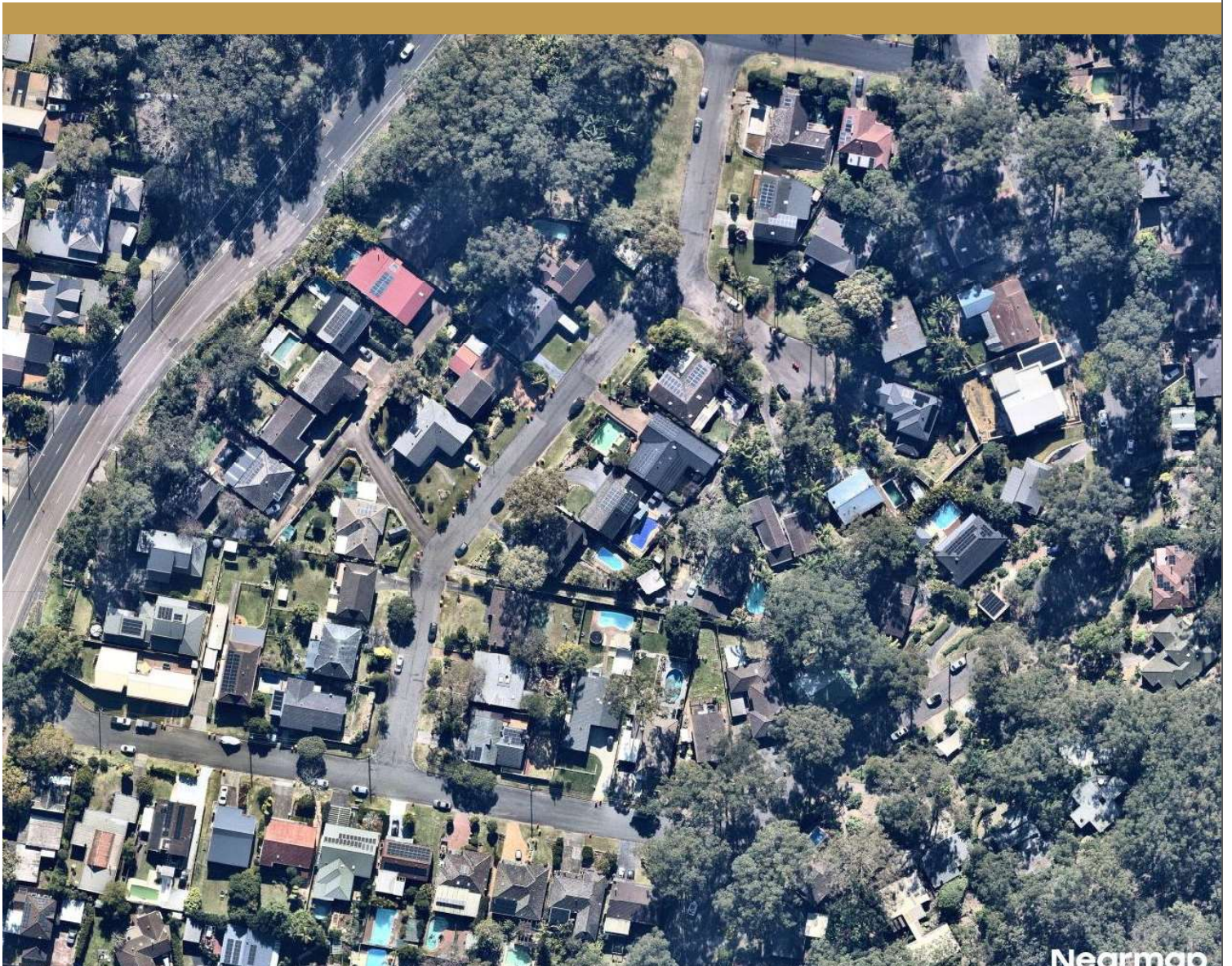




# Development Due Diligence Report

11 Pindari Terrace, Green Point



Prepared by  
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Prepared on  
Wed Aug 27 2025

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# Property Details

## 11 Pindari Terrace Green Point NSW 2251

 5  3  2  400m<sup>2</sup>  605m<sup>2</sup>



### Property Attributes

Year built	1980
Occupancy	Owner Occupied

### Value Estimate



Valuation date: 25 Aug 2025 Low Confidence

### Sales History

- 4 AUGUST 1999**  
SOLD

**\$275k** (+20%)  
 Agency: -  
 Agent: -
- 19 MARCH 1997**  
SOLD

**\$230k** (-8%)  
 Agency: -  
 Agent: -
- 13 MAY 1993**  
SOLD

**\$250k**  
 Agency: -  
 Agent: -

### Listing History



## Permitted Uses

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### 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	

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### Prohibited

Any development not specified in item 2 or 3

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SITE

# Measurements



# SITE

## Primary Planning Rules

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**Max Building Height**

Site

8.5 m

**Min Lot Size**

Site

550 m<sup>2</sup>

**Lot Id**

Site

7/243415

**Council**

Site

Central Coast Council

**Street Frontage Est.**

Site

18.1 m

**Postcode**

Site

2251

**Lot Area**

Site

605 m<sup>2</sup>

# HOUSES

## Secondary Planning Rules

<b>Max Storeys</b>		<b>Min Lot Size (m<sup>2</sup>)</b>	
House	2 - 3	Secondary dwelling	450
<b>Min Street Frontage (m)</b>		<b>Min Private Open Space (m<sup>2</sup>)</b>	
Secondary dwelling	15	Secondary dwelling	16
		House	24
<b>Min Private Open Space with 3 Hrs Solar (%)</b>		<b>Front Setback (m)</b>	
House	50	Secondary dwelling	4.5
		House	4.5
<b>Front Setback Special (m)</b>		<b>Front Setback Articulation (m)</b>	
Secondary dwelling	7.5	House	1.5
House	7.5		
<b>Side Setback (m)</b>		<b>Rear Setback (m)</b>	
Secondary dwelling	0.9 - 1.5	Secondary dwelling	0.9 - 6.0
House	0.9 - 1.5	House	0.9 - 6.0
<b>Rear Setback Special (m)</b>		<b>Secondary Setback For Corner Blocks (m)</b>	
Secondary dwelling	3	Secondary dwelling	2
House	3	House	2
<b>Max Site Coverage (%)</b>		<b>Max Ancillary Structure Height (m)</b>	
House	50	House	4.8
<b>Max Floor Area Outbuilding (m<sup>2</sup>)</b>		<b>Car Parking Spaces (spaces)</b>	
House	50.0 - 60.0	House	1.0 - 2.0

# DUPLEXES

## Secondary Planning Rules

### Max Storeys

Duplex detached	2 - 3
Duplex attached	2 - 3

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

Duplex detached	700
Semi-detached dwelling	700
Duplex attached	550

### Max FSR (:1)

Duplex detached	0.5
Semi-detached dwelling	0.5
Duplex attached	0.5

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

Duplex detached	45
Semi-detached dwelling	45
Duplex attached	45

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

Duplex detached	50
Semi-detached dwelling	50
Duplex attached	50

### Front Setback (m)

Duplex detached	4.5
Semi-detached dwelling	4.5
Duplex attached	4.5

### Front Setback Special (m)

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

### Side Setback (m)

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

### Rear Setback (m)

Duplex detached	4.5 - 5.5
Semi-detached dwelling	4.5 - 5.5
Duplex attached	4.5 - 5.5

### Rear Setback Special (m)

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

### Secondary Setback For Corner Blocks (m)

Duplex detached	2
Semi-detached dwelling	2
Duplex attached	2

### Min Landscaping Pct (%)

Duplex detached	25
Semi-detached dwelling	25
Duplex attached	25

### Min Deep Soil Pct (%)

Duplex detached	12.5
Semi-detached dwelling	12.5
Duplex attached	12.5

OVERLAYS

# Zoning



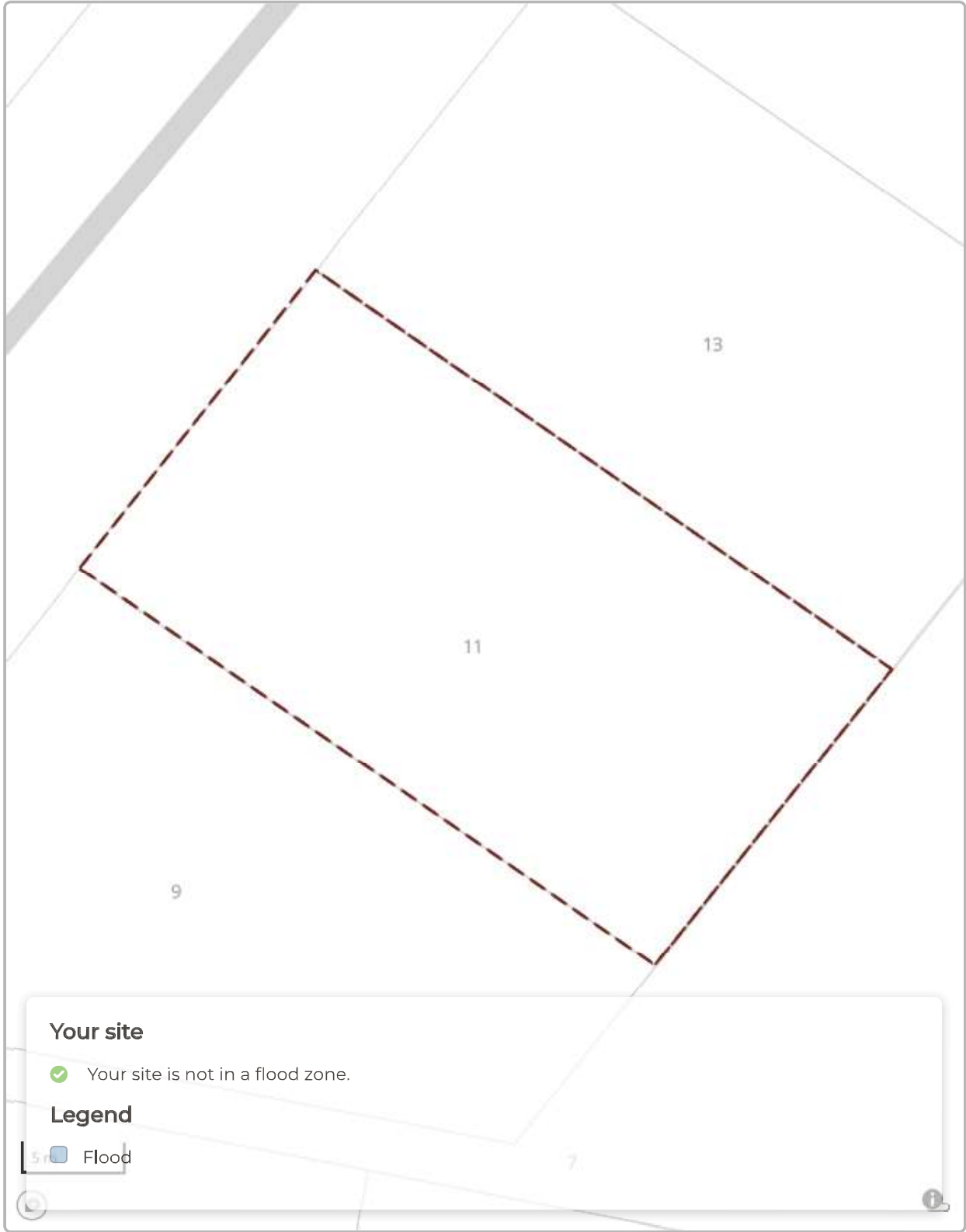
OVERLAYS

# Heritage



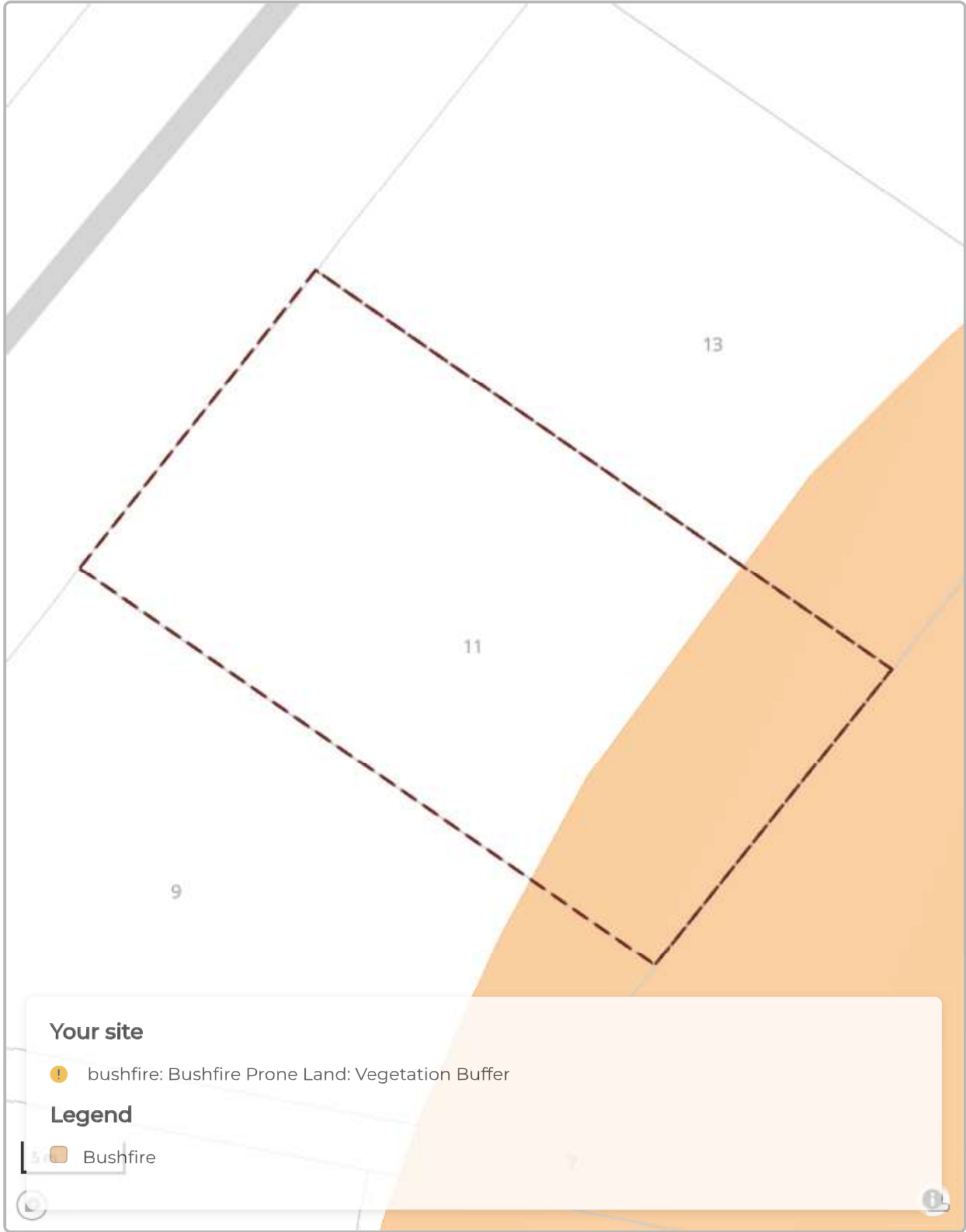
OVERLAYS

# Flood



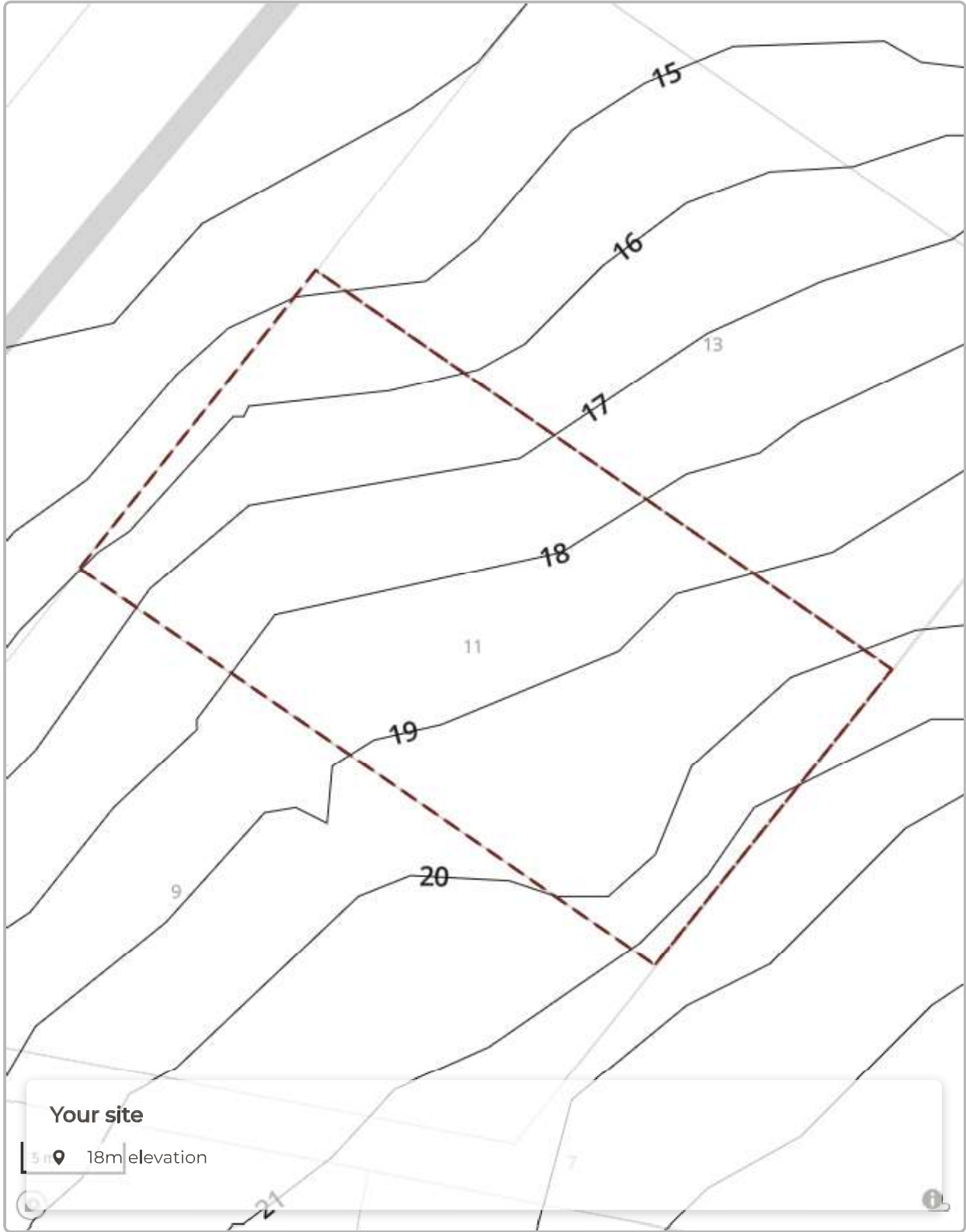
OVERLAYS

# Bushfire



OVERLAYS

# Contours



### Project statistics

<b>No of Projects</b>	14	<b>Proj. with units</b>	2
<b>Total value</b>	\$49.7m	<b>Min storeys</b>	-
<b>Median value</b>	\$950k	<b>Max storeys</b>	4
<b>Total units</b>	15	<b>Avg. storeys</b>	2.00

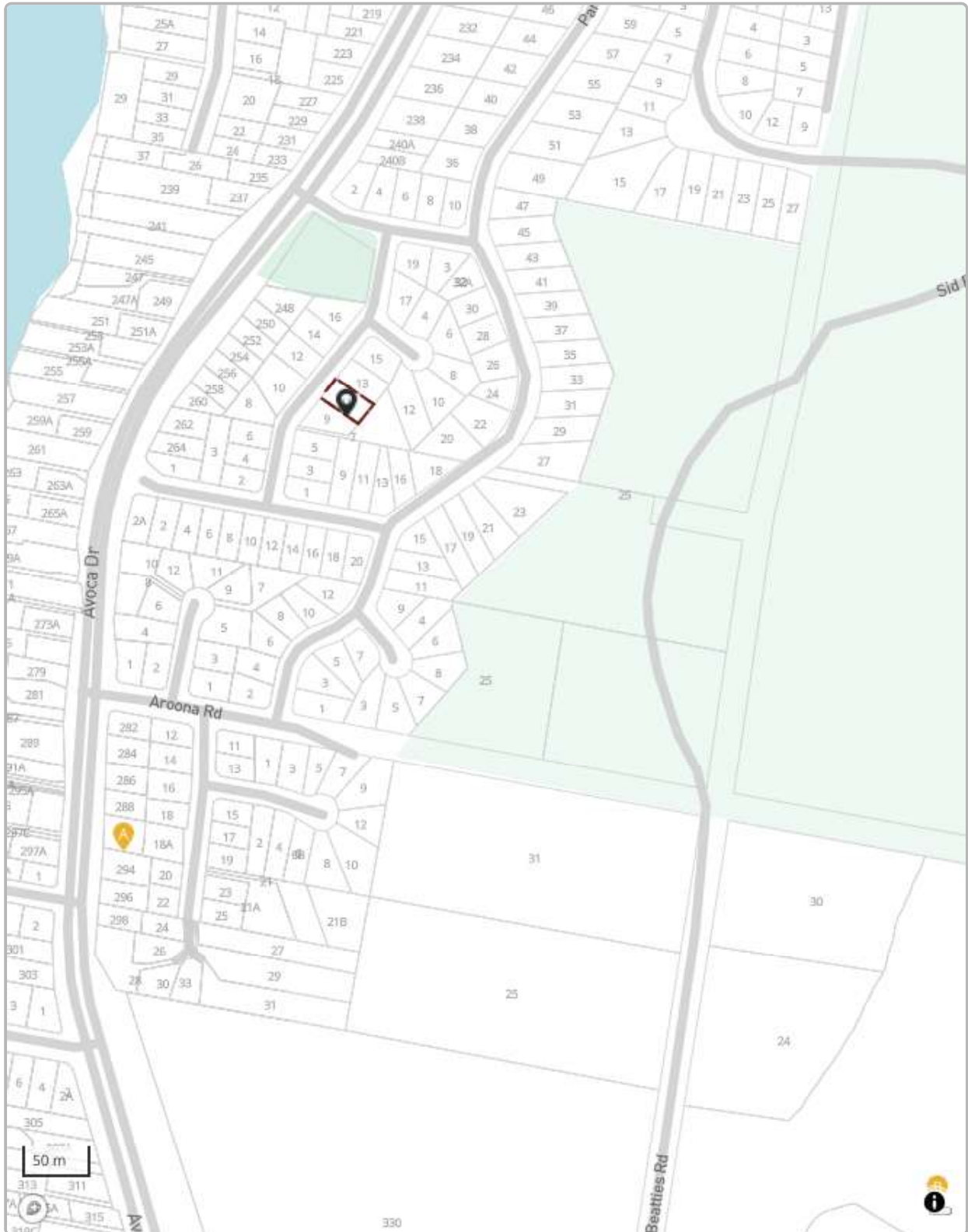
### Development breakdown

Developments by stages		Units	Developments by category	
DA Pending	1 (7%)	0	CONSTRUCTION	8 (57%)
DA Approved	5 (35%)	7	PLANNING	5 (35%)
Construction	8 (57%)	8	TENDERS/BLDG	1 (7%)

### Development Forecast/ Settlement Risk

Completion Year	No. of projects	Proj. with units	Total units	Total value
2025	0	0	0	\$0
2026	0	0	0	\$0
2027	1	1	7	\$2.1m

# Cordell Map



## Cordell List

No	Title	Address	Type	Stage	Value	Floor Area	Units	Commence Date	Completion Date
A	Catholic Health Aged Care Facility	290 Avoca Drive & 88 Scaysbrooke Drive (lot 103 Dp707503)	Aged Care Facility - 4 Storey	Construction	30.5m	0	0.000	14/03/22	31/05/23
B	Green Point Christian College	382 Avoca Drive (lot 234 & Lot 1)	Administrati... Building - 2 Storey	Construction	7.5m	0	0.000	18/12/23	20/12/24
C	Green Point Christian College Administrati... Building	382 Avoca Drive (lot 234 Dp1108146)	School - Altns & Addns	DA Approved	876k	0	0	2021-06-09	
C	Green Point Christian College Carpark	382 Avoca Dr	Carpark/road	Construction	1.7m	0	0	2019-03-11	2019-09-27
C	382 Avoca Drive Green Point Christian College Junior School Staff Building	382 Avoca Drive (lot 234 Dp1108146)	Staff Room	DA Approved	800k	0	0.000	30/06/23	
C	Elfin Hill Road Reserve Foreshore	Elfin Hill Rd	Foreshore - Restoration	Construction	450k	0	0	2019-04-01	2019-10-25
D	Avoca Drive Mixed Use Development	389 Avoca Dr (lot 431 Dp847911)	Industrial/co... House	DA Approved	1.0m	1370	0	2021-10-20	

## APPENDIX

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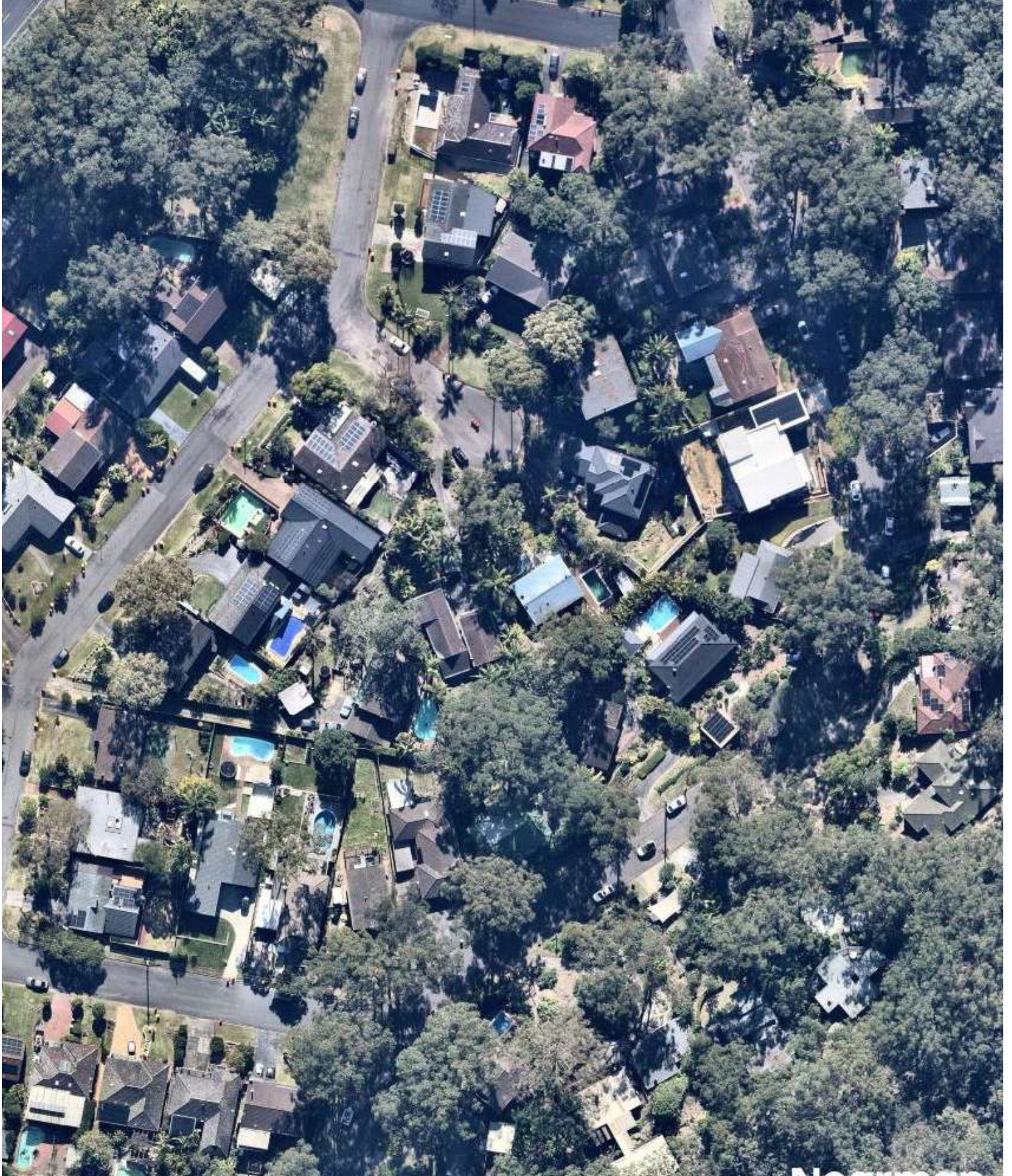
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## APPENDIX

# References

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - Subdivision 2 Built form development standards 3B.33 Lot requirements
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - Subdivision 2 Built form development standards for detached development (other than swimming pools and fences) 3.21 Minimum setbacks and maximum height and length of built to boundary walls
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - Subdivision 2 Built form development standards for dwelling houses and attached development 3D.18 Lot requirements
- Development Control Plan - Hamlyn Terrace – Louisiana Road Infill Precinct (LRIP) 5.1
- Gosford Local Environmental Plan 2014
- State Environmental Planning Policy (Affordable Rental Housing) 2009 - 23 Complying development Specified development
- Clause 4.3 Central Coast Local Environmental Plan 2022 Height of Buildings Map
- Development Control Plan - Dual Occupancy Developments 3.2.3.2.2



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