



MODERN EDGE PROJECTS

HOME DESIGN - APPROVAL - CONSTRUCTION

Built on Trust!



**Master
Builders
Association**
MEMBER
MASTER BUILDER, BETTER BUILDER

**Looking to build your dream home?
Planning an extension?
Need a granny flat in your backyard?**

**Get the ball rolling with our professional Analysis Report
designed to meet your unique enquiry needs.**

Inclusions

- ✓ Undertake a desktop study of the site
- ✓ Obtain a Section 10.7(2) Planning Certificate from your local Council
- ✓ Provide a site sketch (Mud Map) of the proposed development (scale - 1:200)
- ✓ Explore development approval options - either via an accredited private certifier or local Council
- ✓ Provide you with a professional Analysis Report highlighting facts that you need to be aware of

Our fee: \$550 + GST



Analysis Report



Ready to start your project?

Send us the property address and a short description of your proposed development

0405 526 875

enquiries@moderndgeprojects.com.au

www.moderndgeprojects.com.au

Our team is ready to respond quickly and help
bring your vision to life

Why you need to start with our analysis service for your project!

Before you embark on your construction project journey, it is crucial to fully understand the associated property, planning matters and feasibility. Our comprehensive analysis report equips you with essential insights tailored to your specific needs.

Make informed decisions and maximise your investment potential with our expert guidance.

A comprehensive list of key information we evaluate when conducting a desktop site study

- Location and orientation of the site, including site access
- General size of the site and its boundaries
- Context of the site
- Underground infrastructure – sewer etc.
- Existing vegetation and site condition
- Local council records of any previous developments and/or approvals
- Distances and travel times between the site and other locations of importance
- General land topography
- Existing easements, rights of way and town-planning restrictions
- Historical use of the site
- Development controls – is the site subject to specific planning controls that may affect the proposed development?
- Whether water, electricity, gas, telephone, sewerage and other services are connected to the land

GET IN TOUCH

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