



Quote for Plans - NQ7691
Job Number - 1020-7258

Plan Vision Australia
P: (02) 4954 2422
M: 0414 011 483
E: enquiries@planvision.com.au
W: www.planvision.com.au

ADDRESS DETAILS

Job: 27 Eighth Street
Adamstown NSW 2289
Post: 27 Eighth Street
Adamstown NSW 2289

CLIENT DETAILS

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PROJECT DESCRIPTION

Additions & alterations at the rear of an existing dwelling for new open plan living opening onto rear deck, new bedroom and laundry.

QUOTE FOR PLANNING WORKS:

Stage 1 - Site Measure, Modelling of Existing Dwelling, Office Design Meeting

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Stage 2 - Development Application (DA) Plans

Development Application (DA) Plans

Stage 3 - Final Plan Changes & Council Information

Final Plan Changes & Council Information

Statement of Environmental Effects

Specifications

Submit Application to Council (not including Council fees)

Bushfire Information

BASIX Certification

Engineer's Certification by Vision Engineers (To be Confirmed)

Hunter Water Stamping Fee (To be Advised)

DA Council Fees (To be Advised)

GST:

Total:

What do you get by choosing Plan Vision/Vision Engineers and how do you compare to other quotes?

- ✔ Full planning process, not just architectural plans. We complete everything that is required for your approval so all you need to do is ensure you get the design that you require, including engineering, statement of environmental effects, council submissions etc. We even lodge as the applicant and deal with Council on your behalf.
- ✔ We will let you know up front whether you will have Council issues with your design. We won't waste your time or money with a design that won't get approved.
- ✔ We have consultants and contacts for anything that needs to be completed for your project, from arborists and landscape architects to traffic consultants and heritage architects.
 - ✔ Fully Accredited with Building Designers Association of NSW
 - ✔ Fully Accredited with the Building Designers Association of Victoria
 - ✔ Bachelor of Science (Architecture)
 - ✔ Bachelor of Engineering (Civil & Structural) Hons
 - ✔ Member of Engineers Australia
 - ✔ Certificate IV in Nathers Assessment
 - ✔ 7 Staff with a combined experience of 65 years
- ✔ Full indemnity and Public Liability Insurance for Plan Vision (never been used)
- ✔ Full indemnity and Public Liability Insurance for Vision Engineers (never been used)
 - ✔ Plan Vision has been running since 1995
 - ✔ Full experience with the full Council/Certifier process
 - ✔ Fixed up front written quotes
 - ✔ Detailed & professional plans

ASK US ABOUT ANYTHING!

The information that has to be provided to Council for development approval today is extensive.

Plans, statement of environmental effects, engineering, schedule of specifications, BASIX certification, visual impact statements, geotechnical reports and endorsements, bushfire reports....the list goes on.

Council design requirements can also be stringent and problems can occur on your block that can have a large impact on your design such as mine subsidence, sewer mains, easements, flood prone land and floodways, acid sulphate soils and building lines to name a few.

Add to that the fact that more and more people object to new development, even new homes and additions, and thought has to be given to view sharing, visual and acoustic privacy, building heights, setbacks, overshadowing, even colours and materials.

Plan Vision can guide you through this planning minefield, and provide a design that you are happy with.

WHAT'S THE NEXT STEP?

If you are happy with this information and the costs, please give us a call and we can organise with you to get the process underway.

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DON'T KNOW WHERE TO START?

A bit confused? Should you see a builder first, or organise the plans first? What are you allowed or not allowed to build on your property? How much will it all cost?



Click below to find out where to start, the steps involved, and how we make the process easy for you to turn your dream into plans approved by Council and ready to be built.

www.planvision.com.au/the-process

NEED SOME INSPIRATION OR WOULD LIKE TO LOOK AT SOME EXAMPLES?

Why not take a look at our galleries of projects we've completed:

- Extensions and renovations
- New dwellings
- Dual occupancies and unit developments
- Granny flats and affordable housing
- Commercial and industrial

www.planvision.com.au/projects

NEED ANY OTHER INFORMATION ABOUT PLAN VISION OR HAVE FURTHER QUESTIONS?

Check out our links below to our FAQ's and About Us pages on our website:

www.planvision.com.au/faq
www.planvision.com.au/contact-us