

# BINGARA GORGE



## The custom home journey: From concept to completion

Building a home is one of the most significant investments you will ever make. At Bingara Gorge, we believe in creating homes that reflect the unique needs and lifestyles of our residents.

To explore the process of designing a custom home, Toni White, Building Designer at Straightline Studio Co., discusses what clients can expect on their journey from concept to completion.

"In the initial meeting with clients, we discuss everything about what they would like to include in their home. This includes the spaces they need, how they intend to use them, the overall flow of the home, their lifestyle, site constraints, family requirements, future plans, budget and the aesthetic they would like to achieve," Toni says.

Bringing inspiration images or a Pinterest board can help designers gain insight into your style preferences. If you have any site information, such as a sales brochure or contour survey, that will also be useful.



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Toni emphasises that her role as a building designer is to bring a client's vision to life in a way that works best for their site. "Often, clients tell me they can't visualise how the plan is going to look. Once the concept plan is complete, we provide 3D renders so they can clearly understand exactly how their new home will look."

Once the initial consultation is complete, Toni begins creating the layout and floor plan.

"I pull all their ideas together while considering site constraints and restrictions to ensure we are designing something that will be approved. At this stage, we also look at the external appearance to align with their desired aesthetic."

"The clients are essential in the design phase because we are creating a home tailored to their lifestyle and needs. Their input from the initial meeting is carefully considered at every stage," explains Toni.

Toni ensures that every design element aligns with a client's lifestyle, budget and aesthetic. "The overall size of the home and structural inclusions will determine the cost. I always advise clients to discuss their plans with builders after receiving their initial concept plan to ensure the design aligns with their budget. If adjustments are needed, we can make changes in the early design stage."



"Clients often bring a collection of inspiration images but aren't always sure what they like about each one. I look for common themes among them that they may not have noticed and use that as a starting point to define their style, select materials, external colours and feature elements."

Once the concept design is finalised, the process moves to construction plans, which are then submitted for approvals. "Your builder typically takes over from here, but we can also assist and direct clients to a town planner. We ensure our designs align with regulations to make the approvals process as smooth as possible."

"The custom home journey is unique because we create a home that is perfectly suited to you, your lifestyle and your family," says Toni.



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"Project home designs are often generic and may not suit your site, aspect or the way you want to live. Many clients tell me they love 90% of a project home design but wish they could change certain elements. A custom home ensures you love 100% of your home."

"While the upfront investment for a custom home may seem higher than choosing a project home, the end result is a home perfectly crafted for you. Plus, the build price is often comparable to a project home," Toni concludes.

Building a custom home is an exciting journey that leads to a personalised space. If you're considering building at Bingara Gorge, working with a skilled building designer like Toni White can help bring your dream home to life.



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