

## **NEW HOME DESIGN PROCESS**











### **STAGES**

#### 1. PRE DESIGN

#### 2. CONCEPT **DESIGN**

#### 3. DESIGN **DEVELOPMENT**

#### 4. DEVELOPMENT **APPROVAL**

#### **5. DOCUMENTATION** & APPROVALS

- Site Visit
- Proposal & Acceptance
- Design Brief
- Survey
- Site Analysis & Research

- Consultation & Initial 2D Floor Plan
  - Concept Meeting x 2
  - Concept Design Plans
  - Consultants **Preliminary** Advice
  - Design Feedback
  - OPTION: Interior Design Brief

- Revisions to Initial Design
- Design Meeting
- Final **Amendments**
- Design Approval
- OPTION: Interior Design Concept
- Development Approval prepared and submitted (if required)
- Working Drawings to lodge BA
- Liaise with relevant consultants to obtain building approval
- OPTION: Interior Design Detailing

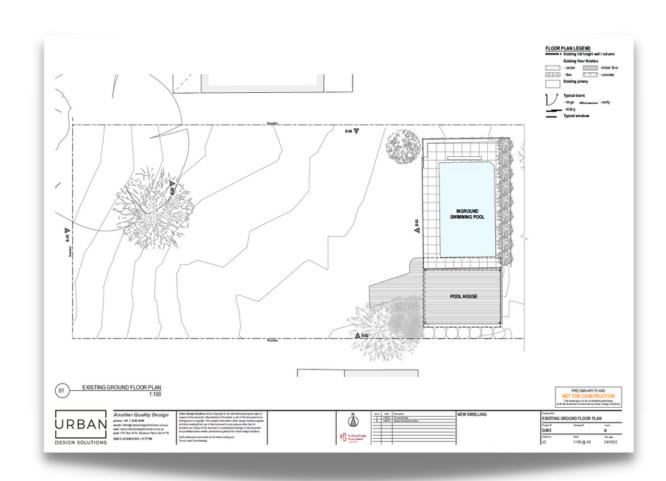


Our initial meeting gives you the opportunity to get to know us, get professional advice and gain an understanding of our processes.

We take the time to discuss your brief, ideas, understand your lifestyle and the desired result you are looking for.

For development clients gain knowledge of target markets.

Once you engage with us, this is where we gather all our information, on the site, building, brief and you and your lifestyle.

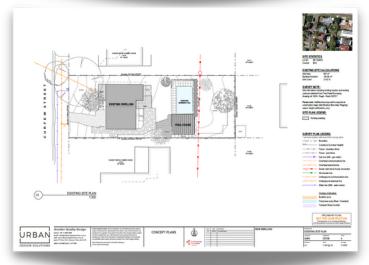




All your ideas, design brief, images are now transformed into an initial 2D floor plan. Following this, we have an initial concept meeting to discuss this and further explore our options.

Upon completion of this, a more refined concept plan is prepared followed by another round table discussion viewing the drawings and 3D model. It's at the completion of this stage we recommend starting conversations with builders.













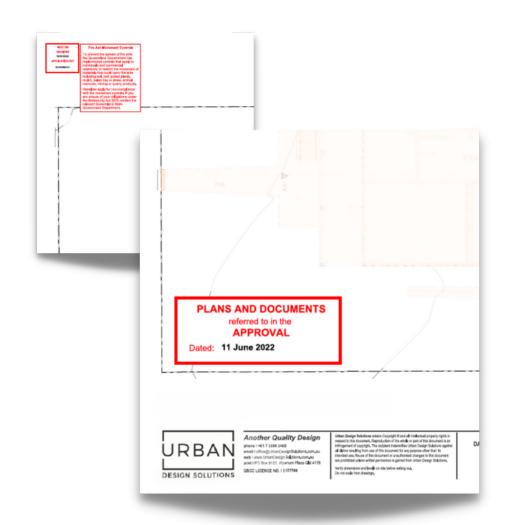
Modifications to the concept design are made based on your feedback to the concept design and/or feedback from builders.

This is the fine tuning stage, modifying the design to create the perfect design for your lifestyle.





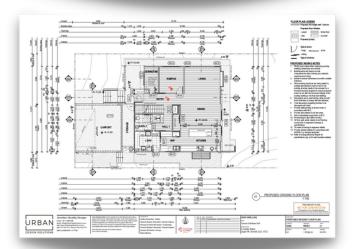
Certain properties or designs
require a Development
Application. We work in
conjunction with town planners
& other consultants as required
to prepare all drawings as
specified by council for approval.
We will advise if your project is
likely to require a DA.

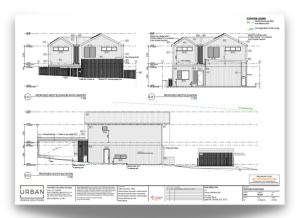


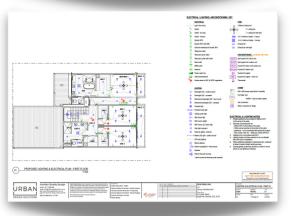


On receipt of client approval plus
DA approval (if required), we will
commence the working
drawings. At this stage we deliver
detailed working drawings. We
once again work in conjunction
with consultants, such as
certifiers and engineers to
prepare for the Building Approval
and construction of your project.









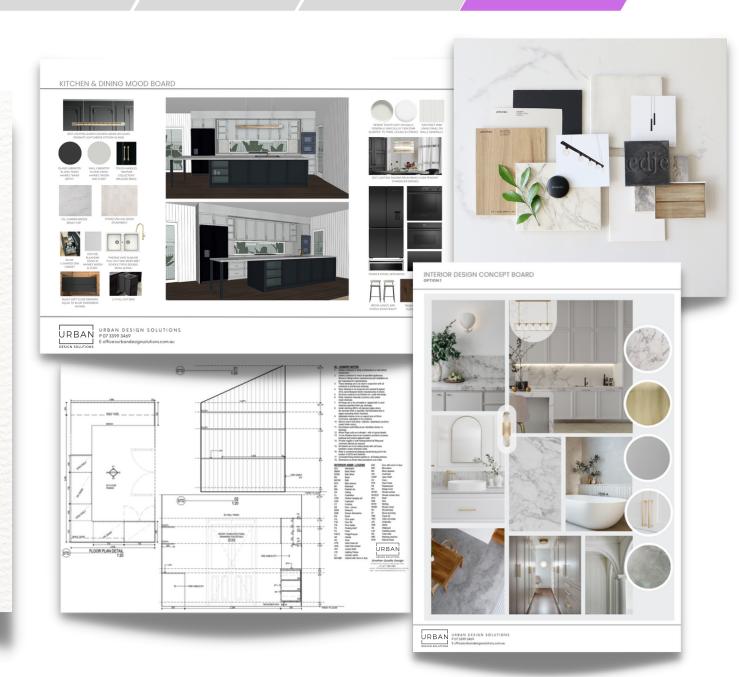
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# INTERIOR DESIGN



If you are looking to amplify your results and create a seamless execution of your project, then including selections of finishes and fixtures as well as the detailed drawings for the interior will assist your builder to successfully complete their job. Builders agree, accurate drawings avoid delays, mistakes and help keep costs to a minimum. Let us take the stress and running around out of making decisions or provide reassurance that you are making the right decision with choosing colours, finishes and fixtures.

Advice from a professional will create your ideal aesthetic, incorporating functionality and delivering that 'wow' factor.





**QBCC Licence Number: 1177769**