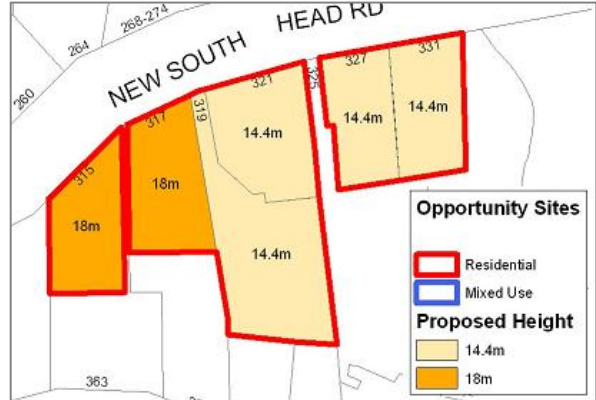
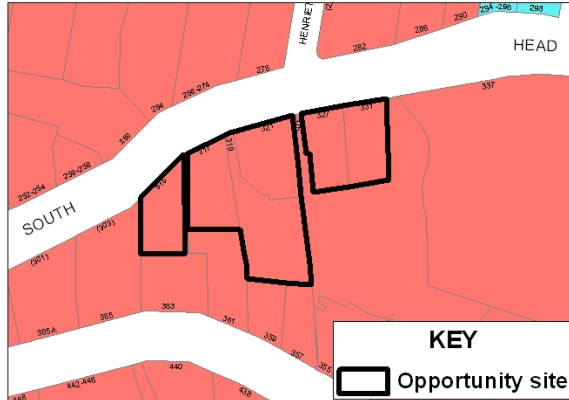


# Opportunity site summary

## 315–321 and 327-331 New South Head Road, Double Bay

This opportunity site contains land zoned 2(b) Residential. The land is currently occupied by a dwelling house and older style residential flat buildings (RFBs), some of which are in very poor condition. Surrounding development includes RFBs up to eight storeys.



Planning changes for discussion:

	Current		Proposed
Zone	2(b) Residential	to	R3 Medium Density Residential (no change)
Floor space ratio	0.625:1 – 0.875:1	to	1:1
Height	9.5m	to	14.4m (4 storeys)
	18m	to	18m (no change) (5 storeys)
			<b>Net yield* = 30</b>

\* Net yield figures provided are estimates only

Key justifications for planning changes:

- Site contains older building stock.
- RFBs are the predominant building form and define the character of the area.
- Reasonable to provide for redevelopment opportunities that are consistent with the prevailing context.
- Redevelopment presents opportunity to improve the pedestrian amenity along this part of New South Head Road.
- Site is well located to the Double Bay centre and access to public transport and services.



\* Net yield figures provided are estimates only