



**NEW EARTH PTY LTD**  
ACN: 613 605 002 ABN: 76 613 605 002  
11216 Bussell Hwy FOREST GROVE, WA 6286  
Builders Registration: BC 101 888



## New Earth Design Package

At New Earth Living, we believe a beautiful space starts with great design. Our design team will work with you to bring your creative vision to life. We will ensure your priorities are met; factoring in your lifestyle, hobbies and personal requirements to each unique design. By ensuring complete transparency throughout the process, we can take the uncertainty out of building and allow you to focus on creating your sustainable home.

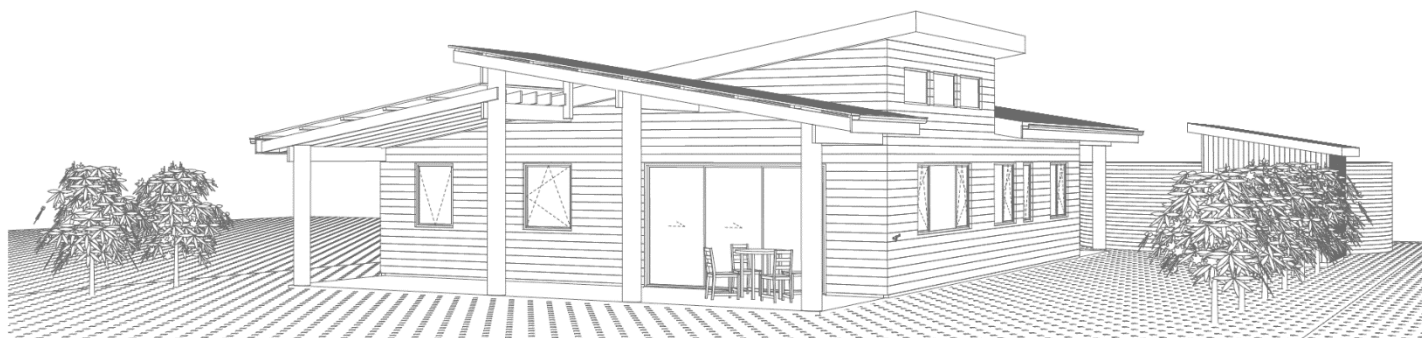
The design package details the New Earth Living design process. Building a custom home is a process that involves the designer, builder and the owners to work together to come up with plans that will fulfill; all the design criteria; the shire and regulatory requirements; and, the build budget. As a custom home has multiple inputs and limitations each design process is unique. Throughout the process we will strive to be prompt, flexible, transparent and knowledgeable. We really love what we do, and want to work with you to make the best home possible.

## New Earth Design Fees

Each design is developed by the designer, builder and cost estimate team to ensure a design process that flows.

- **Concept Design and Planning/WEV Approval:** 1% of build cost
- **Building Permit and Working Drawings:** 2% of build cost
- **Cost Estimates and Building administration:** 1% of build cost

Please note, that included with our design and building services are provision for; structural engineering; soil testing; energy efficiency assessment, and a certificate of design compliance. If your site/design requires any services beyond the scope of these provisions, you may be billed directly by the contractor. Rates for each required service outside of these provisions, included BAL assessment, will be charged by the contractor.





## New Earth Design Process

### Vision Folder:

To start, we ask that you create a vision folder that captures your vision for your new home. You can use Pinterest, Houzz or any google image to build this portfolio. Your vision folder should include interior and exterior photos, include design elements, wall cladding/ linings, roof and floor finishes, bathroom/ kitchen/ laundry ideas and features like joinery, electrical fittings, windows and doors.

### Design Consultation

Each consultation begins with meeting the Designer to explore different designs and concepts. Listening to your personal requirements, functionalities and style. We'll begin developing a design to suit your needs. Some of the design features considered will include:

- ✓ Site Details – Power, water, sewer connections, topography and climate.
- ✓ Orientation, solar performance and solar passive design
- ✓ Sizes and spaces required – bedrooms, bathrooms, office, outdoor living
- ✓ Off grid systems – solar + batteries, grey water system, composting toilets
- ✓ Extra space – Garage, shed, workshop, yoga room
- ✓ Biophilic designs – Incorporating nature into your built environment.
- ✓ Healthy / Non-toxic / Low EMF materials and equipment

In the design consultation we will discuss your design ideas and offer advice/direction for what's possible with the budget you have. We like to start with infinite possibilities and then find ways to deliver the closest thing to that.

Please allow 2 hours





## Concept Design

After the design consultation we will draft up a design from the brief. Often starting with general sketches and ideas, and then developing a more refined concept. During this stage we'll talk you through each design/element to help you to make a confident selection that you will be happy with. You will work directly with the designer and have the opportunity to guide the design to suit your lifestyle. By the end of the concept design, we will have plans showing:

- ✓ Room layout and overall dimensions
- ✓ Window and door sizes and positioning
- ✓ Ceiling heights and loft spaces
- ✓ Feng shui and flow throughout the design
- ✓ Basic kitchen/ bathroom layout
- ✓ Appliances and equipment location
- ✓ Joinery / Cabinetry
- ✓ Basic construction details

## Material Selection

Here we will ask you to develop your ideas, theme and style into the following areas:

- ✓ External cladding
- ✓ Internal lining
- ✓ Floor finishes
- ✓ Bathroom/ laundry/ kitchen finishes – benchtops, splash backs, basin/ trough
- ✓ Paint colours and finishes– create colour pallet to be used throughout
- ✓ Joinery features - bookshelves/ robes/ built-in benches, staircase cabinetry etc.
- ✓ Window and door types, styles and colours

Our team will help you to understand how changes will affect the design, budget and overall performance of your home.

## Preliminary Cost Estimation

Before we commence working drawings, we like to provide a preliminary cost schedule of your concept, letting you know where your design sits with your budget. This is a high-level breakdown of each component, listing composite rates, as well as material and labour costs. If the design comes in over your budget, you will get a chance to make changes to the design or material selection.





## Planning/Eco-Village Approval

Planning approval will be submitted once the concept design has been developed and the preliminary costings complete. This can take from 14 to 90 days, depending on the complexity of the design and whether or not the design complies with the R-codes/strata requirements.

In addition to the concept design, the below documentation may be required for Planning Approval:

- ✓ Land Survey – Site plan with all contours and site-specific details
- ✓ Effluent waste reports – Soil testing to determine whether a septic or ATU system is required. Shires may have this report in subdivided areas
- ✓ Geotechnical investigation: feasibility of development; presence, details and extent of any site instability; Classification of property under AS2870-2011 and preliminary advice on site preparation/ earthworks, drainage/subsoil drainage
- ✓ BAL (Bushfire Attack Level) Assessment – BAL report & materials specification sheet from a qualified assessor is required unless a self-assessment shows the build is rated low risk

## Design Development

After the initial cost breakdown, we can further refine your materials and design to suit your budget.

We offer 3 design workshops to develop your plans and make any changes required to ensure you are happy with the design. We will also develop the cost schedule in parallel to ensure the changes made are reducing the costs to align with your budget.

We are happy to make small adjustments and tweaks to the plan as we progress to the final cost schedule.

## 3D Modelling

To allow you to get a look and feel of your space, a 3D model will be created. Our designer will be able to screen share to your computer, flying through the model, explaining details and receiving your feedback live. We have found this is an excellent way for you to get an idea of how the house will look.

## Working Drawings

Once we have confirmation and approval of all the above stages, we will commence the working drawings. These will include:

- ✓ Site Plan
- ✓ Floor Plans – lower and upper levels
- ✓ Elevations
- ✓ Sections & details for construction
- ✓ Service plans – electrical, heating/cooling, plumbing
- ✓ Interior Layouts
- ✓ Strata compliance documents if required







## NEW EARTH PTY LTD

ACN: 613 605 002 ABN: 76 613 605 002  
11216 Bussell Hwy FOREST GROVE, WA 6286  
Builders Registration: BC 101 888



## Final Cost Schedule

Using the final working drawing, we develop the final cost schedule; this final costing will form the figure for the building contract.

Once we have completed the working drawings, the final costings and every party is happy to proceed, we will then sign the building contract and proceed with obtaining the building permit.

## Building Permit

Once we have a working set of drawings, costings and an agreed contract we will submit the required documents for a Building Permit:

- ✓ Engineering Certification- Drawings, details & specifications are certified by a structural engineer
- ✓ Energy Efficiency Certification - Demonstrating compliance with the current BuildingCode of Australia
- ✓ BAO1(Certified) or BAO2 (Uncertified) application for Building Permit
- ✓ Certificate of home indemnity insurance

## Let's design your home!

### Materials:

- Wall composite: PolyMax insulation, 90mm treated pine stud frame with 35mm air flow battens and Solitex building wrap.
- External cladding: Southern mahogany, locally milled weatherboards.
- Roof: Zincalume sheet roof/fashings; treated pine framing to AS1684.
- Carport: 300mm nominal hardwood bush poles embedded, supporting painted pine rafters and battens with hardwood beams.
- Verandah: 300mm nominal hardwood bush poles embedded, supporting painted pine rafters and battens with hardwood beams.
- Flooring: Polished concrete (icelandia/burnished) throughout. Sealed with fall to wastes in bathrooms.
- Wall lining: Gyprock wall lining and feature plywood wall; Spanel (frost white) in showers/Aquacheck in bathrooms; white tiles for splashbacks in laundry, owner to supply glass splashback in kitchen.
- Bath framed into 90mm stud frame housing. See internal elevations for bath dimensions.
- Carport base & driveway: light coloured concrete.
- Slab dimensions are +35mm to noted external dimension, see section 01, wall detail.

### Ceilings:

- Raked ceiling in living/dining room.
- 2700 AFL ceiling height in Bed 1, WIR, Ensuite, Hall and Kitchen.
- 2400 AFL ceiling height in Bed 2, Bath, Powder (2700 in hallway), Laundry and Store (2400 in hallway).

