

Ridgeback Creek (demo)

Lot 7 DP 000000 (fictional) Central Coast-style rural fringe Prepared 18 October 2026 By Sam Smith

Made-up demonstration site

Screening estimate

The answer



Worth pursuing: the asking price is below what the site supports

At a 40% chance of rezoning, the site supports about \$10.4m, against an asking price of \$9m. The asking price only stacks up if you rate the chance of rezoning at 33% or better.



Going for it



\$1.4m of room on the price

It supports about \$10.4m, against an asking price of \$9m.



It works even if rezoning is less likely

It breaks even at a 33% chance of rezoning, below the 40% assumed.



63% of the site can be built on

24.3 ha of 38.8 ha, room for about 367 lots.



Some checks came back clear

Nothing mapped for landslide risk and heritage (LEP).

Against it



Protected bushland (Biodiversity Values Map)

2.4 ha mapped. Clearing it triggers the Biodiversity Offsets Scheme; credit costs can rival land value. Kept, it takes 6% of the site.



It needs rezoning

Housing needs a planning proposal. This report assumes a 40% chance it succeeds, taking 4 years. If it's refused, you'd lose about \$7.9m.



37% of the site can't be built on

Mostly creek corridors 3.8 ha, flood land 3.6 ha, steep land 2.9 ha, protected bushland 2.4 ha (above). See how much land you can use, below.



Contamination history

Assumed: 1970s aerials show an orchard and packing shed near the eastern boundary.

How to settle each one is in "What still needs doing", below.

Not checked yet



Odour and industry buffers

Odour and industry buffers aren't mapped publicly. Near a sewage plant, industry, a poultry farm or a quarry, they can rule out much of a site. **Check what's nearby and add any buffers.**

Land you can build on

24.3 ha

of 38.8 ha, about 367 lots

If it's rezoned

\$68m profit

a yearly return of 26% over
10 years

If rezoning is refused

-\$7.9m

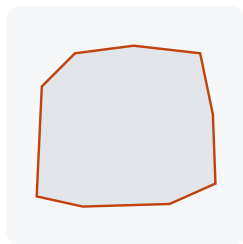
sold as rural land after 4
years

What the NSW and council maps show

We checked 10 map layers from NSW Government agencies and the council for this site.

Here's what each one shows on its own, before any analysis. Shading outside the orange

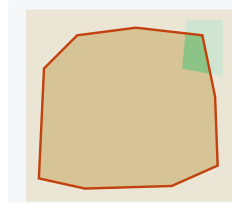
boundary is nearby land.



Lot boundary

Lot 7 DP 000000
(fictional): 38.8 ha in all.

NSW Spatial Services (the cadastre). Made up for this demonstration site.

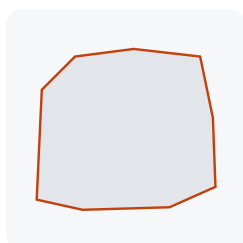


Land zoning

Constraint

RU2 Rural Landscape
(100%); C3
Environmental
Management (3%).
Residential use needs a
planning proposal.

The council's local
environmental plan (Land
Zoning Map), from the NSW
Planning Portal. Made up for
this demonstration site.

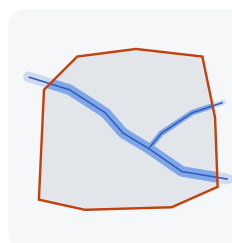


Minimum lot size

Constraint

40 ha minimum.
Subdivision blocked until
changed.

The council's local
environmental plan (Lot Size
Map), from the NSW Planning
Portal. Made up for this
demonstration site.

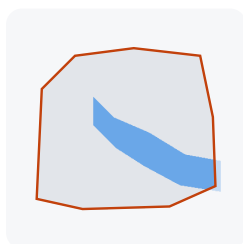


Watercourses

Constraint

Strahler order 1, 2
mapped. 3.8 ha lost to
riparian corridors. Works
within 40 m need a
controlled activity
approval.

NSW Spatial Services (hydro
lines), with stream order
worked out by us. Made up
for this demonstration site.

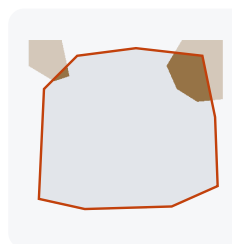


Flood planning

Constraint

6.0 ha inside the flood
planning area. Check the
council flood study for
depth and hazard.

The council's flood planning
map, from the NSW Planning
Portal. Made up for this
demonstration site.

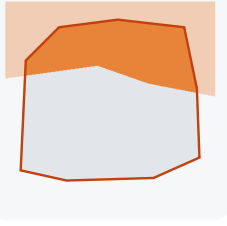


Biodiversity Values Map

Deal risk

2.4 ha mapped. Clearing
it triggers the
Biodiversity Offsets
Scheme; credit costs can
rival land value.

NSW Department of Climate
Change, Energy, the
Environment and Water. Made
up for this demonstration
site.

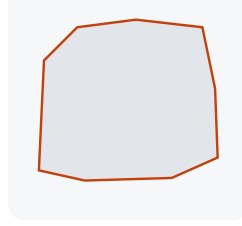


Bush fire prone land

Constraint

12.3 ha mapped (Vegetation Category 1 and buffer). APZs remove 1.7 ha at current settings; a BAL assessment sets the real widths.

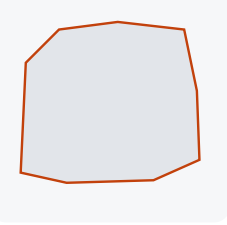
The council's bush fire prone land map, certified by the NSW Rural Fire Service. Made up for this demonstration site.



Landslide risk Clear

None mapped

The council's local environmental plan (landslide risk), from the NSW Planning Portal. Made up for this demonstration site.

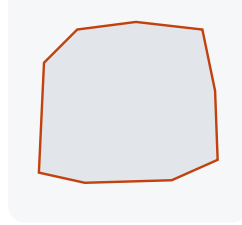


Heritage (LEP)

Clear

None mapped

The council's local environmental plan (heritage), from the NSW Planning Portal. Made up for this demonstration site.



Easements Check

None recorded in the cadastre. Check the title: not every easement is mapped.

NSW Spatial Services (easements recorded on the cadastre). Made up for this demonstration site.

The full report continues

This sample stops here. A full report for your site goes on to cover:

How much land you can use

Every map above put together, each constraint taken off once, with a concept layout of the lots.

What it's worth

The land's value once rezoned, brought back to today and weighed by the chance of rezoning, against the asking price, and what you'd lose if it's refused.

Funding

The land and works loans, the interest while you wait, and the cash you'd need.

Scenarios compared

The upside, the base case, the downside and a refused rezoning, side by side.

What still needs doing

Every check and study the site needs, in order, with costs and who signs off.

Timeline

Each stage from studies to rezoning to selling the last lot.

Every finding and every working

The rest of the maps, sales nearby, each line of the sums and where every figure came from.

Register your interest at trackkn.com to be first to get one for your own site.

Limits of this report

Screening estimate. The method hasn't yet been checked against planners' assessments of the same sites, so treat the net developable area as a first look, not a planner's figure. It is a screening report. It doesn't replace a section 10.7 planning certificate, a title search, a survey, a valuation or specialist studies, and it isn't financial advice. Public map layers are for reference only: check the legal maps. Study fees, lead times, rezoning stages and the starting assumptions are typical estimates, not sourced figures.

Made with the trackkn greenfield site assessment.