

Preliminary Sketch Exploration

123 Test Street, Investia

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COVER LETTER

Dear John & Jane,

We're thrilled to share our preliminary 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, building contractors 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 are a great starting point 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 from garage to house and laundry to outside;
- » Make better use of unused generous side areas.

We have created these drawings to visually depict the design principles outlined in our proposal. These drawings represent the initial translation of your ideas onto paper, marking the beginning of a feedback process that will undergo refinement over time. Your input, along with that of other specialist consultants, will be crucial in shaping the final outcome.

Below are the inclusions of our sketch exploration:

- Existing Layout;
- Proposed Preliminary 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 and would be delighted to be of assistance. Please feel free to get in touch, or refer to our website under "Projects" for more information.

We hope you enjoy looking through the package, and look forward to hearing your feedback.

LEGEND

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



project
123 TEST STREET, INVESTIA

subject
SKETCH EXPLORATION

drawing
COVER SHEET

scale
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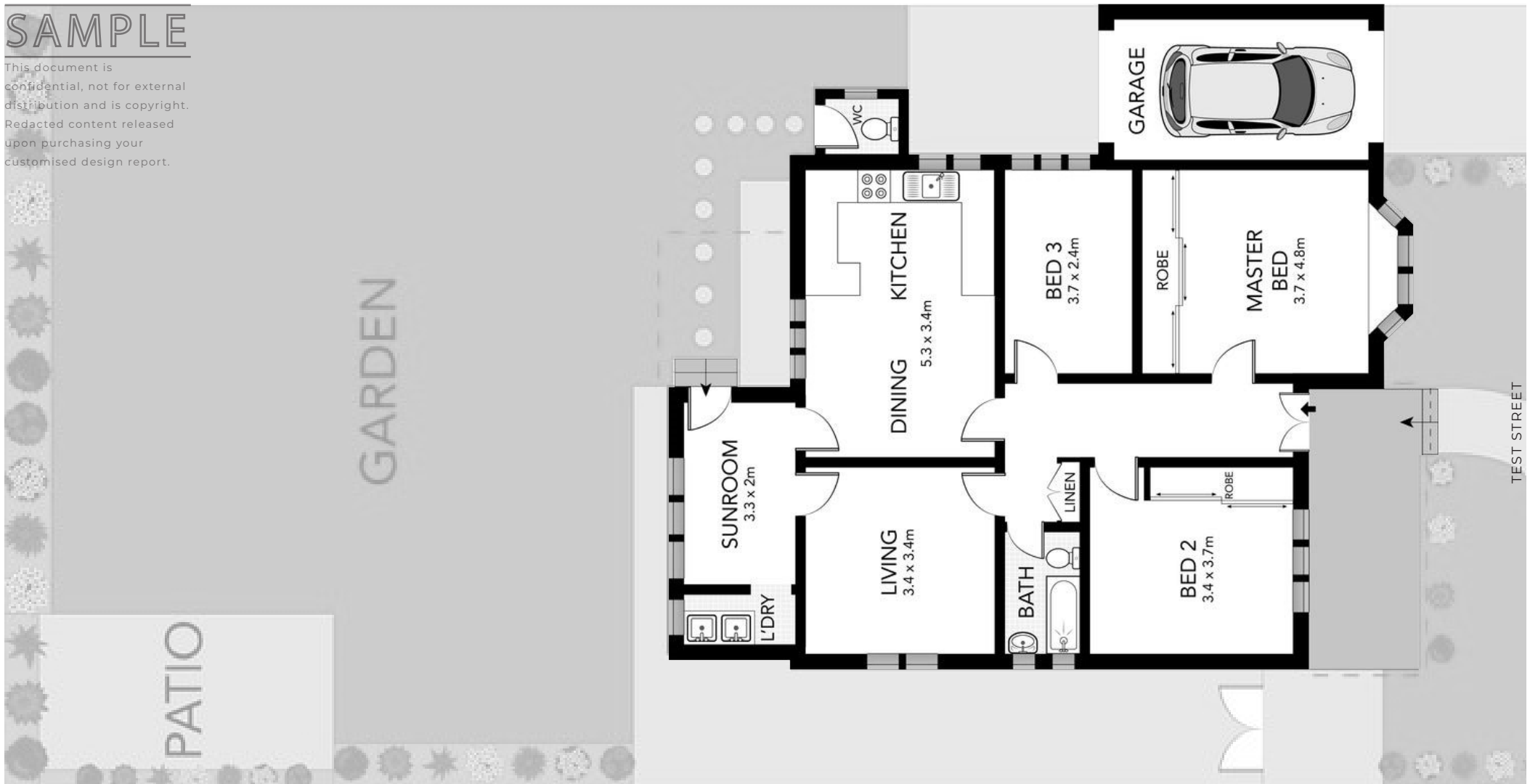
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SKETCH EXPLORATION

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EXISTING FLOORPLAN
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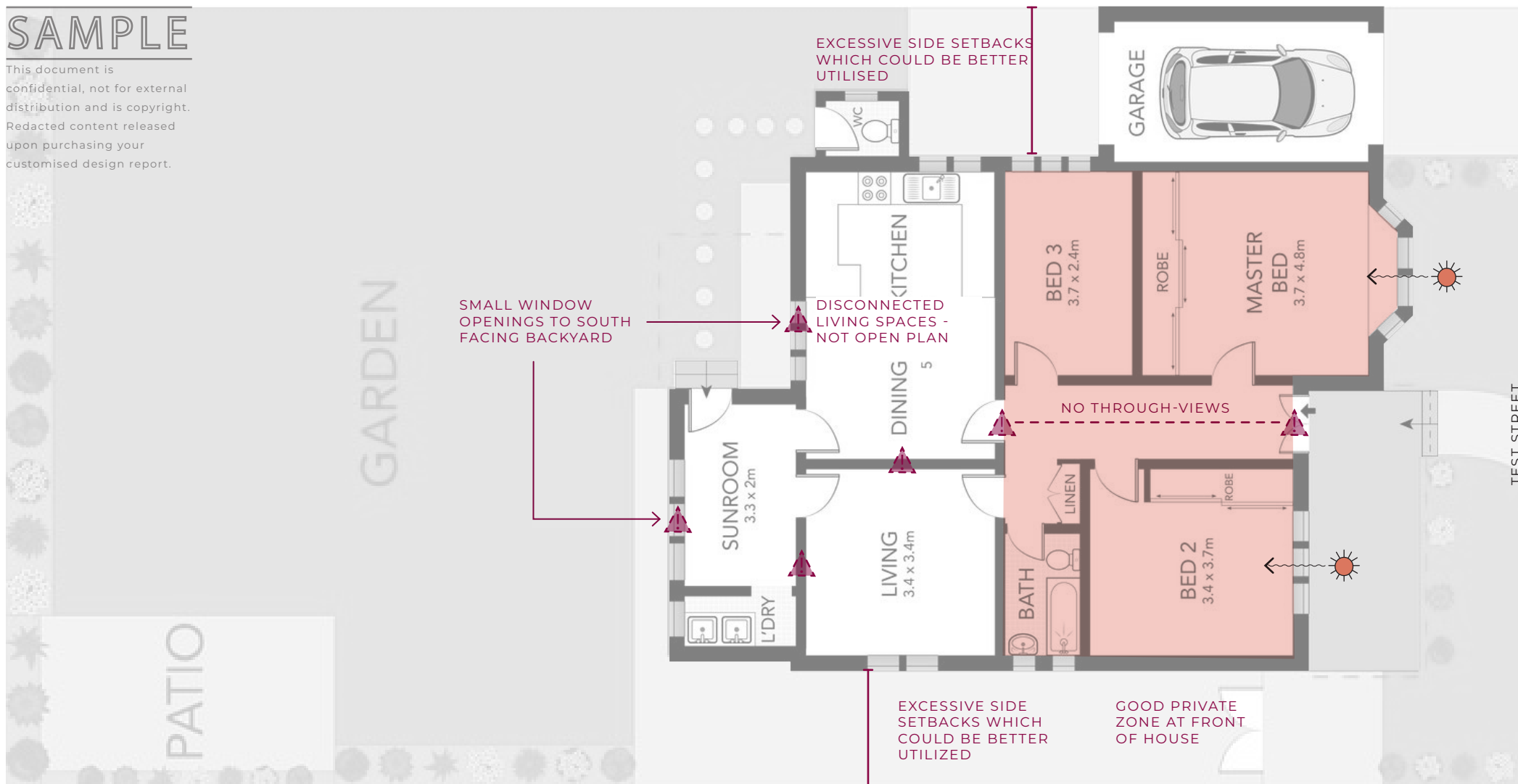
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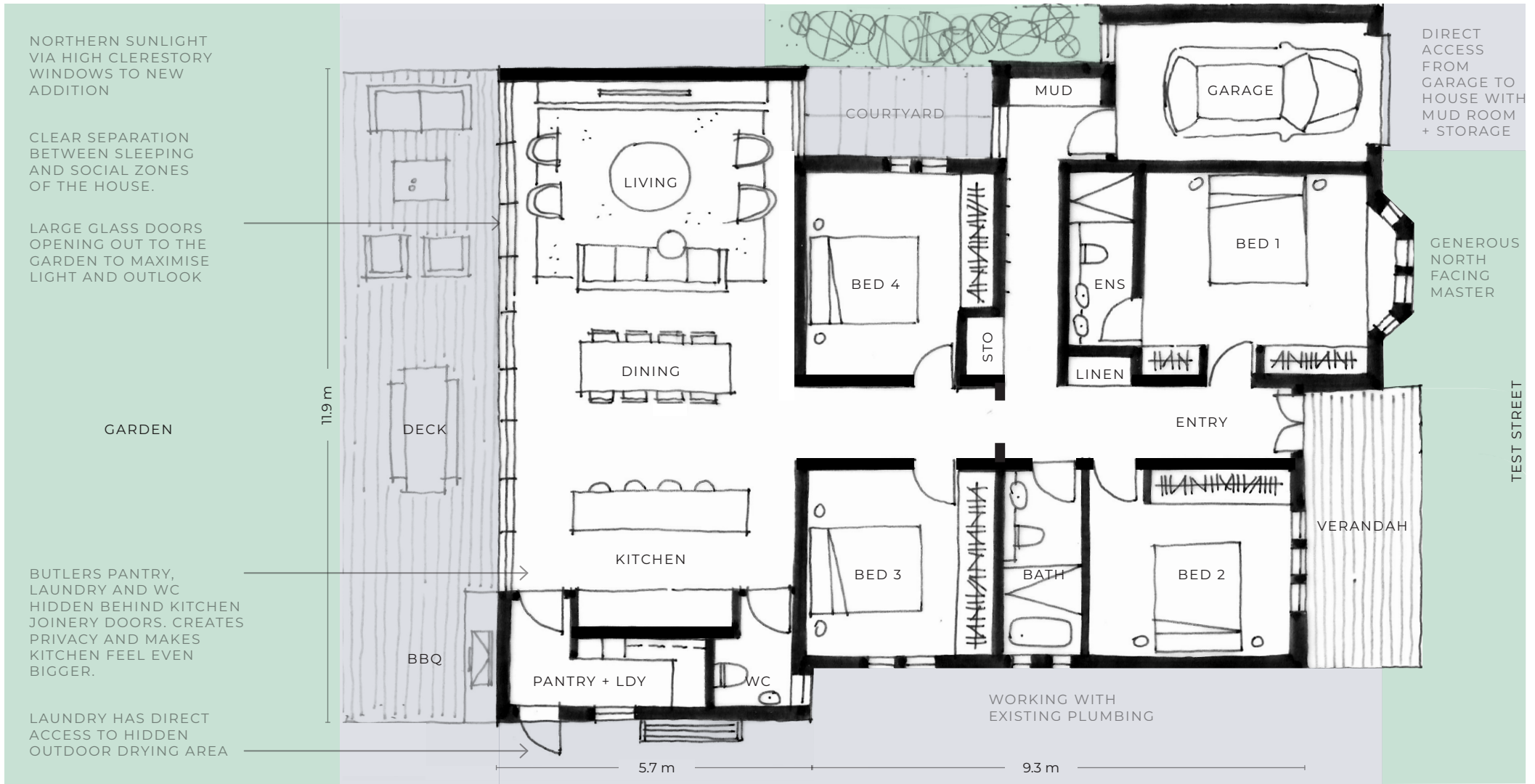
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SKETCH EXPLORATION

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DESIGN DRIVERS DIAGRAM
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project
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SKETCH EXPLORATION

drawing
PROPOSED FLOORPLAN

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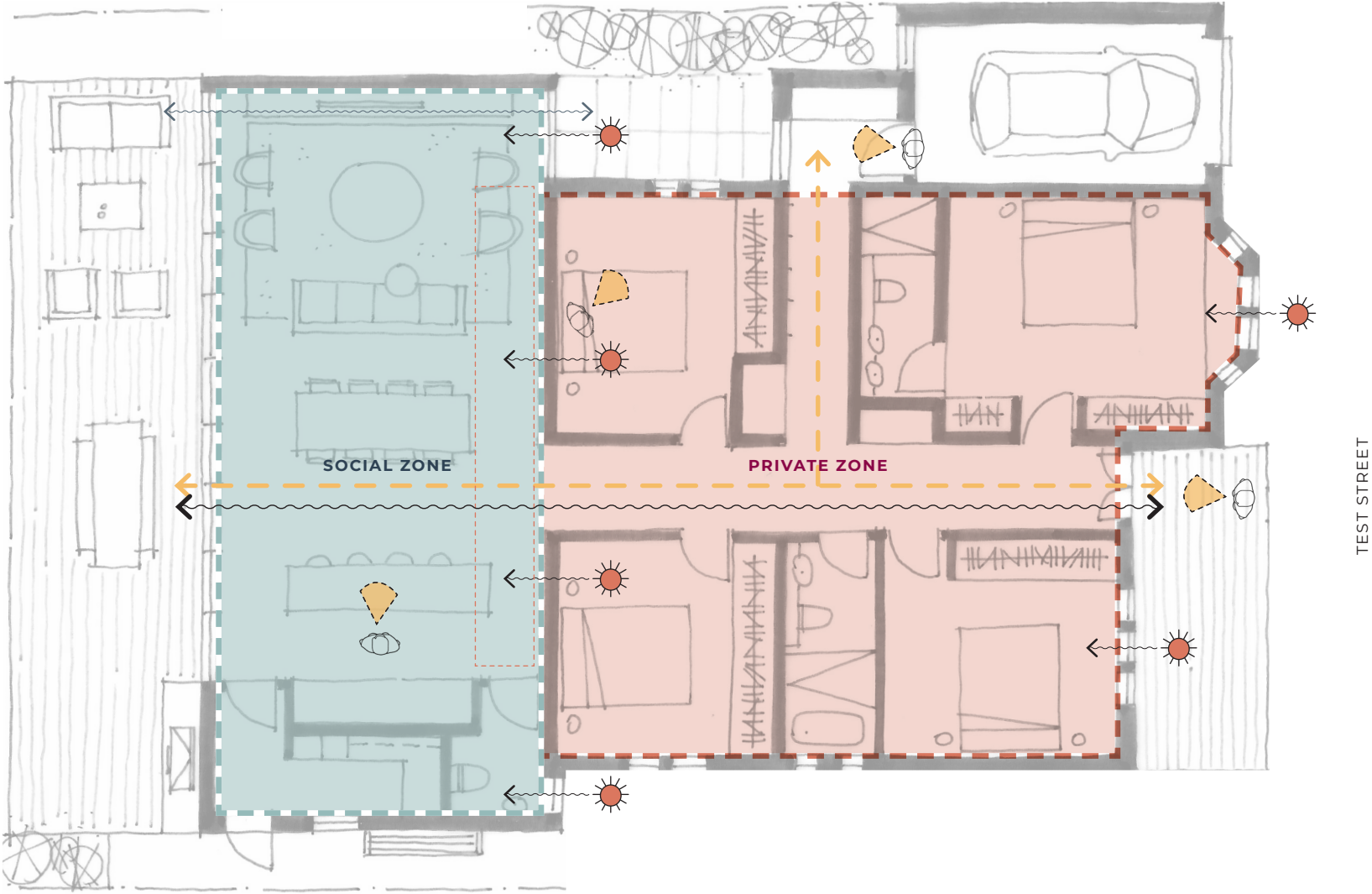
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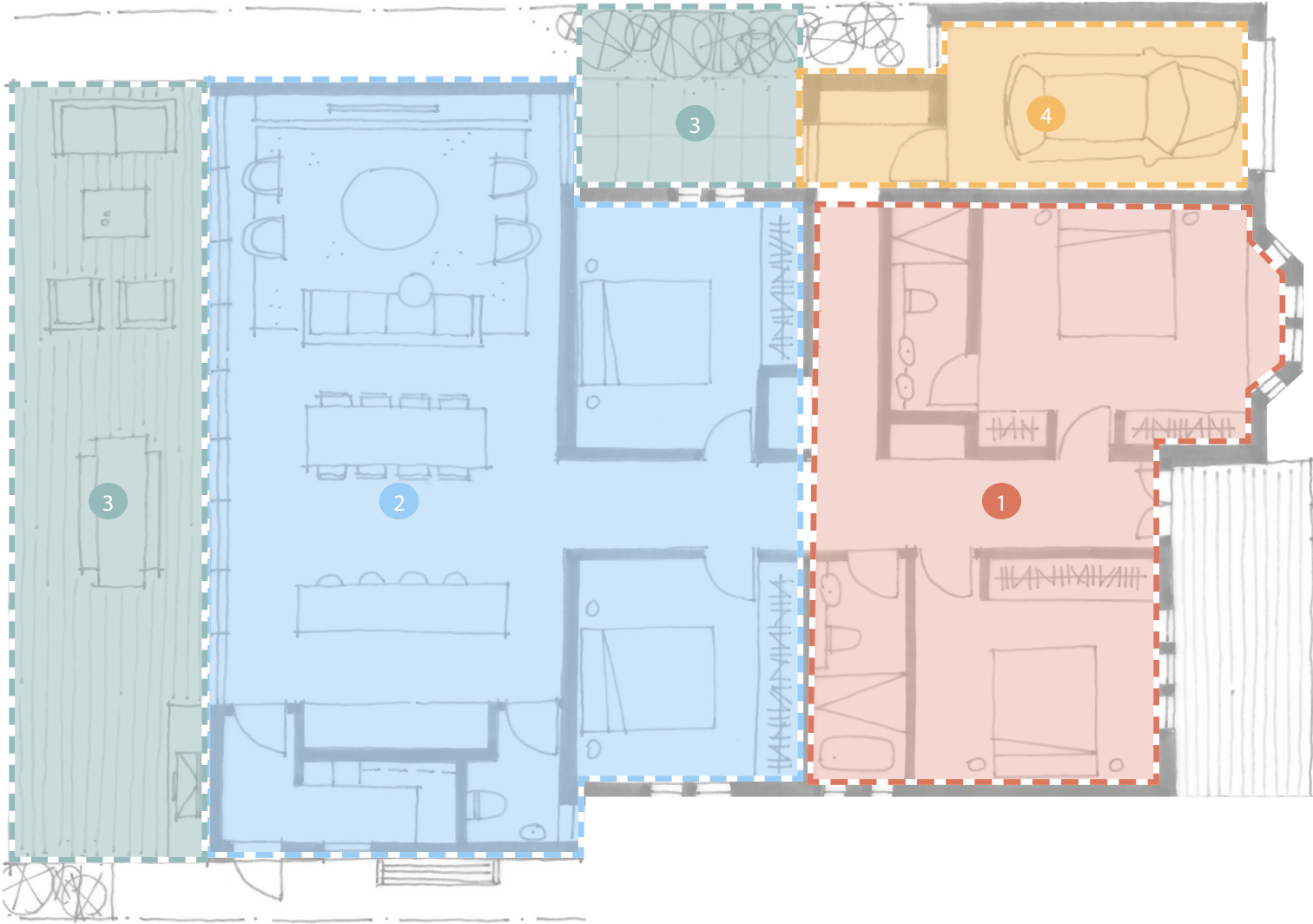
LEGEND

- 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.



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STAGING DIAGRAM
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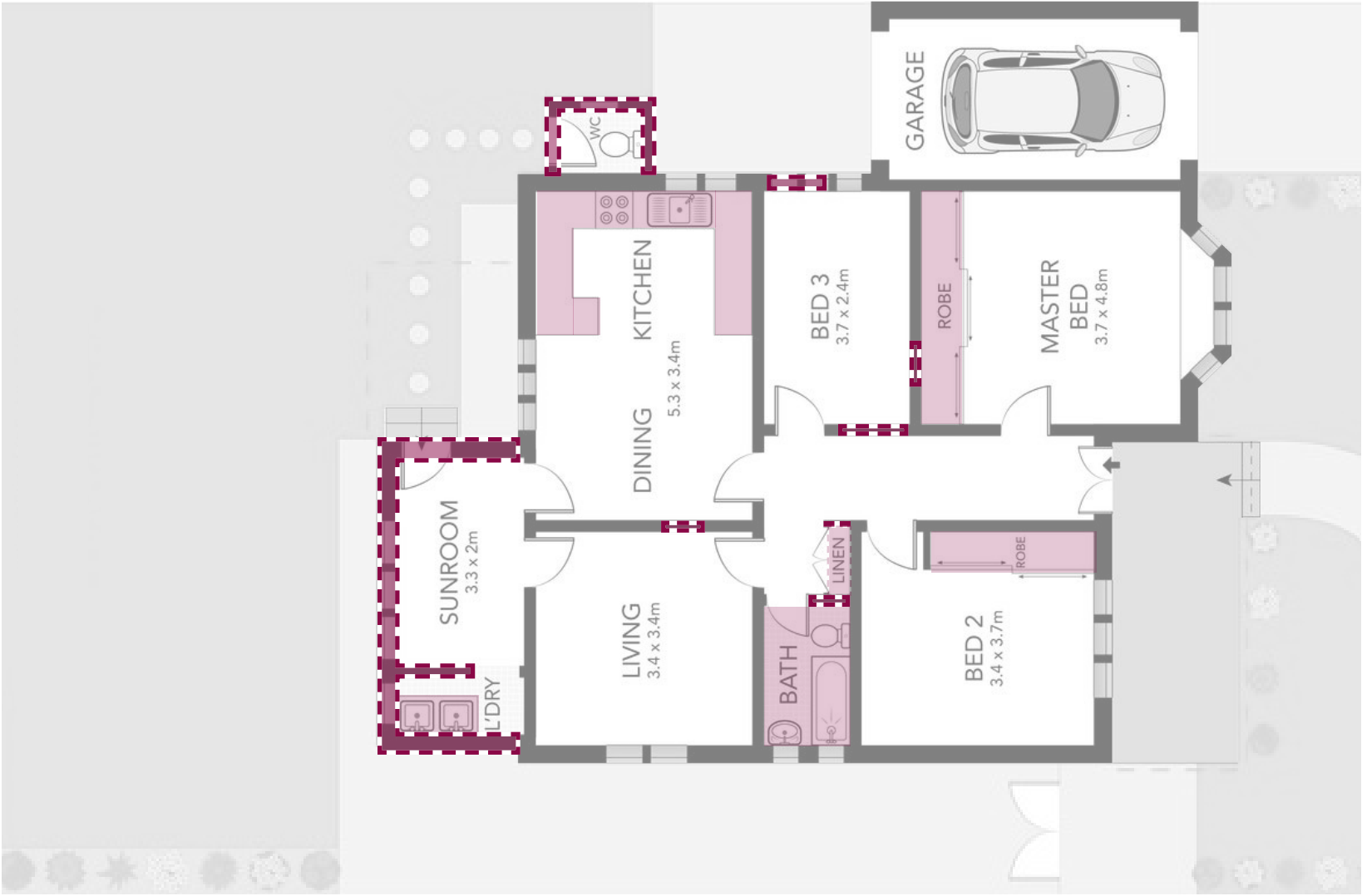
LEGEND

- 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.



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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.



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AESTHETIC EXPLORATION - LOOK & FEEL
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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.

Content is provided upon ordering your customised Report.

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 experts, required for every project, they act as lead consultant and manage all the other parties who are integral to making a project whole.

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 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 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 concept package with Test Before You Invest. We wish you all the best as you continue your renovation journey.

Yours faithfully,



Nikki Quittner | Director
TEST BEFORE YOU INVEST
Nominated Architect NSW ARB 10035



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TERMS AND CONDITIONS

Agreement

- 1. By engaging Test Before You Invest and its subsidiary Studio Coco to provide the Services, you agree to th 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 timefrar
 - (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 i form of a feasibility study; and
 - (d) are not:
 - (i) a final detailed architectural solution, a building report, a structural report, a geotechnic: a town planning report, a heritage report, a dilapidation report, or a (latent or patent) de report; or
 - (ii) a guarantee that the local authority will consent to any application for development wh 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:
 - (A) design, including in respect of town planning, heritage, and engineering constraints; and
 - (B) construction or material costs.

Next Steps

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. 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

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. 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

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. 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.

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.



project
123 TEST STREET, INVESTIA
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drawing
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Surry Hills, NSW 2010
www.testbeforeyouinvest.com.au
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