

Visual Impact Statement:

Proposed Changed Development, 90 - 96 Jonson Street, Byron Bay NSW

- 1 This statement has been prepared by interplan architects on behalf of 'Project Bohemian Pty Ltd' to assist the Byron Shire Council (Council) with its assessment of a proposed change to an existing development approval on land at 90 to 96 Jonson Street Byron Bay NSW (the **Site**). The statement primarily provides an opinion with respect to the proposal's consistency with Clause 6.13 of the *Byron LEP* 2014 and more specifically item 6.13 (3). It also has regard to the comments set out in the letter from Council dated 9 November 2022.
- 2 The observations and opinions provided in this statement are based upon the S4.55 Submission, Issue B, dated 10/05/2023, and the SEPP 65 Design Verification prepared by PBD architects. Images from these documents have been adapted for inclusion in this statement. The original documents should be referred to for the original larger size and higher resolution images.
- 3 The author of this statement has visited Byron Bay and the surrounding area on numerous occasions and the author's curriculum vitae is attached to this statement at **Appendix A**.

Visual Context

- 4 Like most Australian towns and cities, Byron Bay, includes a mix of building forms and appearances that reflect functional uses and needs, aesthetic preferences and the availability of materials and skilled labour. It is predominantly comprised of detached houses built in the ubiquitous brick and tile that characterises Australia's suburban vernacular. Byron Bay also includes high quality contemporary architectural forms and/or provide novel responses to the local subtropical conditions. These design responses are complemented by Byron Bay's consolidated town centre that is focussed on Jonson Street.
- 5 The heart of the town centre (between Bay Street and Byron Street) is primarily characterised by the overall consistent scale and bulk of the built form that is typically built in a contiguous alignment to the street frontages. The frontages are activated by shop fronts beneath awnings that extend across the adjoining footpath. The shop fronts, the awnings, and the articulation of the facades above the awnings by fenestration, architectural elements (including balconies) and the juxtaposition of roof profiles contribute to the identity and amenity of the streetscape.
- 6 The widths of the buildings along Jonson Street are constrained by the width of the lots. This creates a regular rhythm of frontages. The larger buildings on larger lots reflect this rhythm in the

visual modulation of their appearances that address the street. The frontage rhythm establishes a coherent 'grain' of development that contributes to the cohesiveness of the streetscape.

- 7 The contiguous edge and generally consistent one and two-storey height of the built form along the frontages reinforces the spatial definition of the street to provide a sense of partial enclosure that enhances its amenity as an attractive human scale pedestrian environment.
- 8 Having regard to its suburban areas, architectural houses and consolidated town centre, Byron Bay is best described as having an 'eclectic' character. There is no apparent architectural style that distinguishes Byron Bay from other coastal towns.

Byron Bay Town Centre Master Plan

- 9 The subject site is located with Precinct 11- 'Jonson Street South' of the Byron Bay Town Centre Master Plan (**BBTCMP**). The BBTCMP sets out principles and strategies to achieve a vision for the town centre, which are based upon well-established urban design approaches to place making.

- 10 In relation to Built Form and Aesthetics the BBTCMP states:

"The built form and aesthetics of a town centre is rooted in its urban structure, quality of architecture and the nuances of building height, style, texture and colour. Successful town centres ensure that the built form offers a sense of arrival and enclosure to a collective entity or place. Good built form also forms a physical extension to the public domain."

- 11 The BBTCMP's Built Form & Aesthetic Place Principles include to:

"Preserve Byron Bay's eclectic village character through increased density and high quality design."

- 12 Importantly, the BBTCMP is not prescriptive with respect to advocating any architectural style. It is clearly supportive of and aims to preserve an eclectic design approach.

The Changed Development

- 13 To the south of Byron Street, the intensification of development and the spatial containment of Jonson Street reduces due to the increased width of the carriageway, more varied building setbacks, and the greater prominence of single storey buildings. However, the streetscape is still understood as a continuation of the town centre character.

- 14 The subject site at 90 to 96 Jonson Street is located within this part of the town centre where it will become an important and relatively prominent part of the evolving streetscape. It is assumed the approved development proposal for the subject site is consistent with the intent of the BBTCMP.
- 15 A review of the documentation indicates the changed development is shown to:
- a) Reduce the number of units from 50 to 44 and the GFA but otherwise maintain the general configuration of the approved development,
 - b) Retain the prominent curved alignment of the walls that flank the entrance to the central plaza,
 - c) Maintain the overall vertical and horizontal modulation of the built form that fragments the visual mass, provides clear expression to the individual storeys, and creates a rhythm of visual elements that reflects the characteristic 'grain' of Jonson Street
 - d) Maintain the visual depth of the street facades provided by the balconies that while responding to the sub-tropical context also 'erodes' the building bulk to mitigate the impact of its visual mass.
 - e) Maintain the use of integrated landscaping within the façades to 'soften' their appearances and reinforce references to the subtropical context.
 - f) Provide connectivity from the Jonson Street frontage into the retained central plaza and through to the rail Corridor and Spice Alley.
 - g) Provide most apartments with access to cross-ventilation.
 - h) Increase the number of north facing rooms and POS areas.
- 16 The changed development will maintain the efficiency and functionality of the approved development, and its effective mitigation of visual bulk to provide a well-considered design response and development outcome that responds to the existing urban context.
- 17 Notably, Council officers in their letter dated 9 November 2022, acknowledge:
"The overall massing, configuration and mix of uses is substantially the same as the approved design with a slight reduction in the number of units."
- 18 The visual differences between the approved development and the changed development appear to primarily relate to the more detailed aspects of the development's visual articulation. Importantly, the changes to the articulation do not alter the approved development's responses to the subtropical climate. These responses include the prominent balconies that characterise the approved development's façades. The balconies provide visual depth, permeability, and porosity to the building's appearance. While the proposed development includes the use of archways for some of the fenestration they do not alter the approved sub-tropical nature of the design response.

However, it is understood that the proposed arches may be somewhat controversial in relation to the opinions of those assessing the proposed changes to the approved development.

- 19 The archways are introduced at the ground floor level and characterise the pedestrian level of the Jonson Street façades as they curve into the central plaza. The archways reinforce the differentiation of the commercial uses of the ground level façade from the upper residential levels and complement the distinctive curved alignment of the corners of the built form that frame the Jonson Street entrance to the plaza (refer to Figure 1 below).



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PBD - PROPOSAL

Figure 1- The Jonson Street (east) elevation of the approved development (top) and the changed development (bottom) (PBD Architects)

- 20 Arches are also used to vary the articulation of the upper storey façade as it returns at the entrance to the plaza to provide increase complexity and interest to the overall appearance (refer to Figures 2 and 3 below).



Figure 2- View of the Jonson Street entrance of the changed development to the plaza (PBD Architects)



Figure 3- Views of the changed development's facades that address the plaza (PBD Architects)

- 21 The archways also differentiate the ground storey of the west facing facade where arches are used to vary the articulation of the centre portion of the upper storey to provide increased complexity and interest to the overall appearance (refer to Figure 4 below).
- 22 The arches are utilised as an integrated element of the changed development's built form and contribute to its coherent identity. Importantly, the arches do not alter the articulation and modulation of the built form with respect to their visual fragmentation of the building bulk, which is a principal aspect of the approved development's appearance.

23 The arches juxtaposed with the dominant orthogonal configuration of the fenestration introduces variety that provides:

- a) differentiated and meaningful expression to the ground storey that reflects its commercial use and reinforces it as a 'base' to the overall façade composition,
- b) increased complexity and visual interest to the modulation of the façade that overcomes the repetitive appearance of the approved development.



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Figure 4- The western facade of the changed development (bottom) (PBD Architects)

24 Further, the revised design prioritises sunlight and ventilation along with landscaping embellishment and communal (and private) open space. These four elements are increased/strengthened by the current design and are influential in achieving a subtropical design and

porosity. The floor plans provide for good access to light and air, with landscaping and communal and private open space at the ground and roof top. These elements underpin the meaning of subtropical living and permeability.

- 25 The fact that the development has been amended with respect to intricate façade detail and materials does not automatically determine the proposed development is at odds or contrary to the sub-topical/permeability characteristics of the approved development.

Excellence

- 26 Clause 6.13 (4) of the *Byron LEP* 2014 sets out requirements that must be considered in determining whether a development exhibits design excellence. Although relatively comprehensive, the clause does not provide any actual benchmarks for 'excellence'.
- 27 Clause 6.13 (4) (b), (c), (d), (e), and (h) relate to the appearance and form of a development. Whether a development satisfies these requirements requires evaluative judgements that are subjective. It is well recognised that reasonable minds may differ with respect to subjective judgements.
- 28 In my opinion, design excellence within the context of 6.13 (4) (b), (c), (d), (e), and (h) may, in part and where relevant to appearance, be reasonably considered to be demonstrated by the following:
- a) A functional and efficient planning configuration that responds to the site's constraints and avoids or effectively mitigates any adverse impacts upon nearby properties.
 - b) The mitigation of adverse visual impacts (such as overbearing) arising from a building's bulk by the visual fragmentation of its form into an assemblage of smaller elements, which effectively 'camouflages' the overall bulk.
 - c) A well resolved building appearance comprised of elements that provide visual complexity and interest that:
 - i. are positively engaging to the human eye
 - ii. complement the human scale
 - iii. assist to express the building's use and organisation
 - iv. balance the visual proportions of the facade
 - v. are compatible with the local context
- 29 The approved development must necessarily satisfy 6.13(4) and is shown to include the above attributes. The changed development varies the detail of the design resolution of the approved development but does not diminish its achievement in relation to the above attributes.

- 30 In essentially retaining the approved configuration, the proposed development has maintained a similar materiality with respect to the construction system and the painted rendered external walls. While the colour may have changed (refer to below) the approved materiality has not.
- 31 Other than the colour of the proposed development, the primary difference between the approved and changed developments relates to the introduction of the arches, which as noted above, make a meaningful contribution to the design resolution, and are discussed further below.

Arches

- 32 Arches are a well-established architectural device for spanning openings. Originating in ancient times, they provide an alternative to the post and beam method of supporting a wall, floor, or roof above an opening. The physical integration of the horizontal spanning element with the vertical supporting elements is structurally efficient and visually appealing as a unified architectural feature.
- 33 Visually, an archway can juxtapose a curved form with surrounding linear elements to provide increased visual complexity and enhance visual interest. The use of the arch's curved form also reflects the form of cave openings to provide visual references and psychological associations to primordial shelter. Notably, the use of curved forms in contemporary architecture is becoming increasingly recognised as reinforcing the intrinsic human connection with the natural world (biophilia).
- 34 Arches are well established as 'timeless' architectural elements that through their inherent qualities will continue to feature in building design. They are not a visually prominent element within the existing Byron Bay streetscape; however, they are certainly present. Other developments that incorporate arches into their appearance have also been approved by Council. The arch could not be reasonably considered to be alien to the eclectic character of Byron Bay.

Colour

- 35 The depictions of building colours as viewed via printed material and/or electronic displays are unreliable due to the variations of the media or device used to view the depiction. The perception of colour also varies between receptors, the time of day, weather conditions etc. Actual colours change overtime- sometimes fading unevenly through different degrees of exposure.
- 36 The external colour scheme of the changed development appears to be of a shade of white, which is relatively uncontroversial, does not reflect a corporate branding and rarely conflicts with other colours. It is likely to age well and will provide a neutral and understated background to the architectural elements and landscaping that will be the focal features of the building's appearance.

The colour of the changed proposal will be compatible with the broad range of external colour schemes that characterise the existing streetscape.

- 37 Council officers refer to the use of 'face brick' in relation to other recent developments, while face brick may be a preferred external appearance for some developments, it was not a feature of the approved development.
- 38 Nor, is face brick a typical characteristic of the masonry sub-tropical urban architecture of Southeast Asia referred to by Council officers as an appropriate precedent. This architecture is more typically characterised by painted rendered walls. The colours are often bright and contrasting, but also often white. This architecture is a product of British and French colonialism, where neo-classical forms including arches were common elements especially for prominent civic buildings.

'Byron Style'

- 39 Reference is made in the letter from Council to an emerging 'Byron Style':

"Together with an almost universal use of planter boxes, rooftop vegetation and ground level courtyards with the capacity for large mature trees, this fragmented built form and permeable ground level has been encouraged and might be considered as an emerging 'Byron Style' that would distinguish Byron Bay from other coastal towns."

- 40 The changed development is shown to be generally consistent with the above description. It would appear the only purported deviation from the above is the use of arched windows and white rendered masonry. These elements are discussed above and could not be reasonably considered to be inconsistent with the eclectic design outcomes sought to be maintained by the BBTCMP.

Conclusion

- 41 The changed development will not result in any materially different impacts upon the neighbouring streetscape than the approved development. It's form and appearance will be consistent with and make a positive contribution to Byron Bay's eclectic visual character.
- 42 Having regard to the changed development's overall consistency with the approved development, based upon the observations set out in this statement it would be unfounded and unreasonable to

disqualify the changed development as not achieving a level of excellence consistent with a reasonable interpretation of clause 6.13(4).



Leslie Curtis
Director, interplan | architects

24 May 2023

**Appendix A:
Author's Curriculum Vitae**

QUALIFICATIONS AND PROFESSIONAL AFFILIATIONS

Bachelor of Architecture (SAIT 1982)
Registered Architect (Reg. No. 2784), Queensland, Australia
Member, Australian Institute of Architects (RAIA)

SKILLS AND EXPERTISE

As a professional architect Leslie has expertise in architecture and urban design, visual assessment and the master planning of urban developments.

Leslie has over 40 years national and international experience in resolving complex design issues on a broad range of project types. He has led project teams on major developments, managed a multi-disciplinary design office, and has been a senior specialist adviser to the Queensland State Government and Local Government Authorities.

Leslie has prepared numerous visual impact assessments for development applications and also assists the Planning and Environment Court of Queensland as an expert witness with respect to visual amenity, architecture and urban design appeal matters.

PROFESSIONAL EXPERIENCE

- August 1997- Current: Director, interplan architects pty ltd at interplan va, Gold Coast, QLD
- December 2014- November 2018: Senior Design Architect (consultant) DBI Design, Gold Coast, QLD
- May 2011- December 2014: Associate and Manager Urban Design and Visual Assessment, LVO, Brisbane, QLD
- May 2009- June 2012: Senior Urban Design Advisor, Office of the Queensland Government Architect, Queensland Government, Brisbane, QLD
- October 2008- May 2009: Gold Coast Manager / Architect / Urban Designer, O1A Gold Coast, QLD and Melbourne, VIC
- June 2003 to October 2008: Principal Architect and Urban Designer Planning, Environment and Transport Directorate, Gold Coast City Council, Gold Coast QLD
- November 1999 to June 2003: Senior Advisor- Architecture and Urban Design Redland Shire Council Cleveland, QLD
- August 1997- Current: Director, interplan architects, Gold Coast, QLD
- April 1990 to August 1997: Managing Director and Principal Architect (Brisbane) Executive Director (Tokyo), Interplan Y. Hasegawa and Associates, Brisbane and Tokyo
- February 1989 to March 1990: Senior Design Architect Stephenson and Turner Victoria, Melbourne, VIC and Adelaide, SA
- September 1984 to September 1988: Design Architect, Woods Bagot, Adelaide, SA
- March 1982 to September 1984: Graduate Architect SAIT (University of South Australia), Executive Architect / Property Management Office, Adelaide, SA

PROJECT EXPERIENCE

Court Appeals

Experience as an expert witness in the Queensland Planning and Environment Court with respect to visual amenity, architecture and/or urban design matters:

- Loudou v Sunshine Coast Regional Council PEC203_21
- Ainsworth & Others v Brisbane City Council & Mosaic Property Group - PEA No. 1566 of 2022
- S&S No. 4 Pty Ltd v Council of the City of Gold Coast - 1128-1132 Gold Coast Highway, Palm Beach
- Save our Foreshore v WRC and Meridien_PEC 60 and 459 of 22
- Thorogood v Council of the City of Gold Coast & Anor - PEC160 of 2022
- Douglas Shire Sustainability Group Inc & Ors v Douglas Shire Council & Graben Pty Ltd - PEC 1276 of 2022
- 74 The Esplanade Pty Ltd -V- Council of The City Of Gold Coast – Pec 1024_22
- SDA Fiduciaries 8 Pty Ltd v CoCoGC
- TAL GP Projects No7 Pty Ltd v BCC 145/22
- Wilshire Village Unit Trust v BCC PEC726/22
- Woodstock Nominees (Qld) & Hodson Superannuation v Redland City Council - 3291/2021
- Noffke_ Fabcot & Stephen Family Pastorl v Logan City and Logan Rd North PEC2369/21 and 2401/2021
- Bronco Dino v Cassowary Coast RC PEC199/19
- Northern Sands v Cairns Regional Council
- Parkview Holdings v BCC_PEC805/20
- Dux Drive Bongaree Gem Life and MBRC
- David William Neate v Noosa SC and Ors
- West End Community Assoc v BCC and 82 Merivale Street Pty Ltd
- Andema v Noosa Shire Council
- Cox v BCC PEC3333/20
- Northbrook Village v SCRC
- GTH Projects No 4 v Noosa shire council
- DVB projects v CocoGC PEA1646/20
- Smit v BCC PEA
- Darrah and ors v CoGCC and RSL PEC556/21
- Procon Developments v Bundaberg Regional Council_PEA3023/20
- Hudson and Ors v BCC PEA 1316/21
- Trustee for the Kilda Av property trust v CoCoGC
- Trinity Park investments v Cairns regional Council PEA2386/20
- Ashanti Logistics v SCRC
- Newkrop v SCRC PE117/21
- Jezreel and Sorbello v BCC and PEA2067/21
- Pearl Inv (Aust) v SCRC 1542/21
- Anthony Pinzone & Ors v SCRC
- McFarr Properties Pty Ltd v BCC and Ors
- Nicolle Patricia archer and Ors v CoCoGC and JWZ PE1892/21
- Chiodo Dev Corp v Douglas Shire Council
- Parmac Property Pty Ltd v Townsville City Council and Ors
- Daniel Clarry v BCC and 4005 Properties PEC2616/21_28 Maxwell St New Farm
- 427 Beckett Rd v BCC PEA 1760/20
- Wanless recycling Park v Ipswich City Council PEA2715/21
- QM Properties v Logan City Council_PEA1536/21
- McLucas v CocOGC and Marquee Flora PEA2428_21
- SDA Property Nominees v Scenic Rim Regional Council PEA 2001/21
- Kirra Developments v CoCoGC
- Allure Property group No4 v CoCoGC PEC 3120/20
- Wyandra JV Pty Ltd v BCC PEC1913/21
- Coles Group Property developments v SCRC and Ors PEC2243/21
- Covey v BCC PEC14/21
- 3580 Main Beach Pde v CoCoGC
- Caydon North Burleigh v CoCoGC 266 The Esplanade Miami
- BJLG v CoCoGC PEC14/22
- Hingston and Ors v Noosa Council
- Opal Health Care Minor Change Clayfield
- Little Projects v CoCoGC
- Wellington Boatshed v BCC PEC388/21
- Aquence Towers v Redland CC and York St Dev PEC5/22
- J-Corp Retail Pty Ltd v CoCoGC and Kirra One Pty Ltd
- Bell Co Pty Ltd and Ors v CoCoGC and Scott Reginald Headland PEC6/22
- Bayview St Qld RB Pty Ltd v CoCoGC PEC 815/22
- Michael Keniger and Jane Grealy v BCC and Property Projects Australia PEC558/22
- Dajen Investments & Ors; Ruffin & Ors v GCCC & Perspective Point Break Pty Ltd - PEC Appeals no. 911 of 2022 and 918 of 2022
- Sparksman & Ors v CoCoGC & Anor PE2674/20
- Paradise Palms Residents Association Inc v Cairns Regional Council & Anor – PE 217 of 2020
- Odnal Group v Logan City Council PE3218/20
- Grassy Knoll V CoCoGC PE3526/20
- Fisigi v BCC PE 2533/20
- GG Propco v SCRC PE2909/20
- JP and CA Walsh v SCRC PED96/20
- Clive Palmer v CoCoGC PE2800/20
- HPD Group v SCRC PE2765/20
- Noosa Spotlight v Noosa Council PE476/20
- David William Neate v Noosa Council and Ors PE1219/20
- Creelman v CoCoGC PE1982/20
- Scumley Pty Ltd v BCC PE978/20
- Upan Company v CoCoGC PE2009/20
- Fort Real Estate Capital v Redland City Council PE1724/20
- Melinda Jane Patterson v CoCoGC & Ors PE1410/20
- Robina Transit_Palmer Leisure v CoGCC PE865/20
- Fetterun Pty Ltd v Sunshine Coast CouncilP&E Appeal 97/19
- North Harbour Holdings v MBRC and Or PE771/20
- Anthony Charles Burchill v CoGCC and Nifsan Dev Pty Ltd D67/20

- Parkview Holdings v BCC_805/20
- JSFNQ1 V Townsville City Council 139/19
- Patterson v CoGCC 1784/20
- Danny Powe v CoCoGC PE1502/20
- Self Storage Helensvale v GCCC PE 157/20
- Body Corp for Lofts on Jackson CTS 35501 v BCC
- Peter Michael Jensen v BCC and Azure 1750/20
- Reno Anthony Panozzo v BCC and Azure 1749/20
- Peter Anthony McKay v BCC and Azure 1747/20
- Northern Sands v Cairns Regional Council 72/17
- Henderson v BCC PE BD4139/18
- Zumbo v BCC and Ors 1934/19
- Aus Outdoor Sign Co v BCC 3725/19
- Austin BMI v ICC PE912/20
- Carla Turner and Ors V BCC PE187/20
- GC Motorsport Train Ctr v GCCC (3387/16)
- Wade Trass and Ors v BCC and Katwal 4655/19
- Matzin Capital Pty Ltd v Redland City Council - PE3797/19
- Paul Keogh V CoGC PE281/2019
- Dean Sandstrom & Ors v SCC and Windansea Boardriders 3760/19
- Dreamline Dev Corp v BCC [2807/19]
- Roubaix Properties Pty Ltd v Somerset Regional Council & Anor (2327/19)
- Cleanaway v ICC (4101/19)
- Rayjon Properties v Council of City of GC (3562/19)
- Kindred v MBRC (3331/2019)
- Lantrak Property Holdings (Qld) Pty Ltd v Ipswich City Council & Ors (3473/2019)
- Edith Pastoral V SRC (2773/2019)
- Dwyer v SCRC (166/2019)
- Stephens Family Pastoral V Logan City Council
- YQ Property Pty Ltd V BCC (1409/19)
- DFC (Project Management) v BCC 77 Walkers Way Nundah (1810/19)
- Riverstone (Townsville) vTCC (1275/19)
- Taylor v Moreton Bay Reg Council (108/19)
- TriCare (PT Vernon) Pty Ltd v Brisbane City Council (4646/17)
- JRD No.2 v BCC_5 The Esplanade, Forest Lake
- Maddison Ridge v Lockyer Valley RC (4340/18)
- Adpen v Moreton Bay Reg Council and Others (232/19)
- Andrew Micalleff v Moreton Bay Regional Council (4350/18)
- Deleje v BCC (2777/15)
- HPC Urban Design and Planning v Ipswich City Council and Ors.
- Parry KB v BCC (1326/2017)
- Gamblin v BCC - P&E Appeal no. 2782 of 2017
- Thomas Kevin Dooley & Ors v Brisbane City Council & Anor (1695/18 and 1696/18)
- The Planning Place Pty Ltd v BCC (1675/18)
- Northern Properties v BCC (3500/18)
- Birchie Pty Ltd v BCC (3844/18)
- ALH Group Ltd v Sunshine Coast Regional Council (1343 of 2015)
- QCAT Tree Dispute, Michael Ortlipp 8 Jaora Street, Graceville
- Leger &Ors v BCC (3974/16).
- Reid & Ors v BCC & Ors (130/17)
- United Petroleum Pty Ltd v Gold Coast City Council & Anor - P&E Appeal no. 3902 of 2016
- Residential Development Alliance Inc v GCCC & CSI (Gold Coast) Pty Ltd (271/15 and 187/17)
- Harman v BCC & Snape (2841/17)
- Community Facilities (Mosque and associated uses) at 161 & 161A Underwood Road, Eight Mile Plains, QLD. Planning & Environment Court Appeal No. 2249 of 2014
- ALH Group Ltd v Ipswich City Council - P&E Appeal No 451 of 2015
- ALH Group Ltd v Moreton Bay Regional Council - P&E Appeal No 1662 of 2015
- ALH Group Ltd v Brisbane City Council - P&E Appeal No 3963 of 2015
- Quintenon Pty Ltd v Brisbane City Council - P&E Appeal No 1996/15
- Emzay and Jones v GCCC and Paynter Dixon, PE_ 295 and 4301of 2015
- Kirra Blue pty ltd v GCCC & Ors PE_ 287 of 2015
- Laws v Gold Coast City Council & Ors - P&E Appeal No 114 of 2016
- Body Corp. for Bowden Place & Ors v BCC and Carillon Newfarm Pty. Ltd.
- Malchada Pty Ltd v Gold Coast City Council PE_ 2940 of 2013
- 46 The Strand Pty Ltd v TCC – P&E Appeal no: 233 of 2015.
- Ordex Pty Ltd v Brisbane City Council, PE_ 2555/15)
- Lambert St Kangaroo Point, P&E Appeal no. 2841 of 201

Visual Assessment

Experience in providing specialist advice and/or preparing specialist reports in relation to the visual assessment and impacts of development applications including:

- High-rise, Multiple Dwelling, Dixon St Coolangatta
- Multiple Dwelling, 798-800 Pacific Parade Currumbin
- Medium-rise, Multiple Dwelling, Breakfast Crk Rd Newstead
- Kirra Beach Hotel Change Application
- High-rise, Multiple Dwelling, 332 The Esplanade Palm Beach
- High-rise, Multiple Dwelling, Miles Street Kirra
- Medium-rise, Multiple Dwelling, Coyne St Kirra
- High-rise, Multiple Dwelling, 264 The Esplanade Miami
- High-rise, Multiple Dwelling, 10 St Kilda Ave Broadbeach
- Digital Billboard, Springwood
- Medium-rise, Multiple Dwelling, 10 Goodwin Tce Burleigh Heads
- Medium-rise, Multiple Dwelling, Maxwell St, New Farm
- High-rise, Multiple Dwelling, 2 Musgrave Street, Coolangatta
- Medium-rise, Multiple Dwelling, Hayle St_Burleigh Heads
- High-rise, Multiple Dwelling, 64 Goodwin Tce Burleigh Heads
- High-rise, Multiple Dwelling, 3547 Main Beach Parade
- Tricare Aged Care facility, Runaway Bay

- Medium-rise, Multiple Dwelling, 28 Pacific Pde Bilinga
- High-rise, Multiple Dwelling, 10 Goodwin Tce Burleigh Heads
- Two x High-rise Apartment/Resort Hotel tower development 48, 50-56 & 58 The Esplanade & 5 First Avenue, Burleigh Heads
- Aged Care facility, Runaway Bay, QLD
- Four x High-rise apartment /mixed use development, Capital Court, Varsity Lakes
- High-rise apartment building, 2 Musgrave Street, Coolangatta
- High-rise apartment building 64 Goodwin Terrace, Burleigh Heads, QLD
- High-rise apartment building First Ave, Burleigh Heads, QLD
- Two x Highrise towers/mixed use development, 1 Redcliffe Parade, Redcliffe
- Retirement Village, Pine Mountain Rd, Carindale
- High-rise apartment building, 1827 Gold Coast Highway Burleigh Heads, QLD
- High Rise Apartment Building and High Rise Hotel, The Esplanade, Burleigh Heads, QLD
- Sculpt Tower, High rise apartment building, Oak and Birt Avenues, Budds Beach, QLD
- Kirra Beach Hotel, Marine Parade, Kirra, QLD
- Iconic Vistas- BCC Civic Spaces Policy, Brisbane, QLD
- Apartment Buildings, 31 – 35 Grant Avenue, Hope Island, QLD
- Multi-Unit Building, 37 Arthur Street, Mermaid Beach, Gold Coast
- Multiple Dwelling and Short Term Accommodation Development 1908-1910 Gold Coast Highway, Miami, QLD
- Australian Legend World, Theme Park, 4 Lakeview Drive, Nerang, QLD
- Multi-unit building 488-490 Esplanade, Palm Beach
- High-rise 20-storey apartment building 20-22 Executive Drive, Burleigh Heads
- High-rise apartment building 46 Goodwin Terrace, Burleigh Heads, QLD
- High Rise Apartment Building, Mawarra St, Chevron Island, Surfers Paradise
- High Rise Accommodation / Mixed use Building, 100-102 Marine Parade, Southport, QLD
- High Rise Apartment Building, 2945-2947 Surfers Paradise Blvd, Surfers Paradise, QLD
- Magnoli, multi-unit building, Palm Beach Gold Coast
- High-rise Multi residential Development, 1969 Gold Coast Highway, Burleigh Heads, QLD
- Apartment Building Golden Four Drive & Lang Street, Bilinga
- Multi-Residential Development, 372-374 Marine Parade, Labrador, QLD
- Greenmount Redevelopment, Coolangatta Gold Coast QLD
- Apartment Building, Marine Parade, Labrador, QLD
- Multi-unit Buildings, 11 Querrin St. Yeronga, QLD
- Komune Apartments and Hotel, Coolangatta, QLD
- Luxe Private Residences, Surfers Paradise, Gold Coast
- High Rise Towers, Mariner's Cove, The Spit, Gold Coast
- Tourist Development, Firetail St, Tweed South
- Apartment Building, Frank St. Labrador
- Transfer Station, Barletts Road, Environ (Tweed)
- High Rise Apartment Building 127-129 Nerang St. Southport, Qld.
- Apartment Buildings, 130 Christine Avenue, Varsity Lakes
- El Dorado Redevelopment, major high-rise mixed use residential, cinema and retail development, Indooroopilly, Brisbane.
- "Coles Ashmore", Shopping Centre, Ashmore, Gold Coast
- "Vantage", Residential development, Ashmore, Gold Coast
- High-rise apartment building, Burleigh Heads, Gold Coast
- Runaway Bay Marina Redevelopment, Runaway Bay, Gold Coast
- Boutique Hotel, Spring Hill, Brisbane.
- "Jewel", High-rise/mixed use, Surfers Paradise, Gold Coast
- High-rise apartments building, Kangaroo Point, Brisbane
- High –rise commercial building, South Brisbane
- High-rise/mixed use, Southport, Gold Coast
- "Paradise Resort", High-rise/mixed use, Surfers Paradise
- "Pure", High-rise/residential, Kirra
- "Kirra Beach Hotel", High-rise/mixed use, Kirra
- "Main Place", High-rise/mixed use, Broadbeach
- Detached Dwelling House, Hawthorne, Brisbane
- Residential Units, Camp Hill, Brisbane

Statutory Planning Assessment

Experience as the City of Gold Coast's Principal Architect and Urban Designer in advising and liaising with development applicants and undertaking specialist architecture and urban design assessments of major development proposals including:

- "The Oracle", High-rise/mixed use, Broadbeach
- "The Wave", High-rise/mixed use, Surfers Paradise
- "Jade", High-rise residential, Surfers Paradise
- "The Hilton", High-rise/mixed use, Surfers Paradise
- "Soul", High-rise/mixed use, Surfers Paradise
- "Southport Central", High-rise/mixed use, Southport
- "Brighton on Broadwater", High-rise/mixed use, Southport
- "Ultra", High-rise/residential, Broadbeach
- "Emerald Lakes", staged Residential/mixed use master planned community, Carrara
- "Reflections 1&2", High-rise/mixed use development, Coolangatta
- "Nirvana", High-rise/mixed use development, Kirra
- "Solaire", High-rise/mixed use development, Surfers Paradise
- "Artique", High-rise/residential development, Surfers Paradise
- "Cova", Master Planned Community, Hope Island
- "Victoria Towers", High-rise/mixed use, Southport
- "Seachange", Aged Care Community, Arundel
- "Marina Mirage", Shopping Centre extensions, Main Beach
- "Hope Island Master Plan", Master Planned Community, Hope Island

Architecture and Urban Design

Experience as the project/design architect and/or urban designer in preparing design proposals and/or leading design teams for a range of projects including:

Master Planning and Urban Design

- **Hope Island Residences, Gold Coast Qld**, Master plan for nine residential apartment building ranging in height from 3 to 14-storeys and comprising of 943 apartments and commercial tenancies
- **Toowoomba Regional Sports Centre Master Plan**, Preparation of a master plan, urban design strategy and conceptual architecture for a major sports complex at Toowoomba.
- **The Town of Carmichael**, Preparation of a conceptual master plan for the staged development of a new township for 10,000 people to service the proposed Adani mine in central Queensland.
- **Kadamba Master Plan, Goa, India**. Preparation of a master plan and urban design strategy for an integrated mixed use development encompassing over 800 residential apartments, a hotel, 11,000 sqm of retail space and 70,000 sqm of commercial office space.
- **Redland Bay Centre and Foreshore Master Plan**. Preparation of a centre master plan strategy to address long term land use, open space, recreation and transport issues.
- **Capalaba Town Centre and Streetscape**. Design management of a new public square and town centre streetscape works.
- **Point Lookout, North Stradbroke Island Streetscape works**. Design management of Point Lookout town centre streetscape enhancements.
- **Putatan Mixed use Development, Sabah, Malaysia**. Master plan and Urban Design for a mixed-use land reclamation project, including a residential estate, specialised university, shopping centre, marina and two tourist hotels.
- **Asia Pacific Space Centre, QLD., Australia**. Preliminary Master plan and prototype housing study for a remote residential community.
- **Nosoko Resort, Ishigaki Island, Japan**. Master plan for an integrated golf course resort on a coastal site.
- **Miyazaki Residential Estate, Japan**. Master plan for 32 Ha, 600 unit residential project including detached houses and condominiums.
- **Residential Resort, Isu Shirahama, Japan**. Master plan and Urban Design for an integrated residential resort that included a 100room hotel, 650 residential units, sports centre and 2 golf courses.
- **Miho Resort, Ibaraki, Japan**. Master plan and Urban Design for an integrated resort including a 300 room hotel, 50 room boutique hotel, 200 residential units, conference centre, commercial retail and cultural centre, recreational gardens and golf course.
- **Seihi Resort, Nagasaki, Japan**. Master plan and Urban design of 360 ha coastal site including 850 room hotel, conference centre, water park, entertainment centre, commercial and retail centre, marina, 240 residential units and 2 golf courses
- **Chikura Residential Resort, Japan**. Master plan and Urban design for 100 ha development including 440 high rise apartments, 380 medium rise condominiums, 250 room hotel, 400 residential allotments and village shopping centre.
- **Tokyo Bay Marina, Tokyo, Japan**. Master plan for 21 Ha land fill project in Tokyo Bay including a 250 room hotel, 120 residential allotments and over 100 apartment units.
- **Tomigusuku Community, Okinawa, Japan**. Master plan, Urban design and Building Design Guidelines for a 200 Ha land reclamation project including a 60 Ha Industrial Park, 54 Ha Recreational Park, commercial and cultural centre and residential accommodation for 8,000 people.
- **Urban Resort, Osaka, Japan**. Master plan and Concept proposal for a 135 Ha island reclamation project including marina, hotel, golf course and sporting facilities.

- **Recreational Park, Fukushima, Japan.** Master plan and Urban design for a 150 room hotel, museum, water park and electronic amusement complex.
- **Lakefront Redevelopment, Suwa, Japan.** Master plan concept proposal for the redevelopment of a lakefront industrial site including 250 room hotel, 250 condominiums, cultural, commercial and retail facilities.
- **Hotel Project, Kagoshima, Japan.** Master plan and concept design for a 200 room hotel and shopping centre.
- **Sky Garden Resort, Vung Tau, Vietnam.** Master plan and concept proposal including 3 hotels, casino country club, tourist retail, cultural village and golf course.
- **Golf Resort, Noumea, New Caledonia.** Master plan and Urban design for a 300 room beach front hotel, tourist retail centre and golf course.
- **Parque Espana, Ise-Shima, Japan.** Master plan concept for a 70 Ha themed residential estate including 500 condominiums, retail centre and parklands.
- **Yaeyama Resort, Ishigaki Island, Japan.** Master plan for a 150 room hotel, 100 condominiums, sports club and executive 6 hole golf course.
- **Shan Shui Resort, Sabah, Malaysia.** Conceptual Master plan for an integrated resort including a 250 room hotel, sports centre and golf club.
- **Orange County National Golf Centre, Florida, U.S.A.** Master plan for a major golf academy including a club-house, specialised instruction facilities, student accommodation, staff amenities and course maintenance facilities.
- **Thanh Nhan Park, Hanoi, Vietnam.** Conceptual Master plan for the redevelopment of a recreational parkland including a 250 room hotel, 150 residential apartments, 9000 sq. m. shopping centre, water park and amusement centre.
- **City Centre Redevelopment, Konohana, Japan.** Conceptual Master plan for the integrated urban redevelopment of areas surrounding the proposed Universal Studios Theme Park in Osaka, Japan.
- **Urawa Town Centre, Urawa, Japan.** Conceptual Town Planning proposal for the redevelopment of a lakeside city centre.
- **Irabu Coral Island Resort, Okinawa, Japan.** Conceptual Master plan and Design for a 27 hole Golf Course, 300 room hotel, 100 room hotel, sports centre, function centre, golf academy and retail facilities.
- **Submarine Assembly Facility, Port Adelaide, South Aust.** Team leader for the master plan, design and documentation of the Manufacturing and assembly complex for the Royal Australian Navy Submarine Fleet.
- **Jubilee Point, Glenelg, South Aust.** Master plan team for an urban redevelopment and land reclamation project including 200 room hotel, amusement park, marina, canal front housing, condominiums and commercial retail centre.
- **Victor Harbour Foreshore, Victor Harbour, South Aust.** Premiated master plan and schematic design competition entry for the redevelopment of a coastal park and public facilities.

Residential

- **Jewel:** Design Development (constructed) of the podium for the high profile mixed use hotel, apartment and commercial development comprising three high-rise towers opposite the beach at Surfers Paradise
- **Waltons Redevelopment:** Conceptual design for two 31-storey high rise residential towers, a 15-storey hotel with commercial podium/arcade adjoining the Fortitude Valley railway station in Brisbane's night time entertainment precinct.
- **Iconic:** Concept Design and Design Development (constructed) for a 15-storey mixed-use residential apartment building opposite the beach at Kirra on the Gold Coast.
- **Ruby Stage 3:** Concept Design and Development Application (approved) for a 52-storey residential apartment building with commercial mixed use podium including a supermarket, entertainment centre, ice rink and retail tenancies in Surfers Paradise.
- **Ruby Stage 4:** Concept Design and Development Application (approved) for a 30-storey residential apartment building and retail tenancies in Surfers Paradise.
- **Imperial City:** Concept Design for a 3 tower (100-storey, 70-storey and 50-storey) and 60,000m2 commercial / education / shopping centre at Southport, City of Gold Coast.
- **Kurrawa Lodge:** Concept Design and Development Application (approved) for a 16-storey boutique apartment building in central Broadbeach on the Gold Coast.
- **Midwater:** Concept Design and Development Application (approved) for a 47-storey residential apartment building at Main Beach.
- **Hope Island Residences:** Concept Design and Development Application (submitted) for nine residential apartment building ranging in height from 3 to 14-storeys and comprising of 943 apartments and commercial tenancies. Hope island, Gold Coast, QLD
- **72 Musgrave Street:** Concept Design and Development Application (approved) for 14-storey mixed-use residential apartment building opposite the beach at Kirra on the Gold Coast.
- **Residential High Rise Apartment Buildings (50 storeys and 10 storeys), Gold Coast, Australia.** Conceptual design for a high profile residential development on a prominent site in Surfers Paradise. The project includes significant urban improvement works aimed at creating an identifiable pedestrian precinct.
- **Public Housing, Brisbane and Gold Coast, Australia.** Schematic Design consultant for 64 residential units at 5 site locations.
- **Corporate Guest House, Gold Coast, Australia.** Concept Design consultant for a 2500 sqm residence and corporate guest house.
- **Private Residence, Russell Island, QLD, Australia.** Schematic Design and Design Development consultant for a 300 sqm luxury residence.
- **Unit Development, South Brisbane, QLD, Australia.** Concept design and Development Application for 16 inner city units.
- **Unit Development, Taringa, QLD, Australia.** Concept design, design development and Development Application for 12 luxury units.
- **Unit Development, Kangaroo Point, QLD, Australia.** Concept Design for a 12 storey luxury condominium development.
- **Likos Residence, Tallai, Gold Coast, QLD, Australia.** Design and Documentation of a 600 sqm private residence overlooking the Gold Coast.
- **Curtis Residence, Red Hill, QLD., Australia.** Design, Documentation and Project management for alterations and additions to an inner city residence.

- **Townhouse Prototypes, Gold Coast, QLD, Australia.** *Concept design for three duplex townhouse prototypes.*
- **Unit Development, Kirra, Gold Coast, QLD, Australia.** *Concept design and design development for the alterations and additions to six beachside units.*
- **Private Residence, Paddington, QLD., Australia.** *Design and Documentation for alterations and additions to an inner city residence.*
- **Marina Condominiums, Misaki, Japan.** *Schematic design for 9 luxury condominiums.*
- **Pearl Garden Residential and Commercial Centre, Guangzhou, China.** *Schematic Design and Design Development for 780 residential apartments.*
- **Private Residences, Adelaide, South Aust.** *Schematic design for two inner city residences.*
- **Curtis Residence, Bridgewater, South Australia.** *Design, documentation and construction management of a house in the Adelaide Hills.*
- **Judd Residence, Blenheim, New Zealand.** *Design and documentation of a house located within a vineyard for a leading NZ winemaker.*
- **Thomas Residence, Seddon, New Zealand.** *Design and documentation of a house on a rural site.*
- **Brown Residence, Berowra, New South Wales.** *Design of a house on a suburban site.*
- **Gumley Residence, Sunshine Beach, Qld.** *Design, documentation and contract administration of a two staged holiday/beach house overlooking sunshine beach.*
- **Binney Residence, Noosa Heads, Qld.** *Design and documentation of a multi level house on Noosa hill.*
- **House renovation, Sunshine Beach, Qld.** *Concept design for alterations and additions to a suburban house.*
- **Cameron Residence, Noosa Heads, Qld.** *Concept design for a multi level house on Noosa Hill*

Tourism and Hospitality

- **Lianyungang Centre, China.** *Concept design for a large scale integrated mixed-use facility including three hotels, commercial and retail space and an intercity bus interchange.*
- **Seaside Hotel, Montenegro.** *Conceptual design consultant for a 32 room luxury boutique hotel.*
- **Shan Shui Golf and Country Club, Sabah, Malaysia.** *Concept design and design development for a two stage 300 room, 4 star resort hotel.*
- **Irabu Coral Island Resort Hotel, Okinawa, Japan.** *Concept Design for a 300 room hotel and function centre.*
- **Rhiga Royal Hotel, Okinawa, Japan.** *Schematic and design development management for a 350 room hotel at an integrated coastal resort.*
- **Sun Moon Lake Hotel, Taiwan.** *Schematic design of 300 room resort hotel on a lake side site.*
- **Forest Hotel, Hachinohe, Japan.** *Schematic design for 200 room hotel and conference centre on 55 Ha forest site.*
- **Hotel Project, Cairns, Australia.** *site evaluation, concept proposals and feasibility study for a 250 room hotel.*
- **Miho Resort Tourist Hotel, Ibaraki, Japan.** *Concept design for a 300 room 3 star hotel, conference, cultural and retail centre.*
- **Miho Resort All Suite Hotel, Ibaraki, Japan.** *Concept design for a 5 star 50 room all suite boutique hotel.*
- **Seihi Resort Hotel, Nagasaki, Japan.** *Concept design for an 850 room hotel and conference centre.*
- **Hotel Project, Chatan, Okinawa.** *Site evaluation and preliminary concept proposals for a 200 room hotel.*
- **Sky Garden Resort, Vung Tau, Vietnam.** *Concept design for a 300 room hotel and casino.*
- **Golf Resort, Noumea, New Caledonia.** *Concept design for a 300 room beach front hotel and tourist retail centre.*
- **Chatan Hotel and Shopping Centre, Okinawa, Japan.** *Conceptual design for a 300 room hotel and 24,000 sq. m. shopping centre*
- **International Hotel, Hanoi, Vietnam.** *Conceptual Design for a 250 room luxury, low rise hotel in Thanh Nhan Park.*
- **Konohana Hotel and Conference Centre, Osaka Japan.** *Conceptual design for a 500 room high rise hotel and conference centre.*
- **Konohana Ferry Terminal & Hotel, Osaka, Japan.** *Concept Design for an urban river Ferry Terminal and 200 room Hotel.*
- **Ishigaki Port Terminal & Hotel, Okinawa, Japan.** *Concept Design for a Port Passenger Terminal, Exhibition Hall and 160 room Hotel.*
- **Restaurant Tenancy, Victor Harbour, South Aust.** *Fitout of new retail tenancy as a restaurant.*
- **Student Cafeteria, SAIT, Adelaide, South Aust.** *Refurbishment of student cafeteria.*

Commercial

- **Australian Submarine Corporation Headquarters, Port Adelaide, South Australia.** *Design and documentation of a 2000sqm office building as part of the ASC complex.*
- **Government offices, Sandakan, Sabah, Malaysia.** *Schematic Design and space planning for a two storey, 400 sqm. office building.*
- **Commercial Offices, Bundall, Gold Coast, QLD, Australia.** *Concept design for a 1200sqm. high profile speculative office development.*
- **Damin Commercial Centre, Guangzhou, China.** *Concept Design for a 31 level, mixed use development.*
- **State Bank Branch, Ingle Farm, South Aust.** *Schematic design and design development for a new suburban bank building.*
- **Mutual Community, Adelaide, South Aust.** *Alterations and additions to ground and top floor levels of high rise building.*
- **Hindmarsh Tower, Adelaide, South Aust.** *Schematic design team for a high-rise office tower.*
- **Mutual Community Branch, Adelaide, South Aust.** *Schematic design for alternations to fitout and building facade in street shopping mall.*
- **Telecom Tenancy, Darwin, Nth. Territory.** *Fitout and space planning of retail tenancy for Telecom.*
- **Ward and Partners, Adelaide, South Aust.** *Highrise tenancy fitout and space planning for a Law firm.*
- **Telecom Tenancy, Adelaide, South Aust.** *Fitout of retail tenancy for Telecom.*

- **Health Insurance Commission, Canberra, ACT.** *Design team for the headquarters for Government Health Commission including specialised Computer Centre.*
- **101 Pirie Street, Adelaide, South Aust.** *Design development for a high-rise office building.*
- **Japan - Australian Business Centre, SAIT, Adelaide, South Aust.** *Design, documentation and contract administration of office and lecture room fit outs to existing building.*
- **Student Union Office, SAIT, Adelaide, South Aust.** *Design, documentation and contract administration of office fit outs to an existing building*

Leisure and Recreation

- **Sandakan Golf and Country Club redevelopment, Sabah, Malaysia.** *Schematic design for a Golf Clubhouse alterations and additions and a new Multipurpose Sports Centre.*
- **Shan Shui Golf Club, Sabah, Malaysia.** *Schematic design and design development for the Shan Shui Resort Golf Clubhouse.*
- **K Project, Tokyo, Japan.** *Concept design proposal for a US\$3 Billion domed theme park.*
- **Orange County National Golf Centre, Florida, U.S.A.** *Schematic design and design development for a golf club ,teaching institute, student accommodation , staff amenities and course maintenance facilities.*
- **Golf Club House, Tomobe, Japan.** *Concept design for golf club house.*
- **Hockey Centre, Glenelg, South Aust.** *Schematic design of a hockey field, grandstand, bar, gym and change room facilities.*
- **Entertainment Centre, Findon, South Aust.** *Schematic design team for a competition entry.*
- **Regent Cinema, Adelaide, South Aust.** *Design, documentation and contract administration of the refurbishment and alterations to a heritage listed cinema auditorium and public spaces.*
- **Poolhouse and Swimming Pool, Unley, South Australia.** *Design, documentation and contract administration of a recreational pool house and swimming pool.*

Industry and Technology

- **Asia Pacific Space Centre , Christmas Island.** *Concept Design proposal for a space vehicle assembly and support facilities.*
- **Submarine Assembly Facility, Port Adelaide, South Aust.** *Team leader for the design and documentation of the Manufacturing and assembly complex for the Royal Australian Navy Submarine Fleet*
- **Advertiser Reel Store, Hindmarsh, South Aust.** *Project architect for the design and documentation of a paper reel storage and handling facility for News Limited.*
- **Advertiser Production Centre, Hindmarsh, South Aust.** *Conceptual design proposal for new printing and administration facilities for News Limited.*
- **Faulding Laboratory Facility, Salisbury, South Aust.** *Project architect for the design and documentation of a research and development building including laboratory, research library and trial manufacturing facilities.*
- **Winery, Marlborough, New Zealand.** *Schematic design for a boutique winery and wine information centre.*
- **Computer Centre, SAIT, Adelaide, South Aust.** *Design, documentation and contract administration of a fitout to an existing building to provide Computer room and Office facilities for Central Administration department.*
- **Maintenance Workshop, SAIT, Pooraka, South Aust.** *Design, documentation and contract administration of alterations and additions to workshop and office area for Property Manager.*
- **Electronics Laboratory, SAIT, Whyalla, South Aust.** *Design, documentation and contract administration of alterations and additions to existing laboratory facilities.*
- **Acoustics Laboratory, SAIT, Adelaide, South Aust.** *Design, documentation and contract administration of a fitout to an existing building to provide facilities for the School of Architecture.*

Retail

- **Pearl Garden Residential and Commercial Centre, Guangzhou, China.** *Schematic Design and Design Development for a medical centre and 20,000 sq. m. shopping centre.*
- **Shopping Centre, Burnside, South Aust.** *Design development of a suburban shopping mall and office complex.*
- **Harbour Mall Shopping Centre, Victor Harbour, South Aust.** *Design, documentation and contract administration for a new shopping village and covered pedestrian mall.*
- **Chatan Shopping Centre, Okinawa, Japan.** *Concept design for a 24,000sqm beach front shopping centre.*

Transport

- **Lianyungang Centre, China.** *Concept design for a large scale integrated mixed-use facility including an intercity bus interchange.*
- **Bus Station, Capalaba, Queensland, Australia.** *Design management of a bus interchange and landscaped public square in Capalaba.*
- **Heliport, Osaka, Japan.** *Concept proposal for prototype multiple heliport design.*
- **Ansett Air Terminal, Adelaide, South Aust.** *Design and Design Development for alterations and additions to the Adelaide Airport terminal for Ansett Airlines. It included new check-in facilities, arrival lounge, baggage collection, covered walkways, office areas and flight club lounge.*
- **Konohana Ferry Terminal, Osaka, Japan.** *Concept Design for an urban river Ferry Terminal.*
- **Ishigaki Port Terminal, Okinawa, Japan.** *Concept Design for a Port Passenger Terminal, Exhibition Hall*

Medical

- **Public Hospital, Port Pirie, South Aust.** *Schematic design team for a design and construct proposal for alterations and additions to a regional hospital.*
- **Medical Centre, Adelaide, South Aust.** *Conceptual planning and design team for alterations and additions to an inner city private hospital.*

Education

- **School of Business, SAIT, Adelaide, South Aust.** *Design, documentation and contract administration of the conversion of an existing nurses home building to classrooms and offices for the SAIT School of Business.*
- **School of Nursing, SAIT, Adelaide, South Aust.** *Schematic design for new School of Nursing building.*
- **School of Petroleum Engineering, SAIT, Pooraka, South Aust.** *Schematic design proposal for new School of Petroleum Engineering.*
- **Studio and Classrooms, SAIT, Adelaide, South Aust.** *Design, documentation and contract administration of the refurbishment of facilities for the School of Architecture.*
- **Entrance and Stairs, SAIT, Adelaide, South Aust.** *Design, documentation and contract administration of the addition of fire escape stairs and new entrance to a heritage listed building*