

SITE INVESTIGATION & CONTEXT

Document	Details	Tickbox
Dial Before You Dig/ Utility Service Plans	Underground infrastructure (gas, water, electrical, telco, sewer)	
Feature & Level Survey	Includes contours, topography, trees, buildings, utilities, boundaries — typically done by a licensed land surveyor.	
Re-establishment Survey	Confirms title boundaries, essential for dense urban or boundary-to-boundary designs.	

ENVIRONMENTAL & GEOTECHNICAL

Document	Details	Tickbox
Geotechnical Report/ Soil Report	Determines soil conditions, footing design requirements, site classification.	
Environmental Site Assessment	Identifies contamination risk (especially on former industrial/commercial sites).	
Flood Risk Assessment/ Melbourne Water Overlay Advice	Identifies any watercourse, drainage easement, or flood overlay constraints.	
Bushfire Management Statement (if applicable)	Required in designated bushfire-prone areas — triggers BAL rating.	

SITE CONDITION & CONSTRAINTS

Document	Details	Tickbox
Arboricultural Report	Identifies existing trees, their condition, retention value, and protection zones.	
Existing Services Capacity Check	Assess whether sewer, water, stormwater, gas and electricity networks have adequate capacity for proposed development.	
Preliminary Civil Engineering Advice (optional)	Can flag drainage constraints, outfall access, or service authority red flags early.	
Services Locating (optional)	Identifies location of existing services on and around the site.	

REGULATORY & TITLE CONSIDERATIONS

Document	Details	Tickbox
Certificate of Title (within last 3 months)	Includes plan of subdivision, covenants, easements, Section 173 Agreements.	
Planning Zone & Overlay Summary	A report or map identifying all planning controls on the land.	
Local Council Pre-Application Advice (if available)	A good opportunity to understand the council's expectations and streamline the application.	

NEXT LEVEL OPTIONS

Document	Details	Tickbox
Traffic Impact Assessment (scoping-level)	For larger or constrained sites, early traffic advice can inform layout.	
Servicing Strategy	Useful on multi-dwelling or commercial sites — outlines infrastructure upgrades or connections early.	
Cultural Heritage Management Plan (CHMP)	Required in certain overlay areas under the Aboriginal Heritage Act.	
Preliminary Cost Plan / Feasibility Report	Confirms buildability and cost targets before locking in design features.	