

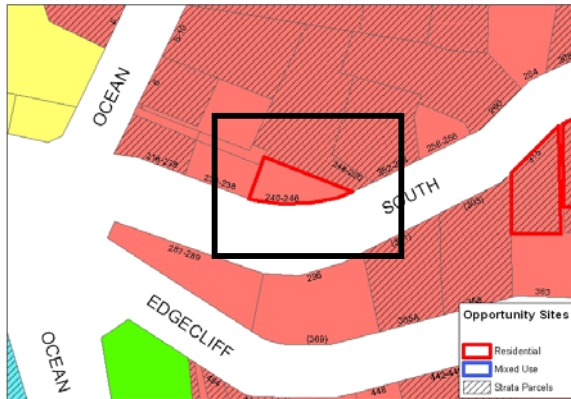
Key justifications for planning change—

- Increasing density at Edgecliff Centre is consistent with the well established best planning practice of increasing development potential in centres to promote more sustainable and public transport oriented development.
- High dwelling yield from a single opportunity site with the potential to meet 40% of the growth required (on top of our latent capacity) to meet the draft East Subregional Strategy.
- This is a central pillar of our housing strategy, and most importantly helps us protect the residential areas from significant change.
- Redevelopment will unite two sites that currently function separately, improving the retail experience and customer amenity.
- Opportunity to implement no car housing at this location which is well serviced by public transport.
- Urban design analysis (including overshadowing and view analysis) undertaken by consultants demonstrates that increased height and FSR can be reasonably accommodated on this site.

* Net yield figures provided are estimates only

23. Eastern Gateway: 240–246 New South Head Road, Edgecliff (Thane Building)

This opportunity site contains one parcel. The site is occupied by the Thane Building which contains commercial uses including a car dealer. This two storey building poorly addresses New South Head Road and provides no weather protection for pedestrians.



Controls for discussion under section 62 consultation—

Zone	2(b) Residential	to	B4 Mixed Use
FSR	0.875:1	to	4.8:1
Height	9.5m	to	24.9m (part 6 to 7 storeys)
Net yield* = 19			

Key justifications for planning change—

- Increasing density at within 400m of Edgecliff Centre is consistent with the well established best planning practice of increasing development potential in centres to promote more sustainable and public transport oriented development.
- Urban design analysis (including overshadowing and view analysis) undertaken by consultants demonstrates that increased height and FSR can be reasonably accommodated on this site.



* Net yield figures provided are estimates only

24. Western Gateway: 73–79 New South Head Road, Edgecliff (service station site)

This opportunity site contains two parcels. The site is occupied by a service station directly adjoining the car wash at 81-83 New South Head Road. The site is located at the entrance to the Woollahra LGA and presents an opportunity to provide a sense of entry to Woollahra.



Controls for discussion under section 62 consultation—

Zone	3(b) Business Special	to	B4 Mixed Use
FSR	1.25:1	to	1.65:1
Height	12m	to	21.8m (6 storeys)
Net yield* = 35			

Key justifications for planning change—

- Current uses on this site detract from the amenity of the gateway to Woollahra.
- The site is located in a prominent location, providing a gateway to Woollahra. The built form controls on this site must reflect this gateway significance.
- Redevelopment will clearly identify land for development and required for open space (at 81-83 New South Head Road) to ensure that visual and open space links are established between Weigall Sportsground and Rushcutters Bay Park.
- Urban design analysis (including overshadowing and view analysis) undertaken by consultants demonstrates that increased height and FSR can be reasonably accommodated on this site.



* Net yield figures provided are estimates only

Western Gateway: 2–14 New Beach Road, Edgecliff

This opportunity site contains one parcel and is occupied by an older style mixed use development containing residential units and a car repair station. The building is under one ownership and is not strata titled. This presents an opportunity for redevelopment.



Controls for discussion under section 62 consultation—

Zone	3(c) Business Neighbourhood	to	B4 Mixed Use
FSR	0.5:1 – 1.25:1	to	3.65:1
Height	12m	to	21.8m (6 storeys)
Net yield* = 10			

Key justifications for planning change—

- Redevelopment of this site would develop its presence as a gateway site.
- Urban design analysis (including overshadowing and view analysis) undertaken by consultants demonstrates that increased height and FSR can be reasonably accommodated on this site.



* Net yield figures provided are estimates only