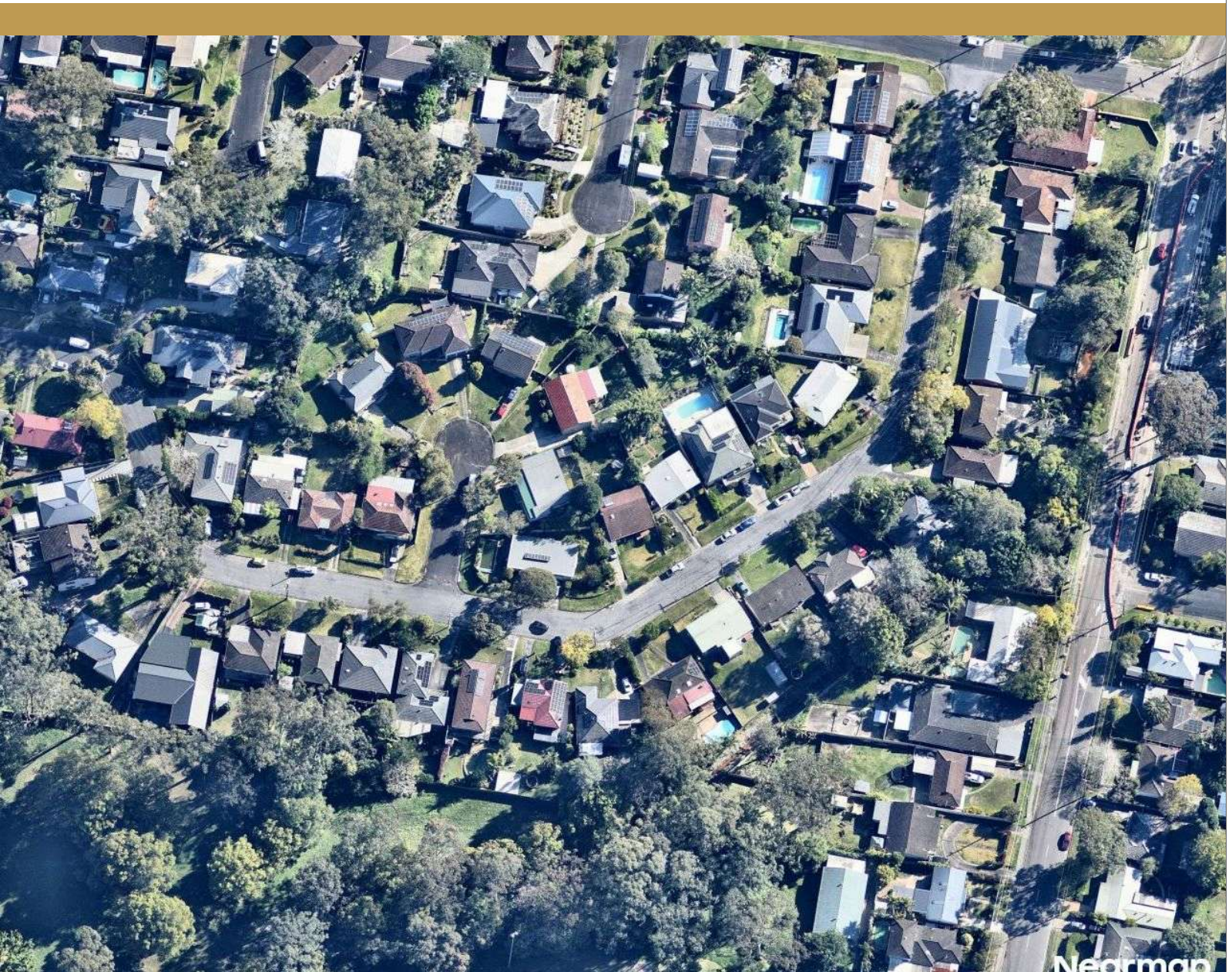




# Development Due Diligence Report

37 Bourbon Street, Wyoming



Prepared by  
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## Permitted Uses

## Suggested Land Use

### Houses



Permitted

### Duplexes



Permitted

### Townhouses



Requires amalgamation

### Apartments



Not permitted

### Subdivisions



Requires amalgamation

### Commercial



Permitted

### Industrial



Not permitted

### Aged Care



Permitted

## Objectives of zone

To provide for the housing needs of the community within a low density residential environment.\nTo enable other land uses that provide facilities or services to meet the day to day needs of residents.\nTo encourage best practice in the design of low density residential development.\nTo ensure that non-residential uses do not adversely affect residential amenity or place unreasonable demands on services.\nTo maintain and enhance the residential amenity and character of the surrounding area.

## Permitted without consent

Home occupations

Recreation areas

## Permitted with consent

Bed and breakfast accommodation

Boat launching ramps

Boat sheds

Building identification signs

Business identification signs

Centre-based child care facilities

Community facilities

Dual occupancies

Dwelling houses



Permitted Uses

Permitted with consent

Educational establishments	Emergency services facilities	Environmental facilities
Environmental protection works	Exhibition homes	Exhibition villages
Flood mitigation works	Group homes	Health consulting rooms
Home businesses	Home industries	Home-based child care
Information and education facilities	Jetties	Neighbourhood shops
Oyster aquaculture	Places of public worship	Pond-based aquaculture
Respite day care centres	Roads	Secondary dwellings
Semi-detached dwellings	Seniors housing	Sewage reticulation systems
Shop top housing	Tank-based aquaculture	Water recycling facilities
Water reticulation systems	Water storage facilities	

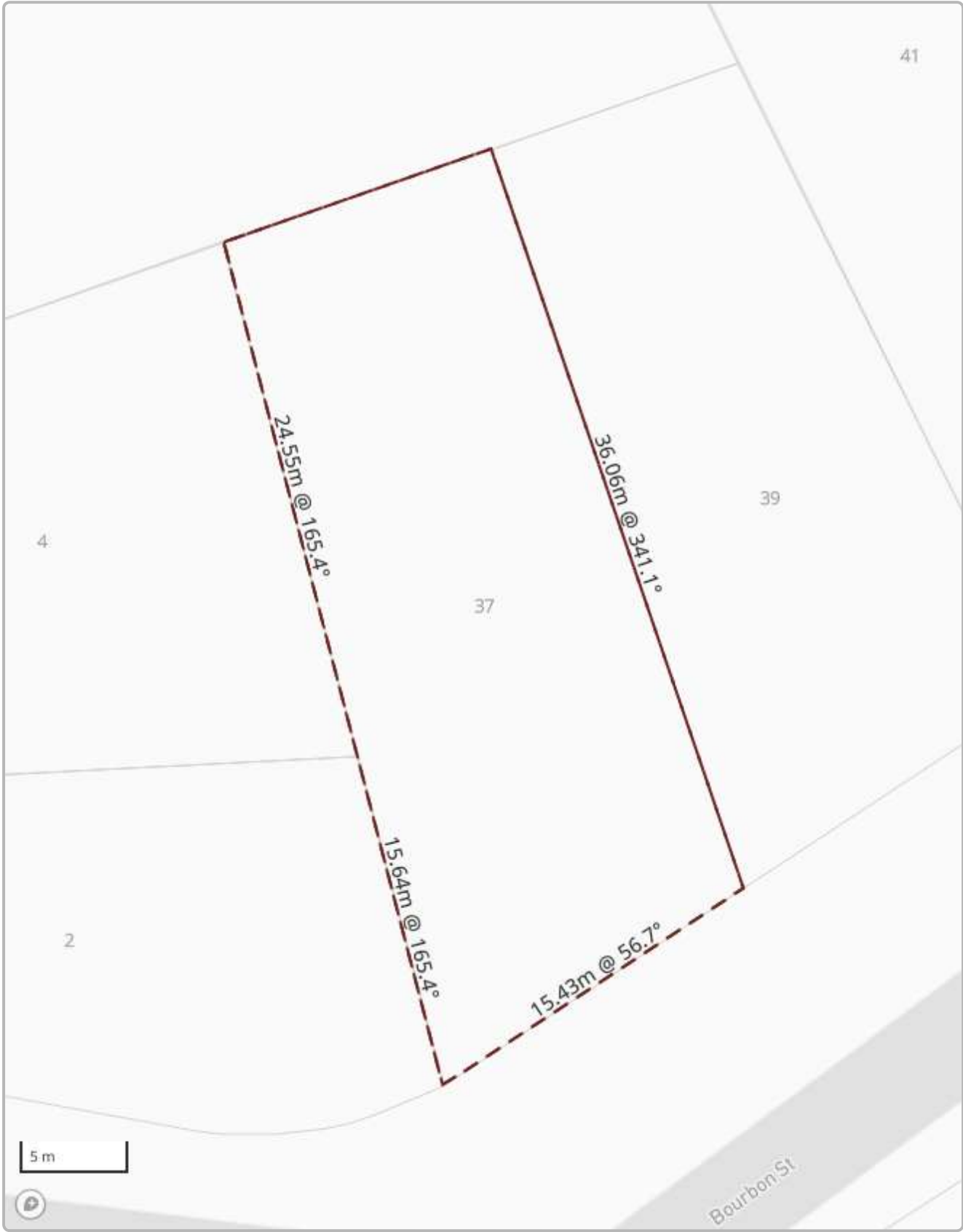
Prohibited

Any development not specified in item 2 or 3



SITE

# Measurements



SITE

Primary Planning Rules

<b>Max Building Height</b>		<b>Min Lot Size</b>	
Site	8.5 m	Site	550 m2
<b>Lot Id</b>		<b>Council</b>	
Site	37/228977	Site	Central Coast Council
<b>Street Frontage Est.</b>		<b>Postcode</b>	
Site	16.6 m	Site	2250
<b>Lot Area</b>			
Site	552 m <sup>2</sup>		



# HOUSES

## Secondary Planning Rules

### Max Building Height (m)

Secondary dwelling (CDC)	8.5
House (CDC)	8.5
Detached Development (CDC)	4.5

### Max Storeys

House	2 - 3
House (CDC)	2

### Min Lot Size (m<sup>2</sup>)

Secondary dwelling	450
House (CDC)	200

### Min Street Frontage (m)

Secondary dwelling	15
Secondary dwelling (CDC)	12
House (CDC)	6

### Max Floor Area (m<sup>2</sup>)

Secondary dwelling (CDC)	60
House (CDC)	290
Detached Development (CDC)	45

### Min Private Open Space (m<sup>2</sup>)

House	24
Secondary dwelling	16
Secondary dwelling (CDC)	24
House (CDC)	24

### Min Private Open Space with 3 Hrs Solar (%)

House	50
-------	----

### Front Setback (m)

House	4.5
Secondary dwelling	4.5
Secondary dwelling (CDC)	4.5
House (CDC)	4.5

### Front Setback Special (m)

House	7.5
Secondary dwelling	7.5

### Front Setback Articulation (m)

House	1.5
-------	-----

### Side Setback (m)

House	0.9 - 1.5
Secondary dwelling	0.9 - 1.5
Secondary dwelling (CDC)	0.9
House (CDC)	0.9 - 1.9
Detached Development (CDC)	0.9

### Rear Setback (m)

House	0.9 - 6.0
Secondary dwelling	0.9 - 6.0
Secondary dwelling (CDC)	3
House (CDC)	3.0 - 8.0
Detached Development (CDC)	0.9

### Rear Setback Special (m)

House	3
Secondary dwelling	3

### Secondary Setback For Corner Blocks (m)

House	2
Secondary dwelling	2
Secondary dwelling (CDC)	2
House (CDC)	2

### Max Site Coverage (%)

House	50
Secondary dwelling (CDC)	50



# HOUSES - Continued

## Secondary Planning Rules

<b>Min Landscaping Pct (%)</b>		<b>Min Landscaping Pct Front Setback (%)</b>	
Secondary dwelling (CDC)	20	Secondary dwelling (CDC)	50
House (CDC)	20	House (CDC)	25
<b>Min Landscaping Pct Rear Setback (%)</b>		<b>Max Ancillary Structure Height (m)</b>	
House (CDC)	50	House	4.8
<b>Max Floor Area Outbuilding (m<sup>2</sup>)</b>		<b>Car Parking Spaces (spaces)</b>	
House	45.0 - 50.0	House	1.0 - 2.0
<b>Parallel Road Setback (m)</b>		<b>Max Floor Area Upper Storeys (m<sup>2</sup>)</b>	
Secondary dwelling (CDC)	4.5	Secondary dwelling (CDC)	330
House (CDC)	3		
<b>Max Wall Height On Boundary (m)</b>		<b>Max Basement (m<sup>2</sup>)</b>	
House (CDC)	3.3	House (CDC)	45





# DUPLEXES

## Secondary Planning Rules

### Max Building Height (m)

Duplex detached (CDC)  
Duplex attached (CDC)

8.5  
8.5

### Max Storeys

Duplex attached 2 - 3  
Duplex detached 2 - 3  
Duplex detached (CDC) 2  
Duplex attached (CDC) 2

### Min Lot Size (m<sup>2</sup>)

Duplex attached  
Duplex detached  
Semi-detached dwelling  
Duplex detached (CDC)  
Duplex attached (CDC)

550  
700  
700  
700  
550

### Min Street Frontage (m)

Duplex detached (CDC) 15  
Duplex attached (CDC) 15

### Max FSR (:1)

Duplex attached  
Duplex detached  
Semi-detached dwelling

0.5  
0.5  
0.5

### Max Floor Area (m<sup>2</sup>)

Duplex detached (CDC) 437  
Duplex attached (CDC) 437

### Min Private Open Space (m<sup>2</sup>)

Duplex attached  
Duplex detached  
Semi-detached dwelling  
Duplex detached (CDC)  
Duplex attached (CDC)

45  
45  
45  
16  
16

### Min Private Open Space with 3 Hrs Solar (%)

Duplex attached 50  
Duplex detached 50  
Semi-detached dwelling 50

### Front Setback (m)

Duplex attached  
Duplex detached  
Semi-detached dwelling  
Duplex detached (CDC)  
Duplex attached (CDC)

4.5  
4.5  
4.5  
4.5  
4.5

### Front Setback Special (m)

Duplex attached 6.0 - 7.5  
Duplex detached 6.0 - 7.5  
Semi-detached dwelling 6.0 - 7.5

### Side Setback (m)

Duplex attached  
Duplex detached  
Semi-detached dwelling  
Duplex detached (CDC)  
Duplex attached (CDC)

0.9 - 1.5  
0.9 - 1.5  
0.9 - 1.5  
0.9 - 1.9  
0.9 - 1.9

### Rear Setback (m)

Duplex attached 4.5 - 5.5  
Duplex detached 4.5 - 5.5  
Semi-detached dwelling 4.5 - 5.5  
Duplex detached (CDC) 3.0 - 8.0  
Duplex attached (CDC) 3.0 - 8.0

### Rear Setback Special (m)

Duplex attached

3.0 - 7.5



# DUPLEXES - Continued

## Secondary Planning Rules

### Rear Setback Special (m)

Duplex detached	3.0 - 7.5
Semi-detached dwelling	3.0 - 7.5

### Min Landscaping Pct (%)

Duplex attached	25
Duplex detached	25
Semi-detached dwelling	25

### Min Landscaping Area (m<sup>2</sup>)

Duplex detached (CDC)	175
Duplex attached (CDC)	175

### Min Storage Volume (m<sup>3</sup>)

Duplex detached (CDC)	6 - 10
Duplex attached (CDC)	6 - 10

### Parallel Road Setback (m)

Duplex detached (CDC)	3
Duplex attached (CDC)	3

### Min Ceiling Height (m)

Duplex detached (CDC)	2.4 - 2.7
Duplex attached (CDC)	2.4 - 2.7

### Min Room Width (m)

Duplex detached (CDC)	3
Duplex attached (CDC)	3

### Secondary Setback For Corner Blocks (m)

Duplex attached	2
Duplex detached	2
Semi-detached dwelling	2
Duplex detached (CDC)	2
Duplex attached (CDC)	2

### Min Landscaping Pct Front Setback (%)

Duplex detached (CDC)	25
Duplex attached (CDC)	25

### Min Deep Soil Pct (%)

Duplex attached	12.5
Duplex detached	12.5
Semi-detached dwelling	12.5

### Car Parking Spaces (spaces)

Duplex detached (CDC)	1
Duplex attached (CDC)	1

### Building Separation (m)

Duplex detached (CDC)	3
Duplex attached (CDC)	3

### Min Dwelling Area (m<sup>2</sup>)

Duplex detached (CDC)	65 - 115
Duplex attached (CDC)	65 - 115

### Min Room Area (m<sup>2</sup>)

Duplex detached (CDC)	10
Duplex attached (CDC)	10



# TOWNHOUSES

## Secondary Planning Rules

### Max Building Height (m)

Terrace (CDC)

9

### Max Storeys

Terrace (CDC)

2

### Min Lot Size (m<sup>2</sup>)

Terrace (CDC)

700

### Min Street Frontage (m)

Terrace (CDC)

21

### Min Private Open Space (m<sup>2</sup>)

Terrace (CDC)

16

### Front Setback (m)

Terrace (CDC)

3.5

### Side Setback (m)

Terrace (CDC)

1.5

### Secondary Setback For Corner Blocks (m)

Terrace (CDC)

2

### Min Landscaping Pct (%)

Terrace (CDC)

30

### Min Landscaping Pct Front Setback (%)

Terrace (CDC)

25

### Max Floor Area Percentage (%)

Terrace (CDC)

60

### Car Parking Spaces (spaces)

Terrace (CDC)

1

### Min Torrens Lot Width (m)

Terrace (CDC)

6

### Min Strata Lot Size (m<sup>2</sup>)

Terrace (CDC)

180

### Min Torrens Lot Size (m<sup>2</sup>)

Terrace (CDC)

200

### Parallel Road Setback (m)

Terrace (CDC)

3



# SUBDIVISIONS

## Secondary Planning Rules

<b>Min Lot Size (m<sup>2</sup>)</b>		<b>Min Street Frontage (m)</b>	
Subdivision	450 - 1200	Subdivision	15.0 - 25.0
<b>Splay Corner Setback (m)</b>			
Subdivision	5		



# Zoning





# Heritage



OVERLAYS

Flood

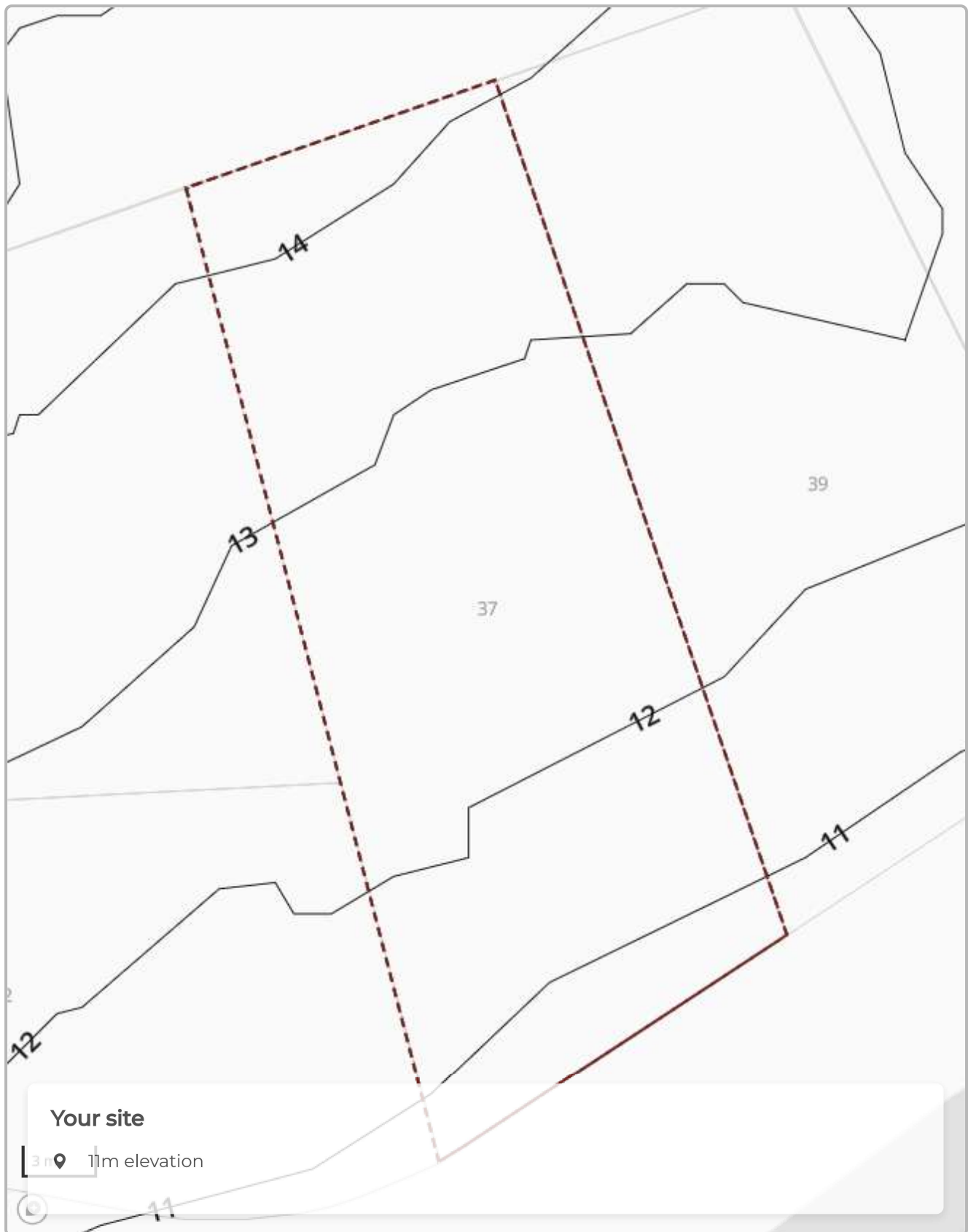


# Bushfire



## OVERLAYS

# Contours



## Project statistics

No of Projects	26	Proj. with units	6
Total value	\$34.3m	Min storeys	-
Median value	\$930k	Max storeys	2
Total units	27	Avg. storeys	1.71

## Development breakdown

Developments by stages		Units	Developments by category	
Tender	1 (3%)	0	CONSTRUCTION	12 (46%)
DA Pending	2 (7%)	4	PLANNING	11 (42%)
DA Approved	11 (42%)	6	TENDERS/BLDG	3 (11%)
Construction	12 (46%)	17		

## Development Forecast/ Settlement Risk

Completion Year	No. of projects	Proj. with units	Total units	Total value
2025	0	0	0	\$0
2026	2	0	0	\$640k
2027	1	1	4	\$1.2m







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# Cordell List

No	Title	Address	Type	Stage	Value	Floor Area	Units	Commence Date	Completion Date
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## APPENDIX

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# References





