

// TAMWORTH & NEW ENGLAND

Renovation Readiness

a field guide.

Your clear, practical roadmap to a smooth renovation in NSW — from the first idea to handing back the keys.



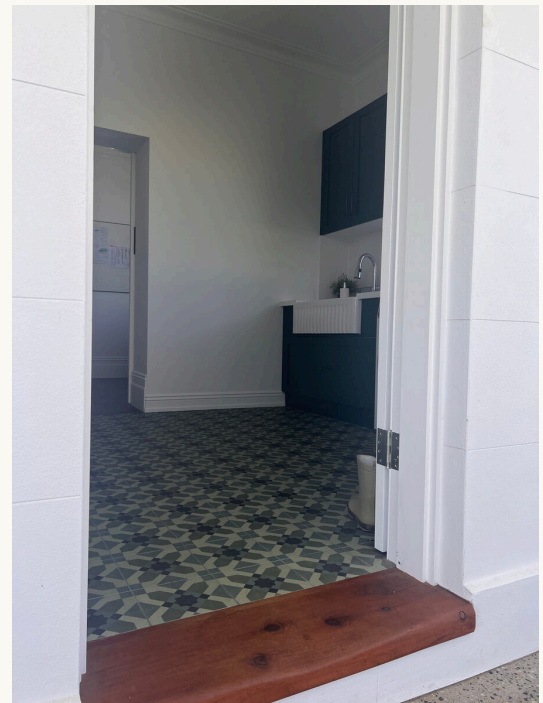
2025

EDITION 01
FRESH IDEAS.
BOLD BUILDS.
LOCAL TEAM.

// INDEX

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// CHAPTER 01

Welcome to your renovation journey.

Renovating your home should feel exciting, not stressful. Whether you're refreshing one space or transforming your whole home, good preparation makes everything easier.

At KRJ Construction, we work with families across Tamworth and the North-West to bring their ideas to life with honest communication, quality workmanship, and a process that feels clear from day one.

Think of this guide as your go-to checklist before construction begins — each stage, each decision, laid out plainly so you know exactly what to expect.

— *Kevin & the KRJ team*



02

// CHAPTER 02

Setting the vision.

Before you think about plans or approvals, start with clarity. A strong vision helps every choice fall into place and ensures your renovation aligns with the way you actually live.

● ASK YOURSELF

- **Why am I renovating?**
More space, modernising, aging-in-place, resale, lifestyle upgrade.
- **Which spaces will change?**
Kitchen, bathrooms, living, bedrooms, outdoor, or full home.
- **Must-haves vs nice-to-haves?**
Be honest about the non-negotiables.

● GATHER THE INSPIRATION

- **Save what you love.**
Pinterest boards, screenshots, magazine clippings — anything that captures the look and feel.
- **Note your timeframe.**
Upcoming events, family needs, a move-in date.
- **Live in it first.**
Walk through the spaces you use most and mark what frustrates you.

HOW KRJ HELPS

We turn your ideas into a detailed concept plan with 3D visuals, so you can see your renovation before a single tool is lifted.



NEXT → *With your vision clear, it's time to look at approvals and paperwork in NSW.*

03

// CHAPTER 03

Approvals & paperwork (NSW).

Understanding the approval pathway early prevents delays later. Here are the three main routes and what each one needs.

PATH 01

Exempt Development

Small, low-impact works that meet NSW Planning rules. No formal application required.

PATH 02

Complying Development Certificate

Fast-tracked approval via a private certifier when your plan meets standard criteria.

PATH 03

Development Application

Required for larger, structural, or more complex changes. Goes through council.

// DOCUMENTS TYPICALLY REQUIRED

Site survey +
contour plan

Architectural or
drafted plans

Structural
engineering (for
load-bearing work)

BASIX Certificate for
works over \$50k

Appointment of a
Principal Certifier

HOW KRJ HELPS

We manage the entire approvals process — working with certifiers, preparing plans, organising engineering, and liaising with council. →

NEXT → *With the approval path mapped out, you can prepare for accurate quotes.*

04

// CHAPTER 04

Getting ready for quotes.

The more information you bring to the quoting stage, the more accurate and comparable your quotes will be. Here's what to gather — and what to look for in a builder.

TO PREPARE FOR QUOTES

- Floor plans or rough sketches
- Inspiration images
- A list of fixtures and finishes
- Notes on layout or structural ideas

CHOOSING YOUR BUILDER

- Verify NSW licence and insurance
- Ask how the site is supervised day to day
- Understand warranty and post-handover support
- Look for detail and clarity — not just the lowest price

// UNDERSTANDING QUOTES

Prime Cost (PC) items

Allowances for things you'll choose later — tiles, tapware, appliances.

Provisional sums

Estimates for works not yet fully defined at quoting stage.

HOW KRJ HELPS

We provide clear, itemised quotes with realistic allowances and explain every line so you know exactly what you're paying for.



NEXT → *Comfortable with scope and pricing? Time to dive into each room.*

05

// CHAPTER 05 — PART ONE

Room-by-room decision guide.

This is where your renovation becomes real — the details you choose now shape the function, cost, and feel of every space.

Kitchen

ROOM 01

- **Layout** — U-shape, L-shape, island, galley
- **Cabinetry** — shaker, flat panel, two-tone, soft-close
- **Benchtops** — stone, laminate, engineered quartz, porcelain
- **Splashback** — tile, stone, glass, window splashback
- **Appliances** — gas/induction, oven type, dishwasher
- **Storage** — butler's pantry, pull-outs, appliance garage
- **Lighting** — pendants, task lighting, LEDs
- **Power & data** — island power, USB ports

Bathroom & ensuite

ROOM 02

- **Layout** — open shower or enclosed
- **Bath** — freestanding, inset, back-to-wall
- **Vanities** — wall-hung or floor-standing
- **Toilet** — concealed cistern, soft-close, smart options
- **Tiles** — full or half-height, feature tiles
- **Drainage** — linear or centre waste
- **Lighting & vent** — fan, mirror lighting, heat lamps
- **Waterproofing** — must meet NCC standards

Laundry

ROOM 03

- **Layout** — stacked or side-by-side
- **Bench space and sinks**
- **Tall storage and pull-out hampers**
- **Ventilation type**
- **Optional mudroom integration**

// CHAPTER 05 — PART TWO

Bedrooms

ROOM 04

- **Wardrobes** — sliding or hinged
- **Flooring** — carpet, hybrid, timber
- **Lighting** — dimmers, bedside power
- **Window treatments and glazing**
- **Acoustic insulation if desired**

Living & dining

ROOM 05

- **Flooring type**
- **Feature elements** — joinery, TV recess, fireplace
- **Power and data points**
- **Heating and cooling preferences**
- **Lighting placement**

Outdoor areas

ROOM 06

- **Decking materials**
- **Pergola or roof structure**
- **Outdoor lighting and ceiling fans**
- **BBQ and kitchen setup**
- **Landscaping**
- **Compliance** — pool fencing, bushfire

HOW KRJ HELPS

We coordinate all trades, finishes, and materials — ensuring your home is beautiful, functional, and built to last.



NEXT → With selections underway, think about how the reno fits your lifestyle.

06

// CHAPTER 06

Lifestyle, timeline & budget.

Renovations affect daily life — planning ahead keeps everything running smoothly for you, your family, and the team onsite.

• LIFESTYLE

- Live onsite or move out?
- Need temporary storage?
- Access for trades and deliveries
- Pets, kids, neighbours

• BUDGET PLANNING

- Building costs
- Fixtures and finishes
- Engineering, certifiers, design fees
- Contingency of 10-15%
- Accommodation or storage if needed

• TYPICAL TIMEFRAMES

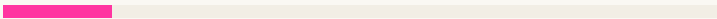
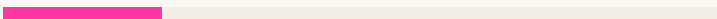


Bathroom — 5-7 weeks

Kitchen — 6-10 weeks

Extension — 3-6 months

Full-home reno — 6-12 months

// AT A GLANCE

Bathroom		5-7 weeks
Kitchen		6-10 weeks
Extension		3-6 months
Full home		6-12 months

HOW KRJ HELPS

You'll get a detailed schedule, clear milestones, and a payment plan aligned with progress — so you always know what's ahead.



07

// CHAPTER 07

Contracts, warranties & why build with KRJ.

This is where everything becomes official and your renovation is fully protected. Here's what goes in the contract — and what you get when you build with us.

● CONTRACTS & PROTECTION

- HIA or MBA contracts
- Milestone-based payments
- Variations only approved in writing
- HBCF insurance where required
- **Statutory warranties** — 6 years structural, 2 years non-structural

● WHY FAMILIES CHOOSE KRJ

- Local, family-owned, Tamworth-based
- 3D concept planning before construction
- Full approvals management
- Licensed trades and trusted suppliers
- Dedicated site manager
- Transparent communication start to finish



We don't *just renovate homes*.
We guide you, support you, and build with the care
your home deserves.

08

// CHAPTER 08

Renovation glossary & useful links.

A quick reference for the acronyms and terms you'll come across — and the official NSW resources worth bookmarking.

• GLOSSARY

DA	Development Application
CDC	Complying Development Certificate
BASIX	Sustainability certificate (works over \$50k)
Principal Certifier	Independent professional issuing approvals
NCC	National Construction Code
PC Item	Prime Cost allowance
Provisional Sum	Estimate for undefined work
HBCF	Home Building Compensation Fund
Statutory Warranties	NSW building warranties

• USEFUL LINKS

[NSW Planning Portal \(BASIX\)](#)

[NSW Government — Building or Renovating](#)

[NCC — National Construction Code](#)

[Check a Builder's Licence](#)

[Home Building Compensation Fund](#)

[NSW Fair Trading](#)

09

// CHAPTER 09

KRJ tips for a smoother renovation.

Small things that make a real difference once the work begins. The families who plan for these have the best experience.

TIP 01

Plan for daily life

- Set up a temporary kitchen or storage area
- Pack valuables and declutter high-traffic zones
- Give pets and kids safe areas during construction

TIP 02

Protect your budget

- Finalise selections early to avoid price changes
- Keep a clear must-haves vs nice-to-haves list
- Ask for alternatives if something exceeds allowance

TIP 03

Think ahead about access

- Share daily routines that affect site access
- Tell us about school runs, shift work, gate codes
- Plan where deliveries can safely be dropped

TIP 04

Expect noise & dust

- Some dust and noise are part of every reno
- We use mats, barriers and daily clean-ups
- Setting expectations early helps it feel smoother

TIP 05

Let us know if you travel

- Share upcoming holidays or work trips
- We plan decisions and deliveries around you
- Progress keeps moving even while you're away

TIP 06

Ask early and often

- Reach out anytime something feels unclear
- Early questions avoid delays or rework later
- Clear communication keeps everything on track



// READY TO START?

Let's build something you'll love.

We'd love to help bring your renovation vision to life with clarity, honesty, and quality at every stage. Give Kevin a call — no pressure, just a friendly chat.

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