



**DESIGN PLUS DRAFTING**

RENOVATIONS EXTENSIONS ADDITIONS

# HOME RENOVATING GUIDE



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# EVERYONE HAS A DIFFERENT REASON TO RENOVATE

**WHEN IT COMES TO OUR HOMES, MANY OF US NEED MORE SPACE, MORE LIGHT, MORE ROOMS. AND OF COURSE, A LITTLE MORE MONEY ON YOUR SALE DAY.**

And then, some of us want less – less heat in summer, less maintenance, fewer restrictions to our lifestyle and daily routines. However, the journey we take through our ‘reno’ – from dream to completion – often follows the same path. It’s exciting, overwhelming, but always exhilarating.

**It’s an awesome experience and we hope to share it with you!**

This guide will give you tips and inspiration to help you to find your own style – inside and out.

We also provide the right information on how to select the right products to bring it all together.

**A home renovation is always a challenge, but we are here to make it into a great experience for you.**

With the right help and advice, you can manage the project today and your home will be magnificent for years to come.

**AFTER ALL, WE WANT YOU TO HAVE THE HOME OF YOUR DREAMS.**

**WE WILL STEER THE DESIGN AND APPROVAL PROCESS TO GIVE YOU A HASSLE FREE EXPERIENCE.**



## GETTING STARTED

### IT'S AN EXCITING TIME!

YOU'VE MADE THE DECISION  
TO UPGRADE YOUR HOME.

IT'S TIME TO DREAM AND MAKE  
YOUR DREAMS A REALITY.

### After all, anything is possible.

Anything is possible when it comes to designing your new home. It pays to pause at this point of the process.

### Are you 100% clear on your reason for renovating – is it for resale, changing family needs or the creation of a forever home?

With your purpose decided, you can focus on your space, design budget and what design elements you would like to include.

Create a wishlist, have a look at Pinterest and get a clear vision of how you want the finished renovation to look and feel.

### And we'll be there to lead you through the design and approval process.

## TIME TO DREAM

### DESIGN AND MOOD

Once you know why you're renovating, it's time to dive into the fun stuff: design.

As you're researching looks and layouts, consider the functional elements of a house – how do you and your family want to use the space?

It can be chaotic trying to remember all those flashes of colour and texture you stumble across online – **so keeping a Pinterest board can help.**

We suggest having a master board for your overall project and then a board for each area of the home.

Before you know it, you'll build a picture of a beautiful, functional home that flows from space to space.

### Also follow architects, interior designers and landscape gardeners you discover on Instagram.

They can be your link into a stream of ideas and images coming from across the globe.

### SIGHT AND SPACE

To get the best result for your project, your lifestyle needs must be balanced with the opportunities and challenges of a specific property and site.

The principles are simple and logical. **Homes should be orientated to get the best of everything – views, natural light and energy efficiency.**

When buying a new home to renovate, there's a few things to consider such as: sloping blocks, narrow sites, apartments, north facing, south facing, coastal surrounds – each requires its own solution.

### Do you build up or out? Promote shade or sun? Views or privacy?

You also need to consider you neighbours!

Our qualified Building Designers specialise in developing your design to get the most out of every block.

Good design will not only improve the comfort and livability of your home, but could also increase its value.





### **MID CENTURY MODERN**

Clean lines with a minimalist aesthetic combined with open liveable spaces.



### **BOX MODERN**

Rectangular exteriors with straight lines. Box modern offers sleek street appeal and simplicity at its best.



## **WHAT'S YOUR LOOK?**



### **AUSTRALIAN HAMPTONS**

An evolution from the American Hamptons style, allowing your home to sit perfectly within the Australian landscape, with an emphasis on outdoor living.



### **TRADITIONAL**

With plenty of character, tall walls, high ceilings, a central hallway and of course, a large verandah, traditional homes are back in fashion.



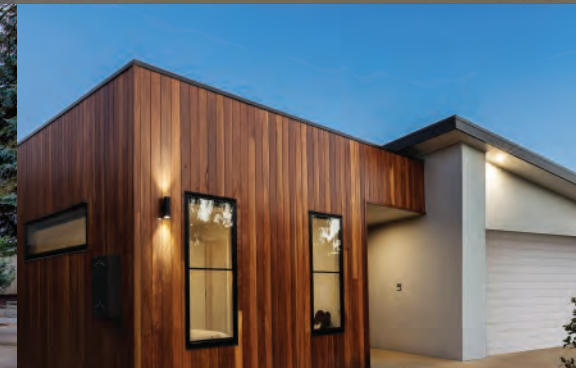
### **MODERN COASTAL**

Perfectly imitates the beauty of our Australian Coastline, combining a soft colour palette, natural textures and light airy living spaces.



### **SCANDI FARMHOUSE**

Exposed beams, pale timberwork with crisp white cladding combine to create a refined practical style.





# MATERIALS MATTER!

Starting to think about what your renovation will look and feel like is one thing, but **choosing the right materials to use is just as important.**

It's the right materials that help you achieve your visions, deliver street appeal and give you the flexibility to design the way you want.

Allocate some time to visit a renovating supercentre to see a diverse range of fixtures and fittings and get an idea of what you like. Take pictures of each item and its price tag.

**It can be tempting to cut corners on your renovation budget by using cheaper products, but the long-term impacts of this approach could end up costing you far more than if you'd simply invested in quality materials from the outset.**

An important aspect of selecting materials for your home renovation is not being afraid to ask questions. For peace of mind, find a reputable tradie who you trust, and ask them what materials will last the distance and keep your home in the very best condition.

**THE RIGHT MATERIALS CAN HELP YOU ACHIEVE YOUR VISION, DELIVER STREET APPEAL AND GIVE YOU THE FLEXIBILITY TO DESIGN THE WAY YOU WANT.**



## TIME TO PLAN

**IT'S TIME TO MAKE SOME DECISIONS.**

**AFTER WHAT CAN FEEL LIKE A LIFETIME OF CONSIDERATION, YOU'VE MADE THE BIG CALL TO RENOVATE.**

The moment has come to assemble a team you can trust, perfect your plans, pick products you can rely on and calculate some concrete and well informed figures.

**DO YOUR RESEARCH!**

Ask questions. Interrogate every angle and opportunity. Speak to respected tradies. Research materials, fixtures and fittings.

**The decisions you make right now will shape your build, and your lifestyle for years to come.**



## RESEARCH

### PICKING THE RIGHT MATERIALS

Make a scrapbook of ideas, colours, products and fixtures that you like, and keep it with you at all times.

**Include a copy of your plans, each room's dimensions and the fittings required for it, a tape measure, samples of paint colours/fabric swatches and images of other materials and fittings you will be using in your build.**

Don't forget to reference your Pinterest board too!

Whether you're shopping for materials, hardware or pretty things, it will be your go-to tool to ensure items fit in a space, play well with other items in a room and prevent mistakes or impulse purchases.

### ROOMS TO PRIORITISE

Think about the rooms where you and your family spend the most time.

**The kitchen is the heart of the home!** Cooking, connecting with family and entertaining friends. So you can invest a little more here, knowing you'll get it back in spades.

Then we have the bathroom. Don't jump on the latest trend - rely on your personal style. **Bathrooms can be a sanctuary, as long as nobody is banging on the door.**

**The backyard has always been part of the Australian way of life.** And with gardens getting smaller and lawns shrinking, how we connect outdoor areas with entertaining areas is even more important. Gone are the days of rotten decks and rusty BBQs.

**Think of your outdoor areas like another room** - design them to be inviting and beautiful.

## RENOVATION FOUNDATIONS



**USE A PROFESSIONAL**  
RENOVATING IS  
OFTEN OUR BIGGEST  
INVESTMENT.

**YOU WOULDN'T SKIMP ON  
A DOCTOR OR LAWYER.  
PLEASE DON'T DO SO ON  
YOUR HOME.**



**DO YOUR RESEARCH  
ON BUILDERS**

**MEET THEIR PAST CLIENTS  
AND SEE THE WORK DONE.**

**IF A BUILDER CAN'T  
RECOMMEND ANYONE  
THEN ALARM BELLS  
SHOULD BE GOING OFF.**



**CONFIRM AND UNDERSTAND YOUR BUDGET**

**THINK CAREFULLY ABOUT WHAT YOU REALLY  
NEED. LOCK IN YOUR BUDGET AND CONTRACT  
WITH YOUR BUILDER BEFORE YOU START.**

**ENSURE THAT THE BUILDER IS LICENSED.**



**DESIGN FOR THE FUTURE**

**DON'T GET CAUGHT UP  
DESIGNING FOR YOUR  
FAMILY NOW.**

**DESIGN FOR YOUR  
CHANGING FAMILY NEEDS  
OVER THE NEXT FIVE TO  
TEN YEARS.**



**CONNECT WITH OUTSIDE**

**WE ARE IN ONE OF THE  
MOST LIVEABLE CLIMATES IN  
THE WORLD,**

**MAKE SURE ANY MONEY  
YOU SPEND ON YOUR  
RENOVATION IS MAKING THE  
MOST OF THE OUTDOORS.**



# QUESTIONS AND ANSWERS

1. Am I able to complete a Complying Development or do I need to complete a Development Application?

**Your designer needs to review the Council and Government controls for your site before deciding which path to follow. A CDC will have strict rules that can't be changed while DAs are a little more flexible.**

2. How much will my renovations cost?

**Without the design completed and accurate plans it's very hard for builders to estimate your total building costs.**

3. What costs are involved during the approval process?

**During the design phase you will need to engage a building designer or architect, they will need a site survey and also reports from a structural and possibly a stormwater engineer.**

4. How long will the approval process take?

**If you are able to use the Complying Development process the approval could take as little as two weeks, after all of the drawings and documentation are completed. Development Applications usually take 3 to 5 months in Council.**

**The drawings and documents will take around 6 - 8 weeks to be ready for lodgement.**

5. Do I need to deal with my Council or private certifier?

**Usually no. A good building designer or architect will handle all of these dealings on your behalf and attend to any enquiries.**

6. How do I get my renovation approved without any hassle?

**That's easy! Call the Design Plus Drafting team on (02) 9565 2265. They'll design your dream, look after the paperwork and liaise with your certifier or Council!**

**Your renovation is all about your lifestyle and how your family will use your home and its spaces.**

**Design rooms that work for you and your family. Here's a few things to consider.**



**THINK ABOUT WHAT YOUR FAMILY WILL BE LIKE IN 5 OR 10 YEARS, NOT JUST NEXT YEAR.**



**ASK YOUR FAMILY WHAT THEY WANT AND INCORPORATE IT INTO YOUR DESIGN.**



**KEEP YOUR SPACES CONNECTED. FAMILY IS ABOUT SHARING MOMENTS. DESIGN A RENOVATION THAT HELPS CREATE THEM.**



**LET'S FACE IT: FAMILIES ARE MESSY. NOW IS YOUR CHANCE TO PLAN FOR A CLUTTER FREE, AND TIDY HOME.**



**THINK ABOUT THE ROOMS THAT REALLY COUNT - BATHROOMS, PLAY AND STUDY AREAS.**





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# BUILD YOUR BUDGET

**GETTING YOUR BUDGET RIGHT AND STICKING TO IT IS  
CRUCIAL TO DELIVERING THE RENOVATION YOU IMAGINE.**

**HERE'S AN EASY TO USE CHECKLIST TO MAKE SURE YOU  
START ON THE RIGHT TRACK.**

A. Before You Start	Cost	B. The Design Phase	Cost	C. Builder and Trades	Cost
Rent	\$	Building Designer	\$	Demolition	\$
Removalists	\$	Interior Designer	\$	Builder	\$
		Engineering	\$	Electrician	\$
		Council or Private Certifier	\$	Plumber	\$
		Environmental/ Soil specialist	\$	Tiler	\$
		Council Fees	\$	Glazier	\$
		Water Board	\$	Painter	\$
		Arborist	\$	Plasterer	\$
		Surveyor	\$		
<b>Total Costs</b>	<b>\$</b>	<b>Total Costs</b>	<b>\$</b>	<b>Total Costs</b>	<b>\$</b>

D. Outside	Cost	E. Inside	Cost	Cost Summary	
Landscaping	\$	Cabinetry	\$	<b>A. The Design Process</b>	
Fencing	\$	Wardrobes	\$	<b>B. Builders &amp; Trades</b>	
Solar Panels	\$	Air Conditioning	\$	<b>C. Rent &amp; Moving Process</b>	
Pool and/ or Spa	\$	Fixtures and Fittings	\$	<b>D. Outside</b>	
Awnings	\$	Flooring	\$	<b>E. Inside</b>	
		Window Coverings	\$		
		Appliances	\$		
<b>Total Costs</b>	<b>\$</b>	<b>Total Costs</b>	<b>\$</b>	<b>Total Costs</b>	<b>\$</b>



# GETTING APPROVAL

## DAs, CDCs & YOUR NEIGHBOURS

Every council, application and project is different!

The first thing to work out is: do you need any formal planning approval at all? Feel free to call our design team to see if you need to lodge a DA or a CDC for your renovation, extension or addition.

**Our qualified team is able to lead you through the Development Application or Complying Development process. We'll take the stress out of getting your dream approved!**

The most important thing to consider with the planning approvals process is time. Your application has to adhere to both state and local-council laws, and could be objected to by your neighbours.

**While a Complying Development is a quicker process, the rules and regulations are more strict.**

**A Development Application takes longer but allows more flexibility with the overall design.**

To avoid objections, it's a great idea to talk with your neighbours through the planning process to avoid surprises. And be prepared to work closely with your build team and local council to quickly amend plans and deal with objections.

**PLANNING APPLICATIONS CAN BE STRESSFUL AND TIME CONSUMING.**

**WE'LL LOOK AFTER YOUR APPLICATION FROM BEGINNING TO END AND LIAISE WITH YOUR COUNCIL OR CERTIFIER SO YOU GET A HASSLE FREE APPROVAL.**

# THE APPROVAL PROCESS

When you are looking to renovate your home, there are generally two options for getting your build approved: a **Development Application (DA)** or **Complying Development Certificate (CDC)**.

We can assess which more suitable for you, this will depend on:

1. YOUR COUNCIL & THEIR PROCESSES
2. THE TYPE OF HOME YOU ARE BUILDING
3. THE TIMEFRAME YOU HAVE TO BUILD

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## Development Applications

<b>Approx.</b>	Approval Time: Up to 6 months.
<b>Rules</b>	Up to interpretation of the council when reviewing the application.
<b>PROs</b>	Designs that do not comply with CDC can potentially be approved by the council.  The council allows more leniency in certain areas, whereas CDC is very strict.
<b>CONs</b>	Takes longer to get a result.  Council have control of approval and can request changes.

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## Complying Development Certificates

<b>Approx.</b>	Approval Time: Up to 3 weeks, can be 10 days.
<b>Rules</b>	Very clear and strict rules.
<b>PROs</b>	Much faster than applying through DA.  Applications can be accepted before registration of the land.
<b>CONs</b>	No leniency to rules whatsoever.



## PICK THE RIGHT TEAM

**A GOOD BUILDER IS A TRUE PARTNER IN YOUR RENOVATION, EXTENSION OR ADDITION.**

**SOMEONE WHO PROTECTS YOUR BEST INTERESTS, MANAGES TRADES SEAMLESSLY AND HAS A KEEN EYE FOR QUALITY.**

Your renovation dreams are all about the big picture. And architects are experts in going from the big picture to the little details. They can translate your vision into a plan or give you that vision that you have been searching for – maximising light, space and functionality.

The larger and more complex a project becomes, the more benefit you get from having a building designer on your team. They can help make sure your build complies with the minefield of planning and council regulations, and give you advice through the entire building process.

## HOW CAN WE HELP?

### TRAINED PROFESSIONALS

ALL OF OUR STAFF ARE QUALIFIED BUILDING DESIGNERS

### LOCAL KNOWLEDGE

WE WORK WITH COUNCILS THROUGHOUT NSW

### VALUE FOR MONEY

CHEAPER THAN AN ARCHITECT, TRAINED (UNLIKE DRAFTERS)

### BETTER COMMUNICATION

MEDIUM SIZED TEAM THAT WILL RESPOND TO ENQUIRES

### FLEXIBLE APPROACH TO DESIGN

WE DESIGN HOMES THAT YOU'LL LOVE LIVING IN

## WHY CHOOSE A BUILDING DESIGNER?

### BUILDING DESIGNERS, LIKE ARCHITECTS, HAVE QUALIFICATIONS

OUR TEAM HAS WORKED ON HUNDREDS OF PROJECTS.

### BUILDING DESIGNERS ARE MORE COST EFFECTIVE

FOR RENOVATIONS, EXTENSIONS AND ADDITIONS.

### BUILDING DESIGNERS ARE TAUGHT HOW TO DRAW

AND UNDERSTAND THE CONSTRUCTION OF BUILDINGS.

### BUILDING DESIGNERS HAVE MORE LOCAL EXPERIENCE

WE HAVE LOWER COSTS AND HAVE COMPLETED MORE PROJECTS. WE HAVE MORE EXPERIENCE DEALING WITH COUNCILS AND PRIVATE CERTIFIERS.

### BUILDING DESIGNERS ARE TRAINED

TO DESIGN FUNCTIONAL ENERGY EFFICIENT SPACES.

### BUILDING DESIGNERS' WORK FULLY COMPLIES

WITH BUILDING AND PLANNING REGULATIONS.



# FINDING A BUILDER

## SOME PEOPLE HAVE THE TIME AND SKILLS TO MANAGE A RENOVATION THEMSELVES.

But for most, who hold down full-time jobs and a busy social life, the task can be too big to take on.

Enter the builder. You are going to spend a lot of time with your builder. Calling them. Waiting for them to call you. Meeting them for coffee. Meeting them on site. Meeting them for coffee on site. Texting. Emailing.

### You want to choose the right one.

A good builder is a true partner in your reno. Someone who protects your best interests, manages trades seamlessly and has a keen eye for quality control on every part of the job. To find yours, speak to at least three different builders about your plans and vision, ask for references from previous clients and look at some of their finished builds.

**A great way to create your shortlist is to ask for recommendations from family or friends**, because anyone who has used a builder will know them well by the end of the project.

If you don't have any first-hand recommendations, start by looking at online reviews. And, of course, balance all your research with your budget and their availability.

**Remember, it's your reno, so if your builder won't build the renovation you're after, find another one.**

It may seem like a lot of work, but getting the right builder will save you much more work in the long run.

Above all, make sure that your builder is registered and licensed. You can check the license through the appropriate state authority.

# 10 TIPS FOR WORKING WITH A BUILDER

1.

DO YOUR RESEARCH AND ASK FOR REFERENCES.

2.

CHECK THE FINE PRINT. ASK YOUR BUILDER IF THEY ARE FULLY LICENSED AND FULLY INSURED.

3.

HOW LONG HAS THE BUILDER BEEN IN BUSINESS? HOW MANY PROJECTS OF THIS TYPE HAVE THEY COMPLETED?

4.

HAVE A CLEAR IDEA OF WHAT YOU WANT TO ACHIEVE SO THAT BUILDERS CAN PROVIDE ACCURATE QUOTES AND PLAN THE PROCESS ACCORDINGLY.

5.

WHAT'S YOUR FINAL BUDGET? THERE'S OFTEN A DIFFERENCE BETWEEN BUDGETED COST AND THE TOTAL COST OF THE PROJECT. PRELIMINARY COSTS CAN BE AN EXTRA 20% OF THE BUILD BUDGET.

6.

HOW WILL THE BUILDER COMMUNICATE WITH YOU DURING THE PROJECT. WHAT'S THEIR STANDARD TURNAROUND TIME FOR COMMUNICATION?

7.

ASK HOW MANY PROJECTS THEY'RE CURRENTLY WORKING ON, AND HOW MANY THEY WILL BE WORKING ON DURING YOUR BUILD.

8.

ASK YOUR BUILDER HOW OFTEN YOU CAN ACCESS YOUR HOME DURING THE BUILD.

9.

ASK ABOUT THE LATEST DATE TO MAKE CHANGES TO YOUR PLANS WITHOUT INCURRING EXTRA CHARGES.

10.

ASK YOUR BUILDER TO OUTLINE EXACTLY WHAT IS INCLUDED IN THE CONTRACT AND ANY ITEMS THAT COULD VARY IN PRICE.

## GETTING THE BALL ROLLING!

### NOW THE FUN BEGINS.

It's time for the old to make way for the new.

It can be easy to get carried away with the excitement of all that's taking place.

**But achieving the best results, and keeping your sanity, requires a calm, considered and logical mindset through the construction phase.**

It's important that you get along with your builder and his team of tradies to get the best results!

### PROJECT MANAGEMENT

There's nothing stopping you and it may save you money by self-managing your project. Just be aware of the responsibilities and risks, and don't forget that it will be a time-consuming project.

**For the greatest assurance that your project will be completed on time and on-budget, consider hiring a project manager or putting the job in the hands of a skilled builder who specialises in home renovations.**

Professional renovators whose incomes depend on buying properties and selling them at a profit say that poor scheduling is the cause of most major cost overruns.

**Managing tradies is one of the biggest challenges you'll face if you manage your home improvement project yourself.** If you've hired qualified tradies, they will be very good at what they do, so you won't need to supervise them individually. However, you will have to schedule and coordinate the various tradies if you want the project to run smoothly and cost-effectively.

## STAY ON TIME AND BUDGET

**RENOVATION BUDGETING IS HARD! STICKING TO THAT BUDGET IS EVEN HARDER.**

**EVEN WITH A BUDGET CALCULATOR, COSTS CAN CREEP IN A NUMBER OF WAYS.**

Some of the most common causes of budget blow-outs are unforeseen problems, such as rewiring or restumping, or last-minute upgrades to fixtures and fittings – like changing from a laminate benchtop to a stone benchtop.

**It's important to stay true to your budget and your plans throughout the build. A little bit of design discipline will keep you on track.**

Keeping your budget balanced also relies on clear, detailed contracts with your construction partners. Ensure every task and cost is accounted for and allocated to someone before you start the build. Get it all in writing because you don't want to get halfway through the job and hear the dreaded words: "that wasn't included".

**One more thing to watch out is landscaping – the often forgotten part of the renovation.**

**With so much time and effort going into planning and budgeting for your dream home, your dream garden is often neglected.**





## WHAT BUILDERS THINK ABOUT US

Dave Starr and his team at Design Plus Drafting are the best at what they do!

As a builder it is crucial that the drawings are clear and precise and they do just that.

They go above and beyond to meet their clients needs and all I've heard are great things.

It has been great working on their projects thus far and I would recommend them to anyone looking to do a renovation.

Lachlan Turner  
Taniko Constructions

Design Plus Drafting's drawings are set out in a way that has enough detail so that we can begin building straight away, but is clear enough that it's easy to read.

As you know with renovations it is imperative that the drawings and details show clearly the existing and proposed works.

Their colour coding gives contrast so that the important elements are highlighted and their 3D images shows this detail in a professional manner.

Darren Long  
Sure Space Builders

Finding the right professionals long before a building project is out of the ground is a key ingredient in transforming dreams into reality.

I recently used Design Plus Drafting to prepare and lodge the DA for one of my own projects and the process was simple and stress free.

Not only was communication always clear and timely, but the quality of the drawings and supporting documentation was professional and comprehensive, and as a builder, I have seen plenty to compare.

Jamie Beaton  
Oskus Construction

**IF YOU NEED ANY HELP OR HAVE ANY QUESTIONS ABOUT YOUR RENOVATION FEEL FREE TO CALL US ON (02) 9565 2265.**

**OUR QUALIFIED AND EXPERIENCED BUILDING DESIGNERS ARE ONLY TOO HAPPY TO HAVE A CHAT ABOUT YOUR RENOVATIONS, EXTENSION OF FIRST FLOOR ADDITION.**

**WITH OUR 350 PROJECTS APPROVED WE'LL TAKE THE STRESS OUT OF YOUR RENOVATION.**





## DESIGN PLUS DRAFTING

RENOVATIONS EXTENSIONS ADDITIONS



**(02) 9565 2265**



**info@designplusrdrafting.com.au**



**www.designplusrdrafting.com.au**



**@designplusrdrafting**



**Design Plus Drafting**



**Unit 26, 43-53 Bridge Road,  
Stanmore, NSW 2048**

