



FLOOD
RISK



BUSHFIRE
RISK



PROPERTY RISK REPORT



POLLUTION
RISK

Property Details

89 Annam Road, Bayview, NSW 2104



Environmental Due Diligence plays a crucial role in property transactions.
By assessing risks all parties can identify potential issues early, help
prevent unexpected costs or delays during the transaction process

Introduction.....

When a home buyer or investor is looking to purchase a property, it's increasingly important that they understand any current or future environmental risks associated with or surrounding the property.

These risks may include the property and/or land exposed to contamination & pollution or vulnerable to flooding, cyclones, landslides, coastal inundation, bushfires and other natural hazards.

The environmental risk information contained within this report significantly enhances the ability of both practitioners, lenders and home buyer to accurately assess the risk to properties through natural events and the potential impact on property valuations.



Property Address: 89 Annam Road, Bayview NSW 2104

Local Government Area: Northern Beaches

Legal Description: Lot 2 on Deposited Plan 260157

Land Zoning: E4 - Environmental Living



ENVIRONMENTAL RISK SUMMARY



Disclaimer

The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. The report does not include information derived from a physical inspection, such as hazardous building materials, areas of infilling or dumping/spilling of potentially contaminated materials. It is important to note that these documents and an inspection can contain information relevant to environmental risk that may not be identified by this Report. While Land Insight uses commercially reasonable efforts to ensure the data is current, Land Insight does not warrant the accuracy, currency or completeness of the data.



POLLUTION HAZARD

	On-site?	Within 100m?	
✓ Contaminated Land Register: No			
✓ Environmental Registers, Licences & Incidents: No			
✓ Potentially Contaminated Areas: No			
✓ Emissions and Toxic Substances: No			



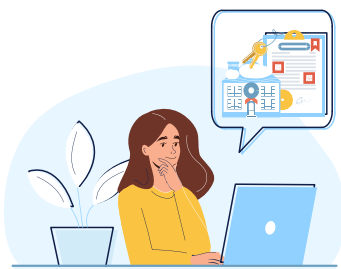
GROUND HAZARD

⚠ Acid Sulfate Soils: Yes, Class 5	✓		⚠ RISK FACTOR
⚠ Geotechnical Hazard: Yes	✓		⚠ RISK FACTOR
✓ Land Subsidence Area: No			
✓ Landslide/steep slope risk: No			
✓ Earthquake Risk: No			
✓ Salinity Hazard: No			
✓ Former Mining Activity: No			



NATURAL HAZARDS

✓ Erosion Hazard: No			
⚠ Bushfire Prone Land: Yes, Vegetation Buffer	✓		⚠ RISK FACTOR
✓ Fire History (Wildfires and Prescribed Burns): No			
⚠ Flood Hazard Area: Yes, Flood Risk Area		✓	⚠ RISK FACTOR

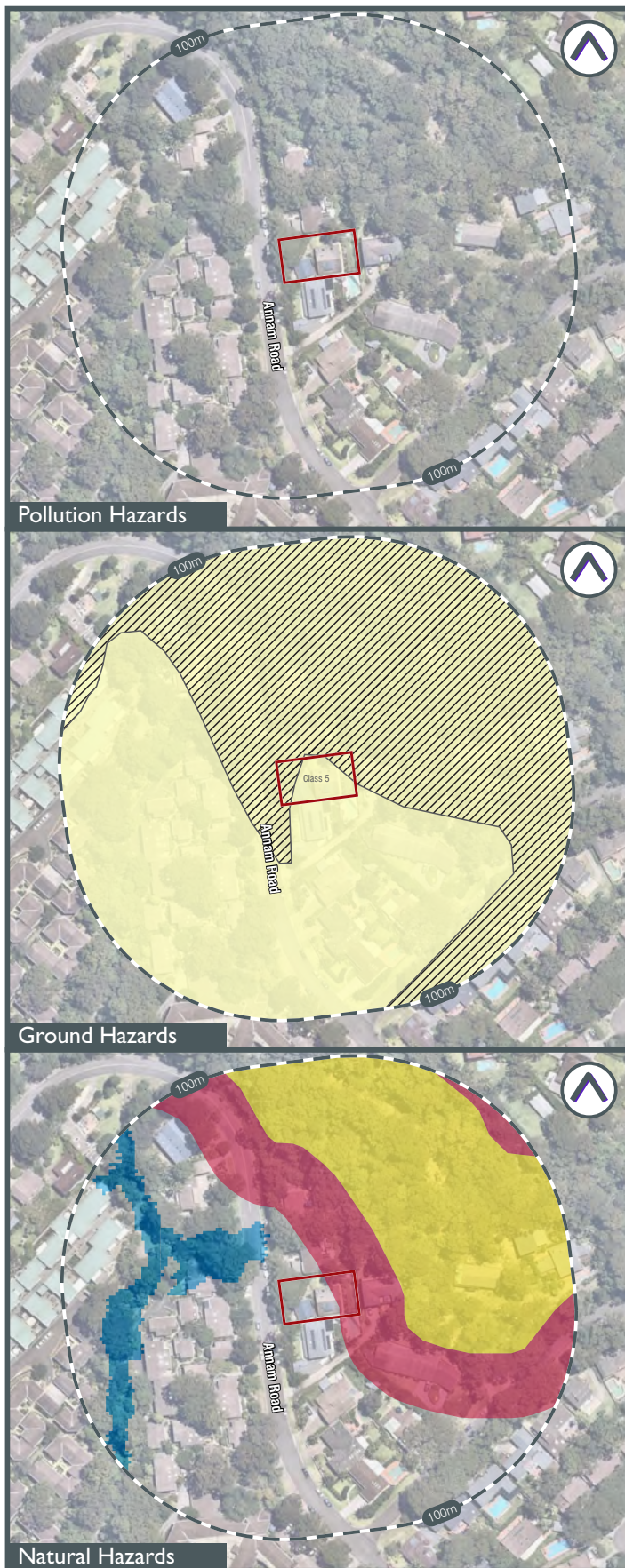


Important information

The environmental risk factors listed above have been selected by Environment Design & Heritage due to frequency of occurrence. Where a risk is identified it is important to note that it may trigger additional planning and development controls or may restrict any future development work to the existing built structure or proposed future changes in land use.

Consulting with relevant experts and local government authorities is crucial to gaining a comprehensive understanding of potential risks and their implications for your specific property.

PROPERTY LOCATION MAPS



POLLUTION HAZARD

- Contaminated Land Register
- Environmental Registers, Licences & Permits
- Emissions and Toxic Substances
- Potentially polluted areas



GROUND HAZARDS

- Geotechnical hazard
- Land subsidence area
- Landslide/steep slope risk
- Earthquake risk
- Salinity hazard
- Former mining activity

Acid Sulfate Soil Hazard

- 1 Acid Sulfate Soil - Class 1
- 2 Acid Sulfate Soil - Class 2
- 3 Acid Sulfate Soil - Class 3
- 4 Acid Sulfate Soil - Class 4
- 5 Acid Sulfate Soil - Class 5



NATURAL HAZARDS

Bushfire Hazard

- Vegetation Category 1
- Vegetation Category 2
- Vegetation Buffer
- Bushfire History

Flood Hazard

- Flood risk area

Erosion Hazard

- High
- Minor to moderate
- Nil to minor erosion

What you should know.....

✓ X

☐ ☐

Inspect the property you plan to purchase

Ensure that you inspect the property to identify its features and condition. It is also a good idea to familiarise yourself with the local area. Ensure that you check which fixtures and chattels will be included and whether they are in good working order. A fixture is something that is attached to the property, whereas chattels are personal goods that can be removed. You should also measure the boundaries of the property and the distance to the nearest street to ensure that these measurements match what is shown on the plan.

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Are there any dealings or restrictions on title?

A dealing is any document evidencing a land transaction, such as a transfer of the land, which can be registered on a title. Check whether there are any dealings on the title which may indicate a restriction or that a third party has an interest in the property. There may also be a Covenant endorsed on the title which restricts what can be built on the property, i.e. only one dwelling.

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Are there any planning restrictions on the property?

Ensure that there are no overlays, zoning restrictions or planning proposals in place that may prevent you from using the property for a specific purpose.

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Are there any building restrictions on the property?

If you are intending to conduct any building works, ensure that you identify any risks such as termite infestation, snowfall, fire or flooding that would affect the property. Consider how these risks will impact the management of the property, building costs or insurance premiums. Check with the relevant council to ascertain any restrictions in relation to your plans.

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Have any building permits been issued on the property?

Check whether any building permits have been issued for works already carried out on the property. This information may be contained in the Vendor's Statement. Take note of whether final inspection and/or classification certificates have been recorded against these permits. If not, this may indicate that buildings works have been carried out without permission and/or they don't meet the required building standards.

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Do any authorities have an interest in the property?

Check if any authorities have an interest in all, or part of the land you intend to purchase, as this could affect how it is used or developed. For example, if a property is listed on the Heritage Register, you may be restricted from making certain changes when renovating.

✓ X

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Is the property located beside vacant land?

If a property is located beside vacant land, investigate whether there are any proposed or approved plans to develop the site.

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Have you checked insurance availability and costs?

Along with the protection against unforeseen events (e.g. damage, theft) for properties in higher risk zones insurance coverage against natural events such as storms bushfires or floods may not be available or cost prohibitive

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Is the property on bushfire prone land?

Investigate whether the land is on Bushfire Prone Land to understand whether any bushfire risk is present in the area that may require specific management and/or restrict development

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Is the property subject to an Owners Corporation?

If the property shares any common property, such as a visitor car park, it may be subject to an Owners Corporation. Fees and rules may be applicable to maintain these areas of common interest. If you have received a Vendor's Statement, where an Owners Corporation exists, it should contain an Owners Corporation Certificate which will set out fees, restrictions, etc.

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Check which utilities are available

Find out which utility services are available at the property - things like gas, water or internet. Utility services may incur a fee to connect, or may not be available to the property, particularly in rural areas where septic systems and tank water are common.

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Arrange building and pest inspections

It is advisable that you request your conveyancer or solicitor to insert a condition into the contract of sale, stating that the sale is subject to a building and/or pest inspection. These inspections will determine if there are any issues you need to know about, and/or any possible future expenses you might be required to pay.

☐ ☐

Arrange finance

If you require finance, arrange formal loan approval as soon as possible. If you are signing a contract, ensure that the appropriate finance clause is included and you have enough time to obtain approval, i.e. 14 days as a minimum. The financier may organise a valuation of the property.

Useful weblinks



SOIL

<https://www.environment.nsw.gov.au/topics/land-and-soil/soil-degradation/acid-sulfate-soils>



HERITAGE

<https://www.heritage.nsw.gov.au/>



BUSHFIRE

<https://www.rfs.nsw.gov.au/plan-and-prepare>



POLLUTION

<https://www.epa.nsw.gov.au/your-environment/contaminated-land>



FLOOD

<https://www.nsw.gov.au/floods/preparing>



EROSION

<https://www.ga.gov.au/scientific-topics/community-safety/coastalerosion>



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