



north turramurra

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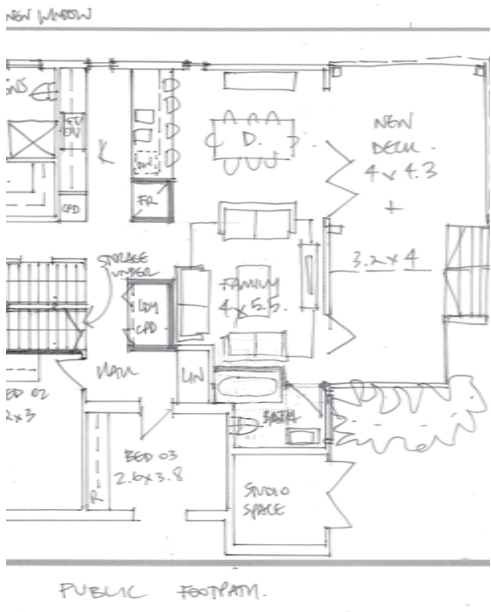
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FEASIBILITY STUDY + SKETCH DESIGN



liquid ARCHITECTURE

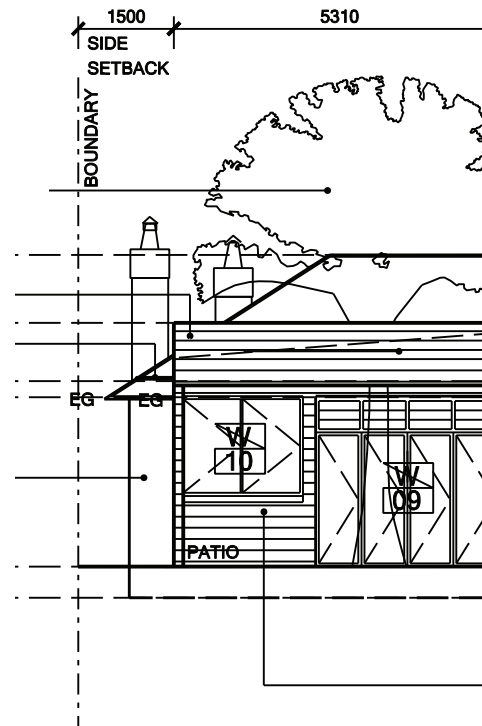
Liquid Architecture is a small architectural practice with almost 10 years of local experience providing quality architectural design, documentation and project management services.

If you are contemplating a renovation, alterations and additions, or new home project, Liquid Architecture offers a competitive fixed fee concept design service where we produce several design options based on your brief. A thorough and concise written report accompanies the design drawings, and looks specifically at your project, including the Council requirements and project cost and time estimates.

The report information enables our clients to make a confident and well informed progression into a design and documentation process.



DESIGN DEVELOPMENT + DEVELOPMENT APPLICATION



liquid ARCHITECTURE

The Developed Design stage takes the ideas presented in the concept designs and develops these in response to the client's feedback and refined brief requirements. Through a collaborative design process with the client, the final design is confirmed so as to proceed to documentation for a Development Application (DA). Developed design drawings are usually presented at a pre-DA meeting with Council to obtain a general appraisal of the proposal prior to preparing the DA documentation.

Depending on the planning approval path to be taken, the DA documentation stage usually comprises the preparation of a series of Architectural drawings, various written report, shadow diagrams and other supplementary information, as well as coordinating information provided by specialist consultants.

Once lodged, we manage the DA process by liaising with Council and providing additional information and other advisory services during the assessment period.

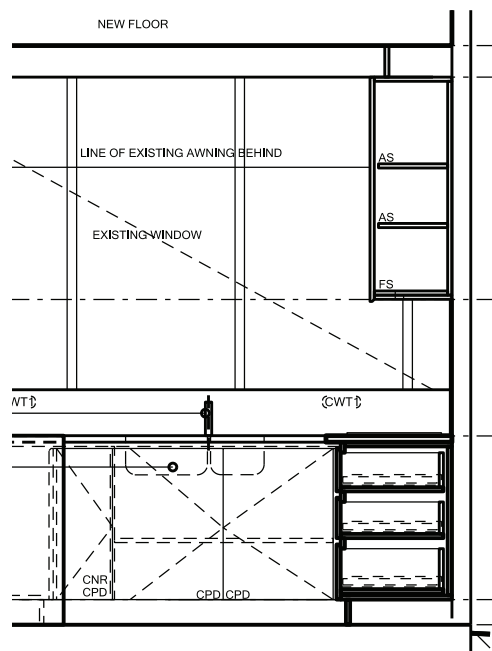


The Construction Documentation stage usually commences upon gaining Development Approval, although depending on the project, may commence in parallel to the DA stage. The purpose of this stage is to flesh out the approved design into a series of detailed construction drawings which can be used for tendering the project, gaining Construction Certificate (CC) approval and for building the project.

CC documentation usually comprises Architectural drawings and specifications as well as Structural Engineering drawings and any other specialist information required by the Development Consent. Detailed construction documentation usually comprises detailed design and layout drawings and fitout schedules.

Once the construction documentation is completed, the project is ready for tendering. At this stage, we advise on suitable builders, building contracts and tendering processes for your project. Upon receiving the tender prices, we analyse the tenders and conduct tender negotiations with the client.

CONSTRUCTION CERTIFICATE + CONSTRUCTION MANAGEMENT



For the construction period, we can provide full contract administration and design scope management services, including:

- >preparing the building contracts in accordance with the agreed tender price and conditions

- >administering the building Contract, including processing payments, issuing notices, checking variations and extensions of time etc

- > conducting regular site meetings held with the client and builder, to monitor progress of the project and to ensure the building is constructed in accordance with the documentation
- > providing additional information / details as may be requested by the builder

- > finalising selections for the building in consultation with the client

- > managing completion and post-completion processes including obtaining the Occupation Certificate and managing the Defects Liability Period

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