



HOMESNOOP
PROPERTY REPORTS

PROPERTY REPORT

**39/4 Werombi Road
Mount Colah NSW**



Market insights



Council zoning



Easements



Character and heritage



Flooding



Bushfire



Protected vegetation



Utilities



Lifestyle

HOW TO USE THIS REPORT

This report is aimed at giving property buyers a fast, easy and accessible way to understand any potential considerations for a property they are interested in purchasing. We use data from local, state and federal government organisations, utilities companies and other resources. This data is collated, analysed by our system, and presented in a way which is easy to understand. This report covers topics including planning and development, environment, utilities, roads and rail, and living. If considerations are identified for a property, they should be taken as items to be further investigated with the assistance of a professional (usually a town planner, building certifier or solicitor).

RATINGS INFORMATION



An information icon either indicates information about the property that is not applicable to be given a rating, or general information not related to the specific property.



A green icon indicates that Homesnoop has not identified any considerations for the property for that particular item. Items with a green rating should have no impact on future development or quality of life at the property.



A yellow icon indicates that Homesnoop has identified a potential consideration for the property. This may include limitations on future development, quality of life and/or financial considerations. If a yellow rating exists for some aspect of a property, we recommend undertaking further research as needed. Engaging a professional to help you understand the potential impact may also be useful.

DISCLAIMER

Users of the information recorded in this report (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property. Despite our best efforts, Homesnoop makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information. The Information is general in nature and may not reflect variations in local planning regulations or other area-specific considerations. All location-based Information is approximate and subject to positional uncertainty.

We are always looking to improve our reports. If you notice any issues with your report, or want to request new content, please contact us at hello@homesnoop.com.au and we will get back to you promptly.

PROPERTY SUMMARY

Selected lot/s: 0/97669

Total area: 3577 m2 (approx)

Zone/s: High Density Residential

State school catchments: Mt Colah PS and Asquith BHS, Asquith GHS, Ku-ring-gai HS

RATINGS SUMMARY



There were no items found in this category.



Electricity Infrastructure - Location of electricity infrastructure such as poles and power lines.

Historic Bushfires - Shows if any bushfires have previously burned near the property.

Acid Sulfate Soils - Location of acid sulfate soils, which can affect excavation works.

Biodiversity Areas - Areas of biodiversity value with potential development restrictions.

Bushfire - Bushfire risk categories and potential effects on building requirements.

Easements - Locations of easements on the property, such as for shared access or buried pipes.

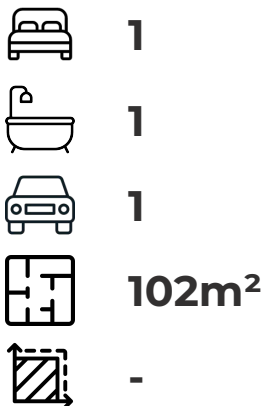
Flooding - Indicates flood-based planning controls.

Heritage - Identification of any heritage protections for the property.

Key Sites - Extra development controls for key areas.

MARKET INSIGHTS

PROPERTY INFORMATION



Features: secure parking, study, balcony/deck, outdoor entertaining



SALE AND RENTAL HISTORY

Date	Activity	Price	Details
16 Jul 2025	For sale	\$565,000	Agency: LJ Hooker - Gordon.
17 Dec 2020	For rent	\$415	Agency: Ray White - Hornsby.
12 Dec 2020	Sold	\$505,000	Agency: Ray White - Hornsby. Days on market: 122.
28 Sep 2016	Sold	\$475,000	

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SALE AND RENTAL ESTIMATE

Automated price and rental estimates are a useful data-point as part of the property research process. However, they should always be checked via a comprehensive Comparative Market Analysis (CMA). Price and rental estimates are less accurate when there is little available information for the property, it has not been sold in a long time, or it has undergone significant renovations since it was last sold.

VALUATION ESTIMATE

LOW MID HIGH

\$460k — **\$540k** — \$620k

High confidence

+\$35k (6.9%) since last sold in December
2020

1.5% compound annual growth rate
(CAGR) since last sold

RENTAL ESTIMATE

\$510 — \$580 per week

Estimated 5.24% yield

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SUBURB INSIGHTS

Property type: Unit Suburb: Mount Colah, NSW

76

Days on market

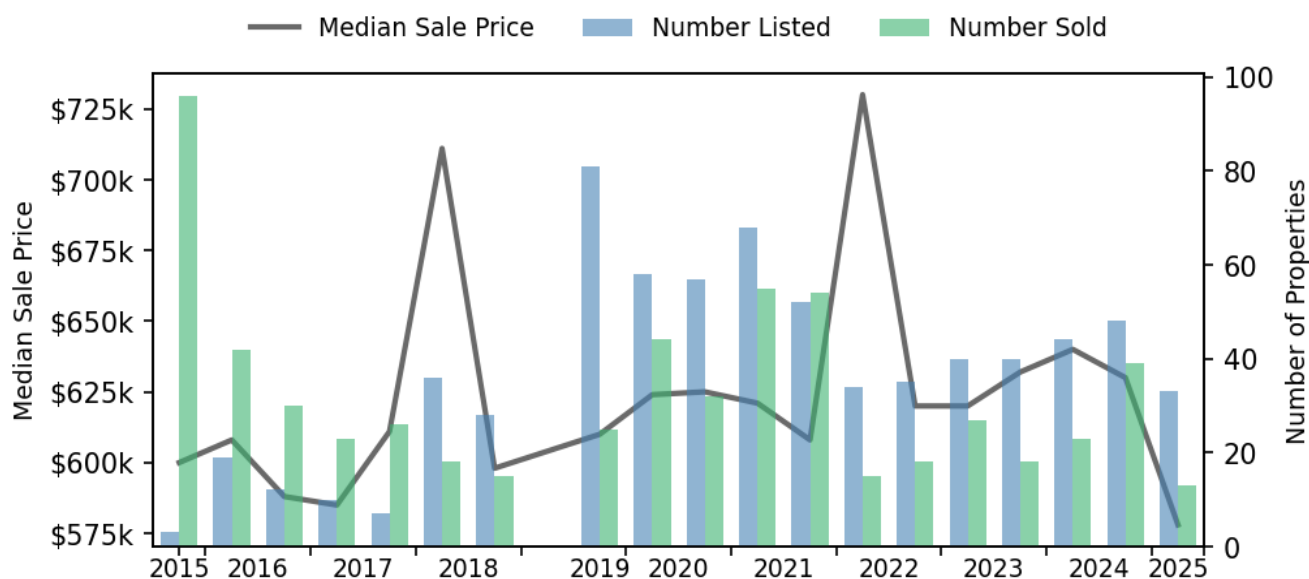
\$578k

Median sale price

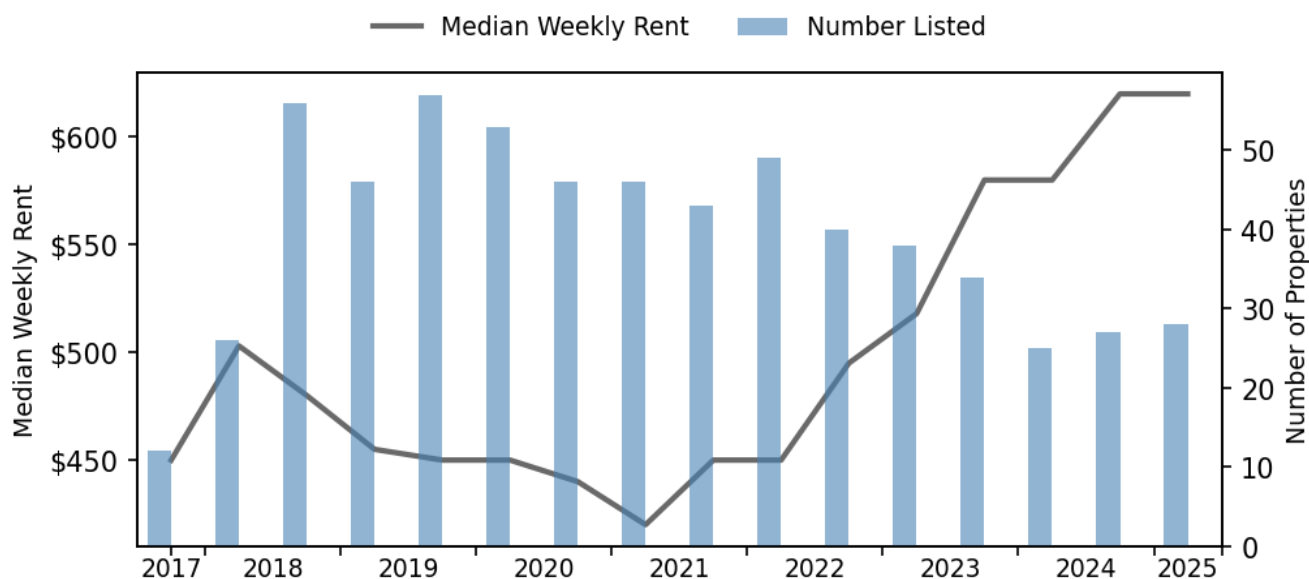
\$620

Median rent price

SALES TRENDS (HALF-YEARLY)



RENTAL TRENDS (HALF-YEARLY)



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NEARBY PROPERTIES FOR SALE

Understanding properties currently for sale in the local area can offer insight into market supply and pricing trends, and assist in evaluating how the subject property compares in terms of value, presentation, size, and features.



Buyers Guide: \$530,000

20/522-524 Pacific Highway, Mount Colah (100m away)

Listed: 03/07/2025 (28 days ago)

[View listing](#)

 **1**  **1**  **1**  **89m²**

Features: air conditioning, study



Price guide \$645,000.00

Level 1, 16/1-3 Werombi Road, Mount Colah (100m away)

Listed: 07/11/2024 (266 days ago)

[View listing](#)

 **2**  **2**  **1**

Features: air conditioning, study



\$650,000 - \$700,000

31/2 Cowan Road, Mount Colah (200m away)

Listed: 21/07/2025 (10 days ago)

[View listing](#)

 **2**  **2**  **1**

Features: air conditioning



Price Guide \$600,000 - \$640,000

17/1 Cowan Road, Mount Colah (300m away)

Listed: 24/07/2025 (7 days ago)

[View listing](#)

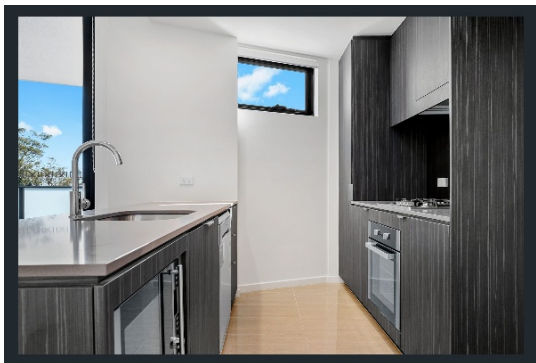
 **2**  **2**  **1**  **108m²**

Features: air conditioning, ensuite

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NEARBY PROPERTIES FOR RENT

Understanding properties currently listed for rent in the local area can provide valuable insight into the rental market and assist in assessing how the property compares in terms of rental value, size, condition, and features.



\$680 per week

26/522 Pacific Highway, Mount Colah (100m away)

Listed: 11/07/2025 (20 days ago)

[View listing](#)



Features: air conditioning, ensuite, balcony/deck



Deposit Taken

4/6 Cowan Road, Mount Colah (200m away)

Listed: 09/04/2025 (113 days ago)

[View listing](#)



Features: air conditioning



\$590 per week

2/26 Flora Avenue, Mount Colah (1.1km away)

Listed: 31/07/2025 (0 days ago)

[View listing](#)



Features: air conditioning, balcony/deck



\$750 per week

64/9 Bell Street, Hornsby (1.9km away)

Listed: 31/07/2025 (0 days ago)

[View listing](#)



Features: air conditioning, secure parking, balcony/deck

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NEARBY SOLD PROPERTIES

Understanding properties that have recently sold in the local area can provide valuable insight into current market performance and assist in assessing how the subject property compares in terms of size, condition, and features.

**\$545,000**

2/522-524 Pacific Highway, Mount Colah (100m away)

Sold: 21/02/2025 (160 days ago)

[View listing](#)

Features: air conditioning, study

**\$530,000**

5/1-3 Werombi Road, Mount Colah (100m away)

Sold: 20/12/2024 (223 days ago)

[View listing](#)

Features: air conditioning, study

**\$570,000**

2/26 Flora Avenue, Mount Colah (1.1km away)

Sold: 23/06/2025 (38 days ago)

[View listing](#)

Features: air conditioning

**\$610,000**

20/1 Cowan Rd, Mount Colah (300m away)

Sold: 08/02/2025 (173 days ago)

[View listing](#)

Features: air conditioning, secure parking, ensuite

powered by **DomainInsight**



PLANNING & DEVELOPMENT

PROPERTY ZONING

Property zoning is a system that local governments use to control how land can be used within a specific area. The goal of zoning is to separate different types of land use, such as residential, commercial, and industrial, to prevent conflicts and promote orderly development. Each property is assigned to a specific zoning district which determines the permitted use of that land. For example, a residential zoning district would typically allow for the construction of houses, apartments, and other types of housing, while a commercial district would allow for businesses such as shops and restaurants.

PROPERTY INFORMATION



This property is in the R4 High Density Residential zone of the Hornsby Local Environmental Plan 2013. This zone is primarily for high-density housing, such as residential flat buildings, while allowing some lower-density options like multi-dwelling housing where appropriate. It also permits supporting services like neighborhood shops, community facilities, places of worship, childcare centres, and respite day care centres.

The zone of your property is important as it significantly impacts what future development can be undertaken. Similarly, the zoning of the nearby area should be thoroughly considered. This will dictate the development that is allowed to be undertaken in your neighbourhood, potentially impacting your future enjoyment of the property. To find out more, search for the council's Local Environmental Plan (LEP) or contact them for more details.



EASEMENTS

An easement is a legal right for a person or company to use a portion of someone else's land for a specific purpose. The owner of the land still retains ownership, but the easement holder has the right to use the land for the specified purpose. Reasons for easements on residential property include shared driveways, underground utilities, drainage and overland flow paths. Typically easements cannot be built upon as it would obstruct access to the easement holder. As such, the size and location of any easements on a property must be carefully considered when planning any future development work.

PROPERTY INFORMATION



This property does not appear to be subject to any easements.



A title search serves as the source of truth for any easements (as well as other potential encumbrances such as bank mortgages). Always perform a title search prior to purchasing a property. Your solicitor will be able to undertake this on your behalf.



HERITAGE

Heritage development restrictions are put in place to protect and conserve the city's cultural and historical heritage. These restrictions are intended to ensure that any development or alterations to heritage listed properties are carried out in a way that respects and preserves their heritage significance. Development restrictions may apply to a range of activities, including building, altering, demolishing, or moving a building or structure, and may involve specific requirements or guidelines for the design, materials, and other aspects of the development.

PROPERTY INFORMATION



This property is not subject to a heritage place mapping.



MAXIMUM BUILDING HEIGHTS

Building height limits are primarily determined by zoning and vary depending on the type of development, such as residential, commercial, or high-density buildings. The purpose of height controls is to manage urban density, protect neighborhood character, and ensure access to sunlight, views, and privacy. For example, low-rise residential areas may have strict height restrictions to maintain a suburban feel, while commercial or city-center zones may allow for taller buildings to support economic growth and higher population density.

PROPERTY INFORMATION



Maximum building height: 16.5 metres

The map below shows the maximum building heights for the area. Some exceptions or additional restrictions may also apply outside of these limits. Some areas may not have explicit building height limits defined and instead control building height by the property zoning system or other measures.



LOT SIZE

Minimum lot size regulations set the smallest permissible land area for subdivision and development, ensuring that new lots align with planning objectives. These controls vary by zoning and help manage urban density, protect environmental values, and maintain local character. For example, rural zones may have larger minimum lot sizes to preserve open space and agricultural use, while urban areas may allow smaller lots to support higher-density housing. Understanding minimum lot size requirements is essential for assessing subdivision potential and compliance with local planning laws.

PROPERTY INFORMATION

**Minimum lot size:** N/A m2

The map below shows the minimum lot sizes for the area. Some exceptions or additional restrictions may also apply outside of these limits. Some areas may not have explicit lot sizes defined and instead control lot size by the property zoning system or other measures.



FLOOR SPACE RATIO

Floor Space Ratio (FSR) limits regulate the density of development by controlling the total floor area a building can have relative to the land size. These limits help manage urban growth, maintain neighborhood character, and ensure adequate access to sunlight, ventilation, and open space. For example, low-density residential areas typically have lower FSRs to preserve spacious streetscapes, while high-density zones allow for greater floor space to accommodate population growth and economic activity.

PROPERTY INFORMATION



Maximum floor space ratio: N/A

The map below shows the maximum floor space ratios for the area. Some exceptions or additional restrictions may also apply outside of these limits. Some areas may not have explicit floor space ratios defined and instead control floor space by the property zoning system or other measures.



KEY SITES

In New South Wales, Key Sites are specific land parcels identified within Environmental Planning Instruments that are designated for significant development projects. These sites are subject to tailored planning controls to ensure that future developments align with strategic planning objectives. By focusing on these areas, the NSW planning framework aims to facilitate coordinated urban growth, optimize infrastructure delivery, and enhance environmental sustainability.

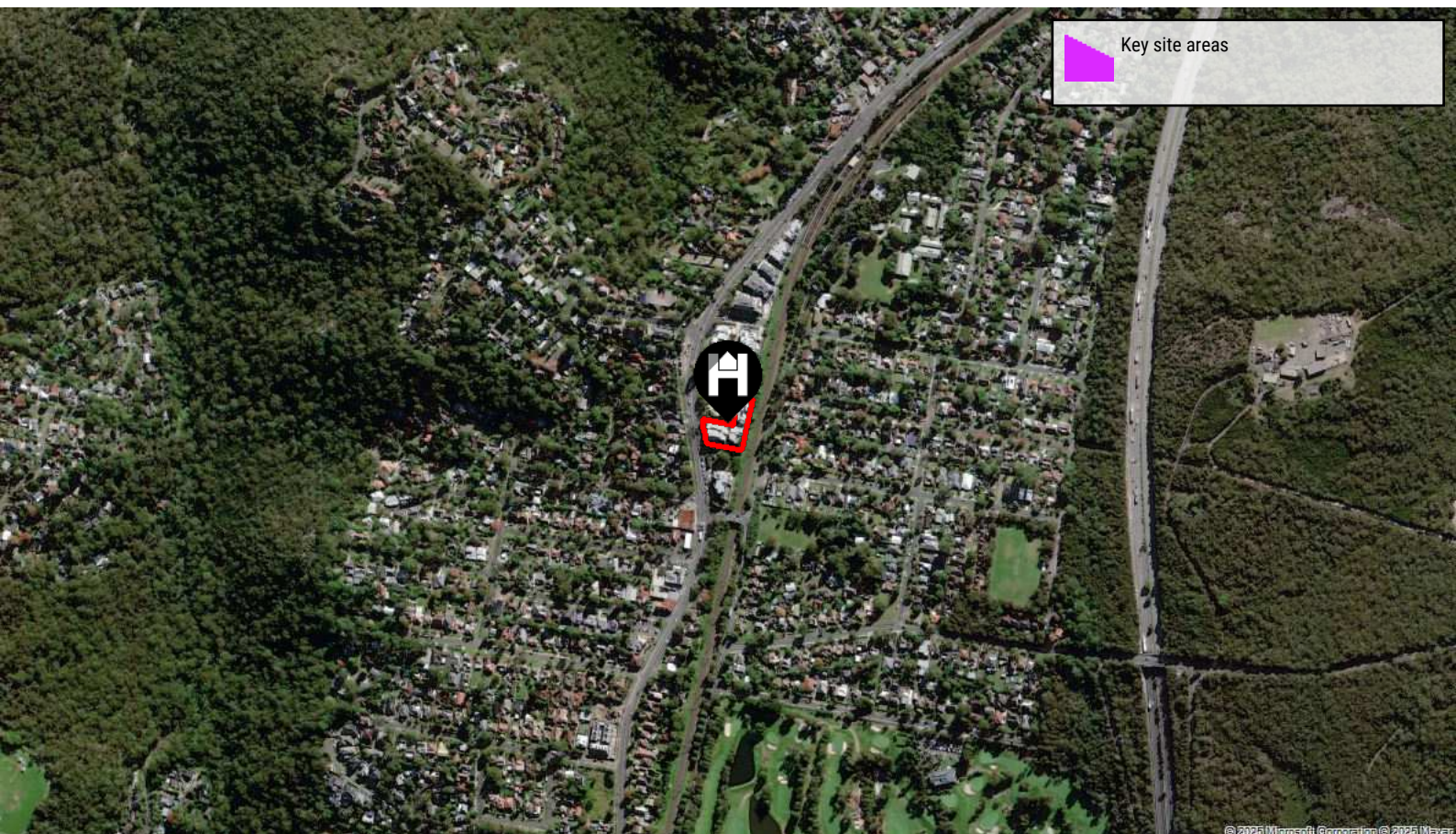
PROPERTY INFORMATION



This property is not within a Key Site area.



Key Site areas are used for a wide-range of purposes, including hospital precincts, industrial areas, mixed use zones and agricultural land. As such, the development controls can vary significantly. If a property is located within a Key Site area, further investigations should be undertaken with the assistance of a Town Planner to understand the specific development restrictions that apply.



FUTURE RESIDENTIAL DEVELOPMENT

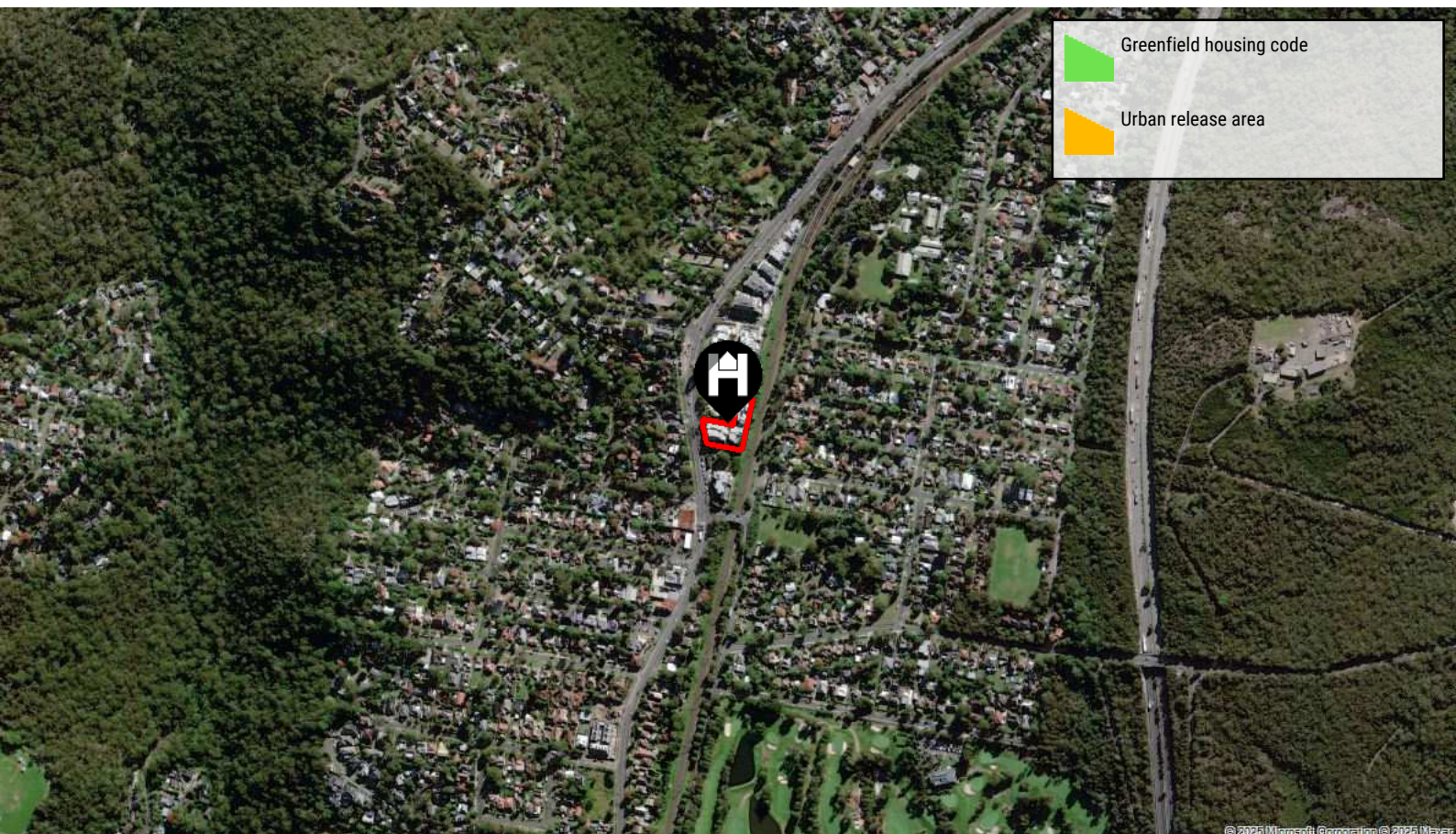
Future residential development areas in NSW have been identified by the state government and local councils. The Greenfield Housing Code streamlines the approval process for new homes in designated growth areas, allowing for faster development under standardised planning controls. Urban Release Areas are specific land parcels identified for future urban expansion, ensuring coordinated development with necessary infrastructure and services. These zones help manage housing supply, infrastructure delivery, and environmental sustainability to support growing communities.

PROPERTY INFORMATION



This property is not within a future residential development area.

If your property is located within or nearby a future residential development area, you may experience changes in your local surroundings. These developments often bring benefits such as upgraded infrastructure, new community facilities, improved public transport, and enhanced local services. However, the increased population density may be a drawback for some existing residents who prefer a quieter area.



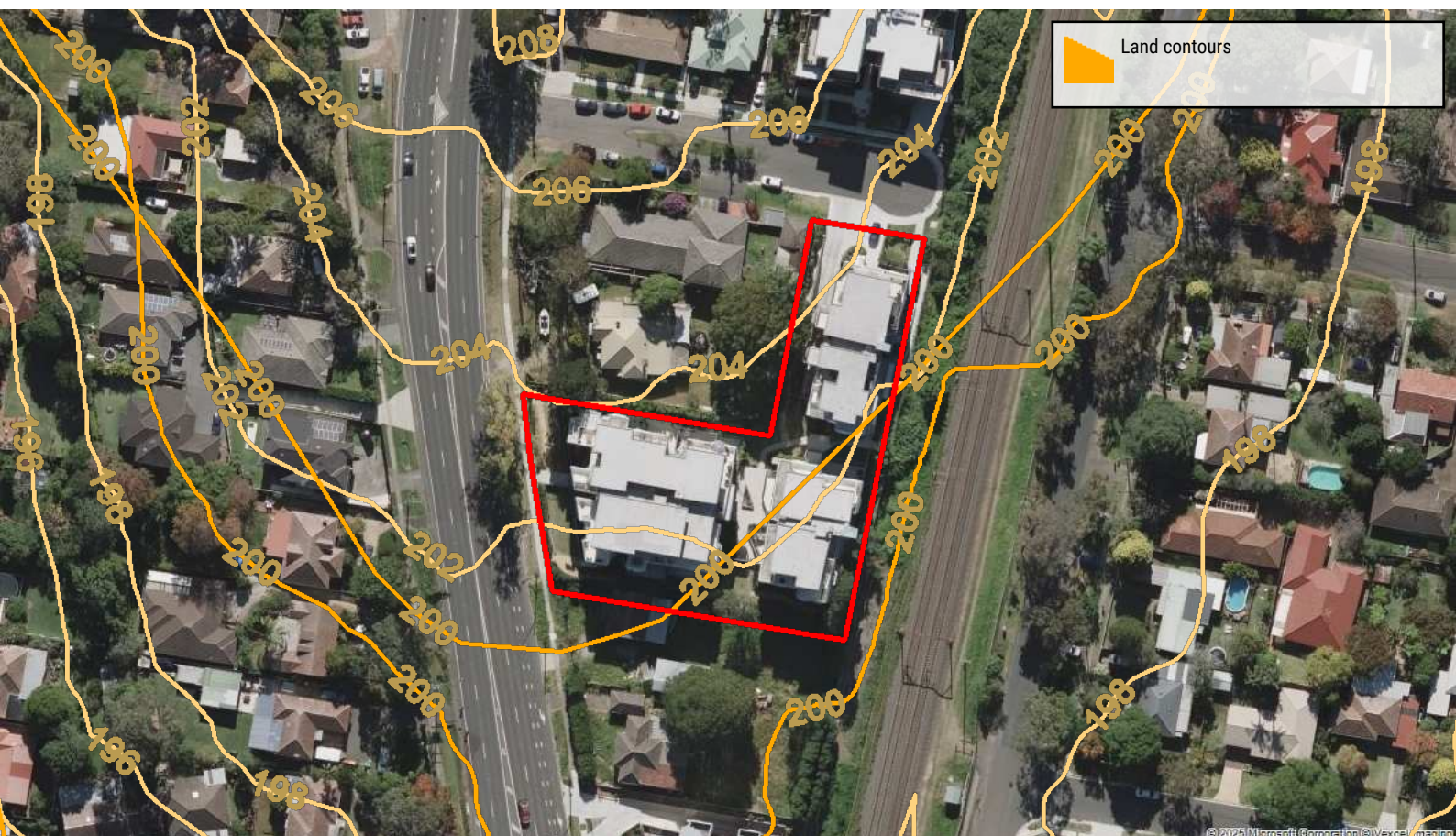
LAND CONTOURS

Land contours show the shape and elevation of the land's surface, which is important to understand when analysing a property for purchase. Generally, blocks that are flat or gently sloped are more desirable than those that have steeper or more irregular shaped slopes. A flat site is generally better for building because it makes construction easier and less expensive. Land contour data can also reveal how water flows over the land and help determine potential drainage issues. This can be particularly important in areas that are prone to flooding.

PROPERTY INFORMATION



Land contours for the property are shown in the image below. Each line represents a constant elevation value. The elevation values are shown as metres above sea level.



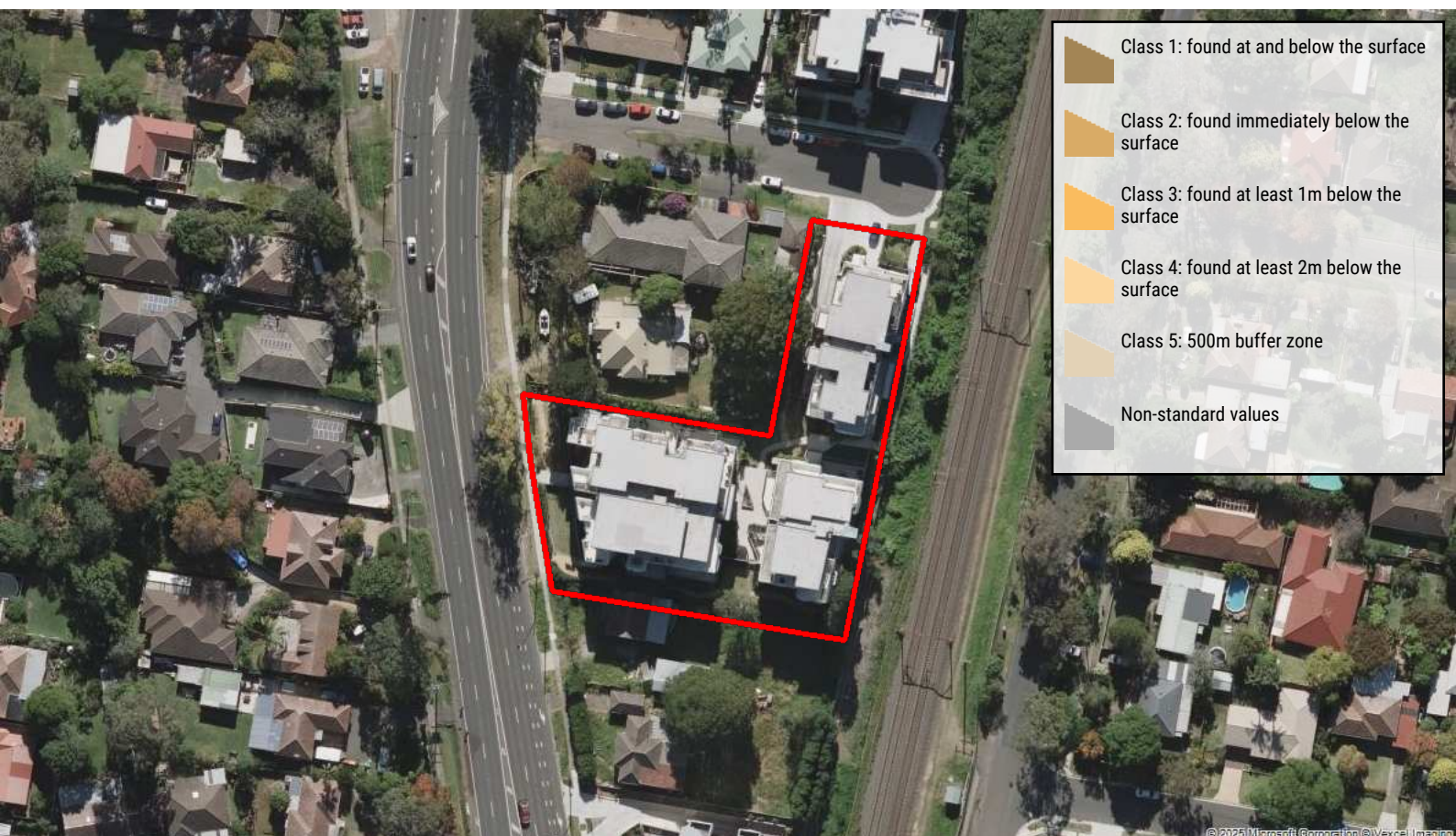
ACID SULFATE SOILS

Acid sulfate soils are frequently found in former tidal marsh and mangrove regions. These soils are typically benign unless disturbed. Upon drainage or excavation, the sulfide minerals in the soil can react with oxygen and water, producing sulfuric acid. This can result in harm to the environment, and to structures like buildings and roads.

PROPERTY INFORMATION



This property is not subject to an acid sulfate soils mapping.



ENVIRONMENT

FLOODING

Flooding is often caused by heavy rainfall falling over large parts of a catchment. This heavy rainfall causes the water levels in a river, creek or urban drainage system exceed the capacity of the main channel or pipe network. This type of flooding can occur in both the coastal and hinterland parts of a region, and in both rural and urban areas. Properties at risk of flood usually have extra restrictions on development, including minimum floor heights and extra approvals processes. A risk of flooding may also have a detrimental impact on property value.

PROPERTY INFORMATION



No flood-related development controls or risk mappings have been identified for this property. However, we may not have access to all flood data sources in this area and recommend contacting the local council to confirm whether any additional flood information is available.



The map below indicates areas where flood-related development controls are in effect under the EPI, as well as flood risk mapping by the NSW SES. However, new flooding information is being released regularly by local councils, so we recommend contacting them for a flood risk assessment prior to any property purchase.



BUSHFIRE

Bushfires pose a threat to both properties and the people who live there. Therefore, properties located in areas at risk of bushfire often have development restrictions aimed at reducing the risk of bushfire damage. These restrictions can come from the local Council, the State Government and/or the National Construction Code. The level of development restrictions will likely depend on the Bushfire Attack Level (BAL) that is calculated, which accounts for the bushfire risk including the amount of nearby bushland and its vegetation type.

PROPERTY INFORMATION



This property is not subject to a bushfire mapping.



In NSW, the relevant planning instrument for bushfires is the Planning for Bush Fire Protection 2019. Development Applications on bush fire prone land must be accompanied by a Bush Fire Assessment Report (BFAR) which explains how compliance with PBP 2019 is to be achieved. It is not the intention of the measures to prevent the development of land in bush fire prone areas. However, it may be necessary to modify the style, construction material or sighting of a building.



HISTORIC BUSHFIRES

Australia has experienced numerous significant bushfire events, impacting communities and landscapes across the country. Past bushfires can be an indicator of ongoing risk, as areas that have burned before may be prone to future fires. Additionally, the occurrence of a bushfire is likely associated with a higher Bushfire Attack Level (BAL) rating under AS3959: Construction of buildings in bushfire-prone areas, which may result in stricter building requirements.

PROPERTY INFORMATION



This property has likely not experienced a previous bushfire.



BIODIVERSITY AREAS

Biodiversity values mapping identifies areas of environmental significance, which can influence development potential on a property. In New South Wales, land with high biodiversity values may be subject to additional planning controls to protect native species, habitats, and ecological processes. This can impact future development by requiring conservation measures, offset obligations, or restrictions on land clearing. Understanding a property's biodiversity values is essential for assessing potential development constraints and ensuring compliance with environmental regulations.

PROPERTY INFORMATION



This property is not subject to a biodiversity areas mapping.



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UTILITIES

ELECTRICITY INFRASTRUCTURE

Electricity infrastructure includes power poles, power lines, substations and transformers. Typically the infrastructure is located outside property boundary and poses no issue to a homeowner. However, there are some instances where a property may have electricity infrastructure located within the property boundary, such as a power pole. The local supplier of electricity should be contacted for any queries related to electrical infrastructure.

PROPERTY INFORMATION



This property does not appear to have any extra electricity infrastructure inside the property boundary.



In the map below, the term 'cable' means an electrical conductor located underground (shown as a dashed line). The term 'wire' means one that is located overhead (shown as a solid line). Only above-ground infrastructure is available in some locations, so if no electricity infrastructure is shown, it may be supplied by an underground cable.



LIFESTYLE & COMMUNITY

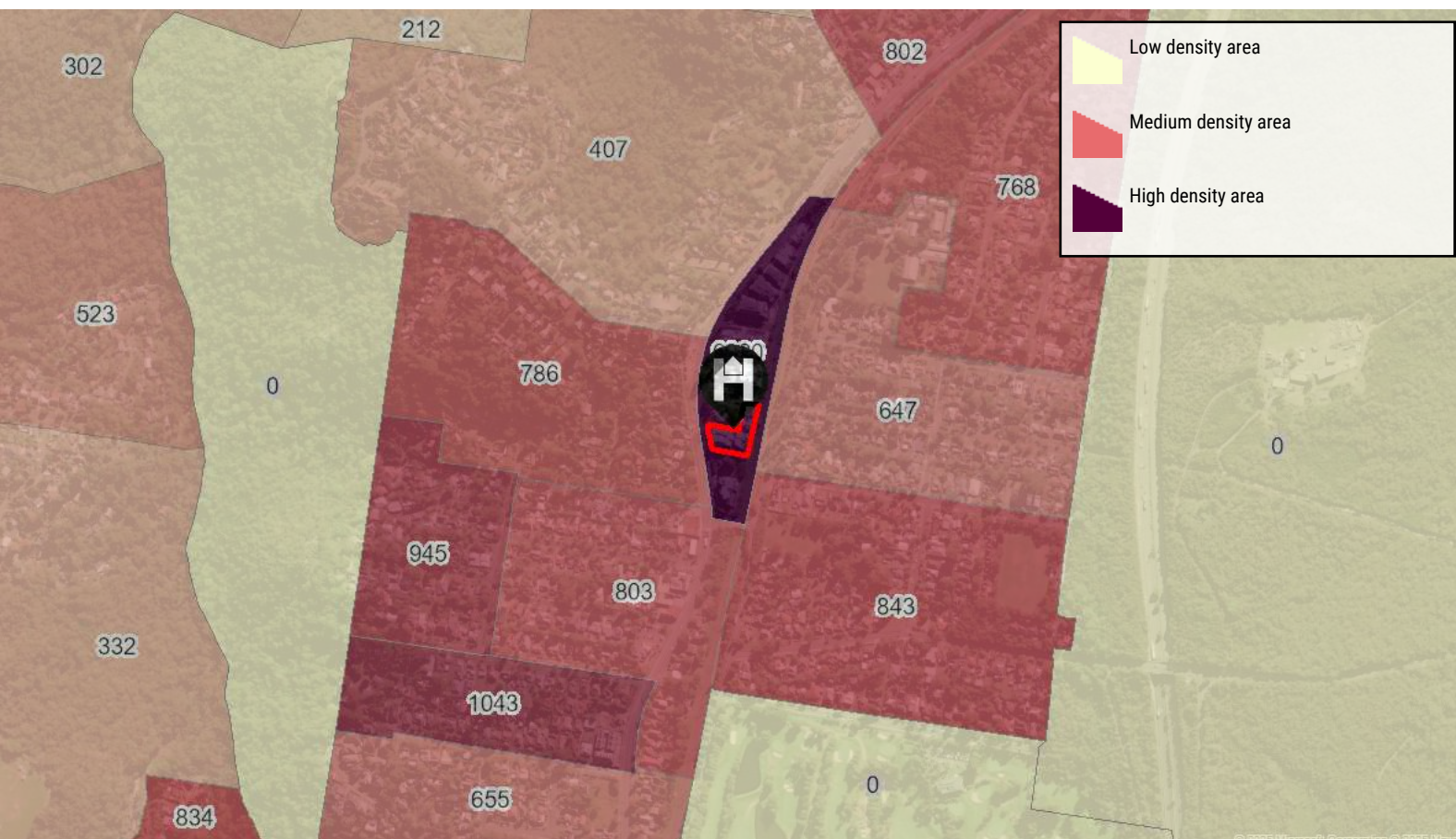
DWELLING DENSITY

Dwelling density refers to the number of homes within a given area and can influence lifestyle, infrastructure, and property values. High-density areas, often characterized by apartments and townhouses, typically offer greater access to amenities, public transport, and employment hubs but may experience congestion and limited green space. Low-density areas, with more detached houses and open space, provide a quieter lifestyle with less traffic but may have fewer nearby services and longer travel times. The density of an area can impact future development potential, zoning regulations, and demand for housing.

PROPERTY INFORMATION



In the map below, dwelling density is shown as 'dwellings per square kilometre'. Density values may be influenced if significant portions of the area are non-residential.



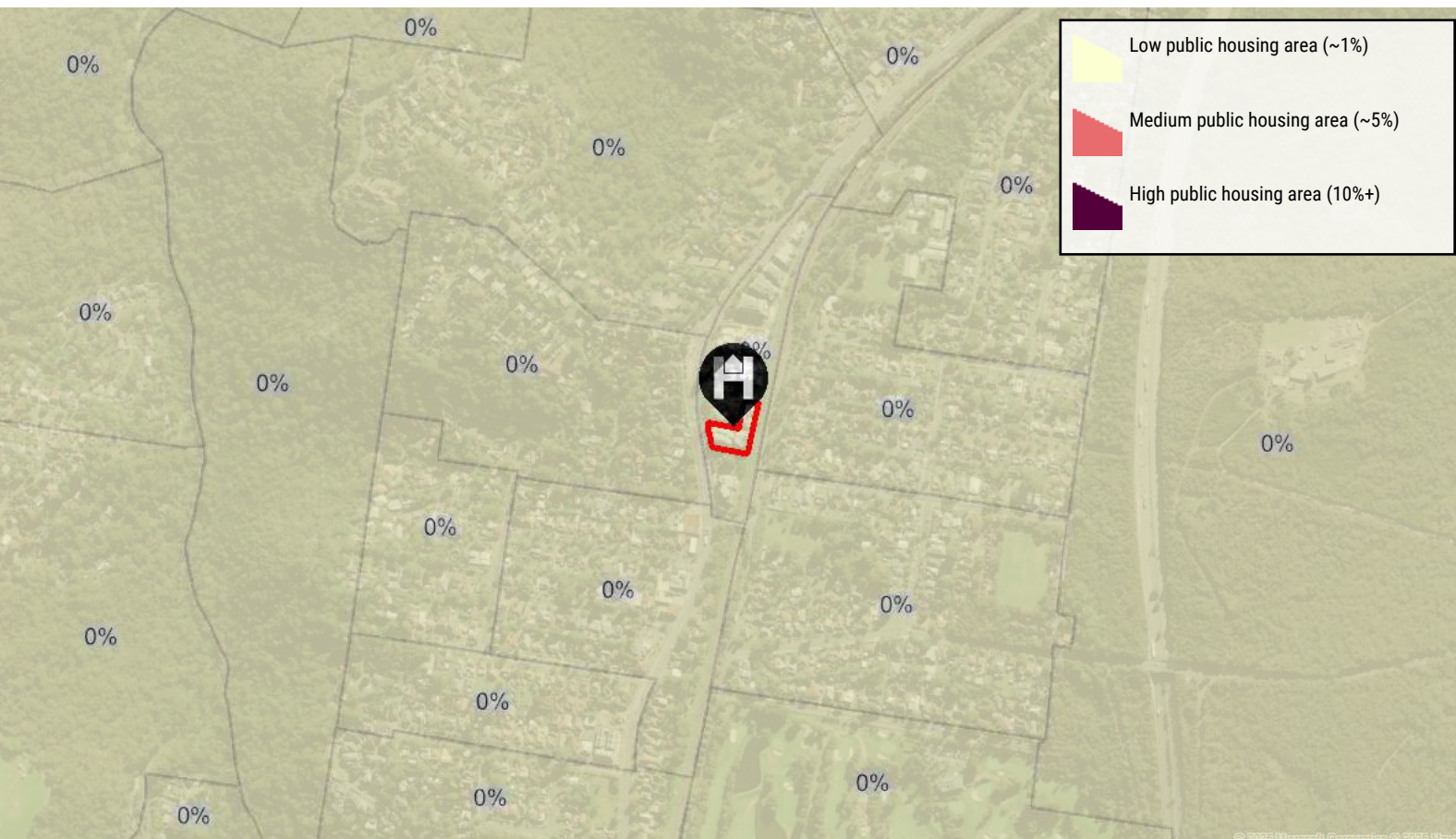
PUBLIC HOUSING

Public housing includes both government-managed and community housing, offering affordable homes to eligible residents. In areas with a high proportion of public housing, neighborhood change may happen more gradually, as some properties remain outside the private market. However, when former public housing is sold and reintroduced to private ownership, these areas can attract new interest and see periods of faster growth. Public housing can shape the character of a community, contributing to stability while also influencing long-term development trends.

PROPERTY INFORMATION



In the map below, public housing rates are shown as a percentage of all dwellings. Public housing includes both government-managed and community housing (but excludes employer-managed housing such as Defence Housing Australia).



SCHOOL CATCHMENTS

A school catchment area is the geographical location where a state school's core intake of students must live. Catchment areas ensure every student from Kindergarten to Year 12 is able to enrol at their local state school. Your local state school is the school which is closest to your home. You can still apply for enrolment at a state school outside of your catchment area, but enrolment is not guaranteed and you will be placed on a waiting list.

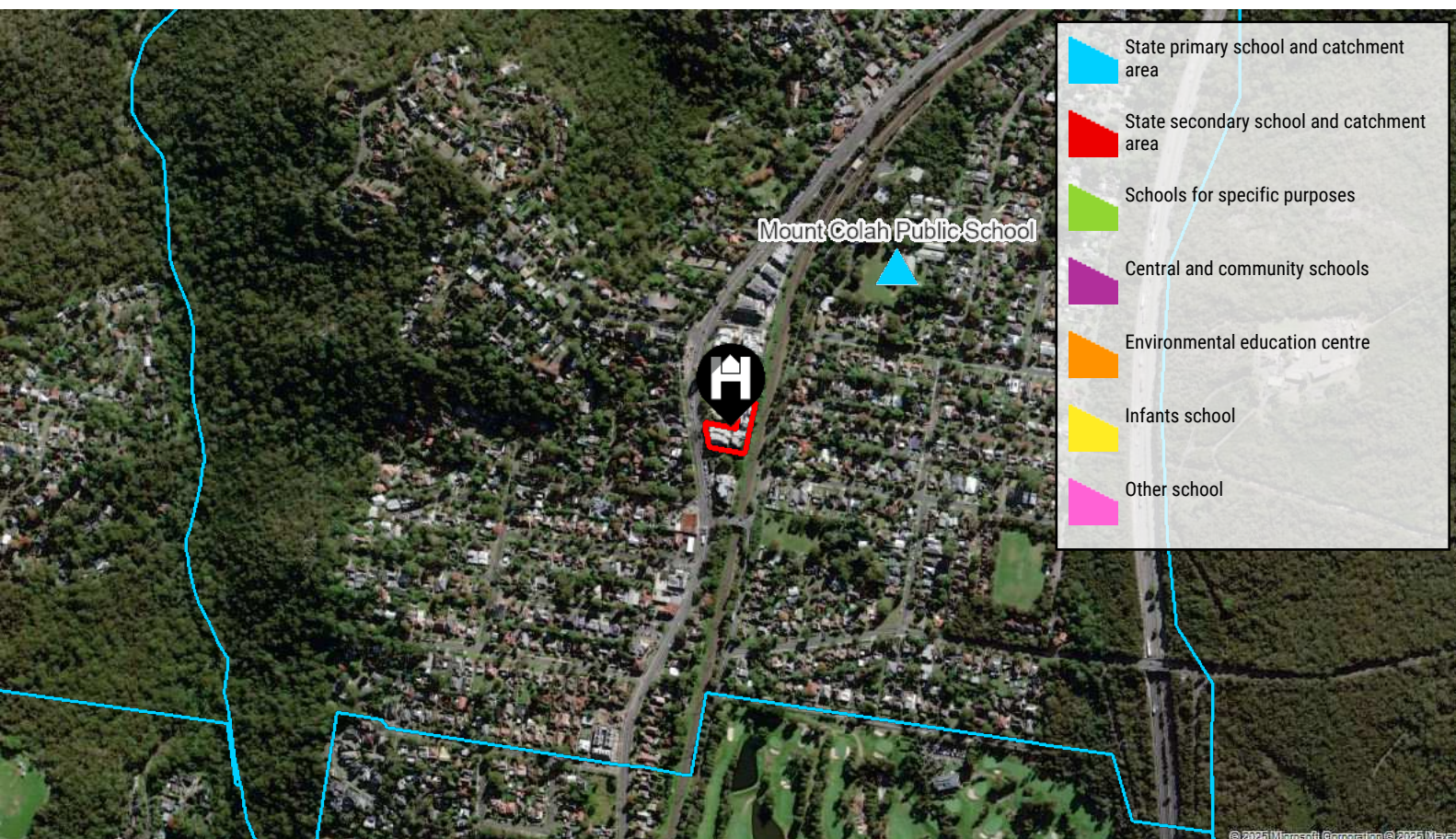
PROPERTY INFORMATION



State primary school: Mt Colah PS

State secondary school: Asquith BHS, Asquith GHS, Ku-ring-gai HS

We use the latest data to determine the catchment area for a property. However, school catchment areas are reviewed yearly and are subject to change. For enquires, please contact the NSW Department of Education.



BICYCLE NETWORK

The state government and local councils maintain bicycle networks throughout the area. The network includes a mix of dedicated bike paths, on-road bike paths, other shared paths and quiet streets. Having bike paths near your property can help you maintain an active lifestyle, whether for commuting to work or just for recreational cycling.

PROPERTY INFORMATION



The map below shows the bicycle network near the property.

