

The Design Process

Initial Meeting

All projects start with an initial meeting to introduce myself and discuss the project you have in mind. This is often done on-site and outlines the type of project, the scale, a preliminary budget and the timeframe. This service is free of charge.

Fee Proposal

Once I have the basic outlines of your project, I will prepare a Fee Proposal outlining the fees for each stage and the scope of services you require. Acceptance of the Fee Proposal will be the basis for the Client-Architect agreement (contract).

Briefing & Feasibility

Depending on the scale and complexity of the project, we may need to undertake a feasibility study to assess what is possible on your specific property, taking in planning regulation, environmental factors like flooding and bushfire and also the extent of the budget.

Briefing is a very important stage that all projects go through. This is when you get to explore what it is you really want from your project – what kind of spaces you need and the quality you want those spaces to have. This stage is crucial and often rushed over, but time spent here can save costly mistakes in the long run.

Sketch Design

At this stage we will take the Brief and turn it into a design concept. This stage is an exchange of ideas between Client and Architect and we will use sketches, basic floor plans & 3D visualisations to discuss the form and look of the building. Most people find this stage the most fun.

Development Application Documentation

Once the Sketch Design is well developed I can prepare drawings for Council Approval. This stage often involves a Pre-lodgement meeting with Council to discuss any variations to the planning regulations and may involve input from other Consultants. I can also provide the reports and shadow diagrams as required by Council, plus BASIX assessments to meet your sustainability obligations.

Construction Certificate Documentation

This stage involves the preparation of documents required for certification by either Council or a private certifier. The design is further detailed and any changes required by the Development Application are made. Co-ordination with Engineers will be required at this stage. For simple projects this stage can be done in conjunction with the Development Application.

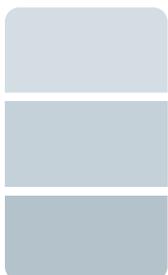
Construction Documentation & Tendering

The project is fully detailed and specified, ready to be priced by a Builder. This can either be done as part of a competitive tender priced by multiple Builders or one on one with your selected Builder. Interiors will be finalised either by myself or in conjunction with an Interior designer

Construction & Contract Administration

During construction I can offer an on-going collaboration with the Builder to enable the best built result. I can also provide Contract Administration service, which involves ensuring the building contract is executed properly. The extent to which you require my services in this area will depend on the project and the contract with the Builder.

Each stage of works will be charged separately according to the agreed Fee Proposal. The extent of services I provide can be tailored to best suit your individual needs.



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