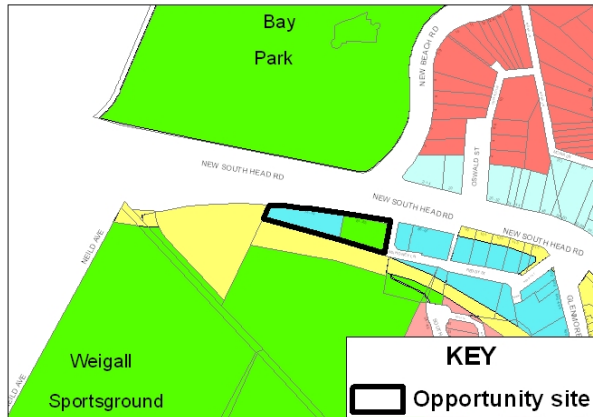


Opportunity site summary

Western Gateway: 73–79 New South Head Road, Edgecliff (service station site)

This opportunity site contains two parcels. The site is occupied by a service station directly adjoining the car wash at 81-83 New South Head Road. The site is located at the entrance to the Woollahra LGA and presents an opportunity to provide a sense of entry to Woollahra.



Planning changes for discussion:

	Current		Proposed
Zone	3(b) Business Special	to	B4 Mixed Use
Floor space ratio	0.5:1	to	1.65:1
Height	12m	to	21.8m (6 storeys)
			Net yield* = 35

Key justifications for planning changes:

- Current uses on this site detract from the amenity of the gateway to Woollahra.
- The site is located in a prominent location, providing a gateway to Woollahra. The built form controls on this site must reflect this gateway significance.
- Redevelopment will clearly identify land for development and required for open space (at 81-83 New South Head Road) to ensure that visual and open space links are established between Weigall Sportsground and Rushcutters Bay Park.
- 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