

DESIGN REPORT



Northcote Vic, 3070

2018

Northcote Vic. 3070.

Dear -----,

Re: Design Report –Northcote Vic, 3070.

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, to provide your family with more liveable spaces 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. You also asked to keep project costs to a minimum. In general, the extension required is summarised as follows:

1. Existing building to remain under heritage protection overlay, as advised by Darebin Council.

Ground Floor

- Provision for new car parking from rear laneway access.
- Provision for shared external walkway entrance to proposed and existing house
- Ground floor laundry powder room
- Kitchen, dining and open living areas to external deck.
- Provision for separate private open space to for new townhouse area.
- Energy efficient, passive solar design.

First Floor

2. New accommodation townhouse to include:
 - A master bedroom with ensuite and robe.
 - Shared ensuite (to include single basin, toilet & shower).
 - Second bedroom with built in robe.
 - Kitchen, dining and open living areas to external deck.

During my inspection of the property, I noted that the existing home is generally in good condition. No allowance for make-good repairs has been included in the estimate. Prior to undertaking more detailed documentation, a thorough inspection could be carried out to determine repairs necessary. These could then be included in the scope of work.

2. Design Concepts –

The design for this proposal consists of the following items.

Ground Floor

- Existing house to remain untouched, unless shown otherwise.
- Construction of a new townhouse located at rear.
- Southern boundary walkway to remain open, as shared common communal space, bin/bike storage area and entry to new/existing accommodation.
- Provision for a separate private open space for existing and proposed dwelling.
- Brick veneer and lightweight clad construction with colorbond metal roof to be introduced to proposed townhouse.
- New townhouse to include open plan style kitchen/dining area with polished floors, and living family area extended to external deck as per brief.
- Provision of new large glass sliding doors, located at kitchen and living area will take advantage of exceptional garden views and extend the entertainment area, out to new deck for outdoor dining, with first floor cantilever as protective cover.
- Fire-rated wall on northern boundary.
- Provision for new powder room and laundry on ground floor.
- Provision for new car parking entrance from rear laneway access.
(Under council planner review)
- Having maximized the new accommodation floor area by extending to the northern boundary, it is therefore important that all habitable areas are provided with external windows to capture natural light & ventilation.

First Floor

- Upstairs master bedroom 1 and bedroom 2 is designed to be a comfortable space for occupants, whilst maintaining strict rescode setbacks and eliminating overlooking issue into neighbouring private open space.
- Shared ensuite (to include single basin, toilet & spacious shower).
- Roof storage in attic space
- 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 small townhouse located at the rear of the property will integrate well with the existing house listed under the heritage planning overlay. The harmonious clash of lightweight and brick clad construction will compliment the style of the home in a modern fashion, yet not imitating nor undermining the heritage character of the existing dwelling. These areas provide for various living and entertaining areas, internally and externally appropriate for your personal use as well as increasing in value for a family should you be interested in re-selling your property in future.

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

Existing Conditions/Site Plan	Drawing No. 0000SK-01	00/00/00
Existing Ground Floor Plan	Drawing No. 0000SK -02	23/09/15
Proposed Ground Floor Plan	Drawing No. 0000SK -03	30/09/15
Turn Circle Demonstration Plan	Drawing No. 0000SK -04	20/10/15
Turn Circle Demonstration Plan	Drawing No. 0000SK -05	20/10/15
Proposed First Floor Plan	Drawing No. 0000SK -03	30/09/15
Proposed Illustration	Drawing No. 0000SK -05	20/10/15

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

	<i>m² or No. of Items</i>			
Building Area (m²)	80	\$ 00,000.00	to	\$ 00,000.00
Balcony (m²)	6	\$ 00,000.00	to	\$ 00,000.00
Carport (m²)	39	\$ 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
Roof Storage	1	\$ 00,000.00	to	\$ 00,000.00
Pantry	1	\$ 00,000.00	to	\$ 00,000.00
Deck Area (m²)	6	\$ 00,000.00	to	\$ 00,000.00
Ensuite	1	\$ 00,000.00	to	\$ 00,000.00
Laundry	1	\$ 00,000.00	to	\$ 00,000.00
Robes/WIR/Cup'd (m²)	1	\$ 00,000.00	to	\$ 00,000.00
Powder Room	1	\$ 00,000.00	to	\$ 00,000.00
SUBTOTAL		\$ 000,000.00		\$ 000,000.00
Middle of Range		\$ 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

Advice from the planner on duty at Darebin City Council indicates the site is in a Neighbourhood Residential Zone 1 (NRZ1). There is a number of planning overlay which triggers a planning permit. These planning overlays are:

- Development Contributions Plan Overlay(DCPO)
(Development Contributions Plan Overlay-Schedule 1 (DCPO1)
- Heritage Overlay (HO)
(Heritage Overlay-Schedule (HO161)

Advice from planner:

- Existing dwelling will need two car spaces
- Need pedestrian access to the property for rear unit.
- 40 metre square open space required for each dwelling.
- Arborist assessment required for the adjoining trees.

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.

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.

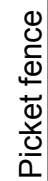
C. M. Shields
ARCHITECT

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



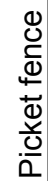
All levels & Dimension must be verified prior to commencing works.
Written dimensions take precedence over scaled.



Drawn : Neda Behrouzi

1510Sk-02

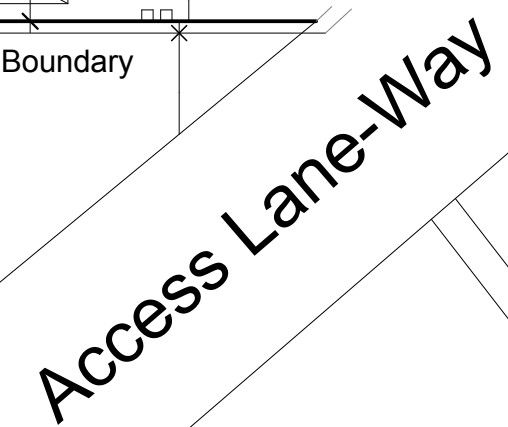
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Written dimensions take precedence over scaled.



Drawn : Neda Behrouzi

1510SK-03

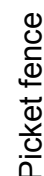
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Written dimensions take precedence over scaled.~~

1510SK-04

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Written dimensions take precedence over scaled.~~



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



Drawn : Neda Behrouzi

Scale 1:100 Drawing
 Plote Date: [REDACTED] Proposed First Floor Plan

1510SK-06



Date	Revisions		

		Initial	Date
	*Final		
	Checked		
	Approved		



Drawn : Neda Behrouzi

Scale	Drawing
Plate Date: XXXXXXXXXX	Proposed Illustration

1510SK-07