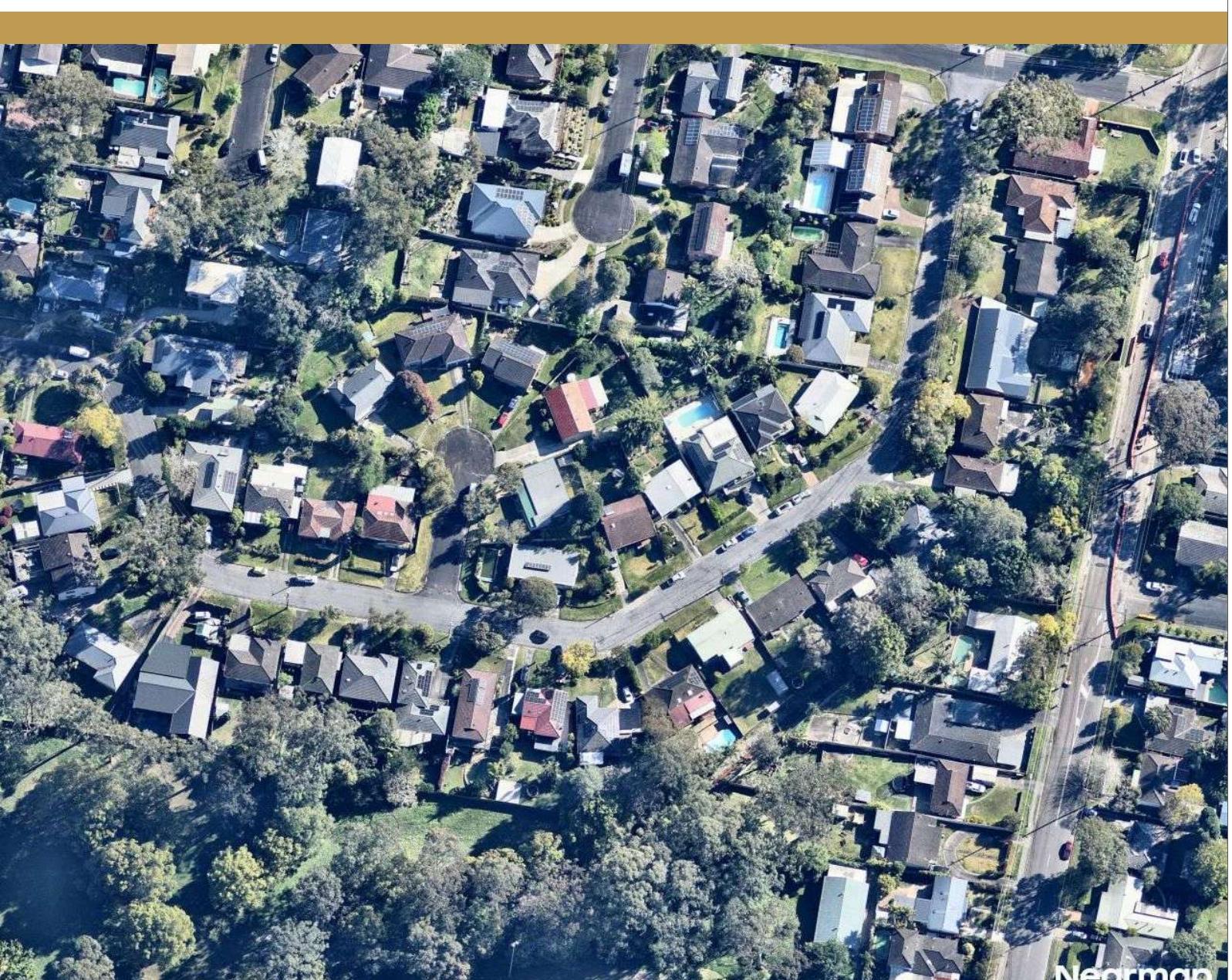




Development Due Diligence Report

37 Bourbon Street, Wyoming



Prepared by

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Prepared on

Wed Dec 17 2025

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SITE

Permitted Uses

Suggested Land Use

Houses	Duplexes	Townhouses	Apartments	Subdivisions
Permitted	Permitted	Requires amalgamation	Not permitted	Requires amalgamation
Commercial		Industrial		Aged Care
Permitted		Not permitted		Permitted

Objectives of zone

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



SITE

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	

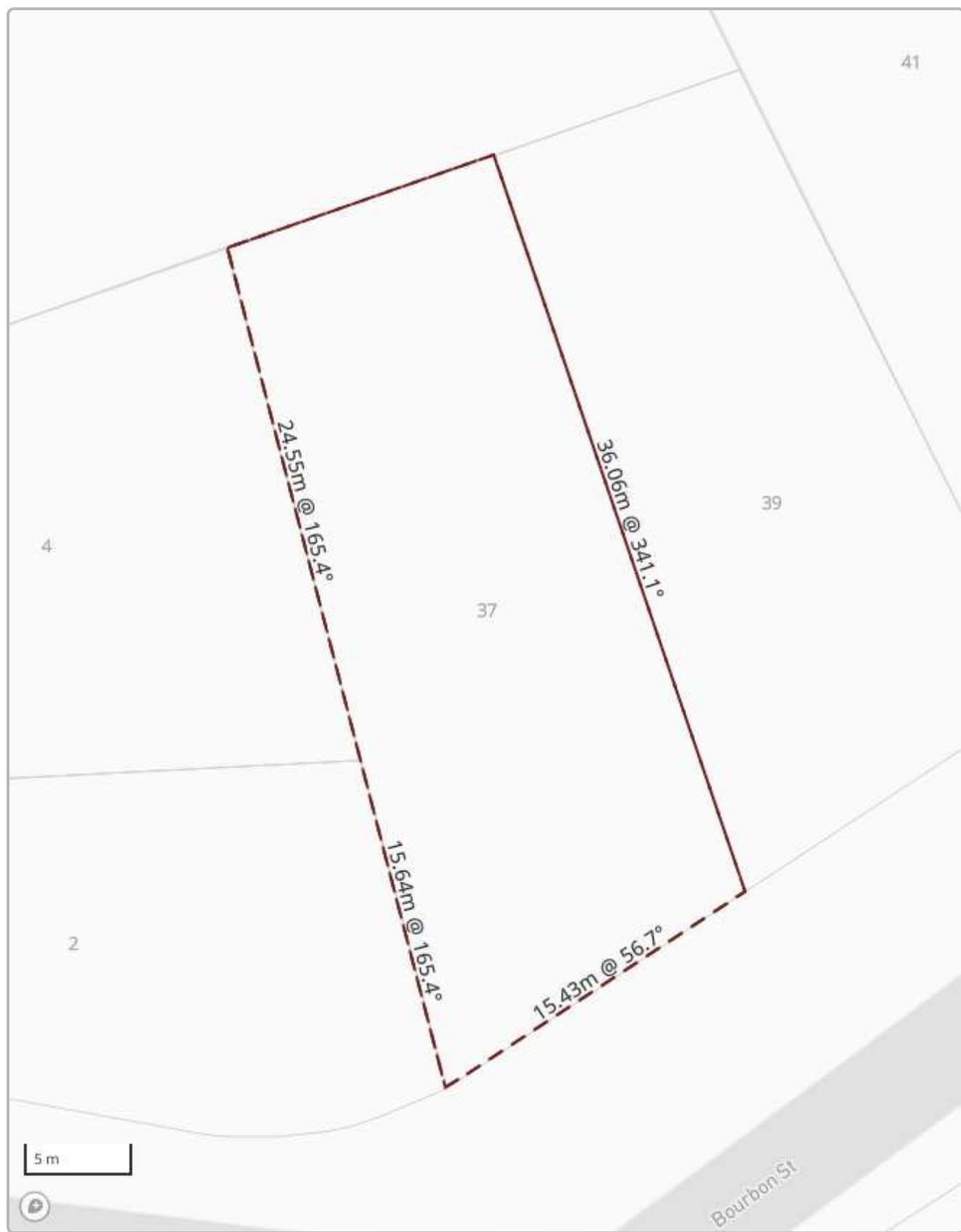
Prohibited

Any development not specified in item 2 or 3



SITE

Measurements



PLANNING DETAILS

SITE

Primary Planning Rules

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



PLANNING DETAILS

HOUSES

Secondary Planning Rules

Max Building Height (m)	Max Storeys	
Secondary dwelling (CDC)	8.5	House
House (CDC)	8.5	House (CDC)
Detached Development (CDC)	4.5	
Min Lot Size (m²)	Min Street Frontage (m)	
Secondary dwelling	450	Secondary dwelling
House (CDC)	200	Secondary dwelling (CDC)
		House (CDC)
Max Floor Area (m²)	Min Private Open Space (m²)	
Secondary dwelling (CDC)	60	House
House (CDC)	290	Secondary dwelling
Detached Development (CDC)	45	Secondary dwelling (CDC)
		House (CDC)
Min Private Open Space with 3 Hrs Solar (%)	Front Setback (m)	
House	50	House
		Secondary dwelling
		Secondary dwelling (CDC)
		House (CDC)
Front Setback Special (m)	Front Setback Articulation (m)	
House	7.5	House
Secondary dwelling	7.5	
Side Setback (m)	Rear Setback (m)	
House	0.9 - 1.5	House
Secondary dwelling	0.9 - 1.5	Secondary dwelling
Secondary dwelling (CDC)	0.9	Secondary dwelling (CDC)
House (CDC)	0.9 - 1.9	House (CDC)
Detached Development (CDC)	0.9	Detached Development (CDC)
Rear Setback Special (m)	Secondary Setback For Corner Blocks (m)	
House	3	House
Secondary dwelling	3	Secondary dwelling
		Secondary dwelling (CDC)
		House (CDC)
Max Site Coverage (%)		
House	50	
Secondary dwelling (CDC)	50	



PLANNING DETAILS

HOUSES - Continued

Secondary Planning Rules

Min Landscaping Pct (%)		Min Landscaping Pct Front Setback (%)	
Secondary dwelling (CDC)	20	Secondary dwelling (CDC)	50
House (CDC)	20	House (CDC)	25
Min Landscaping Pct Rear Setback (%)		Max Ancillary Structure Height (m)	
House (CDC)	50	House	4.8
Max Floor Area Outbuilding (m²)		Car Parking Spaces (spaces)	
House	45.0 - 50.0	House	1.0 - 2.0
Parallel Road Setback (m)		Max Floor Area Upper Storeys (m²)	
Secondary dwelling (CDC)	4.5	Secondary dwelling (CDC)	330
House (CDC)	3		
Max Wall Height On Boundary (m)		Max Basement (m²)	
House (CDC)	3.3	House (CDC)	45



PLANNING DETAILS

DUPLEXES

Secondary Planning Rules

Max Building Height (m)

Duplex detached (CDC)	8.5	Duplex attached	2 - 3
Duplex attached (CDC)	8.5	Duplex detached	2 - 3
		Duplex detached (CDC)	2
		Duplex attached (CDC)	2

Min Lot Size (m²)

Duplex attached	550	Duplex detached (CDC)	15
Duplex detached	700	Duplex attached (CDC)	15
Semi-detached dwelling	700		
Duplex detached (CDC)	700		
Duplex attached (CDC)	550		

Max FSR (:

Duplex attached	0.5	Duplex detached (CDC)	437
Duplex detached	0.5	Duplex attached (CDC)	437
Semi-detached dwelling	0.5		

Min Private Open Space (m²)

Duplex attached	45	Duplex attached	50
Duplex detached	45	Duplex detached	50
Semi-detached dwelling	45	Semi-detached dwelling	50
Duplex detached (CDC)	16		
Duplex attached (CDC)	16		

Front Setback (m)

Duplex attached	4.5	Duplex attached	6.0 - 7.5
Duplex detached	4.5	Duplex detached	6.0 - 7.5
Semi-detached dwelling	4.5	Semi-detached dwelling	6.0 - 7.5
Duplex detached (CDC)	4.5		
Duplex attached (CDC)	4.5		

Side Setback (m)

Duplex attached	0.9 - 1.5	Duplex attached	4.5 - 5.5
Duplex detached	0.9 - 1.5	Duplex detached	4.5 - 5.5
Semi-detached dwelling	0.9 - 1.5	Semi-detached dwelling	4.5 - 5.5
Duplex detached (CDC)	0.9 - 1.9	Duplex detached (CDC)	3.0 - 8.0
Duplex attached (CDC)	0.9 - 1.9	Duplex attached (CDC)	3.0 - 8.0

Rear Setback Special (m)

Duplex attached	3.0 - 7.5
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Max Storeys

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

Min Street Frontage (m)

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

Max Floor Area (m²)

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

Min Private Open Space with 3 Hrs Solar (%)

Duplex attached	50
Duplex detached	50
Semi-detached dwelling	50

Front Setback Special (m)

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

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



PLANNING DETAILS

DUPLEXES - Continued

Secondary Planning Rules

Rear Setback Special (m)		Secondary Setback For Corner Blocks (m)	
Duplex detached	3.0 - 7.5	Duplex attached	2
Semi-detached dwelling	3.0 - 7.5	Duplex detached	2
		Semi-detached dwelling	2
		Duplex detached (CDC)	2
		Duplex attached (CDC)	2
Min Landscaping Pct (%)		Min Landscaping Pct Front Setback (%)	
Duplex attached	25	Duplex detached (CDC)	25
Duplex detached	25	Duplex attached (CDC)	25
Semi-detached dwelling	25		
Min Landscaping Area (m²)		Min Deep Soil Pct (%)	
Duplex detached (CDC)	175	Duplex attached	12.5
Duplex attached (CDC)	175	Duplex detached	12.5
		Semi-detached dwelling	12.5
Min Storage Volume (m³)		Car Parking Spaces (spaces)	
Duplex detached (CDC)	6 - 10	Duplex detached (CDC)	1
Duplex attached (CDC)	6 - 10	Duplex attached (CDC)	1
Parallel Road Setback (m)		Building Separation (m)	
Duplex detached (CDC)	3	Duplex detached (CDC)	3
Duplex attached (CDC)	3	Duplex attached (CDC)	3
Min Ceiling Height (m)		Min Dwelling Area (m²)	
Duplex detached (CDC)	2.4 - 2.7	Duplex detached (CDC)	65 - 115
Duplex attached (CDC)	2.4 - 2.7	Duplex attached (CDC)	65 - 115
Min Room Width (m)		Min Room Area (m²)	
Duplex detached (CDC)	3	Duplex detached (CDC)	10
Duplex attached (CDC)	3	Duplex attached (CDC)	10



PLANNING DETAILS

TOWNHOUSES

Secondary Planning Rules

Max Building Height (m)	Max Storeys	
Terrace (CDC)	9	Terrace (CDC) 2
Min Lot Size (m²)	Min Street Frontage (m)	
Terrace (CDC)	700	Terrace (CDC) 21
Min Private Open Space (m²)	Front Setback (m)	
Terrace (CDC)	16	Terrace (CDC) 3.5
Side Setback (m)	Secondary Setback For Corner Blocks (m)	
Terrace (CDC)	1.5	Terrace (CDC) 2
Min Landscaping Pct (%)	Min Landscaping Pct Front Setback (%)	
Terrace (CDC)	30	Terrace (CDC) 25
Max Floor Area Percentage (%)	Car Parking Spaces (spaces)	
Terrace (CDC)	60	Terrace (CDC) 1
Min Torrens Lot Width (m)	Min Strata Lot Size (m²)	
Terrace (CDC)	6	Terrace (CDC) 180
Min Torrens Lot Size (m²)	Parallel Road Setback (m)	
Terrace (CDC)	200	Terrace (CDC) 3



PLANNING DETAILS

SUBDIVISIONS

Secondary Planning Rules

Min Lot Size (m²)

Subdivision	450 - 1200	Subdivision	15.0 - 25.0
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Min Street Frontage (m)**Splay Corner Setback (m)**

Subdivision	5
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OVERLAYS

Zoning



OVERLAYS

Heritage



OVERLAYS

Flood



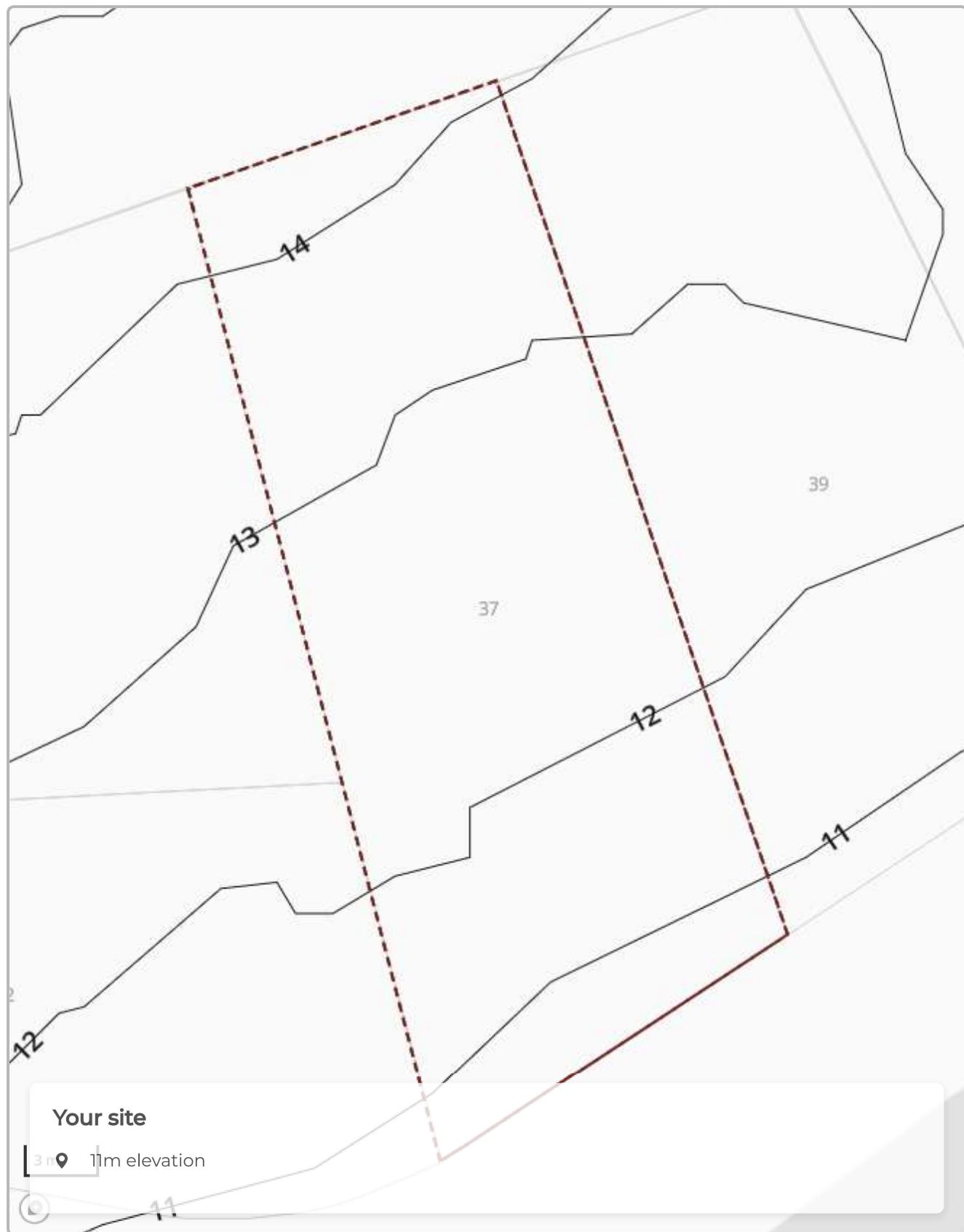
OVERLAYS

Bushfire



OVERLAYS

Contours

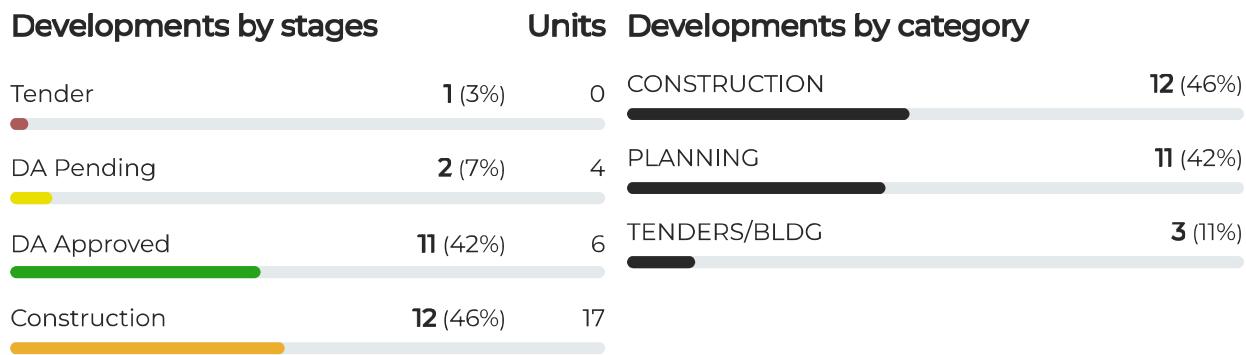


Cordell Insights

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



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

DEVELOPMENT ACTIVITY

Cordell Map

Powered by

Cordell



Loading image...

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

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APPENDIX

References

