Position Description – Design manager / Building designer

- **Position Title:** Design manager / Building designer
- **Reports To:** Operations manager
- **Department:** Design & Engineering
- **Location:** AMC1 – JMB Modular Buildings, Lemnos, VIC 3631
- **Employment Type:** Full-Time

About JMB Modular: Join a forward-thinking construction business where your skills are valued and your working conditions are a cut above the rest. At JMB Modular Buildings, all fabrication is completed in our clean, new, state-of-the-art factory – meaning no more unpredictable site conditions, weather delays, or muddy boots. Our modern facilities, precision tools, and controlled environment let you focus on quality craftsmanship and efficient delivery, while being part of a team shaping the future of modular construction in Australia.

Position Purpose:
The Design Manager / Building Designer supports the Operations Manager in delivering high-quality, compliant, factory-ready modular building designs for AMC1's advanced manufacturing production line. This is achieved through the management of the internal design team, coordination of external consultants, and a hands-on approach to design leadership.

This role converts architectural concepts into:

- **DfMA-compliant, standardised, repeatable modular systems**
- **Permit-ready documentation compliant with NCC Volume 1 & 2 and relevant Australian Standards**
- **Fabrication-ready drawings for Station Managers across the 8-station production line**

The position integrates **Revit, BIM, 3D modelling**, and JMB's digital workflows to ensure modules are:

- dimensionally accurate
- optimised for transport, crane lift, and factory sequencing
- compliant with NCC, planning, and permit requirements
- coordinated across architectural, structural, and services disciplines
- fully aligned with manufacturing efficiency and standardisation objectives

Key Responsibilities
DfMA, Standardisation & Modular Optimisation (Primary Focus)

- Implement DfMA principles: reduced part count, simplified assembly, repeatable details.
- Maximise module dimensions within transport, crane, and factory constraints.

- Apply standardised/off-the-shelf material dimensions, JMB wall types, junctions, grids, and structural details.
- Ensure all documentation aligns with factory workflows and station sequencing (Stations 1–8).
- Contribute to the continuous improvement of JMB's standard detail library and design systems.

Revit, BIM & Digital Modelling

- Develop detailed BIM models for construction, coordination, and clash detection.
- Build and maintain Revit families, templates, and parametric components.
- Ensure BIM models integrate with CNC systems, LGS fabrication, and digital QA tools.
- Produce high-quality digital outputs for engineering and consultant coordination.
- Maintain consistency across all drawings through strict adherence to standards.

LiDAR & Scan-to-BIM Integration

- Import and manage LiDAR point cloud data for existing conditions and as-built verification.
- Convert site scans and survey information into accurate Revit/BIM models.
- Validate tolerances, geometry, and dimensional accuracy by overlaying point clouds onto design models.
- Support digital QA processes through digital twin and AR/VR initiatives as they evolve at AMC1.

Drafting, Documentation & Regulatory Compliance

- Produce accurate drawings: plans, sections, elevations, details, schedules, site plans, and coordination outputs.
- Produce Building Permit–ready documentation in compliance with NCC Vol 1 & 2 and relevant Australian Standards.
- Apply regulatory requirements including:
    - AS 1428.1, AS 1428.2, AS 1428.4.1
    - AS 2890.1, AS 2890.6
    - AS 3740
    - AS 3959
- Prepare factory-ready documentation packs for each Station Manager.
- Maintain version control in Procore, documentation accuracy, and quality assurance standards.

Design Coordination & Technical Problem Solving

- Collaborate with the Manufacturing manager, project managers, engineers, and factory leads to resolve technical design issues.
- Identify clashes early using BIM coordination processes and resolve them before production.
- Provide solutions that minimise rework and optimise buildability.
- Answer design-related RFIs and assist in resolving site/manufacturing queries.
- Review consultant drawings and identify inconsistencies or conflicts.

Contribution to AMC1 Systems & Continuous Improvement

- Support the evolution of JMB's digital design ecosystem including workflows for:
    - DfMA standardisation
    - BIM integration
    - LiDAR/scan-to-BIM
    - VR/AR and digital twin development
- Assist in documenting repeatable processes for future design team growth.
- Contribute to training materials and continuous improvement of internal design practices.

Skills & Experience

Essential

- Strong design management capability
- Advanced Revit proficiency.
- Strong BIM modelling, coordination, and documentation skills.
- Understanding of DfMA, prefabrication, or modular design principles.
- Ability to produce permit-ready construction documentation.
- Strong grasp of NCC compliance for residential and commercial projects.
- Understanding of relevant Australian Standards for architectural documentation.
- Ability to interpret existing conditions, cadastral, feature, and level surveys.
- High attention to detail and accuracy in documentation.
- Ability to meet strict deadlines in a fast-paced, manufacturing-driven environment.
- Strong problem-solving and buildability-focused mindset.

Highly Desirable

- Experience with LiDAR, point cloud processing, and scan-to-BIM workflows.
- Knowledge of LGS framing, steel integration, precast systems, and factory-based construction.
- Experience in volumetric modular or panelised construction.
- Experience preparing shop drawings and factory-run documentation.
- Understanding of digital QA, laser projection, and advanced manufacturing workflows

Behavioural Capabilities

- Commitment to JMB's DfMA, standardisation, and modular efficiency philosophy.
- Proactive identification of design risks and technical issues.
- Strong communication and coordination with the **Design Manager**, project managers, engineers, and factory supervisors.
- High level of personal organisation and ownership of deadlines.
- Adaptability within a rapidly evolving digital and manufacturing environment.
- Team-oriented, constructive, and eager to develop new skills.

Performance Measures

- **Design cycle time** – meeting program targets.
- **DfMA adherence score** – use of standardised grids, walls, details, and material sizes.
- **Module optimisation** – maximising module volume and transport efficiency.
- **Documentation accuracy** – first-pass approval rate and minimal rework.

- **Clash-free modelling** – reduction of factory and site clashes.
- **Permit-ready speed** – efficient turnaround from concept to Building Permit.
- **Design library contribution** – updates and maintenance of standard details.
- **Coordination responsiveness** – timely interactions with PMs and consultants.
- **Factory feedback score** – quality and usability of documentation for Station Managers.

Career Pathway

Progression pathways may include:

- **BIM / Digital Engineering Lead**

Progression is based on performance, contribution to standardisation, and consistency of design quality.