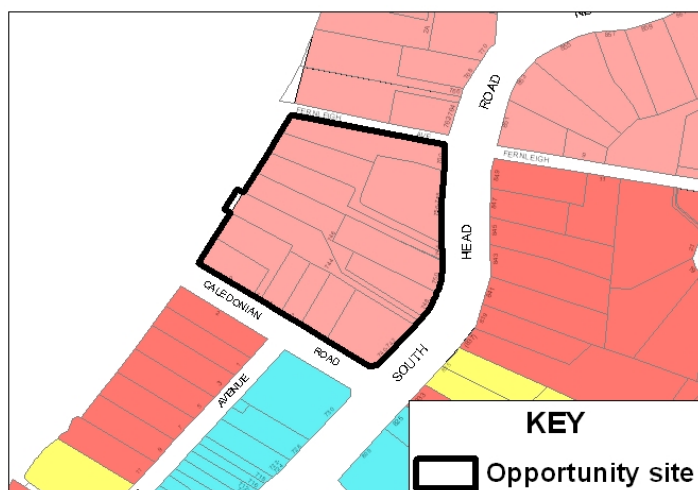


Opportunity site summary

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 residential flat buildings (RFBs). The site is located along the western side of New South Head Road and extends to the harbour.



Planning changes for discussion:

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

Key justifications for planning changes:

- 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