SAMPLE REPORT / INVENTED ADDRESS AND FINDINGS

Scout Property Check

18 Example Street, Example Bay NSW

Sources checked 15 Jan 2026 | Prepared 15 Jan 2026

This sample shows the format. All property details and results are illustrative.

This is preliminary research for a NSW property buyer. A map intersection uses the selected address point. A conveyancer, building and pest inspections, a survey and an official council planning certificate can establish matters this report cannot.

Executive summary

Land zoning / Confirmed record [1]
Illustrative R2 Low Density Residential zoning at the address point.

Nearby applications / Confirmed record [2]
An example application for alterations and additions is recorded 180 m away. Its drawings would need review.

Flood mapping / Unknown [3]
The flood layer was unavailable in this example. An address-specific flood enquiry remains open.

Planning overview

Land zoning / Confirmed record [1]
Illustrative R2 Low Density Residential zoning at the address point.

Building height / Confirmed record [4]
Illustrative mapped building-height control of 8.5 m. Exceptions and measurement rules require council confirmation.

Floor-space ratio / Unknown [5]
An area-specific floor-space clause requires the local instrument.

Nearby development applications

Nearby applications / Confirmed record [2]
An example application for alterations and additions is recorded 180 m away. Its drawings would need review.

Environmental and heritage considerations

Heritage / Preliminary observation [6]
The example point has no matching heritage feature in this layer. The rest of the lot has not been assessed.

Flood mapping / Unknown [3]
The flood layer was unavailable in this example. An address-specific flood enquiry remains open.

Bushfire-prone land / Preliminary observation [7]
This illustrative query returned no polygon at the address point.

Infrastructure in the locality

Infrastructure projects / Unknown [8]
This locality has no match in the example project catalogue. Coverage is partial.

Potential concerns to investigate

Nearby applications / Preliminary observation [2]
Review the plans and current status of the nearest applications with your conveyancer.

Missing information and limits

Floor-space ratio / Unknown [5]
An area-specific floor-space clause requires the local instrument.

Heritage / Preliminary observation [6]
The example point has no matching heritage feature in this layer. The rest of the lot has not been assessed.

Flood mapping / Unknown [3]
The flood layer was unavailable in this example. An address-specific flood enquiry remains open.

Bushfire-prone land / Preliminary observation [7]
This illustrative query returned no polygon at the address point.

Infrastructure projects / Unknown [8]
This locality has no match in the example project catalogue. Coverage is partial.

Title restrictions, easements, building condition, insurance terms and boundaries require separate enquiries. A recorded application does not establish that works will proceed. Council and certified planning documents should be checked before exchange.

Questions for your buyer's file

Nearby applications / Preliminary observation [2]
Could an exhibited proposal change access, privacy or sunlight here? Which drawings and dates should I review?

Flood mapping / Preliminary observation [3]
Can council supply a current flood certificate, flood levels and any overland-flow information for the lot?

Building height / Preliminary observation [4]
How is height measured on this site, and do slope, exceptions or site-specific clauses change the mapped figure?

Source register

[1] Illustrative zoning check · example source type
Checked 15 Jan 2026
https://www.planningportal.nsw.gov.au/spatialviewer/

[2] Illustrative developments check · example source type
Checked 15 Jan 2026
https://www.planningportal.nsw.gov.au/spatialviewer/

[3] Illustrative flood check · example source type
Checked 15 Jan 2026
https://www.planningportal.nsw.gov.au/spatialviewer/

[4] Illustrative height check · example source type
Checked 15 Jan 2026
https://www.planningportal.nsw.gov.au/spatialviewer/

[5] Illustrative fsr check · example source type
Checked 15 Jan 2026
https://www.planningportal.nsw.gov.au/spatialviewer/

[6] Illustrative heritage check · example source type
Checked 15 Jan 2026
https://www.planningportal.nsw.gov.au/spatialviewer/

[7] Illustrative bushfire check · example source type
Checked 15 Jan 2026
https://www.data.nsw.gov.au/data/en/dataset/bush-fire-prone-land

[8] Illustrative infrastructure check · example source type
Checked 15 Jan 2026
https://www.planningportal.nsw.gov.au/major-projects