PROPERTY DEVELOPMENT SYSTEM
Site Selection

1. Location
- Public Transport
- Schools
- Shopping / Activity Centres

2. Zoning
- Re-Zoning causes delays
- Density — Low, Medium or High
- http://services.land.vic.gov.au/maps/interactive.jsp

3. Physical Characteristics
- Soil Type — Sandy or Clay soils can require deep concrete piles to achieve adequate support.
- Size & Shape of Site
  - Rectangular or a Square site is far more cost effective to build on and plan than an odd shape.
  - Site Contours - Sloping Site — Steeper the slope = More retaining walls + Excavation + address drainage issues = More costs.
- Vegetation
- Contamination

4. Parking
- 1 Bedroom — Dispensation for Parking
- 2 Bedroom — 1 car
- 3 Bedroom — 2 cars
- Apartments
  - 0.75 Bays / Unit for apartments < 60m2
  - 1.0 Bays / Unit for apartments > 80m2
- Office / Commercial Space — 4 Car Bays / 100m2
- Dispensation - If located close to public transport.

5. Setbacks
- Building Setbacks or Building Lines

6. Easements
- Special Restrictions
- Cannot build over
- or get dispensation
- Area must be accessible by authorities

8. Traffic Flow
- Traffic Engineer — Traffic Flow IN & OUT of development site.
- Traffic Volume

9. Site Access & Egress
- Poor Access - increased material handling = More costs

10. Council / Developers Contribution
- Fee: Increased use of council infrastructure.