

Morning Jared.

Thanks for the call yesterday.

Just running a few quick calculations prior to engagement – and noting information giving is at a high level and comes with the condition of further investigation to determine other site constraints.

Based on a review of CCC's DCP and LEP –

The total lot area (combined) would give you a typical yield of **5.5 dwellings** based on a floor area of 185m² per dwelling (typical 3 bed with single garage) – allowance for landscaping / setbacks and right of passages would also effect this total.

There are also other factors like bush fire zoning and proximity to the waterfront reserve of this site. Etc etc.

If you wanted to share this information with your client im happy for you to do so.

If they wanted to continue with planning documents as discussed a typical guide of fee's would be in the area of \$210hr + gst with an estimate time frame of 10/20 hours (\$2,100 - \$4,200) based on expectations for the project.

Please let me know if they wanted to engage and I can draft a formal fee proposal.

Thanks.

Regards,

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