SUBJECT SITE

Laverton North Warehouse Screening (demo)

VIC · Warehouse / Logistics · 2.9 ha drawn boundary

ASSESSMENT READOUT

NO FATAL FLAWS IDENTIFIED

No Major red flags across the 19 assessable constraint(s). 5 Moderate constraint(s) require mitigation through the development application.

5 Moderate | 5 Minor | 9 Insignificant

TO
Site selection lead (sample)

FROM
DA Leads Planning Intelligence

DATE
12 July 2026

STATE
VIC

ZONE
IN2Z

SITE AREA
2.9 ha

NEAREST DWELLING
109 m

BACKGROUND

Instructions & Purpose

Desktop red flags screening of a candidate Warehouse / Logistics site prior to formal feasibility.

Identify potential fatal flaws and material planning and environmental constraints to inform site selection.

APPROACH

Methodology & Caveats

This is a desktop red flags screen. The drawn site boundary was intersected against national and state planning, hazard and environmental spatial layers, supplemented by state planning services and an SRTM

elevation model. Each constraint is rated on the four-level scale, and where data is unavailable for the state it is flagged for survey rather than assumed clear.

HOW THIS SCREEN WAS PRODUCED

- Spatial intersection of the site polygon against the mapped constraint layers
- State planning service queries for zoning, overlays and the nearest residential receptor
- Terrain analysis (slope and visibility) from a 30m elevation model
- Rule-based rating per constraint, with a data status recorded separately from the rating

LIMITATIONS

- Mapped vector data is generalised at zoom and is not survey accurate; boundaries and distances are indicative.
- Data coverage varies by state. Constraints flagged data-limited require a specialist survey and are NOT low-risk.
- EPBC matters are screened by proximity and mapped layers only; a Protected Matters Search Tool report and self-assessment are still required.
- This screen does not replace a title search, specialist assessments, modelling, or the formal development application.

01 / SITE CONTEXT

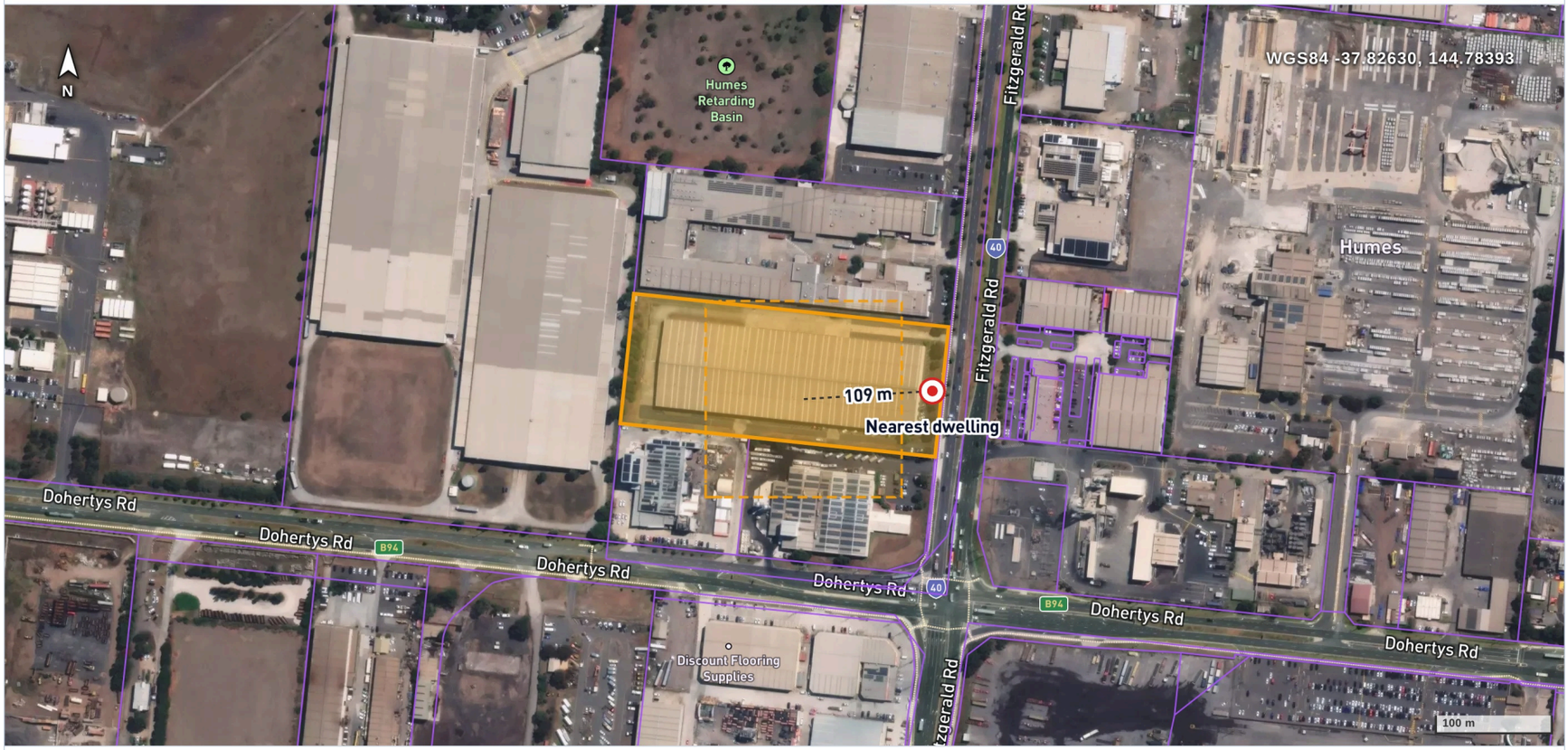
Site & Surrounds

The candidate site and its surrounding land uses, derived from the drawn boundary and surrounding spatial data.

SITE & SURROUNDS

137 - 143, Fitzgerald Road, Laverton North, Melbourne, Victoria, 3026, Australia

Wyndham
2.9 ha (drawn)



Drawn site boundary and immediate surrounds on current satellite imagery, with the indicative project footprint and nearest mapped dwelling where shown. Screening exhibit only, not a survey or cadastral plan.

Subject site · Surrounding parcels · Indicative footprint ~2.75 ha · Nearest dwelling (109 m)

FIGURE 1 Site and surrounds — drawn site boundary, indicative project footprint and nearest dwelling on current satellite imagery. Screening exhibit only, not a survey or cadastral plan.

ADDRESS

137 - 143, Fitzgerald Road, Laverton North, Melbourne, Victoria, 3026, Australia

SITE AREA (DRAWN)

2.9 ha

STATE

VIC

ZONE

IN2Z - INDUSTRIAL 2 ZONE

COUNCIL

Wyndham

NEAREST DWELLING

109 m

NEAREST HV POWER

50 m (66 kV)

NEAREST CONSERVATION AREA

Angliss Grassland (Laverton North) N.C.R. (about 478 m)

02 / PLANNING CONTROLS

Zoning & Overlays

Statutory planning controls that apply to the site.

ZONE	IN2Z - INDUSTRIAL 2 ZONE

No planning overlays detected over the site from available data.

03 / METHOD

Risk Rating Scale

Each constraint is rated on a four-level scale. Constraints that could not be assessed from available data are shown separately and are not treated as low risk.

Major

Significant; likely to preclude development unless rectified (potential fatal flaw).

Moderate

Significant; will need to be mitigated.

Minor

Evident but not significant; readily mitigated.

Insignificant

No constraint on development proceeding.

Data not available

Could not be assessed from available data; further investigation required. This is NOT a low-risk finding.

04 / RED FLAGS

Constraint Summary

Traffic-light screening of each constraint. See the following section for the assessment and mitigation behind each rating.

Zoning
Zone (IN2Z - INDUSTRIAL 2 ZONE) is compatible with utility infrastructure.

INSIGNIFICANT

Cadastral / Title & Easements
1 infrastructure corridor(s) / easement(s) cross the site; these carry registered easements and setbacks that constrain where plant can be built.

MODERATE

Planning Overlays
No planning overlays intersect the site.

INSIGNIFICANT

Aboriginal Heritage
Outside a mapped Area of Cultural Heritage Sensitivity; protection still applies (a sensitivity model, not a site register).

MINOR

Historic / Federal Heritage
No listed historic heritage place within 1km.

INSIGNIFICANT

Bushfire
Site is not within a mapped bushfire prone area.

INSIGNIFICANT

Flora & Fauna / Ecology
Threatened biota, native vegetation or a nearby reserve identified.

MODERATE

EPBC / Matters of National Significance
A Matter of National Environmental Significance is likely triggered; EPBC referral required.

MODERATE

Hydrology / Flooding
No mapped flood hazard or overlay affects the site.

INSIGNIFICANT

Noise (residential amenity)
Nearest sensitive receptor (dwelling) about 109m away.

MODERATE

Visual Amenity
Terrain visibility high; Site at 31.0m is higher than 71% of surrounding sample points. The site sits on elevated/e

MINOR

Contours / Topography
Mean site slope about 1.4% from the SRTM 30m elevation model.

INSIGNIFICANT

Geotechnical
Not desktop-assessable; intrusive geotechnical investigation required.

MINOR

Soils
No acid sulfate or reactive soils mapped over the site.

INSIGNIFICANT

Utilities (power / gas / water / NBN)
Transmission line within 50m (66kV); Gas transmission pipeline within 24m; Water / sewer main within 30m

INSIGNIFICANT

Traffic & Access
Freight / logistics use: operational heavy-vehicle traffic is intrinsic and a Traffic Impact Assessment with intersection modelling is required.

MODERATE

Contaminated Land
No EPA-listed contaminated site within 500m.

INSIGNIFICANT

Air Quality
Non-combustion project; air quality limited to construction dust.

MINOR

Hazard & Risk (fire / explosion)

✓ A warehouse's on-site hazard is set by what it stores, which is not knowable from a desktop: general freight carries no significant fire / explosion hazard, while dangerous-goods storage triggers licensing, separation and placarding requirements under state DG legislation. **MINOR**

05 / APPROVALS

Approvals Pathway

Indicative approvals a project of this type would typically require.

APPROVAL	AUTHORITY	TRIGGER
State planning consent	Responsible authority / Minister for Planning	Applicable state planning legislation
EPBC referral (if MNES significantly impacted)	DCCEEW (Commonwealth)	Potential significant impact on a Matter of National Environmental Significance
Native vegetation clearance	State native vegetation authority	Clearance of native vegetation
Utility connections (power / water / sewer)	Distribution network and utility providers	New connections and any augmentation the development requires

05B / PRECEDENTS

Comparable Approved Projects

Recent comparable projects that have been approved on a similar assessment pathway. Precedents de-risk the approval thesis; they are indicative only and each project's assessment turns on its own merits.

PROJECT	SCALE	APPROVAL PATHWAY	YEAR
Aspect Industrial Estate, Kemps Creek (SSD-10448) Western Sydney logistics precinct precedent on the SSD pathway.	Multi-warehouse logistics estate, Mamre Road precinct	State Significant Development under the NSW EP&A Act 1979; concept consent granted 24 May 2022, with subsequent stage approvals.	2022 source
Warehouse and distribution estate, 113-153 Aldington Road, Kemps Creek Recent Western Sydney Employment Area logistics approval.	~30 ha estate in the Western Sydney Employment Area	State Significant Development under the NSW EP&A Act 1979; approved 28 July 2025.	2025 source

Review of Planning & Environmental Considerations

Each constraint with the desktop findings, the legislation that applies, the risk table and the checks required before reliance.

1 Zoning

INSIGNIFICANT

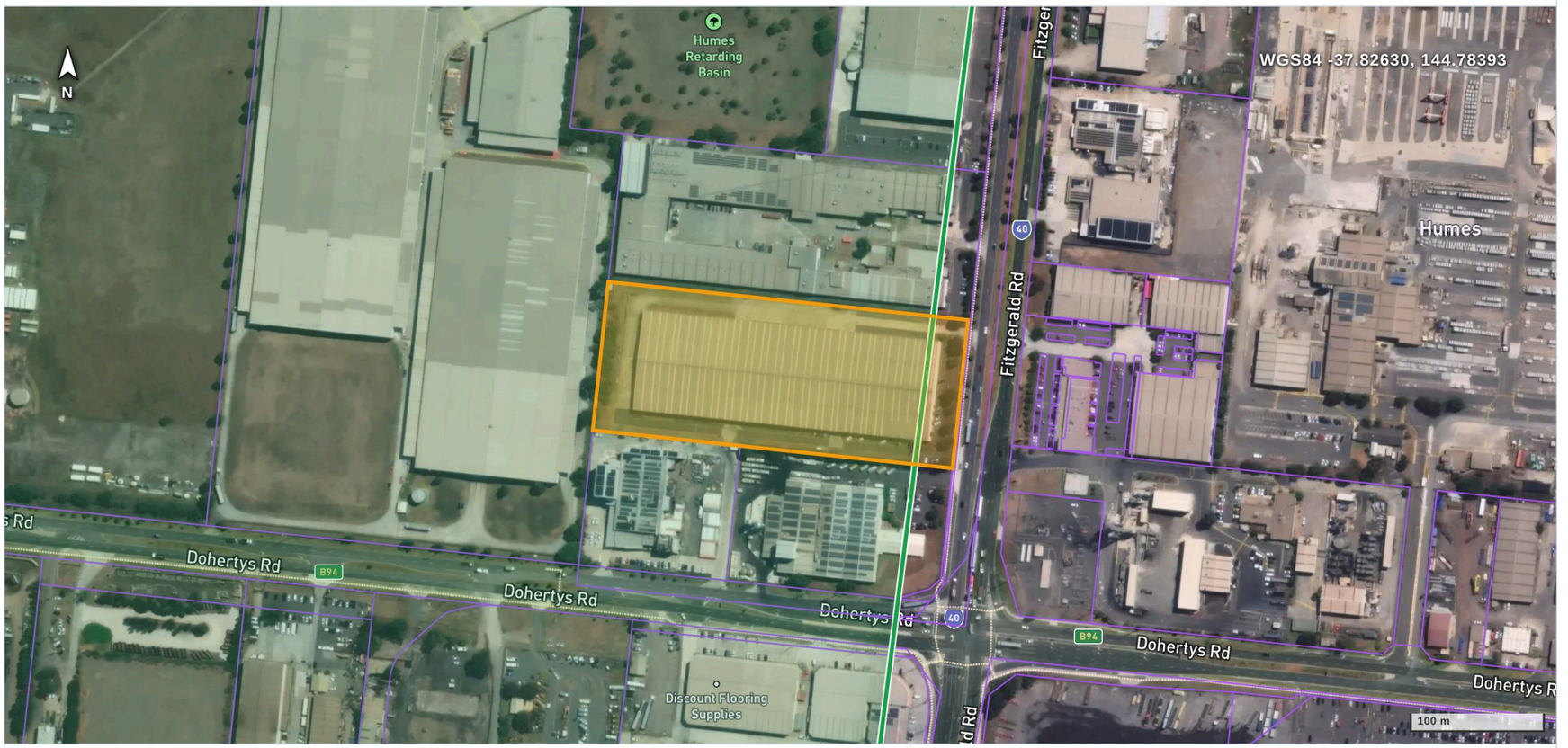
The site is located within the IN2Z - INDUSTRIAL 2 ZONE, which is generally compatible with utility-scale infrastructure. This zoning is rated as an insignificant constraint for the development. While the zone supports this use, compliance with Wyndham council planning scheme provisions must be confirmed during the detailed design phase.

Legislation: State planning legislation and the applicable planning scheme / Planning and Design Code

CONSTRAINT EXHIBIT / ZONING

137 - 143, Fitzgerald Road, Laverton North, Melbourne, Victoria, 3026, Australia

Wyndham
Screening exhibit



Zoning mapped near the drawn site boundary on current satellite imagery. Screening exhibit only; confirm against the source dataset and a planner.

Subject site · Surrounding parcels · Zoning

FIGURE 2 Zoning — mapped features near the drawn site boundary on current satellite imagery. Screening exhibit only; confirm against the source dataset and a planner.

ASPECT	RISK	MITIGATION	RATING
Applicable zone	Site zoned IN2Z - INDUSTRIAL 2 ZONE	• Confirm the use is envisaged or assessable under the zone provisions	Insignificant

REQUIRED CHECKS

- Confirm zone provisions and the assessment pathway with the planning authority

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2 Cadastral / Title & Easements

MODERATE

A moderate constraint is identified as one infrastructure corridor or easement crosses the site, carrying registered easements and setbacks that restrict where plant can be built. Mapped registered easements are present on-site. A Certificate of Title must be ordered to confirm ownership, covenants, and the exact easement terms.

Legislation: Real Property / Land Title Act (state land registry); Survey and cadastral standards (state)

ASPECT	RISK	MITIGATION	RATING
Registered easement mapped over the site	Mapped registered easement(s) cross the site: True, True, True, True	• Order the Certificate of Title and plan of subdivision to confirm easement terms, width and beneficiary	Moderate
Title and encumbrances	Registered ownership, covenants, caveats and the exact easement terms are not in desktop data	• Order Certificate of Title and plan of subdivision from the land registry (about 1 week, ~$50)	Minor

REQUIRED CHECKS

- Order a Certificate of Title and plan of subdivision from the state land registry
- Commission a survey-grade boundary identification if the project proceeds to design

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3 Planning Overlays

INSIGNIFICANT

Planning overlays present an insignificant constraint, as desktop findings indicate that no planning overlays intersect the drawn site boundary. While no overlay controls currently affect the property, planning scheme updates should be monitored to ensure no new overlays are introduced prior to lodging the application.

Legislation: Applicable planning scheme / Planning and Design Code overlays

ASPECT	RISK	MITIGATION	RATING
Applicable overlays	No overlays detected over the site	• Confirm against the current planning scheme	Insignificant

REQUIRED CHECKS

- Confirm with the current planning scheme that no overlays apply

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4 Aboriginal Heritage

MINOR

Aboriginal heritage is rated as a minor constraint. The site is located outside a mapped Area of Cultural Heritage Sensitivity, meaning there is no automatic Cultural Heritage Management Plan trigger. However, general legislative protection for Aboriginal cultural heritage still applies, and duty of care must be maintained during works.

Legislation: Aboriginal Heritage Act 2006 (Vic)

ASPECT	RISK	MITIGATION	RATING
Cultural heritage sensitivity	Outside a statutory sensitivity area; protection applies regardless	• Unexpected finds procedure • Heritage advice if scope changes	Minor

REQUIRED CHECKS

- Unexpected finds procedure during ground-disturbing works
- Confirm with a Heritage Advisor if the activity is high-impact

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5 Historic / Federal Heritage

INSIGNIFICANT

Historic heritage is considered an insignificant constraint for the project. Desktop assessments confirm there are no listed historic or federal heritage places located within 1km of the site boundary. No immediate heritage approvals or detailed impact assessments are expected to be triggered by this aspect.

Legislation: Environment Protection and Biodiversity Conservation Act 1999 (Cth); State heritage legislation

ASPECT	RISK	MITIGATION	RATING
Heritage places	No listed heritage place within 1km	• Unexpected finds procedure for built heritage	Insignificant

REQUIRED CHECKS

- Confirm against the Australian Heritage Database and the state heritage register

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6 Bushfire

INSIGNIFICANT

The site is not located within a mapped bushfire prone area, and no bushfire hazard areas intersect the property boundary. Consequently, bushfire risk is rated as an insignificant constraint. Standard construction measures will apply, and no specialized bushfire management plans are expected to be triggered.

Legislation: Australian Standard AS 3959; State bushfire planning provisions

ASPECT	RISK	MITIGATION	RATING
Bushfire risk	Not within a mapped bushfire prone area	• Standard fire safety provisions	Insignificant

REQUIRED CHECKS

- Confirm the classification with the fire authority before detailed design

7 Flora & Fauna / Ecology

MODERATE

Flora and fauna present a moderate constraint, as the site intersects threatened biota and native vegetation associated with the Southern Plains, including the Western Victorian volcanic plain and karst springs. Detailed ecological assessments are required to determine the extent of native vegetation and potential impacts on threatened species.

Legislation: Environment Protection and Biodiversity Conservation Act 1999 (Cth); State native vegetation / biodiversity legislation

ASPECT	RISK	MITIGATION	RATING
Threatened biota / native vegetation	Clearance or disturbance of mapped threatened community or native vegetation	• Ecological assessment • Native vegetation clearance approval / offsets • EPBC self-assessment	Moderate

REQUIRED CHECKS

- Flora and fauna survey by a qualified ecologist
- Native vegetation clearance assessment and offsets if required
- EPBC Act self-assessment / referral if a listed matter may be significantly impacted

8 EPBC / Matters of National Significance

MODERATE

Matters of National Environmental Significance present a moderate constraint, as an MNES threatened community or reserve intersects or adjoins the site. An EPBC Act referral is likely to be required to assess potential impacts on federally protected matters and determine if the project constitutes a controlled action.

Legislation: Environment Protection and Biodiversity Conservation Act 1999 (Cth)

ASPECT	RISK	MITIGATION	RATING
MNES impact	Potential significant impact on a listed matter	• EPBC referral to DCCEEW • Targeted MNES surveys • Avoid / mitigate / offset	Moderate

REQUIRED CHECKS

- Generate a Protected Matters Search Tool (PMST) report for the site
- Self-assess against the nine MNES and refer to DCCEEW if a significant impact is likely

9 Hydrology / Flooding

INSIGNIFICANT

Hydrology and flooding are rated as an insignificant constraint, with no mapped flood hazards or overlays intersecting the site. However, because the site is very flat with a 1.4% grade, internal stormwater drainage and finished levels remain design constraints. A numeric 1% AEP level must be sourced from the council floodplain study.

Legislation: State flood policy and the applicable planning scheme flooding controls

ASPECT	RISK	MITIGATION	RATING
Flooding	No mapped flood hazard over the site	• Set finished floor / equipment levels above the design flood level • Stormwater detention and overland flow management	Insignificant
Internal site drainage	Flat grade (~1.4%) drains poorly and can pond	• Engineered stormwater detention and overland flow path • Confirm the 1% AEP level with the floodplain authority (council flood study)	Minor

REQUIRED CHECKS

- Confirm the relevant flood level (e.g. 1% AEP) with the floodplain authority
- Prepare a stormwater management strategy and set finished levels accordingly

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10 Noise (residential amenity)

MODERATE

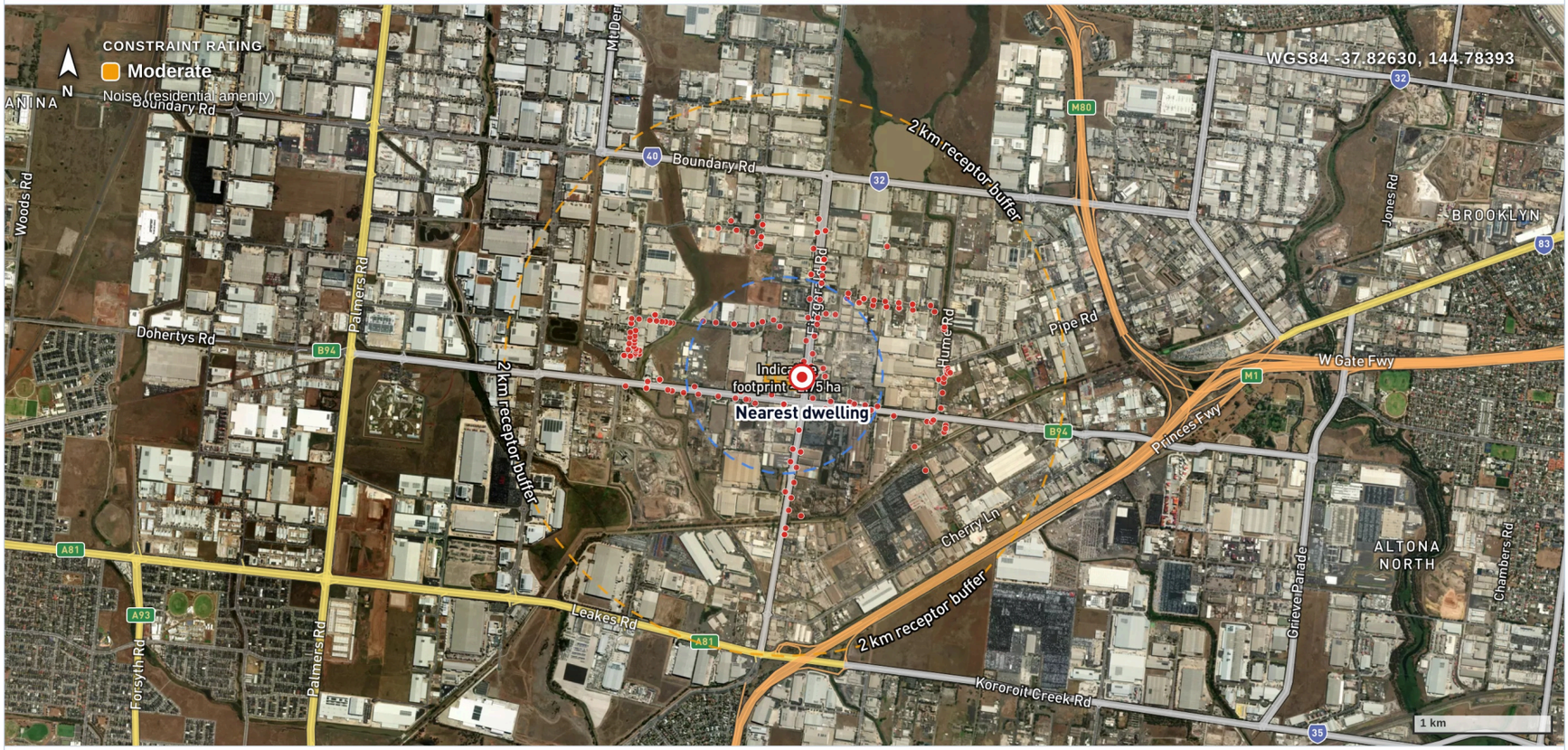
Noise is a moderate constraint, with the nearest potential dwelling at Tower 1, 1/137-143 Fitzgerald Road, Laverton North, located approximately 109m away. There are 1,130 dwellings within 2,000m. An environmental noise assessment must consider all receptors. It is critical to confirm if this closest GNAF point is an occupied dwelling, as the nearest mapped residential zone is 5,000m away.

Legislation: Environment Protection Regulations 2021 (Vic) noise provisions

CONSTRAINT EXHIBIT / NOISE

Acoustic setback screen

Indicative setback ring
Not a noise model



Indicative acoustic setback ring around the site with the nearest dwelling marked and the indicative project footprint shown. A receptor inside the ring signals the noise risk that drives detailed assessment. Screening exhibit only, not a noise model.

Site boundary · 700 m setback · 2 km receptor buffer
Indicative footprint ~2.75 ha · Dwellings within 2 km (1130) · Nearest dwelling (109 m)

FIGURE 3 Noise (residential amenity) — mapped features near the drawn site boundary on current satellite imagery. Screening exhibit only; confirm against the source dataset and a planner.

ASPECT	RISK	MITIGATION	RATING
Noise at sensitive receptors	the nearest dwelling (TOWER 1 1/137-143 FITZGERALD ROAD LAVERTON NORTH VIC 3026) about 109m away	• Noise modelling • Acoustic enclosures / silencers • Setback and siting	Moderate

REQUIRED CHECKS

- Environmental noise assessment / modelling against the state noise policy
- Select low-noise equipment and acoustic treatments as required

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11 Visual Amenity

MINOR

Visual amenity is rated as a minor constraint. The terrain visibility is rated as high, with the site situated at an elevation of 31.0m, which is higher than 71% of the surrounding sample points. A visual impact assessment may be required to evaluate the visibility of the proposed infrastructure from surrounding areas.

Legislation: Applicable planning scheme amenity and landscape provisions

ASPECT	RISK	MITIGATION	RATING
Visual amenity	Some visual exposure to surrounding receptors	• Siting and screening • Landscape concept plan • Low-reflectivity finishes	Minor

REQUIRED CHECKS

- Visual impact assessment with photomontages from key viewpoints
- Landscape concept plan to limit visibility from sensitive receptors

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12 Contours / Topography

INSIGNIFICANT

Topography is an insignificant constraint for the development. The site features a gentle mean slope of approximately 1.4% based on the SRTM 30m elevation model. This flat terrain is highly favorable for construction, though standard civil design and grading plans will still be required during the detailed design phase.

ASPECT	RISK	MITIGATION	RATING
Slope / earthworks	Gentle slope (1.4%); minimal earthworks	• Cut and fill balance • Drainage and erosion control	Insignificant

REQUIRED CHECKS

- Confirm levels and gradients with a feature and level survey

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13 Geotechnical

SURVEY REQUIRED MINOR

Geotechnical conditions represent a minor constraint that could not be assessed via desktop analysis due to limited data. This aspect remains unassessed and must be confirmed through an intrusive on-site geotechnical investigation to determine soil stability, bearing capacity, and foundation requirements prior to construction.

ASPECT	RISK	MITIGATION	RATING
Foundation conditions	Unknown ground conditions until investigated	• Geotechnical investigation • Foundation design to investigation findings	Minor

REQUIRED CHECKS

- Commission a geotechnical investigation (boreholes / test pits) at detailed design

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14 Soils

INSIGNIFICANT

Soils present an insignificant constraint for the project. Desktop mapping indicates that no acid sulfate soils are mapped across the site, and the soil class is classified as benign. Standard earthworks management practices will be sufficient, and no specialized soil remediation plans are

anticipated.

ASPECT	RISK	MITIGATION	RATING
Soils	No acid sulfate or reactive soils mapped	• Soil management plan as required • Foundation design to soil conditions	Insignificant

REQUIRED CHECKS

- Confirm soil conditions in the geotechnical investigation

15 Utilities (power / gas / water / NBN)

INSIGNIFICANT

Utilities present an insignificant constraint, though several key assets are located nearby. A 66kV transmission line is within 50m, a gas transmission pipeline is within 24m, and a water or sewer main is within 30m of the site. Connection options and safety clearances must be verified with relevant service providers.

Legislation: National Electricity Rules (connection); Gas pipeline access regulation

ASPECT	RISK	MITIGATION	RATING
Electricity grid connection	Transmission line within 50m (66kV)	• Network connection study with the transmission operator	Insignificant
Gas connection	Gas transmission pipeline within 24m	• Gas connection study if a gas project	Insignificant
Water / sewer	Water / sewer main within 30m	• Servicing strategy with the water utility	Insignificant
Telecommunications (NBN)	Coverage not queryable from the raster layer	• Confirm via Dial Before You Dig and the carrier	Data not available

REQUIRED CHECKS

- Network connection study with the transmission operator
- Servicing strategy for water, sewer and telecommunications

16 Traffic & Access

SURVEY REQUIRED MODERATE

Traffic and access present a moderate constraint that is currently unassessed due to limited data. Because operational heavy-vehicle movements are intrinsic to the project, a detailed Traffic Impact Assessment with intersection modelling and heavy-vehicle access design is required at the development application stage. Construction traffic impacts must also be evaluated.

Legislation: State road / planning authority traffic impact and OSOM permit requirements

ASPECT	RISK	MITIGATION	RATING
Operational freight traffic	Continuous heavy-vehicle task on the local network; intersection capacity and	• Traffic Impact Assessment with intersection modelling	Moderate

	access design decide the DA conversation	• Heavy-vehicle access design (swept paths, approved routes) • Confirm road hierarchy and any upgrade contributions with the road authority	
Construction traffic	Heavy-vehicle movements on the local road network during construction	• Construction Traffic Management Plan	Minor

REQUIRED CHECKS

- Traffic Impact Assessment covering the operational freight task
- Heavy-vehicle access and route confirmation with the road authority

17 Contaminated Land

INSIGNIFICANT

Contaminated land is rated as an insignificant constraint for the development. Desktop findings confirm there are no EPA-listed contaminated sites located within 500m of the property boundary. While the risk is low, standard unexpected finds protocols should be implemented during ground disturbance works.

Legislation: State contaminated land / environment protection legislation

ASPECT	RISK	MITIGATION	RATING
Contaminated land	No EPA-listed contaminated site within 500m	• Phase 1 ESA • Remediation / management if confirmed	Insignificant

REQUIRED CHECKS

- Phase 1 environmental site assessment if prior industrial use is suspected

18 Air Quality

MINOR

Air quality is a minor constraint for this warehouse project, as there are no operational combustion emissions. Potential impacts are limited to temporary dust generation during the construction phase. Standard dust suppression and environmental management measures will be sufficient to manage air quality risks during works.

Legislation: State environment protection (air quality) policy; National Environment Protection (Ambient Air Quality) Measure

ASPECT	RISK	MITIGATION	RATING
Construction phase	Dust from earthworks and construction traffic	• Construction air quality management plan • Dust suppression	Minor
Operational phase	No combustion emissions	• Standard management	Insignificant

REQUIRED CHECKS

- Construction air quality management plan

19 Hazard & Risk (fire / explosion)

MINOR

Hazard and risk is rated as a minor constraint. The on-site hazard profile depends on the stored materials, which cannot be determined from a desktop review. While general freight carries no significant hazard, dangerous-goods storage will trigger licensing, separation, and placarding requirements, particularly with the nearest dwelling located 109m away.

Legislation: Dangerous goods (storage and handling) legislation (state); State planning provisions for warehouse / storage uses

ASPECT	RISK	MITIGATION	RATING
Stored goods / dangerous goods	the nearest dwelling (TOWER 1 1/137-143 FITZGERALD ROAD LAVERTON NORTH VIC 3026) about 109m away; whether dangerous-goods licensing applies depends on the goods classes stored, which a desktop screen cannot know	• Confirm storage profile against DG thresholds • Fire safety design	Minor

REQUIRED CHECKS

- Confirm the intended goods classes against state dangerous-goods licensing thresholds
- Fire safety design to the Building Code and any DG storage standards that apply

NEXT STEPS

Recommended Action Plan

A phased sequence to take this site from screening towards a lodged development application.

PHASE	ACTIONS
Immediate (week 1 to 2)	• Order a Certificate of Title and plan of subdivision from the state land registry
Pre-DA specialist work (week 3 to 12)	• Confirm zone provisions and the assessment pathway with the planning authority • Commission a survey-grade boundary identification if the project proceeds to design • Flora and fauna survey by a qualified ecologist • Native vegetation clearance assessment and offsets if required • EPBC Act self-assessment / referral if a listed matter may be significantly impacted • Generate a Protected Matters Search Tool (PMST) report for the site

Detailed design	• Confirm with the current planning scheme that no overlays apply • Unexpected finds procedure during ground-disturbing works • Confirm with a Heritage Advisor if the activity is high-impact • Confirm against the Australian Heritage Database and the state heritage register • Confirm the classification with the fire authority before detailed design • Self-assess against the nine MNES and refer to DCCEEW if a significant impact is likely

CONCLUSION

No fatal flaws identified

No Major red flags across the 19 assessable constraint(s). 5 Moderate constraint(s) require mitigation through the development application.

Key risks to manage: Cadastral / Title & Easements; Flora & Fauna / Ecology; EPBC / Matters of National Significance; Noise (residential amenity); Traffic & Access.

Indicative screening fee: A$1000 per site.

ATTACHMENT A

Indicative Scope of Work & Fees

Indicative scope and fees to take this site from screening to a lodged development application. The site screen is a fixed fee; later phases are scoped against the red flags identified above and are a small fraction of the cost of progressing an unscreened site to formal feasibility.

TASK	DETAIL
Site screening (this report)	Desktop red flags across planning and environmental constraints to confirm no fatal flaw before feasibility spend.
Title and cadastral review	Certificate of Title, plan of subdivision, easements and ownership consolidation.
Pre-lodgement planning advice	Confirm the zone pathway and overlay requirements with the planning authority.
Specialist assessments (as triggered)	Flora and fauna, heritage, noise, air quality, bushfire, hydrology and geotechnical scopes set by the red flags above.
Development application preparation and lodgement	Compile and lodge the development application with the supporting specialist reports.

ITEM	INDICATIVE FEE (EX GST)
Red flags site screen (per site)	A$1,000
Title and cadastral review	A$0.5K to A$1K
Pre-lodgement planning advice	A$3K to A$6K

Flora and fauna assessment	A$15K to A$30K
Heritage assessment / CHMP	A$10K to A$40K
Noise assessment	A$15K to A$25K
Geotechnical investigation	A$10K to A$25K
Development application preparation	A$30K to A$60K

Fees are indicative ranges excluding GST and vary with site complexity and the assessments triggered.

DATA SOURCES

EPBC referrals and threatened species / communities (DCCEEW)
CAPAD conservation reserves / Ramsar wetlands (DCCEEW)
State planning zones and overlays (state planning portals)
Gas and electricity transmission infrastructure (Geoscape / state datasets)
SRTM 30m elevation model (open-elevation.com)

METHOD

Drawn-polygon spatial intersection against live vector tiles plus state WFS and SRTM elevation
19 constraints assessed

This is a preliminary desktop screening based on publicly available spatial data current to the generation date, prepared to support early site selection. It is not a substitute for specialist planning, ecological, heritage, geotechnical, acoustic or engineering assessment required for a development application or EPBC referral, and must not be relied upon for investment decisions. Constraints shown as Data not available have NOT been assessed as low risk; they require the specialist checks listed in their sections.