

Ballast
Point.

Ballast Point

Design & Feasibility Services

A nighttime photograph of a city skyline across a body of water. In the foreground, a wooden bench sits on a paved area. The city lights are reflected in the water. A large tree is visible on the left side of the frame.

www.ballastpoint.au

About Ballast Point



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Ballast Point was founded in 2015 and has established itself as the go-to for Construction, Architecture, Consulting and Development advice in the Balmain Area.

We're both a licensed building company and a registered architecture practice and we offer a unique end to end service to help you with all the steps of the design, approval and build process.

We are also accredited Building Practitioners and Design Practitioners which means that we can design, plan and build multi residential buildings (Class 2 Buildings).

We have carried out hundreds of property inspections over the years advising on anything from development potential, construction risk to simple roof leaks and have done many inspections for prospective buyers and sellers, predominantly former clients and friends and we have decided that this service should be readily available to anyone.

For more information check out our website www.ballastpoint.au or to book our services email peter@ballastpoint.com.au



Our new design consultation and property feasibility services help anyone understand property better, this is particularly suitable for the following:

Pre-purchase inspection

Helping you to understand opportunities and risks of your new property purchase by providing design, development and construction advice so you can make well informed and confident purchase decisions

Pre-market consultation

Improving the sale price by helping your buyers to proceed with confidence. We help vendors provide information to their potential buyers, adding context and removing some of the uncertainty.

Renovation Kickstart

Inspection and advice that enables you to start your development journey understanding the opportunities and limitations of your property to get started on the design and council planning process

Renovation Rescue

Help with minor design and construction problems to help point you in the right direction or simply getting a second opinion on your existing plans or existing Development Application (DA) or how to proceed towards maximising your return on investment.

To book email peter@ballastpoint.com.au

Site Inspection and Report

Development feasibility report with key data and planning calculations, Site inspection and discussion, Planning advice.

\$895

Fees (including GST)

- ✓ Site Site inspection so we can see the site and understand your needs
- ✓ Feasibility report with planning information and key project data to help you understand what's possible with planning information and approximate planning calculations
- ✓ Planning discussion and feedback providing you with an overview of development opportunities and risks and answer your questions
- ✓ Roadmap to help you understand the pathway ahead

Ideal for:

Property Buyers who wants to validate purchase and understand potential

Vendors/Sales Agents wishing to enhance their sales campaign and improve the sale price

[BOOK HERE](#)

Architectural Design Consultation

Architectural Design Sketches, Development Feasibility Report, Site Inspection, Advice and Detailed Project Roadmap

\$1,790

Fees (including GST)

- ✓ Includes all the benefits of our Site Inspection and Report
- ✓ Hand drawn concept sketches including schematic floor plans only - 2 options provided
- ✓ Detailed roadmap through design, approval and construction process
- ✓ Follow up meeting or call to discuss report and next actions if appropriate
- ✓ Engagement with your marketing team or sales agent to provide collateral for marketing (if you are putting the property on the market)

Ideal for:

Home owners at the beginning of their property journey looking for guidance and insights that help them make good decisions early.

Vendors/Sales Agents wishing to add value to the sale by providing report and sketches of potential to buyers.

[BOOK HERE](#)

Development Feasibility Study

Property Survey, 3D Feasibility Study, Planning Control Calcs, 3D Sketches, Planning advice and Development Roadmap

\$9,295

Fees (including GST)

- ✓ Includes the benefits of Site Inspection and Design Consultation
- ✓ Integrate digital survey (land survey) into CAD to establish site area studies - you will need this to submit DA or CDC.
- ✓ 3D CAD Model of existing house and proposed schematic floor plans with preliminary 3D massing enabling virtual walk through
- ✓ High precision calculations generated from 3D model enabling the establishment of council controls or Complying development controls

Ideal for:

Home owners committed to proceeding with development looking to make a start as soon as possible.

Developers looking to get professional feasibility services.

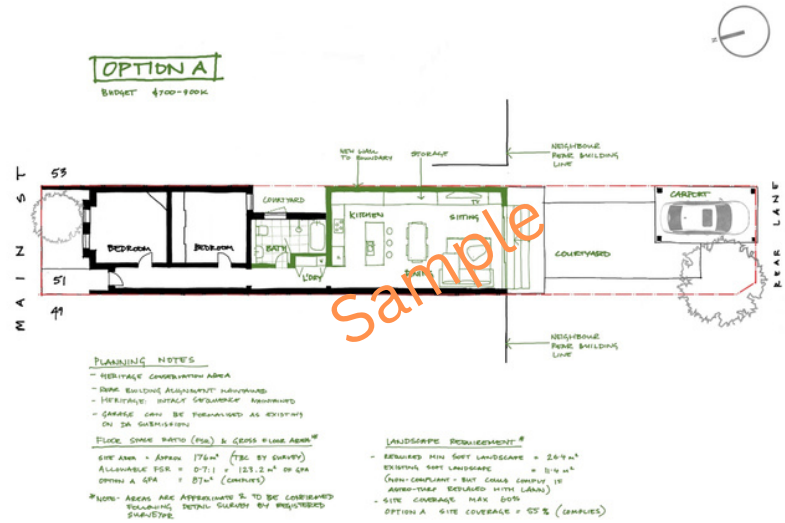
[BOOK HERE](#)

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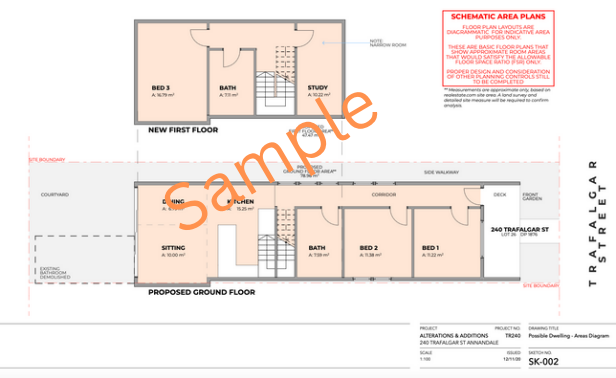
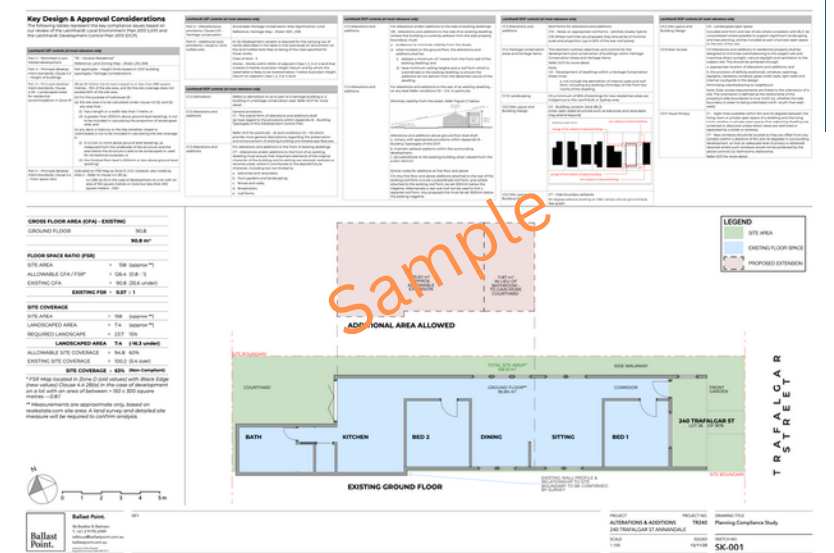
Nominated Architect Peter Maxwell NSW ARB 9317
Licensed Builder 283176C

Design and Feasibility Report Samples

Architectural Design Consultation \$1,790
 Architectural Design Sketches, Development Feasibility Report, Site Inspection, Advice and Detailed Project Roadmap
 Fees (including GST)



Development Feasibility Study \$9,295
 Property Survey, 3D Feasibility Study, Planning Control Calcs, 3D Sketches, Planning advice and Development Roadmap
 Fees (including GST)



TERMS AND CONDITIONS

and other important things you need to know:

- Although we do a thorough inspection and will certainly share any information any findings with you, our service is not a substitute for a systematic building defect and pest inspection - if you are purchasing a home and this is a specific concern you should get this separately, we can recommend Jim's Building and Pest Inspection, phone 131546.
- Our preliminary design consultations are a great framework for decision making and give you a head start in the planning process but they are not a substitute for a architectural project planning, Development Application preparation or council DA submissions. We will provide a clear roadmap as to how to proceed within the scope of the consultation.
- **Nominated Architect Peter Maxwell NSW ARB 9317**
Licensed Builder 283176C
- In our **Simple Feasibility** we offer only general advice based on our experience and will not be formally reviewing council planning instruments, and will do rough site measurement and sketching to determine compliance with general council constraints - enough information to make decisions moving forward. Our Full Development will go into a lot more detail and a lot more precision with measurement and provide information that can be relied upon in progressing the development towards formal planning and design.
- We have excluded the cost of external consultant that may be required including Land Surveyor, Heritage Consultant or planning solicitor or any council fees.
- In providing the services, we are bound to comply with the NSW Code of Professional Conduct. This code provides architects and their clients with a statement of the expectations of both architects and clients when engaged to provide architectural services.
- As much as we'd like to we can't be everywhere and doing everything. Also we are specialists in specific areas. At this stage our fixed price feasibility services are limited to the following council areas: Inner West Council, Sydney City Council, North Sydney Council, Waverly Council and Woollahra Council. Our service is also limited to single dwellings. We can definitely help you outside of these parameters but we may not be able to maintain the prices set out in this brochure. Please get in touch with us to find out more.
- To book a consultation please email peter@ballastpoint.com.au

Ballast Point Company Info

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Ballast Point PL Company and Contact Information

Suite 2, Level 1, 314 Darling Street Balmain

Phone Number: 02 9195 6949

Company email info@ballastpoint.com.au

Licensed Builder - M Wilk

Builders License Number 283176C

NSW Building Practitioner BUP0001866

Design HBCF single dwelling insurance pre-approval: \$3.5 million

Professional Affiliations

Master Builders NSW, Master Builders Australia

QMB public & products liability insurance: \$20 million

Contact Peter Maxwell

Head of Architecture | Nominated Architect NSW ARB 9317

NSW Design Practitioner DEP0002496

Mobile Number 0404 842 717

Professional Affiliations

Royal Australian Institute of Architects (A+ member)

Email peter@ballastpoint.com.au

Nominated Architect Peter Maxwell NSW ARB 9317

Licensed Builder Mat Wilk 283176C



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