



Development Alignment Brief

A site-focused brief for developers, consultants and landowners covering planning controls, permit signals and a plain-English read on what council will and will not approve, before you go to exchange.

Any

Australian planning scheme

3-5

Business days, typical turnaround

VCAT

Decision history included

WHAT'S INSIDE

Six sections. Every control sourced.

Not a legal opinion. A structured read on what the site can realistically support, and what to resolve before you lodge.

01

Site controls and zoning

Zone, schedule requirements and any height control affecting the site and its context.

02

Overlay and heritage exposure

Heritage, character, flood and other overlays that shape what can be built.

03

Recent permit activity

Approval and refusal rates for the local area over recent years, counts shown alongside rates.

04

VCAT outcome trend

Appeal rates and the authority's record at VCAT for comparable proposals nearby.

05

Issues and evidence gaps

What is likely to be contested, ranked by severity, and what resolves it.

06

Plain-English alignment view

A direct read on the realistic pathway, before you commit capital.

FROM

A\$650

per day · typical scope 1-2 days

- Zoning and overlay exposure mapped
- Recent permit and VCAT signals
- Unverified controls marked, not repeated
- Evidence gaps to close first

WHO IT IS FOR

Developers, planning consultants, landowners and acquisition teams

SEE IT FIRST

The [Kew sample](#) is the real brief. Built for due diligence before exchange, not after.

GOVERNMENT SOURCES ONLY

Vicmap Planning (VMPLAN)

VicPlan

Victoria Planning Provisions

Council Planning Scheme

PPAR (DTP)

VCAT Planning Decisions Database

DEECA flood mapping

Retrieve first. Explain second.

Controls are read from the planning scheme itself, then tested against how the authority has actually decided comparable applications.

Site identified

Matched against the planning scheme and state provisions.

Controls retrieved

Zoning, overlays, permit history and VCAT decisions.

Claims tested

Anything the scheme does not say is marked not substantiated.

Narrative written

The brief reads the evidence. It never guesses a decision.

Know what council will approve before you exchange.

Talk to us at info@placeau.com. We respond within one business day.

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