

Pre Design Discovery

For: Ben & Hayley
Project: 'Connolly St'
Address: 60 Connolly Street, Pink Lake
Date: Tuesday, 8 Sept 2020

Your Pre-Design Discovery review is prepared from our on-site session, interpreting your site, your feng shui elements and directions, Local Planning Schemes, Policies and Building Regulations.

Authentic design

There are many elements to designing a renovation project... to keep the process understandable, manageable and with as much assurance as possible I use my Authentic Design Blueprint system; to take projects from day 1 through the 17 Steps to creative completion. You choose what level of service you want and I can tell you what it will include and how much it will cost before we start. Typically, I have 3 levels of service:

1. **Concepts & Planning Design**
2. **Concepts, Planning & Construction Design**
3. **Concepts, Planning, Construction, Interior Design & Design Management**

Project aims

Design a renovation of your 1960's-built house, to make the most of your lifestyle property and create a home that resonates with you.

Transform the exterior and interior into a liveable, functional house that looks and feels like your home.

With your busy lifestyle you want a quiet, natural space to enjoy the block and trees and be able to watch the girls outside... Aiming for a simple lifestyle, landscaped lawns that're easier to maintain.

Your home needs to be relaxing, feel like an escape, a place away from the world and work, where you can come and go from the beach, a place for your family, to raise your rascals.

In terms of block lifestyle, and sustainability; the home will have a bore connected to the house, solar or energy efficient hot water, fire place, rainwater tanks plumbed in to the house and insulation installed during the re clad.

Materials you prefer to use will be chosen on their suitability.. for example, no gyprock, preferring weathertex or profiled VJ lining board for the coastal/beach house look. Natural floor sealant on your existing Jarrah floors make a healthier, natural living space.

Create a sanctuary feeling. That means the home is finished and the ongoing maintenance is painting, mowing, maybe oiling timber handrails and decking..

Would like to not have such steep stairs – better access to the upper floor with a wider, accessible staircase.

Sleeping zones / retreat area on the top floor for parents and relax/play area while girls are growing up ... your bedroom will have a WIR and spacious ensuite. A bedroom each for Nalani and Neviah.

Downstairs will be rearranged to include a guest room, family bathroom, laundry, open plan living area with Kitchen ,Dining and TV lounge area. With views to NW and NE and play areas. Great indoor – outdoor connection and undercover entertaining/alfresco cooking and patio that is spacious, sheltered from wind/rain and enjoys a view over the block – sunset views! Being able to watch the girls play outside from the kitchen and main living areas.

Also want to plan the undercover parking or enclosed garage for easy access into the house, and a driveway without complicated retaining.

Site analysis

The paddock view is a great asset. Having that elevation with the house above the land is excellent for your sense of a natural wow factor – maybe you would later consider putting in a pool in future? This would be great to look out over, too.

Plenty of space outside to landscape for outdoor play areas, patio, the side boundary wall that you're working on with the steel + limestone, this will add to the coastal aesthetic. Backyard and 'feng shui' of what is surrounding the house can be improved by considering what you're looking out onto and the energy that enters the home via doors and windows! Choose trees and plants in your landscaping to compliment the style of your home.

Sand site / some limestone – a Geotechnical Soil and Wind rating report by a structural engineer will be needed for building design and approval.

A site survey plan by a licensed surveyor will be needed to take the building levels and ground contours as a start point for the concept design / or design development and construction drawings.

Feng shui

See Connolly Feng Shui pdf and we will have a discussion about this 😊

Design method

We identified the changes that will be the most significant for you are the RECLAD and the KITCHEN.

Even more significant is the ALFRESCO outdoor living area with the view...

Getting these areas right is crucial to the success you envision. We will work on the conceptals until you're happy to ensure you are confident with the direction the house is going in.

Getting movement on the design is something you've been wanting for a while now. I'm sure once we get started on the concept stage the creative process will continue to flow and with communication and feedback you will soon be seeing the design you like!

Style

A cohesive style will be one of the major breakthroughs to make the house into a home. At the moment with it's 1960's construction and 1990's renovation and add-ons there is a bit going on and to say that it's not ideal for you says it all.

Limestone since it's on the land would be perfect to bring the earth tones, texture, colour and lightness and we will explore this more in the conceptals. A relaxed coastal style is ideal and it complements your way of life.

I love Ben's idea of using strong elements of handcrafted steel with timber detailing to carry the roof or the ceiling of the kitchen and possibly the alfresco area, too. Having a clear view from the alfresco and through that space from inside (from the kitchen possibly) is important this is not obstructed with posts or a low verandah.

With the dark Jarrah floors upstairs, and Jarrah framing in the walls the home has a depth and strength to it that even though it is well proportioned, and does not read as a very

large home, it can definitely be opened up to feel more spacious, and can hold bold details to add to it's original character.

My aim will be that you're stoked, satisfied and relieved with the design outcomes and I will be checking in on that with you 😊

Your style words:
MODERN FARMHOUSE
COASTAL/HAMPTONS
CONTEMPORARY
LIGHT & BRIGHT
TIMBER & NATURAL

What I noticed in your Photo album 😊

The Uniqwa collections of bar stools and pendant lights in a coastal retreat style kitchen – love this style. I have designer access to the Uniqwa range and a small selection of other trade only furniture suppliers, when it came to styling the furniture we could look at getting you a shipment of stuff from them and my other interior design suppliers.

Cool landscapes and trees. Love the house surrounded by bush with paving around it and rainwater tanks underneath... I'm guessing that one is in a Flame Zone area. Interesting textural garden with simple native plants, grasses, boulders, lawn, timber and some rusted steel.

Black details on window frames, roof trims, steel exposed structural elements.

Really well considered contemporary lines and organized forms.... Contemporary Australian bush/ coastal retreat style I would say.

There's a couple of images I have saved before for other designs .. we have a similar eye! Plenty of glass, black window frames, vertical cladding, coastal grasses and butterfly chairs, modern style hardies Matrix cladding and timber ceiling lining boards.

The overall feeling is a well-structured home with modern + contemporary detailing that evokes the relaxed vibe of beach style living and outdoor living in the Aussie climate.

Some of the more traditional style images come through when the weatherboard appears and that's probably the Hamptons theme, which does go with an earlier style house (colonial/ country/ federation). The 1960's was an adventurous time and some of those more traditional icons went out the window in favour of a more freer look, a post-modern ideal with bigger windows, timber claddings, painted board (fibro) and interesting roof lines and streamlined, integrated outdoor living, with concrete, paving and stone.

I like how a lot of the pictures are a collision / balance / marrying of two different claddings. Black and white with smooth and textured. Creating variation and interest on the different levels or boxes. Painted vertical textured Weathertex with horizontal smooth Stria cladding.

There's definitely a mood of fun (and relaxation is a big part of that) so I think keeping the exterior fresh contemporary with a mid-century modern flavour in keeping with the 1960's vibe will suit your tastes well.

Steering away from the too heavy, traditional, angular as this can feel oppressive and harsh.. you can do linear/ boxy without the sharp angular lines which are wrong for this project I feel. Angular is not a style I am not comfortable working with. I also think a lot of farmhouse detail might detract from the contemporary cleanliness of the aesthetic.

Getting the proportions right! A sense of proportion and space in the interior living space with a contemporary living space will carry this simplicity through from the outside to in.

Your fire place is gorgeous.. I didn't get a good look while I was there but now in the photo can see the white panels – very modern retro.

There's a mix of styles going on in your collection but we will zero in on the right one for your project. I put thumbs up and comments on some of the photos so hopefully that helps with what I have written above.

Investment

A registered builder to provide the building contract, construct the work. Your preferred builder is Michael Drake Brockman.

Option with me to provide a design management service to oversee installations by trades and subcontractors works and ordering of items and finishes.

Internal and External fittings and fixtures to be selected and specified for the build, such as kitchen design, plumbing fixtures, flooring, tiles, etc..

Budgets we looked at briefly and you could quantify the whole project into the following categories with the amount you are comfortable spending on each:

Kitchen	\$40,000
Ensuite	\$25,000 - \$30,000
Bathroom	\$10,000 - \$15,000
Alfresco	\$45,000
Stair & Living Room	\$10,000
Windows and Doors	\$20,000 - \$35,000
Moving walls/ structural changes	\$15,000 - \$25,000
Deck	\$5,000 - \$10,000
Reclad	\$30,000
Garage	\$30,000
Landscape	\$10,000
Estimated Build Value	\$240,000 – \$280,000

For a Ballpark Renovation Budget based on your 200sqm existing home, the cost per square metre from the above is \$1300 / m² @ 200 m² = \$260,000

Note: This is a rough budget assessment for the project intended to provide an indication of construction feasibility only. Professional services, planning and building approval, and furniture values aren't included in this calculation. Pricing of build work by a QS or Builder is the only true way to know the cost of a building project.

Timing

Have an overall master plan for the concept design, with preliminary indications of cost for whole project before developing detailed drawings. Have feedback from your builder for cost feasibility at each stage and prior to applying for Development /Planning approval.

With the usual design process, for a project commencing now we would be ready to commence construction in 2021.

Planning summary

60 Connolly Street, PINK LAKE 6450

Title Details Plan Details

General Details

Certificate of Title 2082/77
 Title Type Certificate of title for regular Freehold Land
 Parcel Identifier [Lot 8 On Diagram 89539](#)
 Address Details 60 Connolly Street, PINK LAKE 6450



[Click to Launch Map Viewer Plus](#)

Property address:	60 Connolly Street, Nulsen WA 6450
Lot number:	Lot 8 on Plan 89539
Land area:	unknown
Development conditions on certificate of title:	Nil/unknown Check certificate of title for restrictive covenants. Copies available from Landgate online \$26.20
Zone:	Rural Residential
Shire of Esperance LPS 24 Special Control Area:	SCA4-P2 Public Drinking Water Source Protection Area
Building height limit: Residential purpose	9 metres or varied as per the R Codes
BAL assessment:	The lot is located in the designated DFES bushfire prone areas map. An assessment will be required.
Proposed Development Building Classification:	Class 1a house Class 10a carport / garage
Year of build: (Time period)	1963 Period 5
Occupant birth dates: (For Chinese Kua and Feng Shui)	Provided
Existing plans supplied:	Original floor plan: ☒ / N Septic plan: ☒ / N Site Contour and Feature plan: ☐ Y / N
Services existing:	For details of existing services contact Dial Before You Dig. A professional surveyor can identify the location and type of site features on a feature and contour survey plan. A septic tank and leach drain system is existing.
Adjoining property owners' details:	Available by contacting the Shire of Esperance Planning Services, when preparing for a

	Development Application.
Notes for development applications:	Any variations to planning scheme requirements may need to be accompanied by written non-objections from the impacted adjoining landowners. Shire charge an \$170.00 advertising fee, so it's best and quickest to approach the neighbours directly.
Development Application Fee:	For works under \$50,000.00 (contract cost including labour) incur a \$147.00 fee which increases incrementally as the construction value rises.
General Site requirements: Rural Residential	See additional notes - setbacks
Development for which Development Approval Not Required:	Rainwater tanks Rural Residential zone which are located within an approved building envelope, and are set back no less than 20 metres from any lot boundary; Any retaining wall less than 500mm high constructed of masonry materials located to the rear of a building associated with the primary use of the site and certified by a qualified Engineer as being suitable for surcharge loads where applicable; The erection of a boundary fence in accordance with an adopted Fencing Local Law; The replacement of an existing retaining wall less than 900mm with new masonry materials provided that there is no alteration of ground levels and certified by a qualified Engineer as being suitable for surcharge loads where applicable; A solar hot water system.
Rural Residential Development Provisions:	A permanent water supply of no less than 10,000 litres is to be maintained for bush firefighting purposes outside of urban areas.
Vehicle Access: Local Planning Policy	Any access laneway within a development site shall be not less than 4.5 metres wide but in exceptional circumstances the local government may permit an access way of lesser width but not less than 3.0 metres and then only when a one-way system can be established.
Site identification: Local Planning Policy	Establishment of boundary locations and the site set out of building is responsibility of landowner. Where there is not reliable information for establishing boundary locations, the landowner is to be required to have the block surveyed and pegged prior to the commencement of development. It is the landowner's responsibility to ensure that all development, other than single dwellings and class 10's unless they are situated on the boundary, are required to be set out by a licensed land surveyor on establishment of the lot boundaries.

Additional notes

Shire of Esperance

Schedule 6 Development Provisions by Zone

[Schedule 1 cl. 1.(a)]

Zones and Land Use	Minimum Lot Area Sq. m	Minimum Effective Frontage m	Max Plot Ratio	Minimum Setbacks m			Minimum Landscaping	Minimum Car Spaces (Space/Sq. Metre)	
				Front	Rear	Side			
ZONES									
Residential	In accordance with the Residential Design Codes						Where the use is listed in the R-Codes development is to be as per the R-Codes. Where the use is not defined in the R-Codes development is to be as per Schedule 7.		
	Where no R-Code is stipulated			7.5	6	2			
Rural	As per Local Planning Strategy	200		20(i)	20	20	As required by the local government.	As per Schedule 7 – Parking and Landscaping by Land Use	
		(i)	As per Clause 6(a) of Schedule 1 if adjacent any highway or railway.						
Rural Residential	As per Local Planning Strategy(i)	30		20	10	10	As required by the local government.	As per Schedule 7 – Parking and Landscaping by Land Use	
		(i)	Minimum Lot Size subject to subclause 4(e)(i) of Schedule 2						
		(ii)	In accordance with Schedule 8 Rural Residential – Special Provision						
Rural Smallholdings	As per Local Planning Strategy	200		20(i)	20	20	As required by the local government.	As per Schedule 7 – Parking and Landscaping by Land Use	
		(i)	As per Clause 6(a) of Schedule 1 if adjacent any highway or railway.						
		(ii)	In accordance with Schedule 9 Rural Smallholdings – Special Provision						
Rural Townsite	2000(i)	20		7.5	6	6(ii)	As required by the local government.	As per Schedule 7 – Parking and Landscaping by Land Use	
		(i)	Minimum lot size subject to clause 4(e)(i) of Schedule 2						
		(ii)	At the discretion of the local government, may be reduced to a minimum of 1.5m on a Lot under 2000m ² .						

Next step..

The next step is to meet to discuss the outcomes of our design discovery session and the options to bring your project to life.

I hope you've enjoyed your pre design discovery and I trust it will be useful to you in future!

If you could take a moment to share your experience by leaving your thoughts on the [Design Session form](#) - this can help others like you making decisions about design, investment and building or renovating.

If you require more clarity on the info or want to add more thoughts, please don't hesitate to call me on 0420 363 515 or email anna@dwellingdesign.com.au I look forward to moving forward with your project as soon as you are ready.

Thanks!

Anna