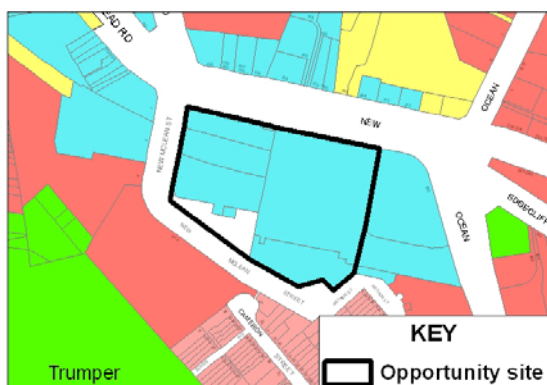


Opportunity site summary

Edgecliff Centre: 203–233 and 235–285 New South Head Road, Edgecliff

This opportunity site contains Edgecliff Station, bus interchange, commercial premises such as offices, a retail component of shops and supermarkets and car parking.

Existing building forms are up to eight storeys. The urban form does not have high amenity, accessibility to the public transport areas needs upgrading and the function of shopping centres could be greatly improved.



Planning changes for discussion:

	Current		Proposed
Zone	3(a) Business General	to	No change
Floor space ratio	2.5:1	to	6.05:1
Height	26m 58m (AHD)	to	53m (17 storeys)

Net yield* = 400

Key justifications for planning changes:

- Increasing density at Edgecliff Centre is consistent with the well established best planning practice of increasing development potential in centres to promote more sustainable and public transport oriented development.
- High dwelling yield from a single opportunity site with the potential to meet 40% of the growth required (on top of our latent capacity) to meet the draft East Subregional Strategy.
- This is a central pillar of our housing strategy, and most importantly helps us protect the residential areas from significant change.
- Redevelopment will unite two sites that currently function separately, improving the retail experience and customer amenity.
- Opportunity to implement no car housing at this location which is well serviced by public transport.
- Urban design analysis (including overshadowing and view analysis) undertaken by consultants demonstrates that increased height and floor space ratio can be reasonably accommodated on this site.

* Net yield figures provided are estimates only