



PRIVATE SALE

28 Hexham Street
Kahibah NSW 2290

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Planning Compliance*
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SALE of HOUSE WEBSITE : louiethesheep.com

~ follow **Wanna buy a house?** prompts

email - jamie@smallminingtown.com

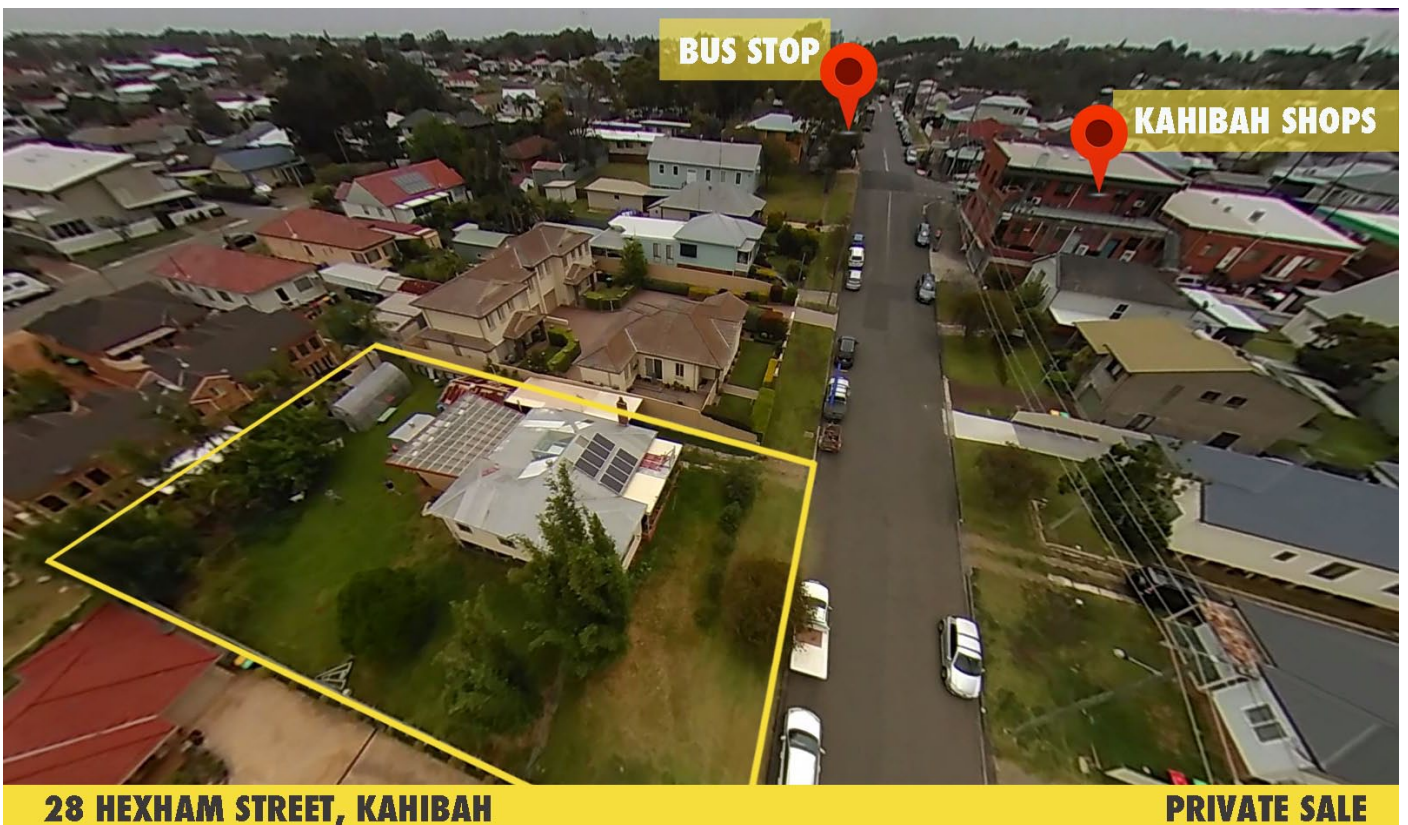
phone - 0428 280 135

contact - Jamie Oorschot

This house is for Private Sale, we are not interested in listing with an agent, though do not mind speaking to agents who may wish to buy themselves or refer to a client.



aerial photographs





28 HEXHAM STREET, KAHIBAH

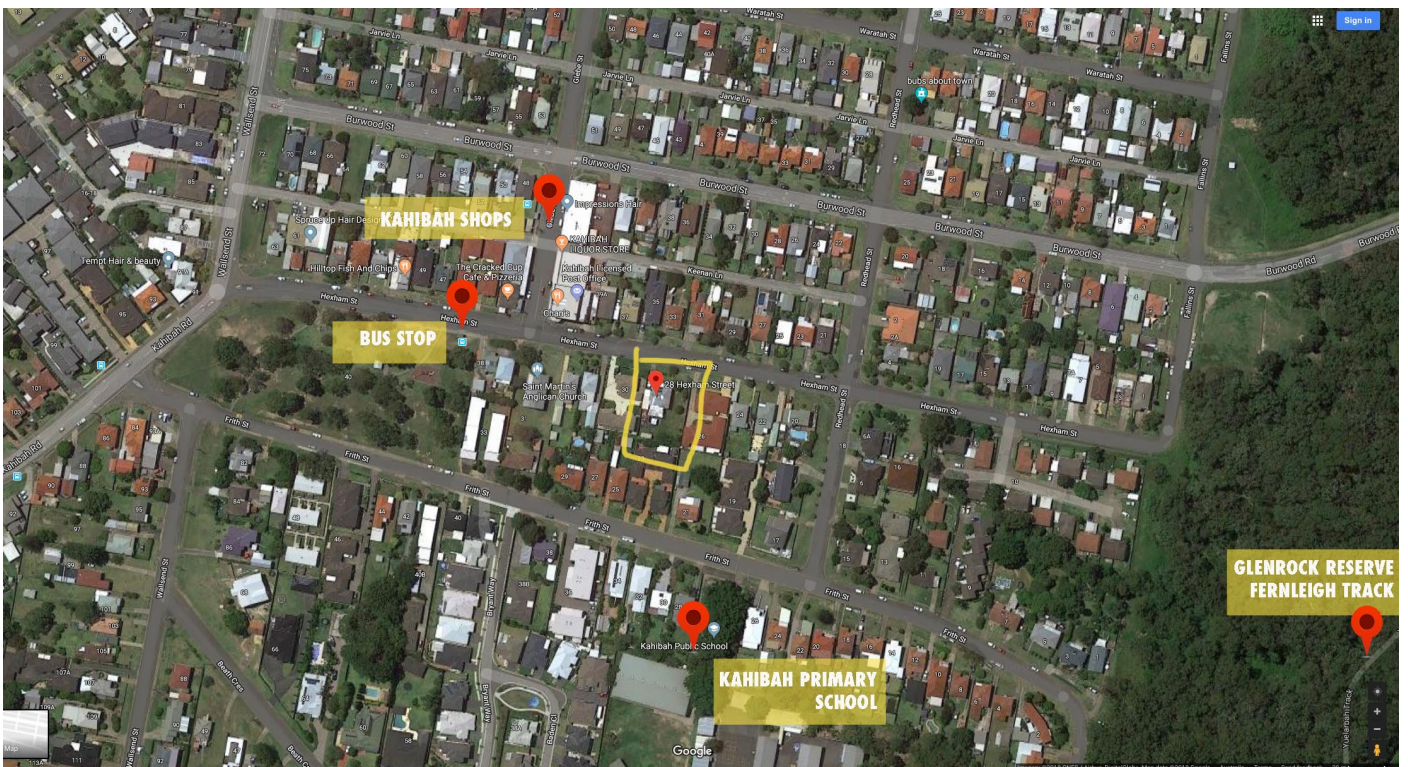
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28 HEXHAM STREET, KAHIBAH

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aerial Google photographs



28 HEXHAM STREET, KAHIBAH

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proposed development : 5 x **T**ownhouses

Each townhouse boasts a spacious 235m² internal floorspace plus a 35m² top floor courtyard. The layout includes 3 bedrooms, 2 bathrooms, a 2 car garage and internal laundry. North facing skylights offer bright, airy living.



5 x **F**ront doors



Townhouse No. 1 view from street.

Front door view of one of the townhouses.





View of garages from street.

Internal access from garage with plenty of room for laundry and storage.





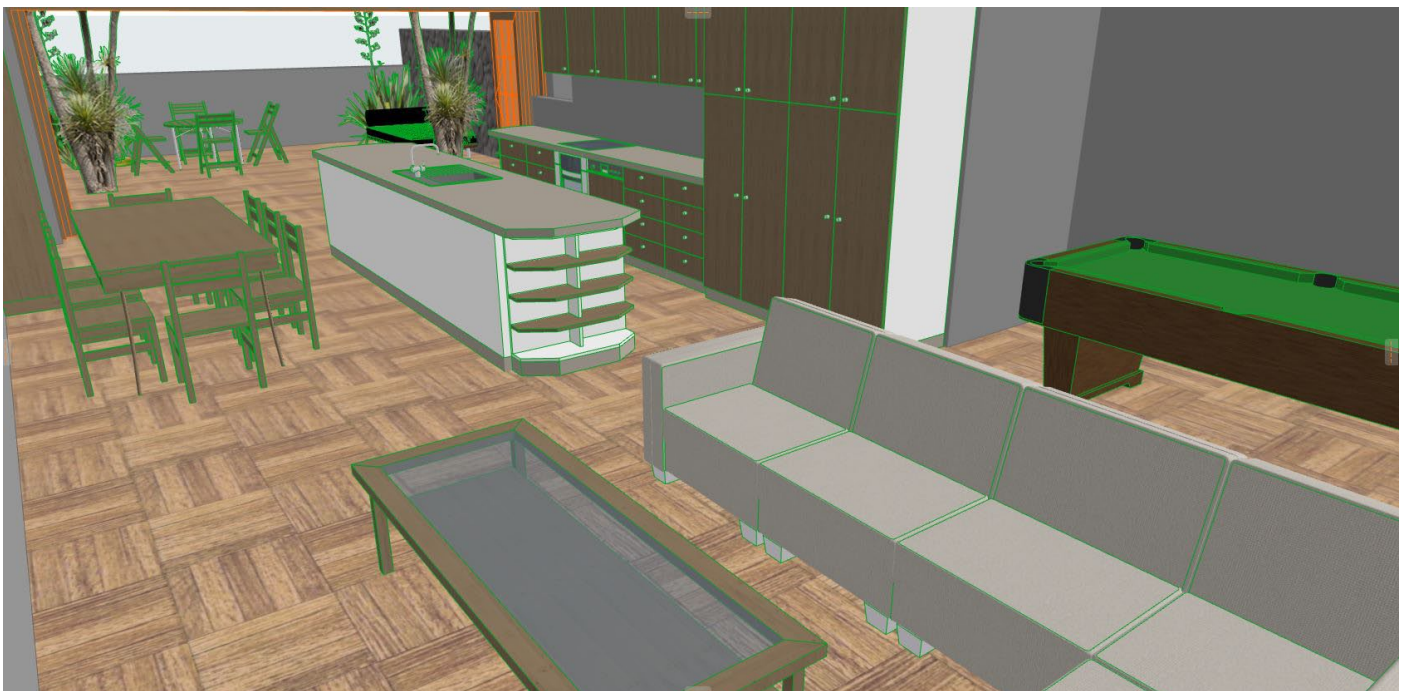
View of garages and courtyards from rear corner of property.

Two car garage for each townhouse.



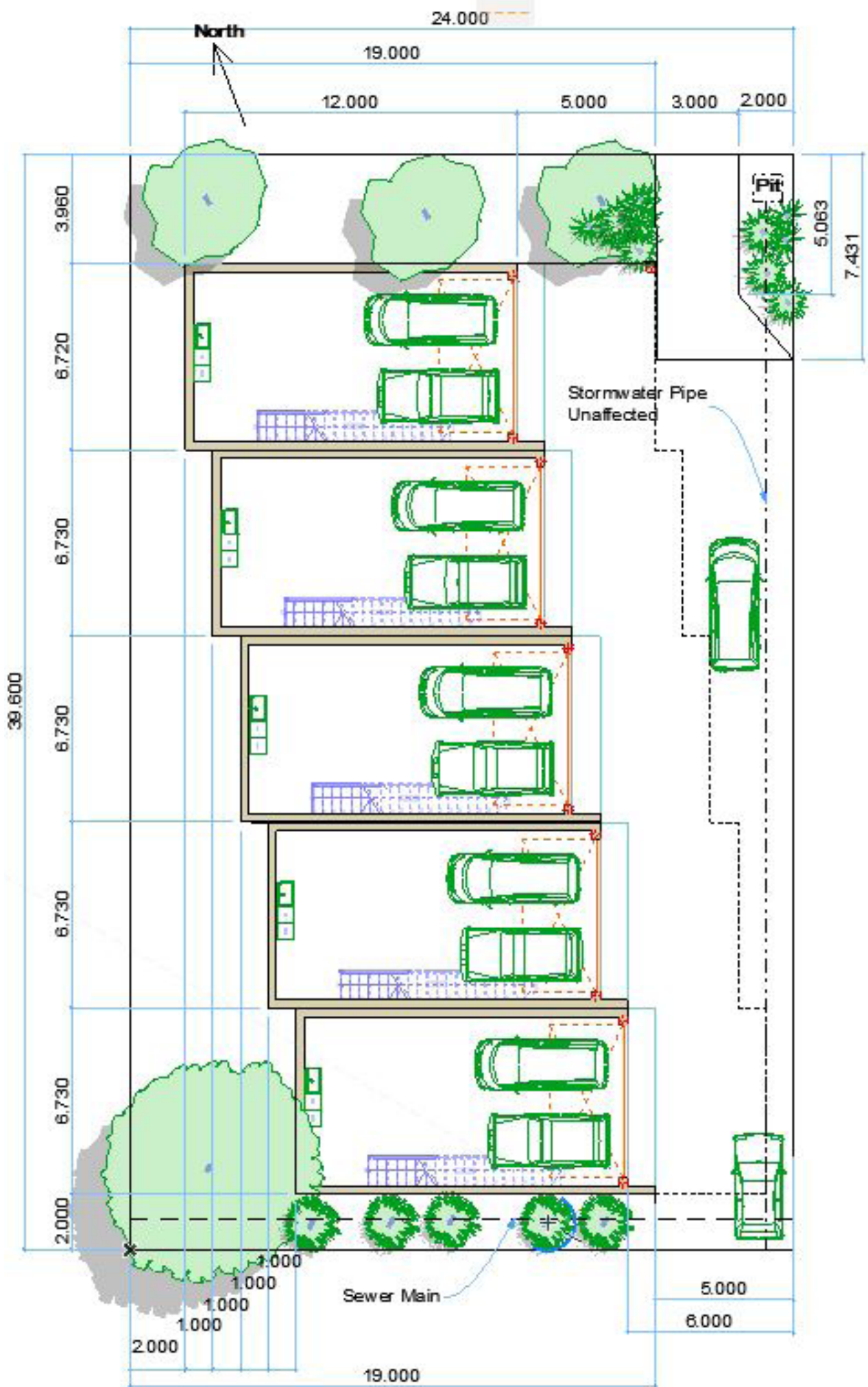


Internal layout - lounge, kitchen, courtyard showing flow-through design for spacious top floor living and entertaining.

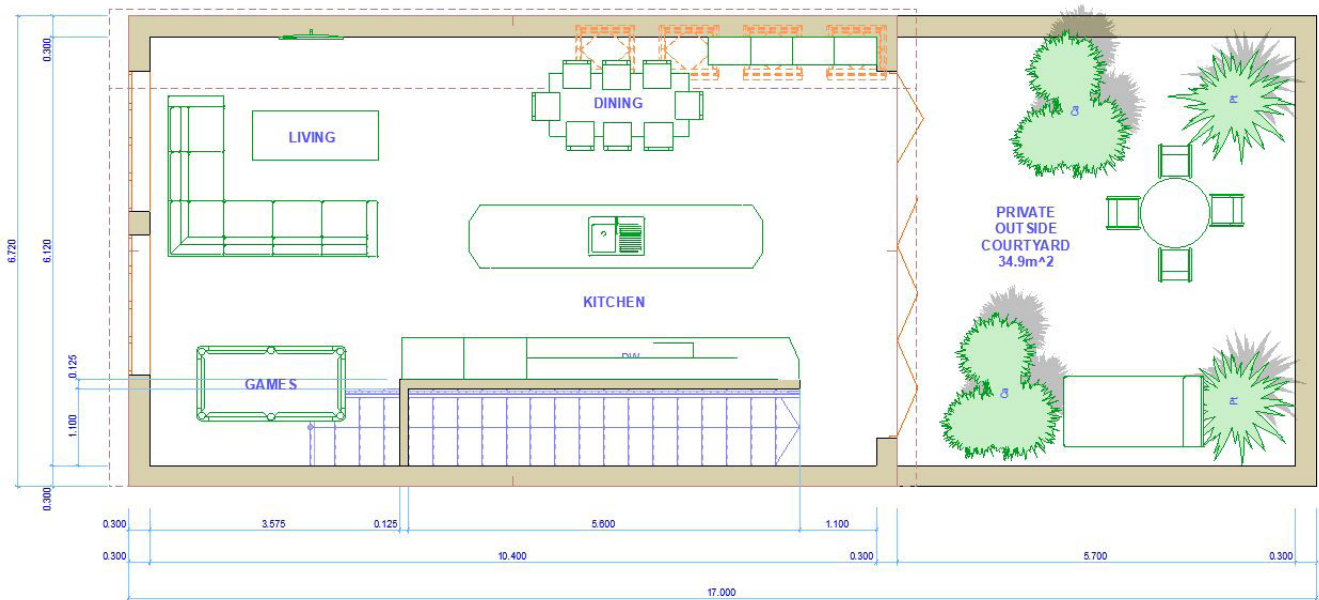




Aerial view of courtyards from street.



FIRST FLOOR

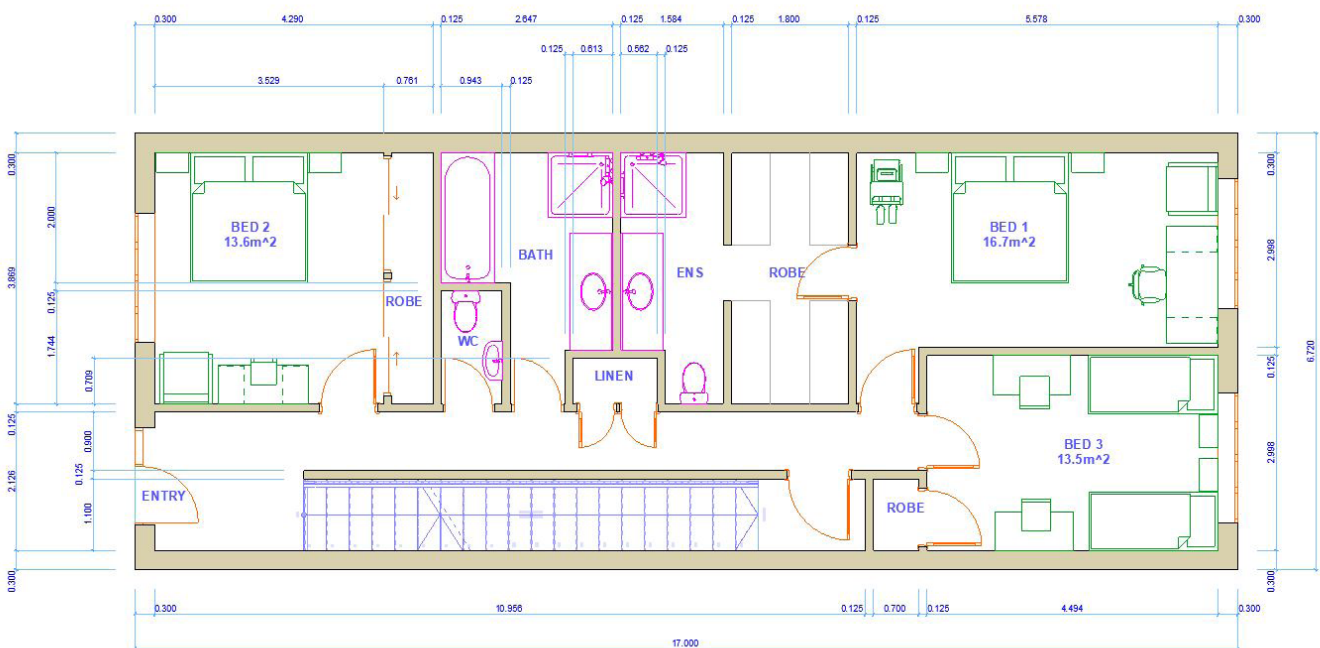


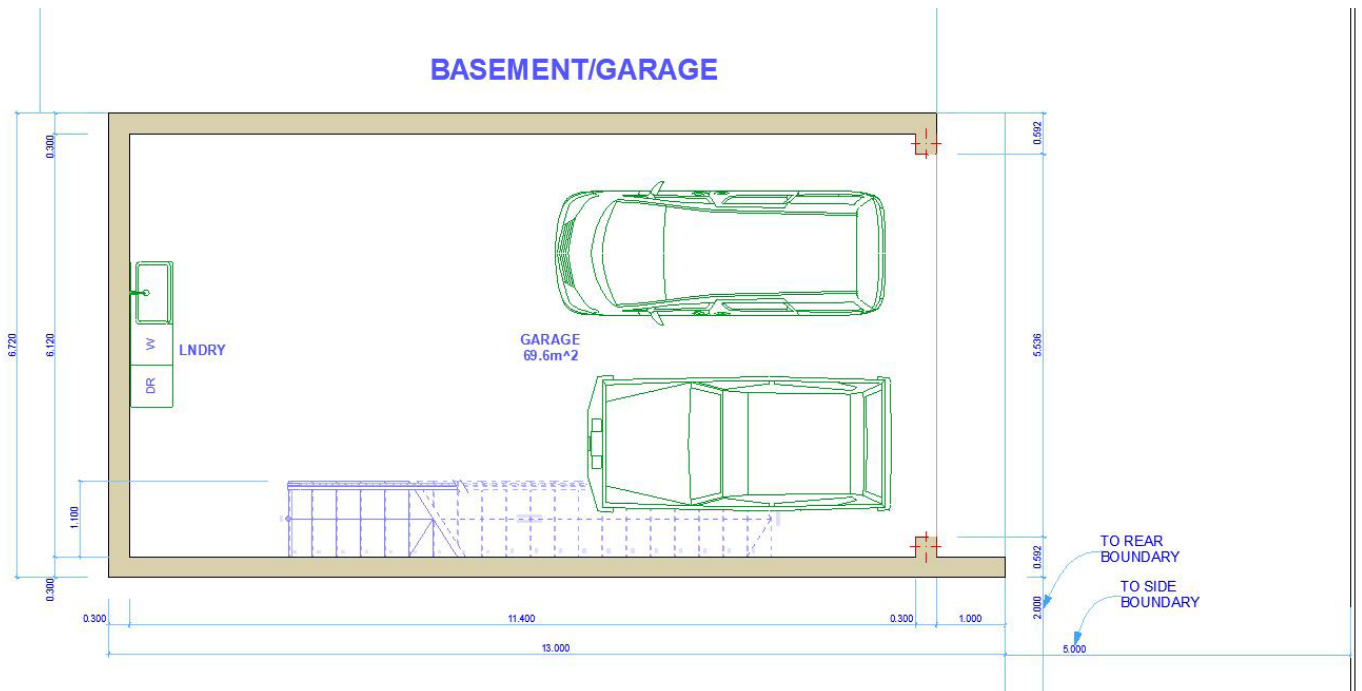
Previous page : plan showing all 5 townhouses.

TOP : First Floor

BELOW : Ground Floor

GROUND FLOOR





ABOVE : Basement/Garage

OVERLEAF : Summary of Planning Compliance [Lake Macquarie City Council]

Additional documents available :

- ~ Feasibility Study
9 page document - download from website or request to be emailed to you.
- ~ Lake Mac 2014 DCP
53 page document - download from website or request to be emailed to you.
- ~ Contract of Sale
45 page document - download from website or request to be emailed to you.

SALE of HOUSE WEBSITE : louithesheep.com

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Jamie Oorschot

Summary of Planning Compliance -LMCC

Location: 28 Hexham St, Kahibah, NSW, 2290.

Item	Provisions	Control
Building Description	5 off 3 bedroom, 2 bathroom, 2 car Multi Dwelling Housing.	Permitted
Land Zoning	R3 - Medium Density Residential	Multi Dwelling Housing by Consent
Site Area	~950.4sqm (24m x 39.6m)	900-999sqm
Floor Space Ratio*	1.24 (1175sqm, interior floor only, inc garage & stairs) 0.78 (748sqm, interior floor only, exc garage & stairs)	Complies, this clause not adopted by LMCC.
Landscaping*	241sqm (25.4% including pathways) (*28.9% including pathways)	25% for Lots 600-900sqm, 35% for lots >900sqm, Min width 2m. Minor exemption requested.
Height	6-9.9m	10m, complies
Site Coverage	571.9sqm (60%)	< 50% or 65%. TBC.
Front Setback	4m	Same as neighbours - complies
Side Setback*	1-6m	>3m. Exemption requested when consideration taken for; - no loss in East Neighbor privacy at rear, - consideration of retaining wall and removal of upper windows overlooking front west neighbours outside private courtyard. - use smart window façade design (not shown in model).
Rear Setback	2m	>9m for 3 storeys or more. Exemption requested. Purpose of rear setback is for; - provide for tree planting in deep soil. Bangalow palms and Banana palms already exist in this zone. - maintain existing visual continuity and pattern of buildings and landscape elements. Rear buildings already 2 storey. - to provide vegetation screening between dwellings. No interaction between rear dwelling and rear neighbours so vegetation is to screen rear wall only. - to provide sufficient space for outdoor living areas. This space not used for outdoor living areas which are already provided on 1st floor.
Building Bulk	2 storey frontage	Neighbours 1 storey frontage. Exemption requested given 2 storey frontage recently built on same street and common at end of street.
Solar Access	May impact rear SE neighbour.	Solar survey will be required. Existing rear vegetation has already created precedent of reduced solar access without complaints.
Principle Private Open Space*	35sqm	>24sqm or 25sqm. TBC, complies.
Parking	Min 2 per dwelling provided. 3 per dwelling If stacked.	Complies Visitors parking - TBC.
Driveway Gradient	LMCC standard used in model.	Complies.

Note*: 17m building length can easily be reduced by 1m without dramatic impact. This will improve these highlighted items.

Disclaimer: The information in the table above is provided for general information purposes only. Jamie Oorschot (the seller), expressly disclaims all and any liability and responsibility to any person in respect of the consequences of anything done or omitted to be done by the such person in reliance, whether wholly or partially upon this document. Before relying on any information from this document, users should seek confirmation from their relevant authorities.

References:

References: Feasibility Study by Plasco Planning, 23/12/2017. Available for download from Louiethesheep.com.
Lake Macquarie Development Control Plan 2014 Revision 20. Available for download from Louiethesheep.com.



Photos this page : existing house.



Photos this page : existing house.





Photos this page : nearby locations

ABOVE : Dudley Beach (4kms)

BELOW : Kahibah Shops (100m)





ABOVE : Loft bedroom glass roof on existing house.