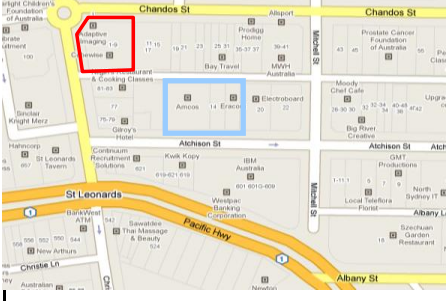
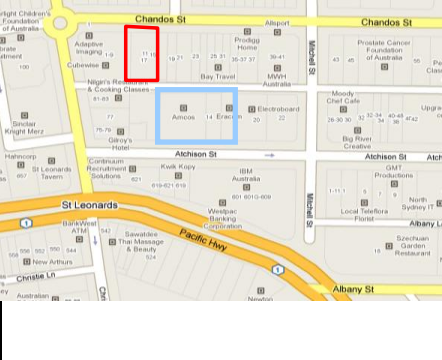
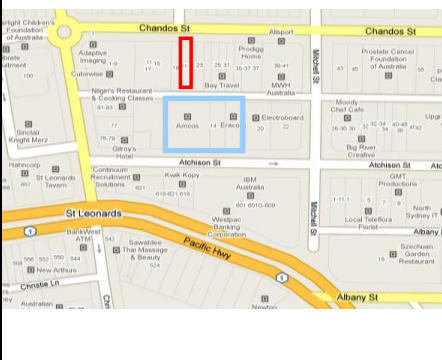
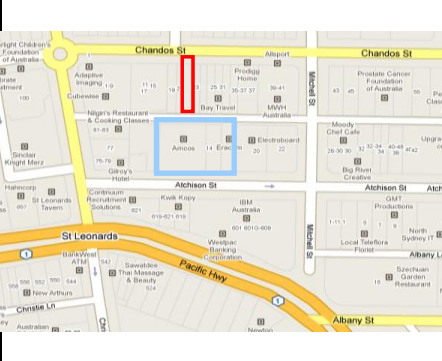
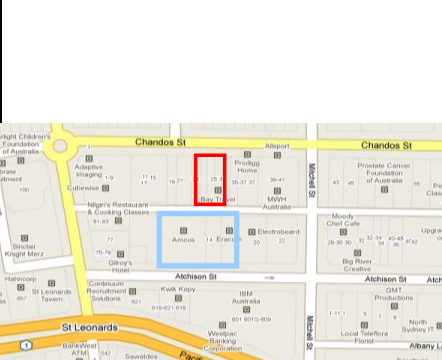
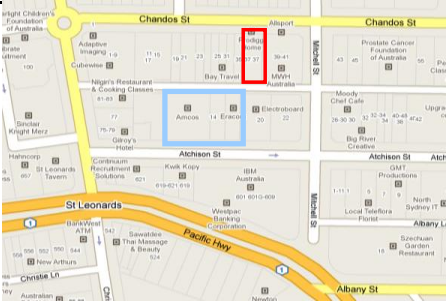
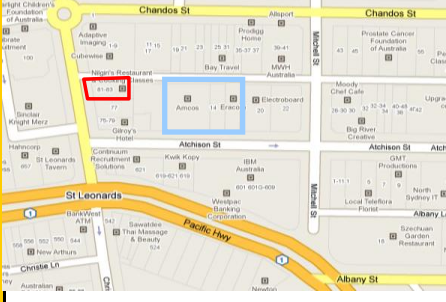
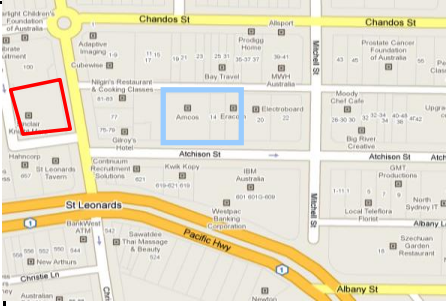
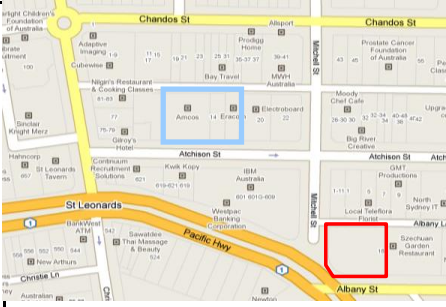


APPENDIX 14 : POTENTIAL DEVELOPMENT ANALYSIS

Street Address	Location Map	Photo	Site Area (sqm)	Ownership	As Built			Permissible under NS LEP 2001			Permissible under Draft NSLEP			Add Potential
					Existing / Approved height (storeys)	Existing / approved GFA (Source ND Council records)	Existing / Approved FSR (Source NS Council records)	Zoning	Height (metres)	FSR (non-residential range)	Zoning	Height (metres)	FSR (Max. non-res)	
2-4 Atchison Linea Building			720	Multiple	17	9792	13.6	Mixed Use	49	3:1 - 4:1	B4 Mixed use	49	3:01	capacity reached
18-20 Atchison			720	Single	4	2088	2.89	Mixed Use	49	3:1 - 4:1	B4 Mixed use	49	3:01	good dev potential
22-24 Atchison			720	Single	6	2798	4	Mixed Use	49	3:1 - 4:1	B4 Mixed use	49	3:01	good dev potential
1-9 Chandos			116	Single	13	9810	8.45	Mixed Use	33	3:1 - 4:1	B3 Commercial	33	12:01	capacity reached - recently re-developed

11-17 Chandos			862.4	Single	12	1724.8	2	Mixed Use	33	3:1 - 4:1	B4 Mixed use	33	3:01	capacity reached
19 Chandos			223	Single	1	178.4	0.8	Mixed Use	33	3:1 - 4:1	B4 Mixed use	33	3:01	site area too small - no viable floor plate - to be consolidated
21 Chandos			354.2	Multiple	4	947	2.67	Mixed Use	33	3:1 - 4:1	B4 Mixed use	33	3:01	site area too small - no viable floor plate - to be consolidated
23 Chandos			197	Single	3	472.8	2.4	Mixed Use	33	3:1 - 4:1	B4 Mixed use	33	3:01	site area too small - no viable floor plate - to be consolidated
25-33 chandos			874	Single	7	3454	3.96	Mixed Use	33	3:1 - 4:1	B4 Mixed use	33	3:01	good dev potential

35-37 Chandos			479.4	Single	8	2678	5.59	Mixed Use	33	3:1 - 4:1	B4 Mixed use	33	3:01	limited dev potential
39-41 chandos			958.9	Single	8	5369	5.62	Mixed Use	33	3:1 - 4:1	B4 Mixed use	33	3:01	limited dev potential
75 Christie Gilroy's Hotel			216	Single	2	432	2	Mixed Use	49	3:1 - 4:1	B3 Commercial	49	12:00	Good commercial development potential however, site area too small - no viable floor plate - will need to be consolidated
77-79 Christie			748	Multiple	2	1496	2	Mixed Use	49	3:1 - 4:1	B3 Commercial	49	12:01	good commercial dev
81-83 Christie			355	Single	2	710	2	Mixed Use	49	3:1 - 4:1	B3 Commercial	49	12:01	good commercial dev potential

 	100 Christie	2476.5	Multiple	12	11384.5	4.6	Mixed Use	49	3:1 - 4:1	B3 Commercial	49	12:01	Commercial dev potential
 	599 Pacific Hwy (incl. 10-20 Albany st) The Abode	2583	Single	17	20250	7.84	Mixed Use	40	3:1 - 4:1	B4 Mixed use	40	0.75-2:1	capacity reached - recently re-developed unlikely to be redeveloped within next 10 years
 	601 Pacific Hwy IBM Building	2843	Single	15	15119	5.32	Mixed Use	49	3:1 - 4:1	B3 Commercial	49	12-14:1	good additional commercial capacity - however recently re-developed unlikely to be redeveloped within next 10 years
 	617-619 Pacific Hwy	480	Single	part 2 part 8	2641	5.5	Mixed Use	49	3:1 - 4:1	B3 Commercial	49	12:01	good commercial dev
 	621 Pacific Hwy	594	Single	10	3562	6	Mixed Use	49	3:1 - 4:1	B3 Commercial	49	12-14:1	good commercial dev

