

NIBBIA



WHITE & TIMBER HOUSE

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01. INTRODUCTION

KIBBIN - Residential building design, sustainability in mind.

Since 2009, I've been working as a sole practitioner, providing a boutique building design service for residential projects large and small.

Jon McKibbin - Founder/ Director/ Designer

SERVICE

Undertaking a custom build can seem a daunting task. I'm here to make the process easy, enjoyable and something that contributes to the experience of creating a new home.

I enjoy engaging with clients, challenging the brief and spatial requirements to design a home that works for you and makes the most of your individual site.



DESIGN APPROACH

I approach any design holistically, by first taking a look at a sites context, location and the surrounding environment.

I work to create buildings featuring materials fitting for the given location, built using tested construction methods.

Floor planning is a response to site and a clients practical spatial requirements. We work together through the design process to create a home that responds to local climate and captures the unique views and aspects of any given site.



SUSTAINABILITY

Our industry is constantly evolving, gaining a deeper understanding of the actions required to reduce impacts of new buildings and create more durable, resilient, and energy-efficient homes.

Sustainability is a core consideration in my approach. At a fundamental level, I look to conserve as much as possible from existing buildings. I consider adaptive reuse or repurposing old structures where possible and reclaiming material resources when demolition is necessary.

I recognise the benefits of time honoured passive solar design principles and designing for the specific climate of a site. This involves carefully considering solar orientation to locate window openings that harness the sun's energy and prevailing breezes for natural heating and cooling.

On a higher level, I evaluate a building's performance based on material composition and how best to utilise material properties to advantage. For instance, using concrete or brick for thermal mass, improving insulation values, or the effect of adding performance glazing. For 2025, I'm looking forward to becoming a certified Passivhaus designer and implementing higher performing Passivhaus building details in future projects.

When produced sustainably, timber remains the ultimate renewable building resource. By maximizing the use of timber and timber-based products in a building's structure, we can significantly reduce the carbon footprint of any new build. To ensure longevity, I advocate the use of robust, serviceable building products and materials that stand the test of time, over building with latest trends.

Finally, I promote installing all electric appliances and incorporating roof top solar & battery storage for reduced reliance on the electricity grid and lower energy costs.





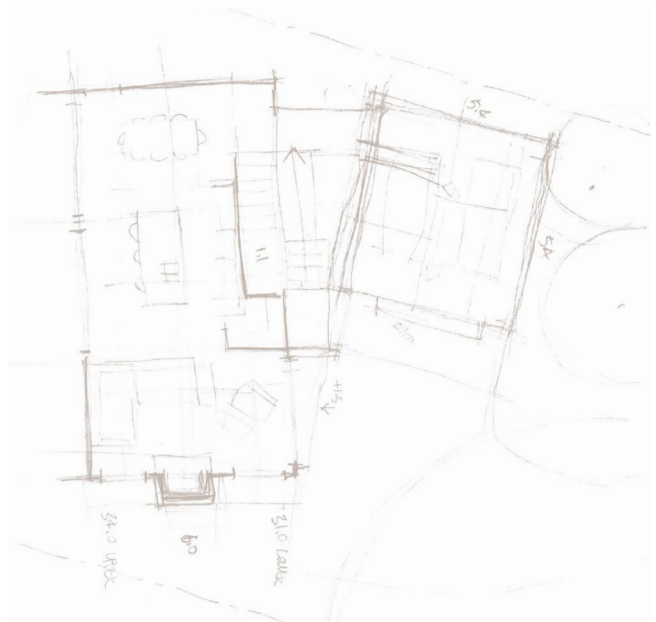
02. PROCESS

PRE - DESIGN
DESIGN
DEVELOP
DOCUMENT
DETAIL

My service is spread across 5 stages and provides a flexible framework for any residential project.

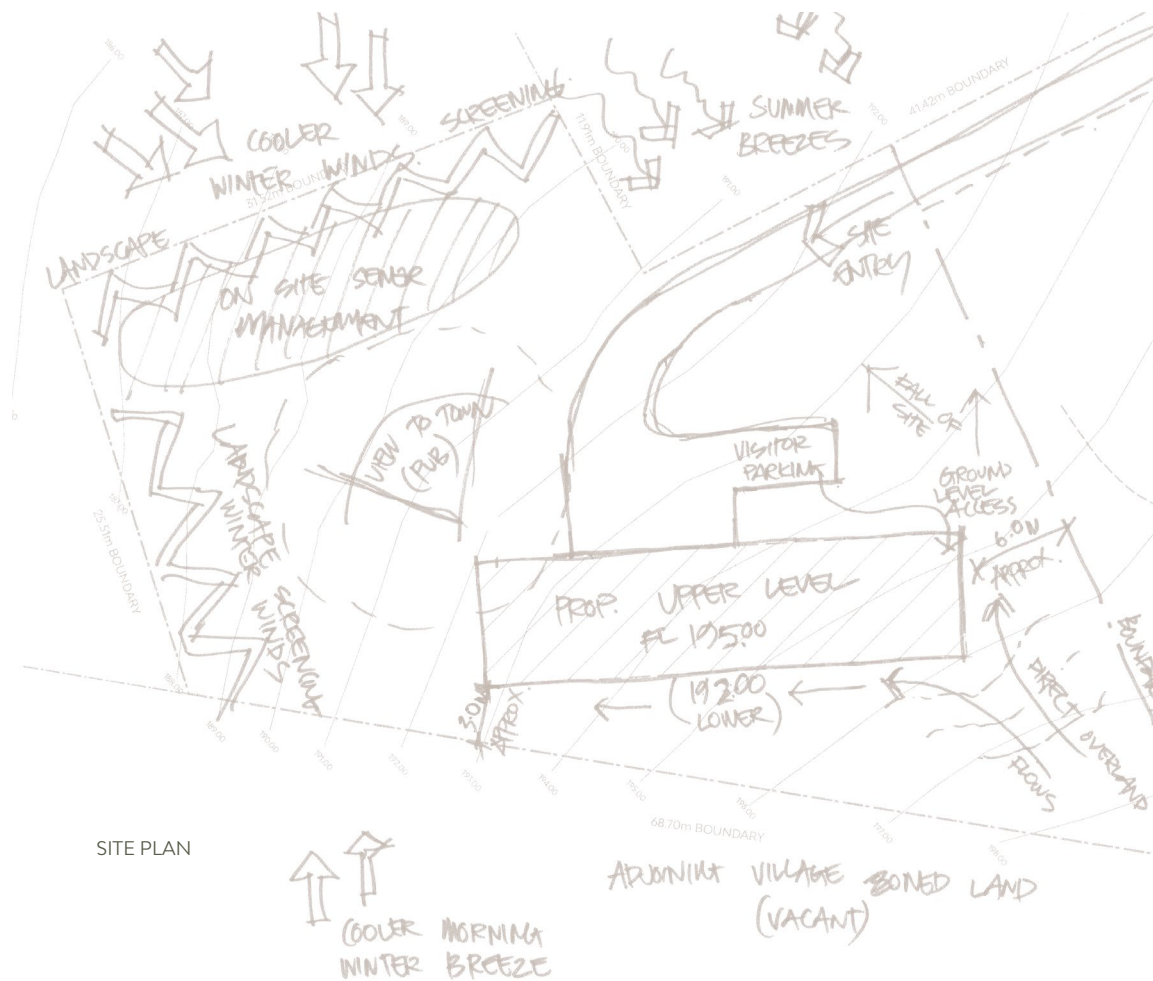
I communicate design thinking in a relatable way and proudly produce all design, sketches, artist impressions, plans and documentation in-house.

In collaboration with you the client, we assemble the project team of necessary consultants and your preferred builder and deliver the best possible outcome for any given budget.



STAGE 1 - PRELIMINARY DESIGN

This introductory stage of work is a chance to pitch my approach to design and what I can bring to your project. Beginning with a site inspection, it allows time to research the site and establish the constraints that apply. We drill down and cement the project brief then begin working on schematics to give you the things you'd like in your new home. In addition to preparing your tailored service proposal, Preliminary Design allows us to investigate and uncover all pre-construction costs that apply to your project so you know what to expect moving forward.



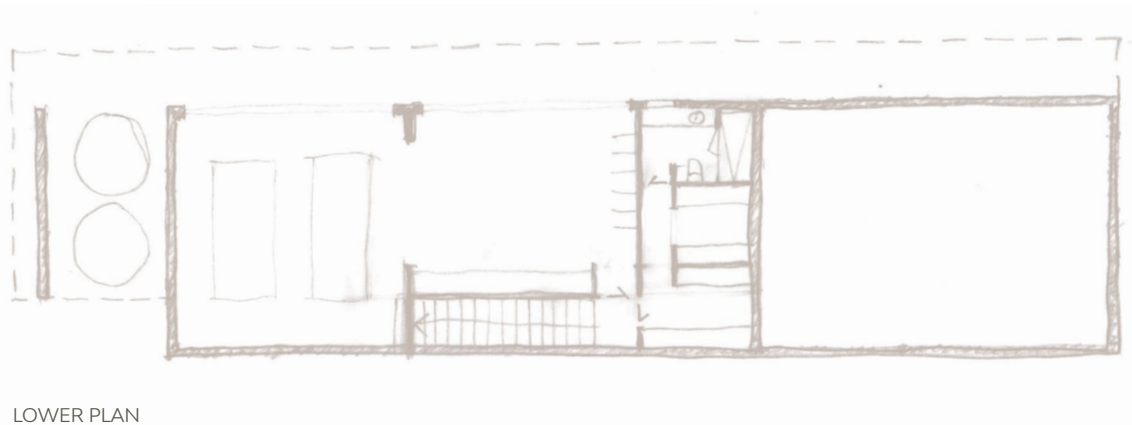
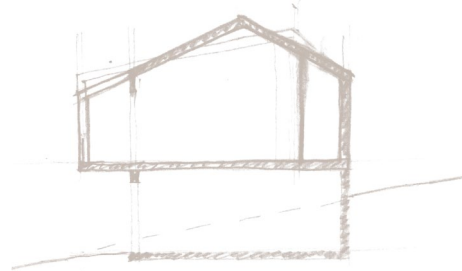
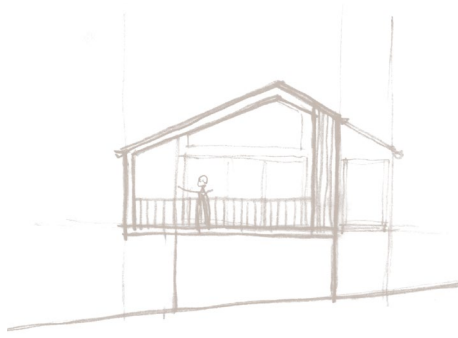
Preliminary Design Inclusions:

Site inspection and briefing meeting

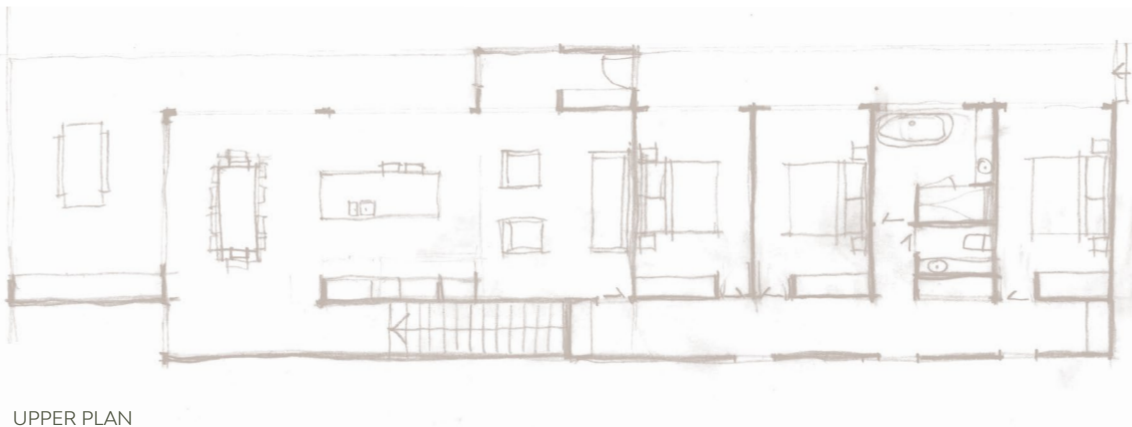
Pre-Design Documentation - Sketches, site planning, floor planing, mood boards, details to further explore and develop, ball park construction budget estimation

Tailored Service Proposal - Outlining fees covering the subsequent 4 project stages (Design, Develop, Documentation & Detail.)

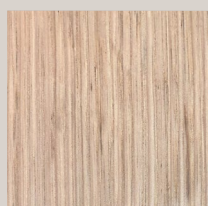
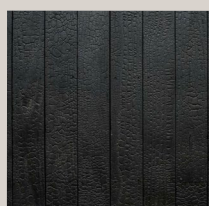
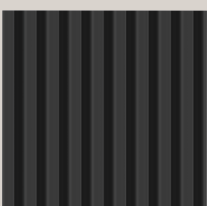
Summary of 3rd party pre-construction costs to get you building. Allowances for items such as Councils Fees & Levies and any specialist consultancy such as surveying or engineering required on the project (refer Stage 4 Document, page 20)



LOWER PLAN



UPPER PLAN



STAGE 2 - DESIGN CONCEPT

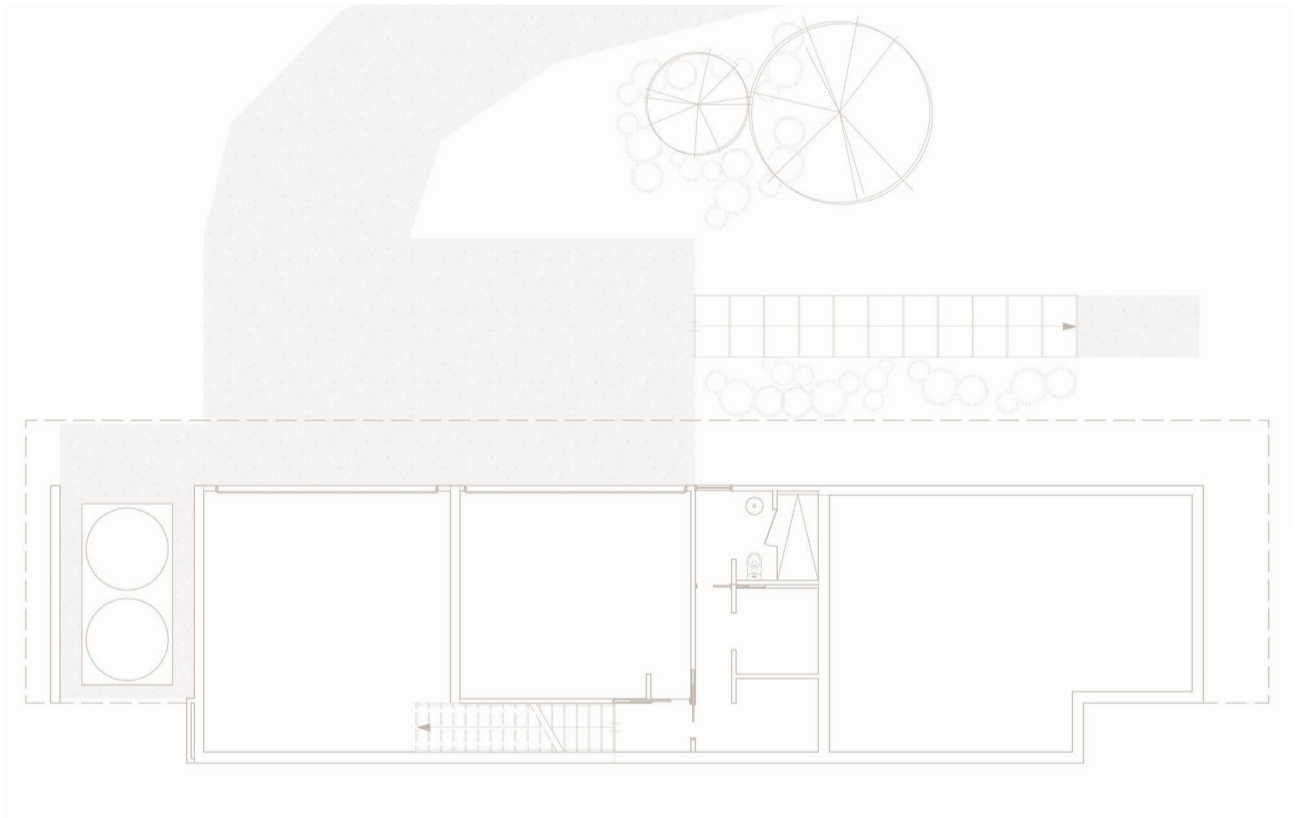
First off we obtain a detailed site survey plan from a surveyor and continue development of preliminary design ideas with improved accuracy. If the project includes an original building, we return to site for a detailed site measure of the internal layout to combine with the site survey.

I explain the initial design work as juggling a 3d jigsaw, reworking preliminary floor layouts to align spaces towards available views and implementing passive solar design principals. Even at this early planning stage we need to think about structure and how the new building will stand up. I begin working on the construction method and what materials are suitable in terms of the project budget. Sketching revised floor layouts I develop a workable cross section and roof design.

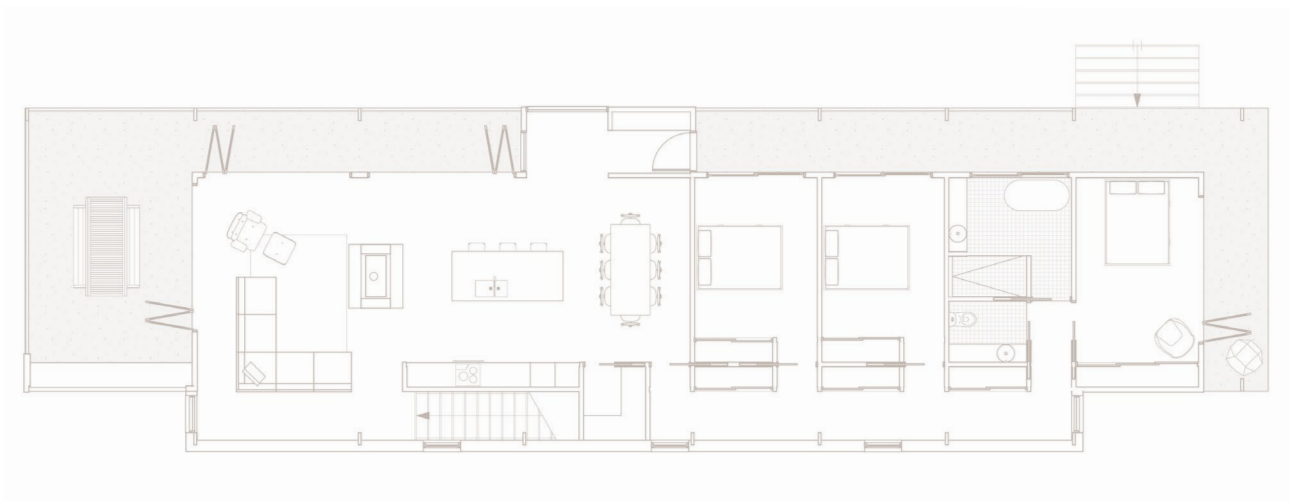
When I've reached a broad vision, I use the rough sketches to start building the CAD model at 1:1 dimension. I view Design Concept plans and renderings as important as technical drawings used for planning approval and construction. They represent the core design ideas of the project and communicate the detailed thought processes involved.

At the end of this stage I present a holistic concept including sketch plans, rendered images with a square meter rate budget projection.





LOWER FLOOR PLAN



UPPER FLOOR PLAN





STAGE 3 - DEVELOP DESIGN

After meeting to discuss the initial design concept we dive into more detailed refinements. We establish which elements need reworking and further consideration. This could include tweaking planning layouts, amending roof lines or considering alternative materials. This stage is about considering flow on effects of any revisions, constantly reminding ourselves of the brief to ensure we don't stray too far.

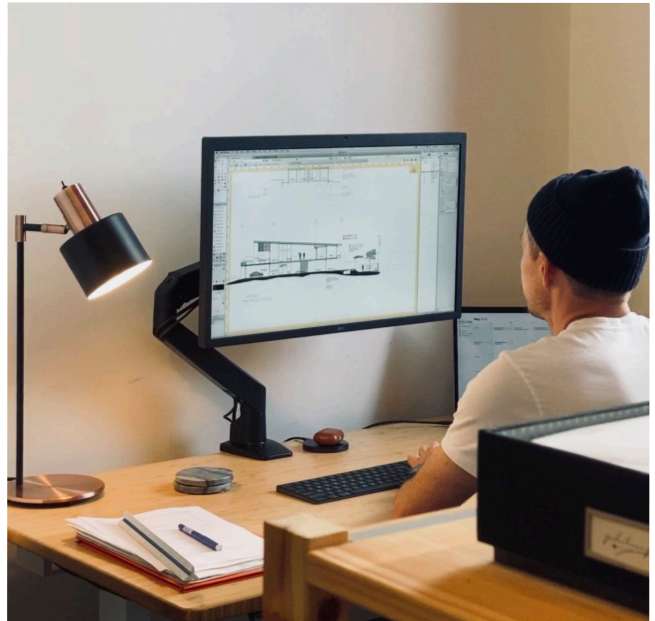
By the end of this stage we'll have a resolved design with a construction budget projection to consider. Design level documentation is available for pre-lodgement advice from Council, or for preliminary advice from specialist consultants that may be necessary on the project (such as bushfire or flood). This package can then be used to start a conversation with potential builders, to gain a feel for who might be a good fit for the project and for early construction cost advice.









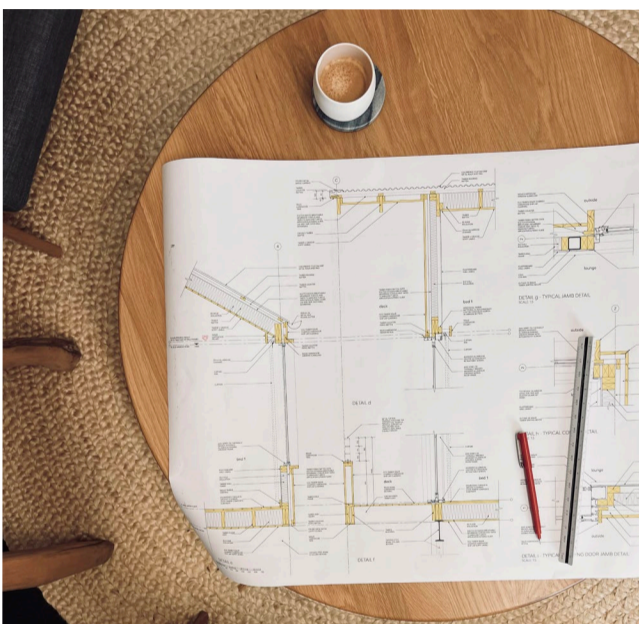


STAGE 4 - DOCUMENT

This fourth stage involves the preparation of plans and documents for submission to obtain planning approval for your project.

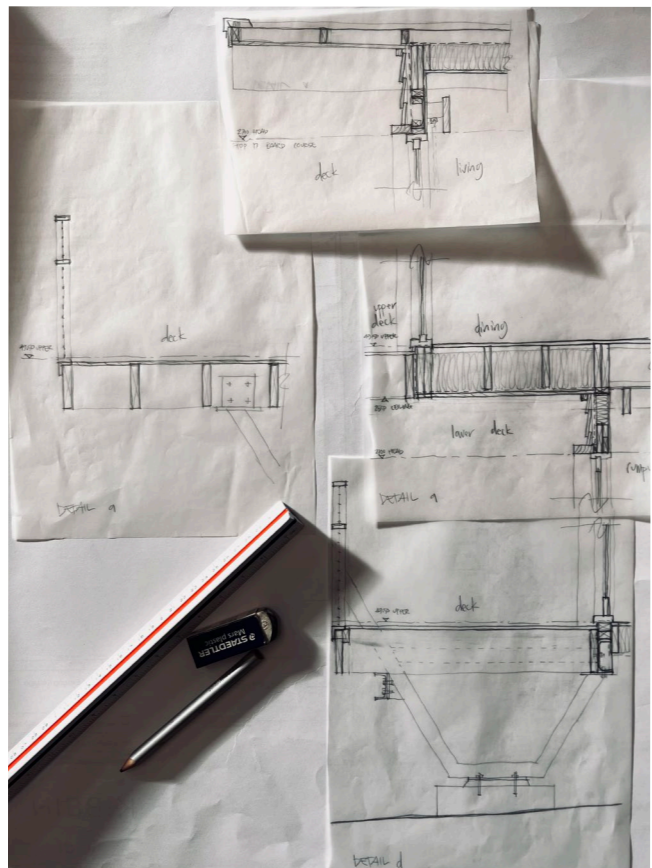
We collaborate with any specialist consultants necessary, usually engineers for drainage and structural design and an energy/sustainability consultant (for new homes.) This can also extend to a bushfire consultant, arborist or an environmental consultant depending on the nature and restrictions of the site.

As your representative in the planning approval process I deal directly with the consent authority for the project. I'm committed to supplying a comprehensive and thorough application package, my goal is to ensure a timely assessment, regardless of the approval pathway we choose.



STAGE 5 - DETAIL

In this final stage, we prepare detailed plans and documents for the builders' final cost and construction. The detail drawings show how the exterior components go together, referencing back to the original design concept. We can add further detail to the scope if you need, to cover things like joinery design, wet area details, and interior fixtures and finishes.



03. APPROVAL TYPES

APPROVAL PATHWAY, DA/CC or CDC?

What do all the abbreviations mean, DA/CC, CDC? Who is the consent authority and private certifier, and what do they do? Which approval pathway is best?

Let me break it down...

It depends on what you're proposing and what you want to achieve. A "complying development" (CDC) is usually a quicker and easier way to get approval compared to a "development application" (DA) with your local Council. But keep in mind that approval time isn't the only thing to consider.

A CDC approval means you have to strictly comply with the stated rules and guidelines which can sometimes limit your design options. That's why it's called a "complying development certificate."

On the other hand, a "merit-based assessment" of a DA submitted to your local Council, can be a better option and offer a greater degree of design flexibility.

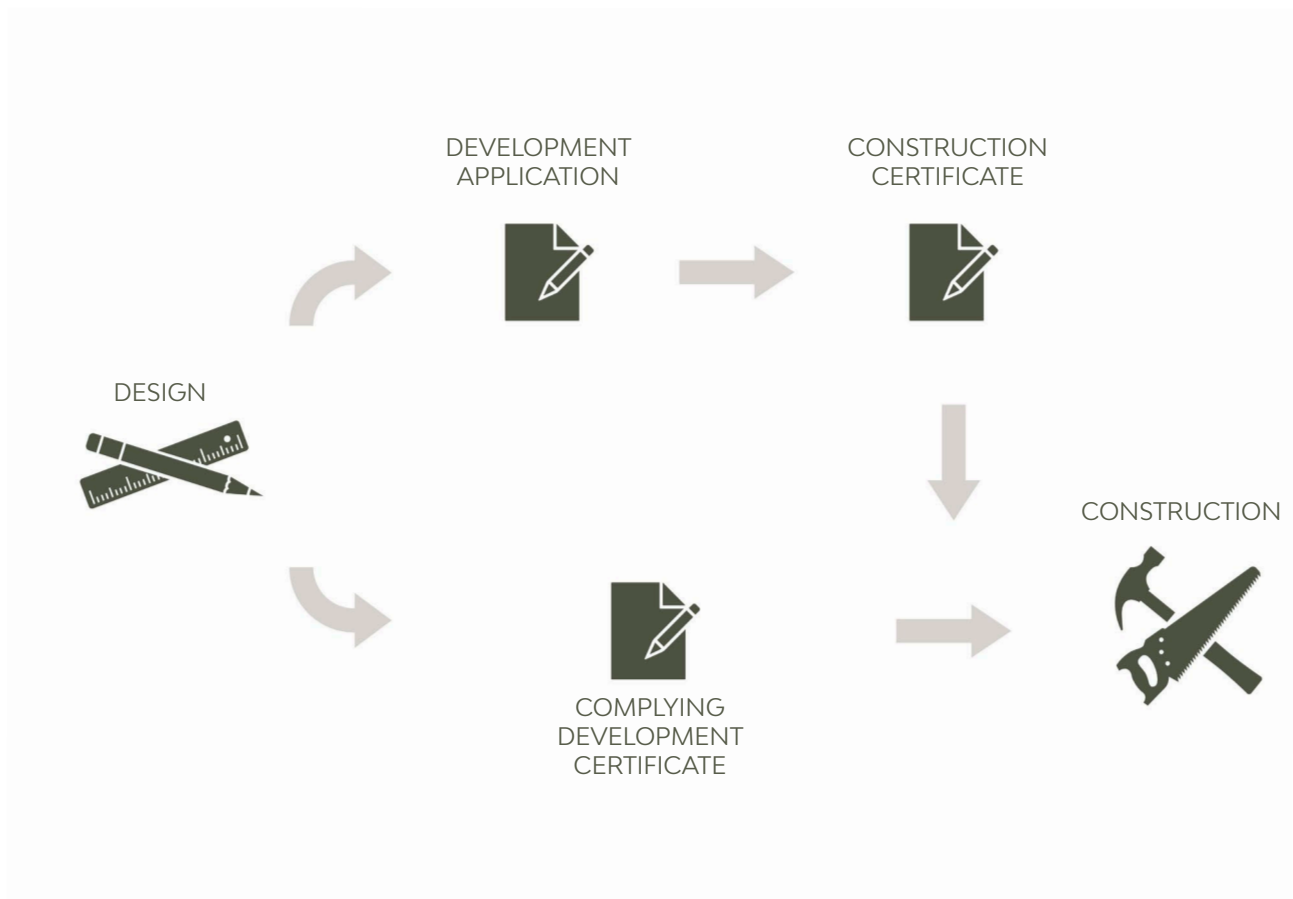
DEVELOPMENT APPLICATION - DA:

Most clients choose to lodge a "development application" (DA) with local Council. Council provides a "merit based" assessment on how the proposal stacks up against their development controls that apply. A merit based assessment means Council can take into account specific site constraints or aspects of the design that might not strictly comply with policy.

Generally Council's encourage compliant proposals, however in certain circumstances they can be flexible and support proposals that push the envelope. Any non-compliances need to be thoroughly addressed in supporting documentation of the DA package. As long as it can be demonstrated there are no impacts on neighbours or the wider community, Council can support and approve minor variations to their controls.

The DA is a back and forth process with Council generally requesting additional information at least once to reach a decision. Once Council is satisfied, consent is granted subject to any special conditions they impose which are issued with the stamped DA plans.

The time Council takes to approve a DA is dependent on the additional information they request and/or if complaints are received from neighbours. I have a great track record with DA's, and most of the time receive approval with just one round of additional information requested. As the reaction of Council and neighbours complaints is a little unpredictable, any additional information required is provided on a time charge basis in a separate scope to the original service proposal.



CONSTRUCTION CERTIFICATE (CC):

A standard DA condition imposed by Council prior to any building work starting is obtaining a “Construction Certificate” (CC). The Construction Certificate (CC) is co-ordinated in the fifth and final Detail stage. The CC is obtained from the “principal certifying authority” which you have the choice to nominate either Council or select a “private certifier” to issue your CC on the project. A private certifier, commonly known as just the “Certifier” is a privately owned and operated entity registered in NSW to act as the principal certifying authority to issue the CC and carry out all mandatory inspections for the build.

It is the certifiers job to check the final construction plans are in accordance with the approved DA from Council and all requirements that apply within our National Construction Code and Australian Standards. The certifier also carries out the mandatory inspections during construction.

In summary, it's the certifier's responsibility to ensure the builder is adhering to the Council DA consent, engineer's structural design and that all building works meet the building code and Australian Standards.

COMPLYING DEVELOPMENT CERTIFICATE - CDC:

In New South Wales, we have alternative pathway for planning approvals for development projects known as a “CDC” or a Complying Development Certificate. Instead of following the rules set by your local council, your project is assessed under a State Environmental Planning Policy (SEPP) known as “Exempt and Complying Development Codes.”

A CDC is a one step streamlined approval process. It's similar to how a construction certificate is issued where you can apply from either your local council or from a private certifier. Most people if they are seeking a CDC use a private certifier.

The only difference with a CDC is your project must comply with all requirements and calculations that apply, there is no flexibility to push the envelope under this policy.

This type of approval is better suited to alterations and additions projects but you can also get a CDC for new dwellings and dual occupancy developments too.

Just like a DA, the time it takes to get a CDC depends on who you choose either Council or private certifier and the extent of additional information they may request. But the approval process is usually much faster than for a DA as approval is issued in one step and neighbours complaints are removed from the equation.

04. FEES

WHAT ARE YOUR FEES?

I tailor fees to each project, so I can provide the right level of service for the agreed scope and complexity. I calculate fees accurately based on the estimated time needed to complete the project. The service is provided on a fixed fee basis with a small time charge component covering any extra information requested by Council or certifier. I invoice monthly as the project progresses with all invoices itemised with tasks completed, so clients understand the spread of time against the project.

EXCLUSIONS

My service fees are EXCLUSIVE of any 3rd party specialist consulting and approval authority fees and levies that apply to the project. You can pay these fees directly or have them arranged to be paid on your behalf.

Requests for additional information from Council or the certifier are also excluded. I always make sure to provide a complete and thorough application package for all planning approvals to avoid any unnecessary delays caused by additional requests. However, most planning applications will require some additional matters to be addressed. These are usually minor and can be easily handled with a short time charge agreement before starting any additional work.



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05. OTHER PROJECT COSTS

Beyond designers fees, you also need to consider other pre-construction costs associated with your project. I include with every tailored Project Proposal a Summary of Additional Project Costs including all expected 3rd party items that apply to the project.

Depending on the site and level of specialist consultancy required, costs can stack up quickly and are a worthy consideration from the beginning of planning your new home. In some cases designers fees may only form 50% of the pre-construction budget for more complex sites that require more specialist input.

ARMSTRONG (UNDER CONSTRUCTION)





CONSULTANTS

Generally, drainage and structural engineering is required on most projects. Depending on the site and locality of the project, specialist consulting required can extend to energy efficiency, landscape design, geo technical engineering, flooding and bushfire or environmental and heritage. Where consultant input is required on a project, I obtain proposals on your behalf for you to approve and liaise with them directly.

APPROVAL FEES

Council DA fees are regulated by the Environmental and Planning Assessment Act and are calculated based on the estimated value of construction for the project. The estimated value of construction is also used for the calculation of Councils developer contributions levy explained further opposite.

Private Certifying Authorities provide their own fees for the assessment of construction certificates, complying development certificates and building inspections. Similar to how we engage other specialist consultants I obtain a proposal on your behalf for your approval before nominating the private certifier and liaising with them directly.

LEVIES

Local Council's in NSW have the ability to levy developers for contributions towards local infrastructure under the Environmental and Planning Assessment Act. Each Council levy in their own way, for example some Councils don't levy replacement dwellings where others do, it depends on your local government area. Each Council has their own policy and method of distributing funds collected throughout their LGA. As a guide, this levy can equate to approx. 1% of the estimated build cost and is payable prior to the commencement of any building work.

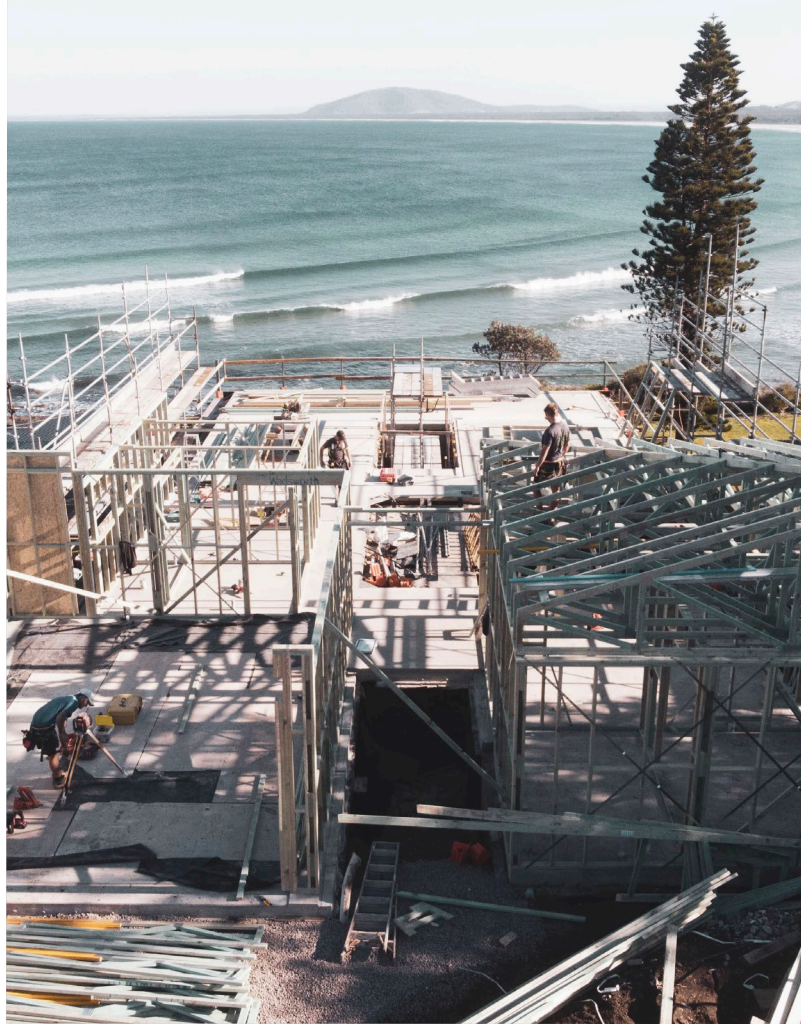
The Long Service Levy is applicable to all building and construction work valued at over \$250,000 in NSW. The levy is collected by the NSW Government and paid into a fund administered by the Long Service Payments Corporation. It is calculated on a percentage basis on the estimated value of construction and distributed by the Long Service Payments Corporation who make long service payments to building and construction workers of NSW. The Long Service Levy is also payable prior to the commencement of any building work.

06. BUDGETING & BUILD COST

What does it cost to build custom? Well, it varies of course!

Creating a one-of-a-kind home with unique details on a tight budget is a real challenge. To make it work, we need to keep the budget at the forefront of everything we do. While we can compare similar projects, each one-of-a-kind design needs to be looked at on its own merits. We do regular budget checks at every important stage of the project, from design to documentation (before we submit for building approval) and finally construction tender.





SQUARE METER RATES

Square meter rates are spoken a lot about within the industry. They're based on recent projects and can be used to estimate how much a design will cost. A ballpark estimate is a good starting point to see how well an idea fits within the budget. And as a design tool, it's a good reminder that every square meter of floor space adds to the final cost.

PRE-APPROVAL ESTIMATE

A square meter rate estimate can be tricky because it averages out the costs of any unique details. As the project progresses and documentation is developed for planning approval, we ask your potential builder to provide an estimate based on this preliminary information. At this level we account for the core cost associated with the specific design. By adding allowances to fix out the home, for example kitchen joinery, bathroom fixtures etc, we have a far more accurate indication of the construction cost for the project. This way, we can be confident that we're on the right track and can submit the necessary documents for planning approval.

CONSTRUCTION TENDER

You can only ask your builder for a full construction tender once planning approvals and full detail documentation is complete. Depending on the level of detail documentation you choose, your builder may still include provisional sums for specific items within the tender that aren't yet selected, for example rates for tiling or light fittings. The final tender price is the total amount you'll pay (subject to any future variations you make) and the sum on which you sign the builders contract.

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