



# mcmahon andnerlich

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mcmahon and nerlich is an award-winning boutique practice based in south melbourne, founded full-time in 2013 and formalising over 15 years of collaboration between directors rob nerlich and kate mcmahon with a wealth of experience in housing, education and urban design both in melbourne and london.

Rob and Kate believe design should have inherent meaning, materiality, be sustainable, and achieve clear formal and spatial resolution. Their design process and methodology are focused on achieving high quality results, working with and celebrating the constraints, across all scales of projects. They eschew a predetermined aesthetic for a considered and unique outcome arising from a collaboration based on each clients interests and desires.

Rob Nerlich has experience in large and complex urban design projects, and architectural projects across many scales, here in Australia and abroad. Rob is registered in both Victoria and NSW. Passionate about both education, housing and high density environments, Rob is interested in how public buildings contribute to the quality and cultural resonance of communities and urban life, and how the private house enriches that life.

Kate McMahon is a registered architect in Victoria and the UK, and has worked extensively on education, residential buildings and masterplans. Kate designs iteratively using a combination of physical and digital modelling, and in addition to education buildings, is interested in bespoke house design and how beautiful design can genuinely transform how we live.



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## our stages of work - mcmahon and nerlich architects

1. concept design
2. design development
  - exteriors (town planning / report & consents)
  - interiors
3. construction documentation
4. contractor selection
5. contract administration
  - defects liability period

In **1. Concept Design** we will prepare sketch and prepare preliminary layouts for the drawings until we have agreed on a design interior details including all cabinetry and that meets your brief. These will consist of computer-drafted plans, sections and elevations and 3 dimensional representations of the concept. The 3 dimensional representations may be hand sketches or a computer or physical model. A project costing is done during this stage of work to confirm a budget and project scope.

Once the concept design and project budget are agreed we commence **2. Design Development**. During this stage we will develop the **exterior design** of the project and will also prepare either the Town Planning application or Report & Consents (if required). These involve finalising the exterior design, including size, heights, materials, windows features etc. Site analysis, renders, shadow diagrams and a planning report may also be prepared to support any applications. We will use the feedback from a pre-application meeting to give the proposal the best chance of success.

The planning application is included in the fee, including initial liaison with council and response to an RFI (Request for Information). If there are objections or prolonged negotiations with council, or the application goes to VCAT, this is normally additional to our fee. There is a degree of uncertainty about the planning process and planning approval cannot be guaranteed.

As the planning application is close to being approved, we will develop the **Interior design**. We develop the interior design concepts

In **3. Construction Documentation** all remaining design details are finalised, such as construction details, detailed electrical layouts, internal design fixtures and finishes confirmed, and the working drawings, specification, schedules and tender documents prepared. We also coordinate the work of other consultants, and liaise with any specialist trades such as heating and cooling etc. as may be required.

During **4. Contractor Selection** we call for tenders, negotiate with tenderers and make recommendations. We liaise with the tenderers to clarify their tenders and to negotiate the scope and cost if required.

In **5. Contract Administration** we administer the contract with the builder. This involves site visits, answering builder's queries, issuing instructions, and assessing financial and time related claims. We will also certify when the project is complete for use and provide lists of defects to be rectified. We encourage and facilitate open communication between the builder, client and architect throughout, to ensure a smooth process and orderly **defects liability period**, and a completed building and process that everyone can be proud of.

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