

# DESIGN REPORT



Ferntree Gully, Vic 3156

2018

Ferntree Gully, Vic 3156

Dear -----,

**Re: Design Report –Ferntree Gully, Vic 3156.**

Thank you for the opportunity to meet with you to discuss your project. It is an exciting project on a house with great potential and I am pleased to provide the following:

- Design Report.
- Fee Proposal.

This is an excellent design for your needs, and I would be pleased to complete the 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...*



## 1. Client Brief

At our recent meetings on the 00/00/00 and 00/00/00, an anticipated construction budget was not indicated. Your brief was based on our discussion at the meetings, where your requirements were outlined. In general, the new structure required is summarised as follows:

1. Existing building to remain. The new structure to include;

### **Ground Floor**

- Provision for new crossovers, driveway and car parking
- Ground floor laundry, bath, master bedroom with robe
- Study area, kitchen, dining and open living area to courtyard and private open space.
- Provision for separate private open space for new townhouse area.
- Energy efficient, passive solar design.

### **First Floor**

2. New townhouse to include:
  - Two bedrooms with a robe.
  - Shared bathroom (to include single basin, toilet & shower).
  - Open sitting area.

## 2. Design Concept –

The design for this proposal consists of the following items.

### Ground Floor

- Existing house to remain untouched.
- Construction of a new townhouse located at the side of the existing property.
- Provision for a separate driveway and crossover for new dwelling.
- Provision for a separate private open space for existing and proposed dwelling.
- Brick veneer and lightweight rendered foam board construction with colorbond metal roof to proposed townhouse.
- New townhouse to include open plan style kitchen/dining area with polished floors, and living family area open to external courtyard as per brief.
- Large glass sliding doors, located at living area will take advantage of exceptional garden views and extend the entertainment area, out to new courtyard for outdoor activity.
- Laundry with access to external private open space, a separate bath and master bedroom with robe
- Fire-rated wall on west and east boundary.
- Car parking entrance from front of the proposed dwelling.  
(Under council planner review)
- Having new accommodation built on the west and east proposed boundary, all habitable areas are provided with external windows to capture natural light & ventilation.

### First Floor

- Upstairs bedroom 2 and bedroom 3 with robes are designed to be a comfortable space for occupants, whilst maintaining strict rescode setbacks and eliminating overlooking into neighbouring private open space.
- Shared bathroom will include single basin, toilet & spacious shower.
- Sitting area with access to balcony provides good access to northern light and exceptional garden views.
- The proposal has been designed with privacy in mind, to capture the natural light and ventilation, to filter through the home and to provide good northern orientation to new living areas. This achieves good garden views and passive solar design as well limiting excessive solar gain from the west in summer by using less windows and incorporating skylights to wet areas.



The proposed two-storey townhouse located on the east side Ferntree Gully will compliment well with the existing house. The harmonious interplay of lightweight and brick clad construction will compliment the style of the home in a modern fashion, while not imitating nor undermining the character of the existing dwelling.

These areas provide for various living and entertaining areas, internally and externally appropriate for personal use as well as increasing the value for a family that will be interested in this new property.

The following drawings of the design concepts have been prepared and are attached:

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

### **3. Opinion of Probable Cost**

The opinion of probable cost is a range of costs based on the attached drawings. 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***

|                                   | <b><i>m<sup>2</sup> or<br/>No. of Items</i></b> |               |    |               |
|-----------------------------------|---|---------------|----|---------------|
| Building Area (m <sup>2</sup> )   | <b>206</b>                                      | \$ 00,000.00  | to | \$ 00,000.00  |
| Balcony (m <sup>2</sup> )         | <b>11.4</b>                                     | \$ 00,000.00  | to | \$ 00,000.00  |
| Garage (m <sup>2</sup> )          | <b>23.5</b>                                     | \$ 00,000.00  | to | \$ 00,000.00  |
| Stairs                            | <b>1</b>  | \$ 00,000.00  | to | \$ 00,000.00  |
| Kitchen                           | <b>1</b>  | \$ 00,000.00  | to | \$ 00,000.00  |
| Bathroom                          | <b>2</b>  | \$ 00,000.00  | to | \$ 00,000.00  |
| Laundry                           | <b>1</b>  | \$ 00,000.00  | to | \$ 00,000.00  |
| Built in Robes (m <sup>2</sup> )  | <b>7.5</b>                                      | \$ 00,000.00  | to | \$ 00,000.00  |
| Pantry                            | <b>1</b>  | \$ 00,000.00  | to | \$ 00,000.00  |
| Porch Area (m <sup>2</sup> )      | <b>2.5</b>                                      | \$ 00,000.00  | to | \$ 00,000.00  |
| Ensuite                           | <b>1</b>  | \$ 00,000.00  | to | \$ 00,000.00  |
| Crossover                         | <b>2</b>  | \$ 00,000.00  | to | \$ 00,000.00  |
| Robes/WIR/Cup'd (m <sup>2</sup> ) | <b>8</b>  | \$ 00,000.00  | to | \$ 00,000.00  |
| Paving Area (m <sup>2</sup> )     | <b>25.5</b>                                     | \$ 00,000.00  | to | \$ 00,000.00  |
| Landscaping (m <sup>2</sup> )     | <b>80</b>                                       | \$ 00,000.00  | to | \$ 00,000.00  |
| Carport Area (m <sup>2</sup> )    | <b>25</b>                                       | \$ 00,000.00  | to | \$ 00,000.00  |
| <b>SUBTOTAL</b>                   |   | \$ 000,000.00 |    | \$ 000,000.00 |
| <b>Middle of Range</b>            |   | \$ 000,000.00 |    |               |

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

These costs do not include the following:

- External lighting
- Landscaping, or Paving
- New cooling, Heating
- White goods
- General repairs (other than those noted above)
- Soft Furnishings, Blinds or Furniture
- Client changes
- Inflation and increases in building material costs
- Insurance and local authority fees
- Professional fees.

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. Shopping around for fittings and doing some of the work yourself, could reduce the costs.



#### **4. Regulations, Planning & Zoning**

Our research on land channel indicates the site is in a General Residential Zone Schedule to (GRZ2). There is no planning overlay within vicinity. However a Planning Permit will still be required for the development.

Advice from the South East Water is that we are able to include a carport where easement is located on the North-West boundary. You will need to apply for a build over permit, which may or may not be granted. If not granted, the Carport for the existing house can be located at the rear. We also require the support of Council for the new crossovers. As advised by planner on duty Leonard Tyson, a pre-application meeting before final submission is recommended.

From the information we have on hand, we believe a planning permit is possible for the proposed work. A building permit will also be required to carry out the proposed work, which gives approval for the construction of the building.

#### **5. Conclusion**

The range of costs indicates that tenders from builders may be in this range, with an average around the middle of the range, or \$000,000 for the completed project. There may be ways to reduce the overall cost by making some alterations, which I will be happy to discuss with you in our next meeting, as well as being careful with final details.

The next stage will involve preparation of more detailed design drawings and following your approval, lodging the planning application for Planning Permit, followed by working drawing and Building Permit documentation if required.

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

*attach...*

**PRE-PLANNING PROPOSAL**

**Proposed 100sqm Weatherboard House**

**Lot Dimensions:**

- Nominal 22,860MM (Top Boundary)
- Nominal 28,041MM (Left Boundary)
- Nominal 29,121MM (Right Boundary)
- Nominal 30,880MM (Bottom Boundary)

**Setbacks and Easements:**

- Easement -1 6' 1.8m Wide
- Easement -2 4' 1.2m Wide

**Proposed House Footprint:**

- Master Bedroom
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bath
- WC
- Laundry
- Hall
- Entry
- Existing Kitchen
- Existing Dining
- Existing Lounge
- Porch
- Deck
- Outdoor Pergola
- Chimney
- Cupboard

**Existing Features:**

- Existing Driveway
- Existing Crossover
- Existing Shed
- Covered Carport
- 400mm High Retaining Wall
- 200 Sleepers

**Adjacent Properties:**

- No.02 Adjoining Property Single Storey Weatherboard House
- No.03 Adjoining Property Single Storey Brick Veneer Units
- No.01 Adjoining Property Single Storey Weatherboard House

**Other Dimensions:**

- 3,800 (Distance from bottom boundary to shed)

|      |           |  |  |   |   |  |         |                        |                              |           |
|------|-----------|--|--|---|---|--|---------|------------------------|------------------------------|-----------|
| Date | Revisions |  |  |  |  | <b>Christopher M Shields - Architects</b><br>138 Regent Street, West Preston 3072<br>Phone: 9470 3665, Fax: 94703583<br>Mobile: 0411 246 353<br>Drawn : Huss Ali |         | Project                | Townhouse Development        | 1615TP-01 |
|      |           |  |  |   |   | Client   |         |                        |                              |           |
|      |           |  |  |   |   | Scale 1:100 @ A2   | Drawing |                        |                              |           |
|      |           |  |  |   |   |  |         | Plote Date: 15/09/2016 | Existing Condition Site Plan |           |

The site plan shows a property with a house, a shed, a driveway, and surrounding easements. The house is a single-storey weatherboard house with a carport subject to build over approval. The carport is 6' 1.8m wide. The house has a ground floor area of 121m². The shed is 3,800mm wide. The driveway is 3,800mm wide. The surrounding easements are 4' 1.2m wide and 6' 1.8m wide. The property is adjacent to No.02 Adjoining Property Single Storey Weatherboard House and No.01 Adjoining Property Single Storey Weatherboard House. The property is also adjacent to a new driveway and a new crossover. The property is also adjacent to a demolish crossover. The property is also adjacent to a possible carport if not approved on easement. The property is also adjacent to a P.O.S. Area 260m² and a P.O.S. Area 88m². The property is also adjacent to a canopy tree and a shed. The property is also adjacent to a garage, a lounge, a dining area, a kitchen, a bathroom, a laundry, a bedroom, a master bedroom, a deck, and a porch. The property is also adjacent to a chimney, a cupboard, an entry, a hall, a WC, and a bath. The property is also adjacent to an outdoor pergola and an existing lounge. The property is also adjacent to an existing kitchen and an existing dining area. The property is also adjacent to a garage, a lounge, a dining area, a kitchen, a bathroom, a laundry, a bedroom, a master bedroom, a deck, and a porch. The property is also adjacent to a chimney, a cupboard, an entry, a hall, a WC, and a bath. The property is also adjacent to an outdoor pergola and an existing lounge. The property is also adjacent to an existing kitchen and an existing dining area.

|      |           |  |  |
|------|-----------|--|--|
| Date | Revisions |  |  |
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|      |           |  |  |
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|  |          |         |      |
|--|----------|---------|------|
|  |          | Initial | Date |
|  | *Final   |         |      |
|  | Checked  |         |      |
|  | Approved |         |      |



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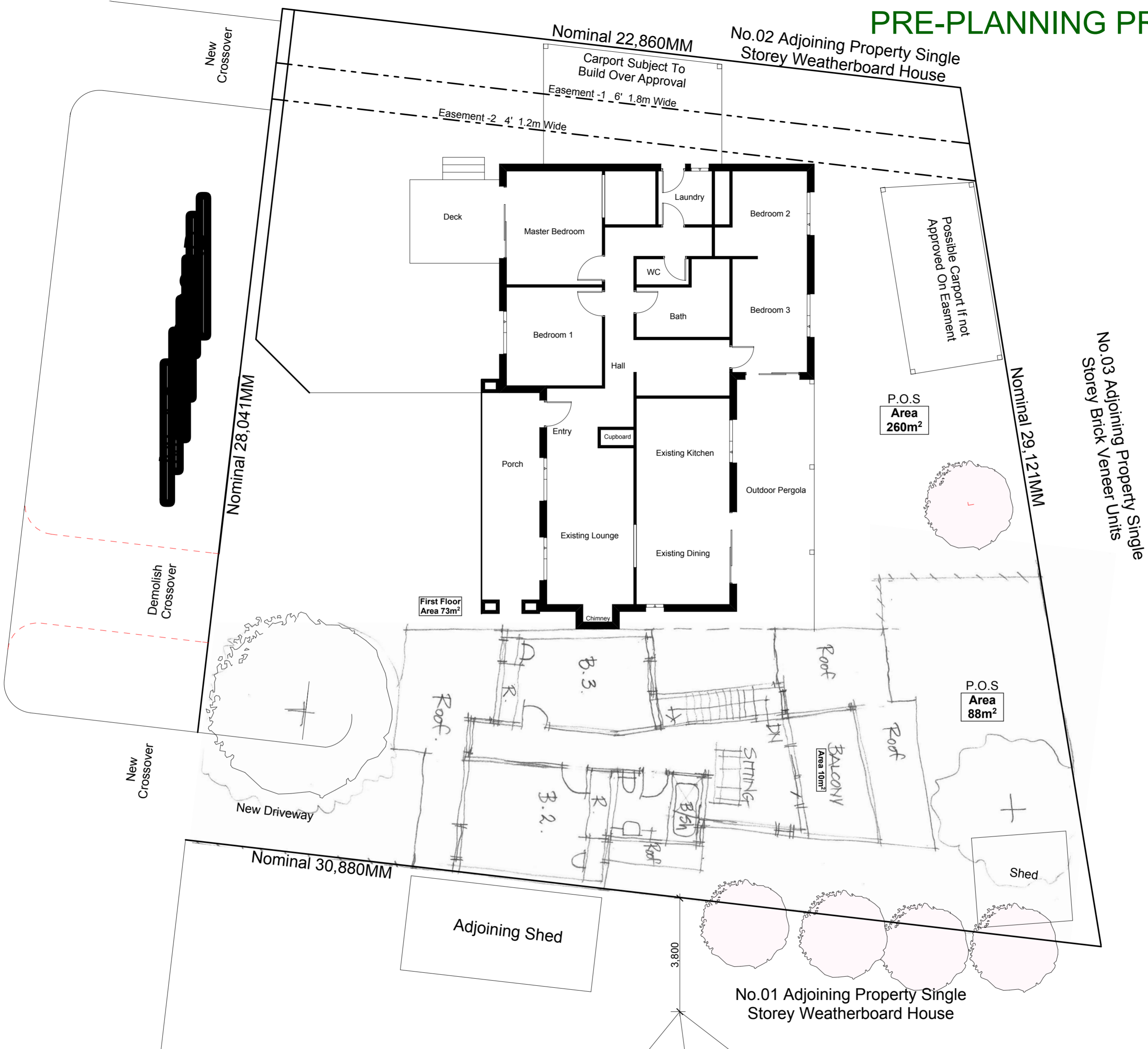
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Drawn : Huss Ali

|   |                                       |
|---|---------------------------------------|
| Project                                     | Townhouse Development                 |
| Client                                      | [REDACTED]                            |
| Scale: 1:100 @ A2<br>Plote Date: 15/09/2016 | Drawing<br>Proposed Ground Floor Plan |

1615TP-02

# PRE-PLANNING PRESENTATION SET

[illegible]

**CMS** ARCHITECTS

Christopher M Shields -  
Architects

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

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Drawn : Huss Ali

|         |                       |
|---------|-----------------------|
| Project | Townhouse Development |
|---------|-----------------------|

|        |  |
|--------|--|
| Client |  |
|--------|--|

Scale 1:100 @ A2

Plote Date: 15/09/2016

## Townhouse Development

### Drawing

### Proposed First Floor Plan

|           |  |
|-----------|--|
| 1615TP-03 |  |
|-----------|--|