



fast affordable architecture advice on
your property's potential

Design Feasibility Report

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Test Before You Invest Pty Ltd

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DESIGN FEASIBILITY REPORT

123 Test Street, Investia



Project Details

Client	John & Jane Smith
Job Number	00000
Date of Issue	2024
Property Address	123 Test Street, Investia, NSW, 2000
Assessment by	Test Before You Invest Pty Ltd
Assessing Architect	Nikki Quittner
Assessor Contact	info@testbeforeyouinvest.com.au
NB*	Refer to the Terms & Conditions of our service at the end of the Report

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INTRODUCTION

Let's unlock your property's potential!

Dear John & Jane,

Thank you for engaging Test Before You Invest to undertake a Property Assessment of 123 Test Street, Investia. It is a unique property brimming with development potential. Following our Property Consultation, we have established a number of ways to improve and add value to your property. After reading this report, you will have a much clearer idea of what your renovation might look like, cost, require to have approved and construct. We understand that renovating is a complex process, and have created this report to demystify and decode your project from start to finish. It's all here, so let's get started!

In this report, we have outlined the design opportunities, constraints and considerations for your future renovation. Included are preliminary design solutions catered specifically to your brief and budget. While our advice is subject to a number of factors including council/ certifier approval, final budget, brief and timeline, this is a great starting point for you to explore initial ideas developed by experts in the architectural field.

In undertaking this report, we understand your brief includes the following requests:

- » Convert 3 bed 1 bath into 4 bed 3 bath for growing family;
- » Make living dining and kitchen areas open plan and make house lighter;
- » Kitchen to have island bench and ideally a butler's pantry;
- » Direct access from garage to house and laundry to outside;
- » Make better use of unused generous side areas.



In response to your brief, this report includes the following sections:

1. Development Assessment;
2. Property Analysis;
3. Concept Proposal;
4. Guideline to your Renovation.

In preparing this report, the following tasks have been actioned:

- » Establish the brief and budget;
- » Assess the property to gain appreciation of its context, opportunities and constraints;
- » Review the existing property and layout;
- » Assess the key legislative controls pertaining to this site;
- » Undertake a "Dial Before You Dig" infrastructure services check;
- » Prepare preliminary concept plans to illustrate potential layout scenarios;
- » Review supplementary information provided by the client (reports, contracts, certificates, drawings etc).

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1.0 PROPERTY INFORMATION



What is the land size of this property?

474m²

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What is the maximum habitable area permitted on this site?

237m²

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What is the maximum height limit permitted on this site?

8.5m

Content is provided upon ordering your customised Report.



What is the zoning of this site?

R2

Content is provided upon ordering your customised Report.



Does this property have any heritage requirements?

No

Content is provided upon ordering your customised Report.



What's the current land value estimate of my site?

\$1.9M

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Who is the Local Governing Authority (LGA) of this property?

Investia Council

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1.1 DEVELOPMENT ASSESSMENT [AREA]



What is the current internal area of this site?

107m²
(approx.)

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What additional area might be available on this site?

130m²
(approx.)

Content is provided upon ordering your customised Report.



How does this convert into typical sizes?

Content is provided upon ordering your customised Report.

rooms:



typ. bedroom



typ. bathroom



typ. study



typ. living



typ. kitchen

Content is provided upon ordering your customised Report.

units:



studio apartment



1 bed apartment



2 bed apartment



3 bed apartment



3 bed house

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1.2 DEVELOPMENT ASSESSMENT [COST]



How much could the Cost of Construction be?

Estimated costs are influenced by the following factors, specific to this property:

- » **Scope of works** - Alterations & Additions
- » **Property condition** - Good
- » **Topography** - Relatively Flat
- » **Access** - Moderate
- » **Budget Provided** - Yes: \$ 000,000 all inclusive
- » **Feasibility** - Your project has the potential to align with the budget. However, given your budget parameters, it's imperative to engage in close monitoring and collaborative planning with a builder from the outset. Flexibility and proactive engagement will be key to managing costs effectively.

Scope of Works	Basic Budget (\$/sqm excl. gst)	Standard Budget (\$/sqm excl. gst)	High Budget (\$/sqm excl. gst)	Description
Cosmetic				Content is provided upon ordering your customised Report.
Renovation / Rebuild				



How much could the Total Cost of Works be?

There are other costs to consider beyond the build, including specialist consultants, council fees, certification, insurances, and contingencies. It is important to know the difference between Cost of Construction and Total Cost of Works when finalising your budget. Below is a general guide:

Construction Budget				
Estimated Additional Costs				Content is provided upon ordering your customised Report.
Estimated Total Cost of Works				

Note: The provided cost estimates are approximate and based on average rates in NSW. Actual costs may vary due to factors such as changes in scope, unforeseen conditions, market fluctuations, authority requests, site-specific requirements, consultant fees, maintenance repairs, contamination, loose furniture, and CPI escalation. It's advisable to regularly verify these figures with experts due to these variables. These estimates are suitable for preliminary planning only and should be verified by a quantity surveyor or builder once detailed plans are available. For budget-setting guidance, refer to Section 4. 'Guideline to your Renovation.'

1.3 DEVELOPMENT ASSESSMENT [TIME]

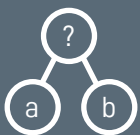
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How long could this renovation take from start to finish?

Timeframes are estimated and are to be used as a general guide only, as many factors affect how long each stage will take. Some of these considerations have been described above.

Stage	Sub-Stage	Timeframe
Design	1.	
Approval	2. 3. 4. Content is provided upon ordering your customised Report.	
Construction	5. 6. 7.	



What approval options do I have for this property?

Approval options are subject to the nature of your proposal. However, there are insights available to determine holistically what avenues are possible. The approval options that might be possible for this property are based on the following assumptions:

- » **Scope of works** - Alterations & Additions
- » **Heritage / Conservation / Environmental requirements** - No
- » **Ambition and complexity of brief** - Moderate
- » **Confirmation via an available Section 10.7 Certificate** - Yes

Approval Type	Eligibility
Development Application (DA)	Yes
Complying Development (CDC)	Yes

1.4 DEVELOPMENT ASSESSMENT [PERSONNEL]

Below are a list of specialist consultants that might be necessary for you to engage throughout the project and an indication of the stage at which they are usually engaged - after which they may be required for the duration of the project. You can engage consultants one stage at a time, or accept their proposal to undertake works right the way through.

Project Stage	Description
Design (D)	The concept stage forms the building block of your design, setting out the fundamental principals of layouts, building shape and aesthetic. At a preliminary level, the design is verified by key consultants to ensure the proposal is viable from a buildability, approval and cost perspective.
Approval (A)	The approval stage is critical to the success of every project. Without approval, the design cannot be built. There are two key approvals for every project: 1) design approval from council (DA) or a private certifier (CDC), and 2) construction approval (CC).
Construction (C)	The final stage of a project is the construction stage, where the design is brought to life through comprehensive documentation and coordination to resolve every detail of the project. From there, a builder is selected and the build begins.



Building Your Project Team: Key Players

For every renovation or rebuild, a team of professionals is crucial for success. Some consultants work at specific stages, while others are involved throughout. The Architect serves as the primary point of contact, overseeing the entire process. They facilitate coordination among consultants while the Client takes responsibility for their engagement, deliverables and payment.

Consultant	Required	Stage	Consultant	Required	Stage
Arborist	No	A,C	Legal Advisor	No	A
Architect / Designer	Yes	D, A, C	Lighting Designer	No	C
BASIX Consultant	Yes	A	Private Certifier	Yes	A, C
Bushfire Consultant	No	A	Quantity Surveyor	Optional	D, A
Civil Engineer	No	D, C	Shadow Specialist	No	A
Contamination Expert	No	C	Stormwater Engineer	Yes	D, C
Flooding Consultant	No	A	Strata Manager	No	A
Geotechnical Engineer	No	D, C	Structural Engineer	Yes	D, C
Heritage Expert	No	D, A	Town Planner	Yes	A
Interior Designer	Optional	D, A, C	Traffic Engineer	No	A
Landscape Designer	Optional	D, A, C	Water Management	No	A
Land Surveyor	Yes	D	Waste Management	No	A

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1.5 COMPLYING DEVELOPMENT ELIGIBILITY



Criteria to determine whether a CDC is possible.

In undertaking this assessment, we understand that an approval via a Complying Development Certificate (CDC) is your preferred avenue to explore. While the final design and outcome will be subject to feedback by a Private Certifier, there are a few key controls we know are required to make any design eligible for a CDC. See below our pre-approval checklist specific to your property.

Refer to the "Definitions" section at the back of this report if you are unsure of any words or acronyms.

Criteria	Control	Compliance / Possibility of Compliance
	Content is provided upon ordering your customised Report.	

2.0 PROPERTY ANALYSIS [SITE]



LEGEND site setback line	⊕ → fall of land	☀ sun path	⊙ notable flora
— site dimension	== sewer line	→ wind direction	△ view extents	

COMMENTS

Each of these contextual characteristics will influence the optimal final design of this property.

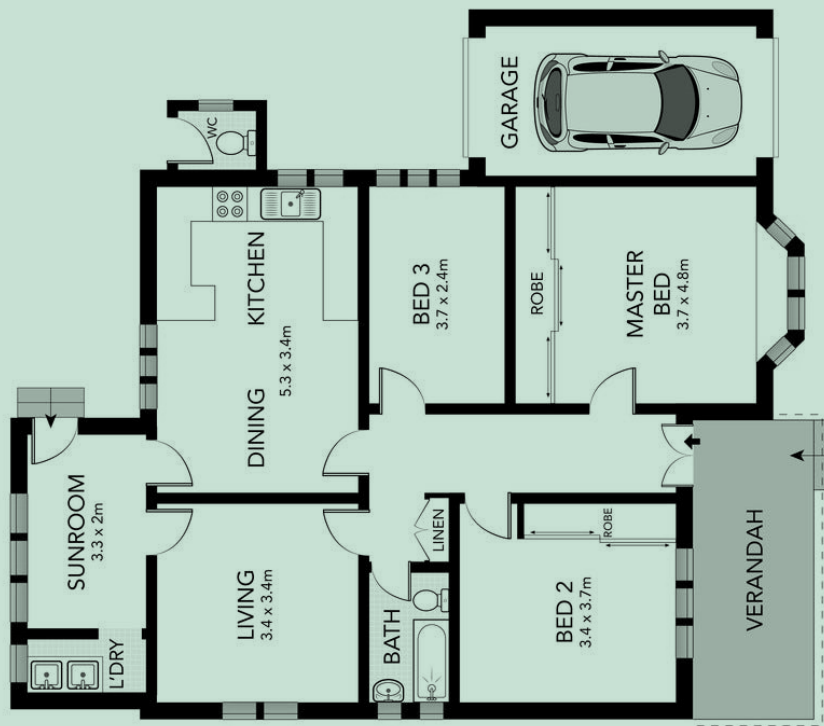
- » Property is strategically oriented in response to the sun, with habitable and private open areas receiving direct sunlight during the day.
- » Social areas receive direct sunlight in the afternoon. Bedrooms receive little to no sunlight, with some natural light positioned to the south and west. Their locations are not optimised to the ideal morning sun.
- » Introduction of skylights would significantly improve solar access to the darker areas.
- » Site has a significant slope and narrow access. Consider for construction.
- » No major boundary encroachments from neighbours were visibly evident upon inspection.
- » Substantial vegetation with possible native significance and bushfire control considerations.
- » Good/ Poor privacy from the street and neighbours due to street setback, distance between neighbours, vegetation screening and steep topography.
- » No major public infrastructure detected on the property, however sewer line in close proximity.
- » Predominant front and rear setback lines are evident in its relationship with the neighbouring properties.
- » Predominantly single storey buildings along the street.

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2.1 PROPERTY ANALYSIS [LAYOUT]



This real estate plan was prepared by others, and forms the basis of our assessment as visibly documented. The accuracy of this drawing cannot be guaranteed. This drawing is not to scale.

COMMENTS

- » Disconnected living, dining and kitchen areas obstructed by internal walls to prohibit an open plan.
- » Opportunity to create open plan social zones.
- » Sunroom blocks connection from living areas to garden. It is not a sunny room due to south orientation.
- » Living areas are dark and south facing. Opportunity to introduce skylights.
- » Bedrooms receive direct sunlight and are generally workable sizes, with the exception of Bed 3.
- » No ensuite to Master Bed.
- » Small family bathroom with step-in shower.
- » Generous width with opportunity to better utilize unused sides of property.
- » Outdoor powder room not in practical location.
- » Enclosed off-street parking. Opportunity to connect garage to the house.
- » Wide entry corridor.
- » No through-views leading to poor passive surveillance. Terraced floorplan provides opportunity to maximize sunlight and views into the valley.
- » Separate internal laundry with direct access to outdoor drying area.

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3.0 PROPOSED CONCEPT DESIGN

Now for the fun part!

We're thrilled to share our preliminary concept ideas of how 123 Test Street, Investia could be transformed. Thank you for providing us with your wish-list and property pain points. We have carefully considered each request when preparing these drawings for you. Every line has a purpose and every idea has a place. These drawings are a first pass at putting your brief to paper. Something tangible to react to, and help determine what you like and what you don't like. Not everything has to be perfectly designed yet. To perfect a design takes time, multiple revisions and engagement with specialist consultants, engineers, and authorities. This exercise is about understanding whether fundamentally your brief can be achieved and when doing so, create a space that is enjoyable to experience, cost effective and easy to maintain.

We understand renovating can feel stressful, overwhelming and expensive. These drawings, alongside the information above, form a comprehensive feasibility document to put you in good stead for your future build. Once your direction is confirmed, the plans can then be refined with the help of external specialist experts. We are here to help form the building blocks of your future home, so that you have the confidence to take those next steps.

Based on your brief provided on 00/00/00 , we understand you are hoping to achieve the following:

- » Convert 3 bed 1 bath into 4 bed 3 bath for growing family;
- » Make living dining and kitchen areas open plan and make house lighter;
- » Kitchen to have island bench and ideally a butler's pantry;
- » Direct access fom garage to house and laundry to outside;
- » Make better use of unused generous side areas.

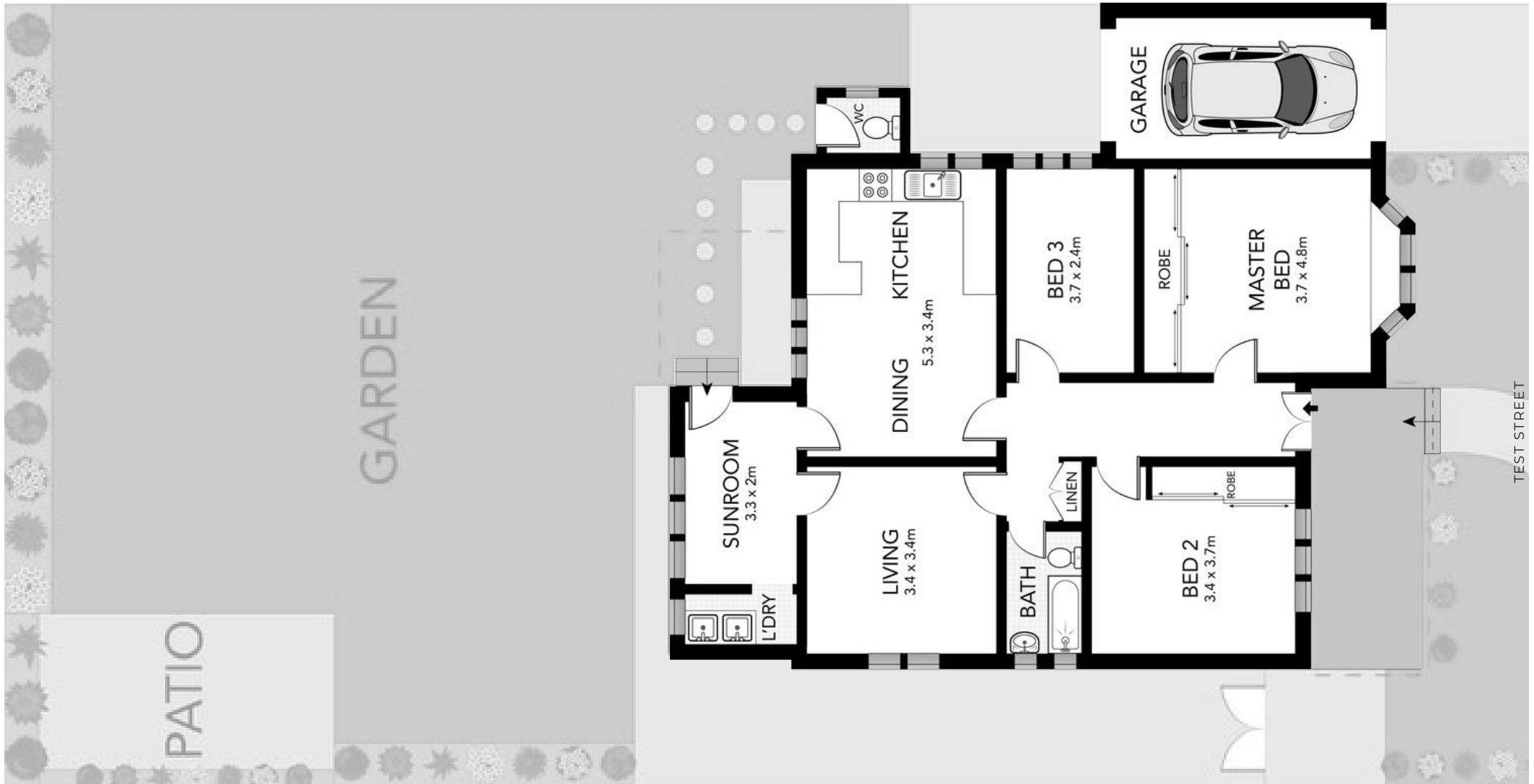


We have prepared a series of drawings to show you not just the end result, but the key drivers of our design; where salvaging walls, plumbing and materials is possible; where minor demolition can transform a space; where an extension or addition can create the space your home needs; where a carspace allows the convenience of off street parking; where storage and sunlight can be maximised; where the property can be experienced in its best light.

Below are the inclusions in this section of our report:

- » Existing Layout;
- » Proposed Concept Layout;
- » Design Drivers Diagram;
- » Demolition Diagram;
- » Staging Diagram;
- » Aesthetic Exploration - Look & Feel.

If you would like to continue working with us, Test Before You Invest also offers the full Architectural service. Refer to our website under "Projects" for more information.



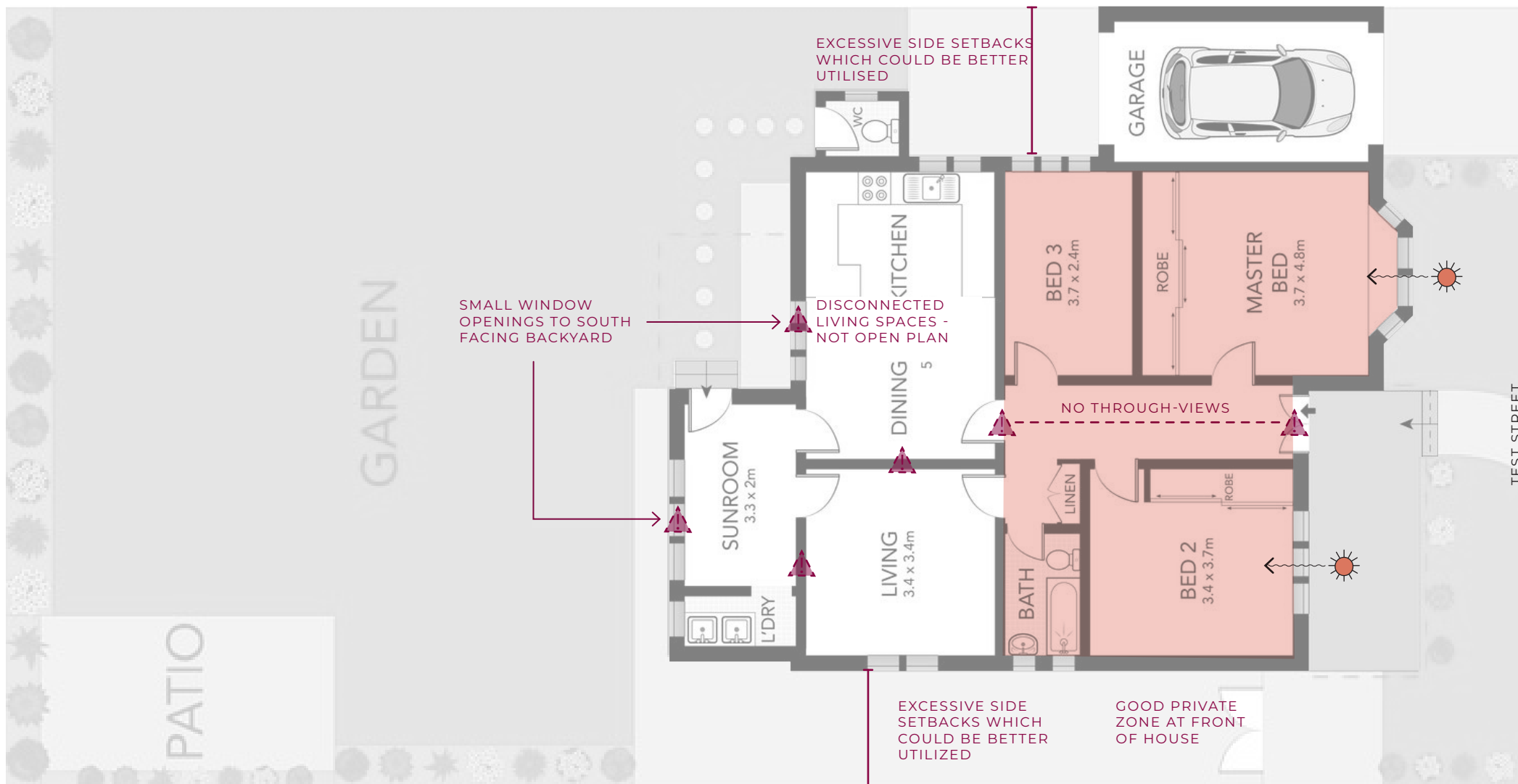
project
123 TEST STREET, INVESTIA
 subject
CONCEPT EXPLORATION

drawing
EXISTING FLOORPLAN
 scale
1:100 @ A4

date
00.00.00
 page
14



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project
123 TEST STREET, INVESTIA

subject
CONCEPT EXPLORATION

drawing
DESIGN DRIVERS DIAGRAM, EXISTING

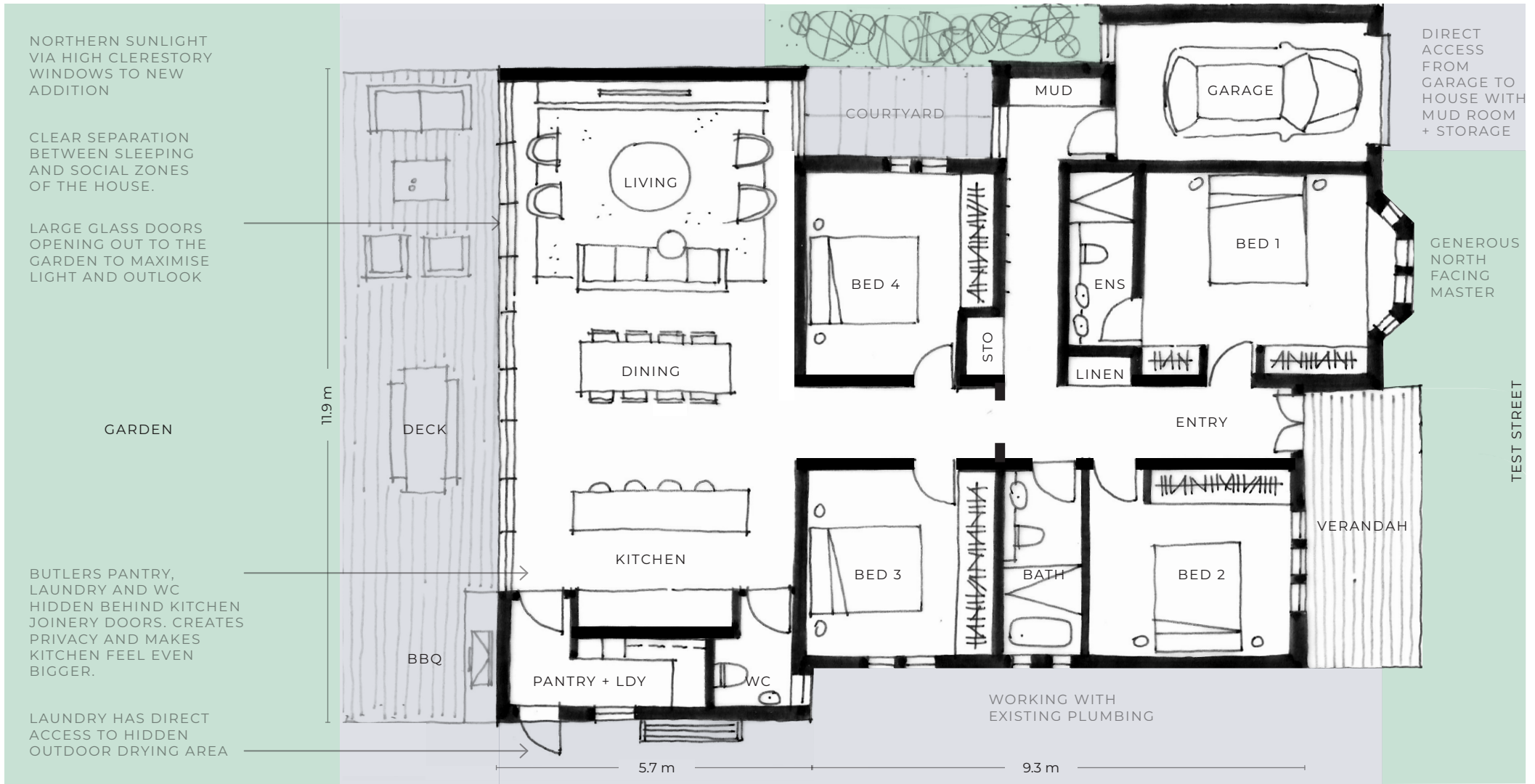
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project
123 TEST STREET, INVESTIA

subject
CONCEPT EXPLORATION

drawing
PROPOSED FLOORPLAN

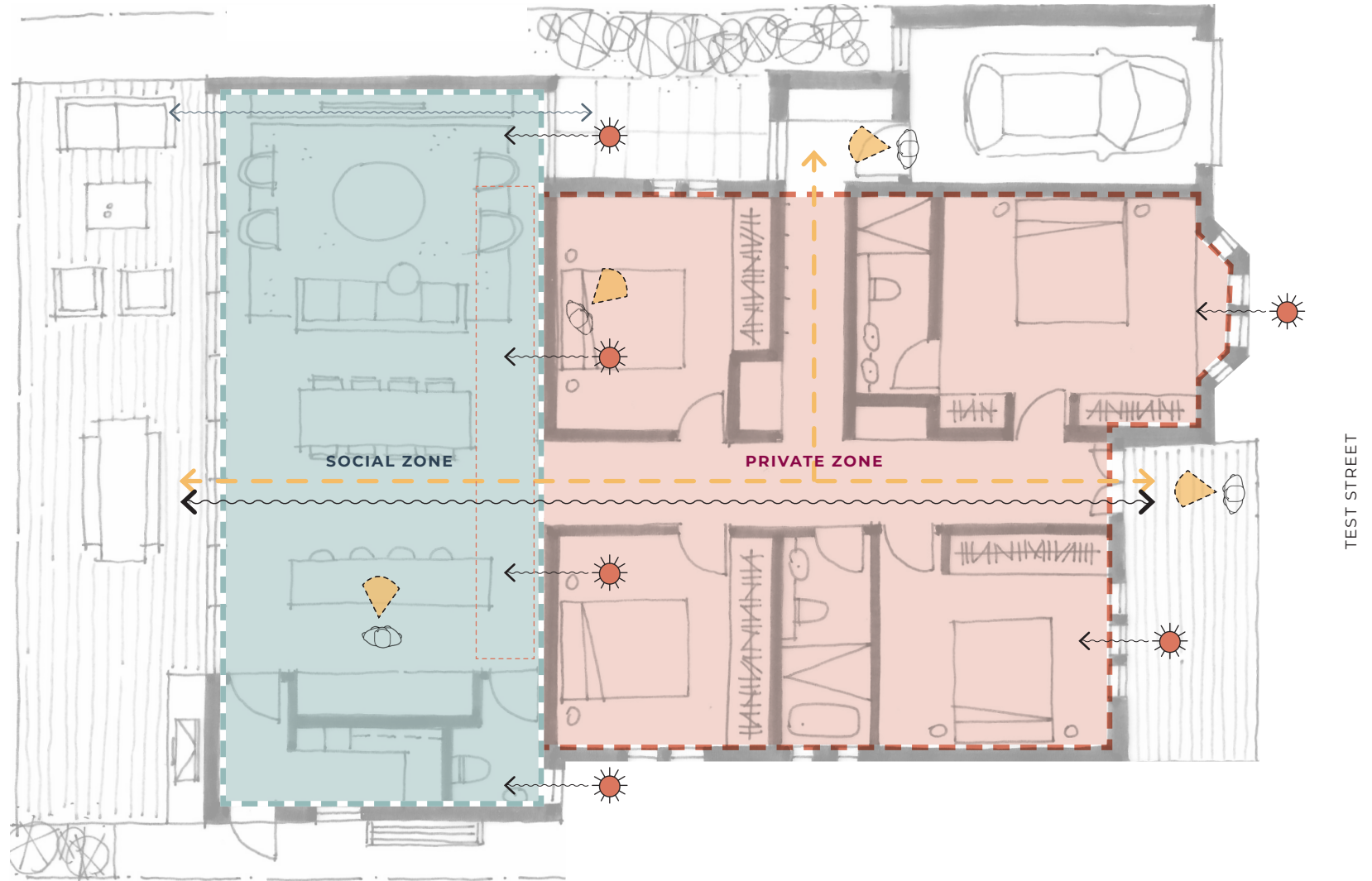
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project
123 TEST STREET, INVESTIA

subject
CONCEPT EXPLORATION

drawing
DESIGN DRIVERS DIAGRAM, PROPOSED

scale
1:100 @ A4

date
00.00.00

page
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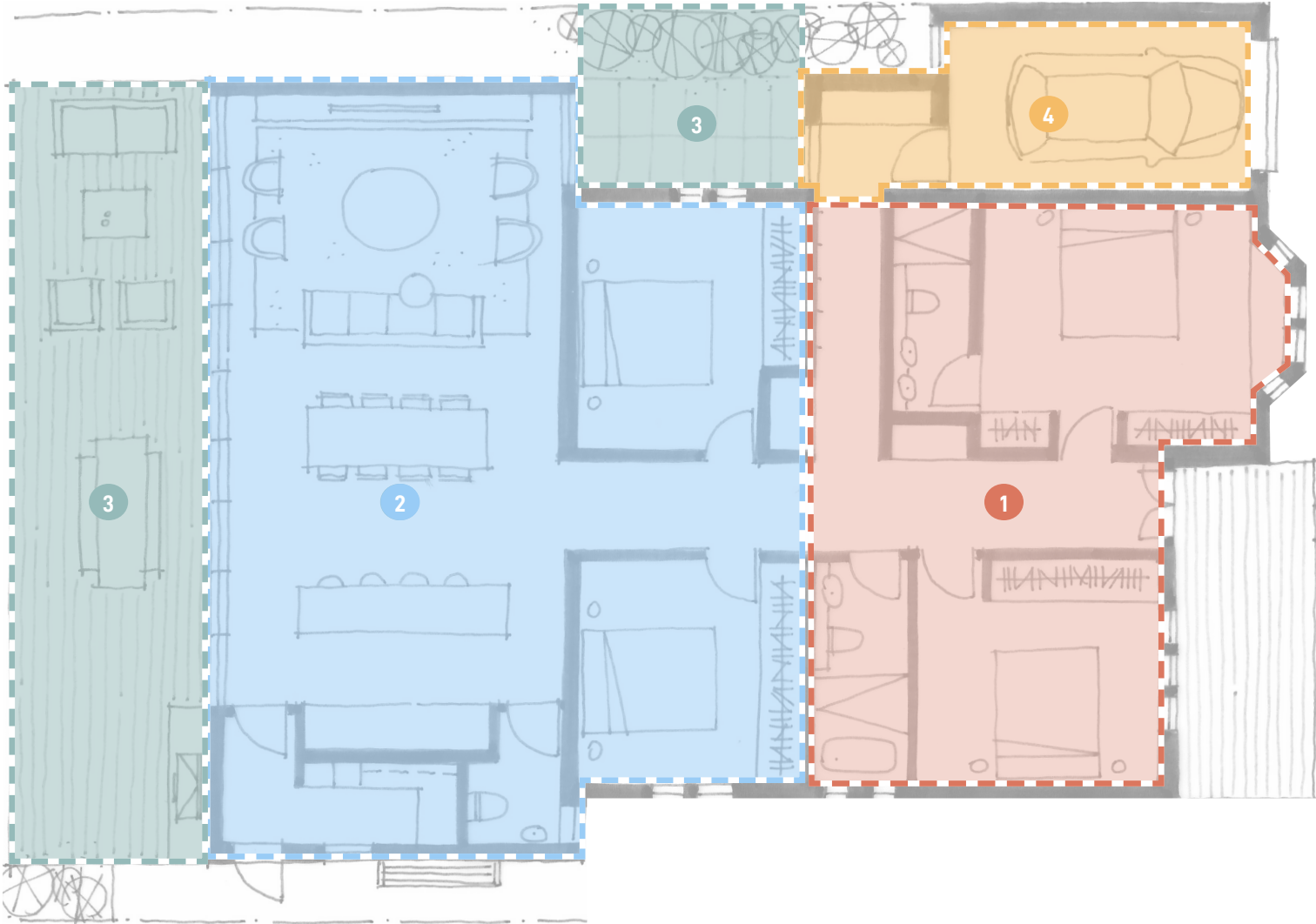
LEGEND

- Stage 1: Front of house
- Stage 2: Back of house
- Stage 3: Landscape
- Stage 4: Garage connection

These stages don't necessarily represent the order of construction which is up to your discretion. This is an indication of one way that the project could be staged.

Refer to 1.5 Development Assessment: Staging for more information.

If all stages are undertaken collectively it will be more cost effective however it may exceed your budgetary parameters in the short term.



project
123 TEST STREET, INVESTIA
subject
CONCEPT EXPLORATION

drawing
STAGING DIAGRAM
scale
NOT TO SCALE

date
00.00.00
page
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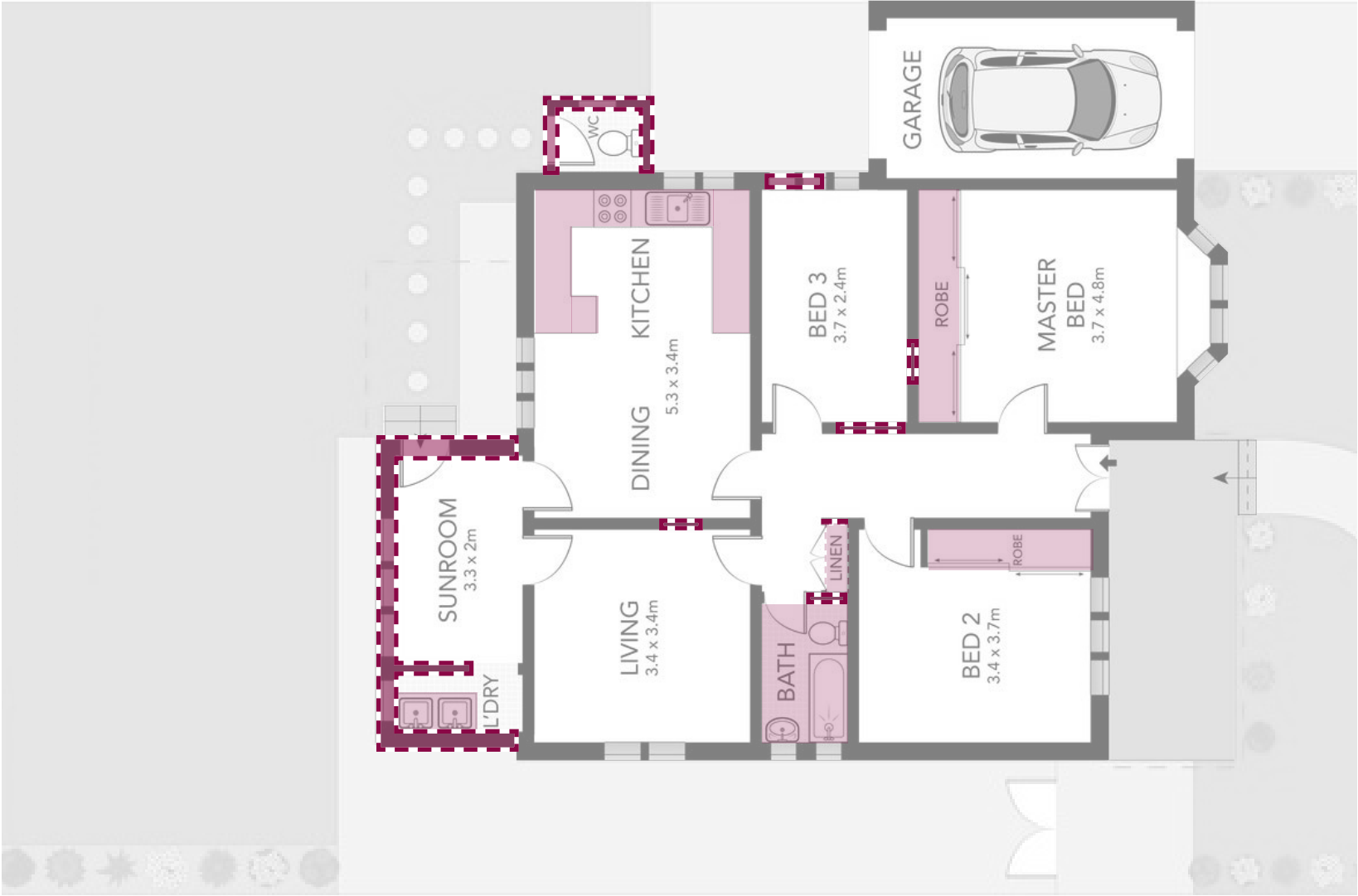
LEGEND

- Walls to be demolished
- Joinery / fixtures to be demolished

- Demolish external sunroom walls.
- Demolish outdoor water closet.
- Partially demolish internal walls to create new door openings.
- Remove old fixtures in kitchen, bathroom and laundry, and robes in the bedrooms.
- Demolish item

All demolition works are subject to review and signoff by a qualified Structural Engineer.

Demolition may be subject to authority approval.



project
123 TEST STREET, INVESTIA
subject
CONCEPT EXPLORATION

drawing
DEMOLITION DIAGRAM
scale
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MODERN

Australia, like many countries, showcases a diverse range of architectural styles. The popularity of these styles can vary depending on factors such as location, cultural influences, and current trends.

Your chosen aesthetic aligns with the “Modernist” palette. We have curated imagery to provide an initial impression of the design direction, materials, and ambiance associated with this aesthetic. This style offers versatility and can be adapted to various budgets and preferences.

Inspired by the 20th-century modernist movement, this style emphasises simplicity, clean lines, and the use of modern materials such as glass, steel, and concrete to create spaces that are sleek, efficient, and forward-thinking.

This style has the ability to complement the traditional architecture of the original Federation house in a contemporary sophisticated way.

Test Before You Invest has delivered projects in this aesthetic style through our full Architectural Services division. Featured projects are marked with our name on selected images for easy identification and can be viewed on our [website](#) alongside other projects.



project
123 TEST STREET, INVESTIA
subject
CONCEPT EXPLORATION

drawing
AESTHETIC EXPLORATION - LOOK & FEEL
scale
NOT TO SCALE

date
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page
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3.7 A NOTE FROM THE ARCHITECT

Thank you for taking the time to review our preliminary proposal.

When looking at these concept sketches, it's important to understand that this is the first visual representation of your ideas on paper. The purpose of this exercise is to understand whether these visual representations align with your key objectives. In other words, whether these early ideas give you the confidence to develop the design further. Your proposal will evolve and refine as you commit further to this process. Each stage brings a new level of detail to the project. In the explorative stage (which is where you are now), it's about establishing a general layout which broadly responds to your budget, brief and authority objectives.

Although we cannot guarantee an outcome, we call upon our years of experience and network of experts to assist in determining the likelihood of an outcome. In doing so, we flag any potential risks or additional assessments that should be undertaken. Some of these have been outlined below. As you progress beyond the exploratory stage, many factors will influence your final product, including:

1. Changes to your brief;
2. Changes to your budget;
3. Feedback from external Specialist Consultants who are essential to the development of your proposal. This may include advice from the Engineer(s), Planners and other external specialists;
4. Feedback from Council/ Private Certifying Authority, which is subjective and cannot be fully anticipated;
5. Feedback from the Builder.

Now that you've begun outlining your project, seeking input from various external parties can provide valuable insights. Friends, family, builders, engineers, and real estate agents can all offer perspectives to refine your plans. However, it's also prudent to engage with specific experts early on to ensure your project progresses smoothly and effectively. These professionals play pivotal roles in different aspects of project development, providing expertise to achieve successful outcomes while navigating regulatory requirements and mitigating potential risks.

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Should you need any help finding the right expert to answer these questions, we would be happy to connect you with our network of specialists.

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4.0 ROADMAP TO YOUR RENOVATION



Consultation

01

Design
Development

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Assessment Report

02

Authority
Approval

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What happens next?

03

Construction
Documentation

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04

Tendering & Contract
Negotiation

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05

Construction

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06

Post
Construction

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4.1 ARE YOU READY TO START YOUR PROJECT?



How to determine your level of commitment

Below are a series of questions to establish where you are sitting on the renovation scale. Are you at the initial stage, wanting to dip your toe in the water to explore preliminary ideas? Or have you jumped in the water, done your due diligence and are ready to press go? Each level of commitment has a different level of financial input. Once you know where you stand, it will be easier to determine what your next steps will be.

Project Prompts - Tick the boxes that apply to you:

☐☐☐

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Remember...

You don't need to know it all, but you need to know enough to understand the process and your responsibilities. Source the right expertise to navigate your project journey, and ask lots of questions. Lastly, never forget that this is your home, your money, your dream. While it's important to listen to the professionals, it's equally important that you feel heard, respected and informed.

4.2 WHAT ARE YOUR APPROVAL OPTIONS?



Approvals come in different forms. Sometimes there will only be one avenue you are able to take, in other instances you have options. It all depends on what you are hoping to achieve. Each avenue has pros and cons which are summarised below. It is always a good idea to seek advice from council, a Private Certifier, a Town Planner or Architect to determine the best avenue forward.

Ensuring proper approval for your renovation or building project is essential for safeguarding your investment and the well-being of those involved. Without Council approval, you risk serious consequences, such as fines, legal penalties, insurance coverage refusal, or injuries resulting from unapproved work. Proper approval not only mitigates risks but also ensures compliance with safety standards, protecting both occupants and the community, and demonstrates your commitment to responsible construction practices. Moreover, different approval pathways may impact project costs, including application fees, consultant fees, and potential delays that could affect overall budget planning, while also influencing project timelines, including the time required for approvals, design revisions, and construction commencement.

With this in mind, it's always best to follow the proper procedure and avoid any unpleasant surprises, whether through a Development Application (DA) or a Complying Development (CDC). Minor repairs that don't alter the building structure or services may be exempt from requiring council approval, but it's still a good idea to check with your local council before you get started. Each option is summarised below:

Approval Type	Overview	Typical Timeline
Development Application (DA)	Content is provided upon ordering your customised Report.	Content is provided upon ordering your customised Report.
Complying Development (CDC)	Content is provided upon ordering your customised Report.	Content is provided upon ordering your customised Report.
Exempt Development	Content is provided upon ordering your customised Report.	



Remember, consulting with professionals such as council representatives, Private Certifiers, Town Planners, or Architects is advisable to determine the best approval pathway for your project.

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4.3 HOW TO CREATE YOUR OWN DESIGN BRIEF



A Design Brief forms the guiding document for your project. It ensures that you and your Architect are on the same page and helps align expectations for the project. Setting aside time to create an effective brief is an important first step in the process as it provides enough information to set the foundations for a successful project.

Guide to creating your own design brief:

1.

2.

3.

4.

5.

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6.

7.

8.

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The Project Brief Template is designed to help you articulate your project goals clearly, setting the foundation for a successful project. Please fill in the blanks below to ensure your vision is captured:

PROJECT BRIEF TEMPLATE		
	.	
	.	
	Content is provided upon ordering your customised Report.	
	1)	1)
	2)	2)
	3)	3)
	4)	4)
	5)	5)
	6)	6)
	7)	7)
	8)	8)
	.	
	.	

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4.4 HOW TO BUDGET FOR YOUR RENOVATION



When people think of budget, they often have a total figure in their head of the amount of money they are willing to spend. However, it is important to delineate between:

- » **How much you are willing to spend on the build; and**
- » **How much you are willing to spend in total.**

You don't necessarily need to know both right away, but you do need to know:

- » **What your bottom line is; and**
- » **That there is more to consider than just the cost to build.**

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Item	Description
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Clearly define whether your budget relates to the building cost alone, or if it is the total amount you are willing to spend. If you do not know (and are thinking, how long is a piece of string), then your architect can assist. Unless you can see the future, it is difficult to avoid some kind of investment into an initial exploration. This is undertaken to shake out a fee and visualise what you might be paying for.

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Crafting a comprehensive budget is essential for the success of your project. Our Budget Template is tailored to assist you in delineating your financial allocations effectively, ensuring that all necessary expenses are accounted for and considered upfront. Please utilise the table below to outline your budgetary considerations and set the financial framework for your project:

PROJECT BUDGET TEMPLATE		
Project Name		
Budget Allocation		
Budget Breakdown		
Item	Description	Cost
		\$
		\$
		\$
		\$
		\$
		\$
	Content is provided upon ordering your customised Report.	\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$

Additional Notes:



- Define whether your budget relates to the building cost alone or the total project expenditure.
- If unsure, consult with your architect or design professional for assistance in budget allocation.
- Consider the future expenses and potential unforeseen costs when setting your budget.
- Review and update your budget regularly to ensure alignment with project goals and financial capabilities.

4.5 DIFFERENCE BETWEEN DESIGN PROFESSIONALS



Who should I choose?

Being informed about what each profession can offer is the best way to make an educated decision for your home. Each profession has their area of expertise and limitations. To determine who to work with, you must ask yourself what you want out of this process. A home renovation or rebuild is the biggest investment you will make, other than the property itself.

If you select the wrong professional it can have a damaging effect on the construction. This is not the place to save a few dollars. The right expert will provide you with great service, reduce building, running and maintenance costs and add value to the end result. Either way you are spending the money on that door, that wall, that piece of joinery. If designed with thought and skill, it will unlock an exceptional result and return on your investment. Below is a summary of key differences between each service:

Registered Architect	Building Designer / Draftsperson
University Bachelor's Degree, Master's Degrees and Architectural Registration	No mandatory higher qualifications
Minimum 2 years on-the-job experience	No minimum job experience required
Registered with State governing body, upholds the code of professional conduct	May or may not be part of an industry body
Must have liability insurances and complete annual continuing professional development (CPD)	Not required to hold professional indemnity insurance
Specialises in creative vision, technical knowledge, and solution-based design	Specialises in drawing and documentation
Produces comprehensive, detailed drawings	Draws plans to meet literal Client brief
Established network of professional relationships	Network for Clients, coordination may vary
Can assist from concept to completion	Typically involved in initial drawing stages
Produces bespoke designs tailored to Client	Designs and details may be replicated
Comfortable with larger or complex projects	Typically handles smaller projects
Vision can increase resale value	Focuses on efficient and practical design solutions
Involved in project management and contract administration	Typically do not project manage or administer the contract
Typically, a higher charge-out fee to reflect an elevated level of service, expertise, vision and longer engagement through the life of the project.	Typically, a lower charge-out fee to reflect differences in qualifications, a lighter level of service, stemming from varying expertise and project engagement.

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4.6 HOW TO MAINTAIN YOUR HOME



When you last bought a car, you invariably also received all you needed to keep it in great condition – an owner's manual, a service log book, a defined maintenance schedule, warning lights and reminders appearing on the dashboard, and servicing provided by the dealer. All designed to keep your vehicle on the road for maybe 5 or 10 years. In contrast, when you buy a home at far greater expense and with the expectation it will serve you well for your entire life (or even longer), you get no such guidance or support to maintain your property.

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Head to the next page to find our General Home Maintenance Checklist!
Powered by Landid Home Services.



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MAINTENANCE CALENDAR

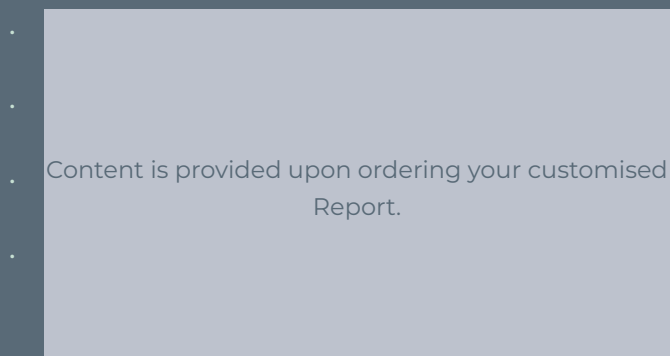


General Home Maintenance Checklist

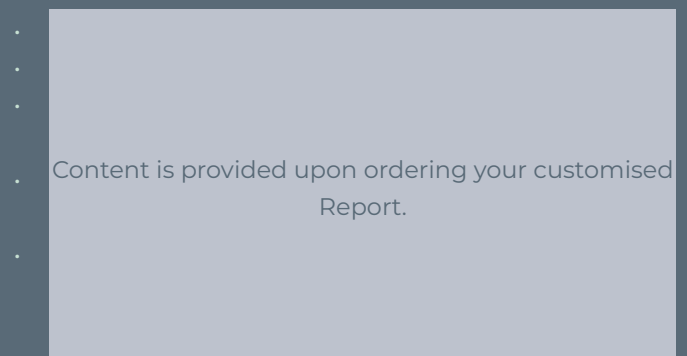
It's important to keep your home well maintained throughout the year. Each season brings a different set of conditions which your home will need to respond to and be protected against. Here are some tips on how to maintain your home through the four seasons of the year.



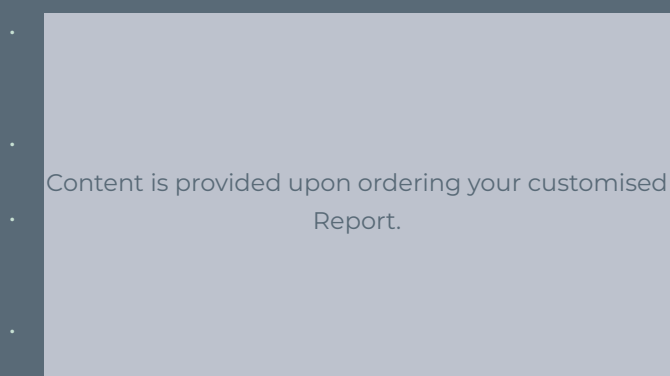
Summer



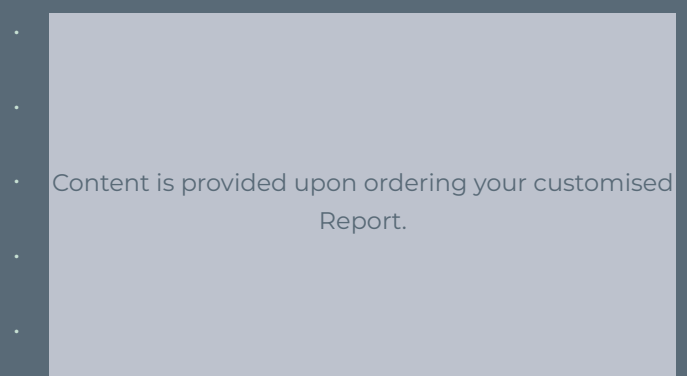
Autumn



Winter



Spring



4.7 CASE STUDY: HOUSE RENOVATION



At Test Before You Invest, we recently completed the renovation of a home in Roseville Sydney. The original single storey brick dwelling comprised of 3 bedrooms and 1 bathroom. The house still had all its original fixture and its dated layout was in desperate need of a renovation to meet the needs of their growing family.



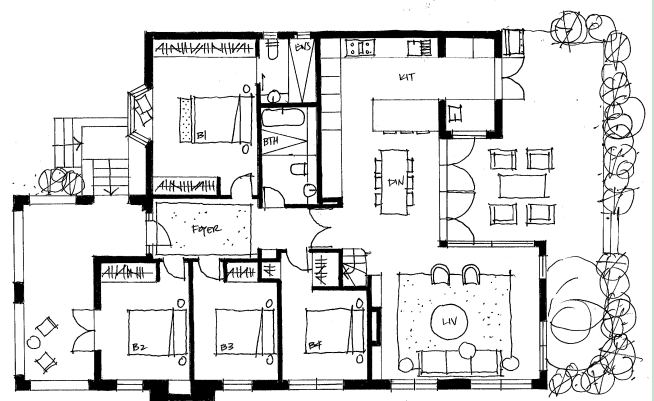
Their brief was a typical aspiration for an older property: to make the living kitchen and dining areas open plan, to create an ensuite to the master bedroom, to increase the unit mix to a 4 bedroom 2 bathroom home.

The primary challenges of this project were in the orientation of the home (facing south), the Clients modest budget and heritage conservation regulations added complexity. Time was also a factor, prompting the need for a strategic plan to deliver within a shorter timeframe.

Initially, the homeowners explored an expensive, labour-intensive solution that would have overshadowed their backyard, consumed garden space, and exceeded their budget. Our team approached the project with fresh eyes, identifying inefficiencies in the existing layout. Instead of costly extensions, we utilised the home's original structure, reconfiguring internal walls to maximise space and functionality. The proposed solution exceeded the homeowners' expectations, aligning perfectly with their budgetary constraints. With each detail carefully considered, the final design seamlessly blended modern comforts with the home's timeless charm.



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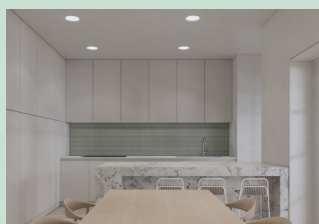
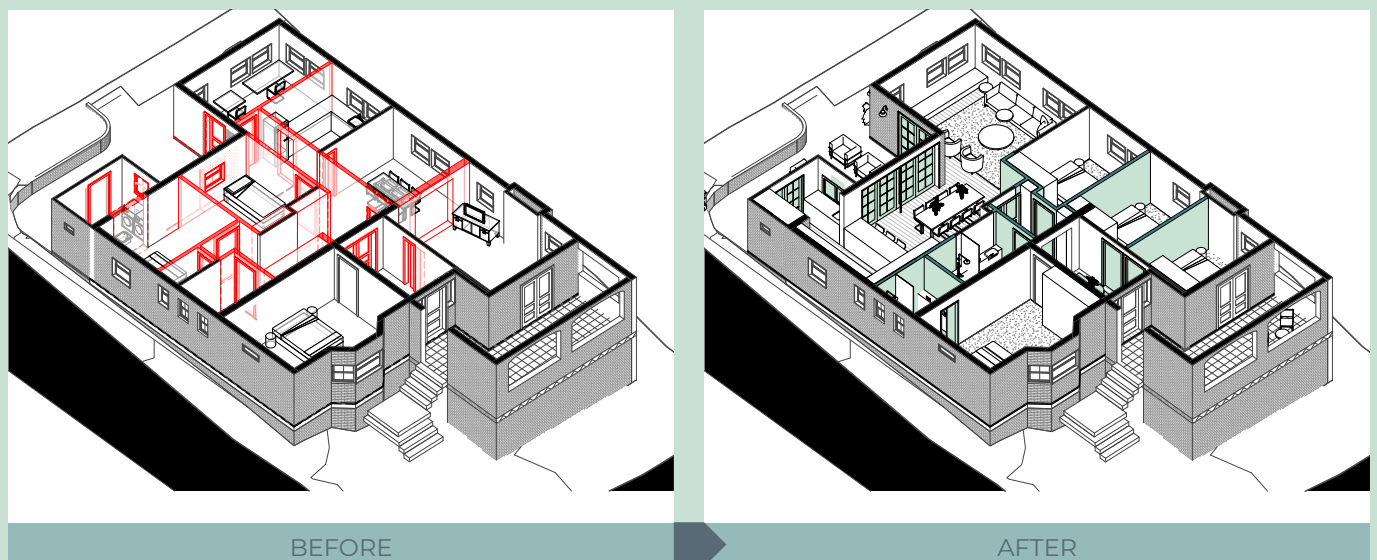
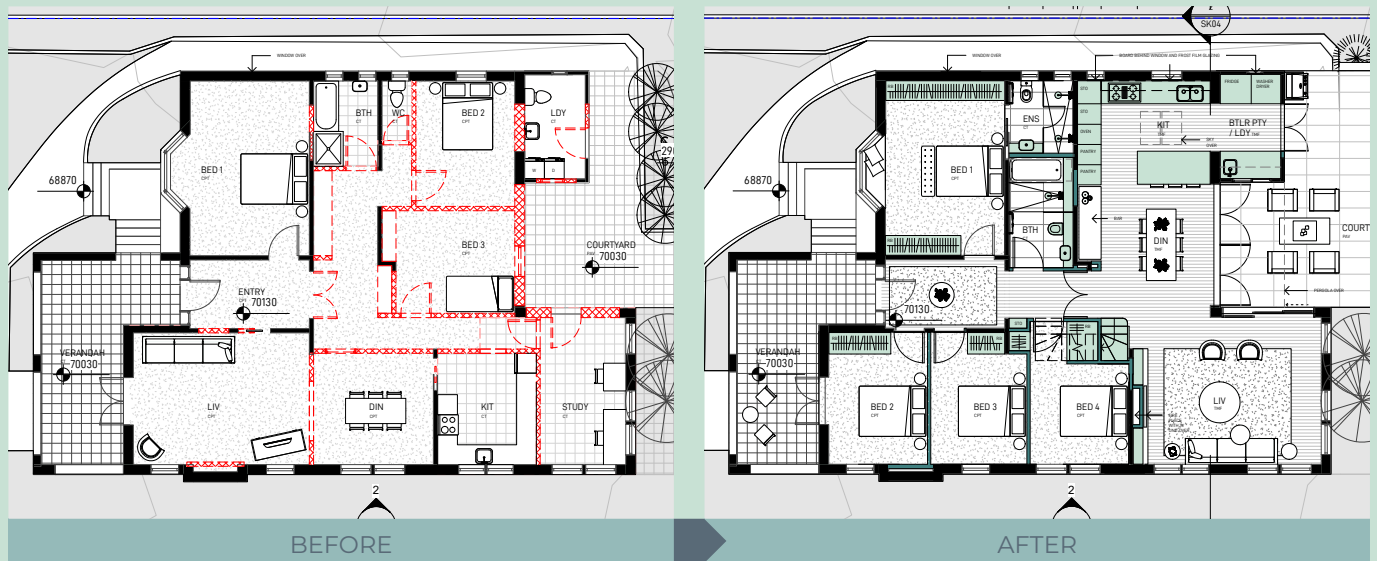
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CASE STUDY (CONT.)

The clients eagerly greenlit the project, excited to see their vision realised. Every detail from the initial sketches was seamlessly translated into reality, preserving the design's essence. Thrilled with the layout, they proceeded with the build, and the signed contract aligned with their budget, confirming the projects viability.



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CASE STUDY (CONT.)

Upon completion, the homeowners were thrilled with the outcome—a space that exceeded their initial vision while staying within budget. The property's value saw a substantial increase of over \$1,500,000 on a \$350,000 investment; a testament to the efficacy of considered design and execution.



Here's what our clients had to say:

“

We engaged Nikki from Test Before You Invest to help us with a renovation on our 1930s full brick art deco house. Her vision absolutely impressed us! Nikki devised an architectural plan within the existing footprint, adding a new bedroom and ensuite while creating a fantastic open plan kitchen/living/dining area that opens onto our backyard. She creatively repurposed unused space and corridors in our layout, saving us the time and expense of a DA and allowing us to proceed with a CDC. Nikki's professionalism, passion, and 'can do' attitude make her an invaluable asset for any project, and we couldn't recommend her more highly!

”

4.7 CASE STUDY: APARTMENT RENOVATION

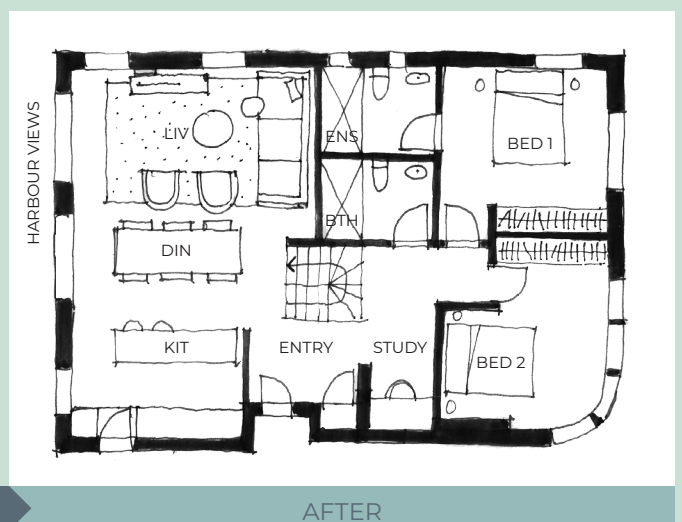
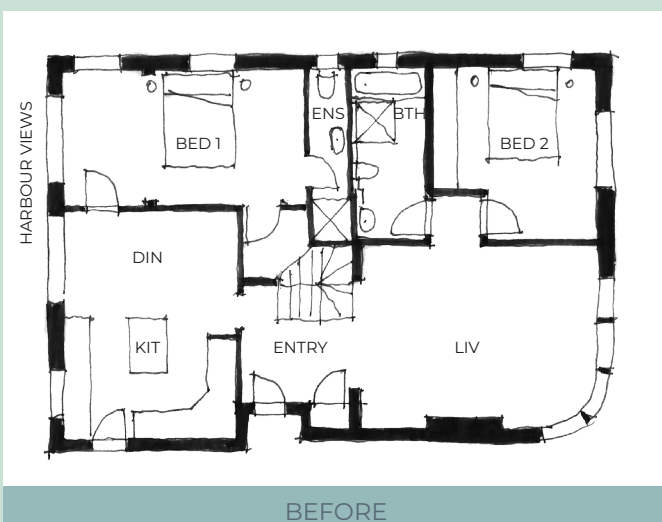


At Test Before You Invest, we recently completed the transformation of a unit in Rose Bay, Sydney. This two-storey apartment is comprised of 2 bedrooms, 2 bathrooms and a roof terrace looking over the spectacular Sydney Harbour and Rose Bay Beach. The owners had recently purchased this renovators delight, knowing the property had room for improvement. See before images below:



The owners had a clear idea of what they wanted to do but before pressing go, decided to sensor check their ideas with an expert to ensure they were heading in the right direction. We started with a consultation where we discussed the opportunities and constraints of the property. It was clear there was immense opportunity to improve the existing layout in more ways than one. The unit was inefficiently planned with dark, disconnected and disproportionate room sizes and poor circulation. Though the views were breathtaking, they were hidden and ready to be rediscovered. Prior to our consultation, we undertook a comprehensive background check on the property, reviewing the existing layout, legislative requirements and surrounding public infrastructure. It's true, the owner's vision would have improved the property, but it would not have fully unlocked it's potential. The renovation had to work a lot harder to make the place more valuable. This meant the owner had to spend more to get less. We came up with an alternative proposal that opened up the layout, created sleeping and social zones, added bonus amenities, improved solar access and maximised the view, all for a smaller budget.

After sharing our advice on design, cost and timelines, we prepared a Design Report. Below are our preliminary sketch layouts. Our proposal not only responded to their needs and budget, but added tremendous value.



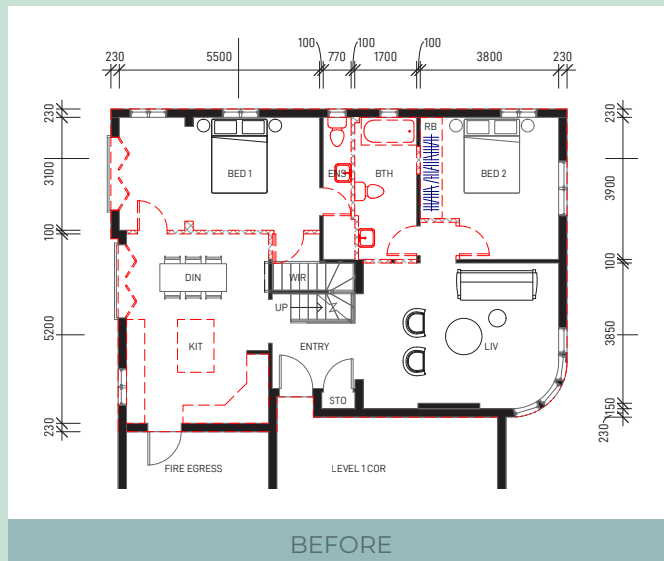
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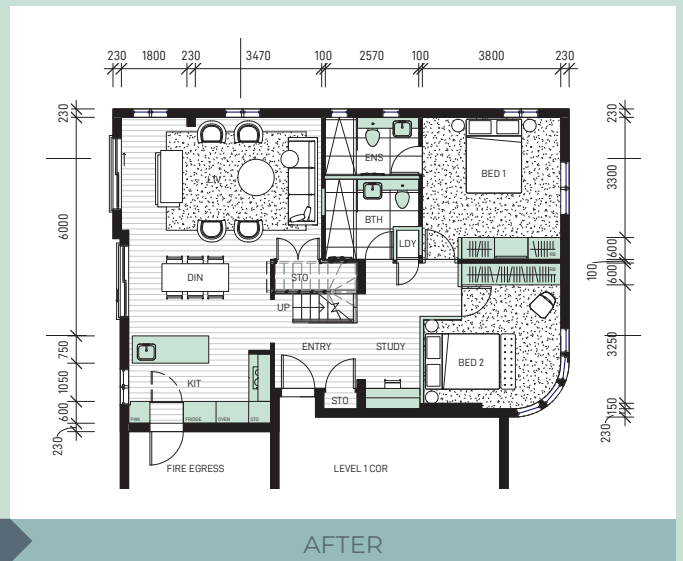


CASE STUDY (CONT.)

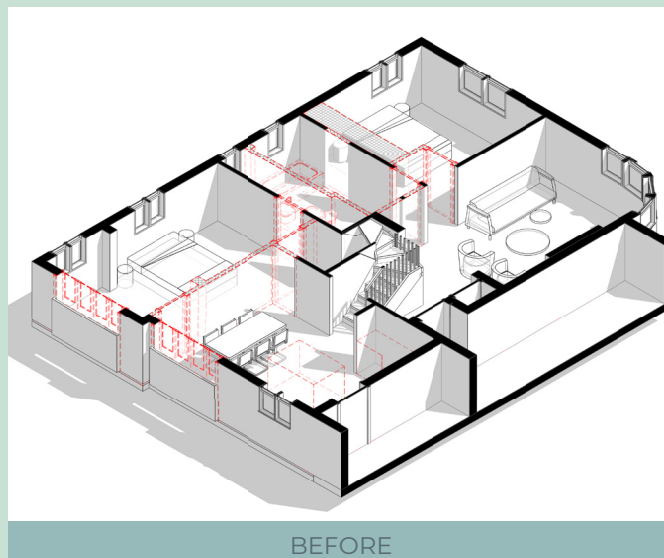
Once the Client saw the proposal, they were eager to press go with making this transformation a reality. We prepared the Architectural drawings for Strata and Council approval, and provided advice during the course of construction. We worked alongside the builder to ensure the design intent and budget were tightly managed.



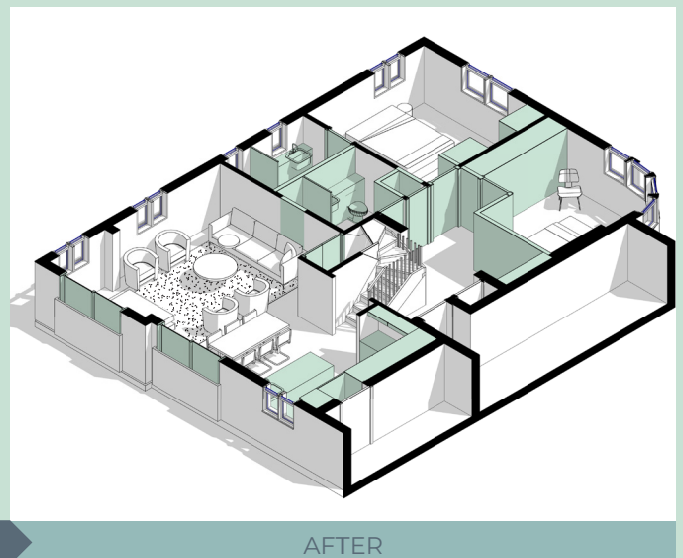
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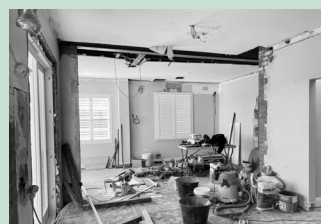
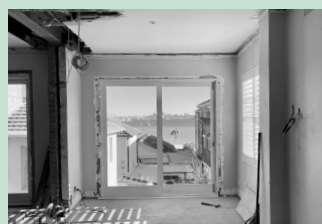
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CASE STUDY (CONT.)

Once the project was complete, our client was very happy to move into their new home. Though we challenged their original ideas, they were forever grateful as they felt their home was better than they could have ever imagined. The renovation was delivered on time, on budget and added over \$1,000,000 in resale value. The end result was so good, we ended up doing the unit below as well!



Here's what our client had to say:

“ We recently purchased a property in Rose Bay. The property is very well situated with an outstanding view but was sadly in need of updating and renovation. We were about to start the renovation work when we were lucky enough to be introduced to Nikki Quittner from Test Before You Invest. Nikki suggested quite dramatic changes to our plans and I can only say that we are eternally grateful for her input. She has entirely transformed the unit and has maximised room, space and views. Nikki's enthusiasm, passion and energy is infectious and it was an absolute pleasure to work with her. Besides the plans and design produced by Nikki, she was also extremely helpful in dealing with strata and technical issues. Her advice proved invaluable. Thank you Nikki!

”

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4.8 RECENT TBYI TRANSFORMATIONS



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BEFORE



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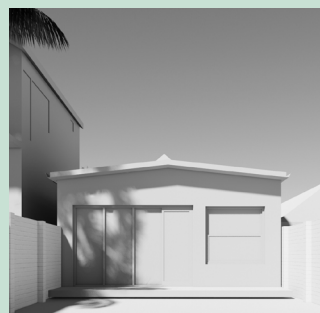
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4.9 GLOSSARY

These definitions are in relation to the design, planning, and construction spheres within the context of this report. Please note that while every effort has been made to provide accurate definitions, there may be alternative interpretations within different industries.

Word / Acronym	Definition
Alterations & Additions	
Architect	
Authority	
Complying Development (CDC)	
Construction Certificate (CC)	
Construction Documentation (CD)	Content is provided upon ordering your customised Report.
Contractor	
Cosmetic Upgrade	
Cost of Construction	
Development Application (DA)	
Development Control Plan (DCP)	
Draftsperson	
Dwelling	
Floor Space Ratio (FSR)	

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Word / Acronym	Definition
Gross Building Area (GBA)	
Gross Floor Area (GFA)	
Heritage Conservation Area (HCA)	
Landscaped Area	
Legislation	
Local Environmental Plan (LEP)	
Local Government Authority (LGA)	
Open Space	
Orientation	Content is provided upon ordering your customised Report.
Preliminaries	
Private Open Space	
Provisional Sum	
10.7 Planning Certificate	
Section 4.55 Modification (S4.55)	
Scope of Work (SoW)	

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Word / Acronym	Definition
Secondary Consultant	
Setbacks	
Site Area	
Site Coverage	
Sketch Design (SK)	
Specialist Consultant	Content is provided upon ordering your customised Report.
STCA	
Sub-Consultant	
TBYI	Test Before You Invest
Total Cost of Works	
Works	
Zone	

Abbreviations			
A	Artwork	HLW	High Level Window
BED	Bedroom	K	King Size Bed
B-PAN	Butler's Pantry	KEY	Key Drop / Entry Table
BTH	Bathroom	KIT	Kitchen
CBD	Cupboard	L	Linen Cupboard
CYD	Courtyard	LDY	Laundry
D	Double Size Bed	LIB	Library
DIN	Dining Room	LIV	Living Room
ENS	Ensuite	M-BED	Master Bedroom
EX	Existing	MUD	Mud Room
FP	Fireplace	N	New / Proposed
		PAN	Pantry
		PAV	Paved Surface
		P-RET	Parent's Retreat
		Q	Queen Size Bed
		RMP	Rumpus Room
		SDY	Study
		SKY	Skylight
		STO	Storage
		TCE	Terrace
		WC	Powder Room
		WIR	Walk-in-Wardrobe

4.10 REFERENCES



>	NSW ePlanning Spatial Viewer
>	NSW Government Land Value Search
>	NSW Government Legislation, www.legislation.nsw.gov.au
>	Investia Development Control Plan 2024
>	Investia Local Environmental Plan 2024
>	NSW Government Stage 1 – Pre-lodgement
>	State Environmental Planning Policy 2008
>	Before You Dig Australia (BYDA)
>	National Construction Code (NCC) and Australian Standards (AS)
>	Six Maps
>	Property Valuer
>	Home Design Directory
>	Realestate.com & Domain
>	Flight Paths Sydney
>	Building Inspection Report DD/MM/YY
>	Contract of Sale
>	Section 10.7 Planning Certificate

4.11 CLOSING LETTER

Well done on taking these first steps to bringing your ideas to life! You have now formed the preliminary building blocks to your future renovation. Should you wish to take your design exploration further, the first task is to review these sketches and jot down your initial feedback. It's always good to show them to friends, family and other experts like builders and real estate agents to get feedback on design, buildability and resale value. Rest assured, once you begin the renovation process there will be many opportunities to refine the design before it gets built. Below is a timeline that breaks down the key milestones between now, and turning the key to your new home:

Project Stage

Description

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To commence the above stages, generally the best place to start is engaging an Architect. The Architect is your agent, advocate and representative through the life of your project. They are not only your designer, but your project planner, who assist with the engagement of your core team of experts, coordination of reports and documentation, collation and lodgement for approval, assist with tendering to builders, certification and finally, construction. In other words, they take a lot of the hassle out of what is a long and complex process. Though they are not engineers, surveyors, certifiers or other external specialists required for every project, they act as lead consultant and manage all the other parties who are integral to making a project happen.

If you are ready to take your design further, the next step would be to seek fee proposals from Registered Architects to find one that is the right fit for you. While we do provide full Architectural services, and would be delighted to work with you, the most important thing is to find someone you want to work with. While your Architect brings the expertise required to deliver your home, it's important to also remember that it's your project, your money, your dreams. Therefore it's critical to find someone who has the right alignments when it comes to personality, professionalism, creativity and execution. It is a very personal choice, and therefore we encourage you to shop around. Renovating is one of the biggest and most complex investments you will make, so it is important to understand the difference between a Registered Architect and a Draftsperson/Building Designer, if you are considering both options. There are vast differences between each profession when it comes to qualifications, skill, vision, ROI, consumer protection, insurances, deliverables and level of service.

Before making a decision, we also welcome you to come into our office to see how we work. Our process is very collaborative and cutting-edge when it comes to deliverables. Building off this Concept Package you have just received, we bring our sketch layouts into a real-time 3D model. We orbit you through a photo-realistic model

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and CGI imagery of your home in the first stage of our engagement, as we find it the best way for you to properly visualise your project. The more confident you feel upfront, the better we can manage your expectation and avoid nasty surprises on the back end. We design differently, and would love to show you the kind of experience you would get when working with our team. At this time we would also discuss timing, fees, flexibility of engagement, and initial cost deductions for work already completed by undertaking this initial concept package.

Lastly, we'd like to thank you for undertaking a Design Feasibility Report with Test Before You Invest. We hope you found the information enclosed in our Report useful, in determining your next steps. At Test Before You Invest, we're motivated to empower and inform our Clients for their future renovation, making Architecture accessible and affordable to everyone.

Your feedback is important to us, to improve our business and ensure we provide you with the best service possible. If you have the time and wouldn't mind, we'd love you to share your experience by providing a Google Review. Alternatively if you have any questions, concerns or wish to share your thoughts, please email us at info@testbeforeyouinvest.com.au and we would be delighted to assist you.

We wish you all the best as you continue your renovation journey.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Nikki Quittner', with a long horizontal stroke extending to the right.

Nikki Quittner | Director, Registered Architect NSW ARB 1035
and the team at Test Before You Invest

Test Before You Invest Pty Ltd
Suite 202/61 Marlborough Stret, Surry Hills NSW 2010
www.testbeforeyouinvest.com.au
info@testbeforeyouinvest.com.au



Agreement

1. By engaging Test Before You Invest and its subsidiary Studio Coco to provide the Services, you agree to these terms and conditions.

The Services

2. At your request, Test Before You Invest's assessor (**Assessor**) will provide one or more of the following:
 - (a) a consultation (up to one-hour duration) (**Consultation**) or a workshop (up to two-hours duration) (**Workshop**) as to renovation options, estimated costs, statutory approval processes, and timeframes;
 - (b) a written report (**Report**) that (depending on the circumstances) may include:
 - (i) key parameters and controls;
 - (ii) details as to the statutory approval processes;
 - (iii) room scenarios;
 - (iv) estimated costs;
 - (v) a site analysis diagram;
 - (vi) timeframes;
 - (vii) advice on establishing the brief and statutory controls that are specific to the brief;
 - (viii) the results of a preliminary discussion with the local authority in relation to the brief;
 - (ix) a services infrastructure check; and
 - (x) concept plans; and
 - (c) anything ancillary to the matters referred to in clauses 2(a) or 2(b).
3. Together, the Consultation and the Report are the **Services**.

Limitations

4. The Services will be provided or prepared:
 - (a) in reliance on:
 - (i) our own visual observations at the time of the inspection;
 - (ii) our experience with other similar projects; and
 - (iii) information provided by any third party, including:
 - (A) specialist consultants;
 - (B) the local authority; and
 - (C) the NSW Government; and
 - (b) with the professional skill, care, and diligence that would be expected of a professional architect experienced in providing services similar to the Services.
5. The Services:
 - (a) are limited to the main structure on the property and any other buildings:
 - (i) within 30 metres of the main structure; and
 - (ii) within the site boundaries;
 - (b) is subject to any inaccuracies or inconsistencies in the information referred to in clause 4(a)(iii);
 - (c) are no more than:
 - (i) an investigation into opportunities and constraints; and
 - (ii) (in the case of the Reports) a visual presentation of those opportunities and constraints in the form of a feasibility study; and
 - (d) are not:
 - (i) a final detailed architectural solution, a building report, a structural report, a geotechnical report, a town planning report, a heritage report, a dilapidation report, or a (latent or patent) defect report; or
 - (ii) a guarantee that the local authority will consent to any application for development whether based on the Services or otherwise.

6. Any building cost estimates provided as part of the Services:
 - (a) may include consultant fees, including architectural consultant fees; and
 - (b) are subject to assumptions we will make, including assumptions about:
 - (i) architectural detailing, finishes, and related items;
 - (ii) site conditions, including contamination; and
 - (iii) unforeseen or unknown events or circumstances that can have an impact on:
 - (D) design, including in respect of town planning, heritage, and engineering constraints; and
 - (E) construction or material costs.

Next Steps

7. The architectural proposals set out in the Services may form the basis of a separate agreement for the provision of architectural services by which we can develop those proposals.
8. You may contact the Assessor who provided the Services if:
 - (a) you have any questions; or
 - (b) you otherwise require clarification,on any aspect of the Services.

Ownership of the Reports

9. Test Before You Invest retains ownership of, and copyright in, any Report we provide to you. You may not reproduce any part of a Report without our prior written consent.
10. Any Report will be provided to you and you alone. It must not, without our written consent, be used or relied on:
 - (a) by any third party for any purpose whatsoever; or
 - (b) by you in relation to any other property.

Limitations on Liability

11. You release and indemnify Test Before You Invest (including the Assessor) from any liability or obligation to you (or anyone claiming through you or on your behalf) in respect of:
 - (a) physical loss, or damage to, any real or personal property; or
 - (b) personal injury, disease or illness to, or death of, persons, arising out of or in connection with the Services, but the indemnity will be reduced proportionally to the extent that Test Before You Invest's negligent act or omission contributed to the loss, damage, injury, disease, illness or death.
12. Test Before You Invest's maximum aggregate liability to you (or anyone claiming through you) arising out of or in connection with the Services under this agreement (including liability for breach of contract, for tort including negligence, or on any other legal basis) is limited (at Test Before You Invest's discretion) to:
 - (a) providing the Services again; or
 - (b) payment of the cost of having the Services provided again.
13. To the extent permitted by law, neither party will have any liability to the other (including liability for breach of contract, for tort including negligence, or on any other legal basis) for:
 - (a) loss of revenue, use, production, goodwill, profit, income, business, contract or anticipated savings;
 - (b) financing costs or increase in operating costs; or
 - (c) other financial or economic loss:
 - (i) including the use of the Services for any purpose connected with the sale, purchase, or use of the property or the giving of security over the property; and
 - (ii) excluding any losses and damages to the extent arising naturally according to the usual course of things from the relevant conduct or breach.

Design Feasibility Report

SAMPLE

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