

Feasibility Study

Unlock the Renovation Potential of Your Home with Confidence

Deciding whether to **renovate** or **extend** a home is a significant undertaking, and a clear, well-structured **feasibility process** is key to achieving a successful outcome.

At **Zoe Victoria Interior Design**, I specialize in design development & translating your ideas into a clear scope in order to work closely with consultants and builders to coordinate informed budget estimates & an achievable project strategy, ensuring your project aligns with both your aspirations and financial goals **before committing to the full design process**.

This document aims to pro-actively support your design efforts by outlining:

- The typical discovery and due diligence information you may need to gather
- What type of consultant to engage for expert advise in each field.
- How to prepare in an initial design proposal with just the right information needed to develop an informed preliminary budget and strategy forward.

Zoe Victoria
Interior Design

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Understanding the Feasibility Process: A Collaborative Approach

A successful renovation begins with a thorough feasibility process, ensuring your vision is achievable, compliant, and aligned with your goals. This process involves three key areas of expertise:

**PLANNING
DUE DILIGENCE**

**SITE
INVESTIGATIONS**

**DESIGN & BUDGET
DEVELOPMENT**

Each phase addresses critical aspects to guide informed decisions and minimize risks. Depending on the scale and complexity of your project, some or all of these phases may be necessary & equally important is knowing who to seek the appropriate advice from.

By understanding these steps upfront, you can be confident that your renovation aspirations are realistic and develop a cohesive strategy forward.

The key to a successful outcome is assembling a trusted team that collaborates effectively to bring your vision to life.



**PLANNING & COMPLIANCE
DUE DILIGENCE**

**SITE
INVESTIGATIONS**

**DESIGN & BUDGET
DEVELOPMENT**

EXPERTISE LED BY

Architect, Architectural Draft-person,
Architectural Building Designer,
Town planner

Building Inspector
Land surveyor

Zoe Victoria Design
+ Registered Builder or Relevant Trades

PROJECT TYPE

EXTENSIONS

Extensions & Interior Renovations

Interior Renovations

**CONSULTANTS
SCOPE**

AN ARCHITECTURAL BUILDING DESIGNER
Ensures your project meets zoning laws, building codes, and environmental considerations while mapping out key approvals and time frames.

A BUILDING INSPECTOR Plays a crucial role in identifying existing building condition concerns that need to be addressed during a renovation. While some issues might be uncovered during pre-purchase inspections, the Australian Standard only mandates that major structural defects and safety hazards be reported, that compromise structural integrity. These inspections often overlook issues deemed to be minor yet potentially costly issues to rectify.

A LAND SURVEYOR helps resolve challenges related to property boundaries, easements, and site levels, ensuring compliance with zoning and planning regulations.

I work closely with you to define your vision, develop a clear design brief, and outline the project scope.

This phase translates your ideas into actionable documentation where I can then coordinate for a builder to provide an informed preliminary budget estimate. Through value management, I can then work with you to refine the scope to align with your project prioritise and financial parameters.

Together, these phases create a comprehensive foundation for a well-informed, efficient renovation process—reducing uncertainty and setting the stage for a successful outcome.

**COMMON
CHALLENGES**

- Zoning restrictions impacting building use or expansion.
- Heritage overlays requiring preservation of façade or specific materials.
- Height-to-boundary ratios limiting vertical extensions.
- Setback requirements affecting extension possibilities.

A BUILDING INSPECTOR

- Waterproofing failures in wet areas,
- Poor drainage leading to moisture ingress,
- Aging electrical or plumbing services that may require full upgrades.

A LAND SURVEYOR

- Fence lines may not align with legal boundaries, impacting build-able land or revealing encroachments.
- Easements, whether active or abandoned, may restrict where construction can occur.

- Unclear Feasibility – People are often unsure if their vision is achievable within the space & limitations.
- Incomplete Builder Budgets – Builders need a developed layout, detailed scope, and consultant input for fully informed budget estimates.
- Hidden Costs – Budgets often exclude consultant fees and other considerations like client-procured items, which can add up significantly.
- Disjointed Advice – Without a cohesive strategy, conflicting consultant input can create confusion.
- Budget Overruns – Lack of early planning can lead to unexpected costs later.

How

If you're just starting out or need this additional expertise, I can introduce trusted professionals that are appropriate for the level of complexity for your unique needs.



I provide expert consultancy, maximizing your layout's potential while refining your aesthetic vision. Beyond design, I collaborate with the necessary specialist consultants to develop a cohesive project strategy—ensuring every detail is carefully considered and seamlessly integrated to align with your vision and budget.

Due Diligence Before the Design,

Essential steps before the creative phase begins.

Before we begin the preliminary design and work toward budget clarity, it's essential to have a clear understanding of your site's conditions and regulatory requirements. This phase identifies any constraints, approvals, or structural considerations that could impact your renovation. Below is a breakdown of the possible scope and deliverables you may need to address—either through your own consultants or with the help of trusted professionals I can connect you with — ensuring we have the right information to move forward confidently.

Planning & Compliance Strategy

01 Site Review & Planning Analysis

- Zoning and town planning review including Heritage overlays and flood zone limitations.
- Building code and compliance overview.
- Site context and constraints analysis.
- Acoustic & Privacy Considerations – Ensuring sound insulation and privacy are considered, especially in high-density areas or multi-level designs.

02 Existing Conditions & Site Investigations

- Environmental & sustainability factors review.
- Infrastructure & services assessment.
- Storm water & Drainage Review for projects with drainage complexities.

03 Project Time line & Authority Approval Pathway

- Outlining key approval needed and the process involved.
- Estimated time frames.
- Potential risks.

Site & Structural Investigations

01 Existing Building Conditions Assessment by a Registered Builder

Approx
\$850 - \$2,500

- Identifies potential hidden costs, such as foundation cracks or structural issues.
- Includes Preliminary Services & Utility Check to assess plumbing, electrical, and HVAC constraints.
- Hazardous Materials Assessment to check for asbestos, lead, and other risks.

02 Land Survey (By a Qualified Surveyor)

Approx
\$800 - \$3500

- Boundary survey - for property lines.
- Easements locations, feature and level, contour survey, necessary for structural planning.
- Documentation for council submissions.

03 Soil Testing (By a Geotechnical Consultant)

Approx
\$800 - \$3000

- Borehole drilling (usually 2-3 test points)
- Soil classification and compaction assessment
- Geotechnical report for engineers to assess foundation capacity

Design & Budget Development

Defining Your Design & Budget

This phase is where you can see your ideas translated into a clear, actionable plan. Through collaborative workshops and detailed documentation, we define your design aspirations, establish the project scope, and provide the clarity needed for builders to deliver an informed pricing estimate. Whether you're refining an existing concept or starting from scratch, this process ensures your vision aligns with practical outcomes and budget expectations.

01 Site Visit, Spatial & Design Assessment

A hands-on evaluation to understand the physical space and identify design opportunities or challenges.

- Assess site conditions, for fundamental design elements such as ceiling heights, natural light, and existing fit-out quality.
- Evaluate potential design opportunities and spatial limitations.

02 Detailed Briefing & Goal Setting

A collaborative workshop to capture your lifestyle needs, design vision, and project aspirations.

- Conduct an in-depth briefing session to understand functional and aesthetic goals.
- Define key spaces (e.g., kitchen, bathroom, laundry) and their specific requirements.
- Establish clear project aspirations, including design direction and budget parameters.

03 Space Planning & Layout Development

Exploring spatial possibilities to find the best layout for your lifestyle and future needs.

- Develop up to three initial layout options for your space.
- Collaborate through workshops to select and refine the preferred layout.
- Incorporate feedback through revisions to ensure the design aligns with your vision.

Building Survey & As-Built Plans

Accurate documentation of your existing space is foundational to a successful design.

- Conduct a highly accurate detailed 3D scan site measurement
- Document the current structure and layout.
- Prepare comprehensive "As-Built" set out drawings in BIM for design development.



\$1600 - \$2000
Approximately
Per floor

Builders Budget Estimate

An informed preliminary budget estimate prepared by a builder, (Either of your choice or I can introduce a trusted partner).

\$550- \$650
Approximately

05 Design Direction & Style Setting

Clarifying the visual identity of your project through an exploration of design influences.

- Workshop client inspiration images and curated look books.
- Define the overall design aesthetic and style direction.
- Ensure the design vision is cohesive and reflective of your tastes and goals.

\$2000-\$3500
Approximately

06 Budget Definition

Providing clear documentation to guide informed builder pricing estimations.

- Prepare a detailed scope document outlining the project's requirements.
- Include wall, floor, and ceiling finishes plans, along with material and fixture allowances.
- Brief the selected builder to ensure they fully understand the project's scope.

07 Budget Review

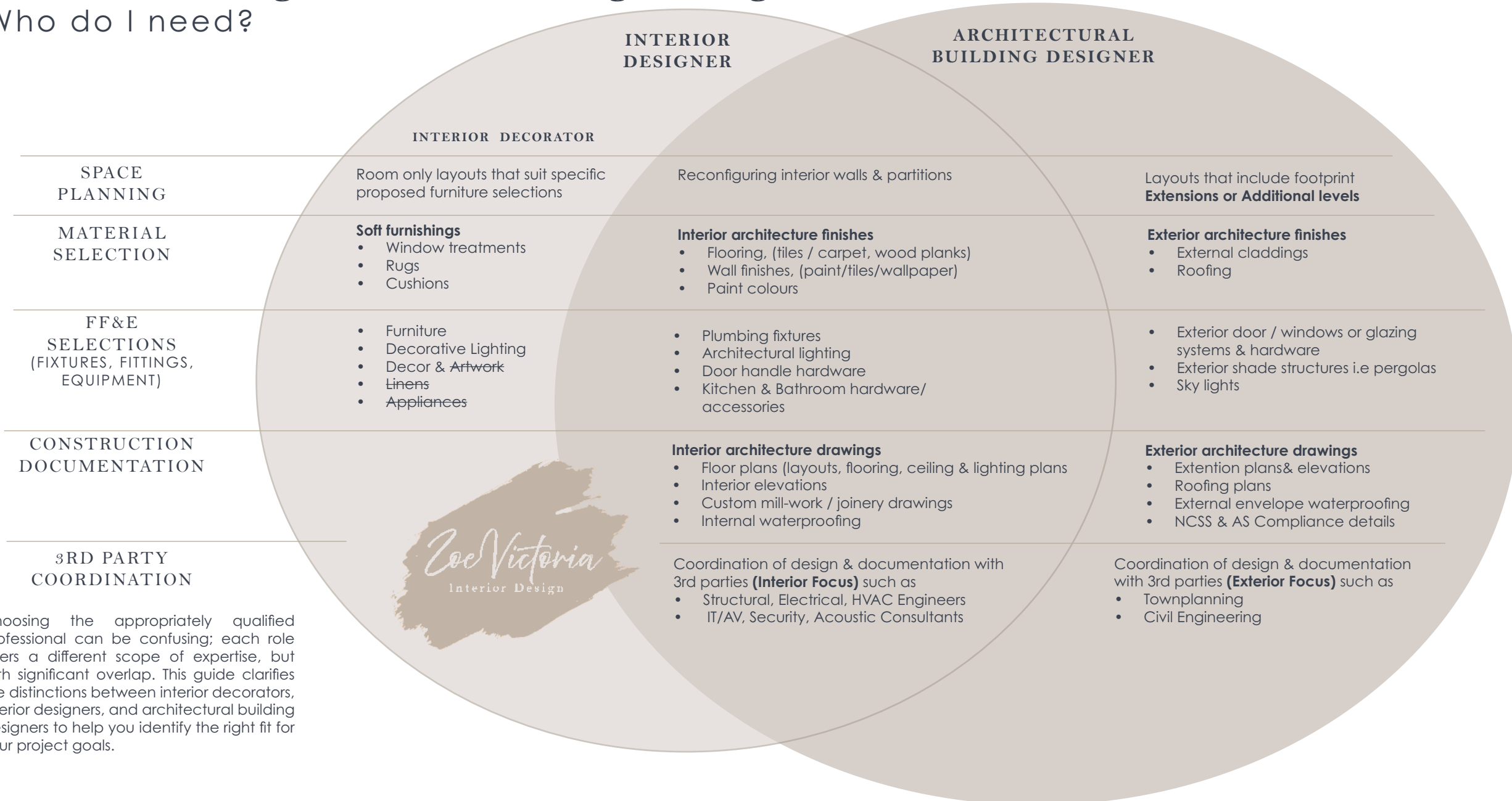
Balancing your design aspirations with financial clarity through careful cost review.

- Coordinate builder quotes and other project costs into a comprehensive preliminary budget.
- Present and review budget estimates, identifying areas for adjustment to bring the project with in your target budget.



Interior Designer or Building Designer

Who do I need?



Choosing the appropriately qualified professional can be confusing; each role offers a different scope of expertise, but with significant overlap. This guide clarifies the distinctions between interior decorators, interior designers, and architectural building designers to help you identify the right fit for your project goals.



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