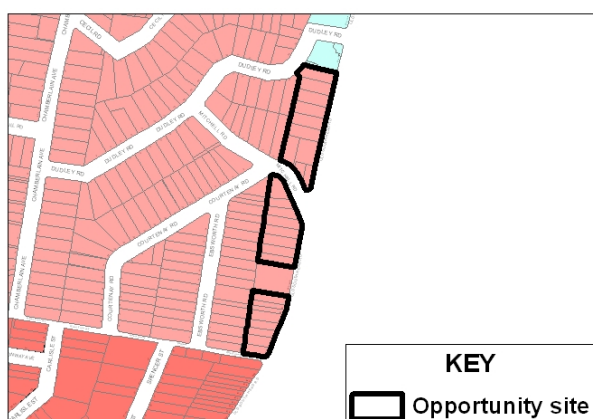


## Opportunity site summary

### 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 residential flat buildings (RFBs). The site is located along the western side Old South Head Road; the boundary of Waverley Council is immediately to the east.



Planning changes for discussion:

	<b>Current</b>		<b>Proposed</b>
Zone	2(a) Residential	to	R3 Medium Density Residential
Floor space ratio	0.55:1	to	1:1
Height	9.5m	to	11m (3 storeys)
			<b>Net yield* = 36</b>

Key justifications for planning changes:

- 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