

# ARCHITECTURE + TOWN PLANNING + BUILDING SERVICES



auArchitecture  
DESIGN / TOWN PLANNING / CONSULT



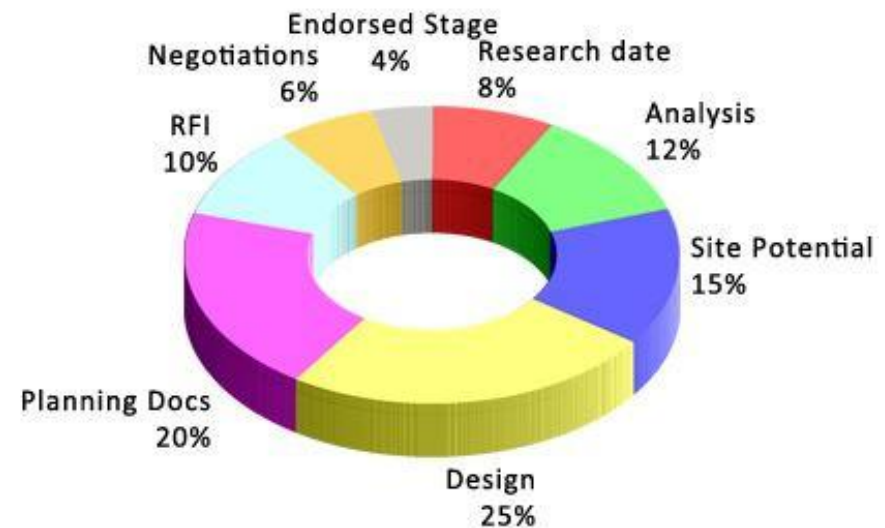
*Optimising site yield [Applying the power of knowledge]*

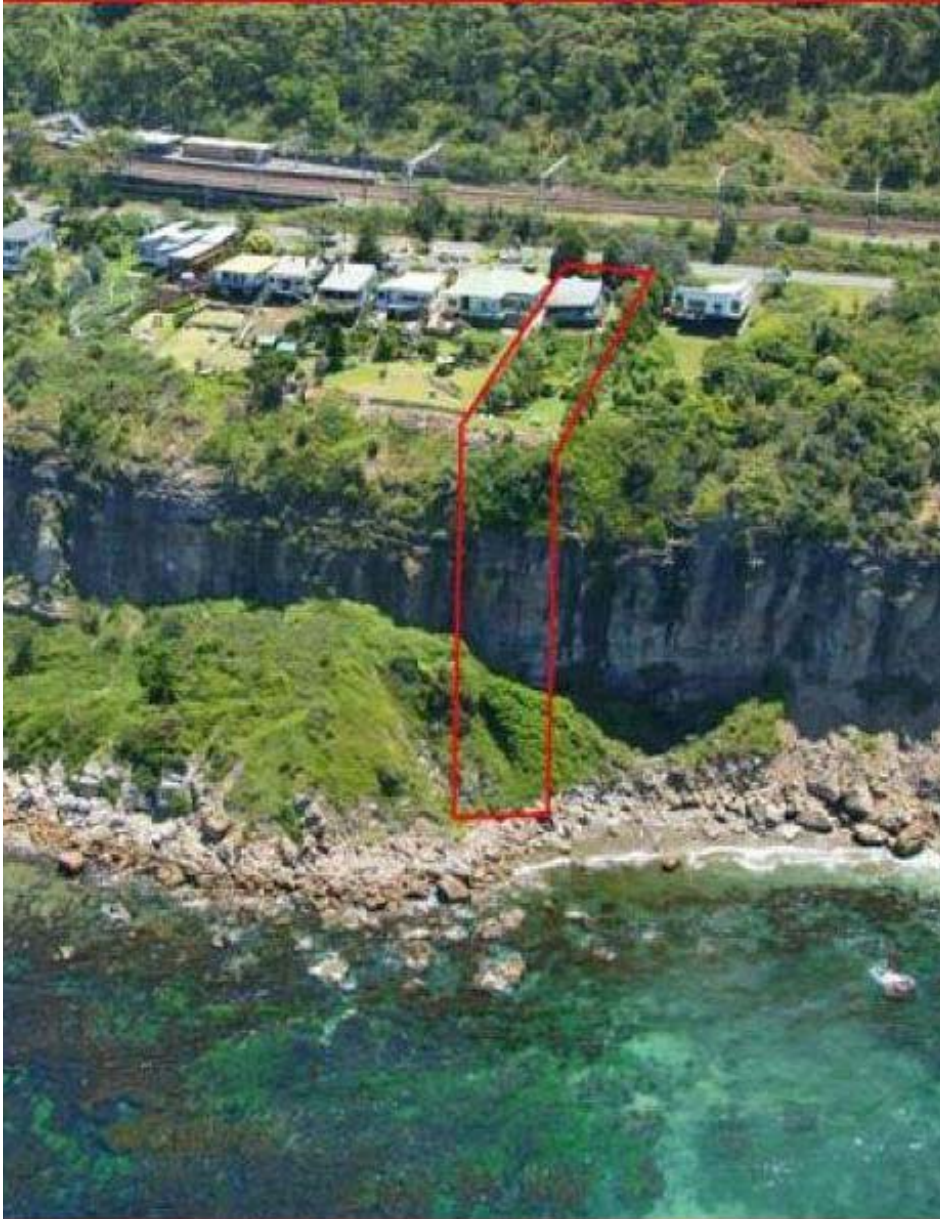


# KEY ACTIVITIES

- We provide and co ordinate the following services:
- Provide Design and Town Planning documentation services
- Development Feasibility model
- In-house Town Planning reports and co ordinate specialist reports
- Building Permit and construction documentation
- Co ordinate civil and structural engineers
- Co ordinate Land and Building Surveyors
- Prepare marketing collateral
- Tender evaluation
- Construction cost plan
- Subdivisions for brownfields
- Provide builder for the project
- Site selection and advice

- Each planning application optimises the site for maximum yield.
- We start with a desktop research and analysis on zoning and overlays and neighbourhood character which is followed by the critical site potential framework.
- The preliminary design builds on the framework and client brief.
- The full set of Town Planning documentation includes detailed plans, elevations, shadow studies, design response, site and neighbourhood description and town planning and other reports.
- Council responds to the Application with a possible Request for Further Information.
- After satisfactory response to the RFI, the Application is advertised and Council makes its decision to Grant a Permit with conditions.
- The whole process can take 6-15 months.





## ARCHITECTURE

- A00 Title sheet and General notes
- A100 Site Plan- Existing conditions and demolition 1:100/1:200
- A101 Site Plan- Proposed works- 1:200
- A200 Ground + Level 1 Floor Plans- 1:100
- A210 Ground + Level 1 Reflected Ceiling plans- 1:100
- A220 Roof Plan- 1:100
- A300 External Elevations- 1:100
- A400 Building Sections- 1:100
- A500 Wall Sections- 1:20
- A600 Detail Plans and internal elevations- 1:50
- A700 Construction Details- 1:5 /1:10
- A800 Wall, Window and Door Schedules- 1:50
- A900 Joinery Details 1:20/1:50
- Product and Material/Fittings and Fixtures Schedule
- Full Architectural Specification



## AUARCHITECTURE

- *Swarup Dutta consulted to Architects and developers for decades prior to founding AuArchitecture, which is a specialist practice focusing on achieving high value Town Planning Permits for residential and commercial projects.*
- *He managed over 250 planning approvals across Victoria-many of which had difficult planning overlays.*
- *He found and developed his own properties, had sites rezoned to higher density yields and owner built a home with complex engineering and site constraints*
- *He is supported by a HIA Platinum Member builder, a building estimator, Architects and BIM technicians.*
- *He works with a builder who has 50 years of building experience*
- *Swarup belongs to the Planning Institute of Australia (Regional and urban planning)*

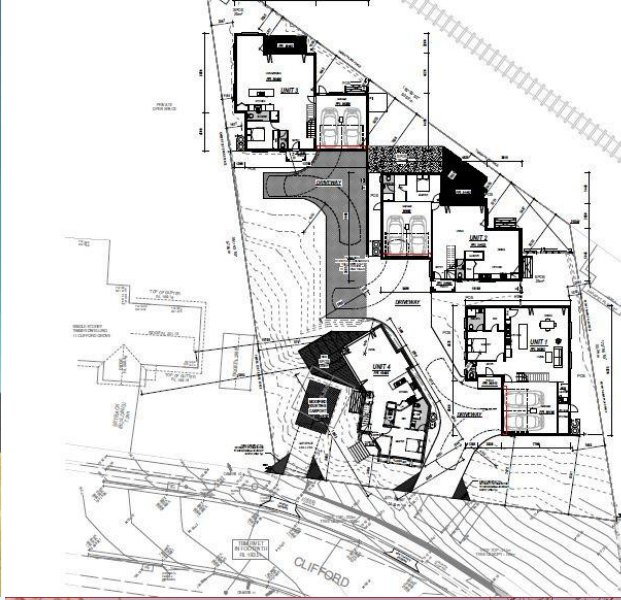
CONTACT US :  
PLEASE CALL 0448 170 132 OR CONTACT VIA  
WWW.AUARCHITECTURE.COM.AU

05

# THANK YOU FOR YOUR TIME!

*Kindly get in touch to let us know if you have any questions.*





[ industrial  
commercial  
residential  
heritage  
farmhouse ]

Projects managed  
by Swarup

