

WHAT IS AN ENVIRONMENTAL DUE DILIGENCE REPORT

What you need to know.....



Comprehensive
site
analysis



Easy
to
navigate



Multi-purpose
for various
applications

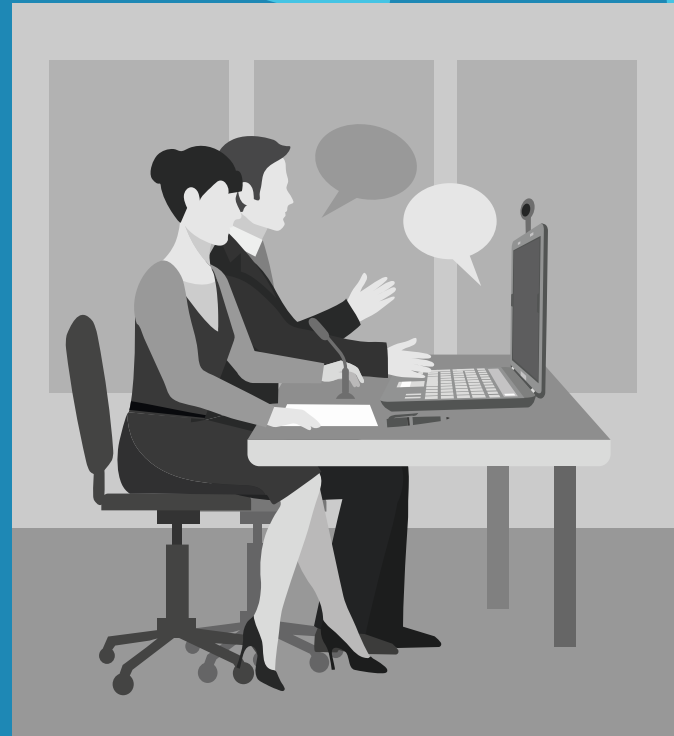


An environmental due diligence report involves a desktop study of current and past land uses.

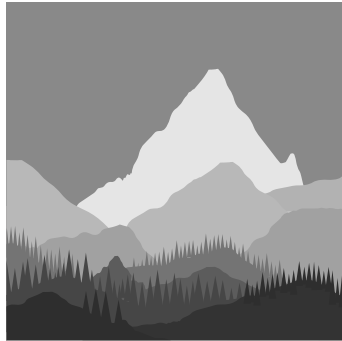
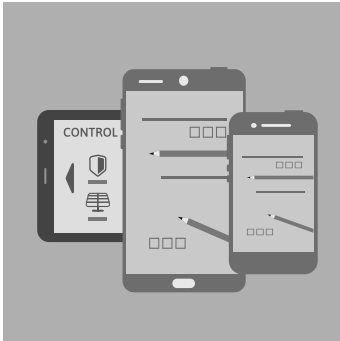
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The objective is to identify potential environmental risk sources and the possible impact it may present to the environment or human health. The report includes a screen of all available on/off-site environmental risk information along with a suite historic aerial photographs and maps from earliest available to present day.

The report provides insight on the impact of any potential contamination and provide a foundation for a more detailed site investigation (if required).



WHAT DO WE ASSESS



Property Setting

This preamble section giving a snapshot of local site setting features

1

Environmental Setting

This section provides an overview of environmental constraints that may affect the property

2

Hydrogeology

This section gives a snapshot of the hydrogeological setting features of the property

3

Environmental Registers

This section provides public environmental register information pertaining to contaminated land

4

Potentially Contaminating Land Uses

Industries or activities that have been identified as having an increased likelihood of causing contamination

5

Natural Hazards

Hazard mapping such as flood or bushfire events. These can cause catastrophic damage to property

6

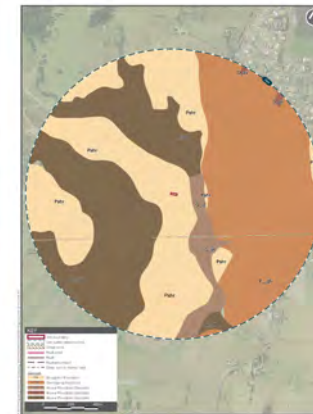
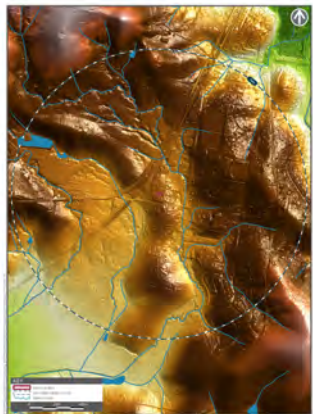
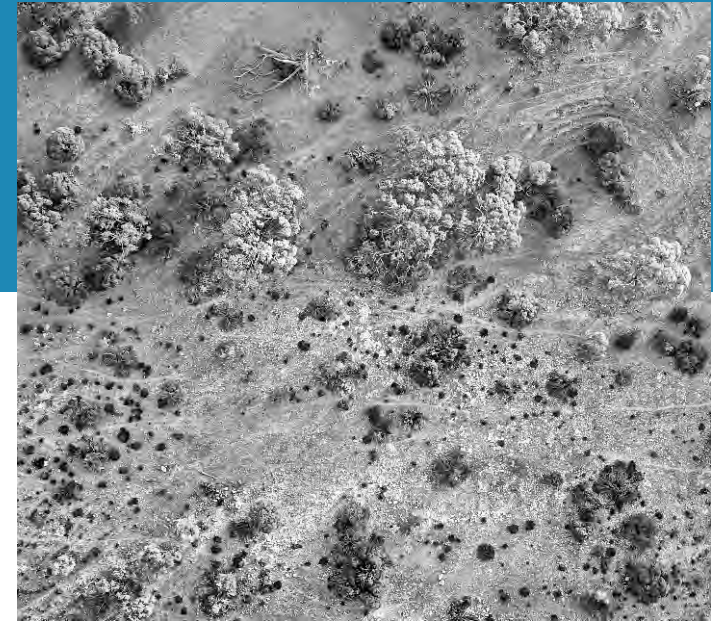
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- Understanding of any sensitive receivers adjacent to site (Schools, parks, childcare) in the event of a spill;
- Is the business activity operating in an appropriate land use zone? Other planning restrictions may be in force restricting operations;
- Are there any adjacent heritage items? – any potential remediation works involving drilling may be affected due to vibration effects;
- What is the properties land capability with regards to productive agricultural uses ?
- Is the property subject to any current mining or exploration licences or tenements ?
- Are there any threatened native vegetation communities on the property or within the vicinity?

ENVIRONMENTAL SETTING

- Soil Landscape – is the site sitting on sandy soil or clay? Permeability to water
- Is the site sitting within a salinity hazard? Restrictions may apply to future earthworks
- Is the site sitting on any form of Acid Sulfate Soil (ASS)? ASS can impact built structures over time, restrictions in future development applications
- Topography – What is the gradient (site slope)?
- Geology – What type of rock does the site sit on? e.g. Sandstone is more porous leading to heightened potential groundwater issues.
- Are there any specific land resource or land system mapping which may restrict future land use ?



HYDROGEOLOGY



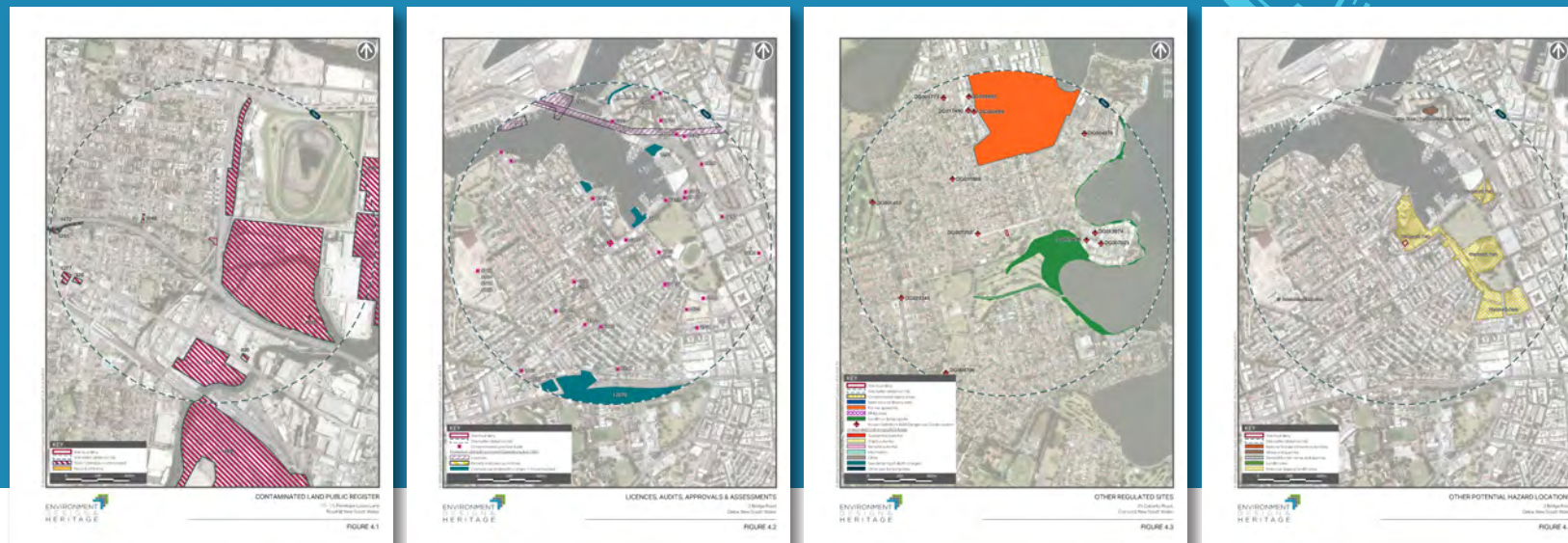
**Did you know
that Around 30%
of Australia's
drinking water
comes from
groundwater?**

**Supplying regional communities,
agriculture, and industry
nationwide.**

- Groundwater aquifers – are existing aquifers porous, highly productive? i.e. are they or can they be used for extraction purposes.
- Water protection areas – Is the site within a drinking water catchment zone? Restricted use zone?
- Wetlands – Are there wetlands adjacent to site? Wetlands are highly sensitive to water level changes and contamination
- Groundwater Dependent Ecosystems (GDE) – These are vegetation communities that rely on the constant supply of groundwater
- Groundwater Bores – Does the site or surrounds extract groundwater? for what use? Depth to groundwater? (SWL) is it shallow (close to surface)
- Groundwater Licences – Is the site or surrounding land owners extracting groundwater? and what volume?
- Other boreholes – Has there been any drilling activity in the area? This can be an indicator of previous environmental investigations on or surrounding the site.

EPA PUBLIC REGISTERS

Did you know that
**Banksmeadow, Armidale,
Port Kembla, Alexandria, Dubbo
Camellia, Gunnedah, Moree & Broken Hill**
are the suburbs with the most contaminated
sites in NSW?



- EPA Public Register records – Known areas of contaminated land that are registered at state government level;
- Licences – Industries or land uses that are required to notify the EPA of potentially hazardous operations that may affect the environment. (Waste storage, concrete works, Bitumen mixing, chemical storage);
- Clean Up/Penalty notices – Those sites that have been investigated by the EPA and issued an order to ‘clean up’ or remediate affected contaminated land;
- Audits – Those sites that are subject to a site audit statement completed by a 3rd party EPA accredited auditor. These sites may also be subject to an ongoing Environmental Management Plan (EMP/SMP) to manage on-site contamination;
- National Pollutant Index – A Federal Government database of known industries that have the potential to contaminate air/land/water.

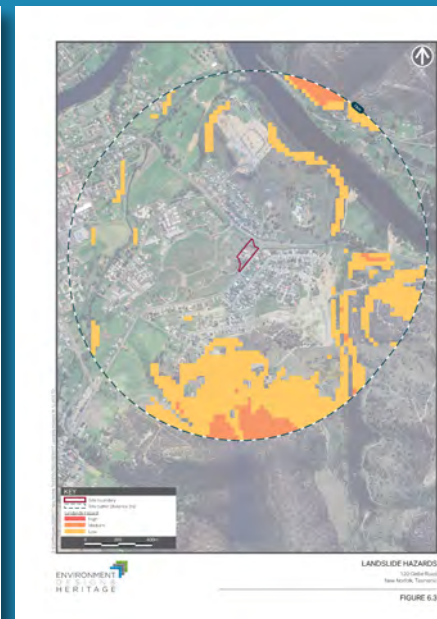
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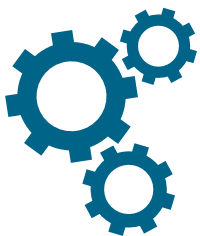


NATURAL HAZARDS



- Major flood events can be a vehicle to transport to potentially contaminated material off-site;
- Post-2022 Eastern Seaboard flood event, EDH has worked on multiple state government site investigations pertaining to the effects of flood with existing contaminated sites;
- Major bush/industrial fire events can cause buildings to collapse with the potential release of asbestos in fragment or fibrous forms;
- Bushfire history – If the site or surrounds has been burnt previously – its highly likely to burn again in the future.





SUMMARY

Modern environmental intelligence platforms consolidate authoritative current and historical datasets into a single, streamlined interface - enabling fast, transparent and defensible environmental risk assessments for any property, without the friction of fragmented reports or manual searches.



See environmental risks before they become financial liabilities. Clarity upfront protects capital, reputation, and decision confidence.



Every site carries a history - past uses, contamination, regulatory overlays. Due diligence reveals what lies beneath the address.



Environmental risk rarely exists in isolation. Reports connect data, regulation, and real-world impact into one defensible narrative.

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As the financial and regulatory consequences of environmental risk continue to escalate, timely access to reliable data has never been more important.



THE FUTURE

Environmental due diligence is shifting from static, retrospective PDF reports to dynamic, data-driven intelligence. As regulatory expectations tighten and transactions accelerate, stakeholders will demand real-time environmental risk visibility - not just historical summaries.

The future lies in platforms that integrate authoritative datasets, automate risk classification, surface material issues instantly, and present findings in a format aligned to legal, lending, and investment decision-making. In short, environmental due diligence is evolving from a compliance document into a live risk infrastructure layer - embedded directly into property, credit, and acquisition workflows rather than sitting on the sidelines as a one-off report.



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