



Development Due Diligence Report

85 Bradys Gully Road, North Gosford



Nearmap



Prepared by

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Prepared on







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Permitted Uses

Suggested Land Use

Houses	Duplexes	Townhouses	Apartments	Subdivisions	Commercial
					
Permitted	Permitted	Not permitted	Not permitted	Requires amalgamation	Permitted

Industrial	Aged Care
	
Not permitted	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

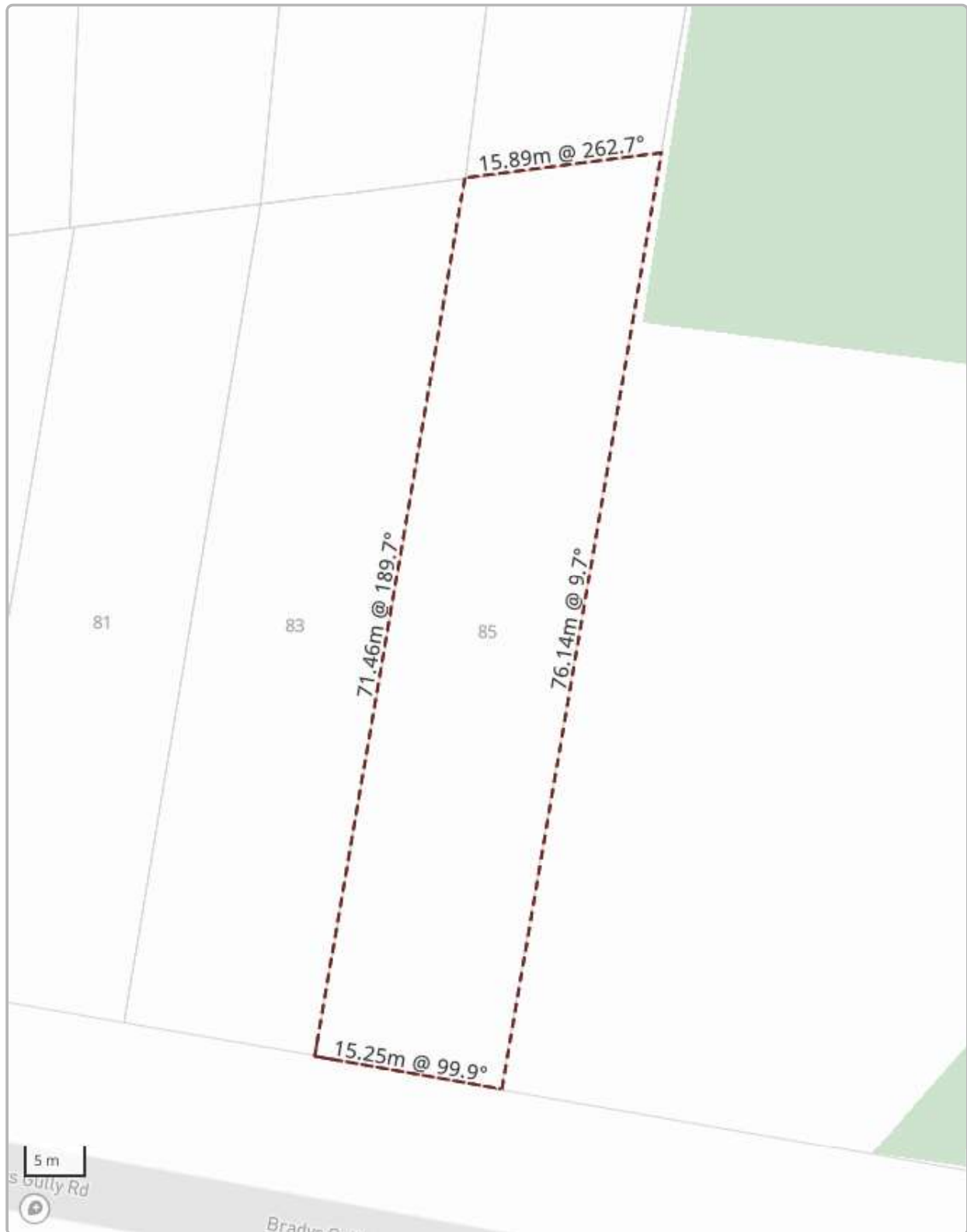
Educational establishments	Emergency services facilities	Environmental facilities
Environmental protection works	Exhibition homes	Exhibition villages
Flood mitigation works	Group homes	Health consulting rooms
Home businesses	Home industries	Home-based child care
Information and education facilities	Jetties	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

Max Building Height

Site 8.5 m

Min Lot Size

Site 550 m²

Lot Id

Site 1/237354

Council

Site Central Coast Council

Street Frontage Est.

Site 15.3 m

Postcode

Site 2250

Lot Area

Site 1123 m²

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	24
		Secondary dwelling	16
Min Private Open Space with 3 Hrs Solar (%)		Front Setback (m)	
House	50	House	4.5
		Secondary dwelling	4.5
Front Setback Special (m)		Front Setback Articulation (m)	
House	7.5	House	1.5
Secondary dwelling	7.5		
Side Setback (m)		Rear Setback (m)	
House	0.9 - 1.5	House	0.9 - 6.0
Secondary dwelling	0.9 - 1.5	Secondary dwelling	0.9 - 6.0
Rear Setback Special (m)		Secondary Setback For Corner Blocks (m)	
House	3	House	2
Secondary dwelling	3	Secondary dwelling	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

DUPLEXES

Secondary Planning Rules

Max Storeys

Duplex attached
Duplex detached

2 - 3
2 - 3

Min Lot Size (m²)

Duplex attached 550
Duplex detached 700
Semi-detached dwelling 700

Max FSR (:1)

Duplex attached
Duplex detached
Semi-detached dwelling

0.5
0.5
0.5

Min Private Open Space (m²)

Duplex attached 45
Duplex detached 45
Semi-detached dwelling 45

Min Private Open Space with 3 Hrs Solar (%)

Duplex attached
Duplex detached
Semi-detached dwelling

50
50
50

Front Setback (m)

Duplex attached 4.5
Duplex detached 4.5
Semi-detached dwelling 4.5

Front Setback Special (m)

Duplex attached
Duplex detached
Semi-detached dwelling

6.0 - 7.5
6.0 - 7.5
6.0 - 7.5

Side Setback (m)

Duplex attached 0.9 - 1.5
Duplex detached 0.9 - 1.5
Semi-detached dwelling 0.9 - 1.5

Rear Setback (m)

Duplex attached
Duplex detached
Semi-detached dwelling

4.5 - 5.5
4.5 - 5.5
4.5 - 5.5

Rear Setback Special (m)

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

Secondary Setback For Corner Blocks (m)

Duplex attached
Duplex detached
Semi-detached dwelling

2
2
2

Min Landscaping Pct (%)

Duplex attached 25
Duplex detached 25
Semi-detached dwelling 25

Min Deep Soil Pct (%)

Duplex attached
Duplex detached
Semi-detached dwelling

12.5
12.5
12.5

SUBDIVISIONS

Secondary Planning Rules

Min Lot Size (m²)

Subdivision

450 - 1200

Min Street Frontage (m)

Subdivision

15.0 - 25.0

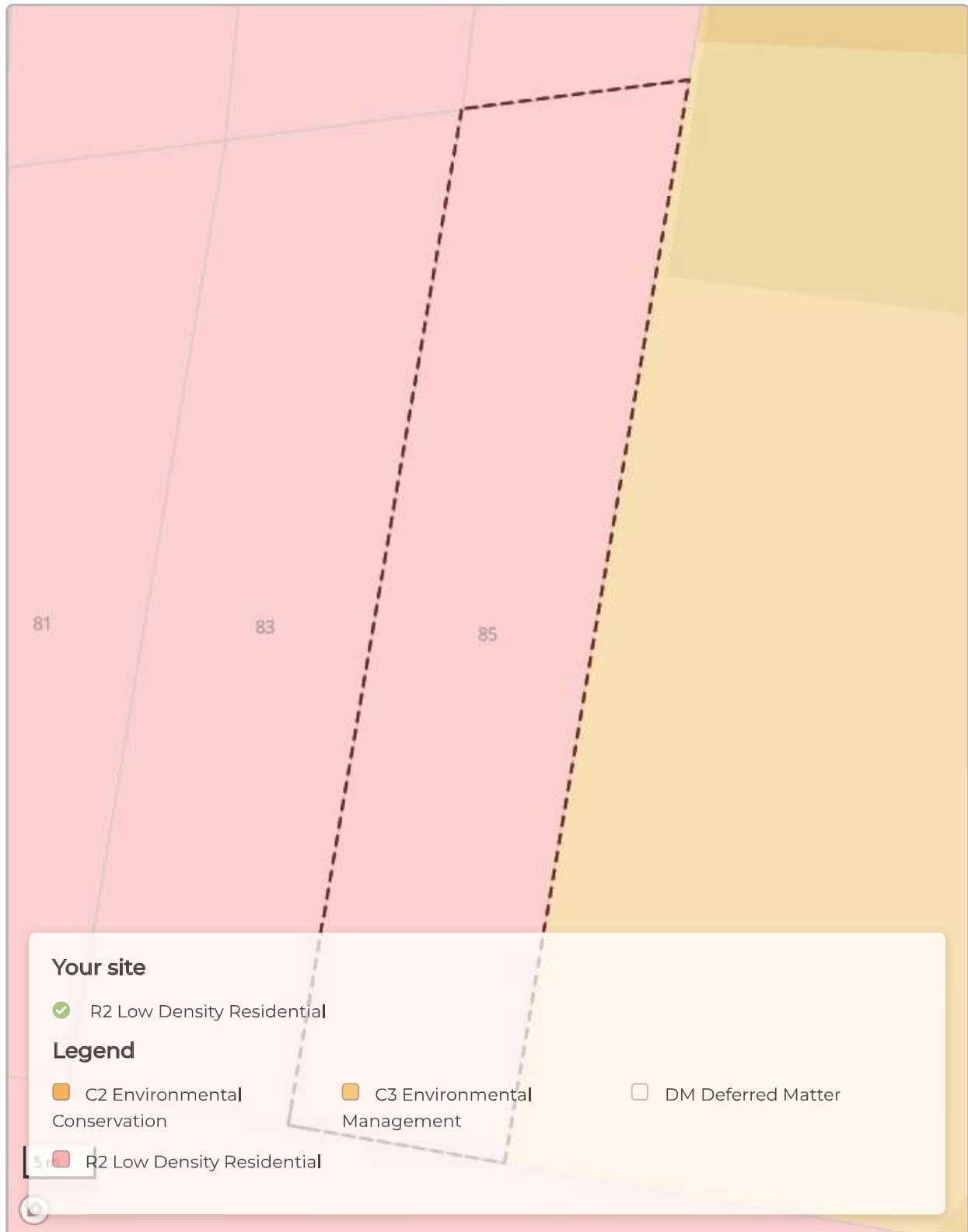
Splay Corner Setback (m)

Subdivision

5

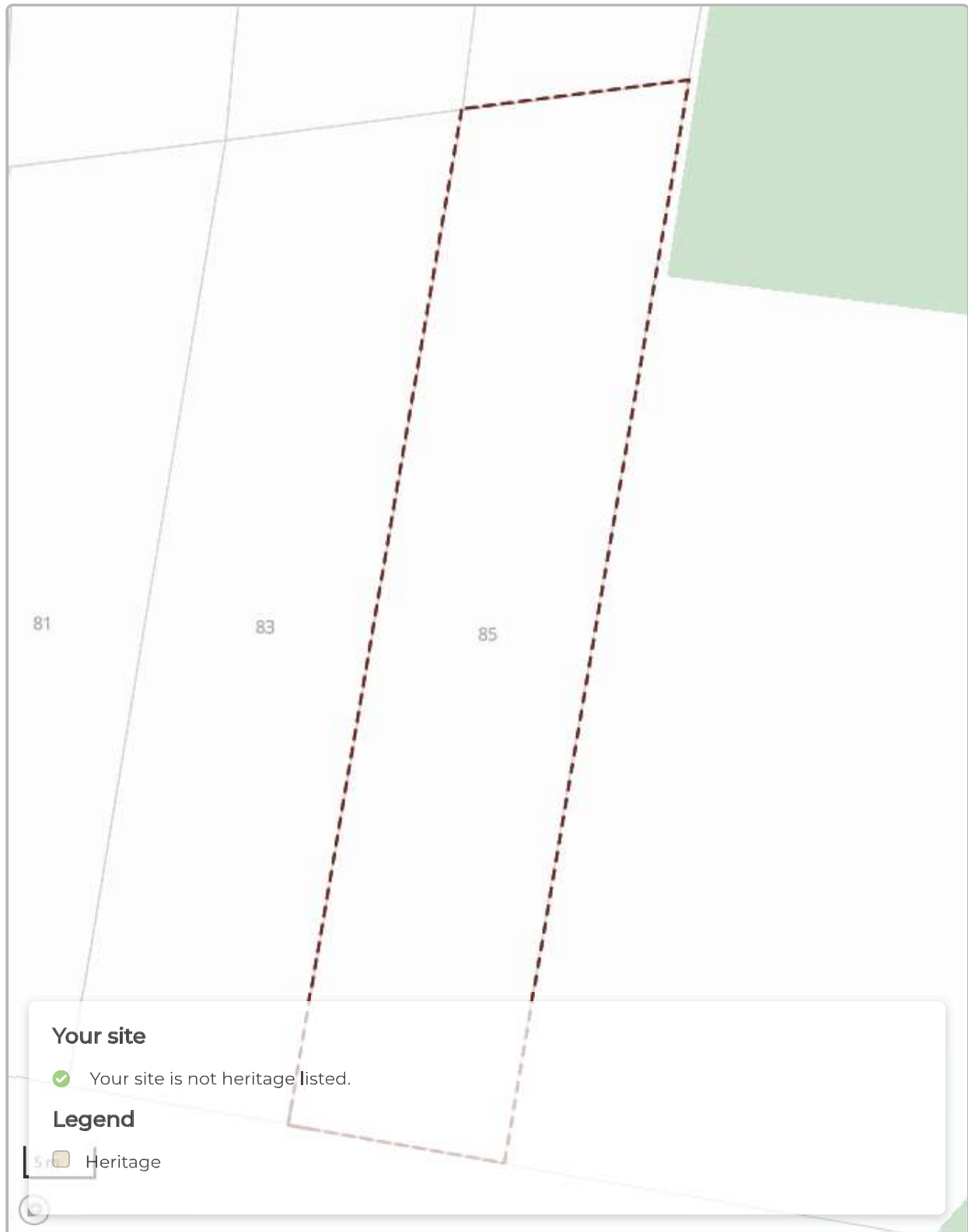
OVERLAYS

Zoning



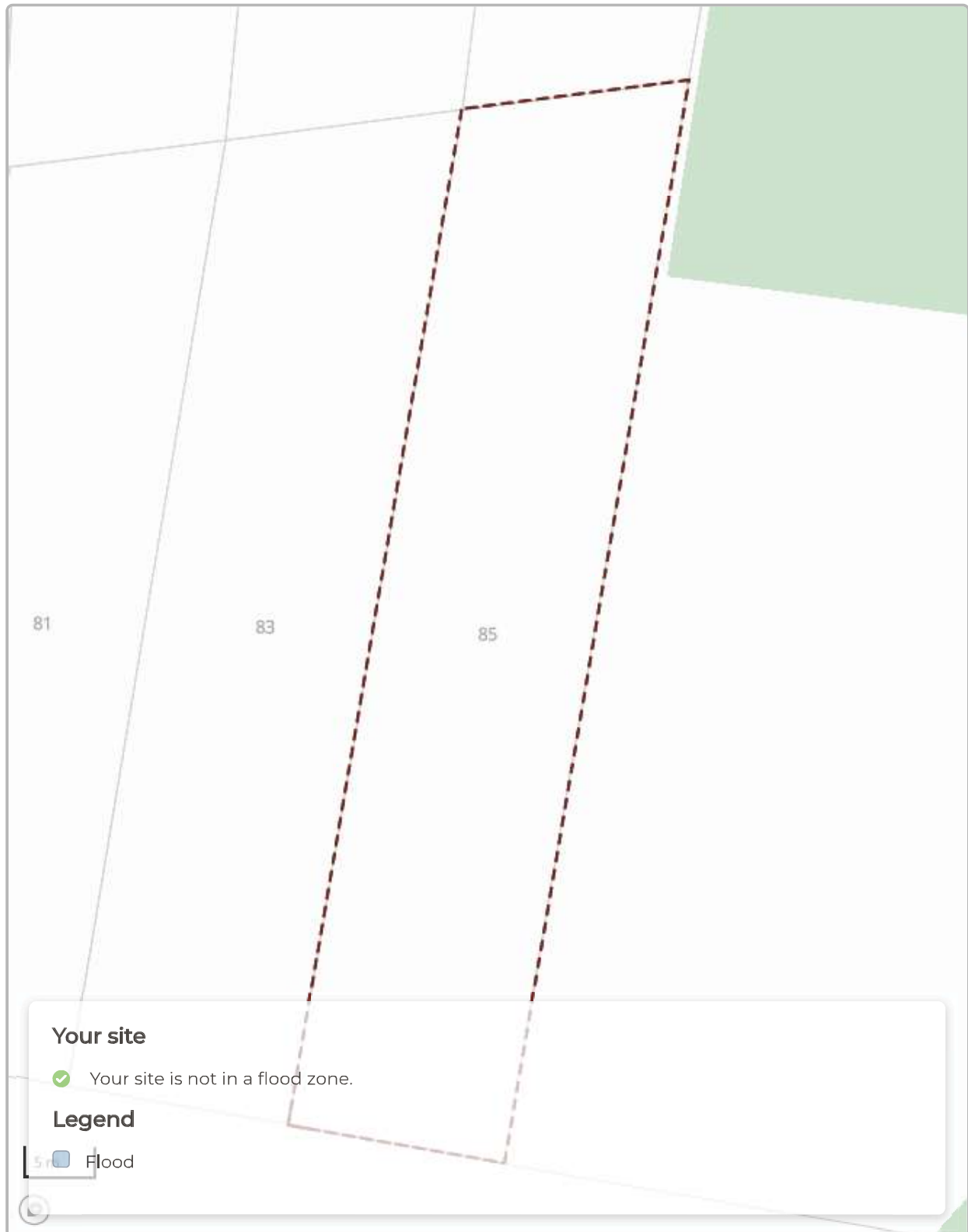
OVERLAYS

Heritage



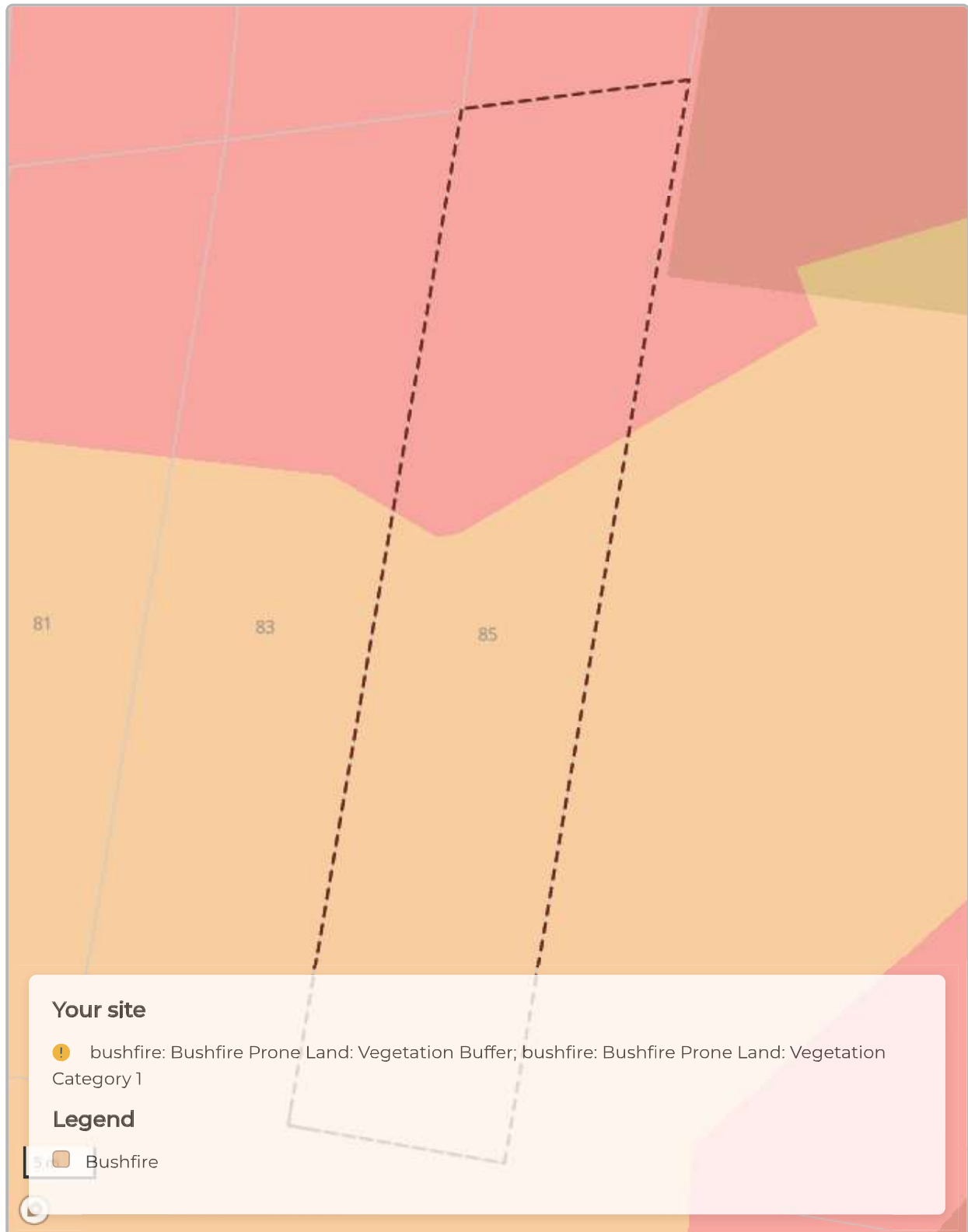
OVERLAYS

Flood



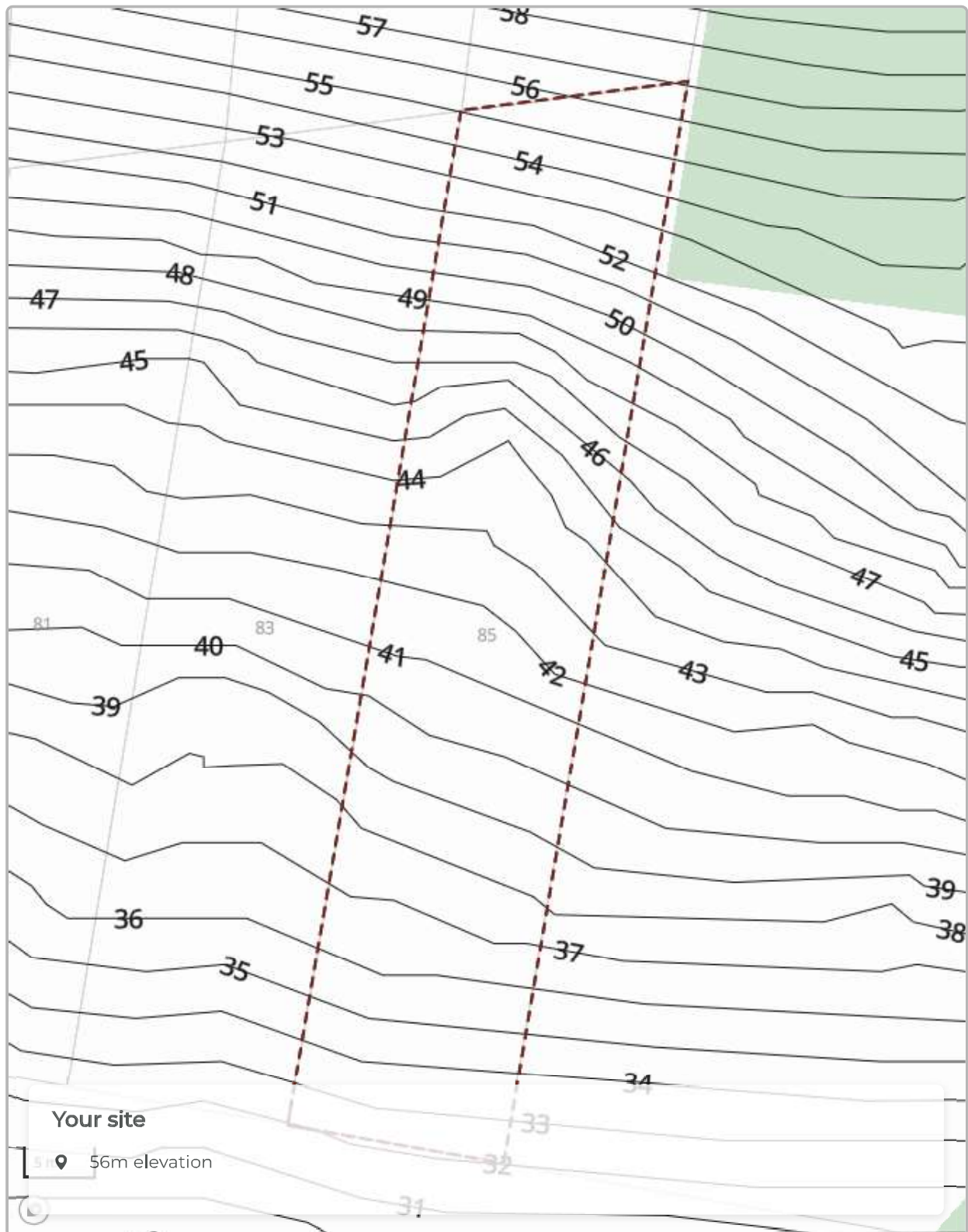
OVERLAYS

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

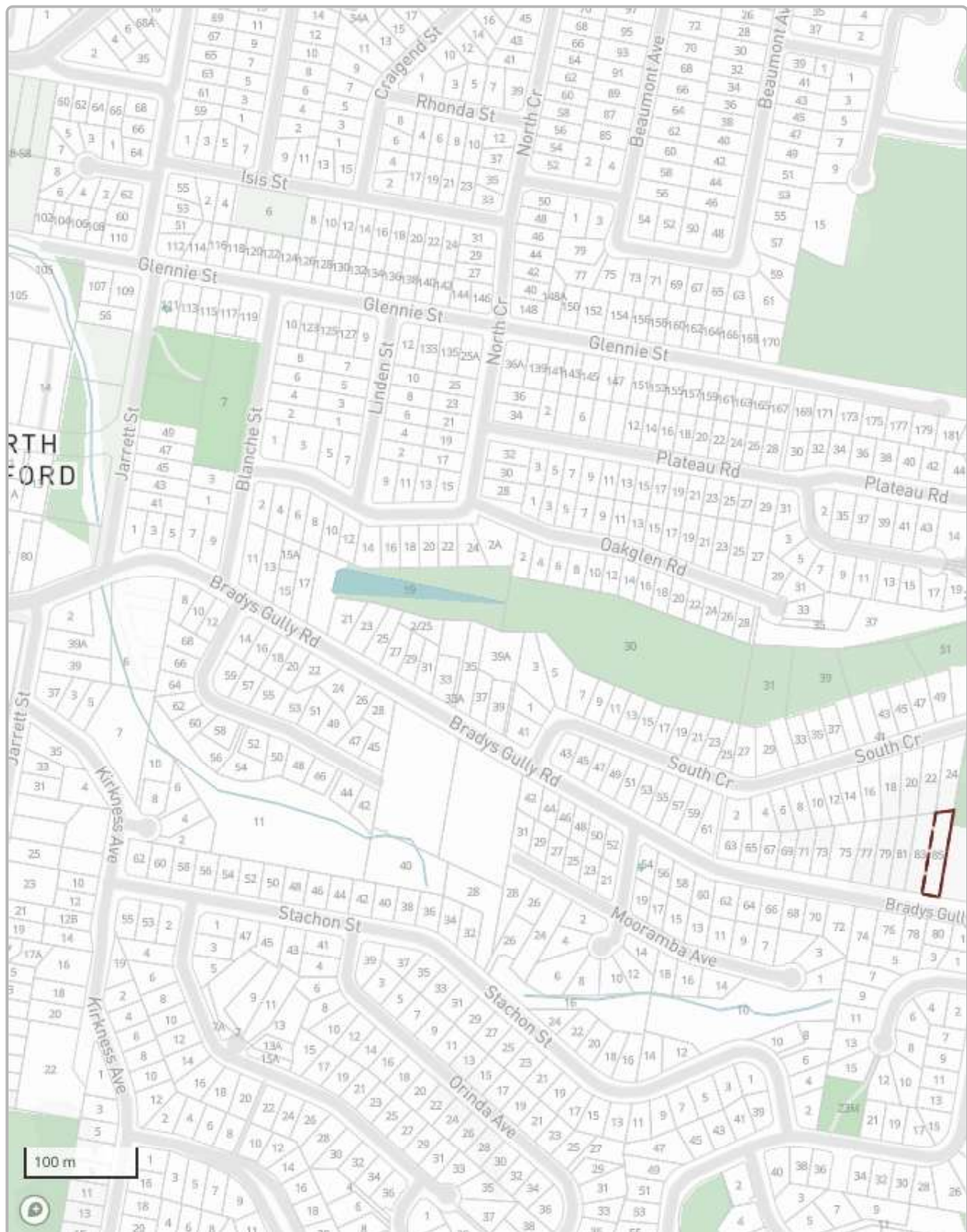
Development breakdown

Developments by stages		Units	Developments by category	
DA Pending	2 (4%)	4	PLANNING	27 (58%)
DA Approved	23 (50%)	638	CONSTRUCTION	19 (41%)
DA Refused	2 (4%)	436		
Construction	19 (41%)	322		

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

Cordell Map

Cordell

Cordell List

Cordell

No	Title	Address	Type	Stage	Value	Floor Area	Units	Commence Date	Completion Date
A	Lake Haven Recreation Centre & Gosford Olympic Pools Changeroom Renewals	Goobarabah 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 Living Units - Ever Green Senior Living	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 Fit Out	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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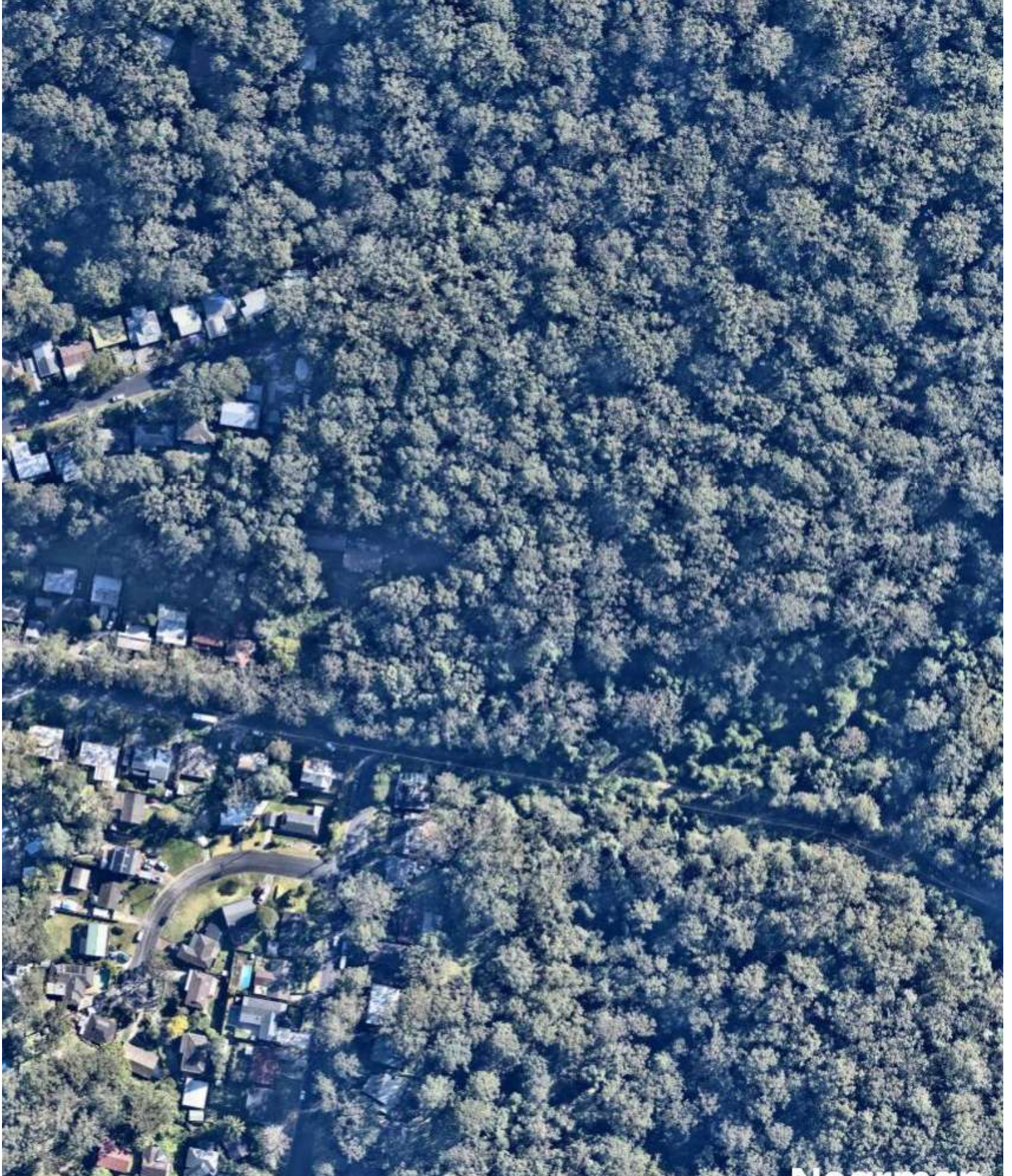
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