

The combined site is rectangular in shape with 2 frontages; fronting onto Pacific Highway and backing onto Angelo Street. The site has the following boundary dimensions:

- Pacific Highway boundary 50.995 metres (western boundary)
- Angelo Street boundary 49.17 metres (eastern boundary)
- 22.375 metres to the northern boundary
- 24.79 metres to the southern boundary.

The area of the site is 1173.2 m² (refer to the Site Survey Plan attached under separate cover).

The land is sloping with a cross fall of approximately 3.2 metres along its long axis facing Pacific Highway and Angelo Street at the rear.



Figure 2: Aerial Photo of Site

Existing buildings on the site are 3 x 2 storey commercial buildings with ground level parking at the rear, obscured from the street (refer photographs 1, 2 and 3).