



Managing environmental risks in property transactions using the latest data




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LOTSEARCH
Spatial Intelligence | Mapping Risk


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**Managing environmental risk
in property transactions
using the latest data**

InfoTrack x Lotsearch
3 June 2025

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Emerging environmental data

- Contamination
- Environmental enforcement
- Environmental licences / approvals
- Natural hazards (bushfire, flood, climate change, extreme temperatures)
- Biodiversity (threatened species and ecosystems)
- Aboriginal cultural heritage and heritage
- Planning and development matters

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The value

- data-driven decision-making
- potential impacts on property can be better evaluated - clients can make an informed decision about a transaction
- practical impacts such as availability of insurance or capital investment, development constraints, prospects of being able to achieve goals or secure approvals can be better understood
- data can shape sale strategies and purchase options / price



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The challenges

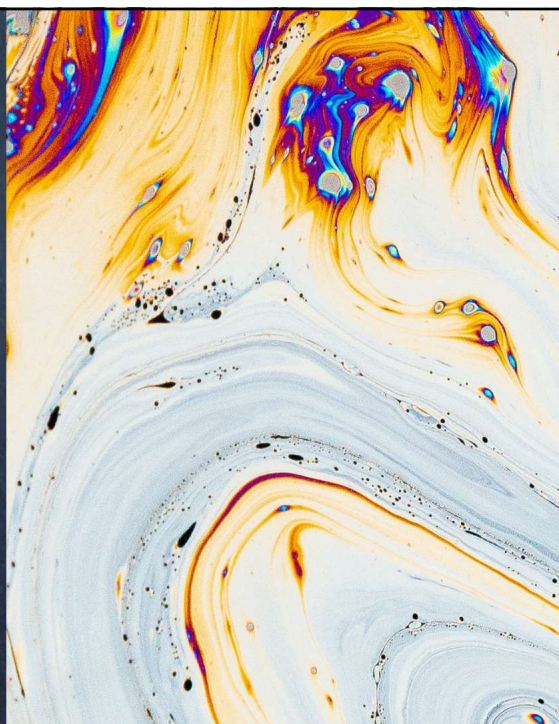
- Staying on top of what exists as datasets are regularly updated and expanded
- no consistent national approach - data is in the control of different agencies (local, regional, State/Territory or national) - publicly accessible information in different formats on different websites
- ultimately impacts both clients and solicitors and requires a plan for dealing with environmental matters in transactions



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Practitioners

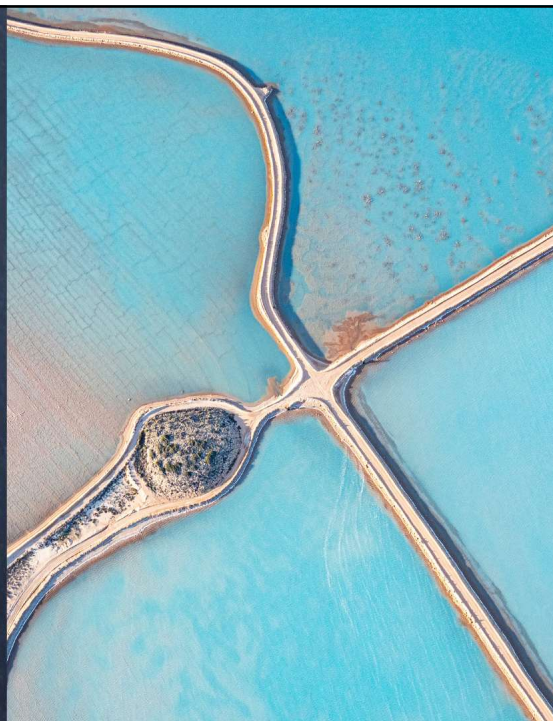
- duty to exercise of reasonable skill and care and to deliver legal services competently, diligently and promptly as reasonably possible
- obligation to warn client of risk associated with transaction and advise on practical implications of entry into a transaction the subject of advice
- informs retainer and recommendations for environmental due diligence (including appointment of specialists)



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Acting for sellers

- 1 Minimum vendor disclosures required by property law, but you need to turn to the relevant laws to determine what is disclosable (new report types may increase disclosures progressively)
- 2 Vendor disclosure requirements are supplemented by requirements under environmental protection legislation
- 3 Vendor due diligence may be required to support client (depending on knowledge) and act in client's best interests



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Victoria - Vendor disclosures

- Section 32 Sale of Land Act 1962 Statement requirements relevantly include Section 32D(a)
- Section 39(e) *Environment Protection Act 2017* - provision of adequate information to enable any person who is reasonably expected to become a person in management or control of the contaminated land to comply with the duty to manage contaminated land.
- Section 214 *Environment Protection Act 2017* - preliminary risk screen assessment statement or an environmental audit statement has been issued in respect of a site
- Section 280(1)(a) *Environment Protection Act 2017* a copy of the notice or order; and (b) details of the steps which have been taken (if any) to comply with the notice or order.
- Other information as necessary or desirable



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Queensland - Vendor disclosures

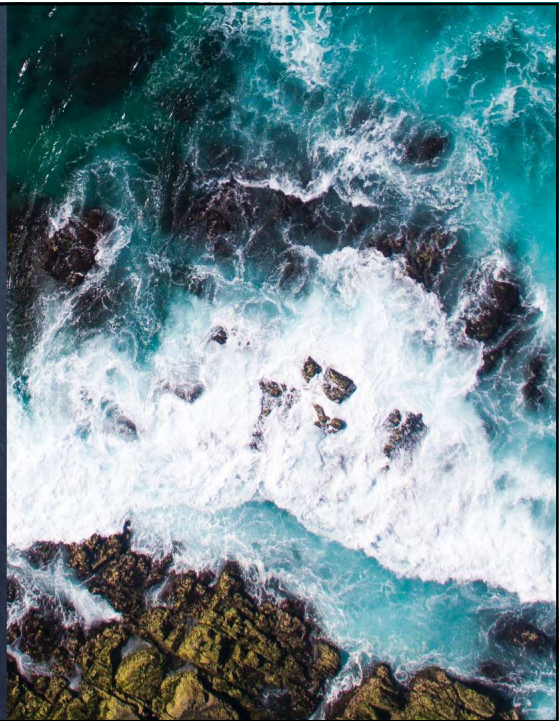
- 1 August 2025 - *Property Law Act 2023* and *Property Law Regulation 2024* will come into operation
- Mandatory environment and planning disclosures in Disclosure Statement with certificates (documents). The disclosures are extensive. Compliance necessitates you cross reference the relevant sections of the *Environmental Protection Act 1994* to ensure fulsome disclosures of notices and relevant matters
- Also includes disclosures under *Planning Act 2016* and whether or not the the lot is affected by the Queensland *Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth)
- Other information as necessary or desirable



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New South Wales - Vendor disclosure

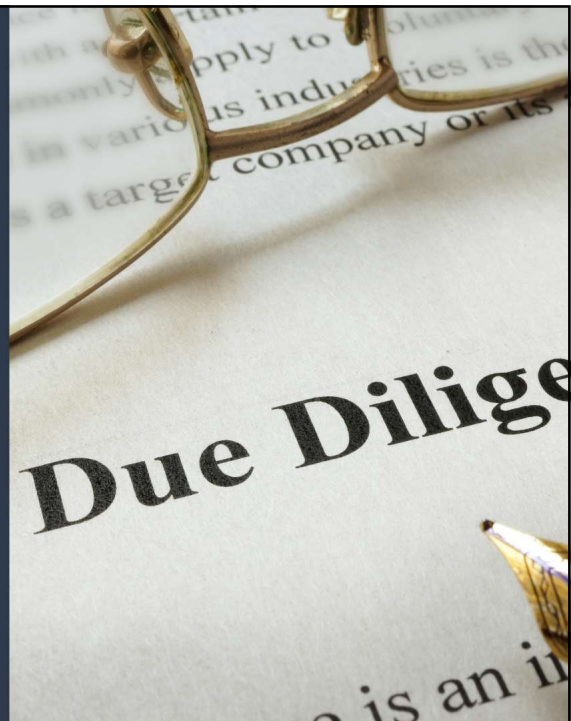
- Section 10.7 Certificate (previously known as Section 149 Certificate) - Planning Certificate required under Schedule 1 *Conveyancing (Sale of Land) Regulation* 2022
- Prescribed warranties in relation to "adverse affectation"
- Other information as necessary or desirable




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Acting for purchasers

- 1 Vendor disclosures are not exhaustive. Information in a vendor statement should be checked, understood and supplemented with other searches.
- 2 Consider relevance of environmental risk to transaction and client and an appropriate scope for environmental due diligence.
- 3 Appoint suitably qualified environmental specialists to provide advice as needed.



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- 1 Practice management - ensure you understand, and can offer clients, options for environmental data gathering and the limitations of that data
- 2 Engagement management - discuss options and proposed approaches early in fee estimates and engagement documents
- 3 Retain suitably qualified environmental consultants to advise on contamination risk in purchaser and vendor due diligence
- 4 Exercise caution with old reports and have them peer reviewed against current standards
- 5 Multidisciplinary advice

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Thank you

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This presentation is intended only to provide a summary and general overview on matters of interest. It is not comprehensive and does not address in detail all matters in any specific Australian jurisdiction. It is not legal advice, consulting advice, strategic advice or product advice. Whilst attempts have been made to ensure that the content is current, Guthrie Legal and Gabrielle Guthrie do not guarantee currency. This presentation does not establish a lawyer-client relationship. You should always seek independent legal or other professional advice on your particular circumstances and before acting or relying on any of the content.

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 ENVIRONMENT & PLANNING LAW



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LOTSEARCH
 Spatial Intelligence | Mapping Risk




Managing environmental risks in property transactions:

Using the latest data

Howard Waldron
 Co-Founder & Director
www.lotsearch.com.au

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Agenda

Site Map
30a Ohearns Road, Somerton, VIC 3062

LOTSEARCH REFERENCE
L5038763 ER
REPORT DATE
10 Jan 2023

1. Lotsearch Company Background
2. Contaminated Land Overview
3. Case Studies / In the News
4. Known Contamination (NSW / QLD / VIC)
 - Government Searches & Gaps
 - New & Additional Public Registers
 - New Regulations & Legislation
 - Disclosure Requirements
 - Buyer Beware!
5. New Development Application (DA) Report
6. Natural Hazards – Bushfire Report
7. Summary & How to Order
8. Q&A




LEGEND

- Site Boundary
- Search Area
- Search Results

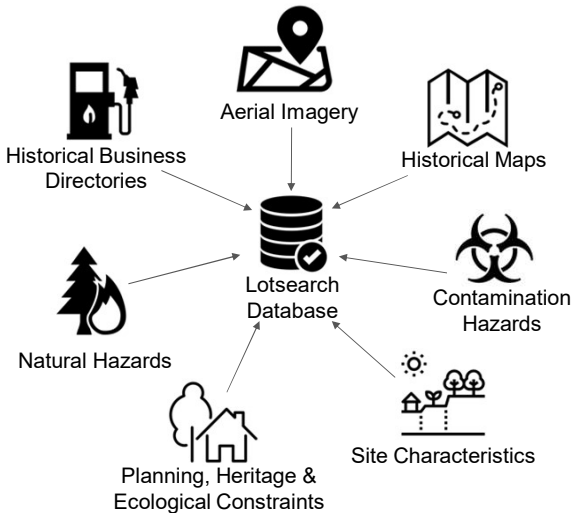
Data Source Aerial Imagery:
© Aerometrex Pty Ltd

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The Leading Provider of Environmental Risk Reporting

“Founded in 2014, we are a purpose-driven organisation aiming to foster greater environmental awareness in Australia.”



Lotsearch Database

- 
Standard Reporting Service
 - Environmental Consultants
 - Lawyers
 - Conveyancers
- 
Government Projects
 - Federal Government
 - State Government
 - Local Government
- 
Data Visualisation
 - Digital Viewers
 - Dashboards
 - Integration & APIs

“Australia’s trusted source of land and property information, aiding industry experts to identify potential environmental risk.”

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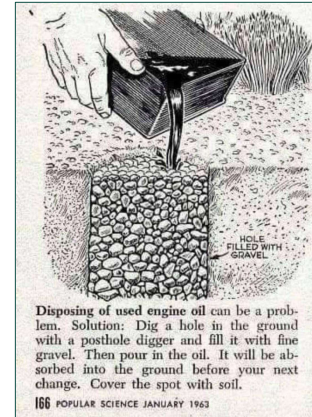
Contamination: The Size of the Problem

- “Contaminated land can threaten human health, the environment and the Aboriginal cultural values of the land, limit land use and increase development costs. It is typically found on sites of past industrial or agricultural use or where chemicals are stored, such as at service stations.” (NSW EPA)
- Victoria’s industrial and manufacturing past has resulted in contamination being present in some regional and metropolitan areas. Contamination is often present because of previously unregulated past or current industrial, intensive agricultural and commercial activities. (VIC EPA)
- “Land contamination can occur as a result of poor environmental management and waste disposal practices or accidental spills in industrial, agricultural or mining activities. In some cases, land was contaminated in the past by activities now known to be hazardous. (QLD DETSI)

Australia has over

260,000

known & potentially contaminated sites (Lotsearch, 2024)



“...a mere 10 to 15% of Australia’s potentially contaminated sites have been remediated.” (CRC Care)

“Many industrial processes, although ever-improving, continue to pollute soil, water or air. Newly developed chemicals emerge regularly as potential hazards.” (CRC Care)

“As well as addressing these conventional contaminants, there is a pressing need to tackle emerging contaminants, such as PFAS.” (CRC Care)

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Lotsearch Unique Insights

Founded in 2014, Lotsearch have pioneered the development of environmental information and insight and provide comprehensive reports that best inform our clients of potential environmental hazards.

Lotsearch regularly undertake research to identify former land use across Australia, particularly those land uses that may pose a potential contamination issue.

Our historical research is extensive, for example:

We have extracted millions of individual historical businesses and their associated activities from old phone books and trade directories

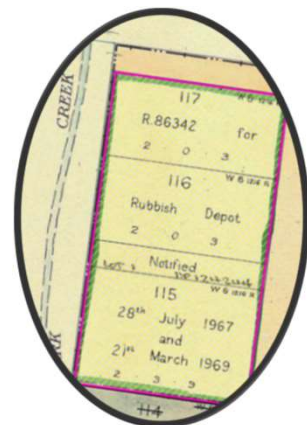
We have a catalogue of over 50,000 historical maps that have been digitised, and potentially contaminative features have been extracted

We access over 3 million of historical aerial photos that have been used to validate the location and existence of specific contaminative features

We regularly undertake bespoke research projects to identify potentially contaminative land uses such as former gasworks and landfills

Lotsearch help to fill the gap between what is known and reported by environmental regulators and what is not known and potentially contaminated.

“Our vision is to create a more environmentally aware Australia.”



“We have pioneered the development of best-in-class environmental information and insights that are of the highest quality available.”

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Case Studies / In the News

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Case Study: Australia's Worst Toxic Dump




Inside Australia's worst toxic waste dump

The environment watchdog is cleaning up millions of litres of highly flammable chemicals, acids and other toxic waste it discovered secretly buried near the outback Victorian town of Kaniva.

by Chris Vedelago and The Visual Stories Team | MARCH 3, 2023



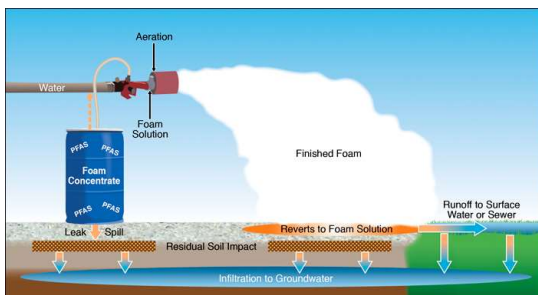
EPA investigators have found 32 separate dumpsites spread across the 1400-acre property.

This remote property in Victoria's far west – code named 'Lemon Springs' - believed to be the site of one of the largest illicit toxic waste dumps ever created in Australia.



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Case Study: PFAS in Drinking Water



The PFAS found in Medlow Dam is now at the centre of a Water NSW investigation and a New South Wales parliamentary inquiry. The state-owned utility, responsible for supplying tap water, maintains the water in the Blue Mountains is safe to drink and there's nothing to worry about.

Residents who have since discovered high levels of PFAS in their blood vehemently disagree. The Australian drinking water guidelines set the allowable limit of PFAS in water. In July last year Water NSW, the body responsible for the state's dams, found PFAS levels in untreated water in Medlow Dam exceeded those guidelines. A class action lawsuit is being prepared.

<https://www.abc.net.au/news/2025-04-15/blue-mountains-pfas-drinking-water-and-blood-tests/105147258>

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Case Study: Underground Coal Gasification Project

Linc operated four underground coal gasification sites where it burned coal to produce gas between 2007 and 2013, but that caused the ground to fracture allowing toxic gasses to leak into the groundwater.

It tried to seal the cracks with concrete and use wells to control pressure, but the gasses kept leaking until local landholder complaints lead to the biggest environment department investigation in Queensland history.

Linc went into voluntary administration in April 2016 before being slapped with a \$4.5 million penalty in 2018 on five counts of wilfully and unlawfully causing environmental harm.

Brisbane District Court found the company guilty in 2018 of causing damage by allowing toxic gas to leak from its underground coal gasification sites.

The department said in November 2022 that more than 180 groundwater samples from Linc Energy sites had tested positive for contaminants including benzene, naphthalene and cyanide.

The State Government quietly created a no-go zone for gas extraction 10 kilometres around [the former Linc Energy site in the Southern Inland](#), at Hopeland, burying the decision in an environmental approval issued to Arrow Energy in December.

Despite the ban, Arrow and QGC still have permission to extract gas within the zone. Farmers said they were alarmed by the revelation and want state officials to come clean about the risks of groundwater contamination spreading under prime grazing and cropping land.



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'Known' Contamination (VIC)

Records related to contaminated land, held by state environmental regulators and selected federal government agencies on publicly available registers.

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Victoria – Extract of EPA Priority Sites Register

Extract of EPA Priority Site Register Page 1 of 2

**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: Unit 4 30 KELVINGRIDE ROAD
 SUBURB: NOBLE PARK
 MUNICIPALITY: GREATER DANDENONG
 MAP REFERENCE: Melbourne 40th Edition, Street Directory, Map 89 Reference F1
 DATE OF SEARCH: 29th February 2024

PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map reference, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which:

Priority Sites are sites for which EPA has issued a:

- Clean Up Notice pursuant to section 62A of the Environment Protection Act 1970
- Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017
- Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017 on the occupier or controller of the site to require active management of these sites, or where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register. Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be consulted.

The Environment Protection Authority does not warrant the accuracy or completeness

Typically, these are sites where pollution of land and/or groundwater presents a potential risk to human health or to the environment.

EPA has requirements for active management of land and groundwater contamination; or where EPA believes it is in the community interest to be notified of a potential contaminated site, and this cannot be communicated by any other legislative means.

The Priority Sites Register does not list all sites known to be contaminated in Victoria.

A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register.

Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination.

As of 31st July 2024, there were 144 records appearing on the register.

As of 2nd June 2025, there were 144 records appearing on the register.

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Environment Act (2017) - New Disclosure Requirements

Public Register Name	Number of Records / Sites
EPA Priority Sites	140
EPA Site Management Orders	28
EPA Register of Permissions	21445
EPA Preliminary Risk Screening Assessments	184
EPA Environmental Audit Reports	6337
EPA PFAS Site Investigations	9
EPA Groundwater Zones with Restricted Uses	880
EPA Victorian Landfill Register	591
Total	29,614



What are your disclosure obligations under the Environment Act?

Section 214 Environment Protection Act (2017) A preliminary risk screen assessment or an environmental audit statement **must** be provided when a site has new occupiers or is sold.

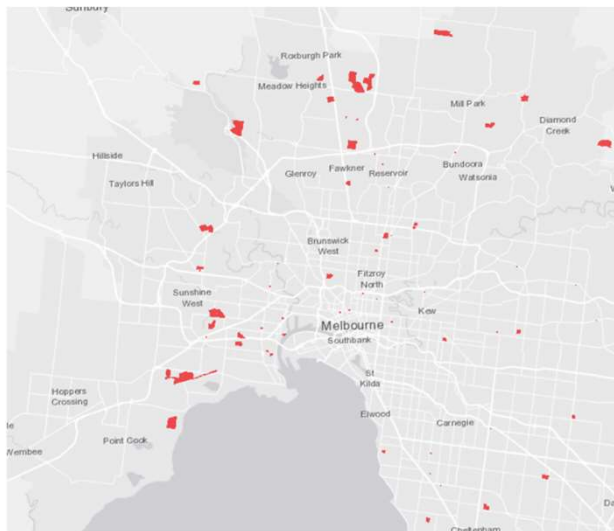
<https://www.epa.vic.gov.au/for-business/find-a-topic/environmental-audit-system/environmental-audits>

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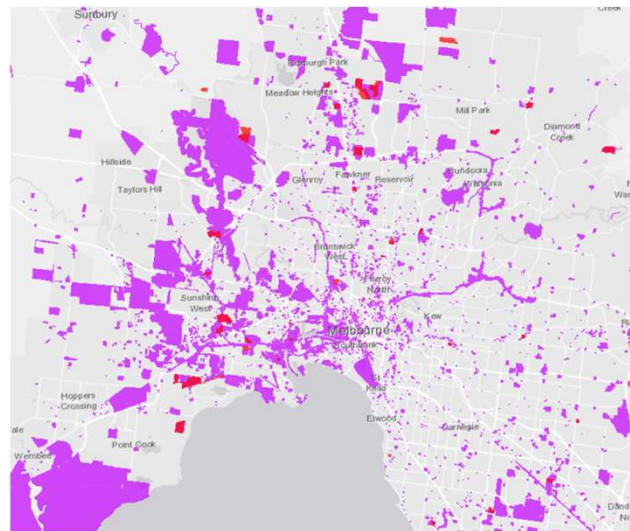


Melbourne Metro Area - Known Contamination Issues

VIC EPA Priority Sites Register




8 x EPA Public Registers



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'Lotsearch EPA Priority Sites Plus+'



Environmental Risk - Contaminated Land


1. Contaminated Land Registers
Records Identified

2. Regulated Activities
Records Identified

3. Contamination Investigations
No Records Identified

4. Other Contamination Issues
No Records Identified

Site Map
64 Newlands Road, Reservoir, VIC 3073



LEGEND

- Site Boundary
- Search Area
- Search Results

Search Results

The following table contains records that were identified specifically for your property, or areas or features covering your property.

Page 1	Record Type	Category	Name	Location	Activity	Further Info	Status	Reference
No records for your property were identified.								

The following table contains records that were identified in the surrounding search area (100m):


Page 1	Record Type	Category	Name	Location	Activity	Further Info	Status	Reference
1	Pollution or Remedial Notice	4	TRANSLOGICAL GROUP PTY LTD RESERVOIR	100m SE of 64 Newlands Road, Reservoir, VIC 3073	Former Landfill, Requires ongoing management	Under Assessment (GWS)	Potential Pollution Notice	9001765
2	Pollution or Remedial Notice	4	UNIVERSITY MEAT SUPPLY PTY LTD (RESERVOIR)	100m SE of 64 Newlands Road, Reservoir, VIC 3073	Former Landfill, Requires ongoing management	Under Assessment (GWS)	Legacy EPA Database Pollution Notice	9001767
3	Contaminated Land Priority Site	1	64 Newlands Road, Reservoir, VIC 3073	64 Newlands Road, Reservoir, VIC 3073	Former Landfill, Requires ongoing management	Current EPA List	Potential Pollution Notice	9001768
4	Pollution or Remedial Notice	4	64 Newlands Road, Reservoir, VIC 3073	64 Newlands Road, Reservoir, VIC 3073	Former Landfill, Requires ongoing management	Under Assessment (GWS)	Potential Pollution Notice	9001769
5	Pollution or Remedial Notice	4	64 Newlands Road, Reservoir, VIC 3073	64 Newlands Road, Reservoir, VIC 3073	Former Landfill, Requires ongoing management	Under Assessment (GWS)	Potential Pollution Notice	9001770
6	Environmental Audit	3	64 Newlands Road, Reservoir, VIC 3073	64 Newlands Road, Reservoir, VIC 3073	Former Landfill, Requires ongoing management	Under Assessment (GWS)	Potential Pollution Notice	9001771

Delivery: Automated (Within 20mins)


Contains: key information from multiple EPA VIC public registers to identify contaminated land & groundwater

Easier to identify records as they are included on a map with links to key documents!

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Environment Act (2017) - New Environmental Duties (Purchaser)

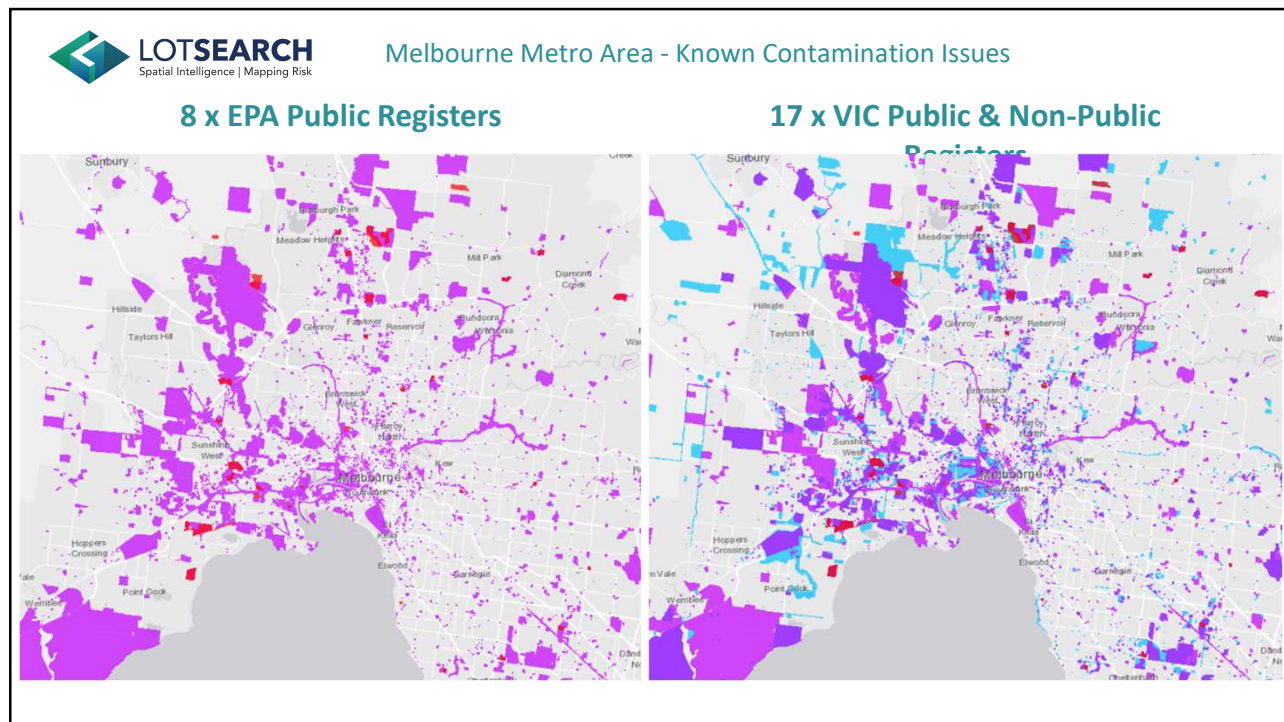


Public Register & Non-Public Sources	Number of Records / Sites
EPA Priority Sites	140
EPA Site Management Orders	28
EPA Register of Permissions	21,445
Legacy EPA Licensed Activities	969
Legacy EPA Works Approvals	396
Legacy EPA Prescribed Industrial Waste	2,780
EPA Preliminary Risk Screening Assessments	184
EPA Environmental Audit Reports	6,337
Planning Scheme Overlay - Environmental Audits	1,667
EPA PFAS Site Investigations	9
Defence 3 Year Regional Contamination Investigation Program	21
Airservices Australia National PFAS Management Program	2
Defence PFAS Investigation & Management Program - Investigation Sites	4
Defence PFAS Investigation & Management Program - Management Sites	4
Former EPA Priority Sites & Other Remedial Notices	9,316
EPA Groundwater Zones with Restricted Uses	880
EPA Victorian Landfill Register	591
Total	44,773

When purchasing property in Victoria, you have a duty to manage contaminated land to minimize risks as far as reasonably practicable, even if you didn't cause the contamination. (section 39 of Environment Act 2017).

This duty requires you to identify any known or reasonably known contamination and take steps to assess and manage the risks

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Lotsearch Environmental: Contaminated Land Search



LOTSEARCH
Spatial Intelligence | Mapping Risk

Environmental Risk - Contaminated Land

1. Contaminated Land Registers
Records Identified

State environmental regulators have registers of known or notified contaminated land. These sites are typically those that pose the greatest environmental risk, and will often be actively managed, regulated or remediated.

2. Regulated Activities
Records Identified

State regulators issue environmental licences, permits or authorisations to owners or operators that undertake activities with a potential risk to human health or the environment. Conditions on these licences can relate to pollution prevention, control, and monitoring.

3. Contamination Investigations
No Records Identified

Government departments may undertake or enforce investigations into specific or suspected contamination issues. For example, investigation or management programs may be undertaken at airports or defence sites suspected of PFAS contamination. Further information on PFAS can be accessed [here](#).

4. Other Contamination Issues
No Records Identified

Government registers can identify other contamination issues. These registers can include but are not limited to pollution, pest or clean up notices, and records that include restrictions on the use of groundwater.

Site Map
64 Newlands Road, Reservoir, VIC 3073



LEGEND

- Site Boundary
- Search Area
- Search Results

Site Source Aerial Imagery, © Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LOTSEARCH REFERENCE
L001009-EP
REPORT DATE
16-Jul-2025

ADDRESS
64 Newlands Road, Reservoir, VIC 3073

HOW THIS REPORT HELPS

- The inclusion of potential contamination issues, this search provides access to multiple government information sources.
- Contamination risk is an important consideration in land use planning, development matters and property valuations and transactions.
- Design and due diligence costs from land contamination can be high. To prepare with early information that supports your due diligence.
- The search of potential pollution and contamination issues provides a comprehensive overview of property boundaries.

WHAT NEXT?

- This information in this report is only part of the picture. Other records are held by government agencies, councils and Lotsearch.
- Visit our website or contact our support team to learn more about Lotsearch products & additional government searches.
- Contact an environmental consultant for additional advisory services. Consultants are listed by industry bodies: [AECB](#), [AECB & L2022](#).

support@lotsearch.com.au
+61 (0)2 9287 2000
[lotsearch.com.au](https://www.lotsearch.com.au)

Search Results

The following table contains records that were identified specifically for your property, or areas or features covering your property.

Map ID	Record Type	Category	Name	Location	Activity	Further Info	Status	Reference
No records to your property were identified.								

The following table contains records that were identified in the surrounding search area (100m):

Map ID	Record Type	Category	Name	Location	Activity	Further Info	Status	Reference
1	Pollution or Remedial Notice	4	TRANSNATIONAL GROUP PTY LTD	8 Miles ST, Reservoir	Former Landfill, Remedial	Former Landfill, Remedial	Notice	0001042
2	Pollution or Remedial Notice	4	UNIVERSITY WEST SUPPLY PTY LTD	LOT 17 NEWLANDS RD, Reservoir	Former Landfill, Remedial	Former Landfill, Remedial	Notice	0012301
3	Pollution or Remedial Notice	4	UNIVERSITY WEST SUPPLY PTY LTD	18 Newlands Road, Reservoir	Former Landfill, Remedial	Former Landfill, Remedial	Notice	0000008
4	Contaminated Land (Priority Site)	1	Site Newlands Road, Reservoir	Site Newlands Road, Reservoir	Former Landfill, Remedial	Former Landfill, Remedial	Notice	0000000
5	Pollution or Remedial Notice	4	Site Newlands Road, Reservoir	Site Newlands Road, Reservoir	Former Landfill, Remedial	Former Landfill, Remedial	Notice	0000000
6	Pollution or Remedial Notice	4	Site Newlands Road, Reservoir	Site Newlands Road, Reservoir	Former Landfill, Remedial	Former Landfill, Remedial	Notice	0000000
7	Pollution or Remedial Notice	4	Site Newlands Road, Reservoir	Site Newlands Road, Reservoir	Former Landfill, Remedial	Former Landfill, Remedial	Notice	0000000
8	Pollution or Remedial Notice	4	Site Newlands Road, Reservoir	Site Newlands Road, Reservoir	Former Landfill, Remedial	Former Landfill, Remedial	Notice	0000000
9	Environmental Audit Report	3	70-82 & 84 NEWLANDS ROAD, RESERVOIR	70-82 & 84 NEWLANDS ROAD, RESERVOIR	Former Landfill, Remedial	Former Landfill, Remedial	Notice	0000000

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'Known' Contamination (QLD)

Records related to contaminated land, held by state environmental regulators and selected federal government agencies on publicly available registers.

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QLD Contaminated Land Register (CLR) / Environment Management Register (EMR)

Department of Environment and Heritage Protection (DEHP)
 400 George St, Brisbane, Queensland 4000
 GPO Box 1214 Brisbane QLD 4001 AUSTRALIA
 www.dehp.qld.gov.au

SEARCH RESPONSE
 ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
 CONTAMINATED LAND REGISTER (CLR)

Transaction ID: [REDACTED] EMR Site ID: [REDACTED]
 This response relates to a search request received for the site:
 Lot [REDACTED] Plan [REDACTED]
 Address: [REDACTED]

EMR RESULT

The above site IS included on the Environmental Management Register.

The site has been subject to the following Notification of Contamination or Hazardous Contaminant:
 SERVICE STATIONS - operating a commercial service station.

A site management plan has been prepared for this site and is included with this search response as Annexure 1. It has been determined that the site is suitable for the following uses, providing the site is used and managed according to the site management plan:
 Industrial/commercial use including premises such as shops, offices and industrial buildings.

Following the date of completion of the site management plan, subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitability of the site for the above uses.

CLR RESULT

The above site IS included on the Contaminated Land Register.

ADDITIONAL ADVICE

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

Page 1 of 3

The QLD Department of Environment, Tourism, Science & Innovation (DETSI) are responsible for making sure that contaminated sites, including sites that have been used for activities that are likely to cause contamination, are managed in a way that protects public health and the environment in Queensland.

The information on the CLR / EMR registers is not made public, but it is searchable for a fee on a per lot / plan basis.

The CLR / EMA search does not include a search of the vicinity (i.e. neighbouring properties).

Contamination issues can migrate across property boundaries.

It can be costly to perform a CLR / EMR search for all the surrounding lots.

There is important information available on other public registers that are not included on the CLR / EMR search...

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New Seller Disclosure Statement (1st August)

Part 3 – Land use, planning and environment

WARNING TO BUYER – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

Zoning	The zoning of the property is (insert zoning under the planning scheme, the Economic Development Act 2012, the Integrated Resort Development Act 1987, the Mixed Use Development Act 1999, the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable):	
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to locate transport infrastructure on the property; or alter the dimensions of the property. <input type="checkbox"/> Yes <input type="checkbox"/> No The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.	
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the Environmental Protection Act 1994. <input type="checkbox"/> Yes <input type="checkbox"/> No The following notices are, or have been, given: A notice under section 408(2) of the Environmental Protection Act 1994 (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input type="checkbox"/> No A notice under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input type="checkbox"/> No A notice under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input type="checkbox"/> No	
Trees	There is a tree order or application under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 affecting the property. <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, a copy of the order or application must be given by the seller.	
Heritage	The property is affected by the Queensland Heritage Act 1992 or is included in the World Heritage List under the Environment Protection and Biodiversity Conservation Act 1999 (Cwlth). <input type="checkbox"/> Yes <input type="checkbox"/> No	

* Transport infrastructure has the meaning defined in the Transport Infrastructure Act 1994. A proposal means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

Requirements under Contamination & Environmental Protection...

- CLR / EMR will be a mandatory disclosure item but also
- Notices under section 408(2) of the EP Act

Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the Environmental Protection Act 1994. <input type="checkbox"/> Yes <input type="checkbox"/> No The following notices are, or have been, given: A notice under section 408(2) of the Environmental Protection Act 1994 (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input type="checkbox"/> No A notice under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input type="checkbox"/> No A notice under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input type="checkbox"/> No	
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35

Lotsearch Access Multiple QLD & Federal Sources

Public Register Name	No. of Records
Environmental Authorities Register: Current Prescribed Environmentally Relevant Activities	11,251
Environmental Authorities Register Current Resource Activities	8,093
Environmental Authorities Register Former Prescribed Environmentally Relevant Activities	6,594
Environmental Authorities Register Former Resource Activities	7,031
Defence 3 Year Regional Contamination Investigation Program	36
Airservices Australia National PFAS Management Program	7
Defence PFAS Investigation & Management Program – Investigation Sites	7
Defence PFAS Investigation & Management Program – Management Sites	7
Queensland Fire and Emergency Services PFAS Investigation Sites	46
Queensland Government PFAS Site Investigations	24
Enforcement Actions	5,004
Temporary Emissions Licenses	1,784
Progressive Rehabilitation & Closure Plans - Mining	1,247
Total No. of Records	41,131

Included within enforcement actions are notice types under 408(2), 369(C), & 347(C).


These are a mandatory requirement as part of the new seller disclosure statement.



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Lotsearch Environmental: Contaminated Land Search



Environmental Risk - Contaminated Land Search


1. Contaminated Land Registers
No Records available - paid government search required

2. Regulated Activities
Records identified

3. Contamination Investigations
Records identified


4. Other Contamination Issues
No Records identified

Site Map
44-46 Beale Street, Oakley, QLD 4401



LEGEND

- Site Boundary
- Search Area
- Search Results



Search Results

The following table contains records that were identified specifically for your property, or areas or features covering your property:


Map ID	Record Type	Category	Name	Location	Activity	Further Info	Status	Reference
1	Former Resource Activities	2	Volcan South Queensland Boulder Pty Ltd	EPH18155	Mining - Exploration		Current	EPH18155
2	Former Resource Activities	2	Eureka Petroleum Pty Ltd	ATP1818	Petroleum - ATP		Current	EPH1818
3	Defence PFAS Investigation Area	3	Gwart Barracks (Army Aviation Centre Oakley)	Oakley, Queensland		Document Link	2	
4	Defence PFAS Management Area	3	Gwart Barracks (Army Aviation Centre Oakley)	Oakley, Queensland		Document Link	2	

The following table contains records that were identified in the surrounding search area:


Map ID	Record Type	Category	Name	Location	Activity	Further Info	Status	Reference
2	Defence Site Contamination Investigation	3	Army Aviation Centre Oakley	Oakley, Queensland		Document Link	Known Contamination - Ysg	15

Standard Due Diligence Tool | Delivery: Automated
Contains: key information (including 408(2), 369(C), & 347(C) notices) from multiple government registers.

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CLR / EMR Search Examples Vs Lotsearch Search Examples



Search Results

The following table contains records that were identified specifically for your property, or areas or features covering your property:

Map ID	Record Type	Category	Name	Location	Activity	Further Info	Status	Reference
1	Former Resource Activities	2	Volcan South Queensland Boulder Pty Ltd	EPH18155	Mining - Exploration		Current	EPH18155
2	Former Resource Activities	2	Eureka Petroleum Pty Ltd	ATP1818	Petroleum - ATP		Current	EPH1818
3	Defence PFAS Investigation Area	3	Gwart Barracks (Army Aviation Centre Oakley)	Oakley, Queensland		Document Link	2	
4	Defence PFAS Management Area	3	Gwart Barracks (Army Aviation Centre Oakley)	Oakley, Queensland		Document Link	2	

The following table contains records that were identified in the surrounding search area:

Map ID	Record Type	Category	Name	Location	Activity	Further Info	Status	Reference
2	Defence Site Contamination Investigation	3	Army Aviation Centre Oakley	Oakley, Queensland		Document Link	Known Contamination - Ysg	15

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Peter Rodgers
 Suite 10.5, 5 Blue Street
 NORTH SYDNEY NSW 2060

Transaction ID: 50997565 EMR Site ID: 13 March 2025
 Cheque Number:
 Client Reference:

This response relates to a search request received for the site:
 Lot: 1 Plan: RP145602
 44 BEALE ST
 OAKLEY

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated. The EMR/CLR does NOT include:-

- land which is contaminated land (or a complete list of contamination) if DESI has not been notified
- land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DESI has not been notified


If you have any queries in relation to this search please email emr.clr.registry@des.qld.gov.au

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'Known' Contamination (NSW)


Records related to contaminated land, held by state environmental regulators and selected federal government agencies on publicly available registers.

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NSW Section 10.7 Planning Certificate (Parts 2 & 5)



Note

1 CONTAMINATED LAND MANAGEMENT ACT 1997 NOTICES UNDER SECTION 59(2)

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued.

No.

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued.

No.

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued.

No.

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued.

No.

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

The section 10.7 planning certificate includes notices issued under section 59(2).

Council are only required to provide a binary (Yes / No) response to each statutory question.

The certificate is for a specific lot / plan and does not factor in the surrounding area.

Some councils have adopted a contaminated land policy whereas some councils have not.

PLANNING CERTIFICATE

This Planning Certificate is issued in accordance with Section 10.7 of the *Environmental Planning and Assessment Act 1979*.

Certificate No: 155940

Certificate Date: 26 April 2018

Address: 2 South Coast Highway

Lot Description: LOT 101 (101/101)

Parish: 101/101

County: 101/101

Assessment No: 101/101

Receipt No: 101/101

Parcel No: 101/101

Applicant's Reference: 101/101

Applicant's Email: 101/101@gmail.com

EXAMPLE PAGE



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259 | P 02 4350 5555
 Gosford Office: 49 Mavis St / PO Box 21 Gosford NSW 2250 | P 02 4325 9222
 E info@centralcoast.nsw.gov.au | W www.centralcoast.nsw.gov.au | ABN 79 149 644 063

Planning Certificate No. 155940
 26 April 2018

Page 9

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NSW EPA Review of Planning Certificates



- A Section 10.7 Planning Certificate is legally required to be attached to the contract of sale under the Conveyancing Act 1919.
- In 2020, the NSW EPA undertook a review of contaminated land information on planning certificates.
- The EPA found that there were inconsistencies with how councils were reporting information with key information being left out...

Some councils failed to meet their legal duties in listing records appearing under the section 59 CLM Act. Councils said they do not include them because they do not have a contaminated land policy in place...

Only half of councils surveyed reported that they check the EPA's Record of notices register!

The Records of Notice register include:

- preliminary investigation orders
- notices of declared contaminated land
- approved voluntary management proposals
- management orders
- ongoing maintenance orders

Most councils did not include any relevant information on part 5 of their planning certificates such as:

- potentially contaminating activities
- council site investigations
- notifications of remediation
- council-held audit statements

Clearly, further due diligence is a key requirement for lawyers!

<https://www.epa.nsw.gov.au/sites/default/files/22p3809-contaminated-land-planning-certificate-review.pdf>

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Lotsearch Access Multiple NSW Public Registers


Public Register Name	No. of Records
List of NSW contaminated sites notified to EPA	2042
Contaminated Land Records of Notice	434
Licensed Activities under the POEO Act 1997	4430
Former POEO Licensed Activities not revoked or surrendered	3540
Delicensed POEO Activities still regulated by the EPA	1428
Defence 3 Year Regional Contamination Investigation Program	40
Airservices Australia National PFAS Management Program	2
Defence PFAS Investigation & Management Program – Investigation Sites	9
Defence PFAS Investigation & Management Program – Management Sites	8
Notices under the POEO Act 1997	4207
Former Gasworks	63
EPA Other Sites with Contamination Issues	48
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	2
Total	16,253



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Lotsearch Contaminated Land Search



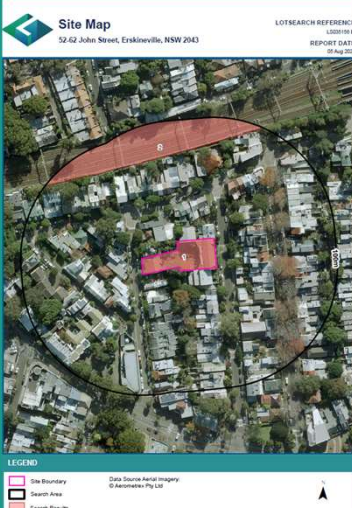
Environmental Risk - Contaminated Land

1. Contaminated Land Registers
No Records Identified

2. Regulated Activities
No Records Identified


3. Contamination Investigations
No Records Identified

4. Other Contamination Issues
No Records Identified



Site Map
52/62 John Street, Enkiville, NSW 2043

LEGEND
Site Boundary
Search Area
Search Results



Search Results

The following table contains records that were identified specifically for your property, or areas or features covering your property:

Map ID	Record Type	Category (Page 2)	Name	Location	Activity	Further Info	Status	Reference
1	Site notified to EPA as contaminated	1	Former Sunbeam factory	60 Charlotte Street, Campsie	Other Industry	Contamination formerly regulated under the CLM Act	Current EPA List	259

The following table contains records that were identified in the surrounding search area (100m):

Map ID	Record Type	Category (Page 2)	Name	Location	Activity	Further Info	Status	Reference
2	Current EPA Contaminated Land Record of Notices	1	Former Sunbeam Factory	60 Charlotte Street, Campsie	Other Industry	Contamination formerly regulated under the CLM Act	Current EPA List	3374

The following table contains records that could not be located to a specific property, feature or area. These records have been mapped to a road corridor or suburb within this report's search area, but may relate to a more specific property including the property in this report.

Map ID	Record Type	Category (Page 2)	Name	Location	Activity	Further Info	Status	Reference
No records were identified								

Delivery: Within 1 Business Day

Contains: key information from publicly available government registers to identify contaminated land & groundwater
Easier to identify records as they are included on a map with links to key documents (where available)!

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S10.7 Planning Certificates vs Lotsearch

Example: s10.7 Planning Certificate - 16 Vicia Street, Campsie, NSW 2194.

Contamination

Council has adopted by resolution a policy concerning the management of contaminated land. The policy applies to all land in the Canterbury-Bankstown Local Government Area and will restrict development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at www.cbctv.nsw.gov.au.

Council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Please refer to the *NSW Environment Protection Authority (EPA)* for more information.

The s10.7 implies that there is no contamination for the site under question.

Lotsearch Contaminated Land Search Example - 16 Vicia Street, Campsie,

Map ID	Record Type	Category (Page 2)	Name	Location	Activity	Further Info	Status	Reference
1	Site notified to EPA as contaminated	1	Former Sunbeam factory	60 Charlotte Street, Campsie	Other Industry	Contamination formerly regulated under the CLM Act	Current EPA List	259
	Site on the EPA Contaminated Land Record of Notices	1	Former Sunbeam Factory	60 Charlotte Street, Campsie		4 former Notices		3374

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Potential Contamination

Potentially contaminated land is land where a known past or present activity or event occurring on or off the land may have caused contamination on the land.

"It can sometimes be hard to know if land is contaminated without testing the soil or groundwater. Testing may not always be necessary, though, as you may be able to identify, or 'infer', the potential for contamination based on the historical use of the land or land nearby." (VIC EPA)

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Potentially Contaminative Activities (PCAs)

How to identify a potentially contaminative activity (PCA)?

There are several different sources:

- NEPM
- NSW SEPP55 / Resilience and Hazards SEPP 2021
- VIC PPN30: Potentially Contaminated Land
- QLD: Notifiable Activities
- WA : DWER Assessment and management of contaminated sites
- Council Contaminated Land Policies (e.g. Bathurst)
- UK Claire DoE Industry Profiles
- Other Contaminated Land guidelines

Accessing these lists can help councils to determine what types of activities can pose a potential contamination issue.

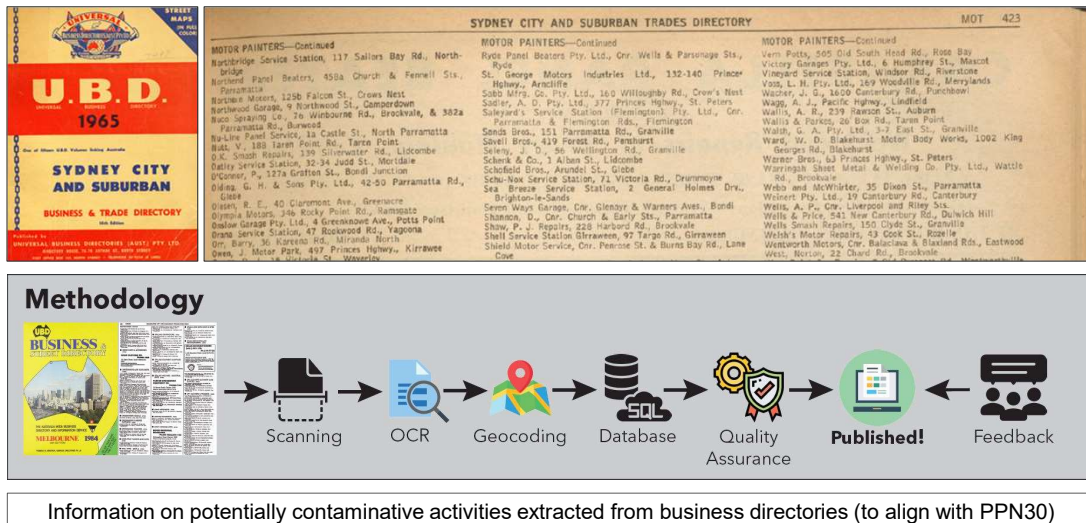
Note: Contamination can be caused by other types of activities and incidents, but it is a helpful guide...

Contaminating Group	Category Code	Potentially Contaminating Activity	Legislation
Agriculture & Horticulture	A1	Agricultural/horticultural activities	SEPP55
	A2	Tanning and associated trades	SEPP55
	A3	Sheep and cattle dips	SEPP55
	A4	Aquaculture	CRJO CL Policy
	A5	Extensive agriculture	CRJO CL Policy
	A6	Intensive livestock agriculture	CRJO CL Policy
	A7	Intensive plant agriculture/horticulture	CRJO CL Policy
	A8	Livestock processing works	CRJO CL Policy
	A9	Food manufacturing	CRJO CL Policy
	A10	Rural supplies	CRJO CL Policy
	A11	Stock and sale yards	CRJO CL Policy
Asbestos	B1	Asbestos production and disposal	SEPP55
Chemical	C1	Acid or Alkali Manufacture, Formulation or Use	SEPP55
	C2	Paint Manufacture and Formulation	SEPP55
	C3	Pesticide Manufacture and Formulation	SEPP55

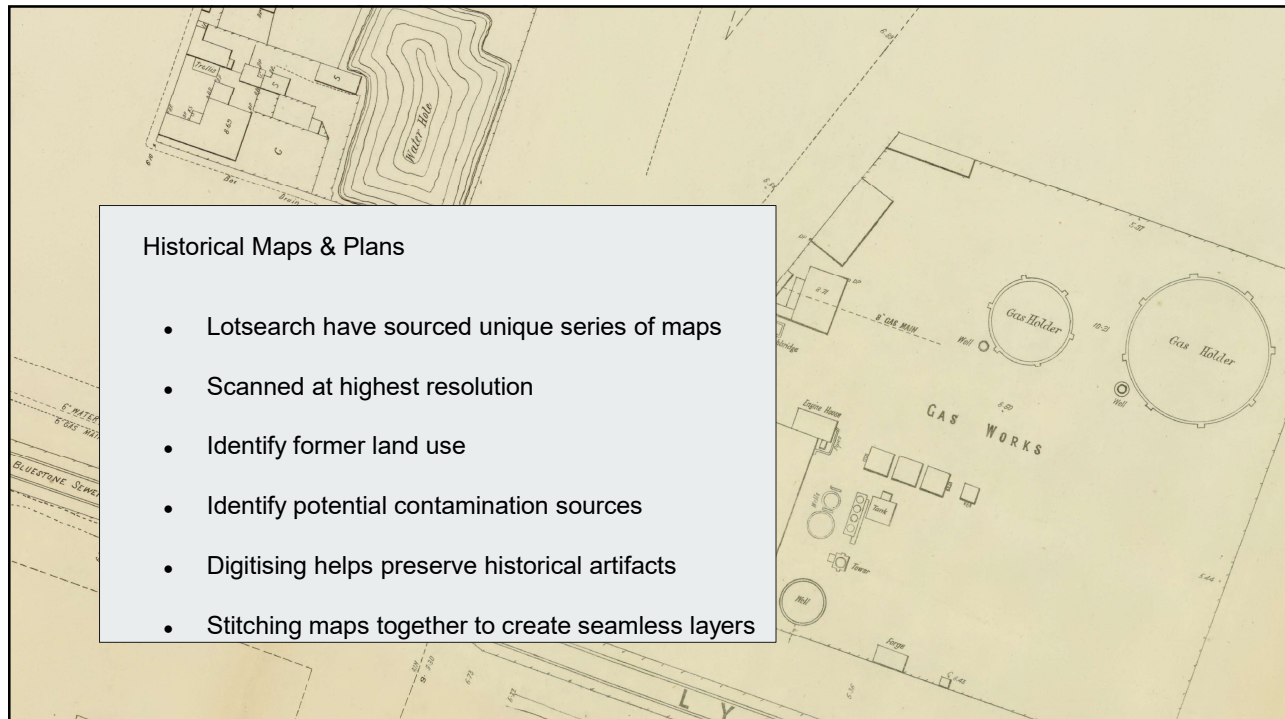
46



Lotsearch Research – Identifying Former Land Use



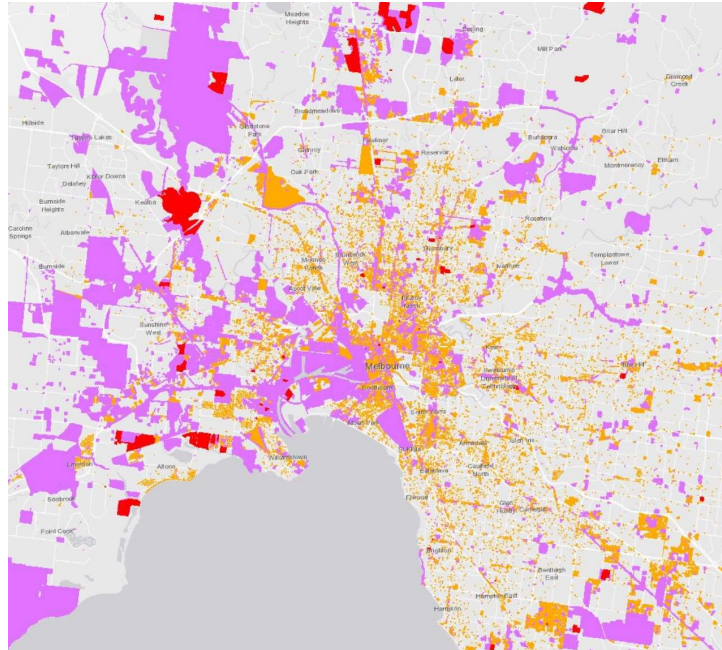
47



48



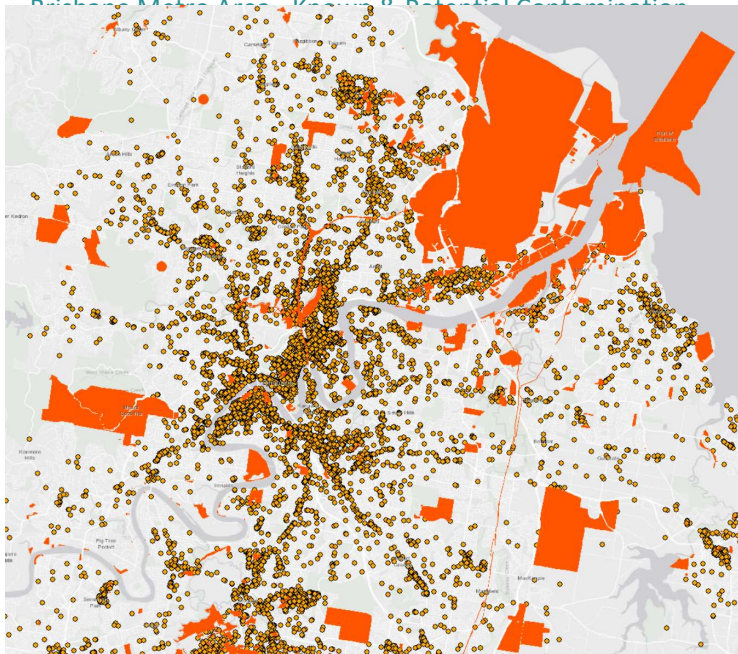
Melbourne Metro Area - Known & Potential Contamination



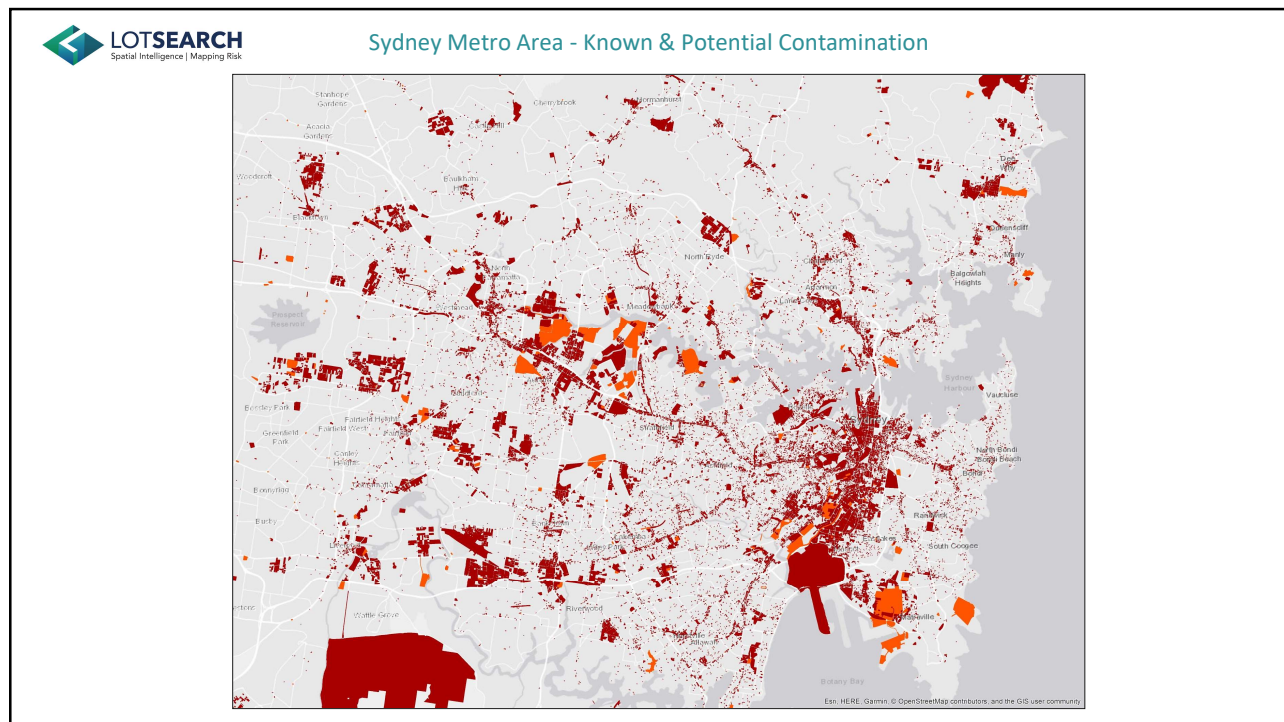
49



Brisbane Metro Area - Known & Potential Contamination



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Lotsearch Contaminated Land Screening Report

Contaminated Land Screening Assessment

Site: 141 Stephen Street, Yarraville, VIC 3013
Lot & DP: Lot CM1, P1701704
Lotsearch Reference: YCCCL5Sample4
Date of Issue: 22 Oct 2022

This Contaminated Land Screening Assessment has been prepared to assist interested parties in considering the potential for contamination to be present on the subject property (the site). Information is provided below about the basis of this assessment, its limitations and how you can get further advice and guidance on additional investigations that could be undertaken.

For additional information please refer to the User Guide. If you have any questions, or need further advice please email support@lotsearch.com.au or call our customer support team on (02) 8267 0600

A. Potential for contamination to affect the site

Unlikely Possible Likely

B. Inclusion of the site on the EPA Victoria Priority Sites Register

No

C. Inclusion of the site or the surrounding area (2km) on a PFAS (per and polyfluorinated) substances) investigation and monitoring program

No

D. Identification of potential contamination source(s) in the surrounding area, adjacent to the site or on the site

Surrounding Area (2km) YES Adjacent (2km) YES Onsite YES

Next Steps: To better understand the contamination rating of a property you should discuss your screening assessment with an experienced contaminated land consultant. For further advice about how to manage potential contamination issues and discuss your property with a technical consultant, please contact our customer support team. Email: support@lotsearch.com.au Phone: (02) 8267 0600

This information and findings have not been completed by Lotsearch. It is the responsibility of the client to ensure that the information is accurate and that the information is used for the purpose intended. The information is provided as a guide only and is not intended to be used as a basis for any decision. The information is provided as a guide only and is not intended to be used as a basis for any decision. The information is provided as a guide only and is not intended to be used as a basis for any decision.

Environmental Data Summary Table

Database	On site	Adjacent (2km Buffer Boundary)	Surrounding Area (2km Buffer Boundary)	Onsite (2km Buffer Boundary)
Section 1: Sites Listed by EPA Victoria or part of a PFAS investigation program				
Current EPA Priority Sites	0	0	0	250
Former EPA Priority Sites & other Remedial Notices	0	0	0	250
EPA Environmental Audit Reports	1	0	0	250
EPA Groundwater Zones with Restricted Uses	0	0	0	250
EPA Victorian Landfill Register	0	0	0	250
EPA Prescribed Industrial Waste Treatment or Disposal	0	0	0	250
EPA PFAS Site Investigations	0	0	0	2000
Distance PFAS Investigation & Management Program - Investigation Sites	0	0	0	2000
Assessment Australia National PFAS Management Program	0	0	0	2000
Section 2: Specific land uses with a high potential to cause contamination				
Former Gasworks	0	0	0	250
National Waste Management Facilities Database	0	0	0	250
Statewide Waste and Resource Recovery Infrastructure Plan Facilities	0	0	0	250
National Local Fuel Facilities	0	0	0	250
Volcanic Planning Provisions - Environmental Audit Overlay	0	0	1	250
Section 3: Activities with Current or Former Licences from EPA Victoria				
Current EPA Licensed Activities	0	0	0	250
Former EPA Licensed Activities	0	0	0	250
EPA Works Approvals	0	0	0	250
Section 4: Potentially contaminative historical activities				
National UBD Service Stations & Motor Garages (1948-1992)	0	0	0	N/A
National UBD Dry Cleaning Sites (1948-1992)	0	0	0	N/A
UBD Business to Business Directory 1981	1	0	0	N/A
UBD Business Directory 1984	1	0	0	N/A
UBD Business Directory 1986	1	0	0	N/A
UBD Business Directory 1987	1	0	0	N/A
UBD Business Directory 1988	1	0	0	N/A
UBD Business Directory 1989	1	0	0	N/A
UBD Business Directory 1990	1	0	0	N/A
UBD Business Directory 1991	1	0	0	N/A
UBD Business Directory 1992	1	0	0	N/A
UBD Business Directory 1993	1	0	0	N/A
UBD Business Directory 1994	1	0	0	N/A
UBD Business Directory 1995	1	0	0	N/A
UBD Business Directory 1996	1	0	0	N/A
UBD Business Directory 1997	1	0	0	N/A
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UBD Business Directory 1999	1	0	0	N/A
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UBD Business Directory 2002	1	0	0	N/A
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UBD Business Directory 2008	1	0	0	N/A
UBD Business Directory 2009	1	0	0	N/A
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UBD Business Directory 2012	1	0	0	N/A
UBD Business Directory 2013	1	0	0	N/A
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UBD Business Directory 2015	1	0	0	N/A
UBD Business Directory 2016	1	0	0	N/A
UBD Business Directory 2017	1	0	0	N/A
UBD Business Directory 2018	1	0	0	N/A
UBD Business Directory 2019	1	0	0	N/A
UBD Business Directory 2020	1	0	0	N/A
UBD Business Directory 2021	1	0	0	N/A
UBD Business Directory 2022	1	0	0	N/A
UBD Business Directory 2023	1	0	0	N/A
UBD Business Directory 2024	1	0	0	N/A
UBD Business Directory 2025	1	0	0	N/A
Section 5: Groundwater records indicating the potential for contamination				
Groundwater Databases (GWD)	0	0	0	250

Section 4: Potentially contaminative historical activities

141 Stephen Street, Yarraville, VIC 3013
Historical UBD Service Stations & Motor Garages (1948-1992)

LEGEND

- Site Boundary
- Property Boundaries
- Search Buffer Site

Projected Coordinate System: GDA 1984 Zone 55

Advanced Due Diligence Tool | Delivery: Within 1 Business Day

Contains: key information from publicly available government registers and potential contamination sources.

Includes a contaminated land screening assessment page.

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Development Application (DA) Report

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 Spatial Intelligence | Mapping Risk

DEVELOPMENT APPLICATION (DA) SEARCH

Comprehensive Insights for Informed Property Decisions

Sample Search Results


Application ID	Address	Type	Lodgement Date	Decision Date	Status	Decision	Description/Use
DP16030002	57 Freycency Rd DOORWAY QLD 4802	Operational Works	26/02/2025	8/03/2025	Decided or Past	Development Permit	Vegetation Clearing
DP02050020	57 Freycency Rd DOORWAY QLD 4802	Approving Plans of Subdivision	26/10/2020	4/11/2020	Decided or Past	Approved	Survey Plan DP223134 (2 Lots)
DP16260190	57 Freycency Rd DOORWAY QLD 4802	Reconfiguring A Lot	13/06/2020	8/10/2020	Decided or Past	Development Permit	Reconfiguring 2 Lots into 2 Lots

- ✓ Lotsearch, your trusted environmental due diligence search provider, are excited to introduce the 'Development Application (DA) Search'.
- ✓ Access essential Local Government development application information to identify potential development risks that may impact your client's property.

DELIVERY

- ✓ Generated automatically and delivered seamlessly
- ✓ Search returned in <1 hour

HOW TO ORDER


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 Spatial Intelligence | Mapping Risk



Order direct from Lotsearch.com.au or via our partners.



Type	Lodgement Date	Decision	Description
Change of Use	03/02/2025	Approved	Dwelling 93 Units & Office
Carry Out Building Work		Rejected	
Sub-division of lot			

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Spatial Intelligence | Mapping Risk

DEVELOPMENT APPLICATION (DA) SEARCH

Comprehensive Insights for Informed Property Decisions

Why Should You Invest in a Lotsearch DA Report

Comprehensive 

- ✓ Access detailed search summaries of Local Government Development Applications for any property.
- ✓ Regularly updated data, easy to interpret maps, and

Enhance Client Trust and Care 

- ✓ Build your clients' confidence with actionable insights, demonstrating expertise and dedication to due diligence.
- ✓ Protect clients from unforeseen challenges by addressing issues early.

Proactive Risk Management 


- ✓ Understand full property development history and assess future potential for added value.
- ✓ Identify existing and upcoming developments affecting properties within a 200m radius.

Streamline Your Due Diligence Workflow 

- ✓ Easy-to-interpret, consistent format that seamlessly integrates into your due diligence process.
- ✓ Save time with automated report generation and delivery within 24 hours.

Order now and add the Lotsearch DA Report to your standard due diligence pack.

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LOTSEARCH
Spatial Intelligence | Mapping Risk

Lotsearch Development Application (DA) Report

LOTSEARCH REFERENCE
TestDomain_DA

DATE OF REPORT
10 Feb 2025 14:41:41

CLIENT ID
000

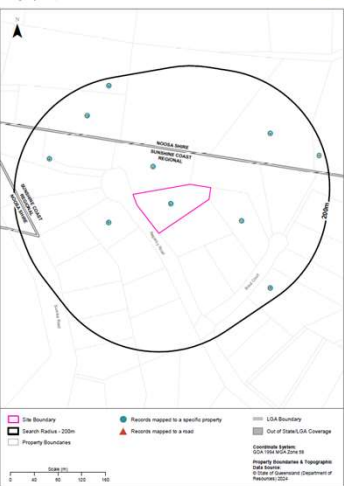
ADDRESS
57 Regency Road, Doonan QLD 4502

SITE AREA
600sqm

COUNCIL
Sunshine Coast Regional

LOTPLAN
LA 14, 20120134

Development Applications
57 Regency Road, Doonan QLD 4502



Map showing development applications within 200m of the site boundary. The site boundary is highlighted in pink. The map includes a scale bar (0 to 100m) and a north arrow.

LOTSEARCH REFERENCE
TestDomain_DA

DATE OF REPORT
10 Feb 2025 14:41:41

ADDRESS
57 Regency Road, Doonan QLD 4502

Search Results

Development applications that were identified specifically for your site:
Click on the Application ID to open the record on the council website for further information & documents.

App ID	Application ID	Address	Type	Submitted Date	Decision Date	Status	Description
1	GF00000001	57 Regency Rd, DOONAN QLD 4502	Operational Change	20/02/2025	8/03/2025	Decided or Refused	57 Regency Rd DOONAN - Vegetation Clearing - 10m x 10m x 10m
2	GF00000002	57 Regency Rd, DOONAN QLD 4502	Reconfiguring A	28/10/2020	4/11/2020	Decided or Refused	57 & 58 Regency Road Doonan - Survey Plan SP202104 (2 Lots) - 10m x 10m x 10m
3	GF00000003	57 Regency Rd, DOONAN QLD 4502	Reconfiguring A	13/09/2020	8/10/2020	Decided or Refused	PACIFIC 57 and 58 Regency Rd DOONAN - Reconfiguring 10m x 10m x 10m

Development applications identified within 200m of your site boundary where the decision date is within the last 7 years or has not been provided:
Click on the Application ID to open the record on the council website for further information & documents.

App ID	Application ID	Address	Type	Submitted Date	Decision Date	Status	Description
4	GF00000004	58 Regency Rd, DOONAN QLD 4502	Operational Change	19/01/2021	11/02/2021	Decided or Refused	58 Regency Road Doonan - Vegetation Clearing - 10m x 10m x 10m
5	GF00000005	58 Regency Rd, DOONAN QLD 4502	Reconfiguring A	28/10/2020	4/11/2020	Decided or Refused	57 & 58 Regency Road Doonan - Survey Plan SP202104 (2 Lots) - 10m x 10m x 10m
6	GF00000006	58 Regency Rd, DOONAN QLD 4502	Reconfiguring A	13/09/2020	8/10/2020	Decided or Refused	PACIFIC 57 and 58 Regency Rd DOONAN - Reconfiguring 10m x 10m x 10m
7	GF00000007	58 Regency Rd, DOONAN QLD 4502	Operational Change	11/10/2023	7/11/2023	Decided or Refused	58 Regency Road Doonan - Vegetation Clearing - 10m x 10m x 10m
8	GF00000008	58 Regency Rd, DOONAN QLD 4502	Reconfiguring A	28/10/2020	4/11/2020	Decided or Refused	57 & 58 Regency Road Doonan - Survey Plan SP202104 (2 Lots) - 10m x 10m x 10m
9	GF00000009	58 Regency Rd, DOONAN QLD 4502	Reconfiguring A	13/09/2020	8/10/2020	Decided or Refused	PACIFIC 57 and 58 Regency Rd DOONAN - Reconfiguring 10m x 10m x 10m
10	GF00000010	58 Regency Rd, DOONAN QLD 4502	Operational Change	11/10/2023	7/11/2023	Decided or Refused	58 Regency Road Doonan - Vegetation Clearing - 10m x 10m x 10m

Contains: development application information from local councils

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New Lotsearch Development Application (DA) Report

- Overall Aim: Help you protect your client against the negative impacts of development
- Launched in QLD in Feb | Launched in VIC in Mar | Launched in NSW in May
- In Victoria, Development Applications are more commonly referred to as 'Planning Permits'.
- There are requirements in Victoria to disclosure information relating to approved planning permits.

32D Notices made in respect of land to be disclosed in section 32 statement

A section 32 statement must contain the following details in respect of any notices made in respect of the land—

- (a) particulars of any notice, order, declaration, report or recommendation of a public authority or government department or **approved proposal** directly and currently affecting the land, being a notice, order, declaration, report, recommendation or **approved proposal** of which the vendor might reasonably be expected to have knowledge;

32I Evidence of title required to be disclosed in section 32 statement

The following documents must be attached to a section 32 statement—

- (iv) a statement of the contents of any **permit** under the Planning and Environment Act 1987 **authorising the staged subdivision**;
- Lotsearch are currently evaluating building permits in Victoria as these are also required to be disclosure under the Section 32 Act.



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Natural Hazards – Bushfire Risk Search

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Summary & Next Steps

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Lotsearch Enviro Due Diligence Searches

Lotsearch have developed a suite of industry leading environmental due diligence searches

Contaminated Land

- EPA Priority Sites Register + Plus Report (VIC Only)
 - Contaminated Land Report (Nationwide)
- Contaminated Land Screening Report (NSW, QLD & VIC)

Planning & Natural Hazards


- Bushfire Risk Report (Nationwide)
- Development Application Report (NSW, QLD & VIC)

In VIC, disclosure of environmental audits, preliminary risk screen assessment and planning permits are a requirement when a property is being sold.

In QLD, on 1st August, the new seller disclosure requirements become effective. The standard CLR / EMR search and providing different notices 408(2), 369(C), & 347(C) under the EP Act are mandatory.

In NSW, we await the recommendations from the PFAS inquiry. It is clear from the NSW EPA review of planning certificates that there are information gaps that need to be addressed.


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LOTSEARCH
Spatial Intelligence | Mapping Risk

Industry Leading Solutions

EPA Priority Sites Register + Plus




"Our new due diligence report in Victoria helps to identify known contaminated sites and other contamination issues sourced from EPA public registers."

[Available in Victoria](#)

Reports delivered automatically.

Click [here](#) to download sample.

Contaminated Land Search




"A standard due diligence report to identify known contaminated sites sourced from EPA and other government public registers."

[Available Nationwide](#)

Reports delivered automatically.

Click [here](#) to download sample.

Contaminated Land Screening Report




"An advanced due diligence report which includes known and potentially contaminated sites (previous site uses and history)."

[Available NSW, QLD & VIC](#)

Reports delivered automatically.


Click [here](#) to download sample.

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Next Steps - How to Order




[All Services](#)
[Reporting](#)




HW

 Greater Western Water certificates are expected to be impacted by delays in fulfilment due to the authority undergoing maintenance between 26th of March to 1st of April 2025. You may continue to... [Read more.](#)



[VIC Property Enquiries](#)


[Select certificates](#)





1206/16 WOORAYL STREET, CARNEGIE VIC 3163



 **4 potential risks flagged**

- Lotsearch Contaminated Land Search: A contamination hazard has been identified within 100m.
- Lotsearch Contaminated Land Screening Report: A contamination hazard has been identified within 50m.
- Lotsearch EPA Priority Sites Register Plus+ Report: A contamination hazard has been identified within 100m.
- Lotsearch has identified a development application within 200m.

<input type="checkbox"/> Certificate	ETD	Detail	Fee
<input type="checkbox"/> Lotsearch Environmental: Contaminated Land Search - View sample	1 Day	Within 100m	
<input type="checkbox"/> Lotsearch Environmental: Contaminated Land Screening Report (Max 3 Lots) - View sample	1 Day	Within 50m	
<input type="checkbox"/> Lotsearch Environmental: EPA Priority Sites Register Plus+ - View sample	1 Day	Within 100m	
<input type="checkbox"/> Lotsearch Environmental: Development Application Search VIC (Max 1 lot) - View sample	1 Day	Within 200m	

Reports can be ordered from the InfoTrack Property Enquiries Screen.
Hazard alert functionality available across all Lotsearch Reports.

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Real Estate Lawyers' Duty of Care

NORTON ROSE FULBRIGHT

Real estate lawyers' duties and responsibilities in relation to contaminated land

Advice provided to Lotsearch Pty Ltd

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On behalf of Norton Rose Fulbright Australia

6 September 2024

Property Lawyers, do you have the information you need to understand potential contamination risk?

Lotsearch Pty Ltd commissioned Norton Rose Fulbright to provide advice that explores Real estate lawyers' duties and responsibilities in relation to contaminated land and the challenges individuals face when obtaining accurate information about land contamination issues.

This advice reviews the available case law and legislation to provide guidance for real estate lawyers when advising clients on the purchase of land which may be affected by contamination.

"A breach of a lawyer's duty to advise on contamination may result in damages that could extend to diminution in property value, development and remediation costs not contemplated in dealing with contamination and/or inability to use the land for a particular purpose" (Wild, 2024, p 9).

Ensure you are kept up to date with the latest guidance.

InfoTrack Practitioner Playbook: <https://www.infotrack.com.au/the-practitioner-playbook/the-practitioner-playbook-edition-88/>

Download a copy: <https://www.lotsearch.com.au/news>

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Lotsearch Reports – Done Well – By Design!



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in legal technology

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