

4/14 Malvern Avenue Manly

What the public record says needs your attention before you buy.

Zoning, hazard, valuation and approval data, each finding attributed to the dataset it came from.

COORDINATE

-33.78970, 151.28615

PARCEL

SP6140

PREPARED

14 September 2026

The lot and plan above identify the exact parcel this report tested. Check them against the contract of sale — every finding in this document is about that parcel.

What is in this report

01 The 60-second summary

02 In plain English

03 The agent's pitch, fact-checked

04 Flood and bushfire

05 Special rules mapped on this land

06 Parcel and zoning

07 How much can be built here

08 Approvals here, and what is planned nearby

09 What it's like around it

10 Land value

11 Sales history

12 Working out the rent

13 What to expect on the section 10.7 certificate

14 Your to-do list

15 Sources and licensing

This report is assembled automatically from published government data. It is not professional, legal, financial or planning advice, it contains no view on price or value, and it does not replace a site inspection, a title search or a section 10.7 planning certificate.

The 60-second summary



RED

WHERE THIS DUE DILIGENCE STANDS

Potential material issue identified

Something in the record needs investigating before you commit. Start with the items below.

LAST RECORDED PRICE

\$2,050,000

Apr 2026, per domain.com.au, unverified; 1 other sale recorded without a price

LAND VALUE (LAND ONLY)

\$13,400,000

Valuer General, 1 July 2025; land only, not a market estimate

HOW TO READ THE LABELS

PRIORITY

Settle before you sign.

INVESTIGATE

Resolved by the documents and questions this report names.

✓ The layer answered, nothing mapped here.

Investigate before you buy

PRIORITY

Part of this land is inside the council's mapped flood extent

The council layer is the authority the state map defers to, so the two disagreeing is normal and the council's view governs; flood-affected status brings flood-related building controls, insurance questions, and questions from future buyers. The mapped extent covers part of the land, not necessarily the building itself.

Do: Order a section 10.7 planning certificate – a standard document the council sells for any property setting out the planning rules and flood notations – through your conveyancer or direct from Northern Beaches Council, and request the council's flood advice for the building.

INVESTIGATE

Active EPA contamination notice in the area

Arterial road proximity raises traffic noise and air quality questions that some future buyers weigh; a notified contamination site nearby is a matter buyers and lenders sometimes ask about, though neither finding says anything about this land itself.

Do: Ask your conveyancer to search the NSW EPA contaminated land record for the Pittwater Road site and check the section 10.7 certificate for any contamination notation.

INVESTIGATE

Significant development activity nearby

Sustained construction nearby means noise, traffic and changed outlooks over time, and an appeal means the outcome is being decided outside the council process. Undetermined applications are unresolved, so their effect on the surroundings cannot yet be known.

Do: Ask your conveyancer to obtain the application files and plans for the undecided neighbouring matters, including the appeal, from Northern Beaches Council's planning register.

INVESTIGATE

Planning constraints mapped on this land

These add approval steps and assessment requirements for renovation or excavation work, and acid sulfate classification can require soil testing and management before earthworks. They are context for any future building plans rather than a bar on ordinary occupation.

Do: Have your conveyancer confirm these notations on the section 10.7 planning certificate from Northern Beaches Council before exchanging contracts.

INVESTIGATE

Main-road frontage

A classified main road adjoins or fronts this land – a factor in noise, access and resale that is cheap to check in person.

Ask the agent first

1. Northern Beaches Council's own flood mapping puts part of this land parcel inside a Medium Flood Risk Area and flags the property as flood-affected for planning purposes – has this building, its garage, basement, or any common area ever taken water, and can you show me the owners corporation minutes and insurance history covering that?
Council flood layers record Low and Medium Flood Risk Planning Precinct designations over this land, and the listing says nothing about flood.
2. Does the strata building's insurance policy include flood cover, and has the premium or excess changed, or any claim been made, because of the flood-risk designation?
Flood-related designations on council mapping commonly affect building insurance for strata schemes, and the listing does not address insurance.
3. A neighbouring application to demolish and erect a new residential flat building (council reference DA2025/0923, lodged 21 July 2025) is recorded as pending a court appeal – where is that site relative to this unit, and has the owners corporation been notified of or objected to it?
The findings show a nearby demolition and new residential flat building proposal currently under court appeal, which the listing does not mention.

Nothing material identified

- ✓ No state-mapped flood planning area

✓ No mapped bushfire category

✓ No industrial land within the search radii
- ✓ No easement captured in parcel-boundary mapping

✓ No high-voltage transmission line mapped nearby

✓ Residential zoning (R3)

Nothing mapped is not proof of absence: each layer shows only what its agency has studied and published.

02

In plain English

The property is a two-bedroom, one-bathroom apartment with one car space, per listing portal information, within a strata-titled parcel (SP6140) in Manly. The NSW Planning Portal's zoning layer maps the land as Medium Density Residential, the council's rulebook category for townhouses and low-rise flats. Portal records, which are not the land title register, show a sale in April 2026 and earlier sales in 2015, 2010, 2005 and 1999.

Still to establish

- Whether the mapped flood extent reaches the building itself – only Northern Beaches Council's flood advice can settle that.
- The listing did not state land or floor area, building age, strata levies or condition.
- One nearby swimming pool application is recorded as declined with no date given in the record.
- Whether the outcome of an application marked 'determined' was approval or refusal is not stated in the data.
- The report points you to the Valuer General's land value register rather than searching title-level records such as strata by-laws.

03

The agent's pitch, fact-checked

Matched listing: 4/14 Malvern Avenue, Manly NSW 2095

BEDS	BATHS	CARS	TYPE
2	1	1	apartment

04

WHAT THE COUNCIL'S FLOOD EXTENT LAYERS SAY

Part of this land parcel is inside Northern Beaches Council's mapped Medium Flood Risk Area (Hazard) extent – the extent covers some of the lot, not necessarily the building. This is the council's own flood layer – the authority the state Flood Planning Map defers to. Confirm the detail with council and obtain a section 10.7 planning certificate.

Northern Beaches Council – council flood mapping – Medium Flood Risk Area (Hazard) · queried 14 September 2026

WHAT THE COUNCIL'S PLANNING LAYERS SAY

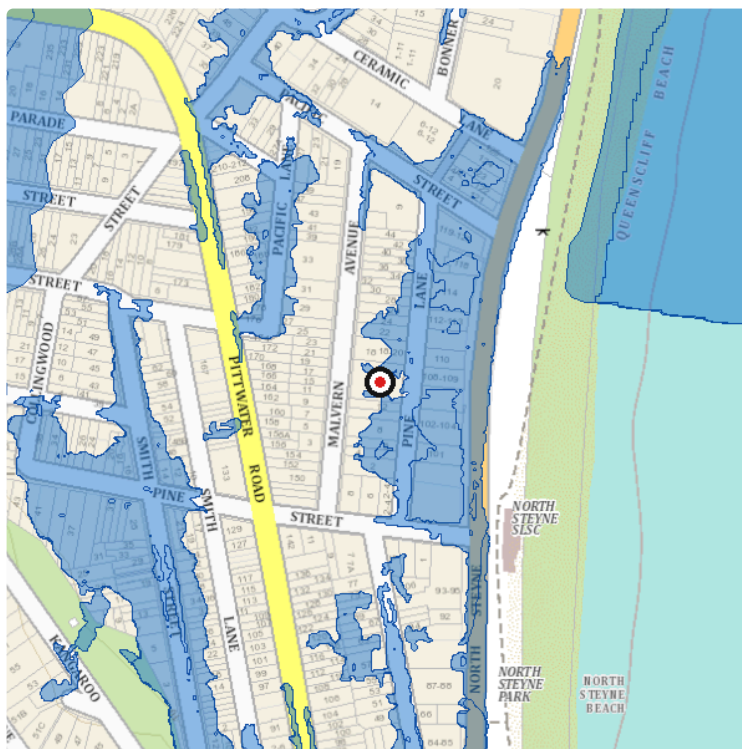
Northern Beaches Council identifies this property as flood-affected land for planning purposes (council layers: Low Flood Risk Planning Precinct, Medium Flood Risk Planning Precinct). That is a development-control designation applied to this land – it means flood-related planning controls apply, which is not the same as a modelled depth at the building. It will normally appear on the section 10.7 planning certificate.

Northern Beaches Council – council flood mapping – Low Flood Risk Planning Precinct · queried 14 September 2026

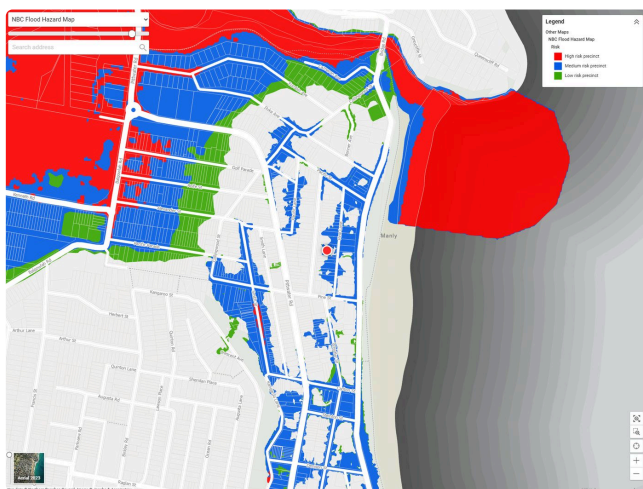
WHAT THE STATE FLOOD PLANNING MAP SAYS

No part of this land is within a mapped Flood Planning Area in the state ePlanning layer. **This layer is council-contributed and incomplete** – many known floodplains are not represented, so the council's own mapping governs.

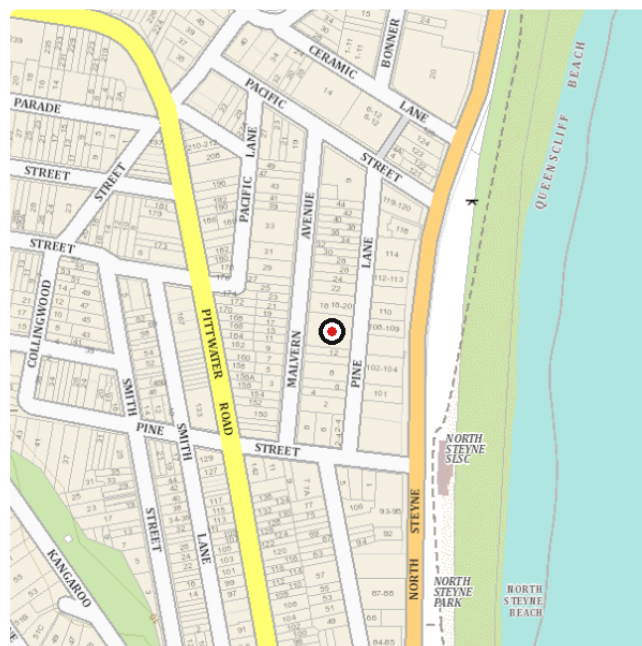
The maps behind that answer



Council flood extent - the blue shading is Northern Beaches Council's own mapped flood extent, drawn from its flood layers; the red dot is this property



Northern Beaches Council's own flood map viewer, captured for this report



The state Flood Planning Map – this property marked. Where it differs from the council's own mapping, the council's mapping governs

Captured evidence, not a reading of your flood status – nobody has interpreted this image for you.

WHAT THE COLOURS MEAN

Read from Northern Beaches Council's own published map styling:

- **High Flood Risk Area:** modelled flood extent – where water is mapped to reach.
- **Medium Flood Risk Planning Precinct:** a flood planning designation applied to land.
- **Low Flood Risk Planning Precinct:** a flood planning designation applied to land.

Council flood mapping (council flood-portal registry) – council's online flood map viewer · queried 14 September 2026

Finding this property in Northern Beaches Council's map viewer

Open the viewer at <https://pubapp.northernbeaches.nsw.gov.au/icongis/planningmap.html?l=NBC+Flood+Hazard+Map> and follow these steps:

1. Search for the street address using the map's search box.
2. Turn on the flood-related layers – most viewers ship with them switched off.
3. Click the property itself: most viewers report which mapped extents cover the point you clicked.
4. Open the map's **legend** and read what each colour means. Do not assume: these viewers commonly draw flood *study areas* – which mark where a flood study looked, not where water goes – in the same style as mapped flood extents.
5. The layers this report checked are named *High Flood Risk Area (Hazard)*, *Medium Flood Risk Area (Hazard)*, *Low Flood Risk Planning Precinct*, *High Flood Risk Planning Precinct*, *Medium Flood Risk Planning Precinct*. A council viewer usually carries others besides.

For a definitive answer, request the council's flood certificate or property flood report, and obtain a section 10.7 planning certificate.

Special rules mapped on this land

APPLIES marks a designation mapped on this land. Each one changes what may be built or altered here, and each normally appears on the section 10.7 planning certificate.

Coastal environment area (State coastal policy) **APPLIES**

Development must be assessed against its impact on the coastal environment – water quality, coastal processes and public access.

NSW Planning Portal – SEPP (Resilience and Hazards) 2021 – Coastal Environment Area · queried 14 September 2026

Coastal use area (State coastal policy) **APPLIES**

Development must be assessed for its effect on public access, amenity and the visual character of the coast.

NSW Planning Portal – SEPP (Resilience and Hazards) 2021 – Coastal Use Area · queried 14 September 2026

Acid sulfate soils: Class 4 **APPLIES**

A mapped class means works that disturb the soil or the watertable may need an acid sulfate soils management plan and council consent. Classes run from 1, the most restrictive (controls apply to almost any works), to 5, the least (typically only deep works or works that could lower the water table nearby). The class is about when controls apply; it is not a finding that acid sulfate soil is present on this land.

NSW Planning Portal – EPI Protection Layers – Acid Sulfate Soils · queried 14 September 2026

Parcel and zoning

SP6140

NSW Spatial Services – Land Parcel & Property Theme – Lot · queried 14 September 2026

The Lot and DP (deposited plan, the registered survey plan this block was created on) are the land's legal identity; the contract of sale and the title use the same numbers. Zoning, bushfire and flood were tested against this whole parcel, not just the map pin.

R3 – Medium Density Residential

NSW Planning Portal – EPI Primary Planning Layers – Land Zoning · queried 14 September 2026

How much can be built here

MINIMUM LOT SIZE FOR THIS LAND

250 m²

This is the smallest lot the planning instrument allows here – it is what governs whether the block can be subdivided. It is not this lot's own size.

NSW Planning Portal – EPI Primary Planning Layers – Minimum Lot Size · queried 14 September 2026

MAXIMUM BUILDING HEIGHT

11 m

Measured as the instrument defines it, which is usually to the topmost point of the building, not to the gutter.

NSW Planning Portal – EPI Primary Planning Layers – Height of Building · queried 14 September 2026

MAXIMUM FLOOR SPACE RATIO

0.75:1

Total floor area permitted as a multiple of the site area. A rural or low-density LEP often maps no ratio at all, which is not the same as an unlimited one.

NSW Planning Portal – EPI Primary Planning Layers – Floor Space Ratio · queried 14 September 2026

These numbers do not tell you what you can build. Whether a project would be allowed also depends on the zone's list of permitted uses, the written rules in the council's main planning rulebook (the Local Environmental Plan, or LEP); its detailed design rules (the Development Control Plan, or DCP – how far buildings must sit from boundaries, how much of the block they may cover), the block's actual size, and every constraint in this report. This report checks none of those. A council can relax a standard, or refuse a proposal that meets every one. Treat these as the start of a conversation with the council or a town planner, not as a right to build.

08

Approvals here, and what is planned nearby

Lodged against this property

Swimming pools – approved – lodged 2021-08-30T12:37:24.583 – council reference cdc 21-19

NSW Planning Portal – ePlanning Open Data – Complying development certificates · queried 14 September 2026

Swimming pools – declined

NSW Planning Portal – ePlanning Open Data – Complying development certificates · queried 14 September 2026

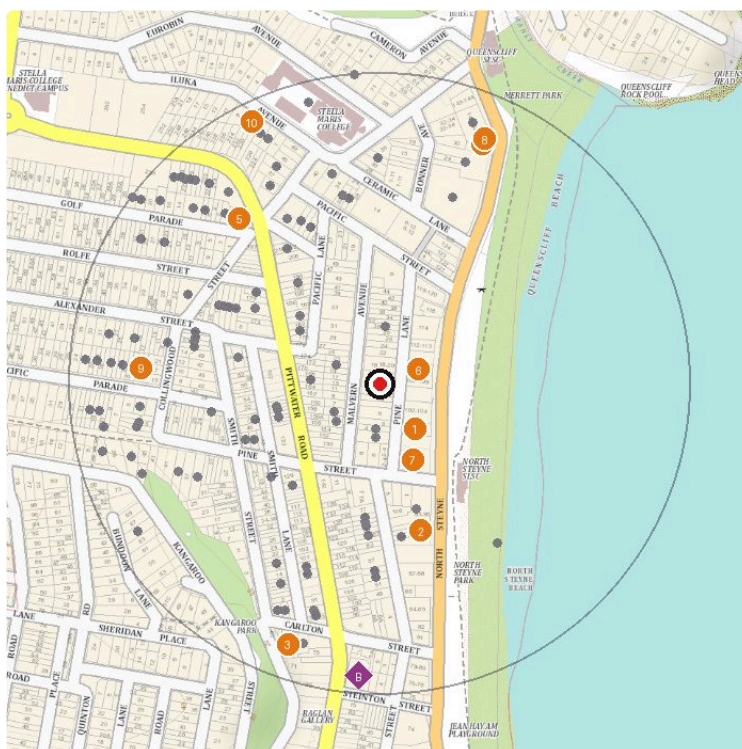
1 occupation certificate recorded at this address

NSW Planning Portal – ePlanning Open Data – Occupation certificates · queried 14 September 2026

This feed covers applications lodged on the NSW Planning Portal from December 2018, and councils were only required to use the Portal from July 2021 – older or paper-lodged applications will not appear. Absence here is not evidence that no work was approved.

Proposed nearby

48 of 300 planning applications within 400 m lodged in the last five years are of a scale, or close enough, to affect this property, proposing 168 new dwellings in total (1 of those listed has since been withdrawn); 6 are still undecided. The rest are minor works such as sheds, carports and internal alterations.



The red marker is the property. Numbered pins are the applications listed below; grey dots are the remaining applications in the same period; purple diamonds are EPA-notified sites – a site listed below but further away than the frame has no diamond. The ring is the search radius.

#	PROPOSAL	STATUS	DISTANCE	LODGED
1	residential flat building and alterations and additions 5 new dwellings · Mod2026/0276	UNDER ASSESSMENT	70 m	May 2026
2	demolition, residential flat building and new building 3 new dwellings · DA2025/0923	PENDING COURT APPEAL	200 m	Jul 2025
3	dwelling house, alterations and additions and semi-detached dwelling 1 new dwelling · 2 storeys · DA2026/1204	ADDITIONAL INFORMATION REQUESTED	350 m	Sep 2026
4	residential flat building and alterations and additions 1 new dwelling · DA2025/1960	ADDITIONAL INFORMATION REQUESTED	330 m	Dec 2025
5	shop-top housing, alterations and additions and retail premises 2 storeys	UNDER ASSESSMENT	280 m	Jan 2026
6	residential flat building and residential alterations and additions	UNDER ASSESSMENT	50 m	Jun 2024
7	residential alterations and additions 20 new dwellings · Mod2022/0628	DETERMINED	110 m	Nov 2022
8	residential flat building 7 new dwellings · Mod2023/0059	DETERMINED	340 m	Feb 2023
9	semi-detached dwelling, pool, deck or fencing, balcony, deck, patio or verandah and demolition 2 new dwellings · 2 storeys · Mod2023/0250	DETERMINED	310 m	May 2023
10	dual occupancy, demolition, new building and attached dual occupancy 2 new dwellings · 2 storeys · CDC2024-617	APPROVED	370 m	Oct 2024

NSW Planning Portal – ePlanning Open Data · queried 14 September 2026

Statuses are the council's own terms: "determined" means a decision has been made – it does not say which way; "under assessment" and "additional information requested" mean the decision is still ahead.

Contaminated land recorded nearby

These are sites notified to the NSW EPA, **not development applications**. Most notified sites have been assessed and closed; the status of each is given below. The letters match the purple diamonds on the map above.

SITE AND STATUS	DISTANCE
A Former Landfill Addiscombe Road – Addiscombe Road, Manly Vale This site is currently regulated under the Contaminated Land Management Act. Recorded activity: Landfill.	1.3 km
B Caltex Service Station – 86 Pittwater Road, Manly The EPA assessed this site and determined it does not require regulation under the Contaminated Land Management Act. Recorded activity: Service Station.	380 m

NSW EPA – contaminated land notified sites · queried 14 September 2026

Distances are straight-line from the property to the coordinate the register publishes for each site. A site is a parcel, not a point, so its boundary may be nearer than the figure shown.

This register records sites notified to the EPA. It is not a map of contaminated land, and a property or neighbourhood absent from it has not been assessed and found clean – it has simply not been notified.

What it's like around it

Road frontage

Pittwater Road, an arterial road within about 200 m

Geoscience Australia – National Roads (Digital Atlas of Australia) – National Roads (significant hierarchies only) · queried 14 September 2026

School catchments

Primary: Manly Village Public School

NSW Department of Education – School Finder catchment data (CESE) – primary catchments in effect for the 2026 intake year · queried 14 September 2026

Secondary: The Forest High School; Northern Beaches Secondary College Balgowlah Boys; Northern Beaches Secondary College Mackellar Girls; Northern Beaches Secondary College Freshwater Camp

NSW Department of Education – School Finder catchment data (CESE) – secondary catchments in effect for the 2026 intake year · queried 14 September 2026

ABOUT INTAKE ZONES

These are the Department of Education's current published catchments. They can change, and enrolment remains subject to the department's placement rules – a intake zone is not a guaranteed place. Confirm current options on the department's School Finder.

The neighbourhood tenure mix

In the small census area covering this street (an “SA1”, 272 occupied homes), 0% (0 of 272) were rented from a social housing provider at the 2021 Census

ABS 2021 Census – G37 Tenure and landlord type (SA1) – Statistical Area 1 (the census block covering this street) · queried 14 September 2026

READING THESE FIGURES

Census-night figures from 2021, at the small statistical-area level; the ABS randomly adjusts small counts to protect privacy. An area share says nothing about any specific neighbouring property.

Land value

STATUTORY LAND VALUE · LAND ONLY, EXCLUDES THE HOUSE · NOT A MARKET ESTIMATE

\$13,400,000

AS AT 1 JULY 2025

This is the **statutory land value** determined by the NSW Valuer General. It is the value of the **land only**; it excludes the house and every other structural improvement, so it is *not* an estimate of what this property is worth and should not be read as one. It is the figure council rates and land tax are assessed on.

Land area on the valuation record: 1337.7 square metres.

NSW Valuer General – Register of Land Values – Property Valuations · queried 14 September 2026

Land values are redetermined annually as at 1 July, so a movement in the series is a movement in the Valuer General's assessment of land in the area. If you think the value is wrong, there is a formal objection process with the Valuer General.

Sales history

- sold 10 Apr 2026 for \$2,050,000 – after 22 days on the market – per domain.com.au <https://www.domain.com.au/property-profile/4-14-malvern-avenue-manly-nsw-2095>
- sold 29 Oct 2015 for \$600,000 by private treaty – per domain.com.au <https://www.domain.com.au/property-profile/4-14-malvern-avenue-manly-nsw-2095>
- sold 11 Feb 2010 for \$720,000 by private treaty – per domain.com.au <https://www.domain.com.au/property-profile/4-14-malvern-avenue-manly-nsw-2095>
- sold 27 May 2005 for \$650,000 by private treaty – after 132 days on the market – per domain.com.au <https://www.domain.com.au/property-profile/4-14-malvern-avenue-manly-nsw-2095>
- sold 28 Sep 1999 for \$415,000 by private treaty – per domain.com.au <https://www.domain.com.au/property-profile/4-14-malvern-avenue-manly-nsw-2095>
- sold 10 Apr 2026 – per www.realestate.com.au <https://www.realestate.com.au/sold/property-apartment-nsw-manly-150639416>

A portal's sold record is not the land title register. Prices and dates are as the portal published them and are not independently verified – the contract and a title search are the authority on what was paid and when. Where the agent's own copy states a sale date this record does not, that is the agent's claim, not the portal's record.

Working out the rent

This report does not estimate rent. A local property manager will give a free desktop appraisal on request, a figure for this property from someone licensed to give it. Local agencies are below, with a draft email you can send.

PMC Property Buyers Sydney

Ste 30, Level 4/22 Darley Rd, Manly
NSW 2095
(02) 9017 0385
<https://www.pmcproperty.com.au/northern-beaches/>
Their website does not clearly confirm residential letting – worth asking when you contact them.
About 1.1 km from the property.

Property North Agency

Ben Benny – Director/Property Manager
(Patrick Humphries also listed as Property Manager)
Level 1/54 Balgowlah Rd, Balgowlah
NSW 2093
0412 884 325
ben@propertynorthagency.com.au
<http://www.propertynorthagency.com.au/>
About 1.7 km from the property.

EMMA JAMES & CO

Emma Trevallion –
Director/Licensee in Charge
(Krystle Vidgen, Property Manager)
2 Smith Ln, Manly NSW 2095
0466 025 979
emma@emmajamesandco.com
<http://www.emmajamesandco.com/>
About 0.3 km from the property.

Listed as local agencies offering property management, ranked by public review standing. This is not a recommendation or endorsement – contact several and choose for yourself.

A draft you can send

Subject: Rental appraisal request – 4/14 Malvern Avenue Manly NSW 2095

Hello,

I am considering purchasing the property below and would like to request a free desktop rental appraisal to understand its rental value.

Address: 4/14 Malvern Avenue Manly NSW 2095
Property type: apartment
Bedrooms: 2
Bathrooms: 1

Car spaces: 1

I am interested in your view of:

- the likely weekly rent in current market conditions;
- expected time to lease, and the type of tenant the property suits;
- your management fees and what they include;
- anything about the property or street that you think would affect its rentability.

I have not purchased the property yet, so this is for research at this stage. If it proceeds, I would be glad to talk about management.

Thank you for your time.

Kind regards,
[your name]
[your phone]

Copy this into your own email client and send it yourself – we do not contact anyone on your behalf.

13

What to expect on the section 10.7 certificate

The section 10.7 certificate is the council's own statement of what applies to this land, and it is the document your conveyancer will rely on. This report has already established which matters are live here, so you can check the certificate against it rather than reading it cold.

Expect an entry for

Zoning and land use – the zone, and what may and may not be done in it

Development standards – minimum lot size, building height, and floor space ratio (the cap on total building floor area relative to the size of the block)

Flood related development controls – flood planning controls the council applies to this land

Hazard risk restrictions – acid sulfate soils – the class, and what it requires of works that disturb the soil

Coastal management – which coastal areas apply under the State coastal policy

On every certificate, whatever this report found

The planning instruments and development control plans that apply

Contributions plans – the levies the council charges new development

Complying development – whether fast-track approval for low-impact work is available on this land

Exempt development – minor work that needs no approval at all

Loose-fill asbestos insulation

Mine subsidence district (land over old mine workings)

Road widening and road realignment

Property vegetation plans and biodiversity stewardship agreements – registered deals restricting clearing or use of vegetation on the land

Where the certificate and this report differ, the certificate is the authority – it is the council speaking about its own controls, and this report is a preview assembled from published mapping. A difference is worth raising with the council either way: it may mean the mapping is out of date, or that something applies which the mapping does not show.

Your to-do list

No action list was generated for this report. The sections below each say what to do about what they found.

Sources and licensing

ABS 2021 Census – G37 Tenure and landlord type (SA1)

Council flood mapping (council flood-portal registry)

Geoscience Australia – National Roads (Digital Atlas of Australia)

NSW Department of Education – School Finder catchment data (CESE)

NSW EPA – contaminated land notified sites

NSW Planning Portal – EPI Primary Planning Layers

NSW Planning Portal – EPI Protection Layers

NSW Planning Portal – SEPP (Resilience and Hazards) 2021

NSW Planning Portal – ePlanning Open Data – © NSW Department of Planning, Housing and Infrastructure. Licensed under Creative Commons Attribution 4.0 (CC BY 4.0).

NSW Spatial Services – Land Parcel & Property Theme

NSW Valuer General – Register of Land Values

Northern Beaches Council – council flood mapping

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