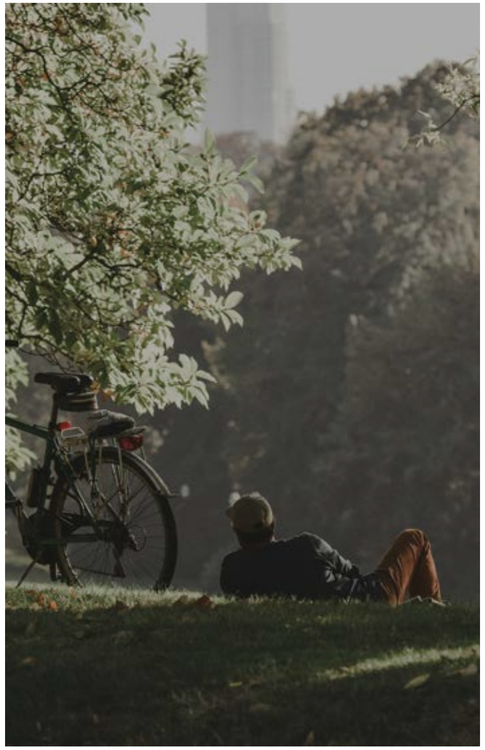
Capability Statement

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.

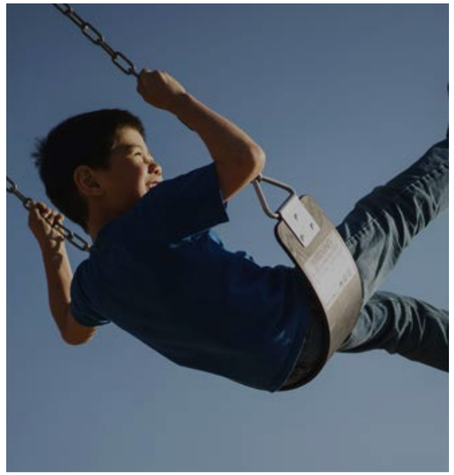




Our Ethos

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 passonate 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 | 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)



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.

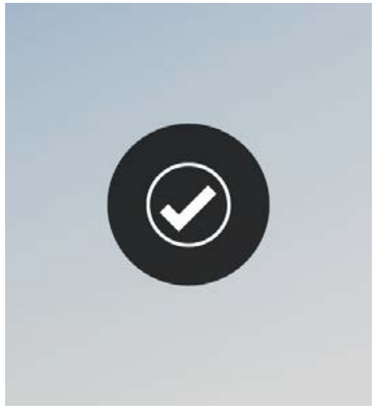
Our Services



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.

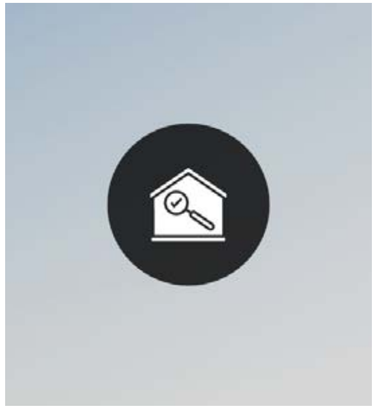


02

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.

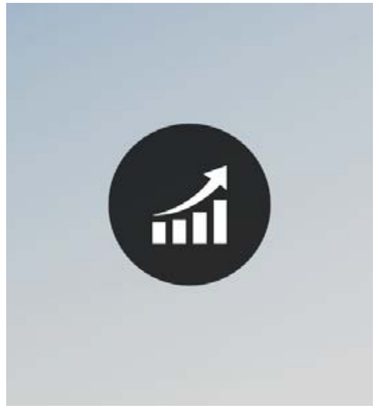
In addition to dwelling plans, we also assess and approve ancillary items such as sheds, pergolas, verandas, landscaping, and other external features. This ensures that all additions and modifications to the properties within the community maintain the desired aesthetic and functional standards.



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.

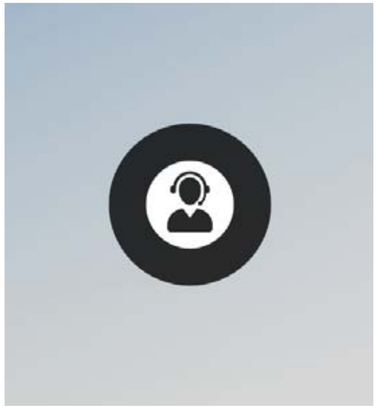
Our Services



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

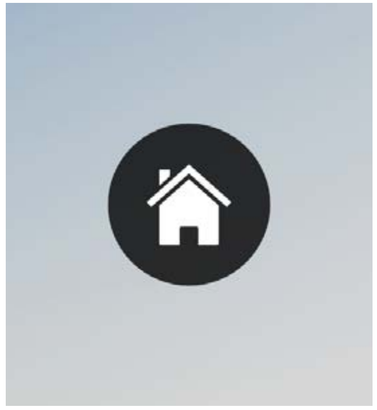
We specialise in designing and documenting estate amenities and community facilities, such as recreational spaces, community centres, and infrastructure requirements. Our goal is to create welcoming, sustainable and functional spaces that enhance the overall quality of community for all residents.



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

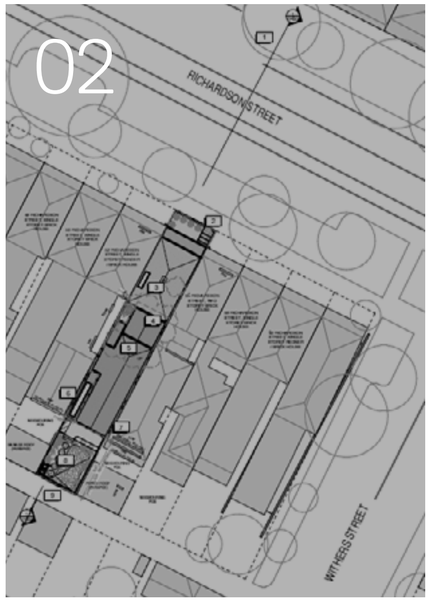
Speculative (Spec) Homes

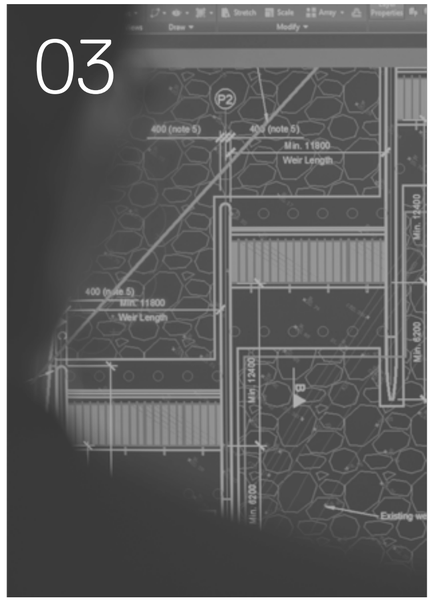
Offering comprehensive design and documentation services for affordable and architecturally distinctive spec homes, tailored for volume builders within Greenfield estates. Our meticulous planning from concept to construction documents ensures visually appealing designs that stand out in the market. Leveraging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

Our Process

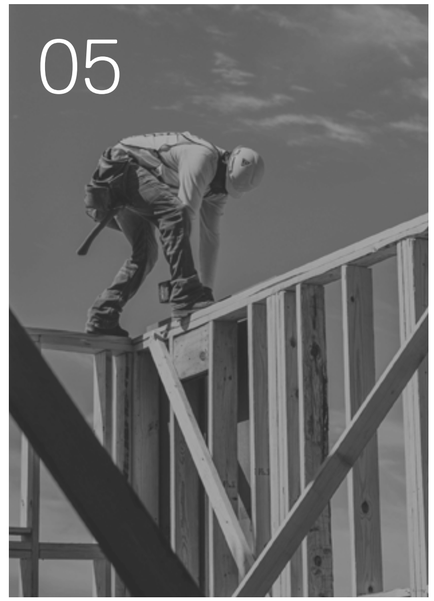
Design Review Panel
Approval Process











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.

Finnis Communities

“Connecting people with place”