Capability Statement | Architecture and Interiors

Finnis
Architecture
Interiors
Communities

Studio Overview

Studio Overview

Finnis Architecture and Interiors finds the extraordinary potential of any project, no matter the scale. The studio is made up of a young, dynamic team of architects and designers, who are dedicated to producing architecture that is considered and creative, and who also understand the realities of commercial constraints and planning processes.

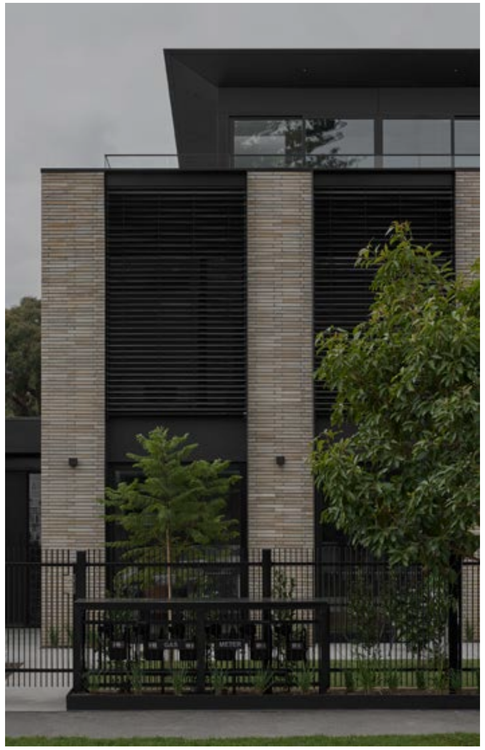
Finnis specialises in a multitude of projects, including single residential, multi-residential apartments, community housing, Greenfield and commercial developments.

The studio's constructed work tells the story of a business that has carved a niche through a commitment to first principles in sustainable design and social responsibility.

This philosophy is expressed through an uncluttered modernism appropriate to each project's place and specificity.

A collaborative approach, within the studio, clients and stakeholders, not only means that unexpected solutions are explored and initiated through the design process, but also generates the best possible outcome.

At Finnis, relationships are a priority, and the studio is proud of the great results it has attained for its clients.





Our Ethos

Architecture to us goes beyond the aesthetic. At Finnis, we begin each project by curating a highly considered set of spatial conditions, responding to program, light, aspect, and amenity.

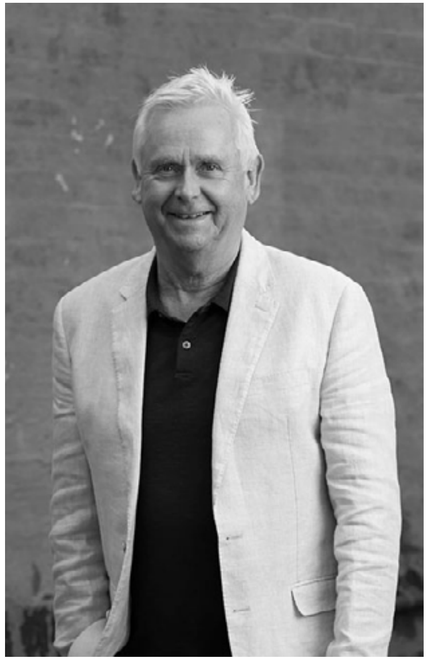
As a multidisciplinary studio, we ensure a cohesion between Architecture and Interior design to deliver projects that respond to our environments, with a clear sense of place, narrative, and timeless solutions, blinkered from the distraction of short-term industry trends.

We believe our best outcomes are a collaboration between client and designer, together developing spaces that facilitate and heighten our daily rituals of life: work, rest, and play.





Studio Leaders



We have an award-winning design team offering a wide range of architectural and interior design services. Combined with our experienced team of architects, and passion for achieving excellence in design, we ensure every project is nurtured in order to achieve the most desired result.

As the founder of Finnis, Les has established a studio with a strong architectural language and an open collaborative culture. He has a great ability to combine business acumen within design agendas.

He enjoys his role mentoring younger staff and gets great satisfaction from designing spaces that go beyond client expectations. Les graduated with an honours degree in Architecture and also currently serves in an advisory capacity within the UDIA's sustainability panel.

Les Finnis

Position | Founding Director

Qualifications | Bachelor of Architecture, Honours, University of Melbourne

Associations | Australian Institute of Architects (AIA), Association of Consulting Architects (ACA), Australian Institute of Company Directors (AICD), Urban Development Institute of Australia (UDIA) Sustainability Committee & Architects Registration Board of Victoria (ARBV)



Damon Hills

Position | Director

Qualifications | Bachelor of Architecture, Honours, RMIT & Bachelor of Arts (Interior Design), First Class Honours, RMIT

Associations | Australian Institute of Architects (AIA), Association of Consulting Architects (ACA), Australian Institute of Company Directors (AICD), Design Institute of Australia (DIA), Urban Development Institute of Australia (UDIA) & Architects Registration Board of Victoria (ARBV)



Danielle Kriehn

Position | Director

Associations | Urban Development Institute of Australia (UDIA)



Reza Khamas

Position | Senior Architect & Team Leader

Qualifications | Master of Architecture, University of Adelaide, Bachelor of Architectural Design, Architecture and Environmental Design, University of Adelaide & Bachelor of Architectural Engineering, Architectural Engineering Technology, Azad University

Associations | Australian Institute of Architects (AIA)& Association of Consulting Architects (ACA)

Our Process

Our first meeting

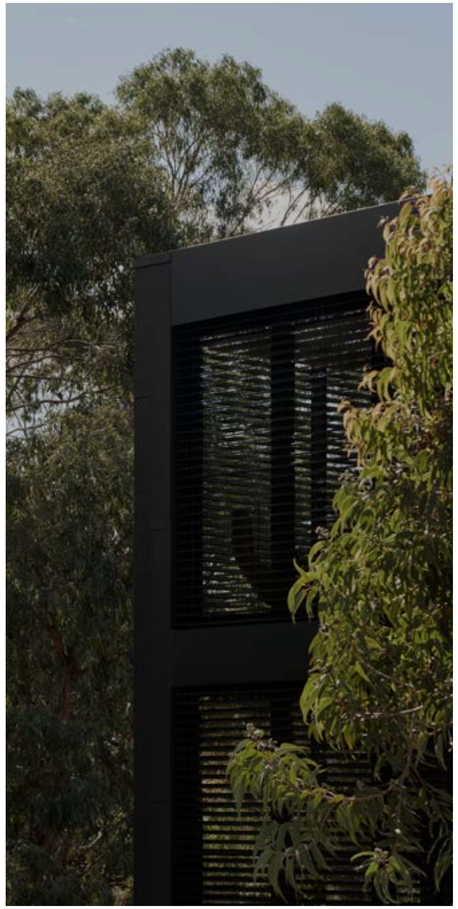
As a team of experienced architects and interior designers, we can also provide you with examples of previous projects we've completed and address any enquires you may have regarding the design process. These initial steps will serve as a solid foundation for a collaborative and productive partnership that will ensure successful outcomes throughout your project.











From the beginning

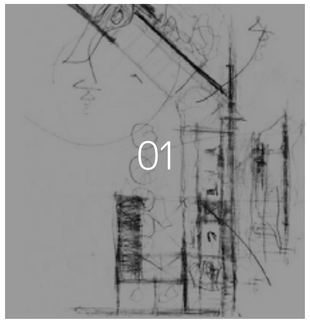
At Finnis, we are dedicated to delivering exceptional design outcomes. Our goal is to guide you through every stage of the design and building process, resulting in a final product that surpasses expectations and showcases innovative architecture, all while managing budget and time constraints.

Fees & Services

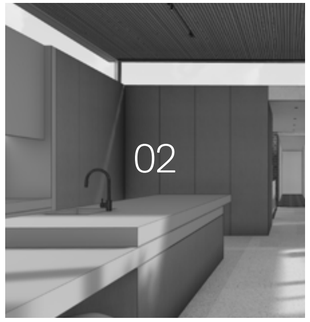
Upon establishing our continued involvement in your project, our team will prepare a comprehensive service and fee proposal tailored to your specific needs. This proposal will include a detailed summary of the design brief, as well as the various stages of our involvement that you may require. To ensure transparency and clarity, the proposal breaks down the project into distinct design and construction stages, each accompanied by associated fees. The project phases include Schematic Design, Detailed Design, Town Planning, Interior Design, Design Development, Construction Documentation, Contractor Selection and Construction Stage Services. In addition, we work closely with estimators and quantity surveyors to ensure the projects costing is reviewed at key milestones.

Our Process

Initial Quantity Surveyor Report



Updated Quantity Surveyor Report



Planning Permit Obtained



ARCHITECTURAL DESIGN

Architectural Schematic Design

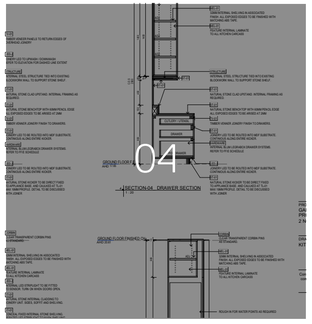
In this phase, our team commences by conducting a thorough assessment of the site conditions, taking into account the surrounding environment to determine the optimal placement and design of the building that complements the site's assets while working within any constraints.

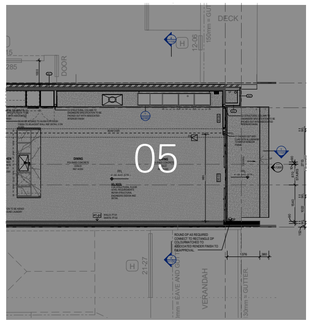
Architectural Detail Design

Detail Design is the rationalisation of the design proposal. The Architecture and Interior Design team refine the design by way of external and internal materials, preliminary interior connections, and town planning requirements.

Architectural Town Planning / Regulatory Approval Application

We take great care in preparing all the necessary documentation for your project, including any development application that needs to be submitted to the relevant authorities. This may include a variety of documents such as plans, diagrams, analyses, studies, and reports. Our team can also attend a pre-submission meeting when required and assist in the lodgment of all applications with the relevant authorities on your behalf.





INTERIOR DESIGN

Interior Design Design Development

Interior Design services relate to the in-depth investigation of materiality, joinery design and internal detailing.

While a separate phase in our process, the Interior Design team will collaborate with the architects from project inception to curate the spatial planning and ensure a holistic design approach.

Interior Design Construction Documentation

During this phase, Interior Designers will develop the construction documentation package. This will include a full suite of drawings and schedules to ensure the project can be accurately tendered and constructed.

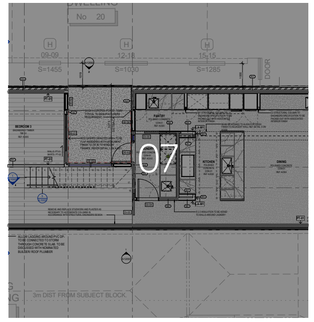
This phase may involve a series of external consultants to aid in the appropriate selection of finishes, fixtures and fittings.

Our interior designers collaborate with our Architects throughout this process to ensure a seamless design process.

Updated Quantity Surveyor Report



Building Permit Obtained



ARCHITECTURAL DOCUMENTATION

Architectural Design Development

During the Design Development phase, we take the approved concept design sketches and transform them into a comprehensive set of detailed drawings and documents. These drawings will provide precise planning and focus on the form of the building, including the selection of the most appropriate materials for the project.

To assist in visualising the building from all angles, we provide a series of plans, elevations and 3D perspective views.

Architectural Construction Documentation

During this phase the architects will develop the construction documentation package. This will include a full suite of drawings and schedules to ensure the project can be accurately tendered and constructed.

This phase will require a series of external consultants to acquire a building permit, such as; Building Surveyor, Structural Engineers etc.

Our Process









ADDITIONAL SERVICES

Post Submission Services /VCAT

Finnis will assist with any further information as requested by Council in order for the application to be advertised and approved. This may include arranging, attending and recording meetings with the client, council and/or objectors, liaison with the relevant authorities and consultants throughout the advertising process, up until council decision and/or their failure to determine the application.

Throughout the process, we will also respond to requests for information and make document revisions when necessary to obtain a fully endorsed set of Town Planning documents.

Contractor Selection

Selecting the appropriate builder is a crucial aspect of any project. While we have established partnerships with several outstanding builders, we are also open to forming new relationships.

In the event that you have a specific builder in mind, we will arrange a meeting to evaluate their work process and gather insight from prior clients or architects with whom they have collaborated.

Once the builder has been selected, we will draft the contract for signing.

Construction Stage Services

Our preferred method is to use an approved contract by the Australian Institute of Architects and Master Builders of Australia, which grants the architect the ability to manage the project on your behalf. The contract includes various provisions to ensure the owner's security throughout the process.

Furniture Curation

An optional service as part of the Interior design phases, our Interiors team can curate and schedule furniture packages to complete the project.

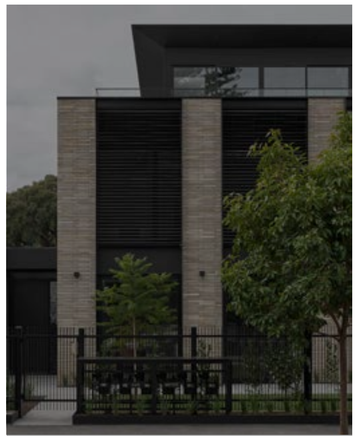
Typologies



Multi Residential | High Density

Featured: Mickleham Road

About: 260 lots designed in accordance with small lot code. The project adapted an interior centric approach. Ensuring the dwellings were amenity and plan driven. This then dictated the lot sizing for the site. A large portion of the site was allocated to green space to ensure young families and targeted demographic are able to grow and connect throughout the estate.



Multi Residential | Low Rise

Featured: 10 Asling Street, Brighton

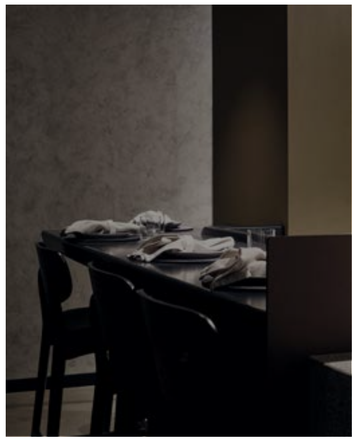
About: A commercially driven development, 10 Asling Street utilises refined detailing with price sensitive materiality to deliver a considered and timeless approach to multi-residential architecture. This resolves into a cost-effective design that maximises yield across six bespoke three storey townhouses in the heart of Bayside Brighton.



Commercial | Office

Featured: Victoria

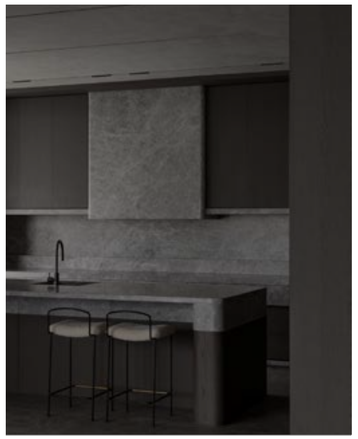
About: Primarily designed as a commercial project for a financial service, the mixed use project blends into its surrounding Albert Park context with the front facade stepping back to alleviate direct sight lines to the street scape, while the rear facade clad in brick responds to the urban and rear ally street scape.



Hospitality

Featured: Navi

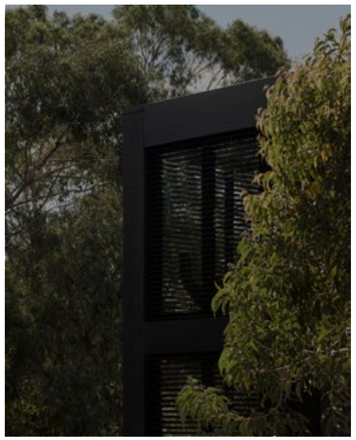
About: Navi has the feel of rural, earthy Australia with the background of the Westgate bridge. Navi was an exercise in creating architecture that would flow on and become an extension to the meals it produced by providing an atmosphere for diners that would allow for a multi-faceted, sensory experience.



Luxury Residential

Featured: Cliff House

About: Conceived as a contemporary beach house, Cliff house aims to pivot from the everyday ideology of “the coastal beach house”. It was clear from project inception that the dwelling was to command its cliff side location using natural stone to provide a sense of weight and permanence.



Luxury Duplex

Featured: Countershade

About: Situated in a direct proximity to a lush nature reserve, one could be mistaken for thinking this striking dual occupancy dwelling was located in a rural setting. Countershade was an exercise in downsizing for a client without compromising their connection to outdoor space and the feeling that comes with the family home.

Selected Projects

Private Residential | Duplex


Cliff House, Portsea

“Not your average beach house….”

Conceived as a contemporary beach house, Cliff house aims to pivot from the everyday ideology of “the coastal beach house”.

It was clear from project inception that the dwelling was to command its cliff side location using natural stone to provide a sense of weight and permanence.

Upon arrival, we wanted to ensure a sense of grandeur and anticipation. This interplay between architecture and experience is woven into the spatial planning, resulting in a series of spaces leading off a clear axial vista that extends from the rear of the property boundary to the cliff edge.

Although it was important for the architecture to read monolithic, it was vital to ensure the interiors softened the overall composition while still reading highly restrained and sympathetic to the projects overarching design aesthetic.

Timber veneer is used on expanse to dissolve the connection between joinery and built form, ensuring a continuous spatial experience that guides you between zones.

The realised product is a holiday home that will age and patina gracefully as it further nestles itself within its surrounding naturally landscaped context.

PROJECT DETAILS

Name: Cliff House
Scope: Architecture & Interiors

Project Team
Architecture: Damon Hills
Interiors: Michael Welgus
Type: Single Residential
Levels: 2 + Basement

MEDIA / PRESS

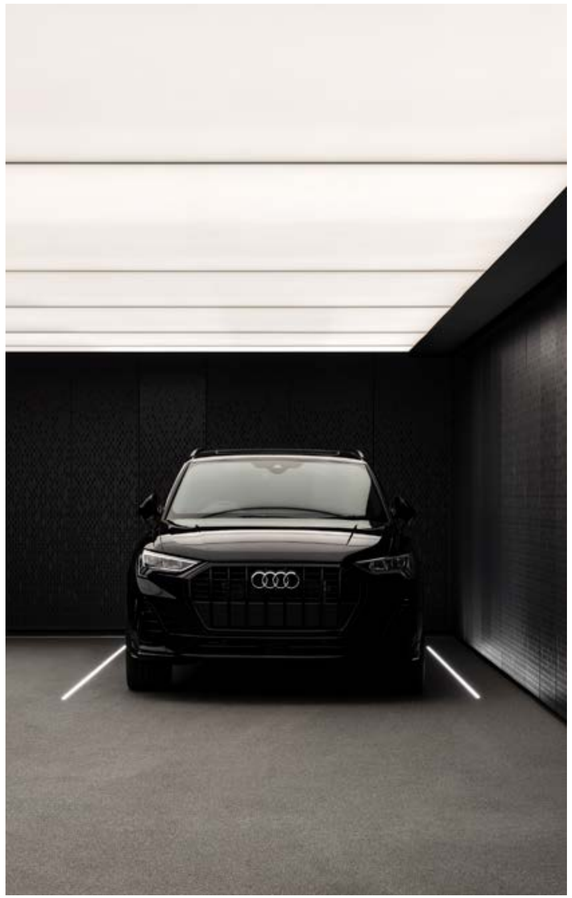
Est Magazine “Home Tour, Cliff House”
The Local Project - “Atmospheric Heights” Cliff House by Finnis















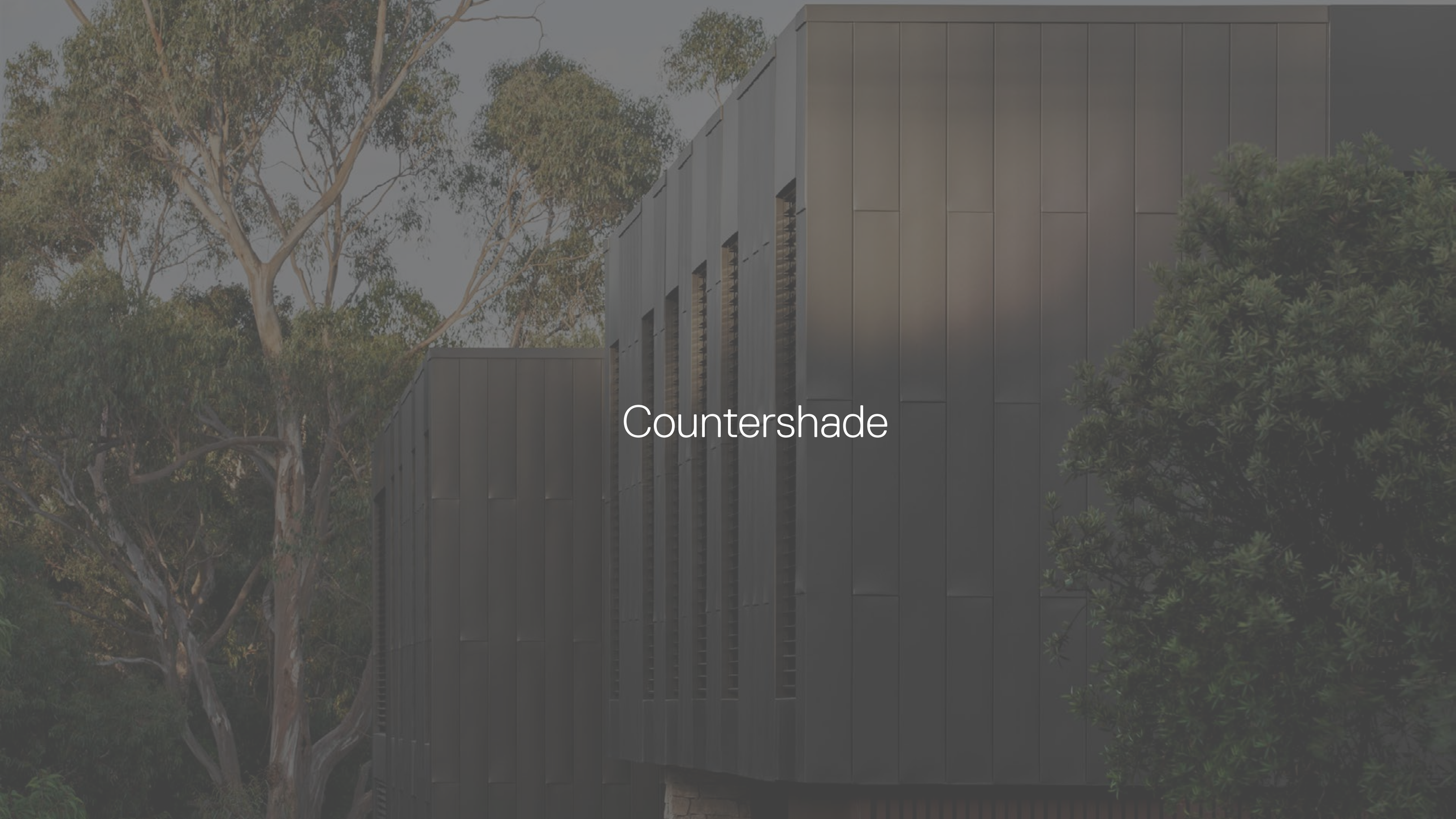











Countershade

“A home amongst the gumtrees….”

Situated in a direct proximity to a lush nature reserve, one could be mistaken for thinking this striking dual occupancy dwelling was located in a rural setting.

Countershade was an exercise in downsizing for a client without compromising their connection to outdoor space and the feeling that comes with the family home.

The home is located on Boon Wurrung and Woi Wurrung country, with the view of the native flora being a key driver in the project’s creation. The project aims to camouflage through associative colour blocking and reflectivity, which is something that has been learned in the wild allowing for co-existence and driving concept behind “Countershade”.

The dappled light that casts through the venetians, the subtle rustle of the trees, and the breeze flowing through the house create a true celebration of the surrounding landscape.

Whilst Countershade is a dual occupancy development, it was foremost a process of understanding and encompassing the principles that underpin a home - not just a piece of architecture.







PROJECT DETAILS

Name: Countershade
Scope: Architecture & Interiors Design

Project Team
Architecture: Damon Hills
Interiors: Michael Welgus
Type: Residential Duplex
Levels: 2 + Basement

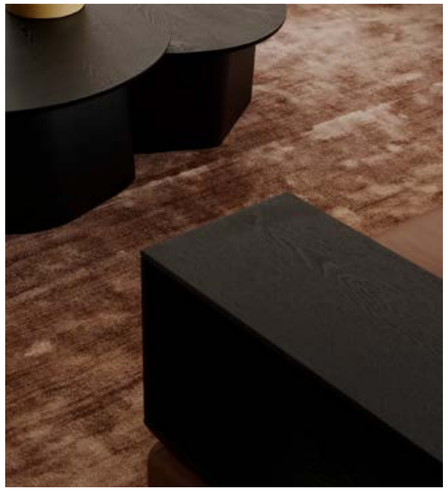
MEDIA / PRESS

AIA Awards: Listed (Multi Residential - Duplex)
The Local Project - “Muted Recession” Countershade by Finnis














Quarry House

“A timeless four bedroom family home….”

The design incorporates Bluestone tiles on both the interior and exterior of the house, a contemporary adaption of a material that was historically utilised in Victorian-era buildings. Being a natural and aged material immediately integrated the new build into its context, giving the feeling of a home that has been there for years and will be for many to come.

PROJECT DETAILS

Name: Quarry House
Scope: Architecture & Interiors Design

Project Team
Architecture: Damon Hills
Interiors: Michael Welgus
Type: Single Residential
Levels: 2 + Basement

MEDIA / PRESS

2018 Victorian Architecture Awards: Listed in Best New Residential Architecture

2018 Wallpaper Magazine: Finnis Architects design a house extension clad in bluestone for a growing family in Melbourne

2018 Dwell Magazine: Textured Bluestone Marries Minimalist Design in This Timeless Abode

2018 Design Milk: The Bluestone Clad Quarry House

2018 Home World Design Architecture and Interior Magazine: Quarry Residence

2018 The Coolector: Quarry House

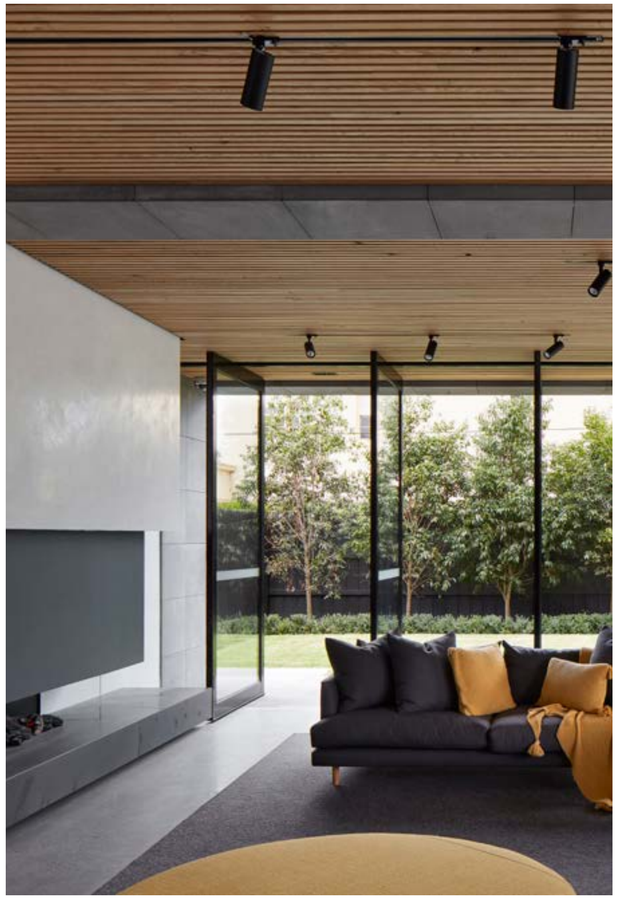
2018 Architecture and Design: Quarry House An exemplar of modern living












Sandringham Duplex

“A downsizer product, without compromised amenity….”

The project features a highly restrained Pallete of form lined concrete, operable metal louvers and internal timber detailing.

Designed for downsizers, the entire first floor acts as a self contained apartment, avoiding the need to circulate daily through the remainder of the home.

PROJECT DETAILS

Name: Sandringam Duplex
Scope: Architecture & Interiors Design

Project Team
Architecture: Damon Hills
Interiors: Michael Welgus
Type: Residential Duplex
Levels: 2 + Basement

Currently on the drawing board... Stay tuned.



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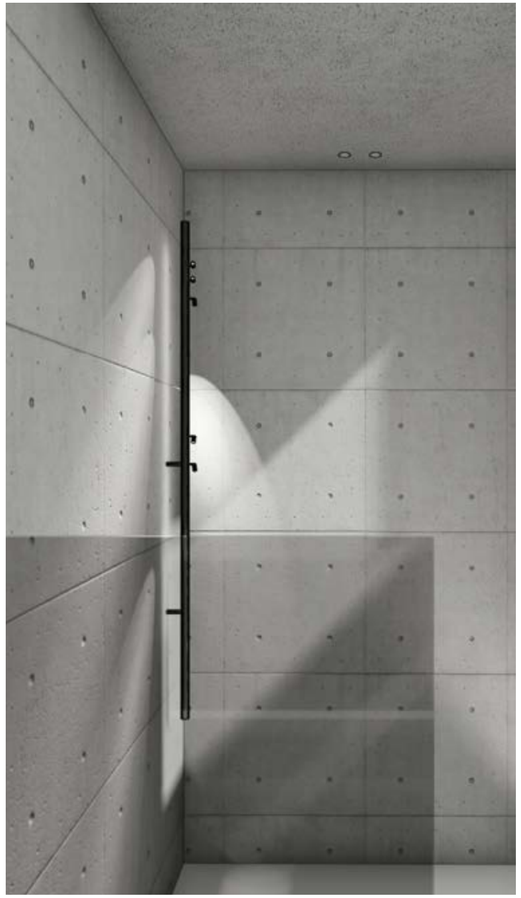




Selected Projects



35-37 Carson Street, Kew

“The brief demanded residences that celebrate space, light and landscape views….”

A series of luxury townhouses on Melbourne’s fringe.
Carson is an exercise in downsizing without compromising scale or amenity.

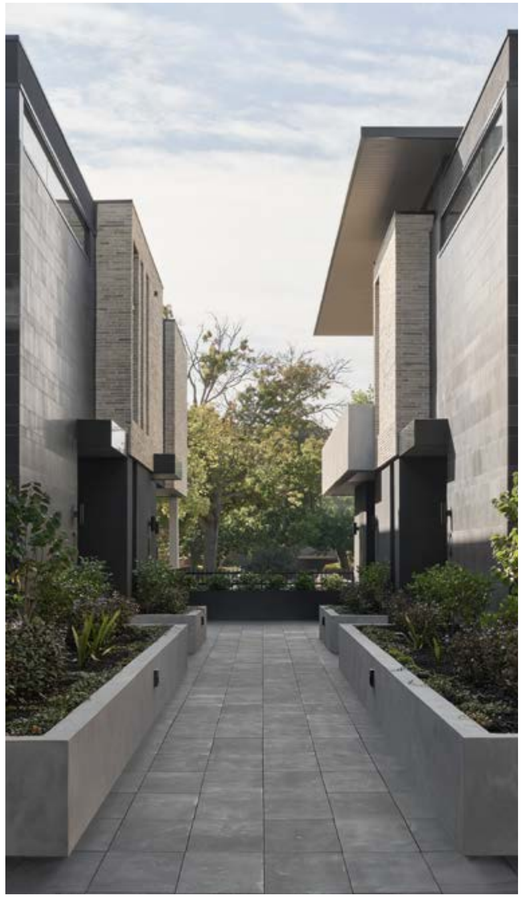
“The brief demanded residences that celebrate space, light and landscape views. The design to be timeless, with honest quality materials and a built form that is both modern and classic at once.
The project was to deliver individual lock up garages, with private lobbies and elevators to each residence”

- Damon Hills | Associate Director

PROJECT DETAILS

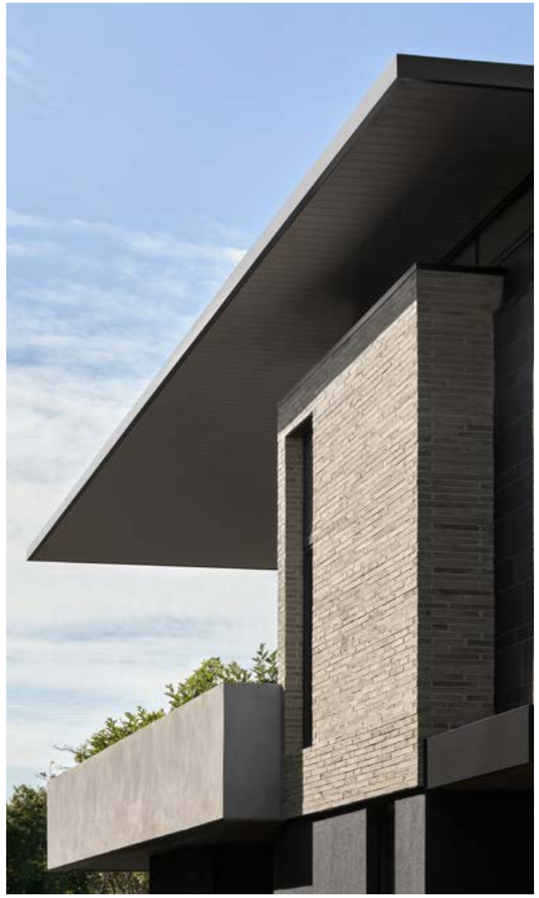
Name: 35-37 Carson
Scope: Architecture

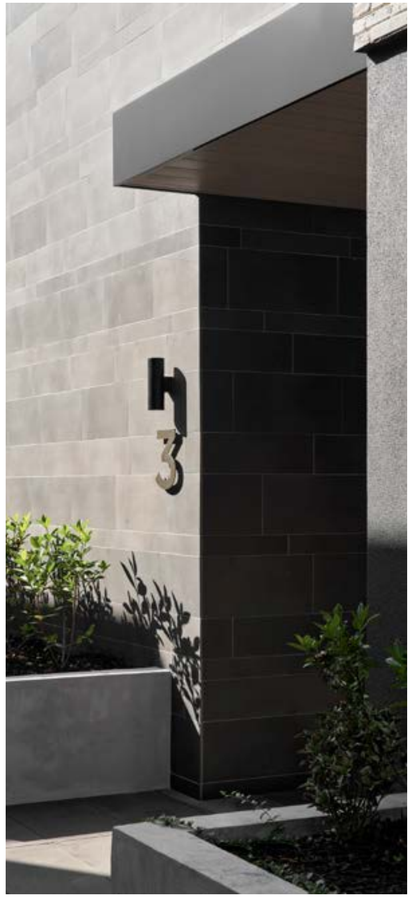
Project Team
Architecture: Damon Hills - Principal | Architecture
Type: Multi Residential | 8 Three Storey Townhouses
Levels: 2 + Basement











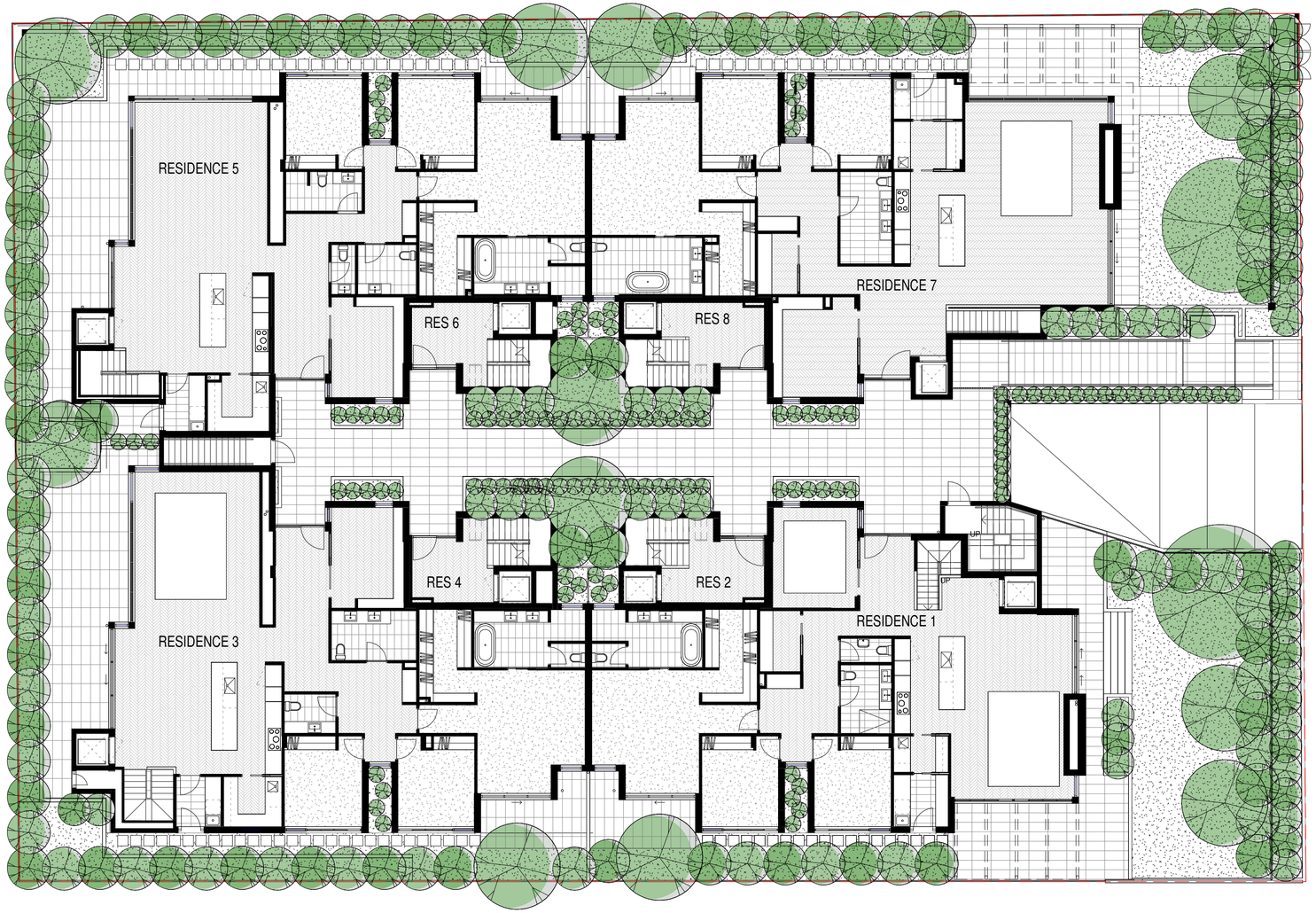




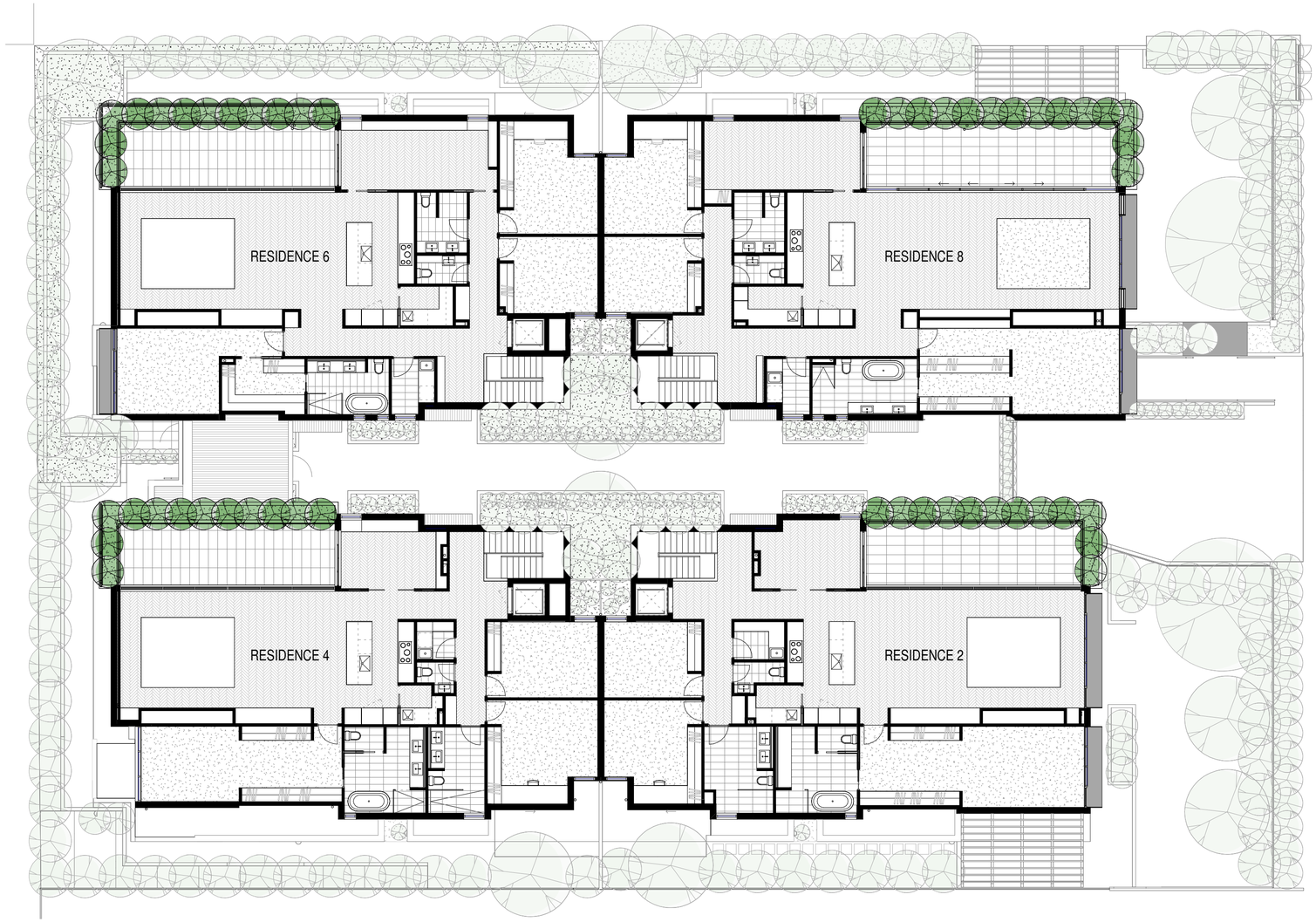




L0B | BASEMENT



L00 | GROUND LEVEL



L01 | FIRST FLOOR



Soul Apartments, Hampton

“A series of penthouse style dwellings….”

Differentiating itself from the larger projects on the market in the area. Soul Hampton offers just eight apartments in the Riva Ridge developed project

“For this project we wanted the brick to be the hero material throughout Soul Hampton and so we’ve incorporated arches, showcasing the honest textural nature of the brick, with the feature bringing a softness to such a bold material,” Hills added.

“Our design response was to ensure these element were not simply a facade treatment, but that they give the building an identity that can be read from all aspects.”

The apartments feature natural stone and veneer timber paneling, as well as high-end finishes and Gaggenau appliances.

PROJECT DETAILS

Name: Soul Hampton
Scope: Architecture & Interior Design

Project Team
Architecture: Damon Hills
Interiors: Michael Welgus
Type: Multi Residential
8 Apartments
Levels: 3 + Basement





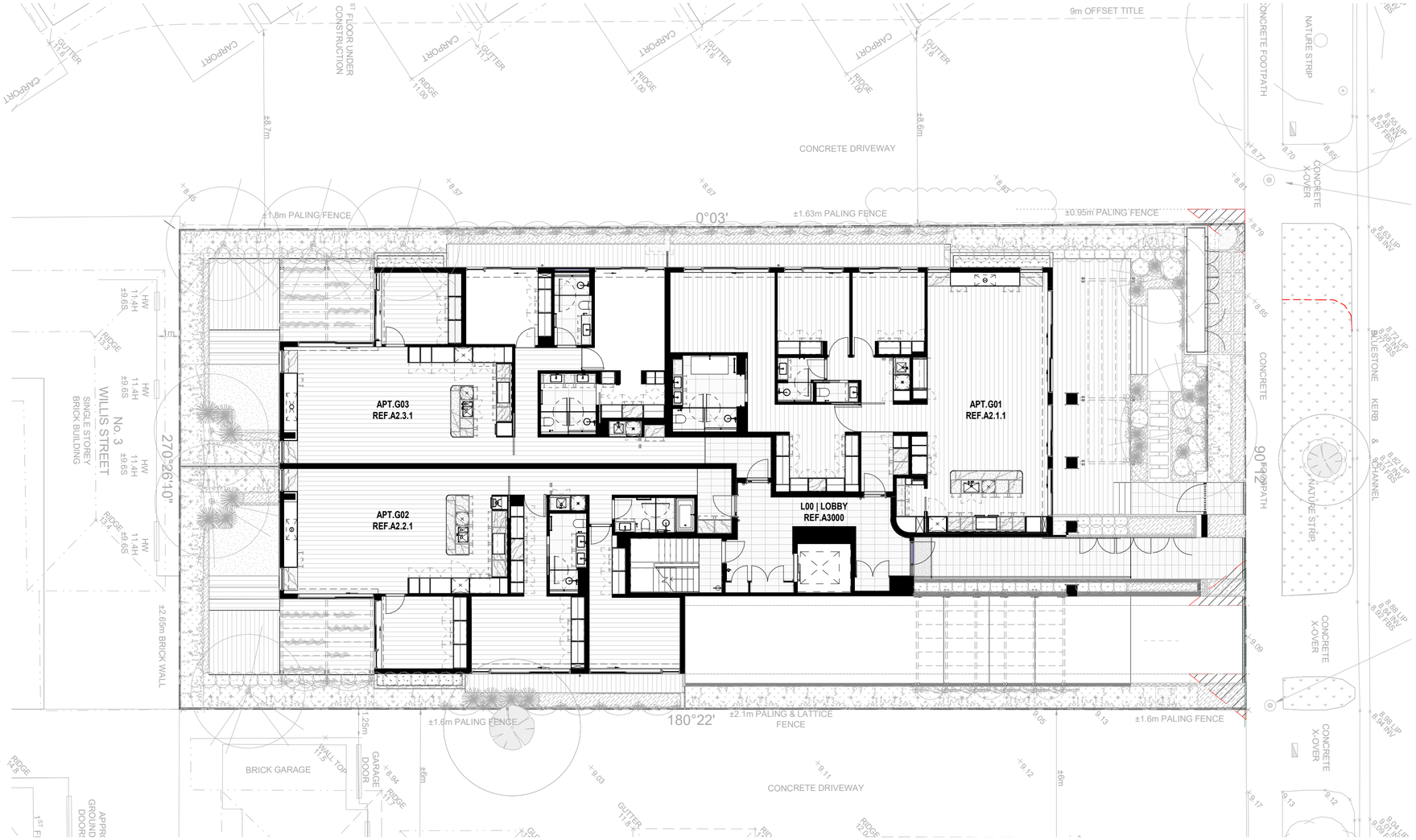




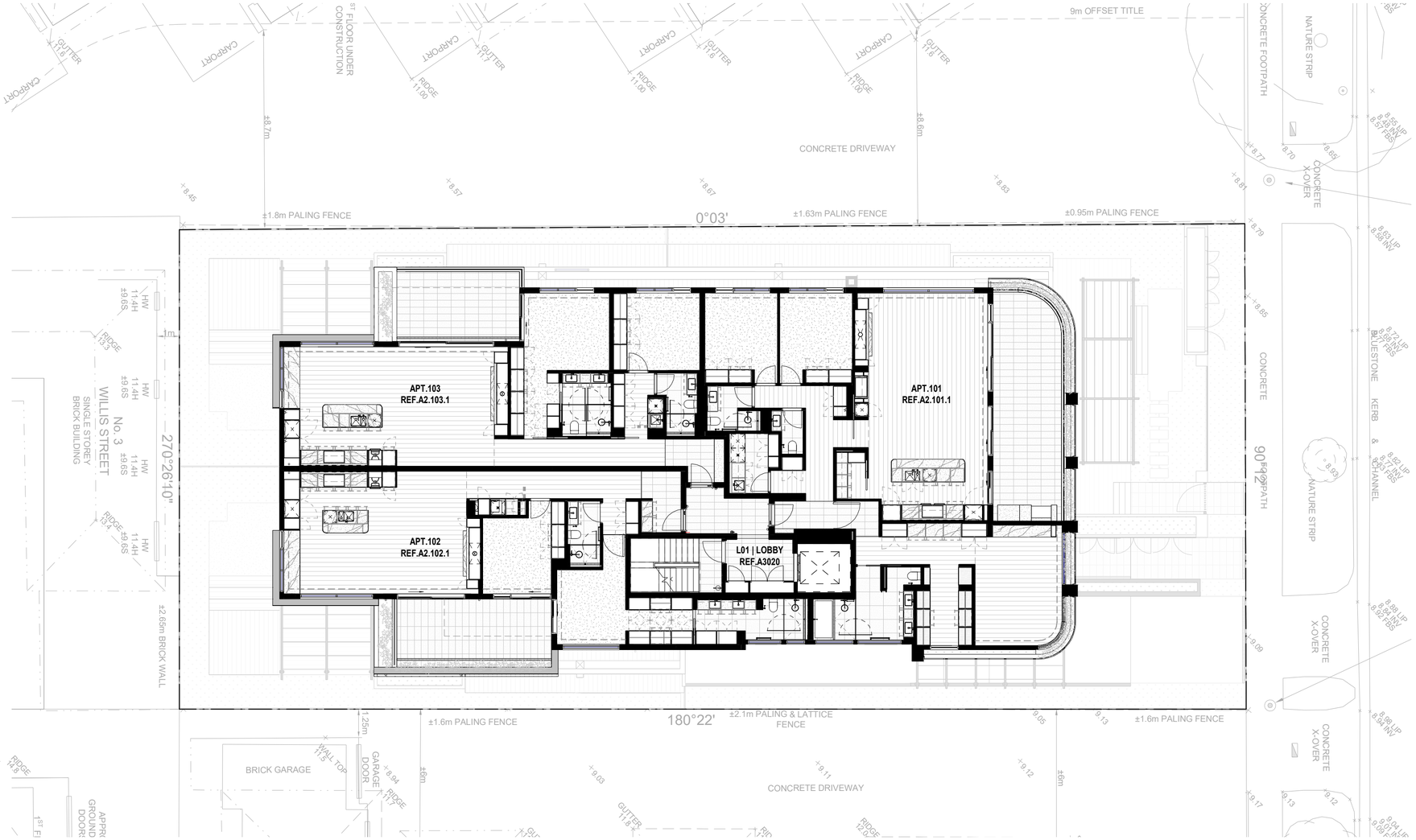




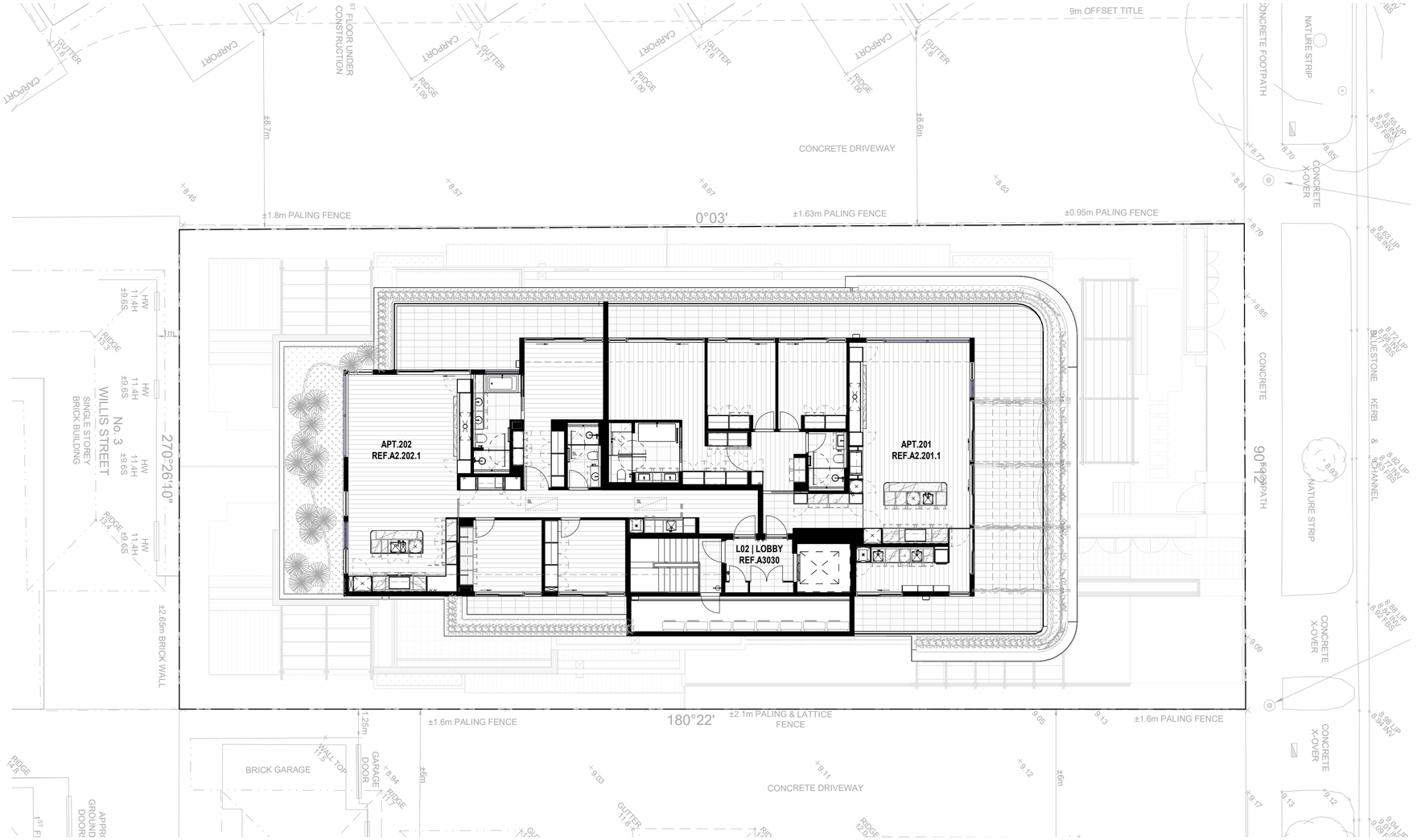




L00 | GROUND LEVEL



L01 | FIRST FLOOR



L02 | SECOND FLOOR



PV-II Park Vue

“Sculpted out of a block of travertine….”

Conceived as a sibling to Park Vue designed by Finnis, Park Vue II forms as the antithesis.

The facade reads as a single gesture, sculpted out of a block of travertine with framed apertures carved to form a clear axial vista across the Esplanade and bay beyond.

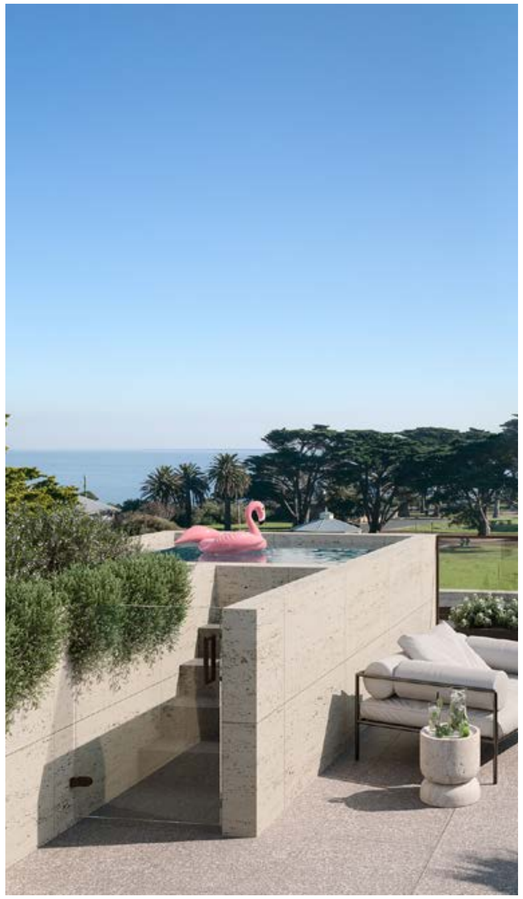
Monolithic architecture is curated through the travertine referencing coastal hues of Mornington as an extension across boundaries from the waterfront. The external palette dissolves to the interior with warm tones of natural stone, timber finishes and bronze detailing.

This interplay between architecture and experience begins a grounded exchange of safety and comfort. Front two storey apartments anchor street facing top floor penthouses that integrate with rooftop terraces overlooking the bay.

A new standard of apartment living is generated with clients at the forefront, the design stands alone whilst coherently integrating with the coastal palette

PROJECT DETAILS

Name:	PV II - 784 Esplanade
Scope:	Architecture & Interior Design
Project Team	
Architecture:	Damon Hills
Interiors:	Michael Welgus
Type:	Multi Residential
	7 Apartments with 3 commercial tenants
Levels:	3 + Basement






















10 Asling Street, Brighton

‘A considered and timeless approach to a multi-residential setting….’

A commercially driven development, 10 Asling Street utilises refined detailing with price sensitive materiality to deliver a considered and timeless approach to multi-residential architecture.

This resolves into a cost-effective design that maximises yield across six bespoke three storey townhouses in the heart of Bayside Brighton.

A highly considered set of spatial conditions influences the architecture through an interior-centric approach. A level of restraint through use of granite blurs interior and exterior thresholds establishing an expansive sense of space.

Varying textural qualities of granite, timber and metal provide variations of depth and grounded exchange between body and space.

Dynamic levels of light illuminate and diffuse within the interior spaces through floor to ceiling louvres and external venetians facilitating cross ventilation and a cohesive sustainable outcome.

A realm is curated through these cohesive elements of the design to accommodate the targeted demographic and surrounding context.

PROJECT DETAILS

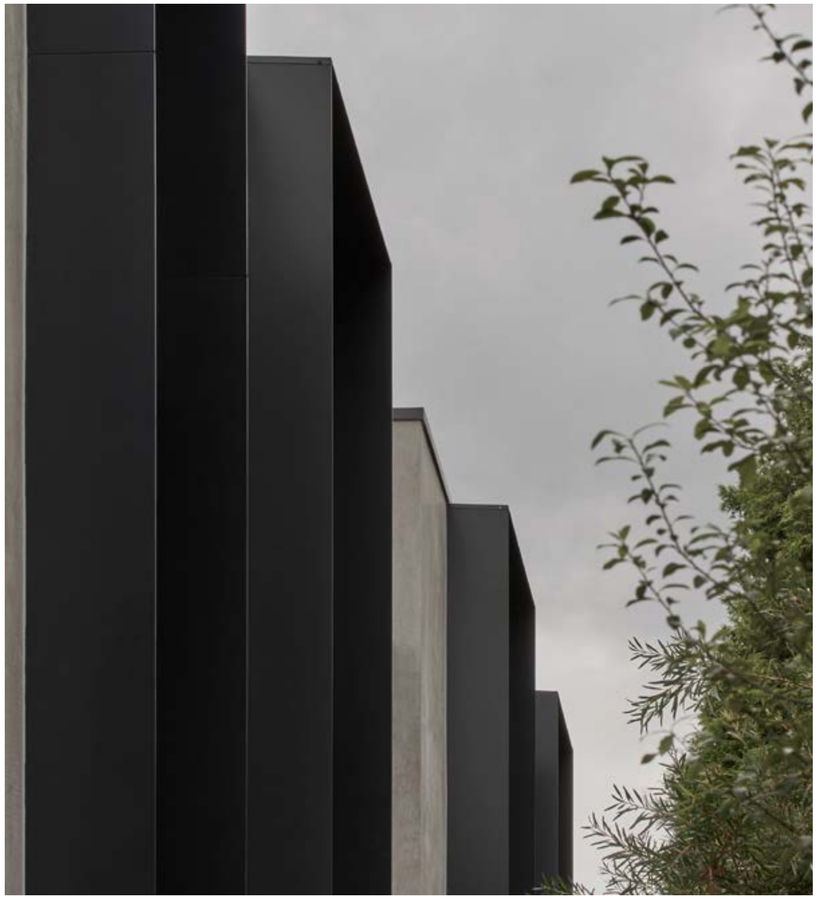
Name: 10 Asling
Scope: Architecture & Interior Design

Project Team
Architecture: Damon Hills
Interiors: Michael Welgus
Type: Multi Residential | 6 Three Storey Townhouses
Levels: 3 + Basement

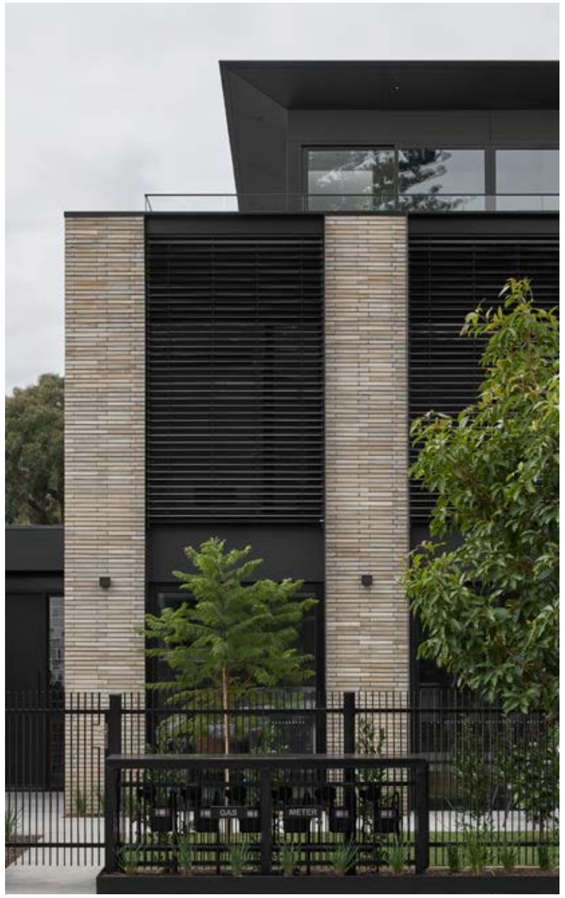
MEDIA / PRESS

Shortlisted 2023 | AIDA
(Australian Interior Design Awards) - Residential
Residential Finalist | Polytec Design Awards 2023





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Finnis Architecture and Interiors

“Connecting people with place”

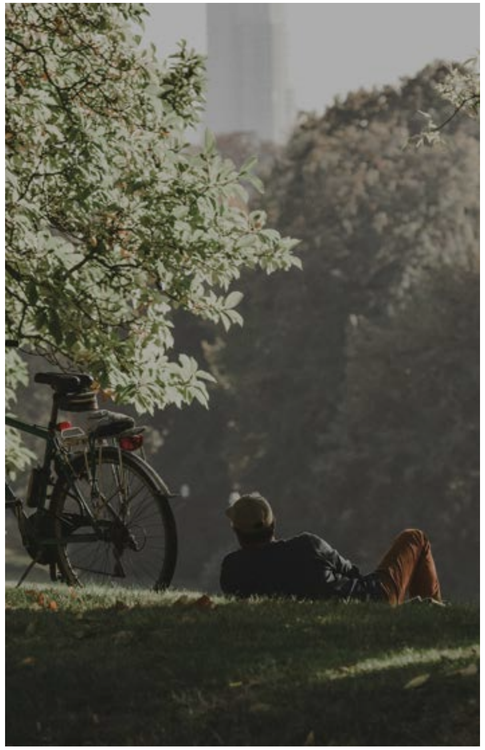
Capability Statement | Communities

Finnis
Architecture
Interiors
Communities

Studio Overview

Studio Overview

Finnis Communities offers a comprehensive suite of services to ensure the successful development and growth of residential estates and communities. Our knowledge and experience in the industry allow us to prioritise sustainability, social interaction, and accommodation requirements to meet the evolving needs of our communities. We actively facilitate communication and collaboration among developers, builders, and purchasers throughout the development process. Our team, acting as a conduit, ensures all parties are well-informed and involved in decision-making, effectively managing expectations and fostering positive relationships.

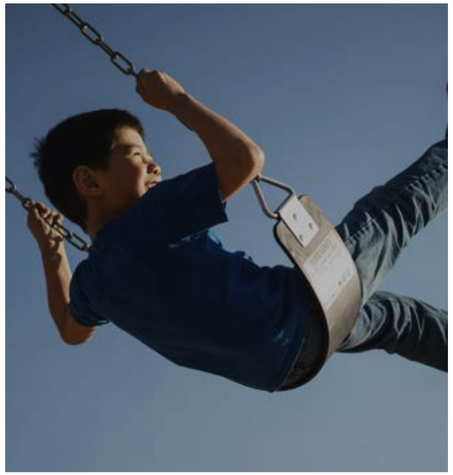




Our Ethos

At Finnis Communities, our ethos is founded in the belief that well-designed and thoughtfully planned communities can significantly enhance the quality of life for its residents. We are passionate about creating spaces that promote a sense of belonging, foster connectivity, and prioritise sustainability. Our commitment to excellence is evident in every aspect of our services, from developing comprehensive design guidelines to conducting stakeholder workshops and providing efficient assessment and approval processes. We strive to create vibrant and harmonious communities that not only meet the needs of today but also stand the test of time, leaving a positive and lasting impact on the individuals and families who call them home.





Our Team



Les Finnis

Position | Director

Qualifications | Bachelor of Architecture, Honours, University of Melbourne

Associations | Australian Institute of Architects (AIA), Association of Consulting Architects (ACA), Australian Institute of Company Directors (AICD), Urban Development Institute of Australia (UDIA) Sustainability Committee & Architects Registration Board of Victoria (ARBV)



Damon Hills

Position | Principal

Qualifications | Bachelor of Architecture, Honours, RMIT & Bachelor of Arts (Interior Design), First Class Honours, RMIT

Associations | Australian Institute of Architects (AIA), Association of Consulting Architects (ACA), Australian Institute of Company Directors (AICD), Design Institute of Australia (DIA), Urban Development Institute of Australia (UDIA) & Architects Registration Board of Victoria (ARBV)



Danielle Kriehn

Position | Director of Operations

Associations | Urban Development Institute of Australia (UDIA)



Alex Stott

Position | Senior Design Reviewer

Associations | Urban Development Institute of Australia (UDIA)



Grace Cresser

Position | Office Manager & Senior Design Reviewer

Associations | Urban Development Institute of Australia (UDIA)



Hayley Evans

Position | Design Reviewer

Associations | Urban Development Institute of Australia (UDIA)



Georgie Carruthers

Position | Administrator & Junior Design Reviewer

Associations | Urban Development Institute of Australia (UDIA)

Our Services

Tailored to your needs

Leveraging upon extensive knowledge and experience, we are committed to ensuring rewarding outcomes of estate initiatives by enforcing covenants and design guidelines with utmost effectiveness. Our development package is tailored to meet individual needs and requirements of each development and community objectives.











Prioritising the community

Since our founding in 1998, we've been associated with the growth of numerous estate and community developments throughout Australia and New Zealand. As the residential market continues to evolve, we recognise the importance of prioritising sustainability, social interaction, and accommodation requirements in meeting the ever-growing needs of our communities.

Services we offer

- Developing Design Guidelines.
- Reviewing and approving dwelling plans.
- Reviewing and approving additional features such as sheds, pergolas, landscaping, etc.
- Providing preliminary advice.
- Expediting assessment processes.
- Facilitating stakeholder workshops.
- Conducting site inspections.
- Managing breaches.
- Issuing monthly developer reports.
- Creating masterplan developments, including lot orientation and yield expectations.
- Designing of spec homes.
- Designing estate amenities and community facilities.
- Planning and designing of conventional, small lot and medium-density housing to align with the estate's design and material vision.

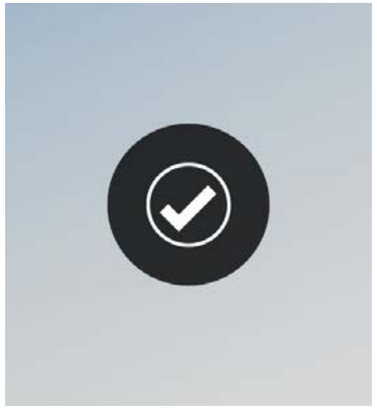
Our Services



01

Design Guidelines

Our team works closely with developers to create comprehensive design guidelines that align with the vision and objectives of the community. These guidelines cover various aspects such as architectural styles, landscaping requirements, construction materials, and other design elements. By establishing clear guidelines, we ensure consistent and high-quality development throughout the community.

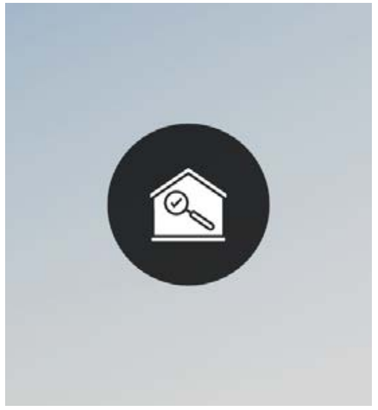


02

Assessment and Approval

We specialise in assessing and approving dwelling plans to ensure they comply with the Design Guidelines and meet all applicable regulations and requirements. Our team carefully evaluates each dwelling design to ensure alignment with the vision of the community while incorporating sustainable and practical features.

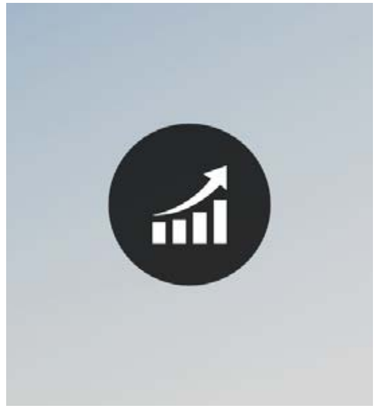
In addition to dwelling plans, we also assess and approve ancillary items such as sheds, pergolas, verandas, landscaping, and other external features. This ensures that all additions and modifications to the properties within the community maintain the desired aesthetic and functional standards.



03

Site Inspections

Our experienced team can conduct regular site inspections to confirm compliance with design guidelines and other developer requirements. These inspections help maintain the integrity of the community and address any potential issues promptly.



04

Developer Data Reports

We can provide regular detailed reports to developers, offering insights into project progress (builders), composition of dwelling types. These reports assist developers in tracking market and product trends to make informed decisions for future phases and communities.



05

Breach Management

In the event of non-compliance or breaches of design guidelines, we provide effective breach communication. Our team diligently investigates and takes appropriate actions to address the situation, endeavoring to uphold the community's standards and protect the purchaser's investment.



06

Stakeholder Workshops

We offer workshops as a valuable service to engage key stakeholders involved in the approval process. These workshops assist in streamlining the approval process by providing a clear understanding of the design guidelines specific to the estate. They also serve as a marketing tool to showcase the advantages and value of adhering to the guidelines. Our experienced facilitators guide the workshops, fostering collaboration and incorporating stakeholder input to create a cohesive and successful development.

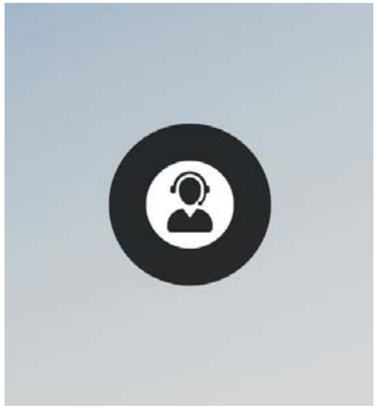
Our Services



07

Preliminary Advice

To assist builders and purchasers with pre-submission queries, we offer a preliminary advice service that helps navigate the submission process effectively, ensuring that their development gets off to a successful start. Our team can provide quick and efficient phone consultations, troubleshooting any issues or concern and offering advice, to provide a smooth and hassle-free submission process. With a 15-minute time limit per lot, our preliminary advice service is a cost-effective solution for simple queries. For more complex issues requiring extended support, a pre-submission fee may be charged direct to the applicant to ensure that they receive the highest level of support and guidance.



08

Consulting Services

We can provide valuable advice to developers, taking into account factors such as site suitability, market demand, environmental considerations, infrastructure and authority requirements. This assists stakeholders to make informed decisions and develop a robust foundation for their projects.



09

Masterplan Development

Our team can assist in creating comprehensive masterplans alongside the consultant team, that outline lot orientation, yield expectations, and other crucial aspects of the development. These masterplans serve as a roadmap to guide the community's growth and ensure cohesive and well-planned outcomes.



10

Estate Amenities and Community Facilities

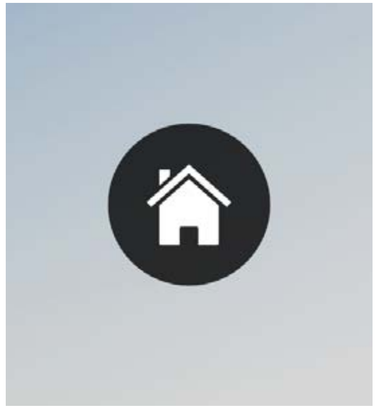
We specialise in designing and documenting estate amenities and community facilities, such as recreational spaces, community centres, and infrastructure requirements. Our goal is to create welcoming, sustainable and functional spaces that enhance the overall quality of community for all residents.



11

Conventional, Small Lot and Medium-Density Accommodation

We offer expertise in the design and documentation of medium-density accommodation options to meet the evolving needs of communities. Our designs focus on achieving a balance between functionality, aesthetics, and sustainability, creating attractive and livable spaces for residents.



12

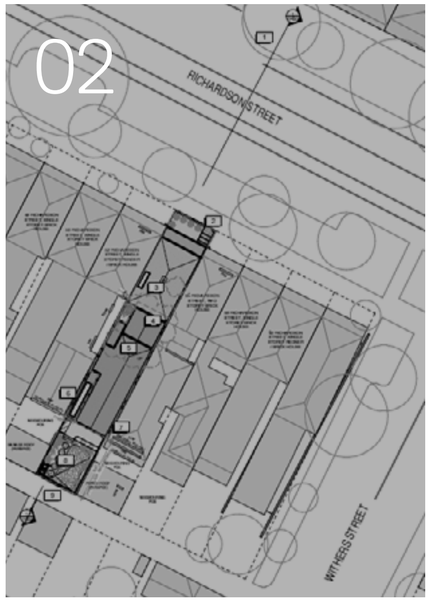
Speculative (Spec) Homes

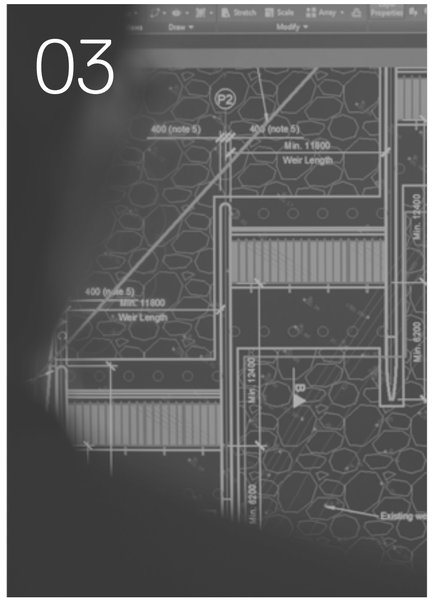
Offering comprehensive design and documentation services for affordable and architecturally distinctive spec homes, tailored for volume builders within Greenfield estates. Our meticulous planning from concept to construction documents ensures visually appealing designs that stand out in the market. Leveraging the latest technology and industry standards, we create innovative and cost-effective solutions, catering to the preferences and needs of potential buyers.

Our Process

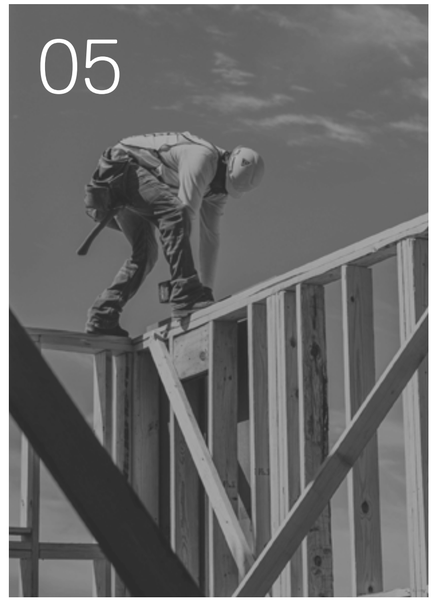
Design Review Panel
Approval Process











Design

All designs must be in accordance with the Design Guidelines and any other developer requirements.

Submission

All applications are submitted to approvals@finnis.com.au via PDF and include all relevant additional documentation and notations for an assessment to be conducted.

Non compliant submissions must be amended and resubmitted.

Assessment

The Design Review Panel will complete a full assessment including a facade check.

Approval

Stamped plans and an approval letter will be issued to the applicant for a complete and compliant submission.

Any subsequent submissions after a approval are charged directly to the applicant.

Construction

All construction must comply with authority requirements and Design Guidelines. Any submissions for additional structures will be charged directly to the applicant.

Process Flow

01 Review
Review design essentials and covenants.

02 Design Application
Submit design application to Finnis for endorsement via email (approvals@finnis.com.au).

03 Design Review Assessment
The Design Review Panel conduct an assessment against the estate Design Guidelines.

04 Developer Approval
Design Review Panel issue developer approval against the estate Design Guidelines in the form of stamped plans and an approval letter.

05 Building Permit Application
The property owner is responsible for submitting a building permit application including Finnis' design approval to the relevant Building Surveyor to obtain a Building Permit.

Town Planning approval from Council may also be required.

06 Construction
Commence construction once a Building Permit has been obtained.

07 Complete Construction
Certificate of Occupancy must be obtained from the Building Surveyor prior to occupancy.

08 Extensions & Outbuildings
Any proposed extensions or outbuildings which were not included within the original submission to the Design Review Panel require approval and may also require relevant authority approval.

It is the responsibility of the applicant to ensure the full approval process is followed.

Check
Check for special requirements unique to your community in the Design Guidelines.

Required Documents
The documents required for the initial design application includes but is not limited to:

- Set of house plans
  - Site plan
  - Floor plan
  - Front/side/rear elevations
- External colour schedule
  - All brand and colour names to be listed
- Front landscape plan
- Completed forms
  - Fencing form
  - Driveway form
  - Application form
  - Checklists

What does the check against?
The design review assessment includes but is not limited to:

- Facade check
- Siting and orientation
- Built form
  - Dwelling size
  - Architectural style
  - Facade design
  - Materials & colours
  - Dwelling size
  - Corner treatment
  - Roofs
  - Garage articulation & size
  - Eaves
- External considerations
  - Access & driveways
  - Retaining walls & earthworks
  - Fencing
  - Front landscaping
  - Water tank/recycled water requirements
- Outbuilding & services
  - External ancillary items
  - Additional structures

What does the Building Surveyor check against?
The Building Surveyor's assessment includes but is not limited to:

- All local, state & national building regulations
- Applicable building envelopes/ restrictions in POS/MCP
- Rescode
- Small Lot Housing Code
- National Construction Code

Application Not Approved

Application Amended
The design application is amended to comply with the non-compliant items outlined by the Design Review Panel.

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