



POTENTIAL DEVELOPMENT SITE

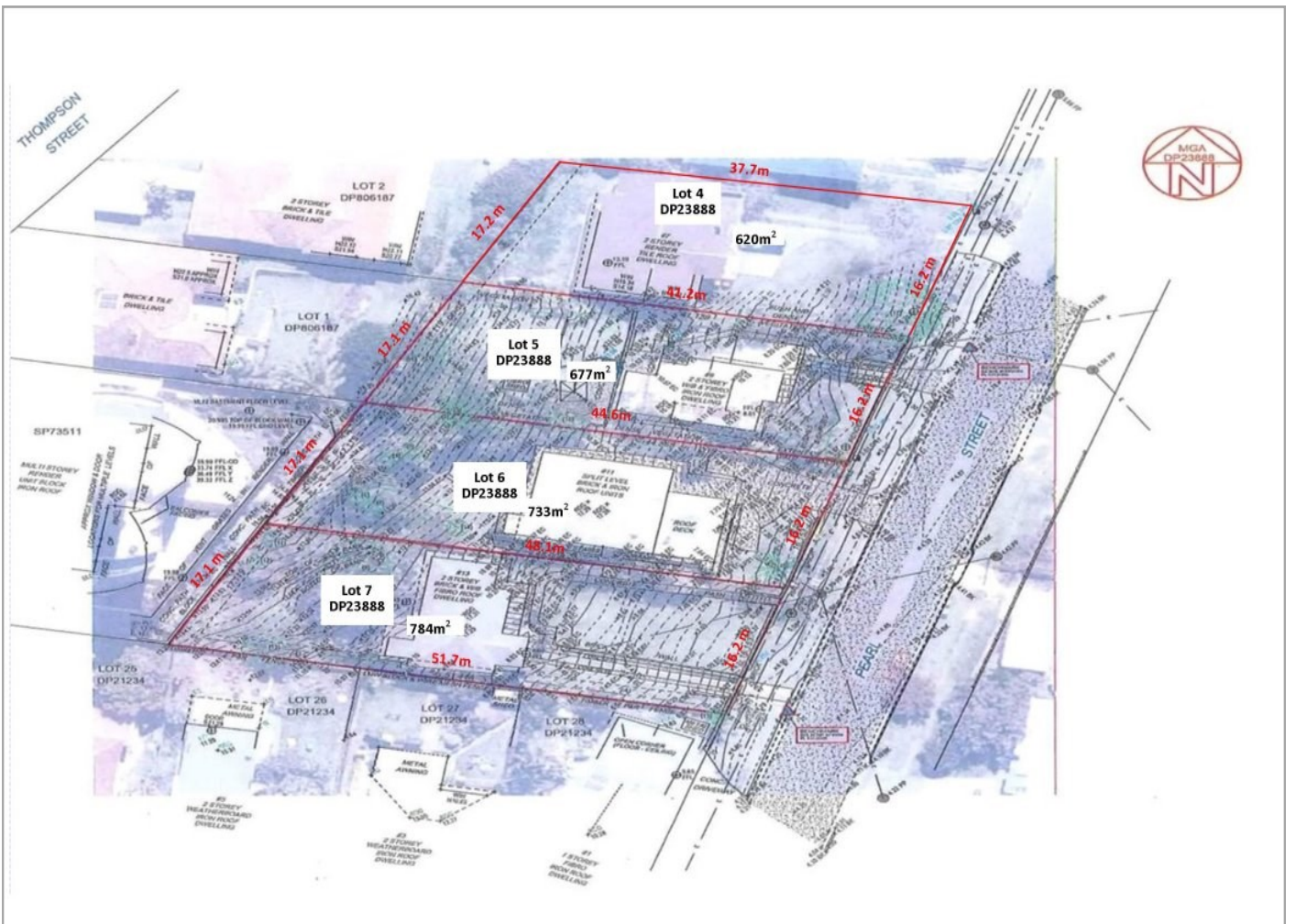
7, 9, 11 & 13 Pearl Street

Tweed Heads NSW

EXECUTIVE SUMMARY

ADDRESS	7, 9, 11, & 13 Pearl St Tweed Heads NSW 2485
LOT/PLAN	Lot 4 DP23888, Lot 5 DP23888, Lot 6 DP23888 & Lot 7 DP23888
SITE AREA	2,814 SQM
LOCAL GOVERNMENT AUTHORITY	Tweed Heads Council
LOCAL DEVELOPMENT PLAN (LEP)	Tweed City Centre Local Environmental Plan 2012
ZONING	Zone R3 Medium Density Residential
FLOOR SPACE RATIO	4.5 to 1
BUILDING HEIGHT LIMIT	49.5 metres
STREET FRONTAGES	Pearl Street
GROSS PASSING INCOME/OUTGOINGS	
DA PROPOSAL	8 Storey 139 Residential Apartments
METHOD OF SALE	Expression of Interest Closing on 31 March 2020 at 4:00pm







Tweed City Centre Local Environmental Plan 2012

Current version for 31 October 2019 to date (accessed 13 January 2020 at 12:52)

Zone R3 Medium Density Residential

1 Objectives of zone

To provide for the housing needs of the community within a medium density residential environment.

To provide a variety of housing types within a medium density residential environment.

To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Environmental facilities; Environmental protection works; Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Home industries; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Marinas; Moorings; Mortuaries; Passenger transport facilities; Pond-based aquaculture; Public administration buildings; Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies.

The Proposal for 139 Residential Apartments.

COMPOSITION: 3 x Studios, 4 x 1 bedroom, 88 x 2 bedroom, 37 x 3 bedroom and 7 x 4 bedroom

A Pre-DA with plans and 3D images (Concept Plan) was lodged for 9, 11 & 13 (3 lots) with Tweed Heads Council in 2015 and received extremely favourable advice from Council which encouraged the development. 7 Pearl Street was to be added to the site subsequently. Due to the varied interest from prospective developers, some looking to do serviced retirement accommodation and others looking at a conventional unit development, it was decided not to lodge a specific DA and allow a potential purchaser/developer to lodge their own DA or have the current architect do it on their behalf.

The Tweed Council is highly in favour of development for the site offering a bonus 10-14% for the winner of a design competition in accordance with the new Tweed City Centre LEP and Design Excellence Guidelines. The current concept allows for 3 x studio, 4 x 1 bedroom, 88 x 2 bedroom, 37 x 3 bedroom and 7 x 4 bedroom apartments from 3 buildings over 8 levels.



Disclaimer:

This property report has been prepared solely for the information of potential purchasers to assist them in deciding if they are interest in proceeding with further investigation of the property. The information does not constitute all of any part of any offer, sale or lease contract and is intended as a guide only. The information contained in the report has been prepared in good faith and with due diligence Potential purchasers should take note the report is based on figures and information from sources and have not been Independently verified. Purchasers should seek professional advice from Town Planners, Surveyors, Solicitors, Accountants etc.

Potential purchasers should not rely on any material contained in this report as a statement or a representation of fact but



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