

SUBJECT SITE

Truganina Englobo Residential Screening (demo)

VIC · Englobo Residential · 10.5 ha drawn boundary

DECISION READOUT

NO FATAL FLAWS IDENTIFIED

Truganina is on a 6.14% a year high growth trend, established-home median \$640,300, with 6 estate-scale subdivision(s) competing within 5 km. The planning pathway is open: zoned UGZ2, no fatal flaws across the 19 of 19 constraints screened, with 2 Moderate issues to manage through the development application.

2 Moderate

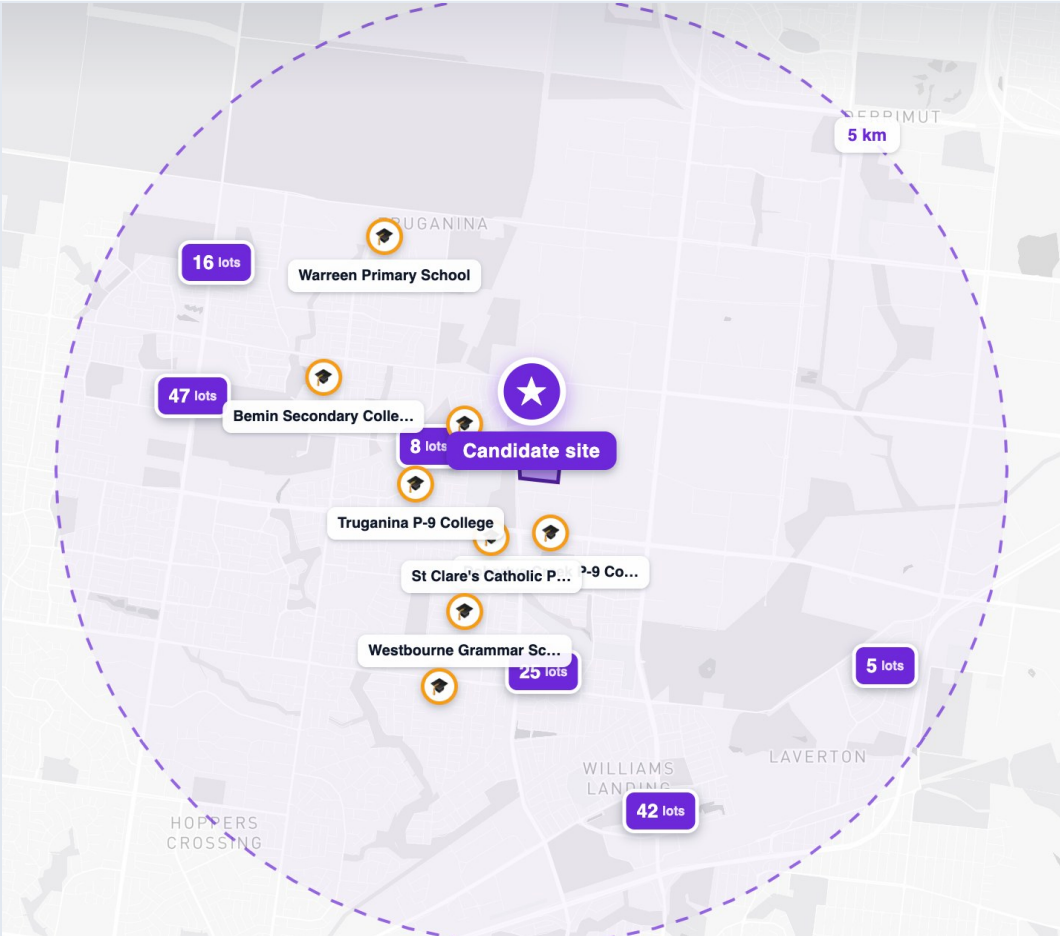
10 Minor

7 Insignificant

TO
Site selection lead (sample)

FROM
DA Leads Planning Intelligence

DATE
12 July 2026



STATE
VIC

ZONE
UGZ2

SITE AREA
10.5 ha

NEAREST DWELLING
125 m

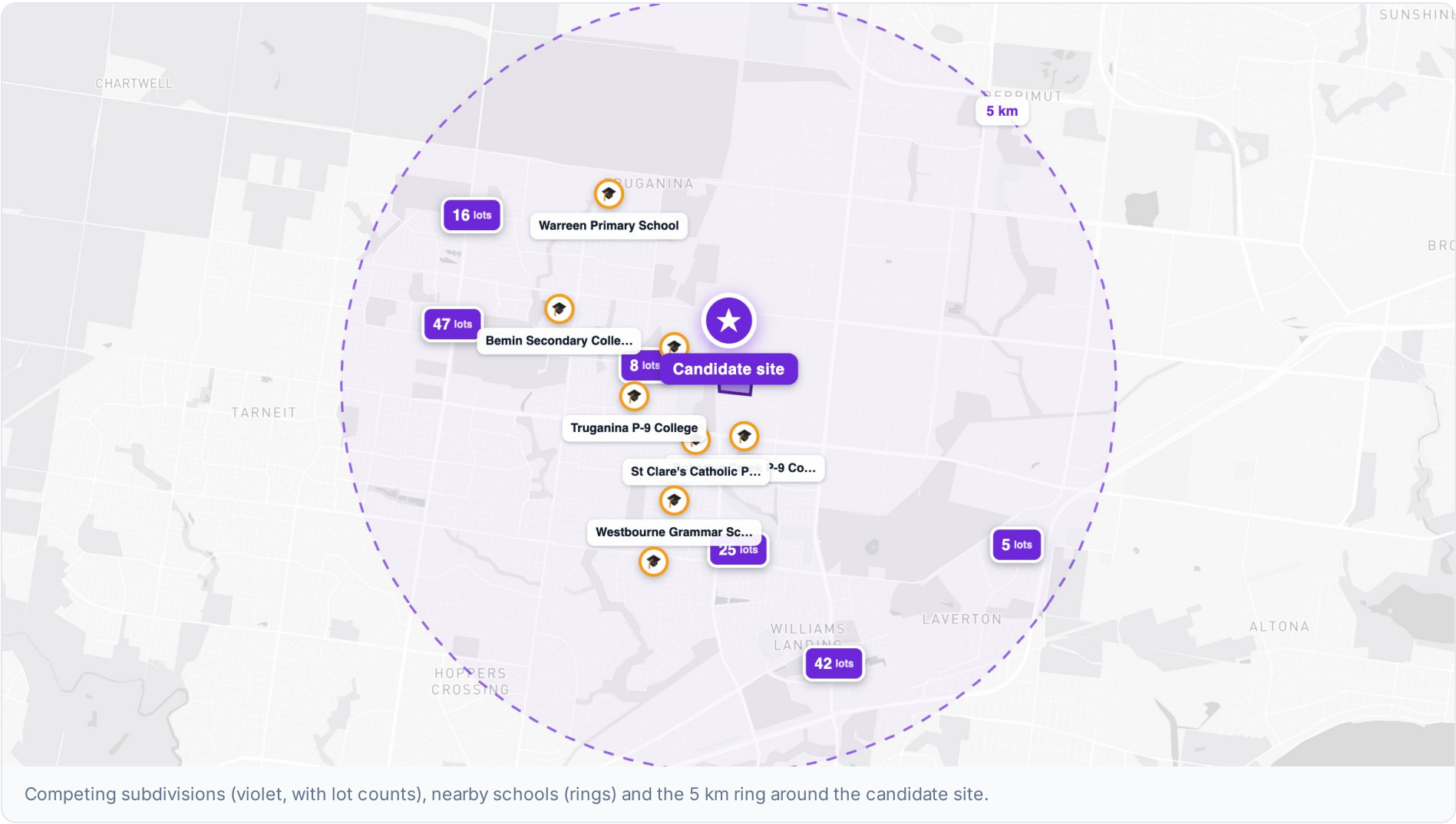
BACKGROUND

Instructions & Purpose

Desktop site decision memo for a candidate residential subdivision (englobo) site prior to formal feasibility: who buys the lots and at what price, the competing land coming to market nearby, the amenity that makes lots sell, and whether the planning pathway is open.

Answer what a land decision turns on: is there demand, what competing supply is coming, and can the site get planning consent. Census, our tracked subdivision records and OpenStreetMap facts only; this is not an absorption, servicing or yield model.

Who Buys, and What Competes for Them



Who buys the lots, the land already coming to market nearby, and the schools and amenity that make lots sell — from ABS Census profiles, our tracked subdivision applications and OpenStreetMap. Raw facts to size the opportunity; this is not a demand model.

GROWTH & DEMAND: TRUGANINA (VIC)

Population	36,305 (median age 30)
Growth trend	6.14% / year (≈ 944 people / year), model classification: high growth
Children 0–14	29.1% of population
Median family income	\$2,108 / week
Average household size	3.4
Median house price	\$640,300 (Apr-Jun 2024)
Existing dwellings	9,837

COMPETING LAND SUPPLY

The land coming to market near the site, from our own tracked subdivision applications — the supply an estate competes with for buyers.

6 estate-scale subdivisions (5+ lots) tracked within 5.0 km, **170** lots identified across all nearby applications (plus 11 small infill splits).

SUBDIVISION APPLICATION	LOTS	LODGED	DISTANCE
S259313A — Certification of a Plan under the Subdivision Act. Dealing Type Section 22 (Subdivision) (PS935371Y) 47 lots	47	2026-03-10	3,643 m
S265126C — Certification of a Plan under the Subdivision Act. Dealing Type Section 22 (Subdivision) (PS933986U) 42 lots	42	2026-03-18	3,835 m
S260599M — Certification of a Plan under the Subdivision Act. Dealing Type Section 22 (Subdivision) (PS922117M) 25 lots	25	2026-03-04	2,126 m
S262133T — Certification of a Plan under the Subdivision Act. Dealing Type Section 22 (Subdivision) (PS932766Q) 16 lots	16	2026-02-10	3,959 m
WYP15621/26 — Subdivision of Land into eight (8) lots	8	2026-04-20	1,098 m
S262646C — 5 LOT SUBDIVISION	5	2026-03-03	4,244 m

64 subdivision application(s) across the LGA in 12 months; 4,258 state-wide. Counts are subdivision applications our scrapers tracked; council coverage varies, so zero means none tracked, not none lodged. Lot counts are parsed from the description where stated. Source: DA Leads tracked application records.

SCHOOLS WITHIN 3.0 KM

8 schools, including **7** primary / combined holding **10,020** enrolments — the schools families weigh when they choose a lot. ICSEA percentiles run 54 to 97 (mean 72): a read on the catchment buyers move into.

SCHOOL	TYPE	SECTOR	YEARS	ICSEA PCT	ENROLMENT	DISTANCE
Garrang Wilam Primary School	Primary	Government	Prep-6	72	559	856 m
Dohertys Creek P-9 College	Combined	Government	Prep-9	75	1698	1,262 m
St Clare's Catholic Primary School	Primary	Catholic	Prep-6	75	442	1,355 m
Truganina P-9 College	Combined	Government	Prep-9	64	1933	1,419 m
Westbourne Grammar School	Combined	Independent	Prep-12	97	2121	2,189 m

Bemin Secondary College	Secondary	Government	7-11	54	886	2,225 m
Warreen Primary School	Primary	Government	Prep-6	67	650	2,428 m
Al-Taqwa College	Combined	Independent	Prep-12	75	2617	2,466 m

Source: ACARA school profile extract (as baked for the map's school layer).

EVERYDAY AMENITY

NEAREST TRAIN STATION

None within 3 km

BUS STOPS (1.2 KM)

0

PUBLIC PARKING (1.5 KM)

13 mapped areas, nearest 784 m

NEAREST HOSPITAL

None within 3 km

CLINICS / GPS (3 KM)

2

PARKS & PLAYGROUNDS (1.2 KM)

16 parks, 0 playgrounds

Source: OpenStreetMap (Overpass), queried at report build time. Presence and distance facts that make lots sell; not a servicing or absorption assessment.

WHAT THE FACTS SAY

Demand is the story: Truganina is on a 6.14% a year trend (~944 people a year, high growth), with an established-home median of \$640,300 the land product prices against. But the land is competitive: 6 estate-scale subdivision(s) (5+ lots) are tracked within 5 km, 170 lots identified across all nearby applications. What makes the lots sell is here: 8 school(s) within 3 km, 16 parks within 1.2 km. These are register, Census and OpenStreetMap facts, not an absorption or yield model.

Growth figures are the suburb's cohort-model trend, not an estate absorption forecast. Median house price is the suburb's established-home price, context for the land product. Competing supply is subdivision applications we track; council coverage varies and a zero means none tracked, not none lodged. Amenity is OpenStreetMap and ACARA as at build time; servicing (water / sewer / power) and PSP yield economics are not held.

02 / THE PLANNING PATHWAY

The Site, Zoning & the Contested Issues

The candidate site itself, then the statutory screen: 19 constraints on the four-level scale. The zone question and the issues this kind of development is typically assessed on are set out in full below; the remaining constraints are condensed into the screening table, ordered most severe first, with their full risk detail retained in the screening dataset.

THE CANDIDATE SITE



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

374, Forsyth Road, The Crossing, Truganina, Melbourne, Victoria, 3029, Australia

SITE AREA (DRAWN)

10.5 ha

STATE

VIC

ZONE

UGZ2 - URBAN GROWTH ZONE - SCHEDULE 2

COUNCIL

Wyndham

NEAREST DWELLING

125 m

NEAREST HV POWER

530 m (66 kV)

NEAREST CONSERVATION AREA

Truganina South N.C.R. (about 1638 m)

STATUTORY CONTROLS OVER THE SITE

ZONE	UGZ2 - URBAN GROWTH ZONE - SCHEDULE 2
OVERLAY	DESCRIPTION
DCPO9	DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 9

1

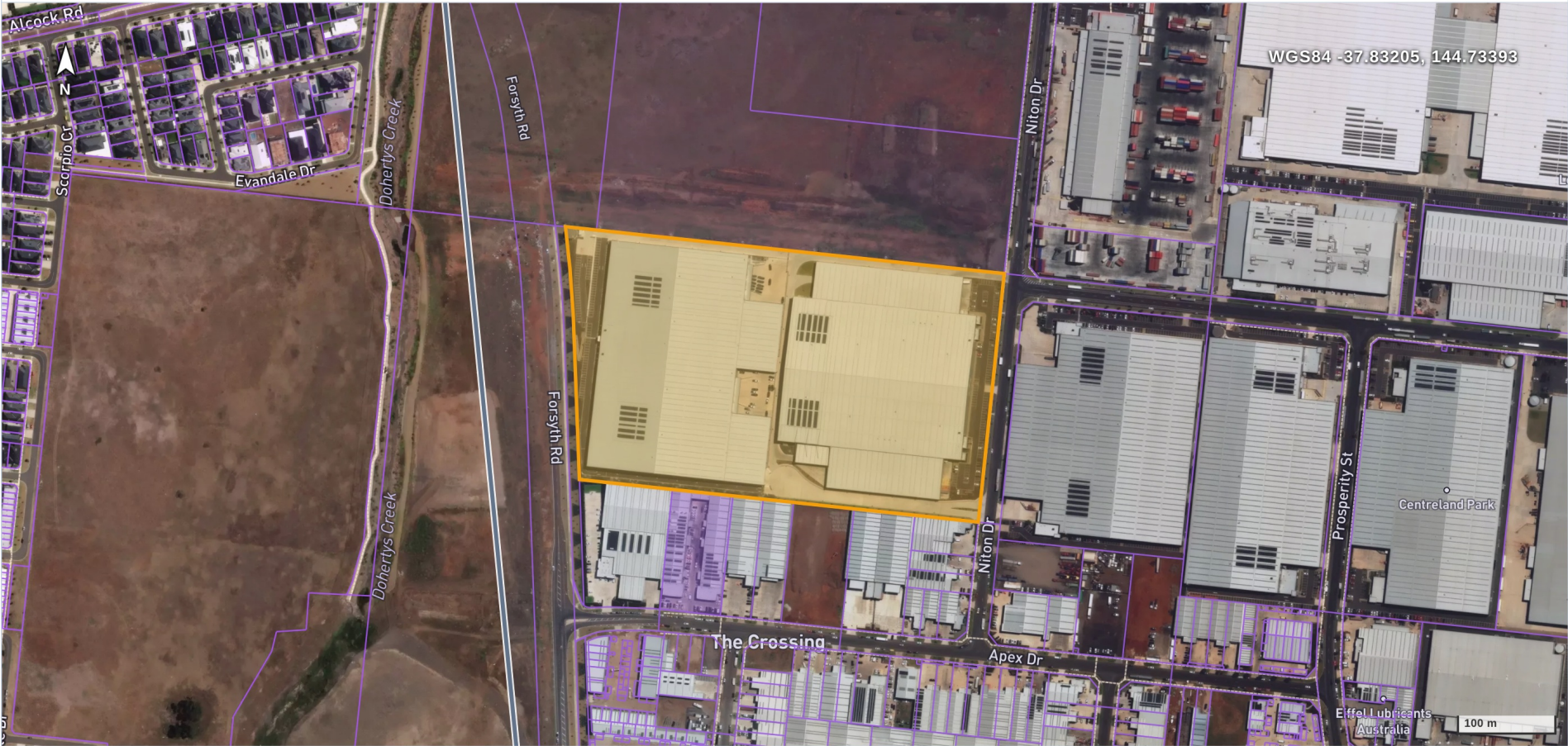
Zoning

MINOR

The site is zoned UGZ2 - URBAN GROWTH ZONE - SCHEDULE 2. This zoning represents a minor constraint, and an assessment pathway is required to confirm the specific planning requirements and development provisions applicable to the project under this schedule.

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

374, Forsyth Road, The Crossing, Truganina, Melbourne, Victoria, 3029, Australia



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 UG22 - URBAN GROWTH ZONE - SCHEDULE 2; compatibility to confirm	Confirm the use is envisaged or assessable under the zone provisions	Minor

REQUIRED CHECKS

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

2 Noise (residential amenity)

SURVEY REQUIRED

MINOR

The proposed residential development is a sensitive use, meaning external noise sources such as roads, rail, and industry must be assessed. Existing dwellings are located nearby, with the nearest approximately 125m away, and 8641 dwellings sit within 2000m, which provides context for the urban interface.

Legislation: Environment Protection Regulations 2021 (Vic) noise provisions

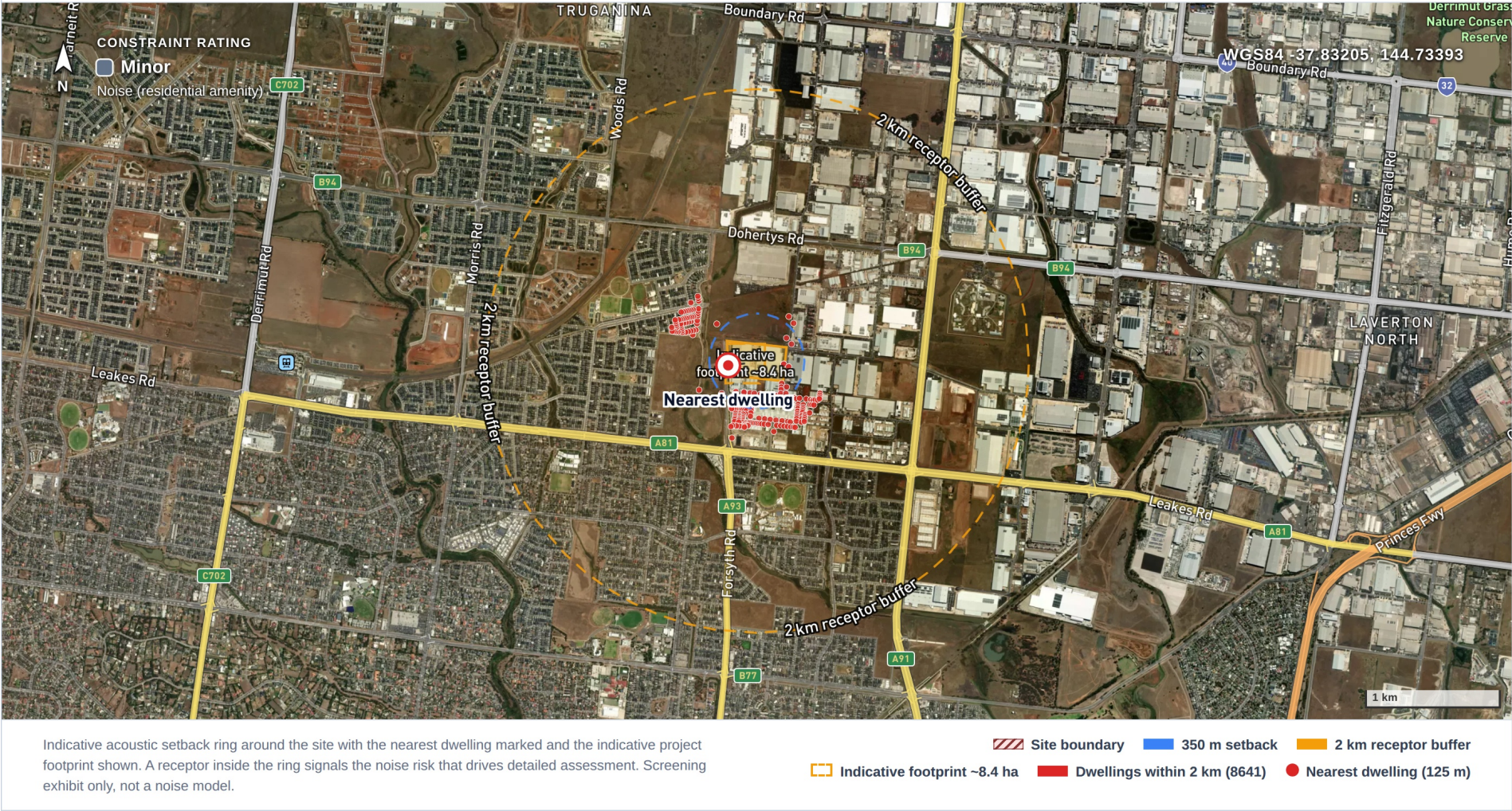


FIGURE 3 Noise (residential amenity) — mapped features near the drawn site boundary on current satellite imagery. Screening exhibit only; confirm against the source dataset and a planner.

ASPECT	RISK	MITIGATION	RATING
External noise on future dwellings	The subdivision inherits its noise environment; sources must be identified and assessed at design stage	- External noise assessment - Layout / setback / treatment response	Minor

REQUIRED CHECKS

- Identify external noise sources (road / rail / industry / aircraft) and assess against residential noise criteria
- Set dwelling setbacks, lot layout or acoustic treatments where criteria are exceeded

3

Traffic & Access

SURVEY REQUIRED

MINOR

This residential development will generate operational traffic from its own residents, with intersection and external road upgrades typically determined through the development application and contributions framework. Construction traffic will also occur during civil works, representing a minor, data-limited constraint.

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

ASPECT	RISK	MITIGATION	RATING
Resident traffic and access	Intersection capacity and external road upgrades are set through the DA	- Traffic Impact Assessment scaled to the lot yield - Internal road hierarchy and access design to the council standard	Minor
Construction traffic	Heavy-vehicle movements during civil works	Construction Traffic Management Plan	Minor

REQUIRED CHECKS

- Traffic Impact Assessment scaled to the proposed lot yield

4

Hazard & Risk (fire / explosion)

INSIGNIFICANT

The residential use carries no industrial on-site fire or explosion hazards. The primary hazard consideration is ensuring adequate separation from surrounding hazardous facilities, pipelines, and licensed dangerous-goods sites, which must be confirmed during the planning process.

Legislation: State planning provisions for residential development near hazardous facilities

ASPECT	RISK	MITIGATION	RATING
Surrounding hazards	Residential is the sensitive use; separation from external hazardous facilities must be confirmed	Hazardous-facility and pipeline separation check	Insignificant

REQUIRED CHECKS

- Identify licensed hazardous facilities and pipelines near the site and confirm the applicable separation / risk contours

THE REST OF THE SCREEN

#	CONSTRAINT	RATING	KEY FINDING	FIRST CHECK BEFORE RELIANCE
5	Flora & Fauna / Ecology	Moderate	Threatened biota, native vegetation or a nearby reserve identified.	Flora and fauna survey by a qualified ecologist
6	EPBC / Matters of National Significance	Moderate	A Matter of National Environmental Significance is likely triggered; EPBC referral required.	Generate a Protected Matters Search Tool (PMST) report for the site
7	Cadastral / Title & Easements SURVEY REQUIRED	Minor	No infrastructure corridor crosses the site in the mapped data; title, lot/plan and easements are not desktop-verifiable, so order a title search.	Order a Certificate of Title and plan of subdivision from the state land registry

8	Planning Overlays	Minor	1 overlay(s) apply: DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 9	Review each overlay schedule and address its objectives in the development application
9	Aboriginal Heritage	Minor	Outside a mapped Area of Cultural Heritage Sensitivity; protection still applies (a sensitivity model, not a site register).	Unexpected finds procedure during ground-disturbing works
10	Visual Amenity	Minor	Terrain visibility moderate; Site at 32.0m has mixed surrounding terrain (6 points lower, 13 higher, 5 similar). Partia	Visual impact assessment with photomontages from key viewpoints
11	Geotechnical SURVEY REQUIRED	Minor	Not desktop-assessable; intrusive geotechnical investigation required.	Commission a geotechnical investigation (boreholes / test pits) at detailed design
12	Soils	Minor	Reactive or dispersive soils indicated (Sodosols).	Confirm soil conditions in the geotechnical investigation
13	Air Quality	Minor	Non-combustion project; air quality limited to construction dust.	Construction air quality management plan
14	Historic / Federal Heritage	Insignificant	No listed historic heritage place within 1km.	Confirm against the Australian Heritage Database and the state heritage register
15	Bushfire	Insignificant	Site is not within a mapped bushfire prone area.	Confirm the classification with the fire authority before detailed design
16	Hydrology / Flooding	Insignificant	No mapped flood hazard or overlay affects the site.	Confirm the relevant flood level (e.g. 1% AEP) with the floodplain authority
17	Contours / Topography	Insignificant	Mean site slope about 1.4% from the SRTM 30m elevation model.	Confirm levels and gradients with a feature and level survey
18	Utilities (power / gas / water / NBN)	Insignificant	Transmission line within 530m (66kV); Gas transmission pipeline within 2533m; Water / sewer main within 301m	Network connection study with the transmission operator
19	Contaminated Land	Insignificant	No EPA-listed contaminated site within 500m.	Phase 1 environmental site assessment if prior industrial use is suspected

Ratings use the four-level scale in Appendix A. Constraints marked Survey required have NOT been assessed as low risk; the phased action plan sequences their checks.

The Consent Pathway, and What Has Been Approved

The approvals a project of this type would typically require, and recent comparable projects approved on a similar pathway.

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

COMPARABLE APPROVED PROJECTS

Precedents de-risk the approval thesis; they are indicative only and each application turns on its own merits.

PROJECT	SCALE	APPROVAL PATHWAY	YEAR
Shepparton South East Precinct Structure Plan Recent Victorian PSP approval; the PSP + DCP is the englobo enabling instrument.	About 2,980 dwellings / 7,200 residents	PSP and Development Contributions Plan approved by the Minister for Planning and gazetted 26 June 2025 (Amendment C117gshe).	2025 source
Appin (Part) Precinct rezoning, Greater Macarthur Large NSW englobo rezoning; infrastructure-linked dwelling caps shape the release program.	1,378 ha rezoned for up to 12,900 homes (about 470 ha conserved for koala corridors)	Precinct rezoning finalised 15 December 2023 with a precinct structure plan and DCP; staged dwelling caps apply pending infrastructure delivery.	2023 source

NEXT STEPS

Recommended Action Plan

The phased sequence from this memo to 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	• Review each overlay schedule and address its objectives in the development application • 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

THE SITE VERDICT

No fatal flaws identified

Truganina is on a 6.14 % a year high growth trend, established-home median \$640,300, with 6 estate-scale subdivision(s) competing within 5 km. The planning pathway is open: zoned UGZ2, no fatal flaws across the 19 of 19 constraints screened, with 2 Moderate issues to manage through the development application.

WHAT THIS SITE HAS GOING FOR IT

- Demand is the story: Truganina is on a 6.14% a year trend (~944 people a year, high growth), pricing against an established-home median of \$640,300
- Lots have pull: 8 school(s) within 3 km, 16 park(s) within 1.2 km already in the catchment
- The planning pathway is open: zoned UGZ2, no fatal flaws across the 19 of 19 constraints screened, with 2 Moderate issues to manage through the DA

WHAT TO WATCH

- Competing land is on the market: 6 estate-scale subdivision(s) (5+ lots) tracked within 5 km, 170 lots identified across nearby applications; time the release against that pipeline
- Servicing (water, sewer, power) and the PSP yield economics decide the deal and are not held here; confirm before the land price is set

Every line above stands on a number earlier in this memo; none of it replaces the specialist assessments in the action plan.

Planning screen detail: No Major red flags across the 19 assessable constraint(s). 2 Moderate constraint(s) require mitigation through the development application.

Indicative screening fee: A\$1000 per site.

APPENDIX A

Method, Data & Rating Scale

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.

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.

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

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.