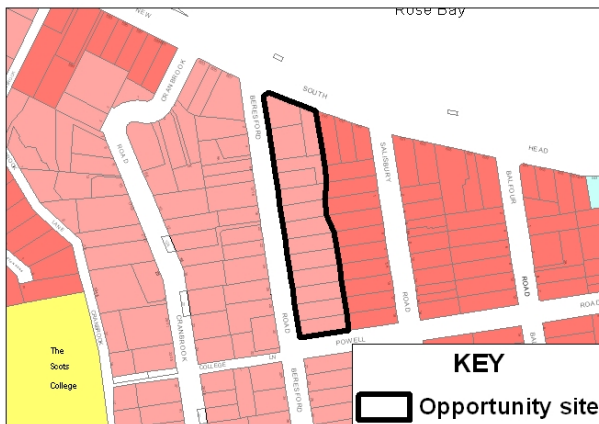


Opportunity site summary

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 residential flat buildings (RFBs). The site is located along the eastern side of 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.



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	11m (3 storeys)
			Net yield* = 9

Key justifications for planning changes:

- 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