devport

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# DEVELOPMENT POTENTIAL REPORT

Preliminary Planning and Development Potential Review



| PROPERTY ADDRESS | REPORT DETAILS |
|---|---|
| **21 Coonong Street**<br>**Busby, NSW 2168** | **Client:** Gregory Property Agents<br>**Date of Review:** 04/11/2026<br>**Report Reference:** DEV-BUSB-043 |

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# PROPERTY DETAILS

Key Property Identifiers and Planning Controls

| | |
|---|---|
| **Address** | 21 Coonong Street, Busby, NSW 2168 |
| **Lot/Sec/DP** | 433/-/DP222642 |
| **Local Government Area** | Liverpool City Council |
| **Site Area** | 586.67 $m^2$ |
| **Current Use** | 3 Bedroom Residential Dwelling |
| **Zoning** | R3 Medium Density Residential |
| **Minimum Lot Size** | 300 $m^2$ |
| **Height of Building** | 8.5 m |
| **Floor Space Ratio** | 0.5:1 / 0.55:1 Under LEP Clause 4.4(2A) |
| **Relevant LEP** | Liverpool Local Environmental Plan (2008) |
| **Relevant DCP** | Liverpool Development Control Plan (2008) |

# DEVELOPMENT CONSTRAINTS

Mapped Planning Constraints identified during the preliminary review.

| Not Identified | Further Review | Constraint Identified |
|---|---|---|
| No mapped constraint identified during initial review. | Constraint status is unclear or required specialist confirmation. | A mapped or apparent constraint has been identified. |

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|---|---|
| **Bushfire** | No Mapping Identified |
| **Biodiversity** | No Mapping Identified |
| **Acid Sulfate Soils** | No Mapping Identified |
| **Heritage** | No Mapping Identified |
| **Flood** | No Mapping Identified |
| **Aboriginal Heritage / AHIMS** | No Aboriginal sites identified within 1km of the subject site. |
| **Easements** | 6 m Overhead Power Line Easement (1.78 m within the Southern Boundary) |
| **Other Constraints** | No Additional Constraints |

# LEP EXTRACT

Review of the Local Environmental Plan to determine Permissible Uses.

**Permitted without Consent**
Home-based child care; Home occupations

**Permitted with Consent**
Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture

**Prohibited**
Any other development not specified as “Permitted without Consent” or “Permitted with Consent”

# DEVELOPMENT POTENTIAL ASSESSMENT

Preliminary Planning Pathway Assessment.

| Appears Possible | Further Review | Constraint Identified |
|---|---|---|
| Assessed controls and constraints appear supportive. | More detail is required before a view can be formed. | A major planning or site constraint may block this pathway |

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|---|---|
| **Subdivision** | Traditional subdivision is not permissible under the standard 300 m² minimum lot size. However, the site is within mapped Area 2, permitting a reduced 250 m² minimum for semi-detached dwellings under LEP clause 4.1(4A). Two lots of approximately 293 m² with 8.75 m frontage each could satisfy the LEP and DCP's 8 m minimum width. Subdivision would require a DA incorporating the dwelling development. |
| **Multi Dwelling Housing** | Permissible with consent in R3. However, the DCP generally requires a 1,000 m² site with 22 m frontage, or 650 m² with 18 m frontage under the reduced-site provisions. The subject property falls below both thresholds. |
| **Semi-Detached Dwellings** | Permissible with consent in R3. The approximately 17.5 m frontage could accommodate two attached dwellings on separate lots. Under LEP clause 4.4(2A), an increased FSR of 0.55:1 permits approximately 323 m² total GFA (161 m² per dwelling). DCP controls include 4.5 m/5.5 m front setbacks, 0.9 m/1.2 m side setbacks, 4 m/7 m rear setbacks, 60 m² private open space and two parking spaces per dwelling. Development would require a DA. Refer to the “Subdivision” assessment for proposed titling. |
| **Secondary Dwelling** | Permissible under the Housing SEPP. The 586.67 m² site exceeds the 450 m² minimum for complying development, potentially allowing a secondary dwelling of approximately 60 m². CDC may be available subject to siting, setbacks, landscaping, floor area and servicing requirements. |

# DEVELOPMENT POTENTIAL ASSESSMENT CONTINUED

Preliminary Planning Pathway Assessment.

| Appears Possible | Further Review | Constraint Identified |
|---|---|---|
| Assessed controls and constraints appear supportive. | More detail is required before a view can be formed. | A major planning or site constraint may block this pathway |

| | |
|---|---|
| **Boarding House** | Permissible with consent in R3, subject to the Housing SEPP and DCP Part 3.9. The DCP's bedroom formula indicates approximately seven rooms at the base 0.5:1 FSR, before detailed design constraints. Accessibility to public transport, parking, communal facilities, setbacks and the electricity easement require further assessment. A development application would be required. |
| **Child Care Facility** | Permissible with consent in R3. Development is subject to the Transport and Infrastructure SEPP and Council's applicable DCP controls. On-site parking, safe drop-off facilities, outdoor play space and traffic impacts require detailed consideration. The relatively modest site area and electricity easement may restrict achievable capacity. A DA and specialist assessment would be necessary. |

# GFA AND SETBACK ASSESSMENT

Indicative Building Envelope and Floor Space Review.

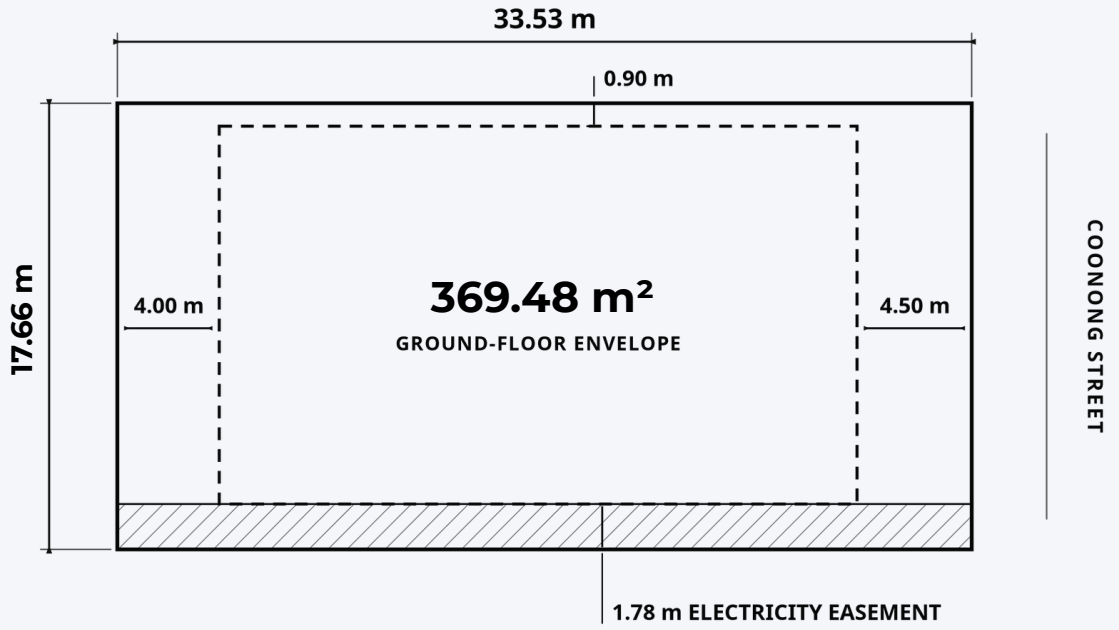



*Figure 1: Lot Setback Assessment*

| Planning Metric | Assessment |
|---|---|
| **Site Area** | 586.67 m² |
| **Increased FSR – Area 2** | 0.55:1 |
| **Maximum Permissible GFA** | 322.67 m² |
| **Ground Floor Building Envelope** | 369.48 m² (Approximate) |
| **Front Setback** | 4.5 m |
| **Rear Setback** | 4.0 m |
| **Side Setbacks** | 0.9 / 1.78 m (Electrical Easement) |

# PLANNING SUMMARY AND NEXT STEPS

Plain-English interpretation of the planning assessment.

## Assessment Summary

21 Coonong Street, Busby presents residential development potential across its 586.67 m² R3 Medium Density Residential allotment, with approximately 17.5 m street frontage. The property has a maximum building height of 8.5 m and a standard FSR of 0.5:1, with an increased FSR of 0.55:1 available for eligible semi-detached dwellings, permitting approximately 323 m² gross floor area.

Traditional two-lot subdivision is constrained by the 300 m² minimum lot size. However, the property falls within mapped Area 2, permitting a reduced minimum of 250 m² for subdivision associated with semi-detached dwellings under LEP clause 4.1(4A). Two lots of approximately 293 m², each with 8.75 m frontage, may be achievable subject to development consent and compliance with DCP controls, including setbacks, parking and private open space.

A secondary dwelling also presents a practical opportunity, with the site exceeding the Housing SEPP's 450 m² minimum for complying development. A granny flat of approximately 60 m² may be achievable while retaining the existing residence, subject to detailed CDC requirements.

The registered 6 m overhead power-line easement extends approximately 1.78 m into the property along one side boundary. Although located opposite the proposed driveway access, building placement and electrical clearances require confirmation with Endeavour Energy. Multi-dwelling housing is constrained by DCP site requirements, while boarding houses and child care facilities remain permissible alternatives requiring further feasibility assessment and development consent.

| Key Opportunities | Key Constraints | Next Steps |
|---|---|---|
| • R3 Medium Density Residential zoning supports a range of residential development opportunities.<br>• Largely unconstrained by mapping overlays. | • Traditional subdivision falls below the 300 m² minimum per lot.<br>• Registered electricity easement restricts building placement along one side boundary. | • Seek formal town planning advice.<br>• Prepare a development concept plan.<br>• Consider pre-lodgement discussion with Council / Certifier. |

# DISCLAIMER AND LIMITATIONS

Limitations Applying to this Preliminary Development Potential Report.

**Disclaimer**
This report is preliminary only and is based on publicly available information at the date of review. It is not legal, financial, surveying, architectural, engineering, certifier or formal town planning advice. Development potential is subject to council or certifier assessment and further specialist advice. Public information and mapping may be incomplete, outdated, approximate or subject to interpretation. This report does not replace a Section 10.7 Planning Certificate, survey, title search, town planning advice, pre-lodgement advice, DA assessment, complying development assessment or legal advice. The customer should seek formal advice from qualified professionals before relying on this report for purchase, sale, marketing, design or development decisions.

**No guarantee of approval**
Any development pathway described in this report remains subject to detailed design, site-specific constraints, council or certifier assessment, statutory controls and further consultant advice.

**Public-source limitation**
This report relies on public mapping, planning instruments, council information and other information available at the date of review. These sources may change, contain limitations or be interpreted differently by the relevant authority.

**Specialist constraints**
Flooding, bushfire, biodiversity, Aboriginal heritage, servicing, contamination, access, easements, restrictions on title and other site matters require specialist investigation. This report is not a specialist assessment of those matters and should not be relied upon to confirm their presence, absence, extent or impact on development potential.

**Use of report**
The report is intended for early-stage due diligence only. It should not be used as the basis for purchasing, selling, marketing, designing or developing land.