

DEVELOPMENT POTENTIAL REPORT

Preliminary Planning and Development Potential Review



PROPERTY ADDRESS
31 Kareela Road
Chatswood, NSW 2067

REPORT DETAILS
Client: Metro Realty
Date of Review: 15/07/2026
Report Reference: DEV-CHAT-011

PROPERTY DETAILS

Key Property Identifiers and Planning Controls

Address	31 Kareela Road, Chatswood, NSW 2067
Lot/Sec/DP	8/-/DP22558
Local Government Area	Willoughby City Council
Site Area	665 m ²
Current Use	2 Bedroom Residential Dwelling
Zoning	C4 Environmental Living
Minimum Lot Size	650 m ²
Height of Building	8.5 m
Floor Space Ratio	0.37:1
Relevant LEP	Willoughby Local Environmental Plan (2012)
Relevant DCP	Willoughby Development Control Plan (2023)

DEVELOPMENT CONSTRAINTS

Mapped Planning Constraints identified during the preliminary review.

Not Identified No mapped constraint identified during initial review.	Further Review Constraint status is unclear or required specialist confirmation.	Constraint Identified A mapped or apparent constraint has been identified.
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Bushfire	Vegetation Buffer Mapping (100% site)
Biodiversity	No Mapping Identified
Acid Sulfate Soils	Class 5 Acid Sulfate Soils (100% Site)
Heritage	No Mapping Identified
Flood	No Mapping Identified
Aboriginal Heritage / AHIMS	No Artefacts Identified
Land Acquisition	No Mapping Identified
Other Constraints	No Additional Significant Constraints

LEP EXTRACT

Review of the Local Environmental Plan to determine Permissible Uses.

Permitted without Consent

Home occupations

Permitted with Consent

Bed and breakfast accommodation; Dual occupancies; Dwelling houses; Environmental protection works; Home-based child care; Home businesses; Oyster aquaculture; Pond-based aquaculture; Roads; Secondary dwellings; Tank-based aquaculture

Prohibited

Industries; Local distribution premises; Service stations; Warehouse or distribution centres; Any other development not specified as "Permitted without Consent" or "Permitted with Consent"

DEVELOPMENT POTENTIAL ASSESSMENT

Preliminary Planning Pathway Assessment.

Appears Possible Assessed controls and constraints appear supportive.	Further Review More detail is required before a view can be formed.	Constraint Identified A major planning or site constraint may block this pathway
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New Residential Dwelling	A new or replacement dwelling house is permitted with consent. The 8.5m height limit may support a two-storey design, subject to the 0.37:1 FSR, and other C4 zone controls.
Secondary Dwelling / Granny Flat	The 665m ² site exceeds the 450m ² minimum site area. A secondary dwelling may be up to 60m ² or 10% of the principal dwelling floor area, whichever is greater, but the combined development must remain within the site's approximately 246m ² FSR capacity. It cannot be separately subdivided.
Attached Dual Occupancy	Attached dual occupancy is permitted with consent, but the site is 35m ² below the 700m ² minimum. The approx. 18m frontage could support both dwellings addressing Kareela Road; however, a Clause 4.6 variation and detailed concept design would be required.
Subdivision	The mapped minimum subdivision lot size is 650m ² per resulting lot, meaning approximately 1,300m ² would be required for two lots. The site cannot support a conventional two-lot subdivision.
Detached Dual Occupancy	The 665m ² site is below the 900m ² minimum for detached dual occupancy. Although the frontage may be physically workable, the substantial lot size shortfall and C4 low impact development controls materially constrain this pathway.

PLANNING SUMMARY AND NEXT STEPS

Plain-English interpretation of the planning assessment.

Assessment Summary 31 Kareela Road, Chatswood presents a clear residential redevelopment opportunity within its C4 Environmental Living zoning, particularly for a new or substantially redesigned dwelling house and a secondary dwelling. The site exceeds the 450m² minimum required for a secondary dwelling. The 0.37:1 FSR provides approximately 246m² of total gross floor area, meaning the achievable secondary dwelling size will depend on the floor area retained or proposed for the principal dwelling. Attached dual occupancy may also be explored. The site is approximately 5% below the 700m² minimum and would therefore require a well supported Clause 4.6 variation. Detached dual occupancy is less favourable due to the larger 900m² minimum site area. Conventional two lot subdivision is not available, as each resulting lot would need to contain at least 650m². Overall development potential will also depend on detailed compliance with the applicable C4 setbacks, landscaping, tree retention and site design controls. The site is mapped within a bushfire vegetation buffer and Class 5 acid sulfate soils area. No biodiversity, heritage or flood mapping was identified during the preliminary review.

Key Opportunities	Key Constraints	Next Steps
• New or replacement dwelling within the 8.5m height and 0.37:1 FSR controls. • Secondary dwelling potential on a site exceeding the 450m² minimum. • The site appears relatively unconstrained, with no biodiversity, heritage or flood mapping identified.	• Final development potential depends on council assessment, detailed design and compliance with LEP/DCP/ Housing SEPP controls. • Class 5 Acid Sulfate Soils may require assessment for excavation/dewatering. This can be addressed in detailed design.	• Obtain Section 10.7 Planning Certificate. • Review survey and title restrictions. • Seek formal town planning advice. • Prepare a concept for a dwelling house with secondary dwelling, testing FSR, setbacks, landscaping and parking. • Prepare DA lodgement package.

DISCLAIMER AND LIMITATIONS

Limitations Applying to this Preliminary Development Potential Report.

Disclaimer

This report is preliminary only and is based on publicly available information at the date of review. It is not legal, financial, surveying, architectural, engineering, certifier or formal town planning advice. Development potential is subject to council or certifier assessment and further specialist advice. Public information and mapping may be incomplete, outdated, approximate or subject to interpretation. This report does not replace a Section 10.7 Planning Certificate, survey, title search, town planning advice, pre-lodgement advice, DA assessment, complying development assessment or legal advice. The customer should seek formal advice from qualified professionals before relying on this report for purchase, sale, marketing, design or development decisions.

No guarantee of approval

Any development pathway described in this report remains subject to detailed design, site-specific constraints, council or certifier assessment, statutory controls and further consultant advice.

Public-source limitation

This report relies on public mapping, planning instruments, council information and other information available at the date of review. These sources may change, contain limitations or be interpreted differently by the relevant authority.

Specialist constraints

Flooding, bushfire, biodiversity, Aboriginal heritage, servicing, contamination, access, easements, restrictions on title and other site matters require specialist investigation. This report is not a specialist assessment of those matters and should not be relied upon to confirm their presence, absence, extent or impact on development potential.

Use of report

The report is intended for early-stage due diligence only. It should not be used as the basis for purchasing, selling, marketing, designing or developing land.