



## Due Diligence

Tract has the experience and knowledge to assist clients in avoiding unwanted surprises by carrying out comprehensive 'due diligence' investigations of planning issues relating to individual sites. We assess the individual circumstances of the site to determine its development potential and possible constraints. Tract assesses the property against local laws, planning scheme provisions including zoning, overlays and codes and against related registers such as flooding, contaminated sites and past approvals.

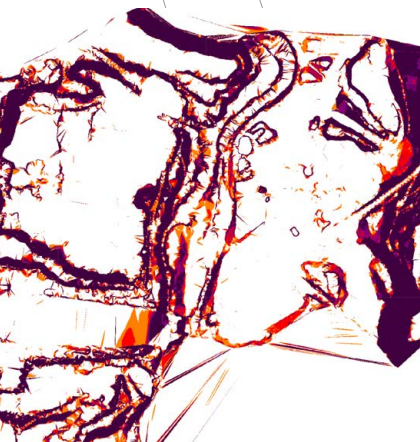
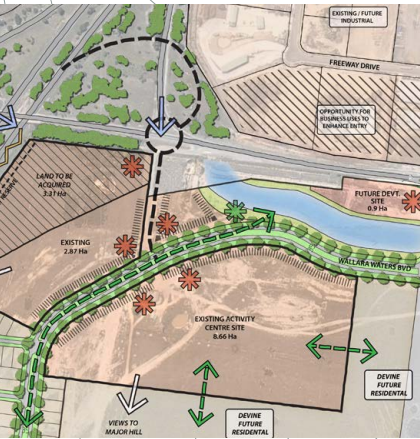
**We are particularly skilled at understanding changes to the planning scheme that are proposed or contemplated but not yet formally approved within the scheme.**

Our goal is to provide clear, accurate and comprehensive advice that allows our client to fully understand the impacts on planning controls on development proposals.

Our clients find this information invaluable in understanding the development potential of the land and in deciding whether to proceed with a purchase or development project.

Tract's due diligence can provide information on the following:

- Land use controls,
- Context and buffer analysis,
- Permissible development opportunities,
- Height and floor space requirements,
- Development yields, and
- Future opportunities.



### Projects Examples

- Frankston
- Fyansford Green Geelong
- Good site analysis plan
- The Outlook concepts
- Zone plan of Metropolitan Melbourne