

CONCEPT DESIGN REPORT

R0 August 2022



CONCEPT DESIGN FOR NEW SINGLE DWELLING

INTRODUCTION

1.0 INTRODUCTION

The purpose of this report is to provide a comprehensive overview of the project's objectives, scope, and methodology. This section outlines the key findings and conclusions derived from the research and analysis conducted throughout the project.

The project was initiated to address the challenges faced by the organization in the current market environment. The primary goal was to identify opportunities for growth and innovation while maintaining operational efficiency and financial stability.

The methodology employed for this project involved a combination of qualitative and quantitative research methods. Data was collected through interviews, surveys, and analysis of internal and external market trends.

The findings of the project indicate that there are significant opportunities for the organization to expand its market reach and improve its competitive position. Key areas for focus include digital transformation, strategic partnerships, and operational optimization.

In conclusion, the project has provided valuable insights into the organization's current state and future potential. The recommendations outlined in this report are intended to guide the organization's strategic decision-making and ensure long-term success in a dynamic market.

The following sections provide a detailed analysis of the data collected and the specific recommendations for implementation. Each section is supported by relevant evidence and expert analysis.

The project team would like to thank the management and staff of the organization for their support and collaboration throughout the project. Their input and feedback were instrumental in the success of this initiative.

This report is a confidential document and its contents should not be shared with external parties without the explicit permission of the project management team. Any questions or requests for further information should be directed to the project lead.

The project was completed on schedule and within budget. The results demonstrate the effectiveness of the chosen methodology and the commitment of the project team to achieving the organization's strategic goals.

The project has been a success and has laid a strong foundation for the organization's future growth. We are confident that the implementation of the recommended strategies will lead to significant improvements in performance and market position.

The project team remains committed to supporting the organization's ongoing success and will continue to provide valuable insights and recommendations as needed. We look forward to the next phase of the organization's development.

The project was a collaborative effort involving all stakeholders and their expertise. We are grateful for the contributions of everyone involved and look forward to future projects that will continue to drive the organization's success.

DISCUSSION

The first part of the discussion focuses on the importance of understanding the context of the project. This includes identifying the stakeholders, the project goals, and the constraints. It is essential to have a clear understanding of these elements from the beginning to ensure the project is successful.

The second part of the discussion discusses the various methods and tools used in the project. This includes the selection of the project management software, the communication tools, and the risk management tools. It is important to choose the right tools for the project to ensure efficiency and effectiveness.

The third part of the discussion focuses on the challenges faced during the project. This includes the identification of the risks, the development of a risk management plan, and the implementation of the plan. It is important to be proactive in identifying and managing risks to avoid any potential issues.

The fourth part of the discussion discusses the lessons learned from the project. This includes the identification of the best practices, the identification of the areas for improvement, and the implementation of the improvements. It is important to learn from the project to ensure that the same mistakes are not repeated in the future.

The fifth part of the discussion focuses on the conclusion of the project. This includes the final evaluation of the project, the final reporting, and the final communication with the stakeholders. It is important to have a clear conclusion to the project to ensure that all parties are satisfied with the results.

ABOUT ENV DESIGN

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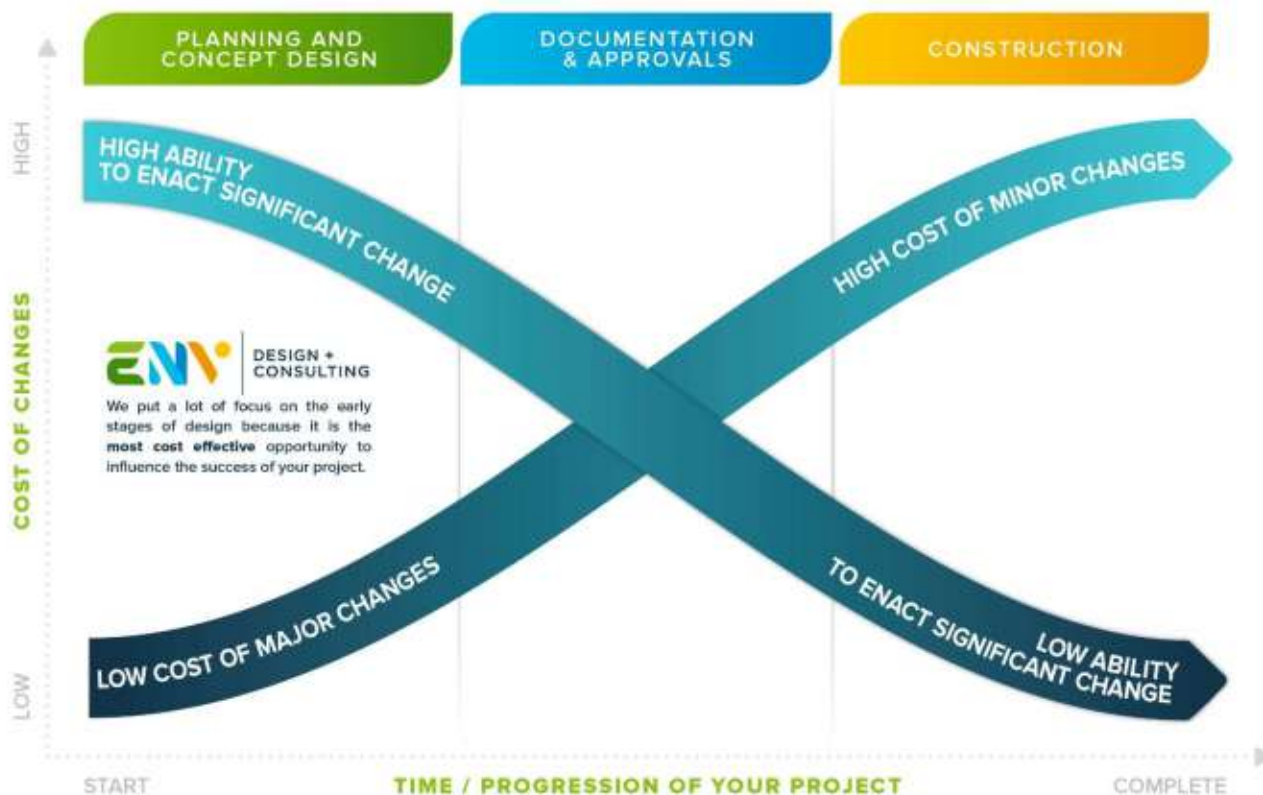


THE IMPORTANCE OF THE EARLY STAGES IN DESIGN

At ENV design we have experience in a full range of building design & project management services to help you successfully throughout the full length of your project including drafting & documentation services, tender document preparation, tender assessment, contract administration and site attendance services. We can add enormous value in all of these stages of your project.

Thorough 'early stage' design is one of the best ways to ensure a successful and thoroughly considered final result by setting a solid 'foundation' and direction for the future design development. Fundamental to the approach of ENV Design is this 'Outwards>In' approach where we attempt to cast as wider net as possible in the early stages of design. You may like to think of this design process as a funnel or as a pyramid where the wider and more robust the design exploration in the early stages the stronger and more successful the overall design process and outcome.

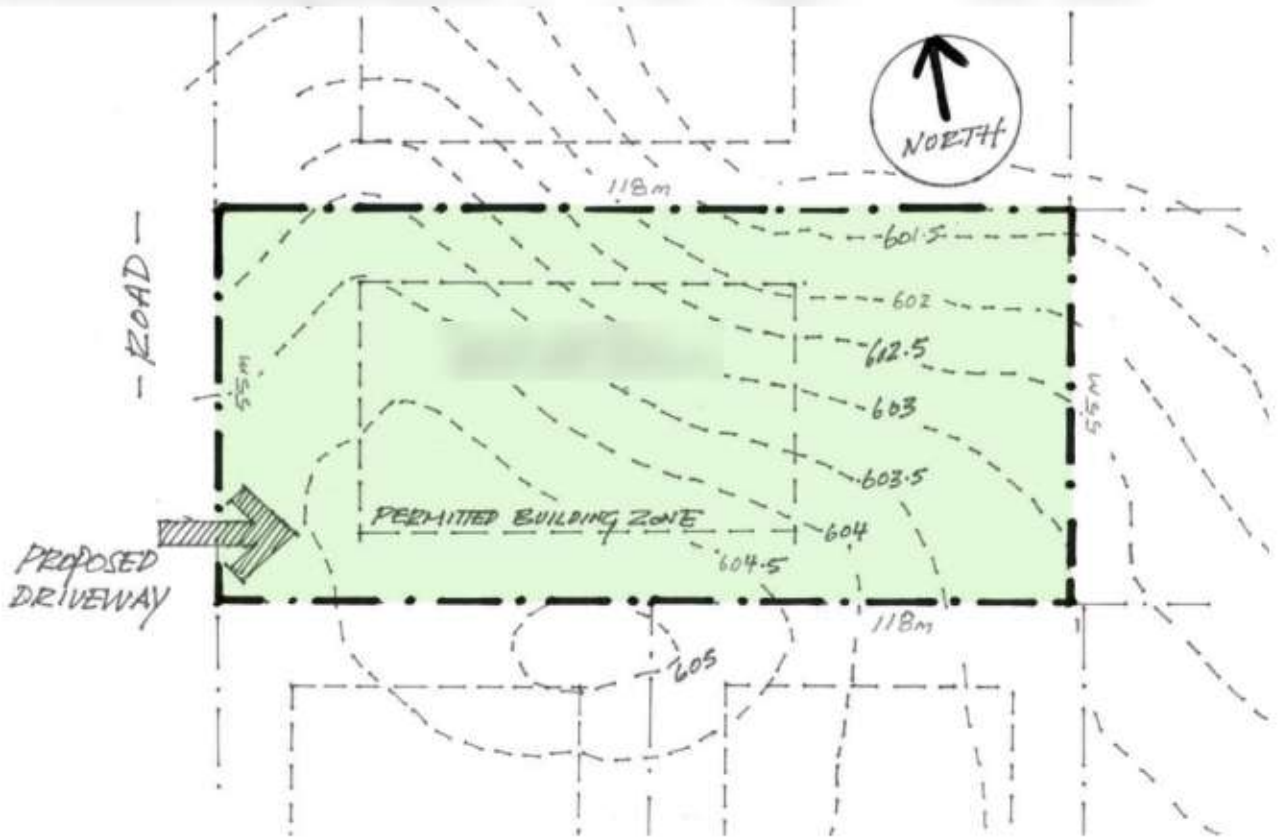
Early stage design decisions have big impacts! It is in Stage 1, our main design stage, where the biggest decisions and revisions can occur with the most impact and at the least relative cost. As projects progress into documentation the cost for changes increases until, during construction, when even minor amendments and reconsiderations can have huge cost implications. It is therefore critical and sensible that these early stages of design are given their proper focus and attention. This report is just one step in a process for ensuring this.



REPORT CONTENTS

Contents

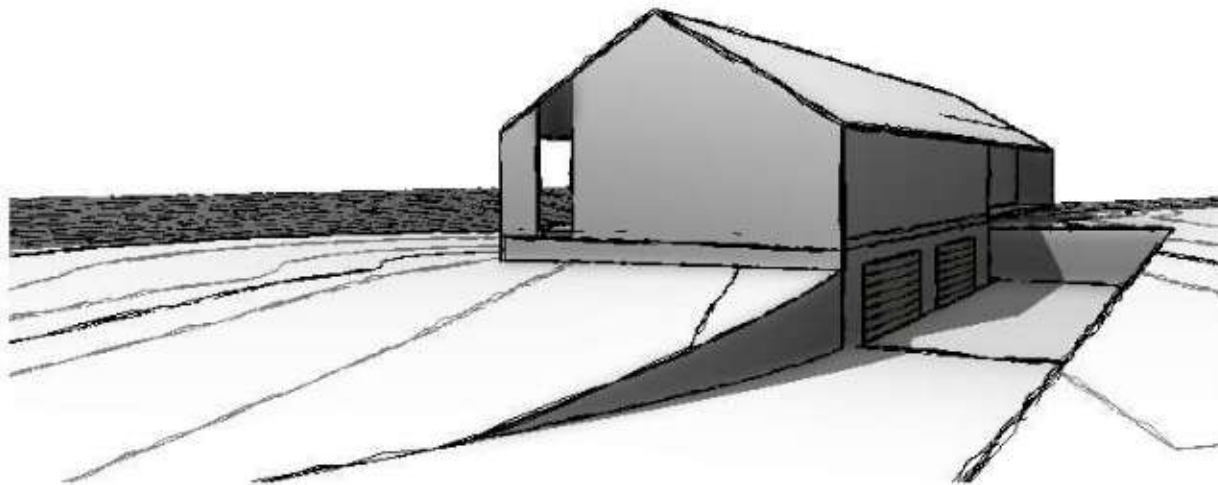
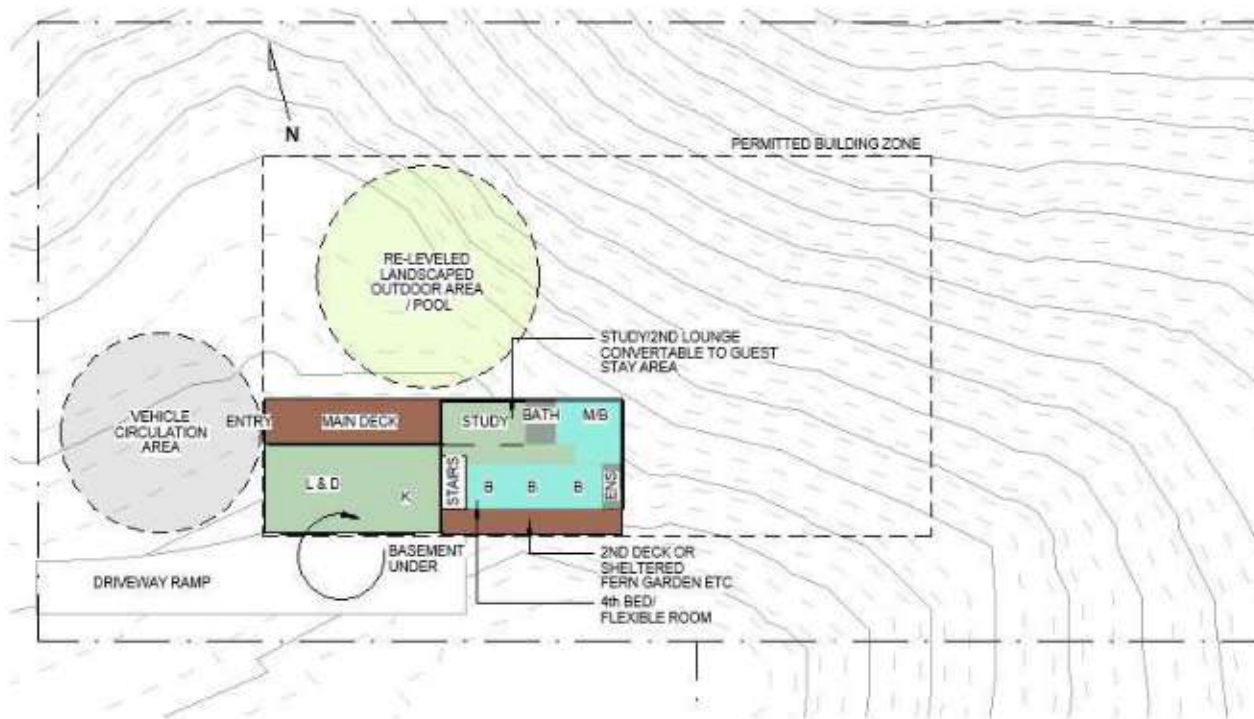
CONCEPT DESIGN REPORT	0
INTRODUCTION	1
IMPORTANT DISCLAIMER:	2
ABOUT ENV DESIGN	3
THE IMPORTANCE OF THE EARLY STAGES IN DESIGN	4
REPORT CONTENTS	5
SUBJECT SITE	6
SITE ANALYSIS	6
SELECTED PLANNING OPTION.....	7
CONCEPT DESIGN DEVELOPMENT SKETCHES.....	8
CONCEPT DESIGN DRAWINGS	9
SUGGESTED MATERIALS(External Building).....	10
SUGGESTED MATERIALS(Kitchen & L'dry)	11
SUGGESTED MATERIALS(Bathroom/s)	12
MOVING FORWARD	13
Services & Process	13
MOVING FORWARD	14
What is a 'PSP' & 'FSP'?	14
ASSISTING IN COST MANAGEMENT	15
EARLY ENGAGEMENTS & ADVICE	16
FEEDBACK.....	17
ATTACHMENTS.....	19



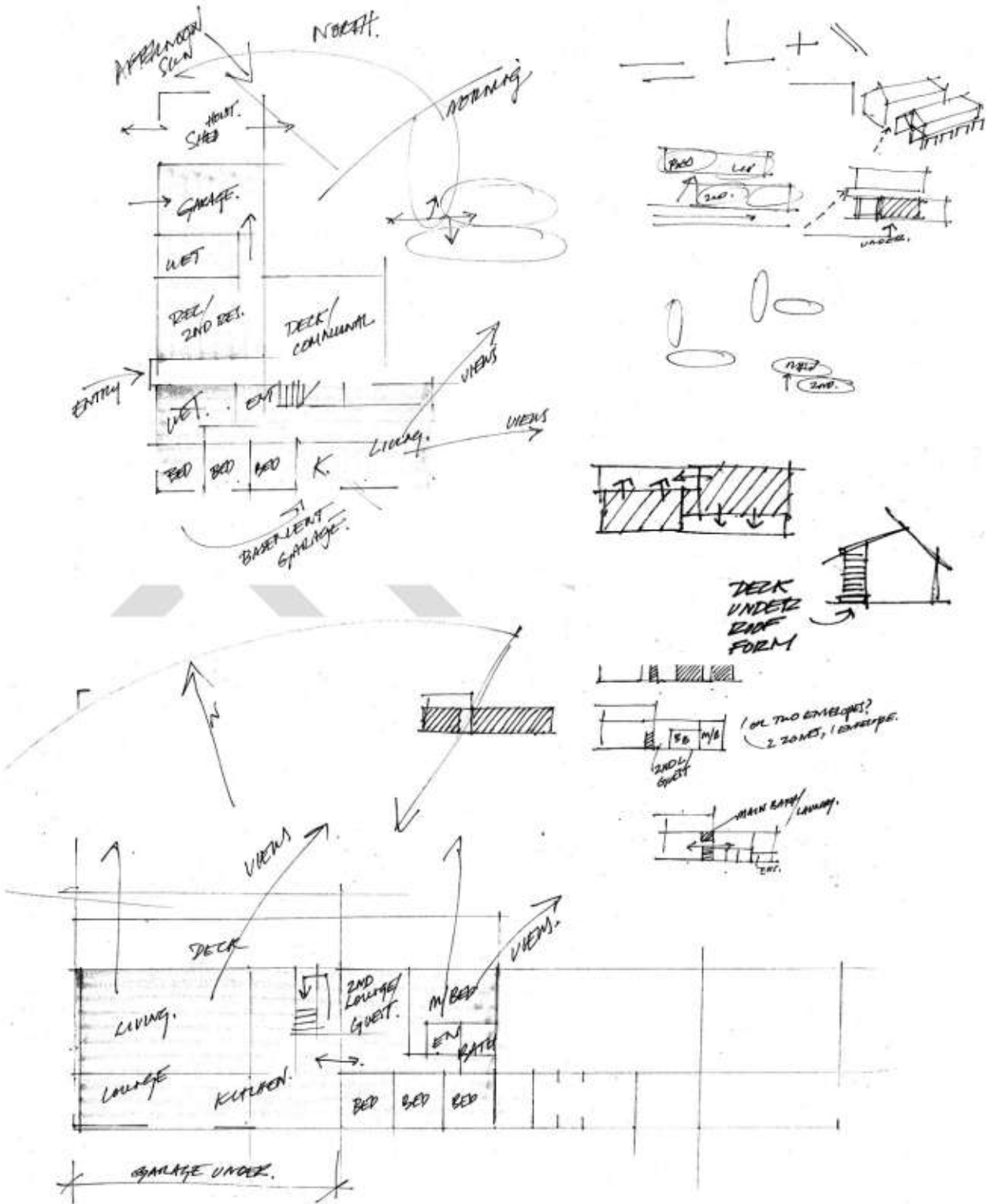
SELECTED PLANNING OPTION

Option 5 Overview/Comments: Two envelopes under the one roof form, offset in a 'pinwheel' fashion.

LEGEND: B=Bedroom, M/B=Master Bedroom, K=Kitchen, L&D=Living & Dining, BA=Bathroom, ENS=Ensuite, ENT=Entry, RES=Residence, REC=Recreation Space.



CONCEPT DESIGN DEVELOPMENT SKETCHES



CONCEPT DESIGN

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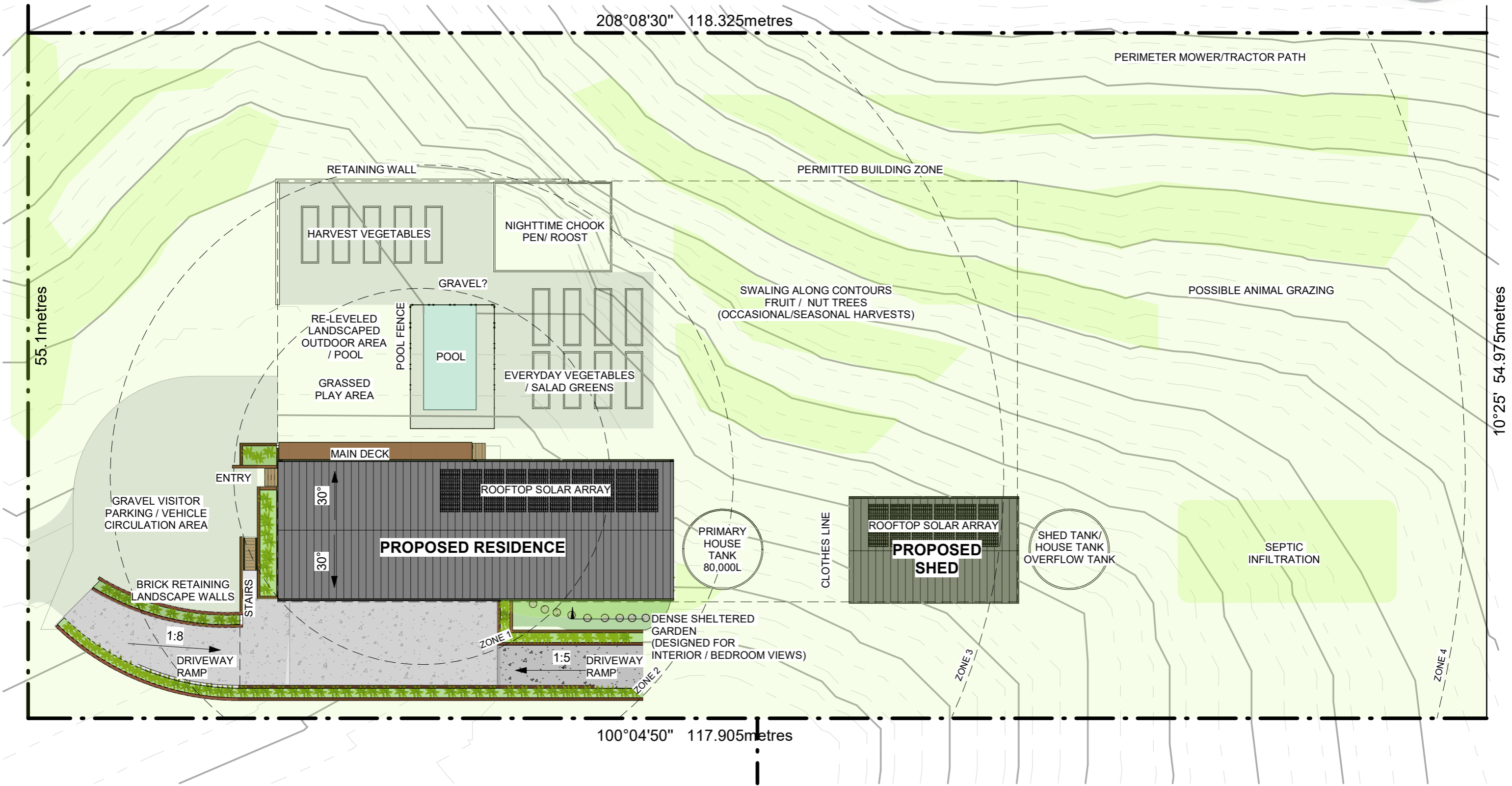
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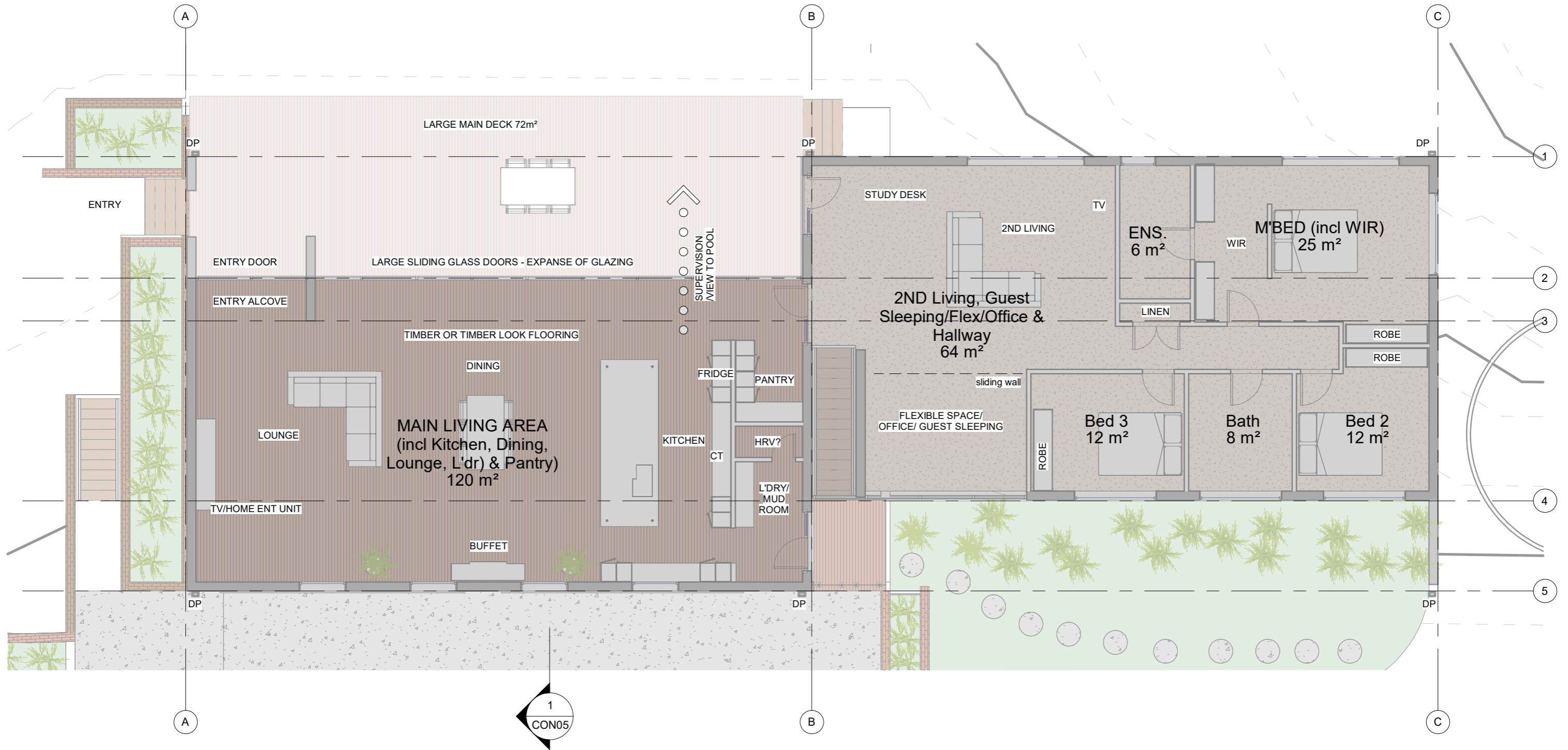
1 CONCEPT SITE PLAN
1 : 300

- ZONE 1**
KITCHEN
MAIN LIVING
DAILY PARKING (GARAGE)
SALAD GREENS
PLAY/SUPERVISION
- ZONE 2**
HARVEST VEGETABLES
CHOOKS/EGGS
VISITOR PARKING
- ZONE 3**
FRUIT OR NUT TREES
SWALES ALONG CONTOURS
VEHICLE MAINTENANCE
- ZONE 4**
LARGER TREES
GRAZING ANIMALS
SEPTIC INFILTRATION

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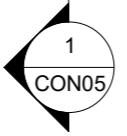
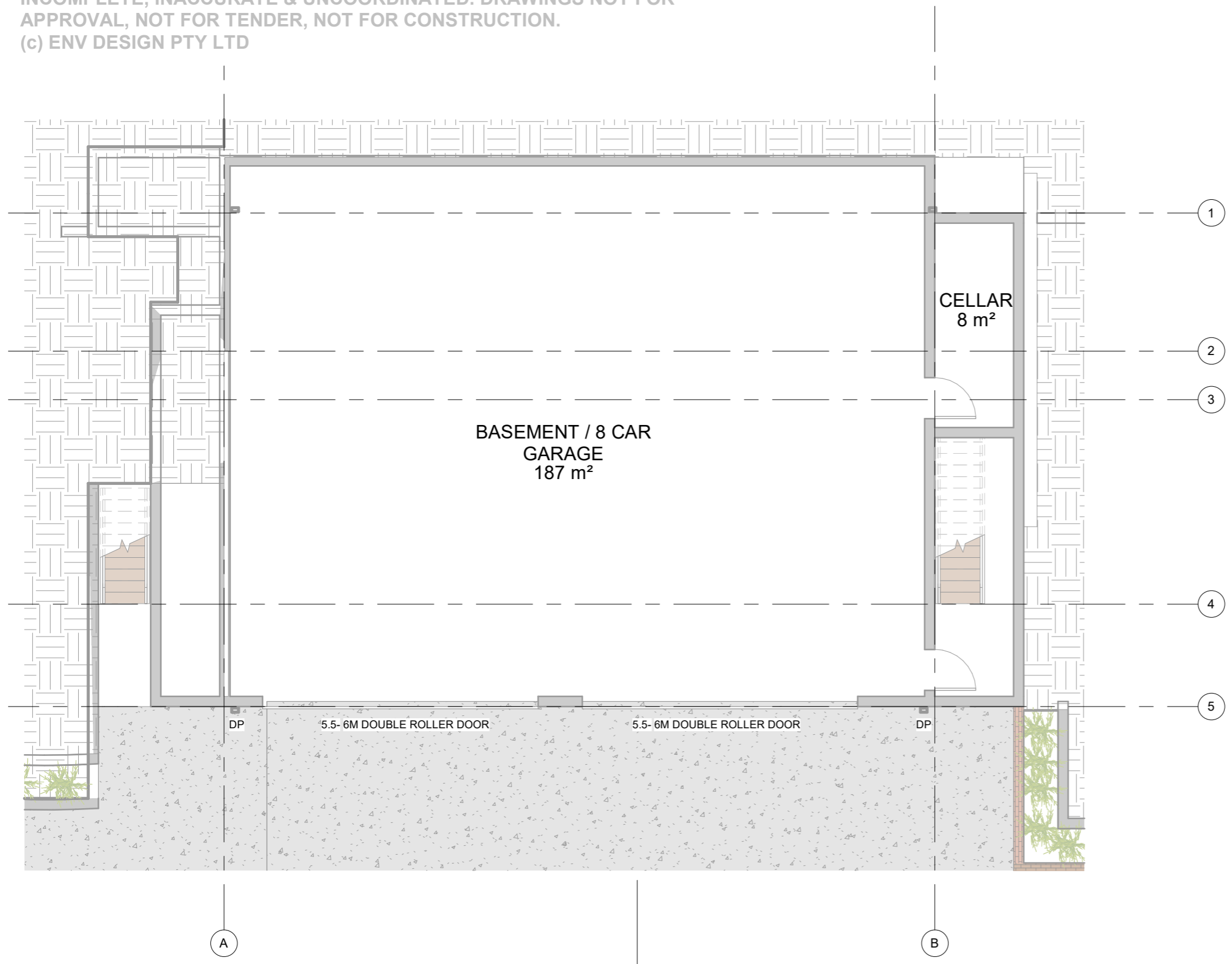


1 GROUND FLOOR PLAN
1 : 100

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ISSUED FOR CLIENT FEEDBACK 18/08/2022

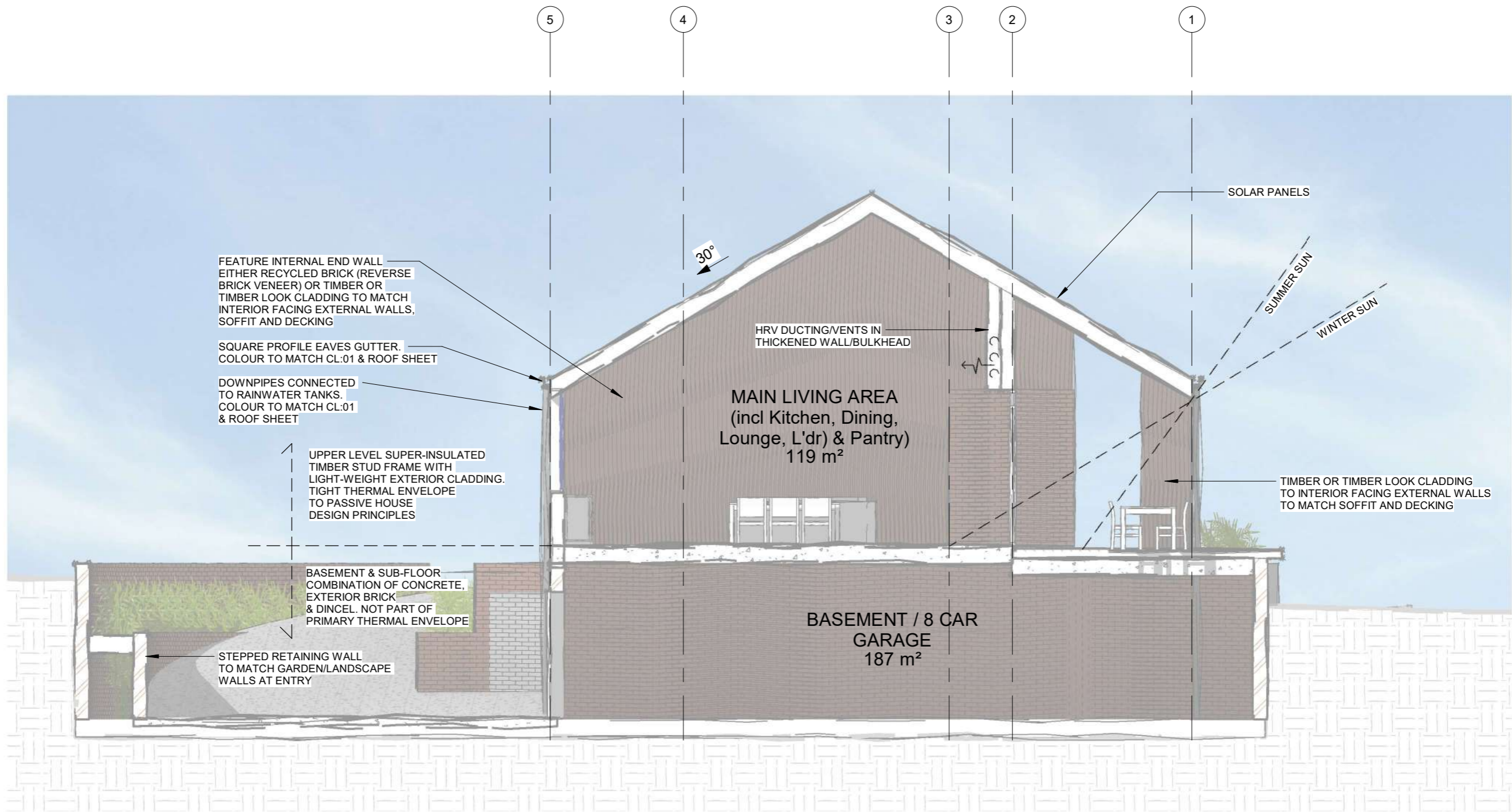


1 BASEMENT(3)
1 : 100

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① PERSPECTIVE FROM SOUTH WEST



② PERSPECTIVE FROM NORTH WEST

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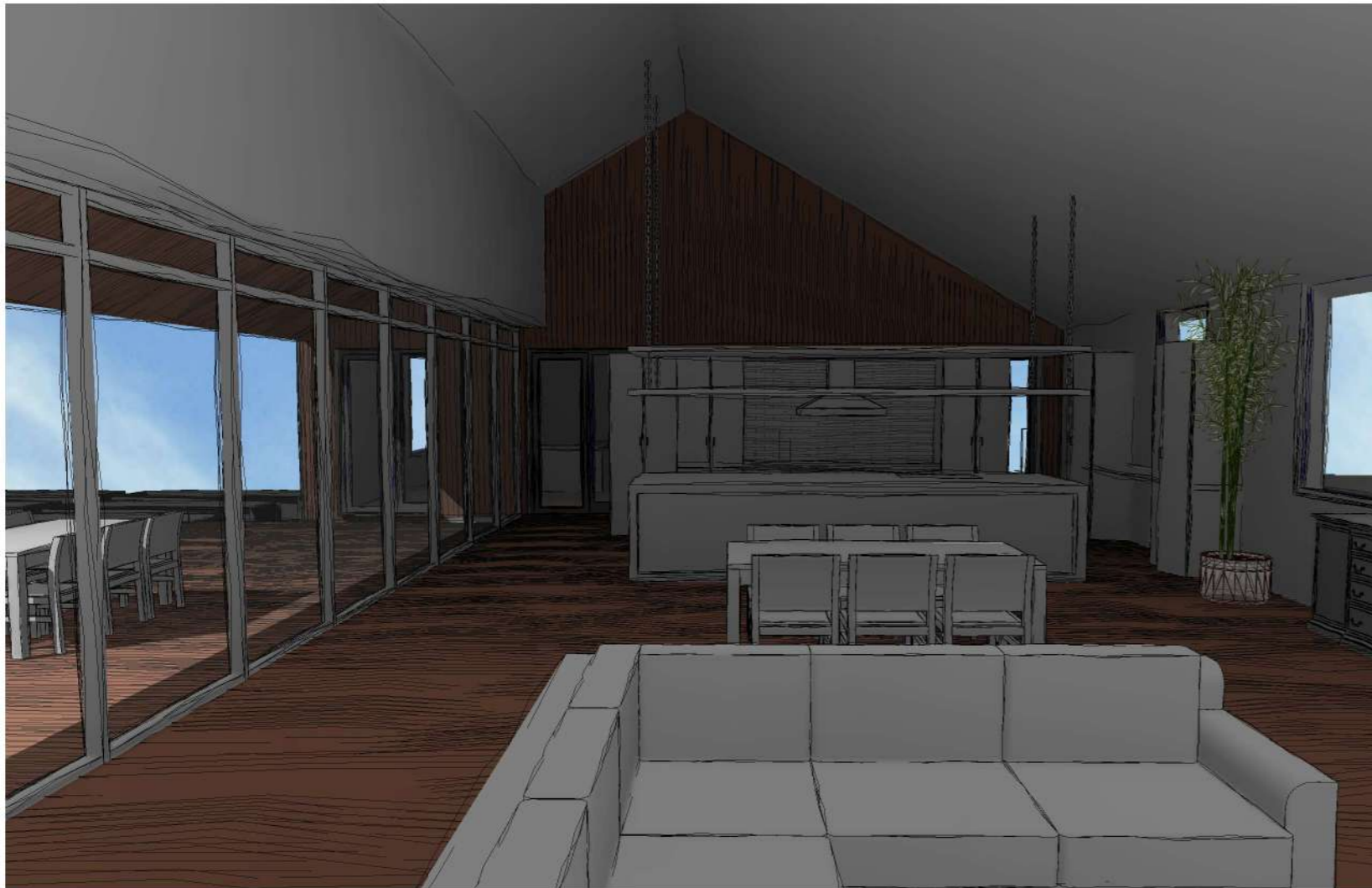


② PERSPECTIVE FROM NORTH EAST

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① MAIN LOUNGE TOWARD KITCHEN



② DINING & KITCHEN

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① DEC 21 -9am



④ JUNE 21 - 9am



② DEC 21 -Noon



⑤ JUNE 21 - Noon

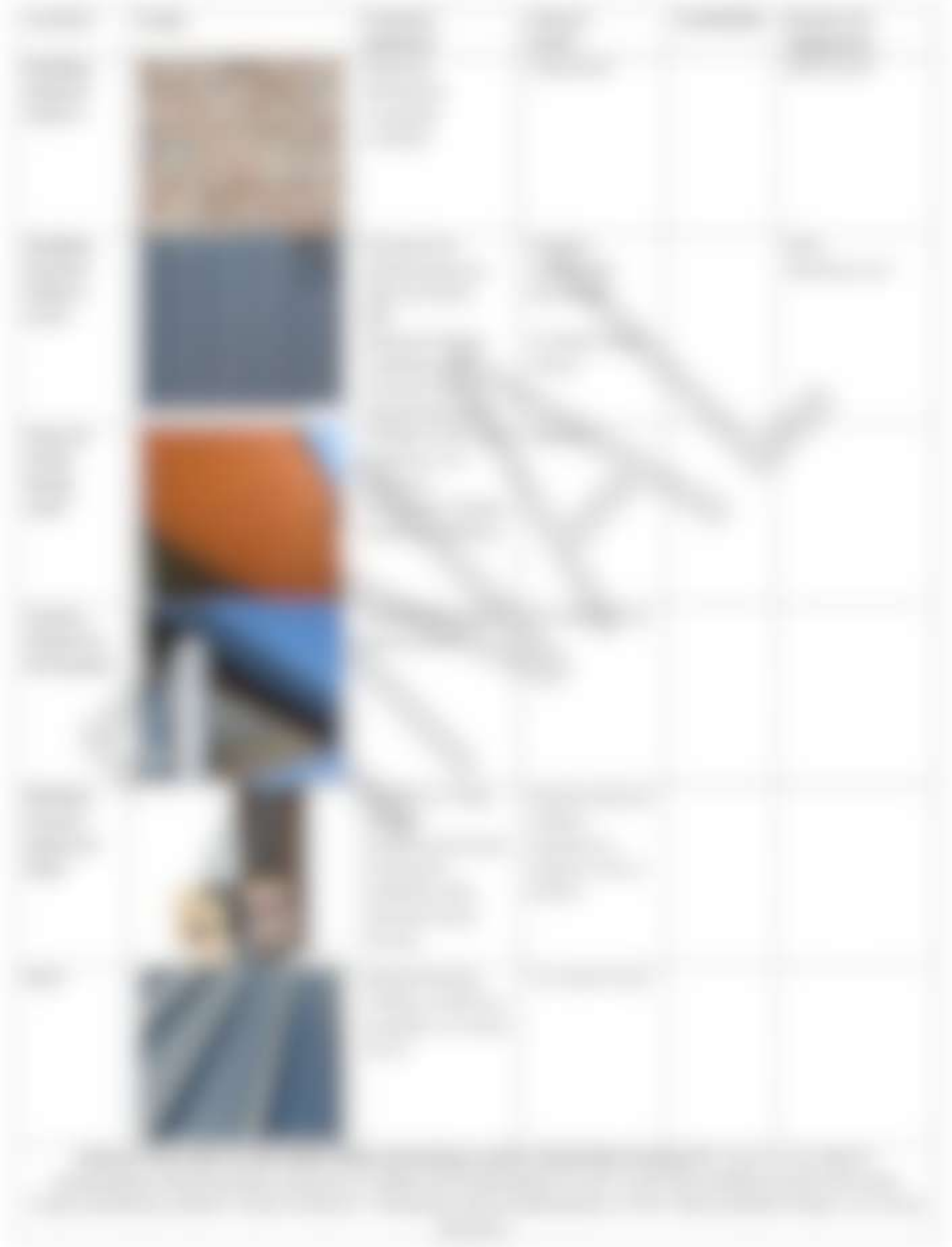


③ DEC 21 - 3pm



⑥ JUNE 21 - 3pm

SUGGESTED MATERIALS(External Building)



SUGGESTED MATERIALS(Kitchen & L'dry)

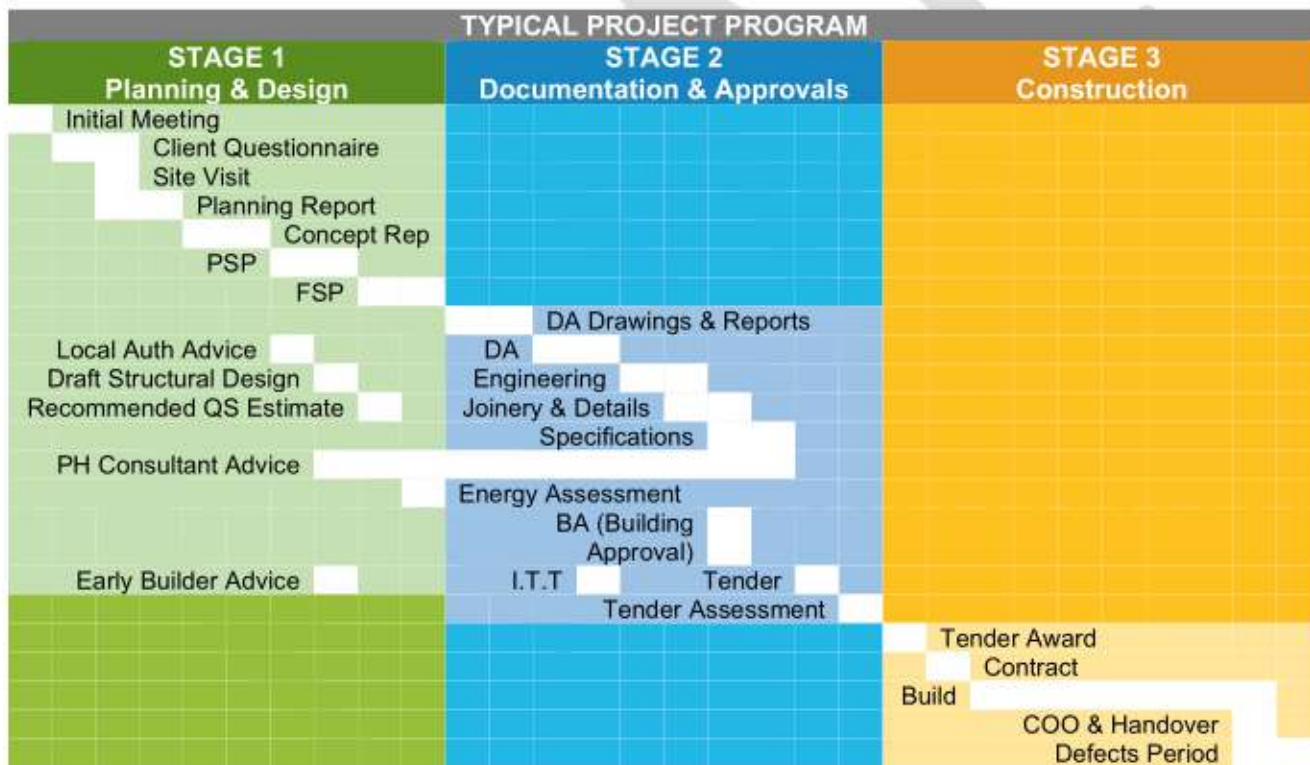


MOVING FORWARD

Services & Process

Should you then wish to continue to progress your design further our services and stages are summarised below. All our work is offered in distinct separate stages allowing you to take things as far as you would like and stay in control throughout the whole process.

STAGE 1 Planning & Design			STAGE 2 Documentation & Approvals			STAGE 3 Construction		
Planning Report	Concept Report	PSP & FSP	DA	BA	Tender	Contract	Build	Hand over
✓	✓							
SET PRICES			FEE AGREEMENT			HOURLY RATES		



PSP: Preliminary Sketch Plans, FSP: Final Sketch Plans, DA: Development Application, BA: Building Approval, I.T.T: Invitations to tender, EER: Energy Assessment, PH: Passive House

A description of the process and indicative prices can be viewed here: www.envdesign.com.au/the-process

ENVIRONMENTAL STATEMENT

The Environmental Statement (ES) provides information on the environmental effects of the proposed development and the measures to be taken to avoid, reduce and compensate for those effects. It also provides information on the environmental effects of the proposed development and the measures to be taken to avoid, reduce and compensate for those effects.

The ES is a key document in the decision-making process for the proposed development. It provides information on the environmental effects of the proposed development and the measures to be taken to avoid, reduce and compensate for those effects. The ES is a key document in the decision-making process for the proposed development. It provides information on the environmental effects of the proposed development and the measures to be taken to avoid, reduce and compensate for those effects.



ENVIRONMENTAL STATEMENT

This document is a summary of the findings of the environmental assessment and is intended to provide a clear and concise overview of the project's environmental impacts and the measures that will be taken to avoid, minimize and compensate for those impacts. It is not intended to be a substitute for the full environmental assessment report.

The project is located in the [Location] area and is expected to have a range of environmental impacts, both positive and negative. The following table provides a summary of the key impacts and the measures that will be taken to manage them.

The project is expected to have a range of positive impacts, including the creation of new jobs, the improvement of local infrastructure, and the contribution to the local economy. These impacts are expected to be significant and long-lasting.

The project is also expected to have a range of negative impacts, including the loss of natural habitat, the degradation of water quality, and the increase in noise and air pollution. These impacts are expected to be significant and long-lasting.

The following table provides a summary of the key impacts and the measures that will be taken to manage them. The table is organized into two columns: Positive Impacts and Negative Impacts. The measures are listed in the third column.

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ENVIRONMENTAL STATEMENT

The Environmental Statement (ES) provides a detailed description of the proposed development and its potential impacts on the environment. It also outlines the measures that will be taken to avoid, minimize, and compensate for these impacts. The ES is a key document in the planning process and is used to inform decision-makers and the public about the potential effects of the proposed development.

1. Introduction

The purpose of this ES is to provide a clear and concise summary of the findings of the environmental assessment. It is intended to assist decision-makers in understanding the potential impacts of the proposed development and the measures that will be taken to manage these impacts.

2. Description of the Proposed Development

The proposed development consists of a new residential development of approximately 100 dwellings. The development is located on a site of approximately 2 hectares. The development will include a mix of housing types, including detached houses, townhouses, and apartments. The development is expected to be completed over a period of 18 months.

3. Environmental Assessment

The environmental assessment was conducted in accordance with the requirements of the Environmental Assessment Act 1987. The assessment identified the potential impacts of the proposed development on the environment. The impacts were assessed in terms of their significance and the likelihood of their occurrence. The assessment also identified the measures that will be taken to avoid, minimize, and compensate for these impacts.

4. Environmental Management Plan

The Environmental Management Plan (EMP) is a key document in the planning process. It outlines the measures that will be taken to avoid, minimize, and compensate for the impacts of the proposed development. The EMP is a legally binding document and is used to monitor and manage the impacts of the proposed development. The EMP includes measures to manage the impacts of the proposed development on the environment, including measures to manage the impacts of the proposed development on the landscape, the built environment, and the natural environment.

ENV

1. The proposed development is consistent with the objectives of the relevant planning instrument.

2. The proposed development is consistent with the objectives of the relevant planning instrument.

3. The proposed development is consistent with the objectives of the relevant planning instrument.

4. The proposed development is consistent with the objectives of the relevant planning instrument.