

- Subdivision;
- Proposed
  - Dwelling House;
  - Dual Occupancy;
  - Multi Dwelling Housing;

### **The Site**

The subject site is legally described as Lot 13 Section1 in Deposited Plan (DP) 7309. The Lot is more commonly referred to as number 27 Orient Street Kingscliff. The site covers an area of 746.1m<sup>2</sup> as per the DP and is currently occupied by a single storey dwelling in which gains vehicle access from Orient Lane. The sites topography is best described as linear planer that falls approximately 7.6% to Orient Street. The site is identified in **Figure 1** below and in the DP under **Attachment A**;



Figure 1 – Aerial Image: Source: Nearthmaps 2017.

The subject site has frontage to both Orient Lane and Orient Street (rear). Both being Local Roads (Unclassified Roads) under the Roads Act 1993. Orient Lane is approximately 6.2m wide being a bitumen road and having two way crossfall with rolled kerb on the western extent of the road. Orient Street is approximately 20.1m wide being a sealed bitumen road having two way crossfall and having integral kerb on both the western and eastern side of the roadway.

The site is located within the R3 Medium Density Residential pursuant to the provisions of Tweed Local Environmental Plan (TLEP) 2014. 'Dwelling Houses', 'Secondary Dwellings', 'Dual Occupancies', 'Multi Dwelling Housing' and 'Subdivision' as defined in the TLEP 2014 are permissible forms of development with consent in the zone. Maximum building heights is mapped as 9m above natural ground and floor space ratio as 2:1. Zoning, building heights, floor space ratio and minimum density requirements are not considered a prohibitive constraint to development of the site. Refer **Attachment C** for copy of TLEP Land Zoning Mapping.

### **Subdivision**

Subdivision controls for the subject property are contained under Tweed Local Environmental Plan (TLEP) 2014 therein Part 4 Principle Development Standards. Clause 4.1 Minimum Subdivision Lot Size under TLEP 2014 dictates that the size of any Lot resulting from a subdivision of land is **not** to be less than the minimum size shown on the Lot Size Map.

### **Options**

As detailed there are three (3) achievable options for development on the subject site. These options are listed below:

Option 1: Torrens Title subdivision into two (2) vacant lots.

Option 2: Subdivision into two Lots and dwelling house construction

Option 3: Strata Subdivision and Dual Occupancy.

The subject site does not present any further prohibitive constraints to development of the site.

The report has found:

- The zone in which the subject site lies permits with consent a 'Dwelling House', 'Dual Occupancy', 'Multi Dwelling Housing' and 'Subdivision'. The subject site is under the minimum numeric land area (1,000m<sup>2</sup>) to facilitate town housing (villas) in which is one (1) type of Multi Dwelling Housing. Row housing (terraces) on the other hand, is not permitted on any Lot that is not adjacent to a commercial main street and is only permitted on a Lot within one (1) block on either side of a commercial area, in which the subject site does not have.
- It is considered Dual Occupancy building type along with a strata subdivision as the most preferable option of development on the site. You could provide a dwelling that is of similar floor area to the existing dwelling, in which will be treated as a detached dual occupancy, then a strata subdivision can be completed.
- The other preferred option is to subdivide the site into two (2) free hold Lots allowing the retention of the existing dwelling.

# A – Deposited Plan

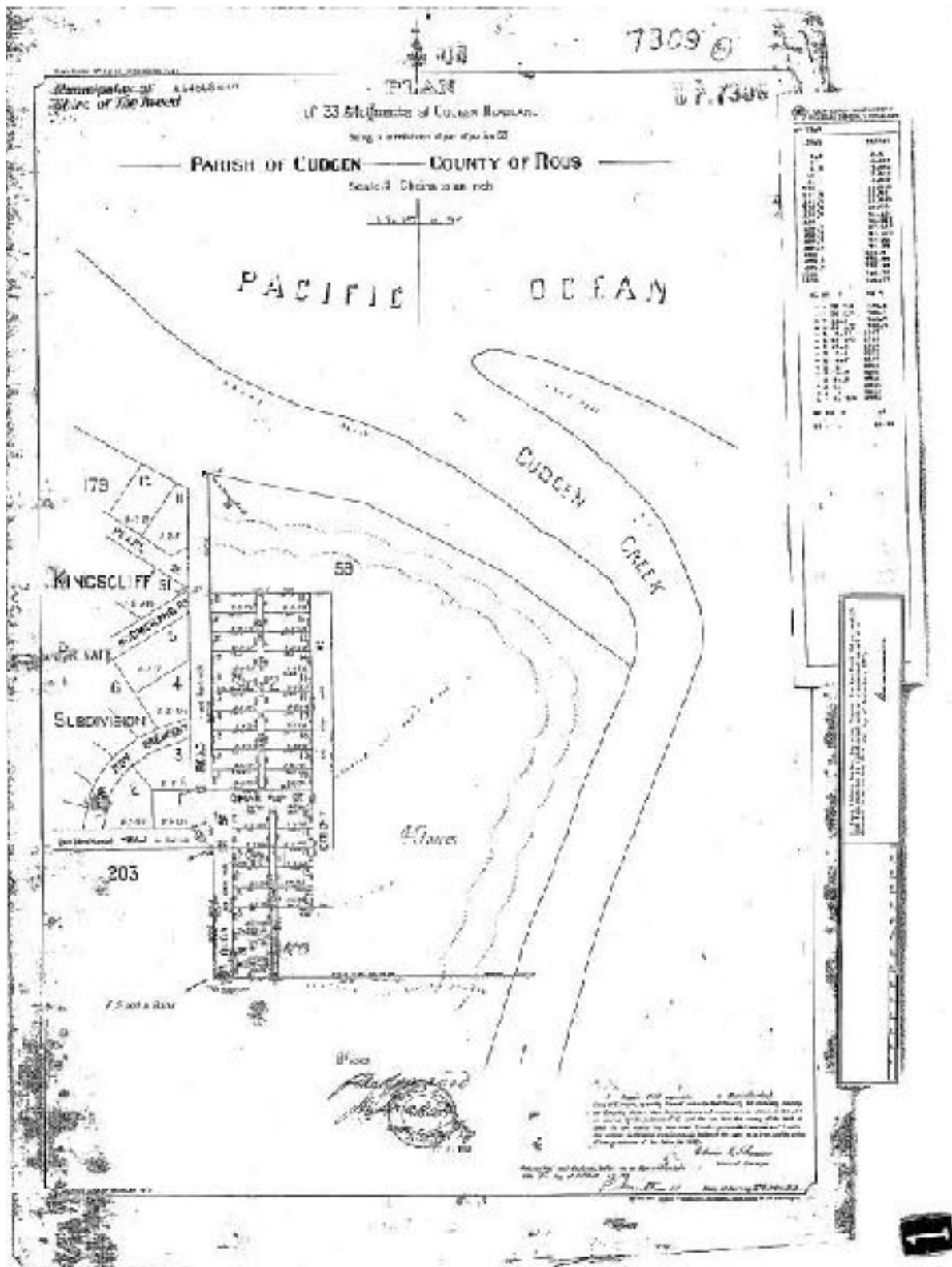


Figure 2. Deposited Plan 7309. The subject site relates to Schedule 1 Lot 13.







# C – TLEP Land Zoning Mapping

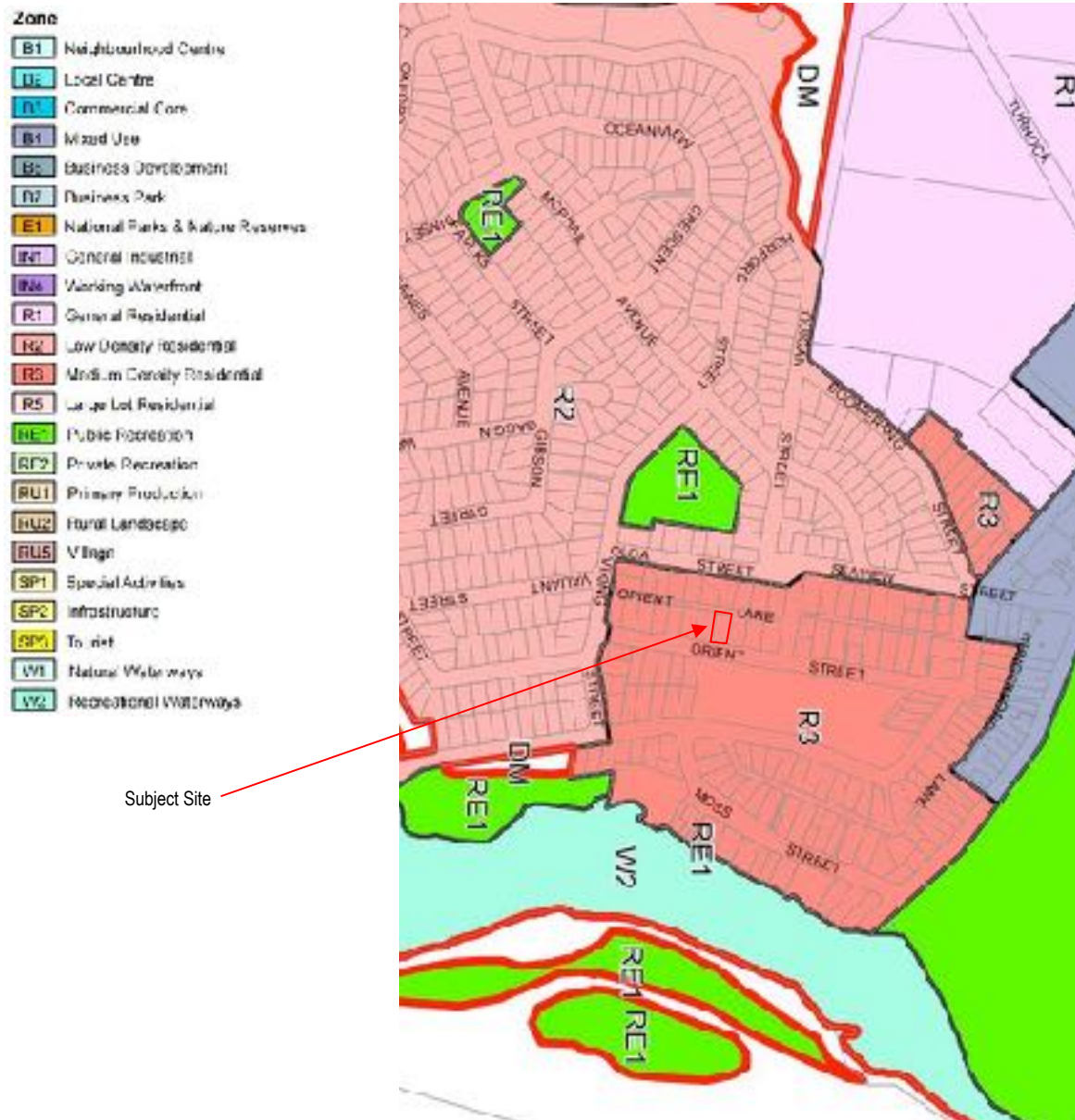


Figure 6. TLEP Land Zoning Mapping.





# E- Proposed Plan of Subdivision



Figure 8. Proposed Plan of Subdivision.