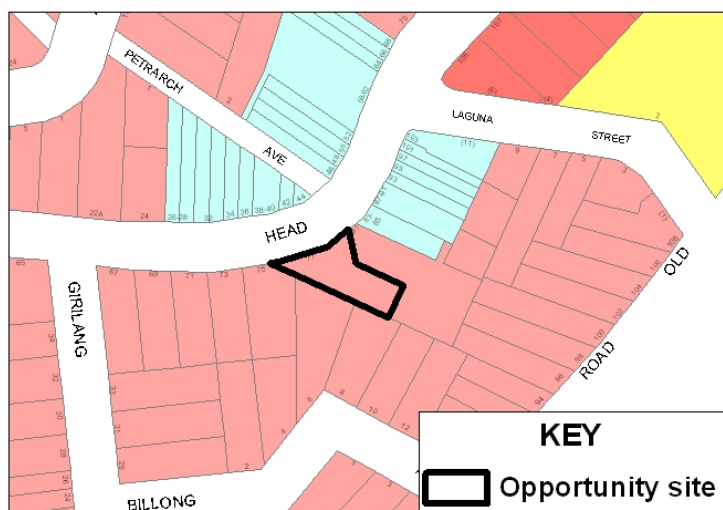


## Opportunity site summary

### Vaucluse Village: 77 New South Head Road, Vaucluse (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 Vaucluse neighbourhood centre and adjoins residential flat buildings (RFBs) to the west and east.



Planning changes for discussion:

	<b>Current</b>		<b>Proposed</b>
Zone	2(a) Residential	to	B1 Neighbourhood Centre
Floor space ratio	0.55:1	to	0.875:1
Height	9.5m	to	11.3m (3 storeys)
			<b>Net yield* = 9</b>

Key justifications for planning changes:

- 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 Vaucluse centre.
- Promoting a mixed use development up to three storeys in this location will provide a suitable building form transition from the Vaucluse centre to the adjoining residential zone.

\* Net yield figures provided are estimates only