



Development Consultation & Approvals | Sydney NSW

Class 2 Building Practitioner | DA Documentation & Town Planning

DESKTOP FEASIBILITY OFFER

Concept Siting & Planning Review

Lot 2226 Stage 2C, 913 Appin Road
Gilead NSW 2560

8 Multi-Dwelling Units
Feasibility Assessment

Townhouse / Villa (Class 1a) | DA Pathway | Campbelltown LGA | Campbelltown LEP 2015

Prepared for: Simon | 0447 593 433
FP-2026-013 | Desktop Feasibility Offer
Date: 5 July 2026 | Valid 14 days

CONFIDENTIAL — PREPARED FOR CLIENT USE ONLY

Table of Contents

	Section	Page
1.	Project Summary	4
2.	Scope of Services	5
3.	Exclusions & Not Required	6
4.	Client Obligations	7
5.	Fee Schedule	8
6.	Payment Schedule	9
7.	About R2G Projects	10
8.	Next Steps & Acceptance	11
9.	Terms & Conditions	12

Project Summary

Parameter	Detail
Matter reference	R2G-2026-013
Client	Simon
Lot reference	Lot 2226, Stage 2C
Site address	913 Appin Road, Gilead NSW 2560
Zoning	RU2 Rural Landscape (parent parcel) – subject to post-subdivision confirmation
LGA / EPI	Campbelltown Council – Campbelltown Local Environmental Plan 2015
Requested yield	8 x two-storey multi-dwelling units (townhouse/villa, Class 1a)
Site status	Under active subdivision – post-subdivision zoning/controls require desktop verification
Heritage	Item – General overlay noted; desktop review to confirm impact
Constraints flagged	Mine subsidence (Appin District – Guideline 3A), bushfire Vegetation Buffer, biodiversity – to be desktop-assessed

Why a Desktop Feasibility Review First

The owner has requested 8 multi-dwelling units on a site whose parent parcel is zoned RU2 Rural Landscape, currently under active subdivision (Lot 2226, Stage 2C). Before any architectural documentation or full fee proposal is committed to, this desktop review verifies the post-subdivision zoning and planning controls that will actually apply to the new lot, tests whether 8 units are achievable, and identifies fatal or material constraints (mine subsidence, bushfire buffer, biodiversity, heritage) before design spend is incurred.

Scope of Services

1. Desktop Feasibility Analysis

Review of all available planning documents and information provided by the owner; verification of the post-subdivision zoning and planning controls applying to Lot 2226 Stage 2C under Campbelltown LEP 2015; assessment of applicable SEPP overlays; desktop assessment of bushfire (Vegetation Buffer), mine subsidence (Appin District — Guideline 3A) and biodiversity constraints; and assessment of the permissibility of 8 multi-dwelling units as requested by the owner.

2. Fallback — What IS Possible

If 8 multi-dwellings are not feasible under the applicable controls, R2G will identify the maximum achievable yield on the site and recommend the best-possible development outcome together with a recommended approval pathway (DA or CDC).

3. Concept Siting Sketch

A basic concept layout showing indicative dwelling envelopes, setbacks, driveway/vehicle access, parking, private open space, and building separation for the achievable dwelling count. This is a concept siting sketch only — not architectural documentation.

Deliverable Format

A single branded PDF report (desktop feasibility findings, fallback yield recommendation if applicable, and concept siting sketch) delivered by email. This is a desktop planning review only — it is not a substitute for full architectural documentation, a formal planning report, or a development application.

Exclusions & Not Required

The following items are outside the scope of this desktop feasibility engagement:

Item	Reason / Action
Site inspection / physical visit	NOT included — desktop review only, based on supplied information and public planning data
Survey report	NOT included — client to arrange separately if required at Stage 1
Geotechnical report	NOT included — client to arrange separately if required at Stage 1
Full architectural documentation	NOT included — concept siting sketch only, not construction- or DA-ready drawings
Fee proposal for Stage 1 documentation	NOT included in this engagement — issued separately if the client proceeds
Approval guarantee of any kind	R2G does not guarantee any planning approval outcome under this or any engagement
Structural, hydraulic, or specialist consultant reports	NOT included — to be scoped at Stage 1 if the project proceeds
Statement of Environmental Effects / Waste Management Plan	NOT included — DA/CDC documentation items, out of scope for a desktop review
Council or certifier lodgement	NOT included — no application is lodged as part of this engagement

Client Obligations

The following information must be provided by the owner/client before R2G commences the desktop feasibility review.

Obligation	Timing	Detail
Available planning documents	Before start	Any Section 10.7 Planning Certificate, title documents, or subdivision plans held by the owner
Certificate of Title / subdivision plan	Before start	To confirm Lot 2226 Stage 2C registration status and lot boundaries once available
Design direction	Before start	Confirmation of villa vs townhouse preference, if any, to guide the concept siting sketch
Site access information	Before start	Any known site constraints, existing structures, or access points known to the owner
Response to R2G queries	During review	Timely responses to any clarifying questions raised during the desktop review

Fee Schedule

All fees are exclusive of GST. GST (10%) applies to the fee below. This is a single line-item, single-milestone engagement.

Desktop Feasibility Analysis + Concept Siting Sketch	\$2,750
\$2,500 ex-GST \$495 ex-GST credited to Stage 1 if signed within 30 days	Non-refundable

Fee Breakdown

Line Item	Fee	
Desktop Feasibility Analysis + Concept Siting Sketch (ex-GST)	\$2,500	
GST (10%)	\$250	
TOTAL (Inc GST)		\$2,750

LM-01 Credit Rule

If this desktop feasibility engagement was preceded by an R2G Site Feasibility Snapshot (LM-01) for this property, and the client signs a Stage 1 documentation engagement (DA/CDC) within 30 calendar days of that Snapshot's delivery date, a credit of \$495 ex-GST will be applied as a line-item deduction on the first milestone / first invoice of that Stage 1 engagement. The credit applies once per property address and only to documentation engagements (not construction management-only engagements or third-party disbursements).

Important Notes

- Owner requested 8 multi-dwelling units on this site — this engagement tests that scenario first.
- If 8 units are not achievable, R2G will deliver what IS possible with a recommended pathway.
- This fee is non-refundable once work has commenced, regardless of outcome or whether the client proceeds to Stage 1.
- This engagement does not constitute a guarantee of any planning approval outcome.

Payment Schedule

This is a single-milestone engagement. 100% of the fee is payable on signing, before the desktop feasibility review commences.

Milestone	Amount (Inc GST)	Trigger
1 — Commencement (100%)	\$2,750	Due on signing. R2G commences the desktop feasibility review upon receipt of this signed proposal and payment in full.

Payment terms: Payment in full is due on signing, before work commences.

Total project fee: \$2,500 + GST = \$2,750 Inc GST

This fee is non-refundable once the desktop feasibility review has commenced, regardless of the outcome of the review or whether the client elects to proceed to Stage 1 documentation. See Terms & Conditions clause 2 (Professional Fee) and clause 3 (Non-Refundable / No Approval Guarantee) for full detail.

About R2G Projects

R2G Projects is a builder-led development consultancy operating across NSW. Our director holds:

- NSW Residential Builder Licence
- Class 2 Builder Licence
- Diploma of Engineering (Structural)
- 22+ years of building and development experience

We coordinate DA/CDC documentation in-house and engage qualified specialist consultants (BASIX assessors, structural and hydraulic engineers) where required. One team, one point of accountability.

Why a Desktop Feasibility Review First

For sites with unresolved zoning questions — such as a lot under active subdivision on an RU2 parent parcel — a desktop feasibility review before committing to full documentation protects the client from spending on architectural design against a yield that may not be achievable. With an in-house structural engineering qualification and licensed builder background, R2G can flag buildability and constraint issues early, before design spend is committed.

Next Steps & Acceptance

To proceed with this engagement:

- Review and approve this proposal
- Sign the Owner Acceptance below
- Return signed copy to R2G with payment in full (\$2,750 Inc GST)
- R2G will commence the desktop feasibility review upon receipt of the signed proposal and payment

Contact:

Sinan Amin, Founding Director

Email: sinan@r2gprojects.com

Web: r2gprojects.com

Owner Acceptance

By signing below, the Owner/Client confirms they have read and accept this Fee Proposal (including the scope, exclusions, and Terms & Conditions outlined above).

I/We the Owner(s) of: Lot 2226 Stage 2C, 913 Appin Road, Gilead NSW 2560

By signing below, I/We:

- Accept this fee proposal and agree to the scope of services described
- Accept the exclusions and client obligations outlined in this proposal
- Acknowledge the fee is non-refundable once work has commenced, per the Payment Schedule
- Acknowledge this engagement does not guarantee any planning approval outcome
- Agree to engage R2G Projects Pty Ltd (ABN 85 688 069 703) on the Terms & Conditions above

Owner / Authorised Signatory:

Full name (print):

Simon Canov

Signature:

 ID: EEA52380-CEBD-4F2...
Digitally signed by
<simon.canov1990@gmail.com>
July 06, 2026 07:26 PM AEST

Date:

06/07/2026

Bank Transfer Details

Account Name: R2G Projects Pty Ltd

BSB: 062-410

Account Number: 1077 6985

Reference: FP-2026-013-V1

Terms & Conditions

These Terms and Conditions govern the provision of the Desktop Feasibility Analysis and Concept Siting Sketch (the "Services") by R2G Projects Pty Ltd (ABN 85 688 069 703) ("R2G") to the Client for the site at 913 Appin Road, Gilead NSW 2560. Accepting this proposal (by signature or by instructing R2G to commence work) constitutes agreement to these terms.

1. Scope

The Services are limited to those described in the Scope of Services section of this proposal: a desktop feasibility analysis, a fallback yield recommendation if 8 dwellings are not feasible, and a concept siting sketch. This is a preliminary desktop review only. It is not full architectural documentation, a formal planning report, a development application, or a substitute for any of those services. Any work beyond this Scope requested by the Client will be quoted separately as a new engagement and will only proceed after written approval from the Client.

2. Professional Fee

The fee for the Services is \$2,500 ex-GST (\$2,750 inc GST). The fee is payable in full on signing of this proposal, before R2G commences the desktop review. This is a single-milestone engagement — there is no staged payment schedule for this Scope.

3. Non-Refundable — No Approval Guarantee

This fee is non-refundable once R2G has commenced the desktop review, regardless of the outcome of that review, regardless of whether 8 dwellings (or any dwelling count) is found to be feasible, and regardless of whether the Client elects to proceed to Stage 1 documentation or any further engagement. R2G does not guarantee any planning approval outcome, and nothing in this proposal or these terms should be read as a representation that any specific dwelling yield, design, or development will be approved by any council, certifier, or authority. This clause does not limit any right the Client may have under the Australian Consumer Law where the Services are not provided with due care and skill.

4. LM-01 Credit (if applicable)

Where this engagement follows an R2G Site Feasibility Snapshot (LM-01) for this property, and the Client signs a Stage 1 documentation engagement (DA/CDC) within 30 calendar days of that Snapshot's delivery date, a credit of \$495 ex-GST will be applied as a deduction against the first milestone or first invoice of that Stage 1 engagement. This credit applies once per property address, has no cash value if the Client does not proceed to a qualifying engagement within 30 days, and does not apply to construction management-only engagements or third-party disbursements.

5. Basis of Assessment

This is a desktop assessment based on publicly available planning information and the information and documents supplied by the Client. R2G has not inspected the site as part of this engagement. The findings, fallback yield recommendation, and concept siting sketch are preliminary and subject to confirmation by survey, geotechnical investigation, detailed design, and formal assessment by the relevant council or certifier. Planning controls may change and should be verified with the relevant council before any subsequent lodgement.

6. Variations

Any additional work requested by the Client that falls outside the Scope of Services — including site inspection, survey, geotechnical review, structural or specialist consultant input, full architectural documentation, or a Stage 1 fee proposal — will be quoted and invoiced separately and will only proceed after the Client's written approval.

7. Intellectual Property

R2G retains ownership of all documentation, sketches, plans, and other intellectual property produced during this engagement until all fees are paid in full. Upon full payment, the Client is granted a non-exclusive licence to use the deliverable solely for evaluating the feasibility of development at the specified site. The deliverable may not be relied upon by, or shared with, any third party for any other site or purpose without R2G's prior written consent, and is not to be relied upon for lodgement of any development application without further detailed design and documentation.

8. Limitation of Liability

To the maximum extent permitted by law, R2G's total aggregate liability to the Client for all claims arising from or in connection with this engagement (whether in contract, negligence, or otherwise) is limited to the total fees paid by the Client to R2G under this engagement. R2G is not liable for loss of profit, revenue, loss of business opportunity, or any consequential, special, or indirect loss of any kind. R2G maintains professional indemnity insurance appropriate to the services provided; evidence of currency is available on request. Nothing in this clause limits any right the Client may have under the Australian Consumer Law.

9. Council and Certifier Decisions

R2G is not liable for any loss arising from the refusal, deferral, or conditions imposed by any council, certifier, or regulatory authority in respect of any future application informed by this desktop review. R2G will use reasonable professional skill and care in preparing the deliverable but cannot guarantee any approval outcome.

10. Termination

Either party may terminate this engagement on written notice before R2G commences the desktop review, in which case the fee is refunded in full. Once R2G has commenced the review, the fee is non-refundable as set out in clause 3, irrespective of any subsequent termination.

11. Confidentiality

Both parties agree to treat all commercial and technical information exchanged under this engagement as confidential and not to disclose it to third parties without written consent, except as required by law.

12. Validity

This proposal is valid for 14 days from the date of issue shown on the cover page. If not accepted within this period, R2G reserves the right to review and adjust the fee and terms before proceeding.

13. Dispute Resolution

In the event of a dispute, both parties agree to first attempt resolution through good faith negotiation. If unresolved within 14 days, either party may refer the matter to mediation before commencing legal proceedings. This agreement is governed by the laws of New South Wales.

14. General

This proposal and these terms constitute the entire agreement between the parties in respect of the Services and supersede all prior negotiations and representations regarding this Scope. No amendment is binding unless agreed in writing and signed by both parties. If any provision of these terms is found unenforceable, the remaining provisions continue in full force and effect.

These Terms and Conditions are adapted from the R2G Projects CLO Terms & Conditions Framework (v1.0, draft) for a desktop feasibility engagement. This draft has not yet been reviewed by a NSW-qualified solicitor. CEO/CLO review required before client delivery.



Envelope ID: 9

[Verify](#)

FP-2026-013-Desktop-Feasibility-Offer.pdf

Original SHA256:

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Result SHA256:

cGqge3suquSIpIT3G9N9Ff5JHTgrgfEzs0iSGfTcYjg=

Generated at: July 06, 2026 07:27 PM AEST

simon.canov1990@gmail.com

IP: 49.181.84.105

Session ID: 47a3fb469d3254c086a09a800695b636

User agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16_7_16 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.6.2 Mobile/15E148 Safari/604.1

Time zone: Australia/Sydney

FULL NAME

Simon Canov

SIGNATURE FIELD 1

DATE

06/07/2026

Event Log

July 06, 2026 07:26 PM AEST

Form viewed by simon.canov1990@gmail.com

July 06, 2026 07:26 PM AEST

Submission started by simon.canov1990@gmail.com

July 06, 2026 07:27 PM AEST

Submission completed by simon.canov1990@gmail.com