



Starting Design Brief -- Residential Projects -- Granny Flat

Date:

Client Details

First Name: First Name:

Last Name: Last Name:

Address: Address:

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Postcode: State: Postcode: State:

Phone: Phone:

Email: Email:

The Project

Starting Budget: \$

Project Address:

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Postcode: State:

Note:

- Your Budget is the amount you allow for your project. It is not necessarily the same as the amount required to meet your Design Brief.
- If we find a discrepancy between your Budget and the estimated amount required to meet your Design Brief, then you will need to either adjust your Budget or your Design Brief.

Bushfire Prone Areas

Is your project site in a bush fire prone area? Yes No

What is the BAL of your site? please tick the relevant box:

BAL 12.5 BAL 19 BAL 29 BAL 40 BAL Flame Zone

Note: Kind Building Design does not design any buildings in BAL 40 or BAL Flame Zone

Building Cost Estimates

Do you have a preferred Builder? Yes No

Are you willing to use a Quantity Surveyor to estimate the building cost? Yes No

Preferred Design Options

Please tick your preferred options. For more information see www.kindbuildingdesign.com.au

Healthful Design Supportive Design

Solar Passive Design Passivhaus Design Other

If Other please specify:



Granny Flat general Information:

Rules concerning Granny Flats / Ancillary Dwellings will tend to vary between local Councils.

Generally speaking a Granny Flat, must be a dwelling that is:

- an addition to an existing residence
- has a floor area less than 60 sqm
- is self contained with a separate entrance to the primary dwelling

Type of Granny Flat:

Which of these are you anticipating for the Granny Flat?

- a completely detached Granny Flat from the existing residence
- a conversion of the existing residence
- an extension of the existing residence

Special Needs:

Are there any special requirements for access and/or mobility? Yes No

Tell us more about the user's special needs.

Interior Spaces:

Do you have a floor plan in mind? Yes No

Would you be happy to reconsider the layout? Yes No

Note:

We can look at any floor plans by other designers to get an idea of the kind of layout that you are interested in, but we can not copy any existing designs due to copyright law, and it will probably not be tailored to all of your needs or to the special features of your site.

Layout:

Select your preferences from:

- Open Plan: Kitchen, Dining, Lounge Separate Bedroom
- Open Plan: Kitchen, Dining, Lounge, Bedroom
- Movable divider to separate the Bedroom
- Outdoor deck Outdoor entertainment / dining area Outdoor work area
- Hobless Shower (for easy access) Bath Grab bars



Additional Considerations:

Let us know about any requirements concerning the following:

Electrical systems:

Energy generation & energy storage strategy:

Heating and cooling strategy:

Water management strategy:

Do you require assistance in finding a Builder?

Do you require assistance in making sure that the Builder follows the terms of your contract, including building specifications and payment schedule?
