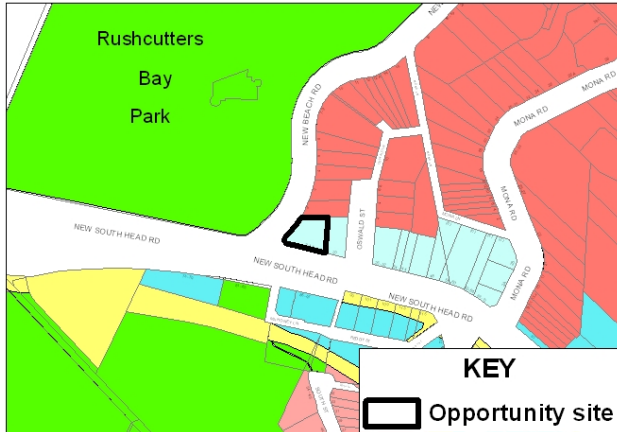


Opportunity site summary

Western Gateway: 2–14 New South Head Road, Edgecliff

This opportunity site contains one parcel and is occupied by an older style mixed use development containing residential units and a car repair station. The building is under one ownership and is not strata titled. This presents an opportunity for redevelopment.



Planning changes for discussion:

	Current		Proposed
Zone	3(c) Business Neighbourhood	to	B4 Mixed Use
Floor space ratio	0.5:1 – 1.25:1	to	3.65:1
Height	12m	to	21.8m (6 storeys)
			Net yield* = 10

Key justifications for planning changes:

- Redevelopment of this site would develop its presence as a gateway site.
- 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