

Capability Statement Specialist Disability Accommodation



SGKS ARCH

SDA 

Specialist Disability Accommodation

SGKS brings the skill, knowledge and experience required to deliver comprehensive architectural services tailored to the unique requirements of Specialist Disability Accommodation (SDA). From project inception, we support our clients through site reviews, early feasibility studies and detailed spatial investigations, ensuring informed decision-making from the outset.

Whether it's a new build or an existing design, we provide robust site analysis to determine viability and explore opportunities for SDA-focused modifications. Our team can assess existing projects to integrate SDA elements or adapt designs to meet compliance, ensuring alignment with current regulatory standards.

With a strong portfolio of high-end residential and multi-residential projects across Melbourne, SGKS offers full architectural services that combine design quality with technical excellence. Our in-depth understanding of SDA guidelines and certification processes allows us to deliver simplified, streamlined solutions across all four SDA design categories:

- Improved Livability
- Robust
- Fully Accessible
- High Physical Support

We are committed to creating thoughtful, compliant and high-performing SDA dwellings that meet the needs of residents while supporting project success at every stage.

‘SDA demands attention in design, not just compliance. A space where independence, dignity, and life thrive.’



Who We Are

‘Designs that demand attention. Built to live, work, and last.’



SGKS ARCH is a full-service architectural and interior design studio based in South Melbourne.

We're grounded in a distinctive approach to architecture—and unapologetic about doing things differently. We're a creative collective with deep, multidisciplinary skills spanning architecture, design, and construction. We work from concept to completion, shaping spaces that work as hard as they wow.

Our values — Collaboration, Creativity, and Craft — are the cornerstones of our practice and the lens through which we set our standards. They give us the freedom to adapt, pivot, and innovate, because in this industry, the difference between good and unforgettable is the courage to push further. Our role is to make the process seamless, smart, and genuinely enjoyable for every client.

We design Specialist Disability Accommodation (SDA) that enhances daily life, not just meets compliance. Contemporary yet timeless, each project is thoughtfully crafted to support accessible, dignified living while telling a story that lasts for generations. Let's create a place your future residents will be proud to call home.

What We Do

Collaborate

Collaboration is at our core, ego is left at the door. We listen and learn to authentically translate your vision. We strive to gain a genuine understanding of the people behind the project to deliver a unique and robust solution with every opportunity. Our collaborative process ensures that we also bring together the most effective and experienced team to navigate the complexities, whilst making the experience one for you to enjoy.

Craft

We don't just create buildings, we tell stories. Behind every project is a story of craftsmanship that goes beyond the aesthetic. Our principles provide solutions that efficiently resolve design challenges to maximise space, buildability and livability. Sustainability figures prominently, never an afterthought, to ensure we minimise the impact on the environment through design both now and future considerations. We balance fluidity with structure which allows us to negotiate constraints such as budget, schedule and complex site conditions.

Create

We are a design-driven collective that can innately balance creative with commercial priorities for our clients. Our shared contemporary design and appreciation of historical architecture is what generates thoughtfully considered projects. We design mixed-use, commercial and public projects that make an active contribution to Melbourne's urban fabric. Creativity is fostered in our studio – it is paramount for our clients to be inspired by every interaction

‘Every project tells a story, we make sure yours is built to last.’



What We Deliver



We provide tailored solutions across a diverse range of projects, varying in scale and complexity. Our services span the full project lifecycle, including design, development approvals, documentation, and delivery.

Core Expertise

- Residential: middle to high-end homes, multi-residential projects, and townhouse developments
- Commercial and mixed-use developments
- Interior design, integrated to support overall design intent

Broader Experience

- Public realm projects
- **Aged care and health facilities**
- **Specialist Disability Accommodation (SDA) / NDIS**
- Hotels and hospitality
- Medical projects
- **Planning and master planning**

Expert Evidence

We provide specialist expert evidence services, including:

- SDA Reviews
- Landscape & Visual Impact Assessments (LVIA)
- Visual Amenity Evaluations (VAE)
- VCAT expertise

Development & Advisory

Our practice has a strong history in development management, development plan submissions, and master planning, bridging the gap between design vision and commercial delivery.

Credentials

SGKS ARCH holds CSR approval for architectural services, prequalifying us to deliver design solutions for government and institutional clients across Victoria.

‘We collaborate with purpose, we craft with precision, we create with vision.’

Our SDA Projects



‘Our experience has developed and established relationships with SDA providers, certifiers and SIL providers allowing us to assist with the final stages of activating and leasing you project.’

A selection of projects have been chosen that showcase our conceptual and currently active SDA projects reflecting our passion for creating bold and redefined spaces.

To view all our projects both Large and Small, please visit our website at sgksarch.com



This proposed development in the growing suburb of Footscray comprises 15 Specialist Disability Accommodation (SDA) apartments and 2 On-site Overnight Assistance (OOA) units, with a ground-floor retail space to enhance street-level activation. Drawing from Footscray's industrial character, the design features a refined material palette of cream and white brick, galvanised steel window framing, and raw corrugated iron infill panels. Generous planting and integrated vegetation soften the robust form, creating a welcoming, livable environment. Positioned along the train line, the site offers excellent transport access and strong connection to local amenities.

Type. **Mixed Use**
Stage. **Construction Documentation**
Engaged For. **Architecture + Interior Design**

Specialist Disability Accommodation (SDA)



This proposed building in Melbourne's North comprises 15 SDA apartments plus 2 OOA units, with medical facilities located on the ground level to enhance street-level activation. Designed to the High Physical Support (HPS) category, these new homes will cater to residents with the highest care needs while remaining adaptable for those with lower requirements. The expressive architectural design activates the streetscape, with a colour palette that respectfully references the surrounding heritage red brick buildings.

Type. **Mixed Use**
Stage. **Conceptual**
Engaged For. **Architecture**

Specialist Disability Accommodation (SDA)





This proposed development in Footscray includes 15 SDA apartments and 2 On-site Overnight Assistance (OOA) units. Set back from the street, the design incorporates a landscaped buffer to enhance amenity and soften the interface. The apartments accommodate high care needs while remaining adaptable. A bold yet simple material palette defines the building, with colour used to visually split the form while maintaining a cohesive architectural language. We undertook the architectural design, and interior layouts for planning stage, The project is currently under construction, with delivery managed by a separate architectural firm.

Type. **Multi-residential**
Stage. **Under Construction**
Engaged For. **Architecture + Interior Design**

Specialist Disability Accommodation (SDA)



Two single-level SDA villas are positioned on a uniquely shaped yet level site with an angled boundary, allowing a shared side driveway to serve both homes. Each villa offers a similar layout and size, differing primarily in façade design and entry orientation. Designed for low-density suburban settings, the villas integrate seamlessly into the streetscape while adding architectural character to a compliant and straightforward floor plan.

Type. **Residential**
Stage. **Conceptual**
Engaged For. **Architecture + Interior Design**

Specialist Disability Accommodation (SDA)



Sunshine



This proposed development in the local centre of the Muriel Ct precinct has 2 stages of 15 and 10 apartments respectively, along with street level activation. Designed to the High Physical Support (HPS) design category these new homes will provide for those with the highest level of care requirements as well as being easily adapted to cater for those with lesser requirements. The buildings will also provide spaces for On-site Overnight Assistance (OOA), to comfortably accommodate carers working on site. Extensive planting provides a welcome connection to nature and the outdoors with generous common spaces allowing for easy social connection.

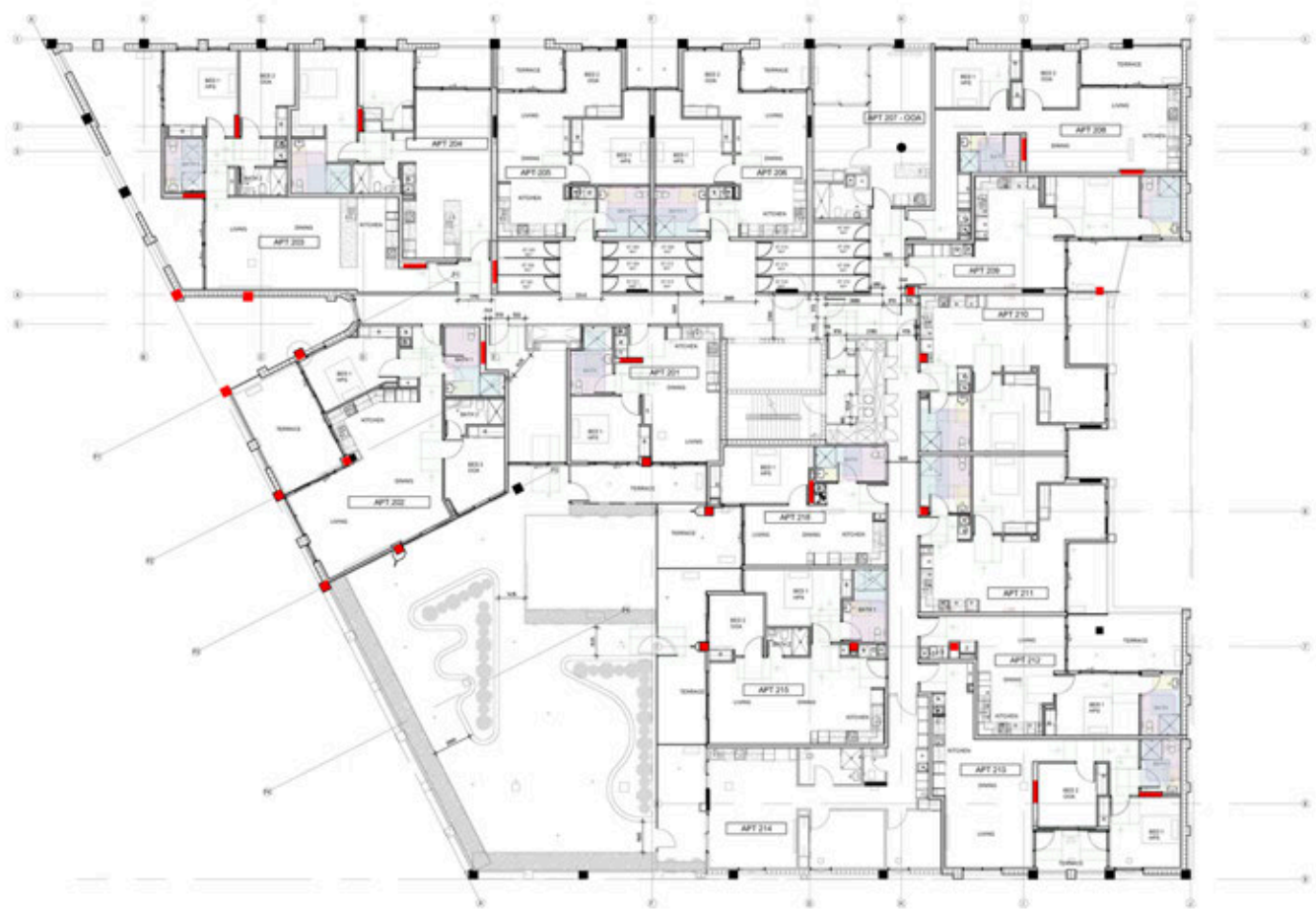
Type: **Mixed Use**
 Stage: **Planning Permit Approved**
 Engaged For: **Architecture + Interior Design**

Specialist Disability Accommodation (SDA)

When SGKS were engaged the project already had planning approval and endorsed plans within which we successfully redesigned a full residential level to fit 15 High Physical Support apartments. Working collaboratively with the project architects where required we coordinated the certification with an interstate certifier as well coordinating a lease agreement for the client.

Type: **Mixed Use**
 Stage: **Complete**
 Engaged For: **High Physical Support Fit-out**

Specialist Disability Accommodation (SDA)





Located in Melbourne's outer east, this development features 15 SDA apartments alongside 2 units dedicated to On-site Overnight Assistance (OOA). Tailored to the High Physical Support (HPS) category, the residences are designed to meet the needs of those requiring intensive care, with flexibility to accommodate residents with varying support levels. The facade design thoughtfully integrates colour and texture to harmonize with the existing streetscape while emphasizing accessible and inviting entry points.

Type. **Multi-residential**
Stage. **Planning**
Engaged For. **Architecture + Interior Design**

Specialist Disability Accommodation (SDA)



Part of the Housing Australia Future Fund (HAFF), Greensborough Social Housing delivers much-needed affordable homes in Melbourne's outer east. The design features two towers that frame and transform a previously narrow and overlooked laneway into a vibrant mixed-use public corridor. The architecture is grounded in a clear grid system, with concrete and glass materials defining a contemporary modernist aesthetic. Balconies are conceived as inverse grid cutouts, providing sheltered outdoor spaces that extend living areas and foster residents' connection to nature and community.

Type. **Mixed Use**
Stage. **Planning**
Engaged For. **Architecture**

HAFF Application

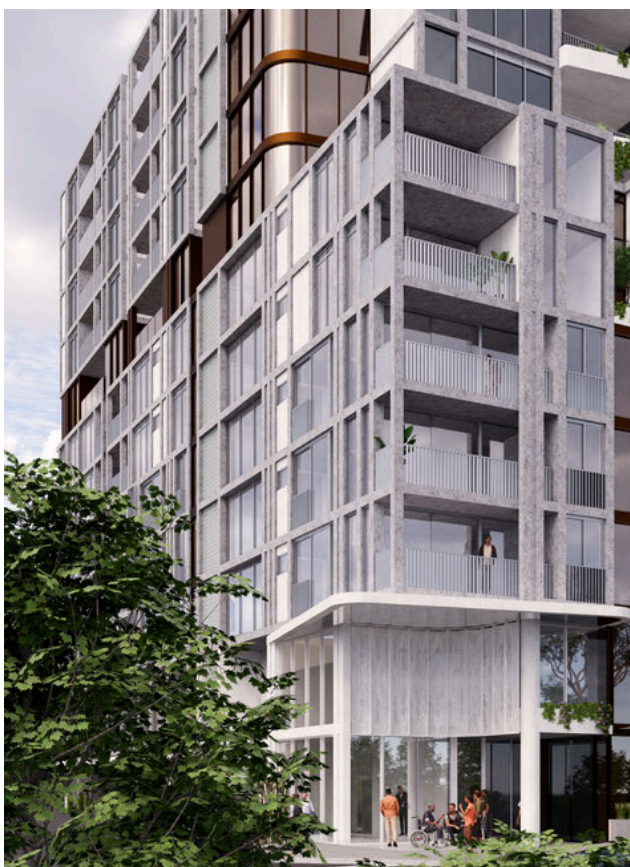




An under-utilised but complex site in the heart of one of Melbourne's growing satellite centers is set to provide a much needed injection of high-quality, affordable and accessible housing to the area. With a varied program including social and disability housing the project is also supported by the federal government's Housing Australia Future Fund (HAFF) due to the positive impact it will have in providing over a hundred new homes to the popular area.

Type. **Mixed Use**
Stage. **Planning**
Engaged For. **Architecture**

Specialist Disability Accommodation (SDA)



Capability Statement

Specialist Disability Accommodation

Suite 5, 2-4 Douglas Street, Southbank VIC 3006

From the team here at SGKS ARCH, thank you for the opportunity to provide our Capability Statement.
We welcome you to view all our projects at **sgksarch.com** and come by our studio to say hello!

studio@sgksarch.com
(+61) 3 9041 0984