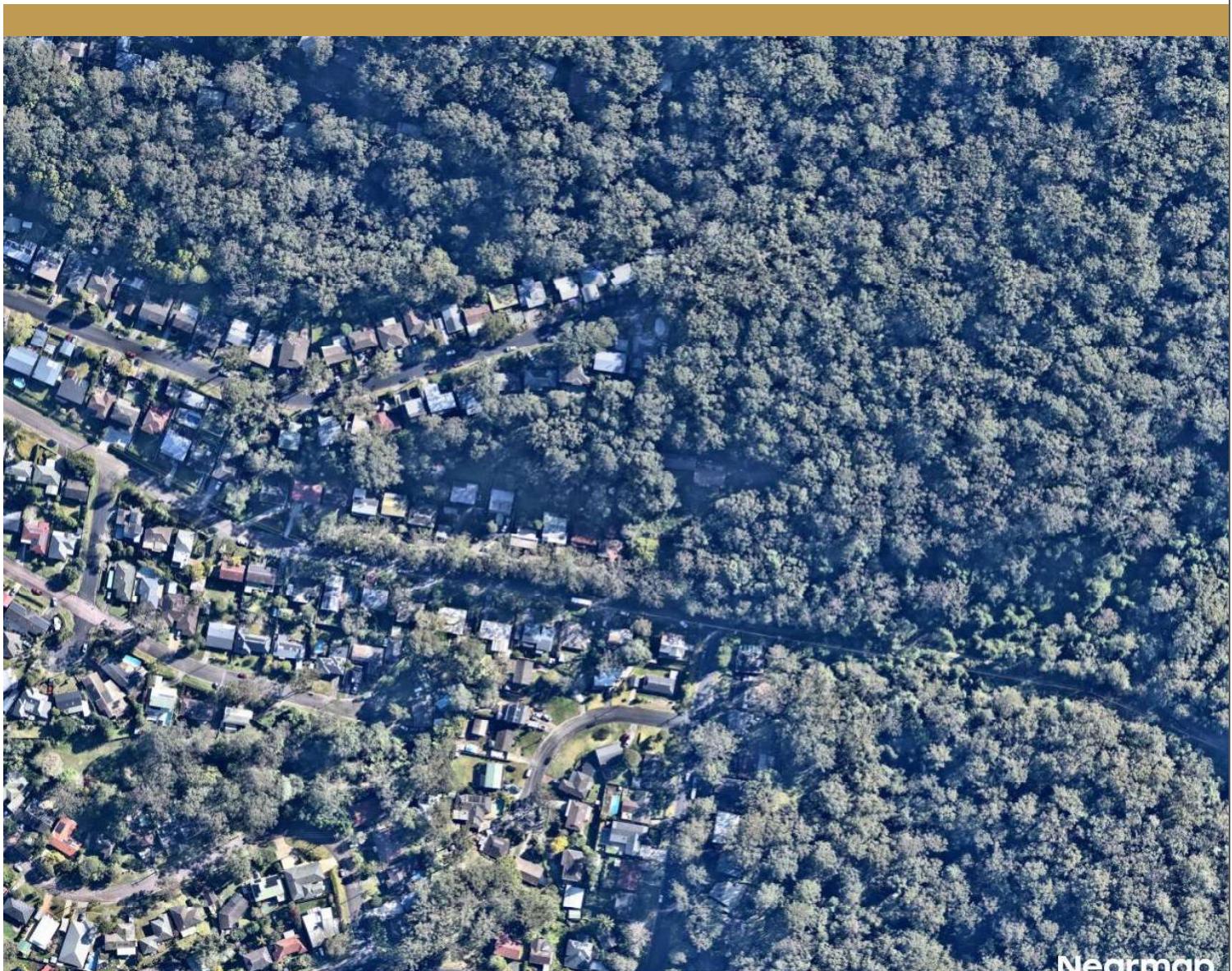




Development Due Diligence Report

85 Bradys Gully Road, North Gosford



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	Commercial
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Permitted



Permitted



Not permitted



Not permitted



Requires amalgamation



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.
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	1/237354	Site	Central Coast Council
Street Frontage Est.		Postcode	
Site	15.3 m	Site	2250
Lot Area			
Site	1123 m ²		

PLANNING DETAILS

HOUSES

Secondary Planning Rules

Max Storeys		Min Lot Size (m²)	
House	2 - 3	Secondary dwelling	450
Min Street Frontage (m)		Min Private Open Space (m²)	
Secondary dwelling	15	House Secondary dwelling	24 16
Min Private Open Space with 3 Hrs Solar (%)		Front Setback (m)	
House	50	House Secondary dwelling	4.5 4.5
Front Setback Special (m)		Front Setback Articulation (m)	
House Secondary dwelling	7.5 7.5	House	1.5
Side Setback (m)		Rear Setback (m)	
House Secondary dwelling	0.9 - 1.5 0.9 - 1.5	House Secondary dwelling	0.9 - 6.0 0.9 - 6.0
Rear Setback Special (m)		Secondary Setback For Corner Blocks (m)	
House Secondary dwelling	3 3	House Secondary dwelling	2 2
Max Site Coverage (%)		Max Ancillary Structure Height (m)	
House	40	House	4.8
Max Floor Area Outbuilding (m²)		Car Parking Spaces (spaces)	
House	50.0 - 100.0	House	1.0 - 2.0

PLANNING DETAILS

DUPLEXES

Secondary Planning Rules

Max Storeys		Min Lot Size (m²)	
Duplex attached	2 - 3	Duplex attached	550
Duplex detached	2 - 3	Duplex detached	700
		Semi-detached dwelling	700
Max FSR (1)		Min Private Open Space (m²)	
Duplex attached	0.5	Duplex attached	45
Duplex detached	0.5	Duplex detached	45
Semi-detached dwelling	0.5	Semi-detached dwelling	45
Min Private Open Space with 3 Hrs Solar (%)		Front Setback (m)	
Duplex attached	50	Duplex attached	4.5
Duplex detached	50	Duplex detached	4.5
Semi-detached dwelling	50	Semi-detached dwelling	4.5
Front Setback Special (m)		Side Setback (m)	
Duplex attached	6.0 - 7.5	Duplex attached	0.9 - 1.5
Duplex detached	6.0 - 7.5	Duplex detached	0.9 - 1.5
Semi-detached dwelling	6.0 - 7.5	Semi-detached dwelling	0.9 - 1.5
Rear Setback (m)		Rear Setback Special (m)	
Duplex attached	4.5 - 5.5	Duplex attached	3.0 - 7.5
Duplex detached	4.5 - 5.5	Duplex detached	3.0 - 7.5
Semi-detached dwelling	4.5 - 5.5	Semi-detached dwelling	3.0 - 7.5
Secondary Setback For Corner Blocks (m)		Min Landscaping Pct (%)	
Duplex attached	2	Duplex attached	25
Duplex detached	2	Duplex detached	25
Semi-detached dwelling	2	Semi-detached dwelling	25
Min Deep Soil Pct (%)			
Duplex attached	12.5		
Duplex detached	12.5		
Semi-detached dwelling	12.5		

PLANNING DETAILS

SUBDIVISIONS

Secondary Planning Rules

Min Lot Size (m²)

Subdivision

Min Street Frontage (m)

Subdivision

15.0 - 25.0

Splay Corner Setback (m)

Subdivision

5

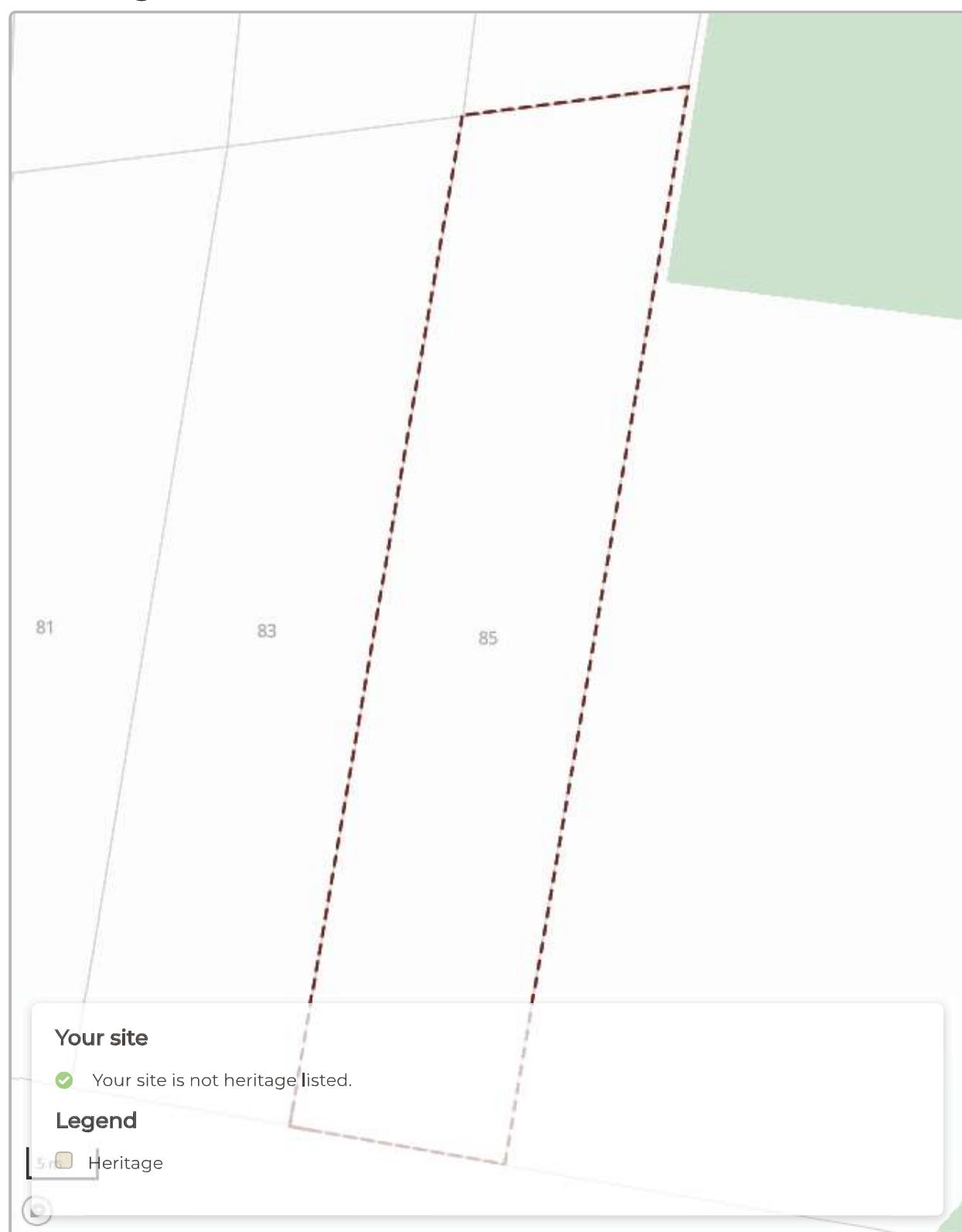
OVERLAYS

Zoning



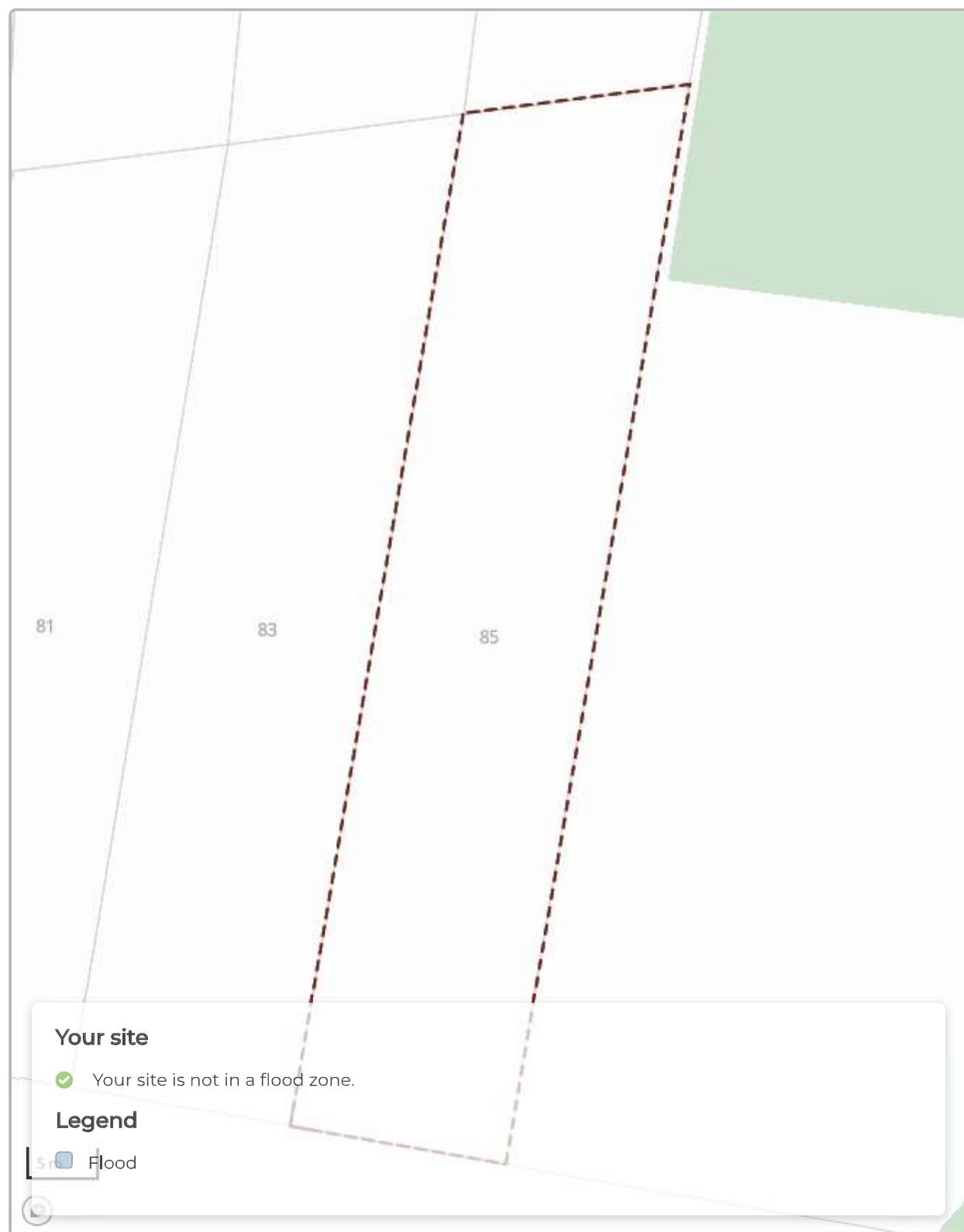
OVERLAYS

Heritage



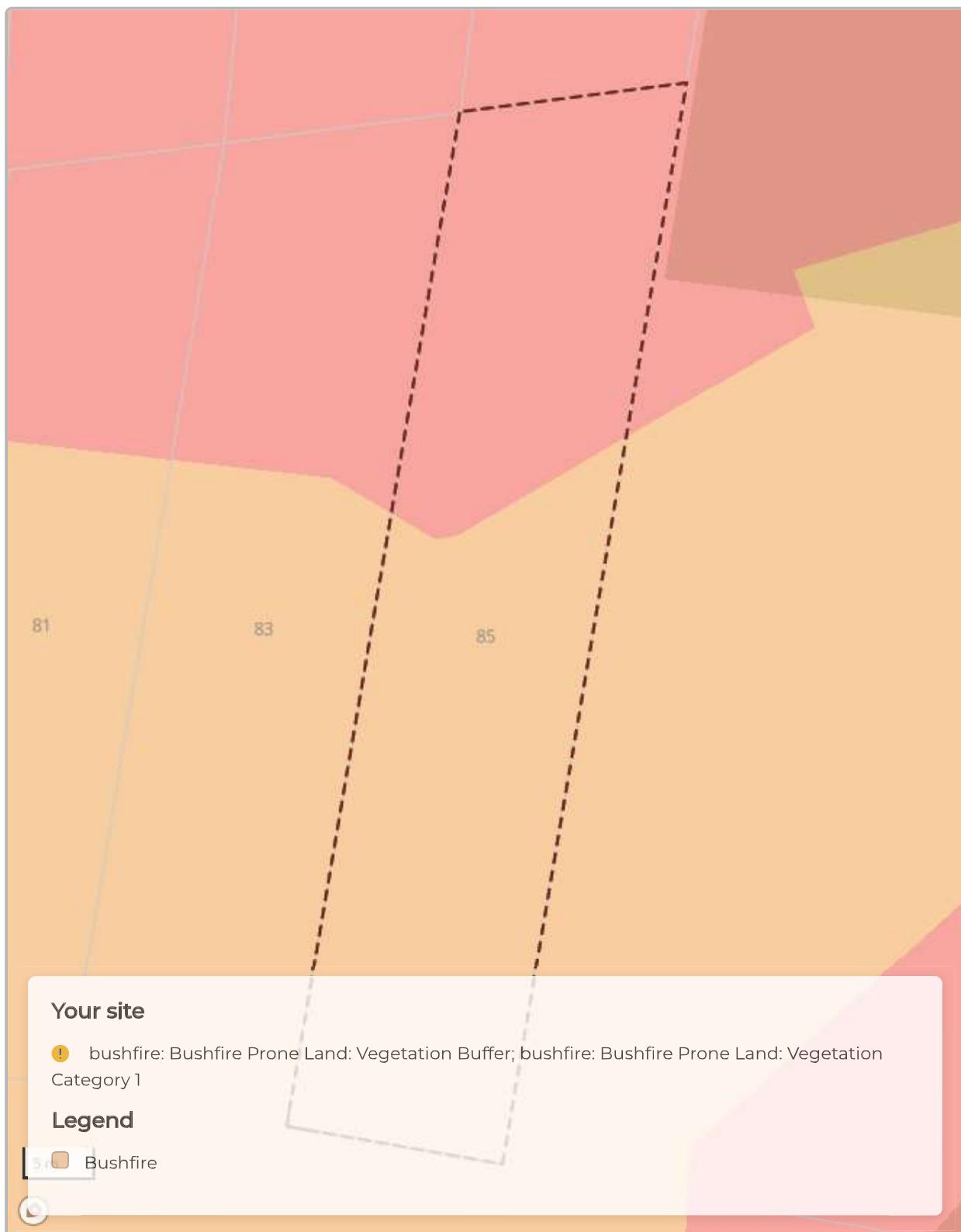
OVERLAYS

Flood



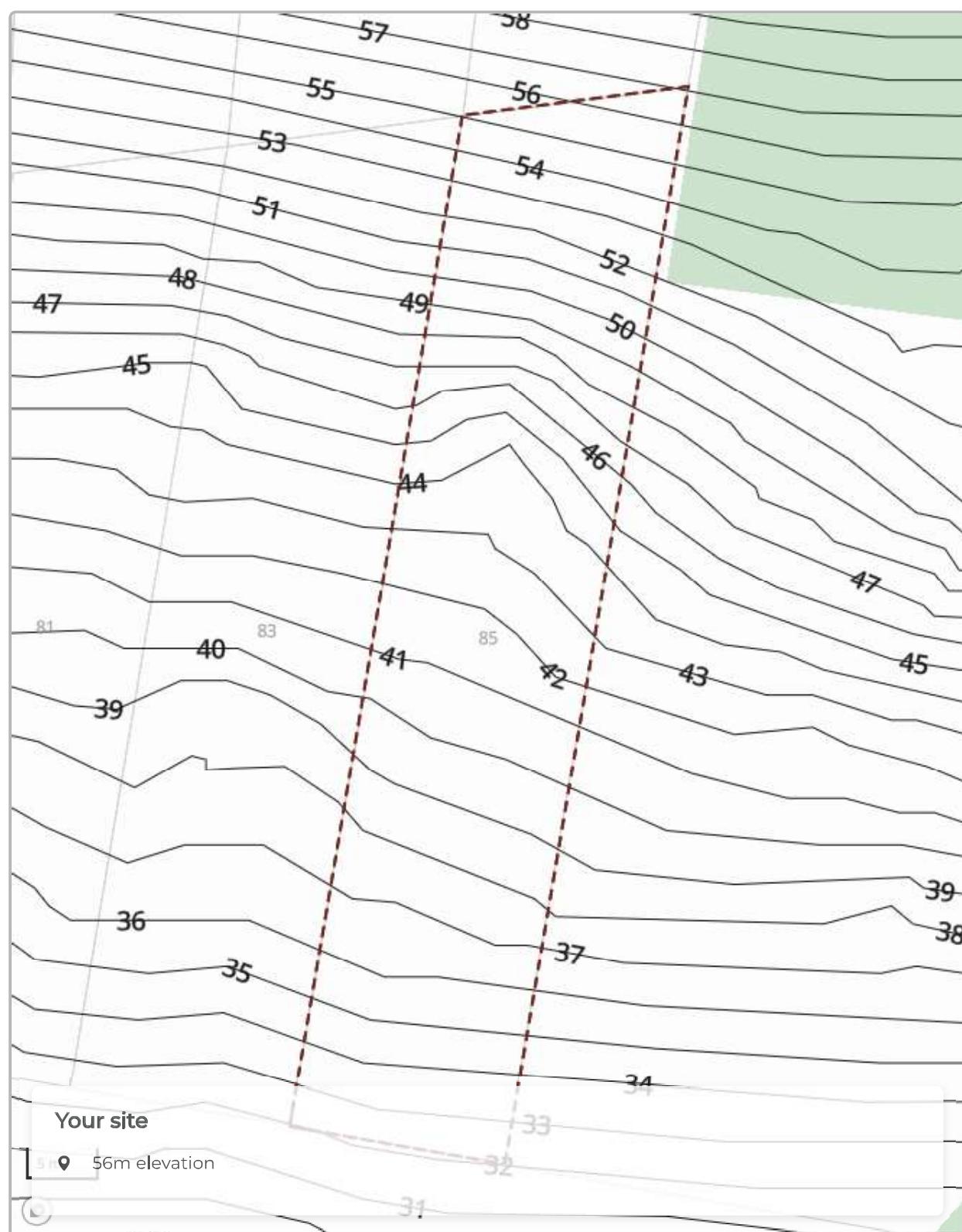
OVERLAYS

Bushfire



OVERLAYS

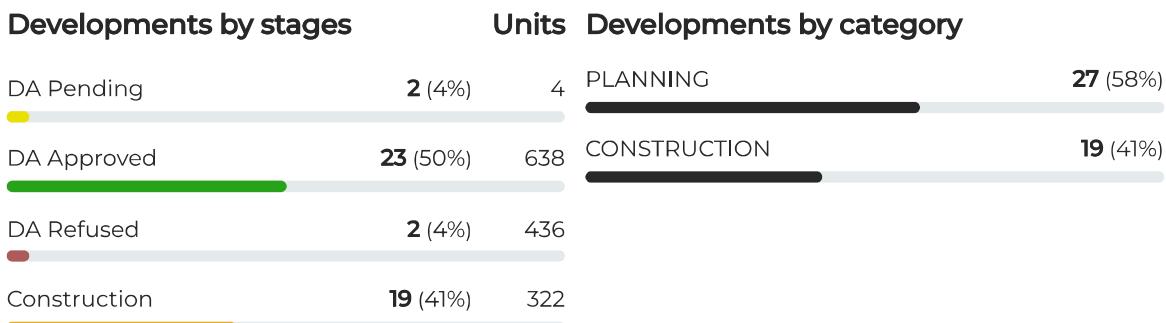
Contours



Project statistics

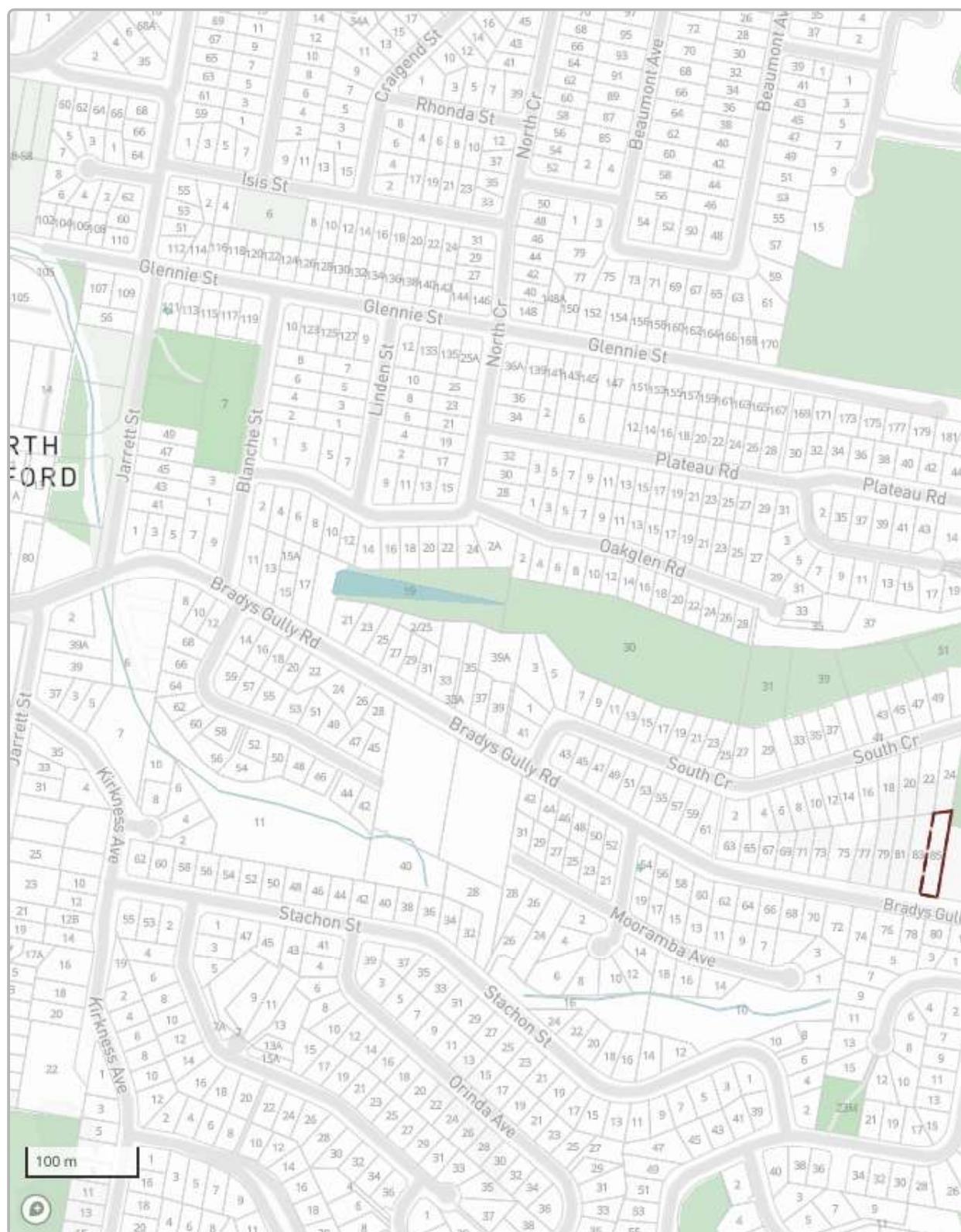
No of Projects	46	Proj. with units	27
Total value	\$440.3m	Min storeys	-
Median value	\$3.8m	Max storeys	22
Total units	1,400	Avg. storeys	4.83

Development breakdown



Development Forecast/ Settlement Risk

Completion Year	No. of projects	Proj. with units	Total units	Total value
2025	2	0	0	\$4.7m
2026	3	1	4	\$2.0m
2027	3	3	101	\$25.9m



DEVELOPMENT ACTIVITY

Cordell List

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Cordell

No	Title	Address	Type	Stage	Value	Floor Area	Units	Commence Date	Completion Date
A	Lake Haven Recreation Centre & Gosford Olympic Pools	Goobabarabah Avenue, Gorokan & 42 Masons Parade	Changeroom - Renewals	Construction	1.5m	0	0.000	19/08/24	14/02/25
B	40 Bradys Gully Road - Self Care Housing Units	40 Bradys Gully Road (lot 2)	Self Care Housing Units (45)	DA Refused	16.8m	3468	45.000	03/12/26	21/12/27
C	30 Bradys Gully Road Seniors	30 Bradys Gully Road (lot 1)	Seniors Living Units (38) - 2 Storey	DA Approved	6.7m	0	38.000	15/06/26	17/02/27
D	Erina Works Depot Service Pit	Pateman Road	Depot - Service Pit	Construction	560k	0	0.000	13/05/24	09/08/24
E	Erina Depot Building G Roof Renewal	4 Pateman Road	Roof - Renewal	Construction	505k	0	0.000	29/01/24	26/03/24
F	The Plastic Surgery Clinic North Gosford Specialist Medical Facility	27 Jarrett Street (lot 2)	Specialist Medical Facility - Fit Out	DA Approved	400k	0	0.000	25/11/25	25/05/26
G	82 Dwyer Street Units Stages 1 & 2	82 Dwyer Street (lot 342)	Units (8) - 2 Storey - Stages 1 & 2	DA Approved	3.4m	1126	8.000		

APPENDIX

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APPENDIX

References



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