OUTLIER.

NEW-HOME DESIGN + DRAFTING

# Passive Solar Design. Building Science.



## Hybrid:Home

Design and construction drawings, alongside builders across Australia.

THE STUDIO

# Design with the build in mind.



## Anthony Jenkin

Principal, OUTLIER Studio Pty Ltd

My background is in carpentry. I care about good design, passive solar principles and the details that make a difference when a home is built.

We provide building design and drafting for new homes. We work closely with builders from concept through to the agreed construction drawings, bringing the site, design, budget and construction decisions into the same process.

For builder-led projects, the builder can engage OUTLIER directly and coordinate client decisions with us. If you are planning your own home, you can still apply. We will discuss builder involvement before design begins.

Interior design can be supplied by an independent specialist. Their appointment, scope and fees are agreed separately.

OUR APPROACH

# Hybrid:Home

Our approach brings passive solar design and building science together to balance performance with the project budget. The design is developed around three technical pillars.

### 01 / THERMAL ENVELOPE

Continuous insulation, reduced thermal bridging and high-performance windows and doors. Junctions matter as much as the individual materials.

### 02 / AIR & HEALTH

Airtightness, fresh air and moisture management. The air barrier, ventilation strategy and drying paths are designed together.

### 03 / PASSIVE GEOMETRY

Orientation, form, daylight, solar gains, shading and natural ventilation. The response depends on the site and local conditions.

Hybrid:Home is OUTLIER's own approach, not a certification. Project targets, specialist assessments and any independent checks are agreed in the proposal. No particular energy bill or temperature is guaranteed.

Explore the animated approach online

YOUR DESIGN PATHWAY

# Essential. Performance. Verified.

All pathways include concept design, feasibility and agreed technical construction documentation. The level of design development and project support differs. The written proposal confirms your scope.

| Service | Essential | Performance | Verified |
|---|---|---|---|
| Pre-Design | Included | Included | Included |
| Concept Design | Included | Included | Included |
| Design Development | Partial | Included | Included |
| Town Planning | - | Partial | Included |
| Construction Documentation | Included | Included | Included |
| Testing & Verification | - | - | Included |
| Contractor Selection | - | - | Included |
| Contract Administration | - | - | Included |
| Interior Design* | Optional* | Optional* | Optional* |

Included = within the agreed scope. Partial = a limited scope defined in the proposal. Optional specialist services require a separate agreement on scope and fees.

THE PROJECT ROADMAP

# Design pathway / 01-02

## Pre-Design

| Service | Essential | Performance | Verified |
|---|---|---|---|
| Client Briefing | Included | Included | Included |
| Site & Regulatory Analysis | Included | Included | Included |
| Site Conditions Review | Included | Included | Included |
| Performance Diagnostics* | Optional* | Optional* | Optional* |

* Existing-home blower-door testing and thermal imaging are available on request through independent specialists. This is an optional exception to our new-home design focus, not a standard pre-design inclusion.

## Concept Design

| Service | Essential | Performance | Verified |
|---|---|---|---|
| Preliminary Design Strategy | Included | Included | Included |
| Visualisation: 3D Views | Included | Included | Included |
| Environmental Analysis | Included | Included | Included |
| Feasibility & Preliminary Costing | Included | Included | Included |
| Client Review | Included | Included | Included |

We develop the initial concept, then review its feasibility and cost with your builder. Site constraints, solar orientation and shading are considered within this stage. Feasibility is not a separate engagement.

THE PROJECT ROADMAP

# Design pathway / 03-04

## Design Development

| Service | Essential | Performance | Verified |
|---|---|---|---|
| Detailed Design Refinement | Included | Included | Included |
| External Materiality | Included | Included | Included |
| Client Review | Included | Included | Included |
| Performance Modelling* | Optional* | Optional* | Optional* |
| Visualisation: 3D Renders | - | Included | Included |
| Consultant Coordination | - | Included | Included |
| Cost Management | - | Included | Included |
| Interior Design* | Optional* | Optional* | Optional* |

* Energy and thermal performance modelling are undertaken by a specialist consultant where agreed. Consultant scope and fees are confirmed separately. Design development coordinates the building design, materials, structural input and updated builder costings.

## Town Planning

| Service | Essential | Performance | Verified |
|---|---|---|---|
| Authority Liaison | - | Included | Included |
| Application Documentation | - | Included | Included |
| Consultant Management | - | Included | Included |
| Submission & Negotiation | - | - | Included |

Planning requirements depend on the site. The proposal defines the application documents, consultant reports and liaison included. Additional negotiations may be charged at an agreed hourly rate.

THE PROJECT ROADMAP

# Design pathway / 05-06

## Construction Documentation

| Service | Essential | Performance | Verified |
|---|---|---|---|
| Technical Documentation | Included | Included | Included |
| Specification | - | - | Included |
| Care & Maintenance | - | - | Included |

Technical documentation includes the agreed plans, sections, elevations and construction details for approval and construction in all three pathways. The separate specification and care-and-maintenance package are included only in Verified.

## Testing & Verification

| Service | Essential | Performance | Verified |
|---|---|---|---|
| Independent Blower-Door Testing* | - | - | Included |
| Independent Thermal Imaging* | - | - | Included |

* Under Verified, OUTLIER coordinates independent specialists. The proposal confirms the testing stages, specialist fees and deliverables. Thermal imaging requires suitable conditions and an agreed inspection scope. Testing can identify air leakage and thermal irregularities; it does not verify the entire energy rating. Digital twins and ongoing monitoring are not included.

THE PROJECT ROADMAP

# Design pathway / 07-08

## Contractor Selection

| Service | Essential | Performance | Verified |
|---|---|---|---|
| Tender Management | - | - | Included |
| Enquiry Management | - | - | Included |
| Assessment & Negotiation | - | - | Included |
| Recommendation | - | - | Included |

Where needed, this includes agreed tender documents, builder queries, assessment and recommendations. For projects already led by a builder, the proposal adjusts this scope accordingly.

## Contract Administration

| Service | Essential | Performance | Verified |
|---|---|---|---|
| Contract Execution | - | - | Included |
| Quality Assurance | - | - | Included |
| RFI & Instructions | - | - | Included |
| Financial Administration | - | - | Included |
| Consultant Management | - | - | Included |
| Completion Management | - | - | Included |

Available within Verified where expressly included in the engagement. The proposal defines the role, inspections, contract responsibilities and fees. This can include reviewing construction against the drawings, responding to queries and administering agreed completion requirements.

PANELISED CONSTRUCTION

# Design first.
# Choose the system to suit.



SIP installation at Narara.
Panel Haus project archive.

## SIPs + CLT

SIPs combine structural facings with an insulating core. CLT is a structural timber panel; insulation and weather protection are designed around it.

We consider panelisation with your builder, alongside access, lifting, engineering, services and the construction programme. Early decisions matter before manufacture.

Panel Haus is a separate related supply business. Panel supply, engineering, transport and installation are scoped and priced separately from OUTLIER's design services.

A panel system alone does not guarantee lower bills, lower costs or a shorter overall build. We assess suitability for the project.

Explore Panel Haus

SEE THE DESIGN AND THE DETAIL

# Stone Fold Hybrid Home



Project photography, the client's experience and a construction film series show the design beyond the finished image. A separate performance report is available on the project page.

View Stone Fold, films and performance report

Explore Ridgeline and our other projects

SCOPE + APPOINTMENTS

# Agree the scope.
# Then start the design.

## Fees

Fees may be fixed or hourly, depending on the service. Town planning and other uncertain scopes may need an hourly allowance. The written proposal sets out deliverables, responsibilities, fees and payment stages.

## Independent specialists

Interior design and performance modelling are optional specialist services. Under Verified, OUTLIER can coordinate independent blower-door testing and thermal imaging. Testing stages, suitable conditions, specialist fees and deliverables are agreed. These checks do not verify an entire energy rating. Digital twins and ongoing monitoring are not included.

## Project allowances

Allow separately for consultants, council fees, permits, levies, survey, structural engineering, soil and bushfire assessments, site infrastructure and furnishings. Travel and other disbursements are confirmed for each project. Additional services outside the scope require approval.

## Builder-led projects

Contractor selection and contract administration are available only where expressly included. Where a builder is already appointed, the proposal adjusts those responsibilities to suit the arrangement.

YOUR PROJECT

# Let’s talk about your project.

Start with a short project application. Tell us about the site, what you are planning, the construction budget and timing. You do not need a finished brief or a selected panel system.

## 01 We review your application.

We consider the project and the design support it needs.

## 02 We arrange a conversation if it looks suitable.

We discuss the brief, builder involvement, priorities and responsibilities.

## 03 We prepare a written proposal.

Design starts once the scope and fees are agreed. There is no design or supply commitment at the application stage.

Begin your project application >

If an NDA is needed, indicate that in the form and provide only a general outline until an agreement is signed. Privacy information is available on the website.