

# DESIGN REPORT



Preston Vic, 3072

2013

Preston Vic 3072

Dear -----,

**Re: Extension & Renovation.  
Design Report.**

Thank you for the opportunity to meet with you and discuss your project. It is a very exciting project and I am pleased to provide the following:

- Design Report
- Fee Proposal

We believe this is an excellent design for your needs, and would be very pleased to complete the design and documentation for the project and to assist you in making the process as enjoyable as it should be.

Yours faithfully,

**C. M. Shields**  
*ARCHITECT*

*attach...*

## **DESIGN REPORT**

### **1. Client Brief**

At our recent meetings on the 00/00/00, a budget of \$000,000 to \$000,000 was indicated and your brief was based on our discussion at the meeting, where your requirements were outlined. The design approach is to achieve a design outcome which is modern, energy efficient, supports your family's lifestyle and compliments the surrounding area. In summary, the requirements are as follows

- Renovate and Extend to first floor.
- Divide the living in half to Study/Bedroom.
- Transform existing bathroom to ensuite for bedroom 1
- Keep master bedroom 2 and include a built in robe.
- Passive solar design.
- Re-stump, re-plaster, put insulation in external walls and some internal walls.
- Keep new room sizes equivalent to existing room sizes.
- Colorbond roof.

### **2. Design Concept**

Based on our discussion it was agreed that the general design concept of the Unit should incorporate the following:

- Transformation of porch entry into foyer
- Transform bedroom 1 into study, with bi-fold doors to separate the library and family area from study. The bi-fold doors are an excellent design feature to enclose or open areas for more accessible spaces.
- Living room is divided as requested to construct stairs for the new extension above to first floor and storage space included under stairs.
- Transform existing dining area to extend the northern and southern walls to create an open plan style kitchen with polished floors, to include large island bench with a corner snack bench and new kitchen appliances.
- New Family room to be constructed as an open plan to new Kitchen and Dinning with double doors and large glazed windows opening to access Deck area.
- Existing laundry and access hallway to remain.
- New full height glazed windows to be incorporated to hallway and take advantage of the garden views and extend the entertainment areas to external deck.
- To first floor extension to include two bedrooms with built in robes and single bath
- Polished floorboards to proposed and renovated areas, (With the exception of the Bathroom, Laundry and Ensuite. Kitchen will be polished cork).
- Energy efficient, passive solar design,

The following drawings have been prepared and are attached:

Existing Conditions/Site Plan	Drawing No. 0000SK-01	00/00/00
Proposed Plan- Ground Floor Option 4	Drawing No. 0000SK-02	00/00/00
Proposed Plan- First Floor Option 4	Drawing No. 0000SK-03	00/00/00
Proposed Illustration	Drawing No. 0000SK-04	00/00/00

Note: The following design Options 1 & 2 presented in early May has been superseded and amended to satisfy.

The development layout has been manipulated to provide the best orientation possible for the site. The plan allows good solar penetration while limiting excessive solar gain from the west in summer. It also caters for overlooking and solar access issues as stipulated by the ResCode. No significant vegetation exists, and all of the existing vegetation will be removed to make way. In our preliminary layout attention has been given to the City of Darebin character preferences, with regards to protecting aspects of neighbourhood character in the precinct.

### **3. Planing Scheme**

Advice from Darebin City Council is that the site is situated in Res. 1 Zone and a Planning Permit is not required. The site has no heritage controls or flooding overlays, but has a DCPO overlay (Development Contribution Plan Overlay).

The DCPO requires that any building project that costs \$000,000 or above to pay a levy to the City of Darebin for the upgrades of local infrastructures, such as paving or stormwater. It varies across different parts of the City of Darebin.

### **4. Certificate of Title**

A copy of the Certificate of Title will be required in order to proceed with the next stage.

### **5. Opinion of Probable Cost**

The probable costs outlined below represent an opinion of building costs only, which can vary considerably depending on the following:

- Materials fittings and fixtures chosen,
- Extent of client involvement in the project,
- Method and type of construction,
- Commencement and duration of the works,
- Seasonal building market conditions,
- Size and competence of building firms chosen.
- Sub soil conditions.

### Opinion of Probable Cost

	<i>m<sup>2</sup> or No. of Items</i>		
Building Area (m <sup>2</sup> )	83.5	\$ 00,000.00	to \$ 00,000.00
Renovated Area (m <sup>2</sup> )	38	\$ 00,000.00	to \$ 00,000.00
Stairs	1	\$ 00,000.00	to \$ 00,000.00
Kitchen	1	\$ 00,000.00	to \$ 00,000.00
Bathroom	1	\$ 00,000.00	to \$ 00,000.00
New Bi-fold Door, Ensuite Door & Exterior Door/Window	1	\$ 00,000.00	to \$ 00,000.00
Pantry	1	\$ 00,000.00	to \$ 00,000.00
Demolished Asbestos Removal	1	\$ 00,000.00	to \$ 00,000.00
Robes/WIR/Cup'd (m <sup>2</sup> )	8	\$ 00,000.00	to \$ 00,000.00
<b>SUBTOTAL</b>		\$ 000,000.00	\$ 000,000.00
<b>Middle of Range</b>		\$ 000,000.00	

The opinion of probable cost is a range of costs based on the attached drawings, and includes the Goods & Services Tax :

**A contingency of 5% or \$0,000 to \$00,000 should be allowed to cover unforeseen costs.**

These costs do not include the following:

- Boundary fencing, landscaping, paving, external lighting,
- Grey water system (more details to be resolved before costs can be advised),
- Cooling and/or Heating,
- White goods,
- Demolition & disposal,
- Professional fees.
- Soft Furnishings, Blinds or Furniture,
- Client changes,
- Inflation and increases in building material costs,
- Insurance and local authority fees,

### **6 Conclusion -**

The costs are based on preliminary drawings. Assumptions have been made which will require confirmation when detailed documentation is prepared. More accurate costs could be determined when further documentation is complete.

The range of costs indicates that tenders from builders may be in this range, with an average around the middle of the range or around \$000,000.00, including site costs & GST. From the estimate, you can set a budget for the proposed work that is within the estimated range of

cost (A budget at the lower end of the range may be achievable if fitting & finishing costs are minimised and construction materials selected to keep costs down). The final design would then be developed to allow for your budget.

Due to the current Council Zoning, a Planning Permit should not be required. A Building Permit will be required. The next stage would involve preparation of more detailed design drawings and then working drawings to enable application for Building Permit and construction.

We believe this is an excellent and very exciting design for your needs, and we would be very pleased to complete the documentation for the project.

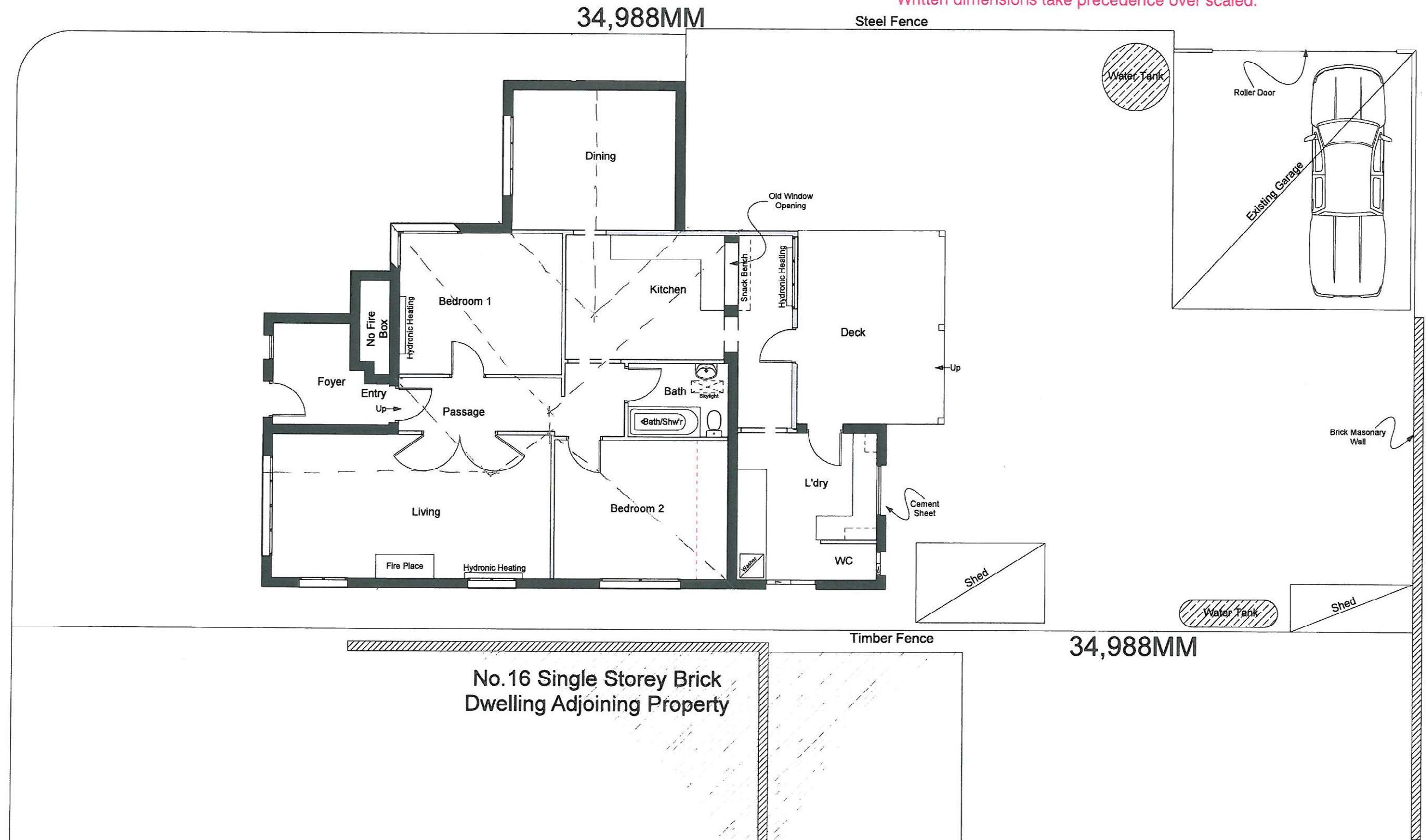
Attachments to follow



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All levels & Dimension must be verified prior to commencing works.

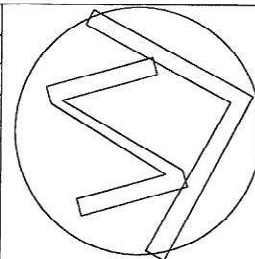
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Date	Revisions	

		Initial	Date
	*Final		
	Checked		
	Approved		



**CMS** ARCHITECTS

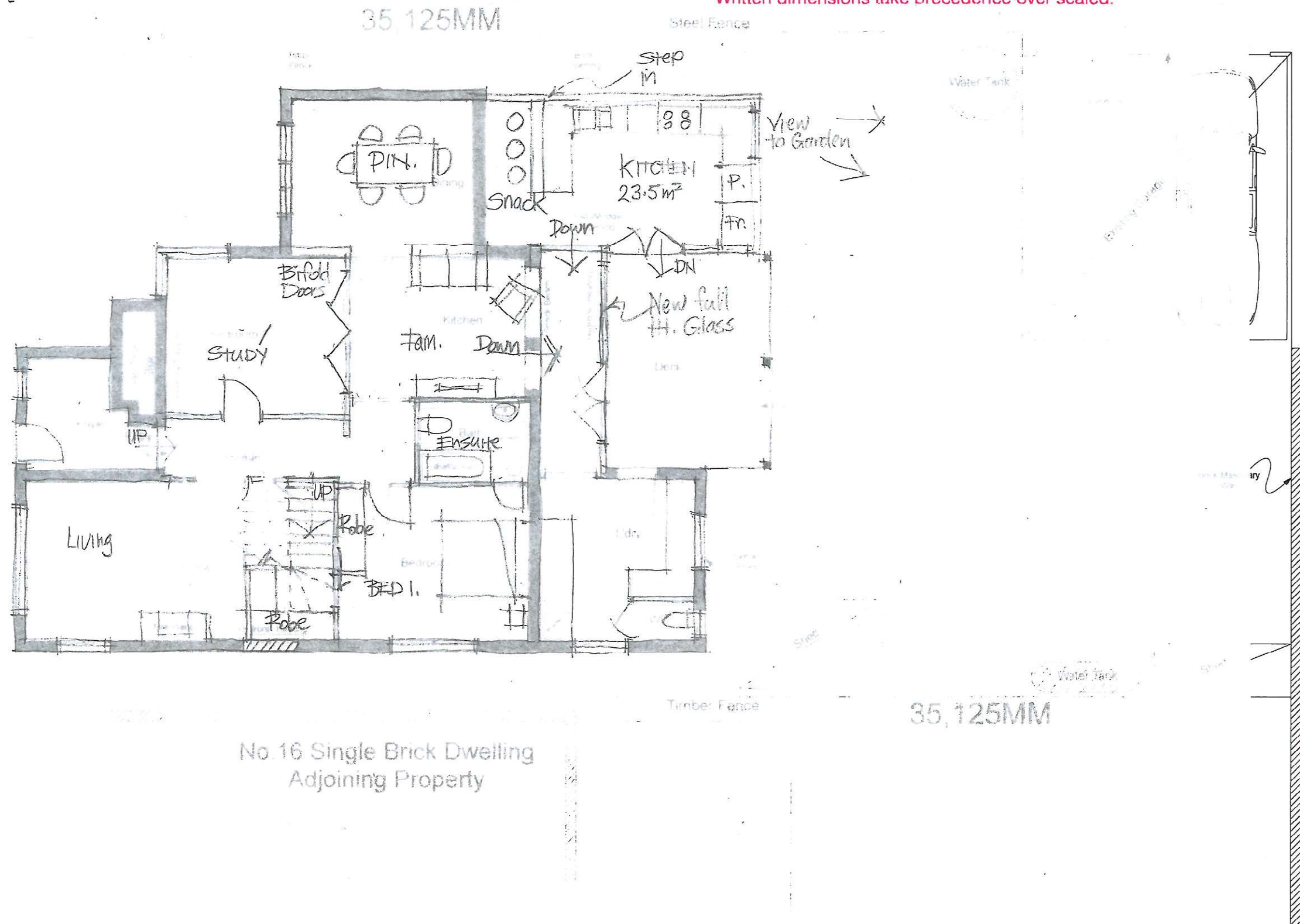
138 Regent Street, West Preston 3072  
Phone: 9470 3665, Fax: 94703583  
Mobile: 0411 246 353

Project	Extension & Renovation [REDACTED]	1302SK-01
Client	[REDACTED]	
Scale 1:100 Plate Date: 6/05/2013	Drawing <b>Existing Conditions/Site Plan</b>	

1302SK-01

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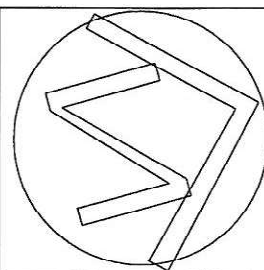
All levels & Dimension must be verified prior to commencing works.  
Written dimensions take precedence over scaled.



Date	Revisions		

		Initial	Date
	*Final		
	Checked		
	Approved		



CMS ARCHITECTS

138 Regent Street, West Preston 3072  
Phone: 9470 3665, Fax: 94703583  
Mobile: 0411 246 353

Drawn : Huss Ali

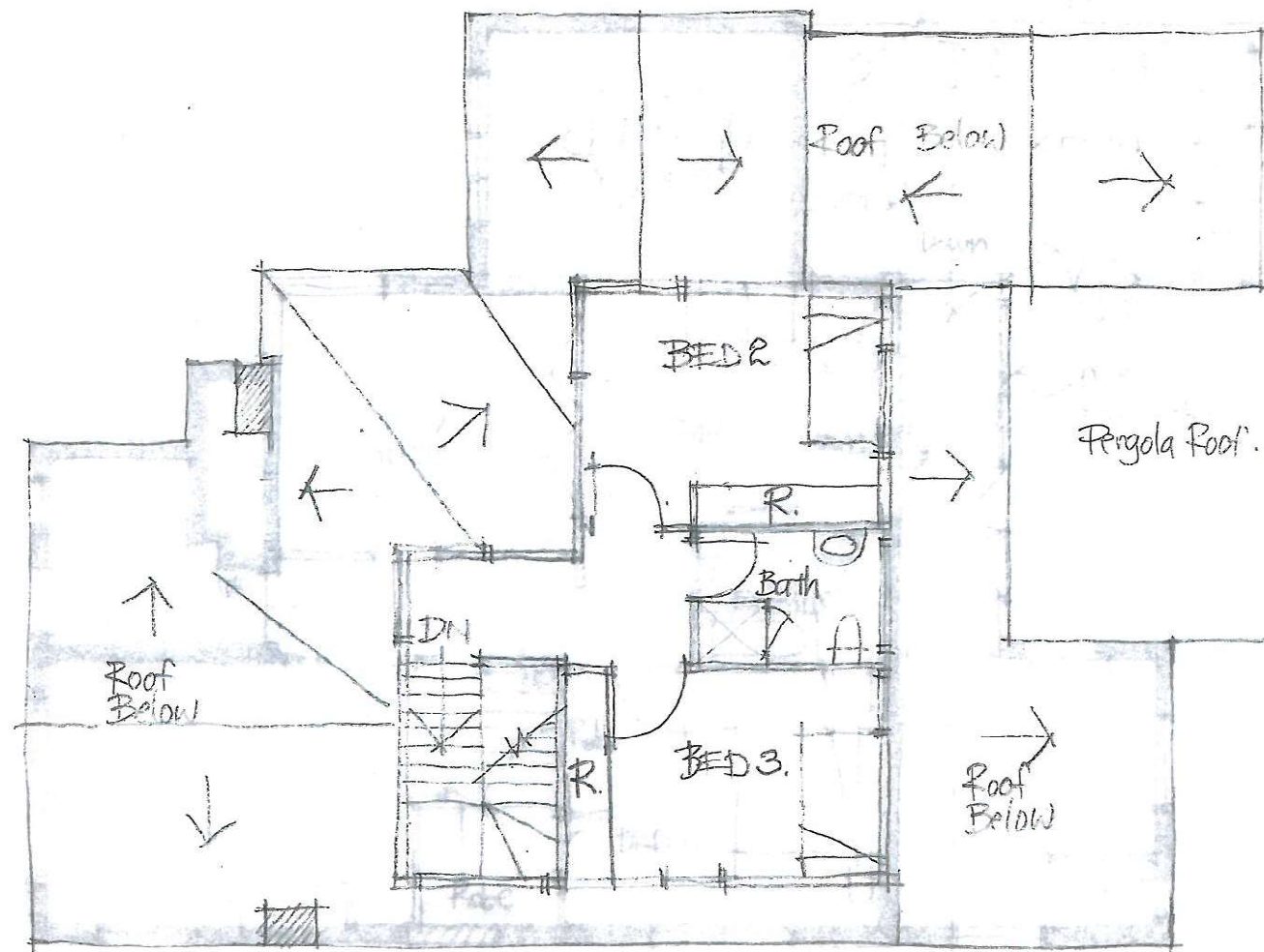
Project	Extension & Renovation [REDACTED]
Client	[REDACTED]
Scale 1:100	Drawing
Plote Date: 13/03/2013	Proposed G <sup>d</sup> Floor/Site Plan- Option 3

1302SK-02



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All levels & Dimension must be verified prior to commencing works.  
Written dimensions take precedence over scaled.

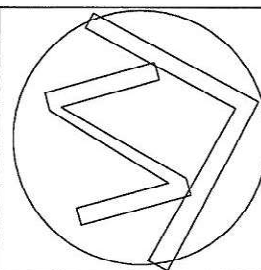


FIRST FLOOR  
Area -  $50 \text{ m}^2$

Date	Revisions		

		Initial	Date
	*Final		
	Checked		
	Approved		



**CMS** ARCHITECTS

138 Regent Street, West Preston 3072  
Phone: 9470 3665, Fax: 94703583  
Mobile: 0411 246 353

Drawn : Huss Ali

Plote Date: 13/03/2013

Proposed First Floor/Site Plan- Option 3

1302SK-03

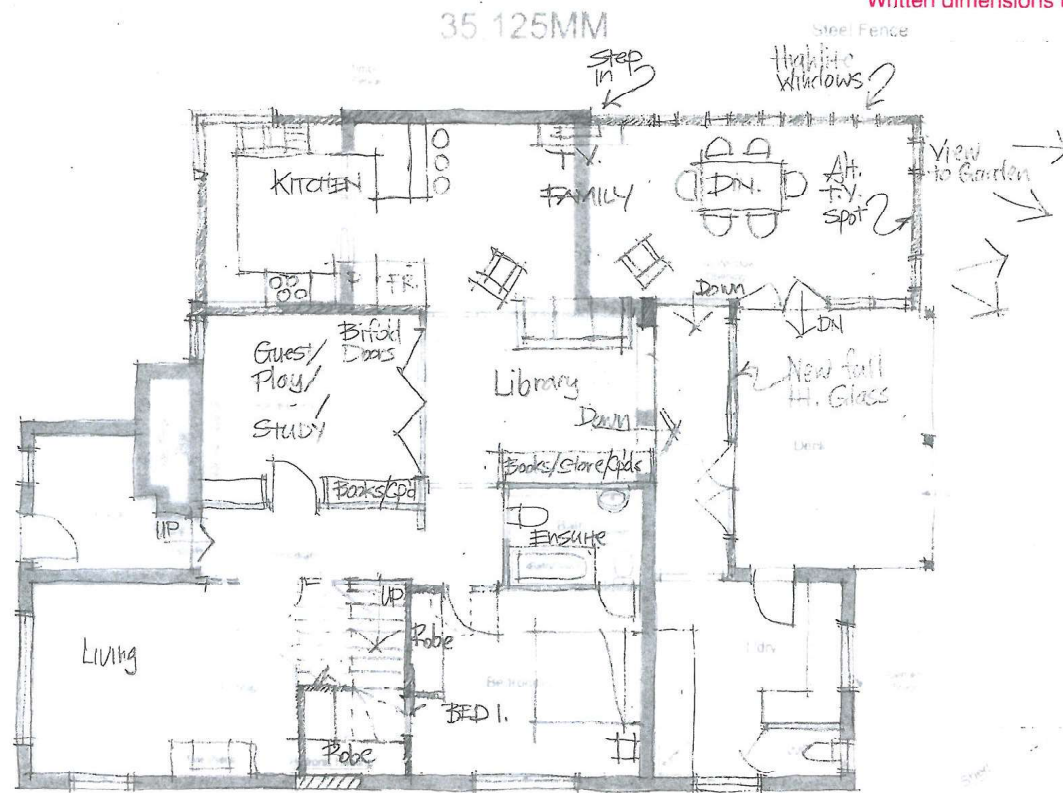
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All levels & Dimension must be verified prior to commencing works.  
Written dimensions take precedence over scaled.



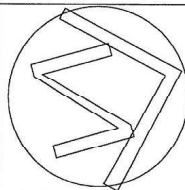
No.16 Single Brick Dwelling  
Adjoining Property

EXTENSION AREA  
APPROX. 33.5m<sup>2</sup>

Date	Revisions	

		Initial	Date
*Final			
Checked			
Approved			



**CMS** ARCHITECTS

**Christopher M Shields -  
Architects**

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Mobile: 0411 246 353

Drawn : Huss Ali

## Extension & Renovation

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### Drawing

Proposed G'd Floor/Site Plan- Option 4.

1302SK-04