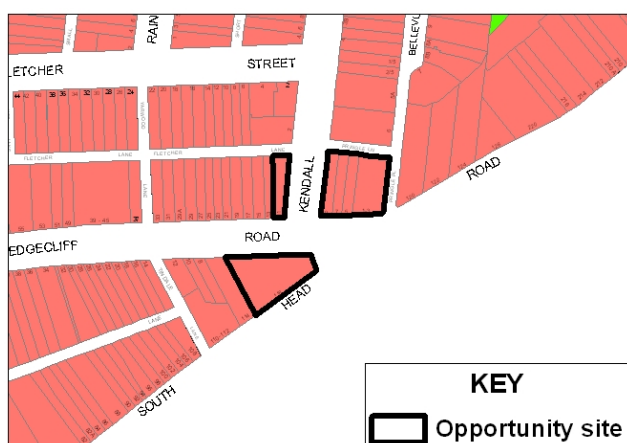


Opportunity site summary

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 a residential flat building 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 contains the Caltex Service Station.



Planning changes for discussion:

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

Key justifications for planning changes:

- 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.
- Redevelopment of this site, in particular the 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