



# POSSIBILITIES REPORT

*Site Address*



**FORREST**  
SMALL HOMES

*Small footprint, big living.*

# 1.0 Scope of Report

*Thank you!*

For engaging Forrest Small Homes to undertake a **Possibilities Report** on your Property. The intent of this Report is to identify the opportunities that exist on your current Site and to assess them in light of the needs that you have briefly helped us understand.

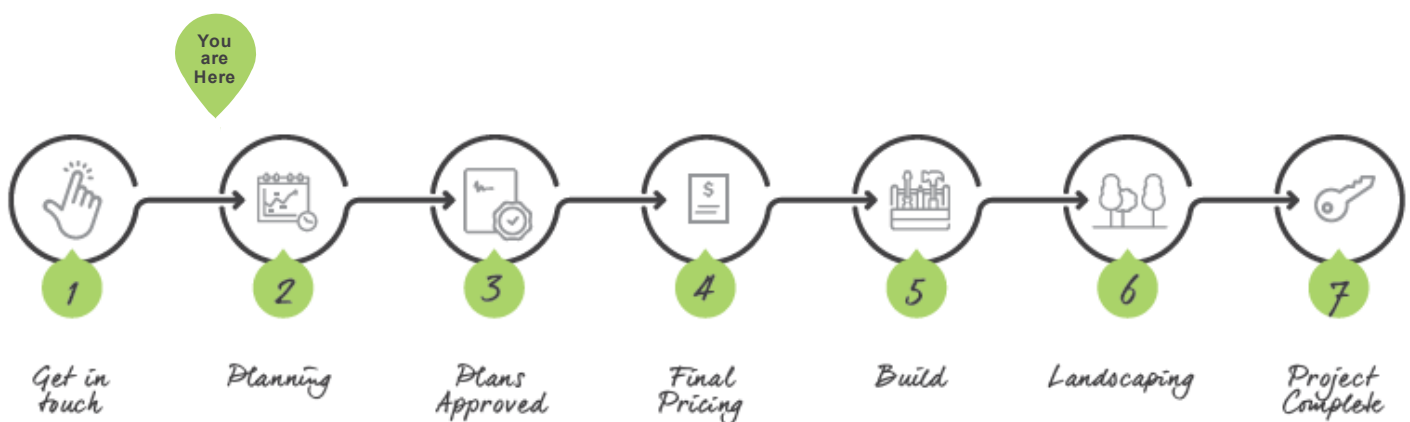
The purpose of this Report is to provide a preliminary review of your development ideas, while keeping the initial cost as low as possible. Often Clients will commit large sums of money to the engagement of Consultants e.g. Planners and Architects, only to discover their ideas are not achievable due to one (1) or many of the complex factors associated with any development.

## *What's included in this Report?*

At the end of this Report, you will have an optimised Layout Plan for your Small Home footprint, a basic design Sketch to help visualise the options, a general cost range estimate and a number of other factors that need consideration regarding your development.

Additional detailed work beyond the Scope of this Report will be necessary to develop the design. The design will evolve as your needs are explored, assessed and fine-tuned to the point where it will be ready to begin construction documentation.

Please read the Exclusions contained in **Section 10.0** to understand how this Report fits in the below process:



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## Potential 'Build Zone'

Based on our discussions with you, a potential 'build zone' has been identified with the proposed secondary dwelling shown below in purple. This 'build zone' is located to take advantage of the north and easterly aspect, setback allowances to Laneways under the Affordable Housing SEPP and connection to the existing Garage. It also maintains the existing rear Lane access point and provides passive surveillance and security to the Lane and property rear. Note: This potential 'build zone' would be subject to further investigations.



## Possible Planning Constraints

Flood Zoning	N/A
Land Slip	N/A
Easements	TBC
Acid Sulphate Soils	N/A
Bushfire Zoning	N/A
Zoning	R2
Height Limit	8.5m (SEPP)
FSR	0.5:1
Landscape	Min. 20%



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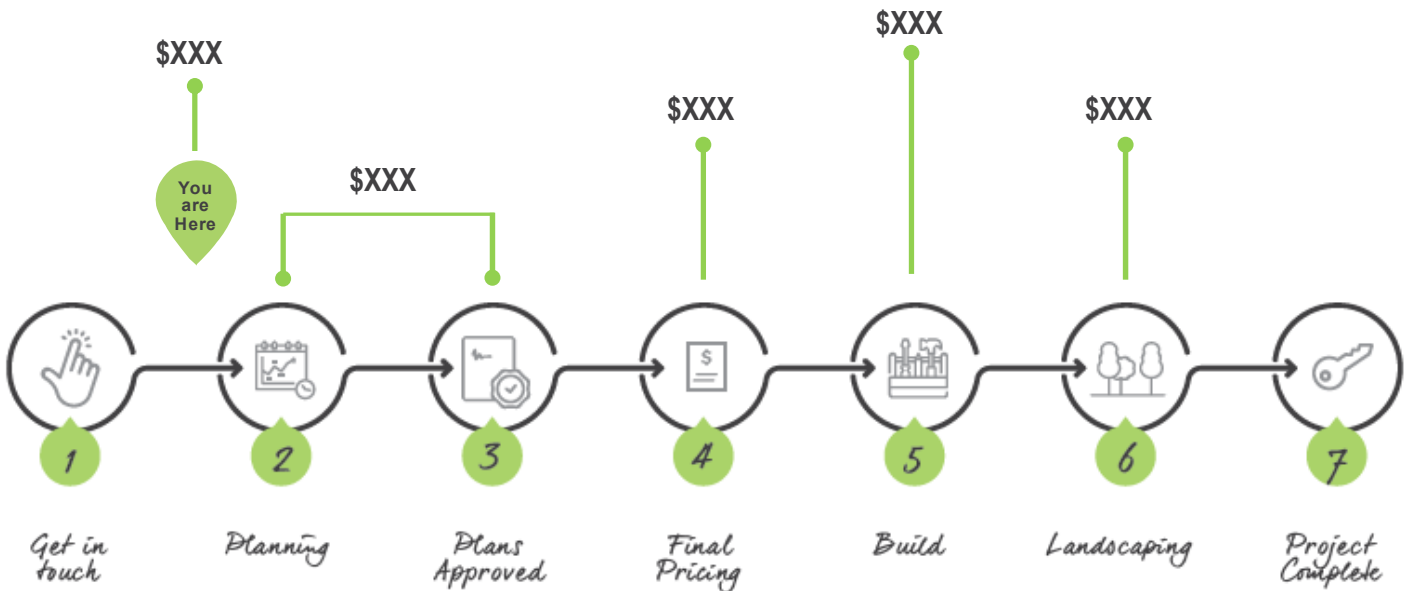
# Cost Range Estimate

Construction costs vary considerably depending on the type of construction, duration of the Project, ease of Site access, type of fixtures and fittings and market conditions.

The figures provided below are the range of typical costs expected for a Project of your type. It should be noted that these cost ranges are not a Quotation, but merely a broad range of the construction costs. A more accurate opinion of the probable costs will need to be prepared once more detailed drawings have been finalised. However, the tender process i.e. obtaining Quotations from suitable Suppliers leading to negotiation and the eventual signing of a building Contract, is the only way of achieving certainty on price.

The cost ranges below are based on the initial information you have provided about your Site and where possible, a Preliminary Site Inspection (PSI). A detailed analysis of the Site features and conditions may affect the likely construction costs. If you decide to continue with your Project and engage Forest Small Homes, this would be one of the next steps undertaken.

For your development, we anticipate the below cost range estimates:



All costs exclusive of GST

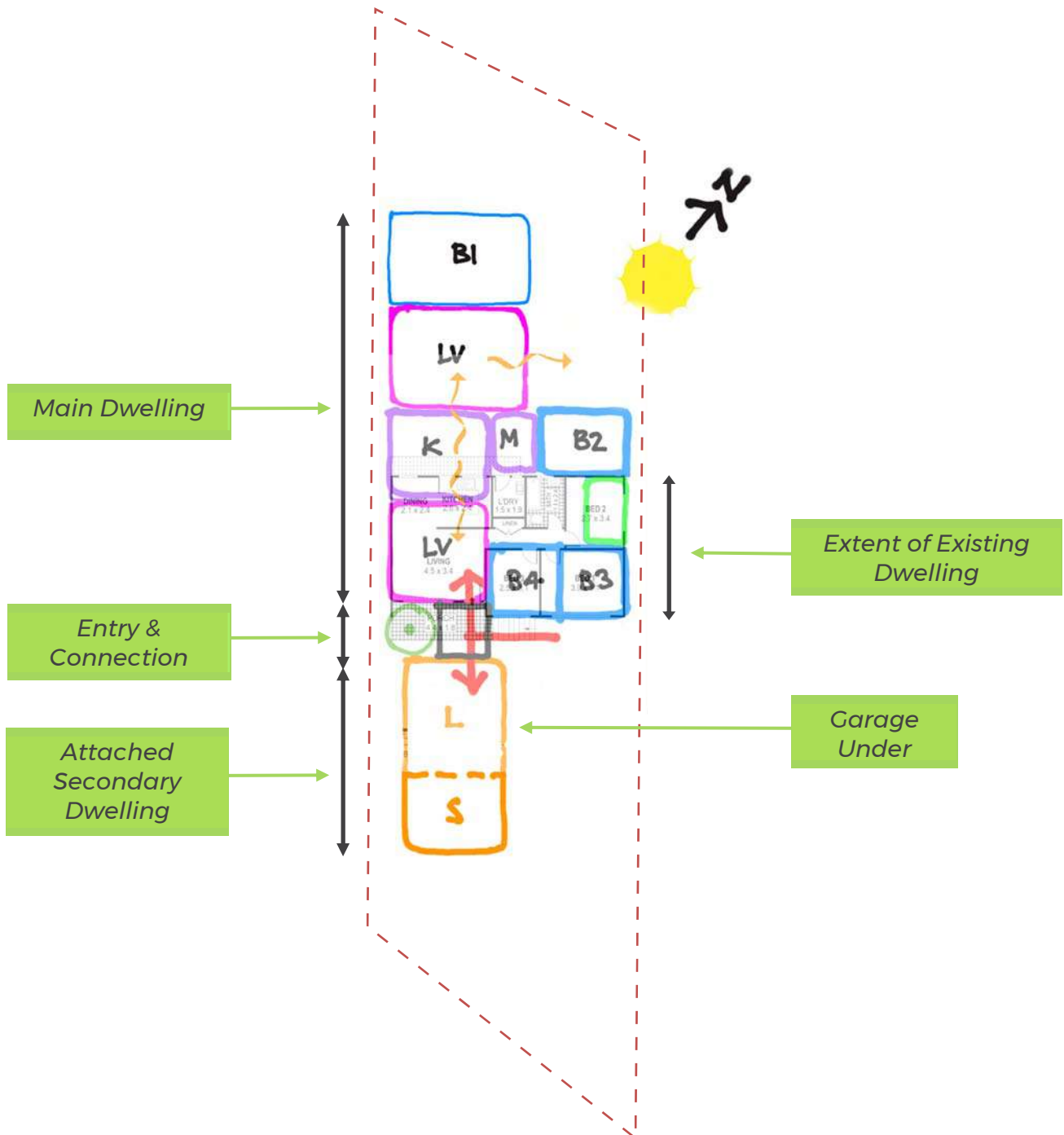


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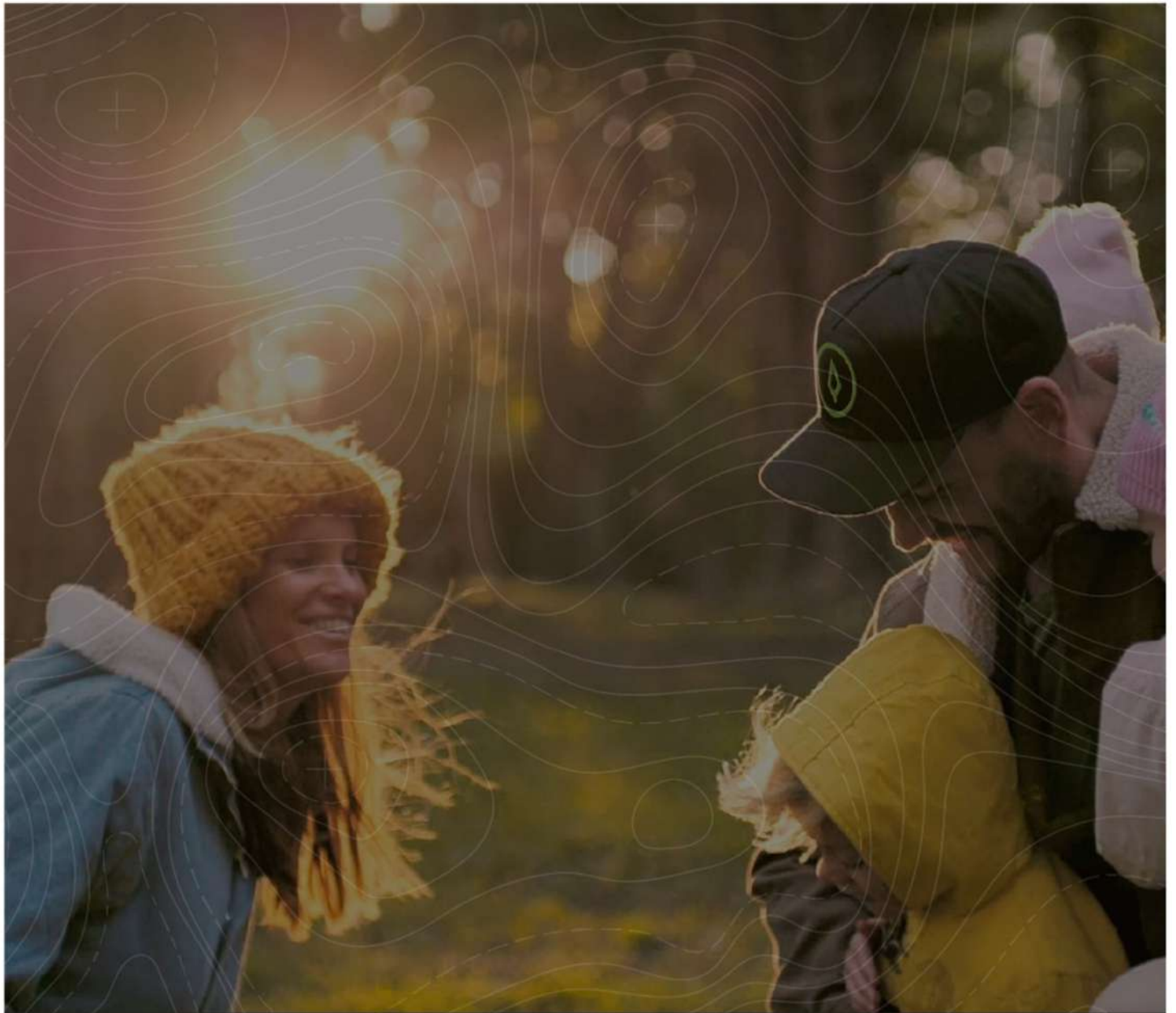
# Spatial Planning Sketch

We have prepared the below preliminary Sketch to help visualise the planning and spatial options for the development and overall Site.



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