

GUIDE TO COMMERCIAL DEVELOPMENT

When looking to develop, upgrade or change the use of a commercial property there are quite a few considerations to give thought to. From an architectural perspective, there are key considerations.

ArtMade can conduct a feasibility study for you providing preliminary advice on a range of major factors that may impact the use of the site/building.

ArtMade can guide you through every step, whether the project is a fit out of an existing building, change of use or a new development.

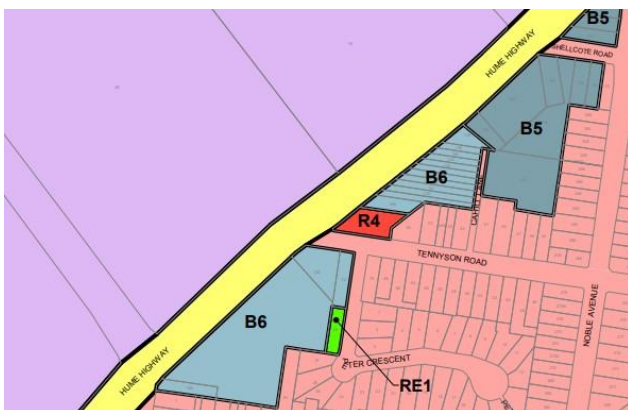
In the case of fitting out an existing building, important considerations include;

EXISTING LEASE/BUILDING AGREEMENTS

- Is there a Strata Committee/Body Corporate who may have a say on your project?
- Have the Strata Committee put in place any design guidelines?
- Are there exclusive lease agreements on offer to other tenants in the building?
- If tenanted, what are the terms of existing lease agreements?

EXISTING ZONING & PERMISSIBILITY

- Is your proposed use permitted in this zoning or area?
- Are there any restrictions on this particular plot of land?



EXISTING PARKING ARRANGEMENTS

- Is there sufficient parking available on site for your customers/employees?
- Does the parking on site meet minimum council requirements?
- Is the parking compliant with Australian Standards, or can it be modified to comply?
- Will this parking accommodate the correct vehicle sizes and types?

EXISTING FACILITIES INCLUDING ACCESSIBLE SERVICES

- Do you need to allow for any additional services?
- Have you checked with the relevant consultants for any of your new services?
- Does your proposed use alter existing fire requirements?
- Is the building accessible, or will alterations be required to achieve accessibility compliance?



FUTURE EXPANSION

- Is there scope to expand vertically within the max. height permitted?
- Is there scope to expand within the permissible floor space ratio?
- Special consideration should be given to any excavation work as it may trigger a contamination investigation.

Starting off with a comprehensive feasibility study, ArtMade will be able to offer thorough initial advice that will put your mind at ease and potentially avoid surprises down the track. A feasibility study will highlight the areas requiring particular attention and will allow ArtMade to get on top of them before they become an issue.

ArtMade's shared vision will be much clearer in a project involving a new development, when compared to a fit out. The overall design will also be able to better incorporate any Intellectual Property, signage or design features (assuming their compliance with Controls) into the design to achieve a more brand recognisable development



While many of the considerations for an existing development are applicable to new developments, it would be our goal to ensure your development:

- Is permissible, complies with controls, and represents a maximum return for your investment.
- Is adaptable and suitable for intended use.
- Allows scope within design for future expansion.
- Meets the requirements for essential services.
- Complies with the National Construction Code and Australian Standards.

As your architect, ArtMade will take the lead and liaise with the respective stakeholders and approval authorities, to obtain approval and ensure an effective transition to your new development.

ArtMade can prepare a yield analysis upon request.



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