



SCOPE OF WORKS

New Home Design

Designing a New Dwelling & the DA Approval Process



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PdD Building Design Head Office ©PdD

FUNCTIONAL BEAUTIFUL SUSTAINABLE



Home Design Mossy Point, NSW ©PdD

Whether it be a sea change, tree change, a new family home, retirement or an investment property, PdD Building Design provide a range of services to help.

Working in close consultation with you, our team can plan your house from concept stage right through to full Development Approval (DA).

PdD is a multi-disciplinary team of Accredited Building Designers specialising in stunning, liveable, low energy, sustainable homes. We incorporate solar passive and environmentally sustainable architecture principles in to all our work, designing buildings that are good for their occupants, good for the environment and are economic to build and operate.

Our goal is to make the whole process enjoyable and easy as possible for you as you bring your vision to life.



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Preliminary Administration & Pre-Design

*This is the stage where
we ensure that we
understand the needs
of the Client.*

*We'll also investigate
and get to know the
proposed site .*

To ensure a successful project we undertake the following tasks:

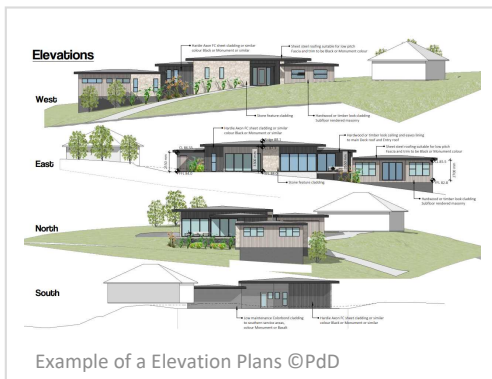
- Obtain the Client's **design brief**.
- Discuss Client's **budget**.
- Attend an initial meeting to discuss design needs, aesthetic and vision - this may be done either by phone or on site.
- Issue a **Letter of Engagement**.
- Conduct our due diligence process. This involves identifying land zoning & any relevant authority regulations.
- Assess of **Contract of Sale** (Cert 10.7) requirements (if applicable).
- Evaluate site constraints - for example, bushfire prone land, stormwater constraints or environmental classifications.
- Establish if a **survey** is underway or has already been completed.
- Advise if additional consultants may be required.



Initial Concept Design

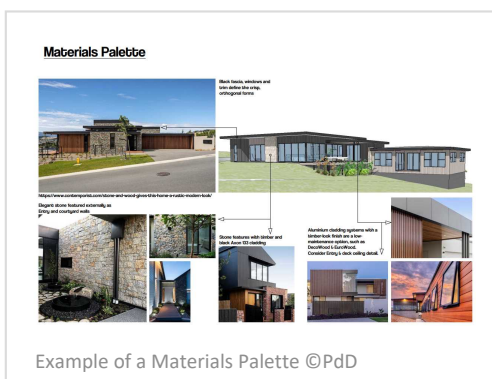
The fun begins!

- Once we receive the survey, we import all the data into our software to create an accurate 3D render of the site including the topography and neighbouring houses.
- Our team begins the design process and produce a 3D model of the new dwelling.
- The Model will be geolocated to analyse sunlight the home will receive in winter and shade during warmer months.
- A series of Concept Drawings will be issued in PDF format.
- Discussion with Client regarding the Concept design (either online or in person).
- Make revisions / additions based on Client's feedback.



A CONCEPT SET OF DRAWINGS WILL INCLUDE (AS REQUIRED):

- Locality Plan
- Site Plan
- LEP Mapping - Legislative Context of Site
- Climate & Wind Data
- Client Brief Summary
- Floor Plan 1:100
- Elevations 1:100
- 3D Exterior Perspectives
- 3D Interior Perspectives
- Solar Access Analysis
- Window Schedule
- Materials Palette
- Tree Removal Plan
- Variations to Consider





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Energy Efficient Design

PdD is a fully accredited Sustainability Design Specialist. We draw on over 30 years of practical experience and post graduate level qualifications in energy efficient design and we integrate this into every aspect of the design process.

The following steps are taken to ensure your design is as energy efficient as possible and is cheap to run over the long-term:

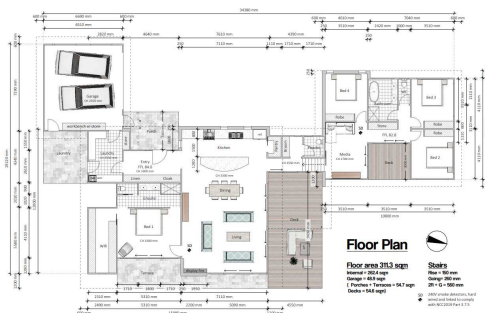
- Optimise the solar orientation of the building - we do this by using geolocation software to map the sun's path in relation to the home. Correct orientation improves thermal regulation; keeping the building is cool in summer and warm in winter.
- Place and specify windows to suit the climate and location.
- Give advice on low VOC materials creating a healthier internal environment.
- Discuss water tank suitability.
- Give advice on sustainable materials to specific needs and budgets.
- Give advice on cost efficient methods of making the building more energy efficient.

4 Detailed Design & Estimating

After consultations with you, we develop detailed plan drawings into a final design solution. If you wish, you may then take the plans to a builder for a construction estimate to see if the design is within the desired budget.

A DESIGN SET OF DRAWINGS MAY INCLUDE (AS REQUIRED):

- Locality Plan
- Site Plan
- Floor Plan 1:100
- Elevations 1:100
- 3D Exterior Perspectives
- 3D Interior Perspectives
- Solar Access Analysis
- Shadow Diagrams
- Window Schedule
- Demolition Plan
- Tree Removal Plan
- Draft BASIX Assessment



Example of a Floor Plan ©PdD



Example of a 3D Exterior Perspective ©PdD

5 DA Submission Working Drawings

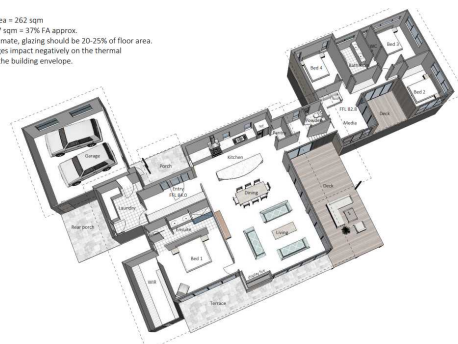
Once you are ready to proceed, we begin plans for the DA Submission. This is where we add all the required information to satisfy the Assessing Authority for development approval.

Your working drawings will be tailored specifically to the needs of the site as identified during our initial due diligence process in Stage 1:

A D.A SET OF DRAWINGS MAY INCLUDE (AS REQUIRED):

- Locality Plan
- Site Plan
- Floor Plan 1:100
- Elevations 1:100
- Roof Plan
- Section
- Shadow Diagrams
- Window Schedule
- Demolition Plan
- Tree Removal Plan
- Driveway Profile
- Rainwater Management/Reuse Plan
- Bushfire Asset Protection Zone (APZ)
- OSMS Plan
- BASIX Certificate
- Notification Plans

Internal Floor Area = 262 sqm
Glazing area = 97 sqm = 37% FA approx.
Ideally for this climate, glazing should be 20-25% of floor area.
Larger percentages impact negatively on the thermal performance of the building envelope.



Example of a 3D Interior Perspective ©PdD

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BASIX Certification & Compliance

A Building Sustainability Index (BASIX) Certificate is a requirement for all new residential developments under NSW Planning Law.

It is one of the most effective sustainable planning measures undertaken in Australia as it ensures your new home will be suitably energy efficient in relation to water, energy use and thermal performance.

Since Oct 2023 all new dwellings in NSW are required to meet a 7 star energy rating. In order to achieve this rating we work alongside an accredited thermal performance assessor to complete the certification process.

A BASIX CERTIFICATE WILL INCLUDE THE FOLLOWING ASSESSMENTS (AS APPLICABLE):

GENERAL

- Site area (sqms)
- Roof area (sqms)
- Conditioned and Unconditioned floor areas (sqms)
- Garden and lawn (sqms)

WATER

- Fixtures
- Alternative Water Supply

THERMAL COMFORT

- General Features
- Floor, Walls, Ceiling, Roof (Construction & Materials)
- Windows, Glazed doors, Skylights (dimensions, orientation, surface area, overshadowing, materials)

ENERGY

- Hot water
- Cooling
- Heating
- Ventilation
- Artificial Lighting
- Natural Lighting
- Kitchen Utilities





7 DA Lodgement

*Documentation
& Submission*

Once all the working drawings are complete we will compile and submit all required documentation to the relevant planning authority.

This will involve the following:

- Correspond with any required consultants to obtain the required submission, ie bushfire reports or OSMS reports.
- Produce the working drawings ready for submission.
- Undertake an Aboriginal Heritage Management Search
- Complete all council issued forms including:
- D.A Application Form
- D.A checklist
- Statement of Environmental Effects
- Cost Estimate
- Additional documentation that may be required.
- We will respond to enquiries from council during assessment period.



About Us

Collectively, we have over 50 years of design and building experience with degrees in architecture, town planning, landscape architecture, building surveying and graphic design.

Paul, our head building designer, is an Accredited Building Designer, with decades of international experience, undergraduate and post graduate qualifications and a passion for design. His most recent qualification is a Post Graduate Certificate in Architectural Science (Sustainable Design) from Sydney University.

Our head office is located in Malua Bay NSW. We work across NSW servicing the Eurobodalla Shire, Canberra, Queanbeyan Palerang, Bega Valley, Shoalhaven & Sydney.

We can also provide designs and submit development approvals remotely for clients outside of these areas.



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ACCREDITED BUILDING DESIGNER

Building Designers Association of Australia

Accredited to Medium Rise standard, accreditation number 6379. Fair Trading registered Accredited Design Practitioner

WINNER

New Residential Buildings up to 250 sqm and under \$2,500 / sqm - 'Dromhus'

National Design Awards - Building Designers Association of Australia

COMMENDATION

Small Scale Projects up to \$100,000- 'Malua Bay Multi Use'

National Design Awards - Building Designers Association of Australia

FINALIST

Commercial Buildings

National Design Awards - Building Designers Association of Australia

WINNER

Eurobodalla Business Awards

Excellence in Small Business (1-4) Winner.

SDS

Sustainable Design Specialist

Nationally recognised specialist training in Sustainable Design. An industry leading course

Inspo

As we begin the design process you may like to send us photos of styles and materials that you like and/or items on your home design Wishlist. Here are a selection of images from our website portfolio to get you started. Enjoy the process!

