



DAVID
WILKES
DESIGN

PROJECT GUIDE

A GUIDE TO WORKING TOGETHER



WELCOME

Thank you for your interest in David Wilkes Design.

David Wilkes Design is a Perth-based residential building design practice creating custom homes and coastal residences with a focus on proportion, light, materiality and the way a home feels to live in.

With experience across a range of high-end residential projects, my work is shaped by a close understanding of the Western Australian coastal lifestyle, climate and building environment.

Living and working in the coastal area of Perth, my approach is influenced by the relaxed quality of homes along the WA coast, time spent in the South West, and the understated coastal character of places such as Noosa and Byron Bay.

The result is a design approach that aims to feel calm, practical, enduring and connected to its setting — relaxed, but carefully resolved in detail.

This guide provides an overview of my approach, process and the way I work with clients from early concept through to detailed documentation and construction.

I look forward to learning more about your project.



DESIGN APPROACH

My approach is grounded in creating homes that feel calm, practical and connected to their setting.

Each project is shaped by the site, the client, the Western Australian climate and the way the home will be lived in every day.

SITE + SETTING

I begin by understanding the site — its orientation, views, breezes, privacy, levels, landscape and surrounding context.

The aim is to create a home that feels settled into its location, whether it is near the coast, in an established suburb or in a more regional setting.

LIGHT + LIVEABILITY

Natural light, proportion, flow and everyday comfort are central to the design process.

Spaces are planned to feel generous, practical and easy to live in, with a strong connection between internal living areas and outdoor spaces.

MATERIALITY

I am drawn to natural, durable and textural materials that age well and suit the home's setting.

Stone, timber, render, concrete, planting and soft neutral tones are used to create warmth, depth and a relaxed sense of permanence.

PRIVACY + CONNECTION

Every site requires a careful balance between openness, outlook and privacy.

I consider screening, glazing, garden walls, planting and spatial planning so the home feels open where it should, and protected where it needs to.

DETAIL + RESOLUTION

A relaxed home still requires careful resolution.

I focus on proportion, junctions, material transitions, documentation and buildability so the design intent can carry through from early concept to the finished home.



NORTH BEACH

Indicative construction cost

\$5.0m+

Approximate size

720 sqm

Design focus

A substantial coastal home designed around elevated family living, resort-style amenity and a strong connection to the ocean.

Key materials

Microcement render, natural stone, travertine crazy paving, concrete

Includes

3 storeys, 4 car garage, 5 bed, 5 bath, gym, games room, sauna, lift, pool with windows, integrated garden planters



TRIGG

Indicative construction cost

\$2.8-3.2m

Approximate size

500 sqm

Design focus

Panoramic ocean views, elevated living, relaxed family spaces and a soft coastal material palette.

Key materials

Rendered brickwork, natural stone, Knotwood cladding

Includes

2 storeys, upstairs living, 4 car garage, 5 bed, 3 bath, multiple living areas, lap pool, wine cellar, lift



TRIGG

Indicative construction cost

\$5.0m+

Approximate size

1,000 sqm

Design focus

A layered home shaped around elevated outlook to the ocean and bushland, family retreat spaces, generous entertaining and a robust palette of rammed earth, concrete and timber.

Key materials

Rammed earth, off-form concrete, timber

Includes

3 storeys, 6 car garage, 5 bed, 4 bath, multiple living rooms, pool, wine cellar, lift



NORTH BEACH

Indicative construction cost

\$1.8-2.3m

Approximate size

380 sqm

Design focus

A coastal home with a quiet street presence, using charred timber, rammed earth and concrete to create depth, privacy and a strong sense of permanence.

Key materials

Shou Sugi Ban timber cladding, rammed earth, concrete

Includes

Single storey, 4 bed, 2 bath, multiple living rooms, alfresco & outdoor kitchen, pool



MARMION

Indicative construction cost

\$2.8-3.2m

Approximate size

470 sqm

Design focus

A relaxed oceanfront corner-site home shaped around panoramic coastal views, privacy, natural light and everyday family living.

Key materials

Rendered brickwork, natural stone, Knotwood cladding

Includes

2 storeys, 2 car garage, 4 bed, 3 bath, activity, sauna, lift, pool



QUINDALUP

Indicative construction cost

\$4.0m+

Approximate size

530 sqm

Design focus

A private South-West beach retreat set amongst retained peppermint trees, designed for extended family visits, filtered light and a sheltered connection to garden, pool and outdoor living.

Key materials

Rendered brickwork, natural stone, Knotwood cladding

Includes

2 storeys, 2 car garage, 5 bed, 4 bath, multiple living areas, alfresco & outdoor kitchen, extensive landscaping & pool



SELECTED HOMES

COMPLETED & UNDER CONSTRUCTION

RALEIGH RD, SORRENTO



WEST COAST DR, NORTH BEACH



JAMES ST, NORTH BEACH



KATHLEEN ST, TRIGG



GULL ST, MARMION



BRADEN WAY, MARMION



SUDBURY WAY, CITY BEACH



BOURNEMOUTH PDE, TRIGG



UNDERSTANDING CONSTRUCTION COSTS

A clear understanding of construction costs helps create a smoother, more enjoyable process and a better outcome.

In the early stages, square metre rates can provide a useful reference point, however, they are only a guide. A one-off home is shaped by many factors including site conditions, level of finish, structural complexity, specific inclusions — such as pools, lifts or fireplaces — extent of landscaping and overall scope.

Current and recent David Wilkes Design projects generally range from:
\$5,000 – \$7,000+ per m²

A one-off home is unique by nature. It has not been built before, and the final cost will become clearer and refined as the design, documentation and specification develop.

The project examples in this guide are included to provide a realistic connection between design quality, project scale, level of detail and construction cost. If the examples shown are not directly relevant to your project, other current or previous project examples may be discussed once more is known about your site, brief and desired level of finish.

It is much better to have the right cost expectations early. That way, the design can respond properly from the start, and decisions around size, layout, materials and level of detail can be made in a way that still leads to a strong, complete home.

The aim is not to spend more than needed. It is to design with clarity from the beginning, so the end result feels resolved and complete, rather than reduced or compromised.



DESIGN FEES

Design fees are generally based on the scale, complexity and expected construction budget of the project.

Each home is unique, so fees are confirmed after an initial review of the site, brief, scope and level of service required.

As a guide, design fees typically range between **3% and 5% of the estimated construction cost**, depending on the nature of the project and scope.

Smaller or more complex projects may sit above this range, while larger projects may sit below it as a percentage of construction cost.

Fees are exclusive of GST, council fees and consultant fees.

Consultants may include engineering, energy efficiency, bushfire, surveying, planning, landscaping, interiors and any other specialist reports required.

A fixed fee can be provided following the initial consultation and review of the project brief.

Every project is unique — these are general guidelines only.



DESIGN PROCESS

01. ENQUIRY + PROJECT FIT

I review the project enquiry, site, brief, budget and timeframe to understand the project and whether it may be a good fit for both of us.

This helps ensure that any initial consultation is useful, focused and aligned with the direction of the project.

02. INITIAL CONSULTATION

Once there is a sense of alignment, I arrange an initial consultation to discuss the project in more detail.

This may include your site, lifestyle, design aspirations, budget, planning considerations, timing and the overall process.

03. CONCEPT DESIGN

The concept stage begins with understanding the site, brief, planning framework and key opportunities or constraints.

Initial design options are explored through floor plans, sketches, site planning and overall spatial arrangement.

This stage establishes the broad direction of the home before the design is developed in more detail.

04. DESIGN DEVELOPMENT

The design is refined and developed with further consideration of form, materiality, structure, natural light and buildability.

Thought is also given to the integration of interiors and landscape, helping ensure the home feels cohesive and connected, while allowing these areas to be developed further with interior designers, landscape designers and other consultants where required.

3D views, elevations and visual material direction may be prepared during this stage to help communicate the design intent.

05. PLANNING APPROVAL

Where required, drawings and supporting information are prepared for council or development approval.

I assist in addressing relevant planning requirements and responding to council matters where needed.

06. CONSTRUCTION DOCUMENTATION

Detailed construction drawings, also known as working drawings, are prepared for final builder pricing, building licence approval and construction.

This stage focuses on documentation clarity, coordination, buildability and protecting the design intent.

The construction documentation stage also includes coordination with the structural engineer, energy efficiency assessor and any other required consultants or reports needed to resolve the project for approval and construction.

07. FINAL COORDINATION

As the project moves toward construction, I assist with relevant builder, consultant or certifier queries where required.

This helps clarify the documentation, respond to final coordination items and support a smoother transition from design into construction.

CONSTRUCTION STAGE SUPPORT

Construction-stage support can be provided where required, including clarification of design intent and response to builder queries.

The extent of involvement during construction can be discussed as part of the project scope.

WORKING TOGETHER / FAQ

Who will I be working with?

You will work directly with David throughout the project.

As a small practice, each project is personally led from the initial enquiry through to concept design, design development and documentation. This allows for continuity, clear communication and a more considered outcome.

Do you work with builders?

Yes. I can work with your preferred builder or assist in introducing suitable builders where required.

For highly considered custom homes, builder alignment is important. The best outcomes come from working with builders who value quality, communication and attention to detail.

How long does the process take?

Timeframes vary depending on the project scale, approvals, consultant requirements, documentation detail, decision-making timeframes and builder availability.

As a general guide, the process from concept design through to the start of construction is often around 9–15 months.

Projects requiring planning approval, extensive consultant input, complex documentation or significant design refinement may take longer.

How should construction costs be approached?

Construction costs are discussed earlier in this guide. The key is ensuring the brief, desired level of finish and expected construction cost are aligned as early as possible.

Do you provide interior design and landscape design?

Consideration is given to the integration of interiors and landscape as part of the overall design process, so the home feels cohesive and connected.

Specialist interior designers and landscape designers may also be engaged where required, depending on the project scope and desired level of detail.

Do you manage council approvals?

Where planning approval is required, I prepare the necessary architectural drawings and supporting information for submission.

I can also assist in responding to council queries or design matters that arise during the assessment process.

For more complex approvals, or where a proposal seeks to push planning requirements beyond the standard provisions, it can be worth engaging a planning consultant to provide additional specialist advice and support.

Should I get multiple builder quotes?

There can be value in obtaining more than one builder price, provided each builder is aligned with the quality of home being proposed.

The key is to compare quotes carefully and ensure the same scope, specification, allowances and level of detail have been included.

When everything is properly documented and specified, the difference between suitable builders is often less than expected. Larger price differences can sometimes indicate that items have been missed, simplified, excluded or allowed for at a level that may not meet the client's expectations.

Builders who deliver a high-quality result also work with trades who are paid appropriately for the level of finish required, which may contribute to a higher cost but often helps protect the quality of the finished home.

Are you involved during construction?

Construction-stage support can be provided where required, including clarification of design intent and response to builder queries.

The extent of involvement during construction can be discussed as part of the project scope.

NEXT STEPS

If you feel I may be the right designer for your project, I would be pleased to discuss your project further.

The first step is to send through a little information about your site, your ideas and the home you are hoping to create.

As I can only take on a limited number of projects at one time, this helps me understand whether the project, timing and overall direction may be a good fit for both of us before arranging an initial consultation.

Helpful information may include

Site address

To understand the location, council area and site context.

Project brief

A short summary of the home you are hoping to create and what is most important to you.

Budget expectations

An estimated construction budget or investment range, even if it is only a starting point.

Timing

When you would ideally like to begin the design process, if not as soon as possible.

Site information

Any survey, site photos, real estate listing or information already available.

Design direction

Images, references or previous David Wilkes Design projects that capture the feeling, materiality or lifestyle you are drawn to.

What happens next?

Once I have reviewed this initial information, I will be in touch with some initial thoughts and to discuss the next step.

Where it feels like a good fit for both of us, we can arrange an initial consultation to talk through the site, brief, budget and overall direction of your project in more detail.





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