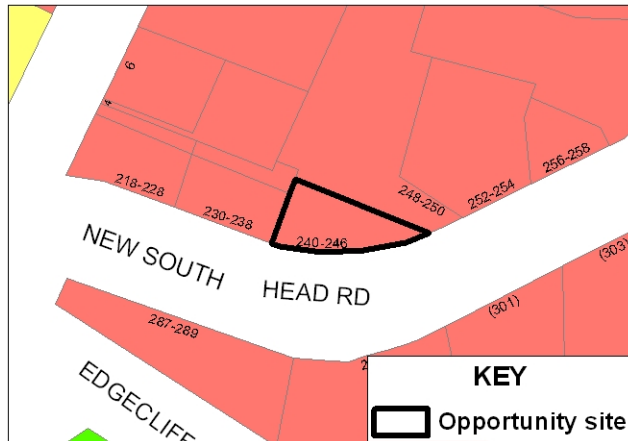


Opportunity site summary

Eastern Gateway: 240–246 New South Head Road, Edgecliff (Thane Building)

This opportunity site contains one parcel. The site is occupied by the Thane Building which contains commercial uses including a car dealer. This two storey building poorly addresses New South Head Road and provides no weather protection for pedestrians.



Planning changes for discussion:

	Current	to	Proposed
Zone	2(b) Residential		B4 Mixed Use
Floor space ratio	0.875:1		4.8:1
Height	9.5m		24.9m (part 6 to 7 storeys)
			Net yield* = 19

Key justifications for planning changes:

- Increasing density at within 400m of 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.
- 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