

MNF / Development Intelligence

Development Brief

Illustrative coastal residential consultant brief

ILLUSTRATIVE FICTIONAL EXAMPLE

Executive summary

CONCLUSION

Issue for concept design with the selected site, product, design and deliverable requirements.

42 ha Site area	520 Residential units	3 phases Development programme	Concept Current design stage
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Analysis basis

Development character	Contemporary coastal community
Product mix	Villas, townhouses and apartments
Maximum building height	Ground plus three
Primary view objective	Sea and landscape orientation
Consultant appointment	Masterplanner and lead architect
First submission	Eight weeks from appointment

Review controls

- 01 Values reconcile to the working schedules
- 02 Sources and assumptions remain visible
- 03 Key sensitivities are shown separately
- 04 Professional judgement remains explicit