

Rapid Due Diligence Identifies Development Constraints and Avoids Costly Acquisition

Hornsby, NSW

Overview

First Field Environmental Pty Ltd was engaged by a developer to provide a **rapid environmental constraints assessment** for a residential subdivision opportunity in Hornsby.

The objective was to assess whether the property could be feasibly subdivided prior to purchase.

We delivered a **comprehensive desktop assessment within 4 hours**, enabling the client to make an informed decision before committing to the acquisition.

The Challenge

The client was considering purchasing a property for residential subdivision but required clarity on potential constraints, including:

- ✓ Bushfire risk and asset protection requirements
- ✓ Presence of **endangered ecological communities**
- ✓ Likelihood of **threatened species**
- ✓ Vegetation constraints and biodiversity values
- ✓ Zoning and minimum lot size requirements
- ✓ Site slope and buildability

The key risk was committing to a purchase **without fully understanding development limitations**.



Our Role

First Field Environmental was engaged at the **due diligence stage**, prior to any development application or detailed design.

We undertook a targeted desktop assessment including:

- ✓ Identification of **vegetation communities**
- ✓ Assessment of **threatened species likelihood**
- ✓ Review of **biodiversity values mapping**

- ✓ Bushfire hazard analysis, including **BAL considerations**
- ✓ Assessment of **soil capability**
- ✓ Review of **land use zoning and minimum lot size controls**
- ✓ Evaluation of **slope constraints and buildable area**

The focus was on providing clear, actionable advice quickly

The Findings

Our assessment identified critical constraints that significantly limited development potential:

- ✓ **Asset Protection Zones (APZ)** required for BAL-29 could not be achieved within the property boundaries
- ✓ Presence of **endangered ecological communities** required retention and buffering
- ✓ Combined constraints substantially reduced the **available building footprint**

These factors meant that subdivision and residential development were **not feasible** under current conditions.

The Outcome

- ✓ The client received a **clear feasibility assessment within 4 hours**
- ✓ Key development constraints were identified **before purchase**
- ✓ The client avoided:
 - Acquiring a non-developable site
 - Significant financial risk
 - Delays and redesign costs
- ✓ The client ultimately **decided not to proceed with the purchase**

Why this project matters

This project demonstrates First Field Environmental's ability to:

- ✓ Provide **rapid, high-value due diligence advice**
- ✓ Identify critical constraints early in the process
- ✓ Support **informed investment decisions**
- ✓ Combine ecology, bushfire, and planning considerations
- ✓ Deliver **clear, commercially relevant outcomes**



The value of early ecological due diligence

Bringing ecological and bushfire advice into the **feasibility stage** can:

- ✓ Prevent costly acquisition mistakes
- ✓ Identify risks before design begins
- ✓ Save significant time and money
- ✓ Improve decision-making for developers

It is far more effective to understand constraints **before purchase**, rather than after.

DISCUSS YOUR PROJECT

If you are considering acquiring or developing a site, early ecological advice can significantly reduce risk. Contact First Field Environmental Pty Ltd to discuss your project.

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