

Capability Statement  
Expert Evidence

SGKS ARCH



## Who We Are

**‘Designs that demand attention. Delivered to live and endure.’**



SGKS ARCH is a full-service architectural and interior design studio based in South Melbourne. We believe exceptional architecture inspires, connects, and transforms. Under Henry Sgourakis' leadership, our firm is recognised for bespoke, innovative, and sustainable design. Our team of experienced creatives is dedicated to redefining spaces — residential or commercial — through impactful, considered solutions.

Diversity and inclusion are at the heart of our studio. We know that the best ideas emerge from different perspectives, experiences, and voices. By welcoming people of all backgrounds, identities, and abilities, we create an environment where collaboration thrives, and every project reflects empathy, relevance, and depth.

With over 15 years of experience in architecture and development, Henry and his team combine creative vision with strategic insight, delivering projects that are both aesthetically striking and practically executed. SGKS ARCH's involvement across development ensures each project is meticulously realized, accessible, and thoughtfully designed.

Our commitment to excellence has earned a reputation for innovation, precision, and landmark projects. We carefully craft every detail, consistently surpassing client expectations, while cultivating a culture that values people as much as design.

Driven by a legacy of success and a dedication to meaningful, human-centered architecture, SGKS ARCH seeks collaborators who share our passion for transformative, forward-thinking design.

# Who We Are



## Henry Sgourakis

**Architect. Designer. Creative.**

**Founder & Director, SGKS ARCH p/l**

Henry Sgourakis is not your typical architect. With over 15 years leading high-impact projects across architecture, design, and property, he blends creative precision with deep commercial understanding and real-world experience. As the founder and sole director of SGKS ARCH p/l, Henry operates at the intersection of design, strategy, and delivery—bringing bold ideas to life from blueprint to built form.

Educated in architecture, management, and property (B Arch / B ID / M ARCH / Dip Property), Henry's multi-disciplinary background allows him to see beyond aesthetics—he designs for performance, for people, and for place. He's just as comfortable on-site as he is in the studio, having built under his own registration. Henry has extensive experience in delivering Specialise Disability Accommodation around Australia, and contributed expert evidence in both VIS and SDA contexts.

From large-scale residential and mixed-use developments to interiors, commercial spaces, and specialist housing, Henry brings a hands-on, full-spectrum approach. His work includes everything from masterplanning and feasibility to bespoke furniture design and manufacturing. With every project, he brings creativity, commercial clarity, and a relentless commitment to quality.

Known for his ability to solve complex problems, manage diverse stakeholders, and drive results across all stages of a project, Henry's reputation is built on trust, delivery, and design that stands the test of time.

**‘Operating at the intersection of design, strategy, and delivery bringing bold ideas to life from blueprint to built form.’**

# 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.

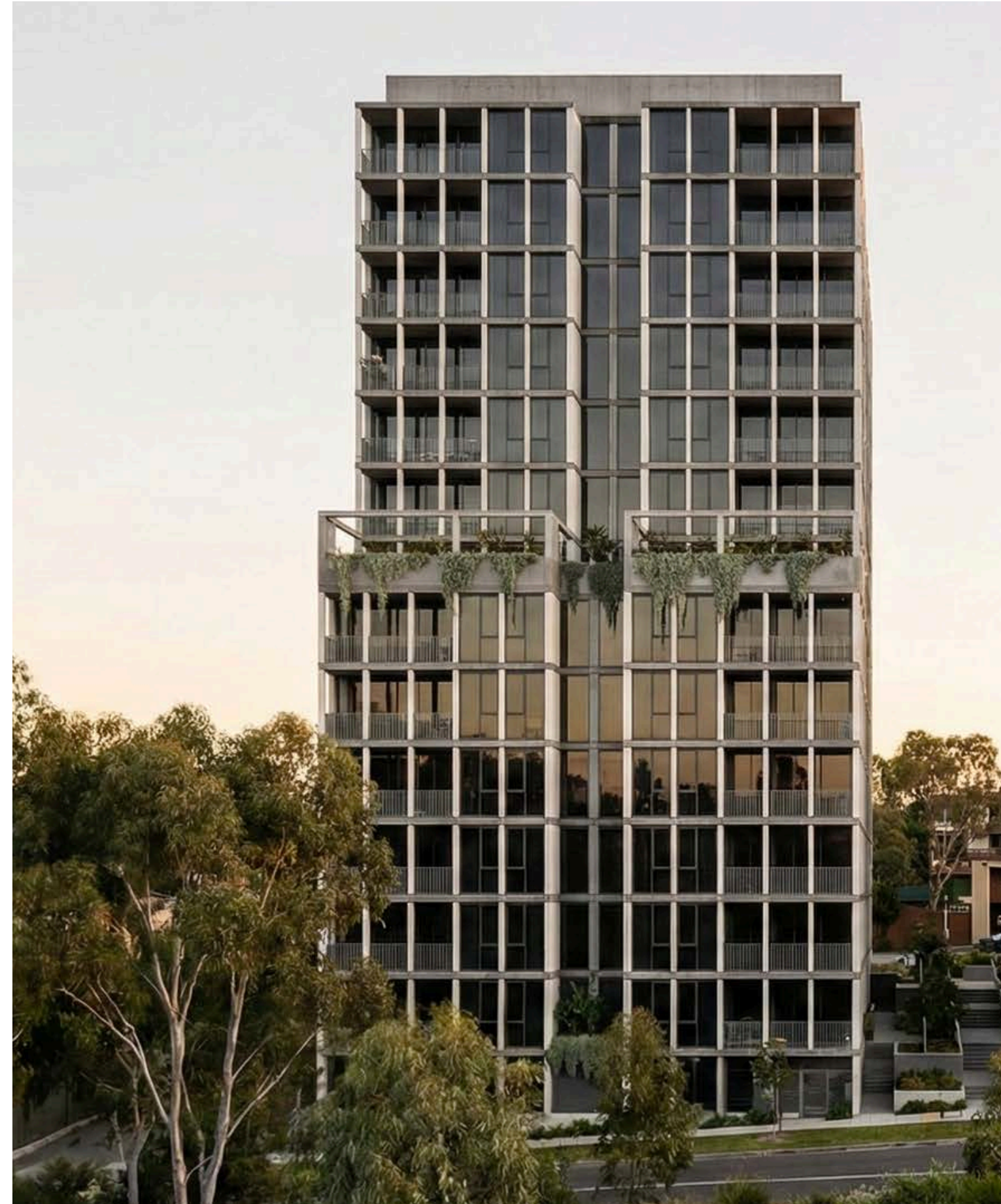
## Craft

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

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



# What We Deliver in Expert Evidence

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.

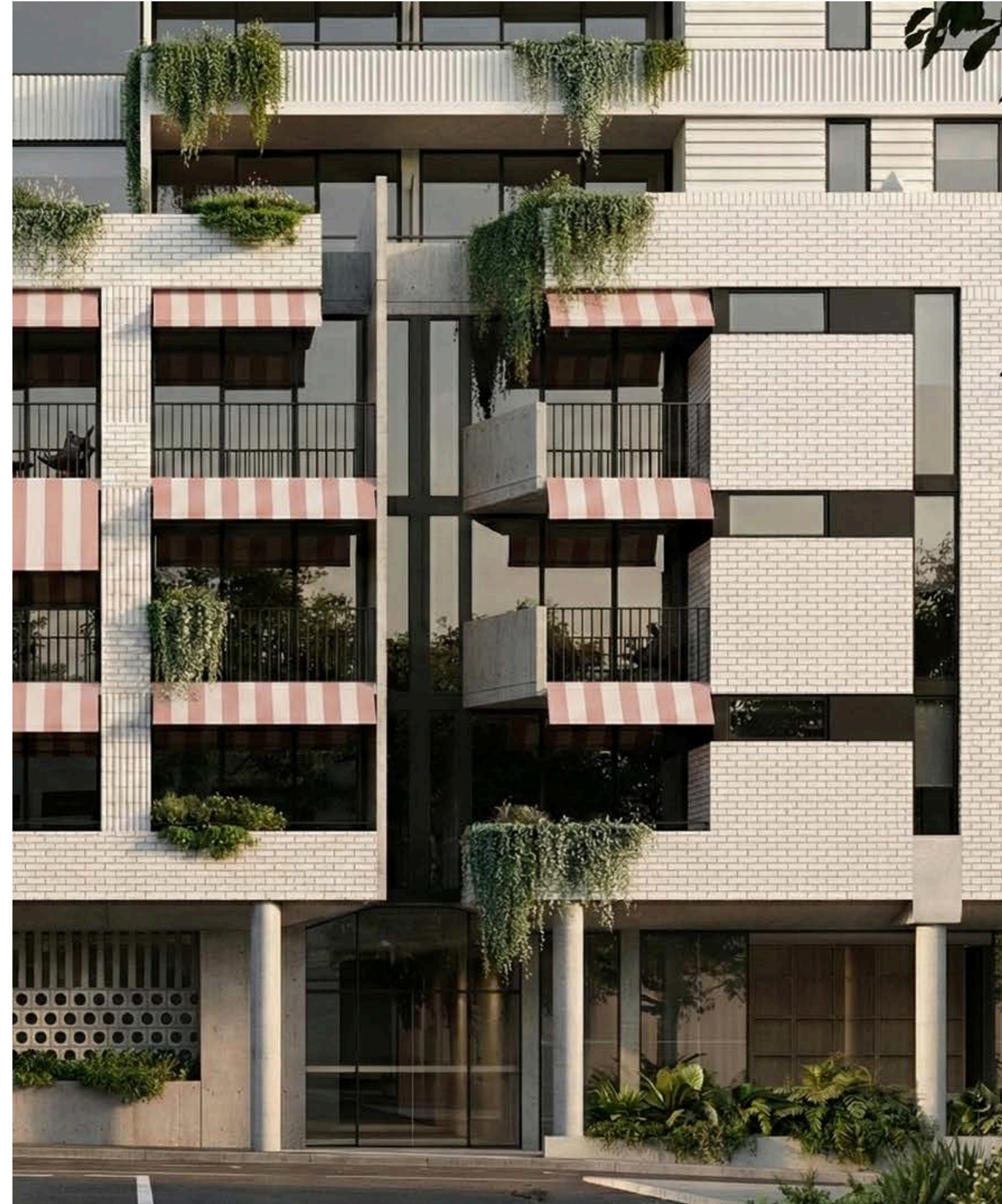
## We provide independent expert evidence services, including:

- SDA Compliance Review & Advisory (As-Built)
- Landscape & Visual Impact Assessments (LVIA)
- Visual Amenity Evaluations (VAE)
- VCAT evidence

## 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.

**‘A collective united by  
creativity and purpose.’**



# Credentials & Safe Design

## Victorian Government Construction Supplier Register (CSR)

**SGKS ARCH is proudly pre-qualified on the Victorian Government Construction Supplier Register (CSR) in the Architectural category.** This accreditation confirms our demonstrated capability, governance, financial capacity, and compliance with Victorian Government procurement frameworks, enabling streamlined engagement across public sector projects.

CSR pre-qualification is a mandatory requirement for government construction-related services, providing agencies with confidence that SGKS ARCH has already been rigorously vetted and approved to tender.

## CSR Architectural Services Scope

Our CSR registration covers architectural services across all classes of buildings and structures, including:

- **Concept and detailed design**
- **Planning and building permit applications**
- **Tender documentation and tender phase assistance**
- **Construction phase services and contract administration**

Our work demonstrates the ability to operate effectively within complex, regulated environments while maintaining a strong focus on design quality, buildability, and long-term performance.

## Professional Registration & Compliance

To maintain CSR accreditation, SGKS ARCH complies with all mandatory requirements, including:

- **Registered Architectural Practice with the Architects Registration Board of Victoria (ARBV)**
- **An independently assessed Occupational Health & Safety (OHS) Management System aligned with Victorian Government criteria**
- **Ongoing compliance with legislative, professional, and ethical standards**

These credentials confirm our capacity to engage confidently with government clients, consultants, and contractors.

# Trusted and Pre-qualified for Government Projects

## Systems & Delivery Capability

**Project & Information Management:** SGKS ARCH utilises integrated project management and information systems that provide real-time oversight of programme, resources, cost control, and design coordination. Our secure IT infrastructure and robust backup systems support efficient delivery and risk management.

## Quality & Safety Systems

Government-approved Quality Assurance (QA) and OHS systems are embedded across all projects, ensuring consistent delivery outcomes and full alignment with Safe Design principles.

## Safe Design & Health & Safety

Safety in Design is integral to SGKS ARCH's architectural services. We proactively identify and address potential risks at the design stage to reduce hazards during construction, occupation, maintenance, and eventual demolition.

SGKS ARCH understands and fulfils its responsibilities as a designer under Victorian occupational health and safety legislation. We are committed to ensuring, so far as reasonably practicable, that the buildings and structures we design are safe and without risk to the health and safety of those who construct, use, maintain, and interact with them.

Our approach is formalised through a dedicated Safe Design Manual, supported by structured design consultation, continuous improvement processes, and ongoing professional development.

## Environmental Responsibility

SGKS ARCH recognises that responsible environmental practice is fundamental to quality design. We are committed to continually improving our environmental management standards and minimising environmental impact across our operations and projects.

**SGKS ARCH offers clients a low-risk, pre-qualified architectural partner with proven systems, embedded Safe Design expertise, and a strong understanding of public sector procurement, compliance, and delivery requirements.**

**Our CSR status, professional registrations, and robust management frameworks enable efficient engagement and consistently high-quality outcomes aligned with Victorian Government standards.**

# Our Expert Evidence Services

Our **Expert Evidence service** provides clear, independent support for planning applications and appeals. We prepare SDA Reviews, Landscape and Visual Impact Assessments (LVIA), and Visual Amenity Evidence (VAE), including Visual Impact Statements for VCAT.

Each brief is grounded in rigorous site analysis, policy testing and detailed reporting, supported by verified views, plan mark-ups and concise graphics that explain effects on neighborhood character, amenity and landscape.

We coordinate with legal teams and specialist consultants, respond to council requests for information, and present as expert witnesses when required. Early engagement helps identify risk and mitigation strategies, including massing adjustments and other built-form refinements.

The result is robust, transparent evidence that improves approval confidence and de-risks the pathway to a decision.

A full overview of our project portfolio is available at [sgksarch.com](https://sgksarch.com)

**‘Clear, independent expert evidence that sharpens design decisions and strengthens the pathway to approval.’**

# Our VAE & LVIA Processes

## Site Photography

We capture the site from key vantage points and, with data supplied by a land surveyor, produce precise and reliable view-matched imagery.

## Modeling

Capturing the design intent, we model the building with all the relevant details and application of accurate materials ensuring a realistic and credible depiction of the proposal.

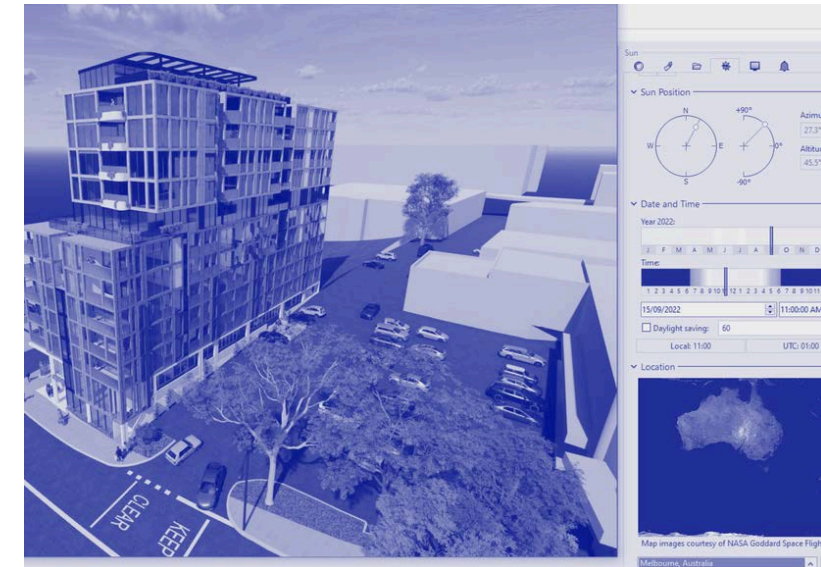
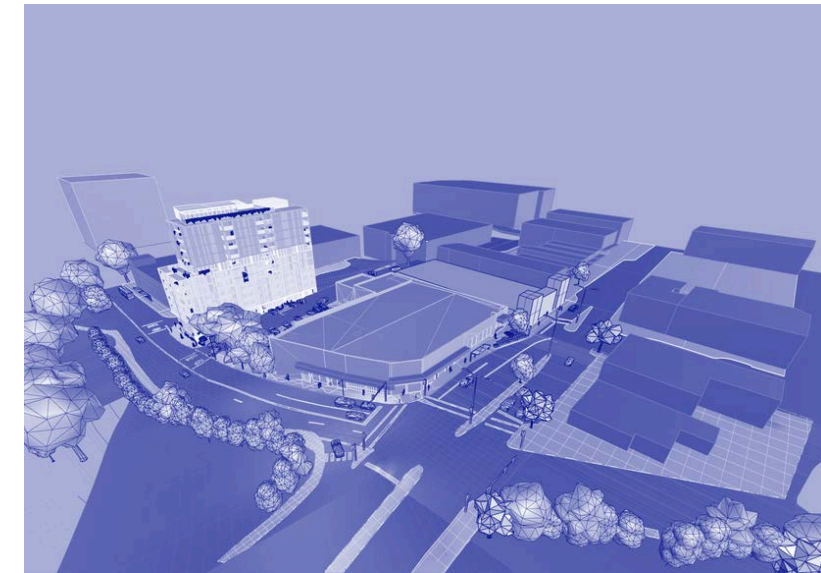
## View Matching

By leveraging photo data, location and exact time from each photograph, we precisely position our digital model to seamlessly align with the real-world view

## Rendering and Montage

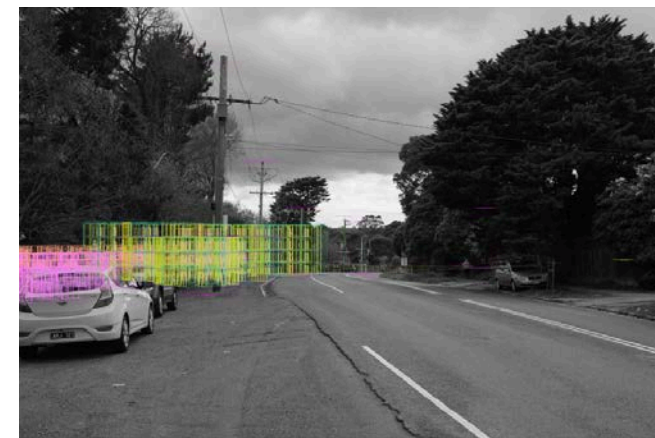
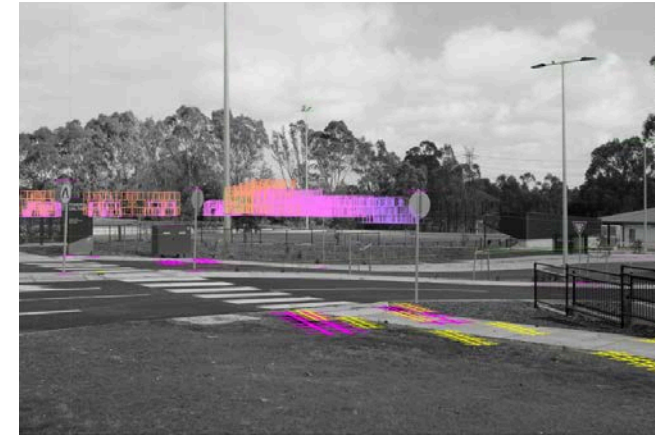
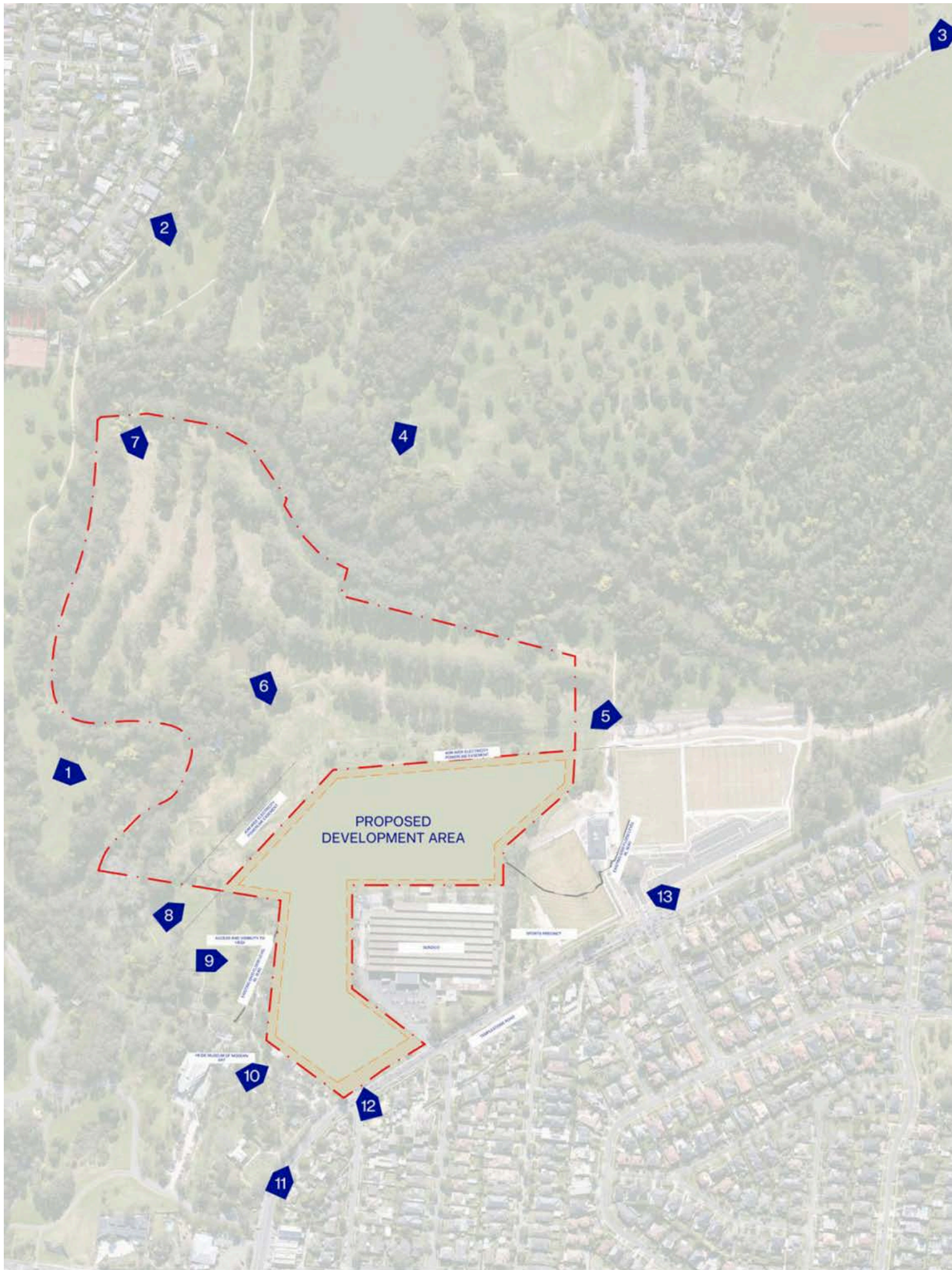
Rendered in-house using leading software, we can refine and adjust quickly to ensure the visuals are exactly right.

After all detailed preparation, we seamlessly merge the virtual model with reality to create a clear vision of the future. Montages form a key component of our produced report.



# YVCC

## Landscape and Visual Impact Assessment



### Location & Process

As part of a sensitive site on a former golf course in North-East Melbourne, we were engaged to deliver a Landscape and Visual Impact Assessment (LVIA), assessing how our proposed building massing would respond to the surrounding parklands and roadways, to not impact existing views and site valuability

Selected view locations are divided to address the different areas of concern including the existing parkland, new parkland, Heide Grounds, and Templestowe Road



**Existing Site Photograph**

By: Sam Butcher  
Camera: Samsung NX500

Lens: Samsung 16-50  
Time: 10AM - 26<sup>th</sup> Sept

Lens: 28mm  
Tilt: 0°  
RL: 15.41  
Height: 1700mm



**Existing Site Photograph**

By: Sam Butcher  
Camera: Samsung NX500

Lens: Samsung 16-50  
Time: 10AM - 26<sup>th</sup> Sept

Lens: 28mm  
Tilt: 0°  
RL: 15.41  
Height: 1700mm



**Proposed Montage**

By: Sam Butcher and Rupert Beaufoy  
Software used:

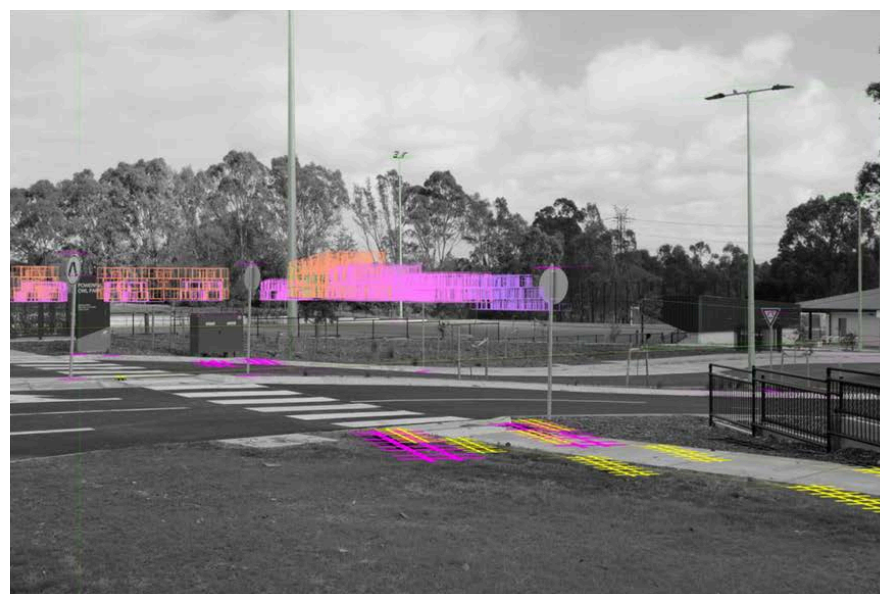
- Rhino 3D 7
- Autocad LT 2021
- Photoshop CS5



**Proposed Montage**

By: Sam Butcher and Rupert Beaufoy  
Software used:

- Rhino 3D 7
- Autocad LT 2021
- Photoshop CS5



**Wireframe Montage**

Software used:

- Rhino 3D 7
- Photoshop CS5



**Wireframe Montage**

Software used:

- Rhino 3D 7
- Photoshop CS5



**Existing Site Photograph**

By: Henry Sgourakis  
Camera: Canon EOS 400d SLR

Lens: Sigma 18-200  
Time: 11AM - 15<sup>th</sup> July

Lens: 27mm  
Tilt: 0°  
RL: 85.54  
Height: 1700mm



**Existing Site Photograph**

By: Henry Sgourakis  
Camera: Canon EOS 400d SLR

Lens: Sigma 18-200  
Time: 11AM - 15<sup>th</sup> July

Lens: 27mm  
Tilt: 0°  
RL: 85.54  
Height: 1700mm



**Proposed Montage**

By: Sam Butcher  
Software used:  
• Rhino 3D 7  
• Autocad LT 2021  
• Photoshop CS5



**Proposed Montage**

By: Sam Butcher  
Software used:  
• Rhino 3D 7  
• Autocad LT 2021  
• Photoshop CS5



**Existing Site Photograph**

By: Henry Sgourakis  
Camera: Canon EOS 400d SLR

Lens: Sigma 18-200  
Time: 11AM - 15<sup>th</sup> July

Lens: 27mm  
Tilt: 10"  
RL: 14.58  
Height: 1700mm



**Existing Site Photograph**

By: Henry Sgourakis  
Camera: Canon EOS 400d SLR

Lens: Sigma 18-200  
Time: 11AM - 15<sup>th</sup> July

Lens: 27mm  
Tilt: 15"  
RL: 5.25  
Height: 1700mm

**Proposed Montage**

By: Henry Sgourakis  
Software used:

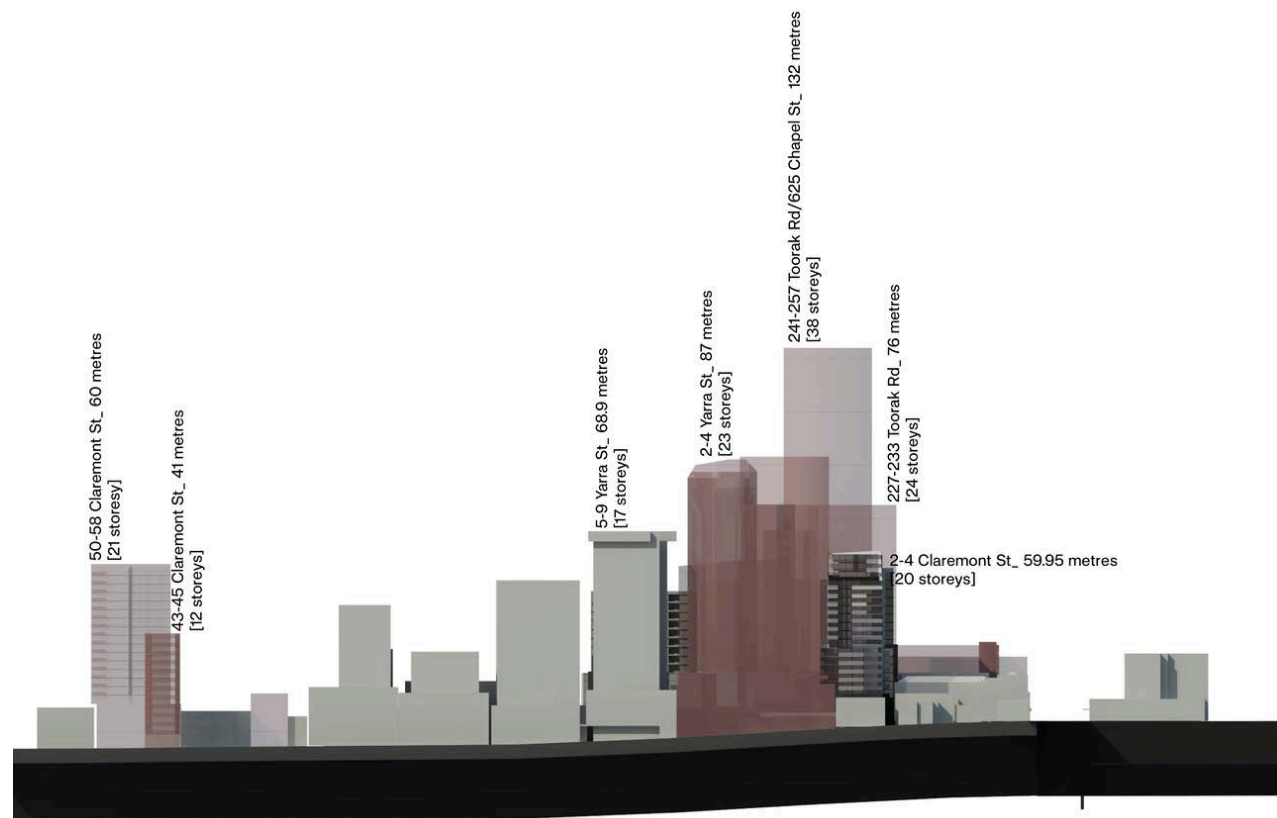
- Rhino 3D 7
- Autocad LT 2021
- Photoshop CS5



**Proposed Montage**

By: Henry Sgourakis  
Software used:

- Rhino 3D 7
- Autocad LT 2021
- Photoshop CS5



# Plenty Road

Signage Visual Amenity Evidence



## Existing Site Photograph

By: Cindy Yin  
Camera: Sony  
ILCE-7M3

Lens: Sigma AF 28  
Time: 8AM - 7<sup>th</sup> Oct

Lens: 28mm  
Tilt: 0°  
Height: 1700mm



## Existing Site Photograph

By: Cindy Yin  
Camera: Sony  
ILCE-7M3

Lens: Sigma AF 28  
Time: 8AM - 7<sup>th</sup> Oct

Lens: 28mm  
Tilt: 0°  
Height: 1700mm



## Proposed Montage

By: Sam Butcher  
Software used:  

- Rhino 3D 7
- Enscape 3.4
- Autocad LT 2021
- Photoshop CS5



## Proposed Montage

By: Sam Butcher  
Software used:  

- Rhino 3D 7
- Enscape 3.4
- Autocad LT 2021
- Photoshop CS5

# Expert Evidence in SDA Compliance Review



**‘We deliver independent, evidence-based architectural assessments for SDA projects, identifying compliance issues and providing clear and practical solutions.’**

SGKS ARCH believes accessible living should never be compromised, whether for Improved Livability, Fully Accessible, High Physical Support, or Robust standards. Everyone deserves a home where every space is usable and inclusive.

The role of SGKS ARCH is to identify compliance issues, document findings, and propose practical solutions that align with SDA design standards. The following case studies demonstrate how SGKS ARCH applied expert evidence to two separate projects

# Case Study 01

## Expert Evidence for SDA Compliance – 2x 3+1 IL Townhouse Review

**SGKS ARCH** provides independent architectural, evidence-based assessments for Specialist Disability Accommodation (SDA) projects. The role of SGKS ARCH is to identify compliance issues, document findings, and propose practical solutions that align with the SDA design standards. The following case study demonstrates how SGKS ARCH can apply our expertise in the field of SDA design to assist in resolving costly non-compliance issues in a recently completed project.

### The Problem

Two dwellings were constructed with the intent to be enrolled under the Improved Liveability design category but did upon completion they were found to be non-compliant with the SDA Design Standard. This, prevented both homes from being occupied by a registered SDA participant, leaving them vacant. SGKS ARCH was engaged to review the project, identify what went wrong and when, as well as suggesting potential solutions for rectification.

### The Approach

#### Phase 1: Desktop Assessment

SGKS ARCH conducted a detailed review of certified drawings against the "for construction" set. Each room and dimension was checked against the Improved Liveability standard. A comprehensive markup identified key areas of non-compliance in wet areas, stairways and hallway clearances.

#### Phase 2: Site Investigation and Report

Following this, SGKS ARCH conducted a comprehensive site visit and inspection, documenting each space with photographs and recording precise as-built measurements. These measurements were compared against the original construction drawings to identify discrepancies.

Based on this analysis, SGKS ARCH prepared a formal non-compliance report that included:

- A detailed summary of all findings and full review against the SDA Design Standard checklist
- Photograph markups highlighting areas of non-compliance
- Plans with overlaid as-built dimensions
- Analysis regarding responsibilities of relevant parties in relation to specific non-compliance issues
- Detailed rectification strategies suggested for each non-compliant space

All possible solutions were developed with consideration to further investigation to confirm cost implications and feasibility.

### Key Insights

This case highlighted a critical issue: design tolerances matter. Built outcomes often differ from drawings, and in accessibility design, every millimetre counts. The findings reinforced the importance of planning for these variations to ensure true accessibility.

# Case Study 02

## Expert Evidence: SDA High Physical Support Design and NCC Class 9c Alignment

**SGKS ARCH** can apply the knowledge we have accumulated over the years designing SDA buildings to provide independent analysis, assessment and investigation to assist in a variety of legal, financial or administrative use cases. With SDA being a relatively new housing typology as well as asset class there are many instances in which further explanation from a subject matter expert can provide valuable insights and support applicable in a variety of connected fields.

### The Case

The National Construction Code (NCC), previously the BCA, has been a core reference for the construction sector for over thirty years. Specialist Disability Accommodation (SDA), however, is a far more recent addition with its own design standard, creating an additional layer of compliance beyond the NCC. One of our client-partners approached us with an unusual issue arising from the gap between the established code and this new housing type. Existing systems relied on referencing the NCC for the classification of particular asset types which didn't map directly onto their new SDA buildings and so they commissioned SGKS ARCH to produce a report that could examine the interaction of the code and design standard in order to tease out and explain the key differences, and many similarities, that exists between them.

This case examined how HPS requirements interact with NCC provisions for Class 3 buildings and how they compare to requirements of Class 9c buildings. Thorough analysis of these codes reveals the assumptions around models of care that had informed their requirements, Institutional models underpinning Class 9c and the contemporary, individualised approach promoted by the NDIS.

### The Approach

SGKS ARCH conducted a detailed alignment report comparing:

- NCC requirements for Class 9c buildings and:
- The requirements for Class 3 building which have also been certified to the High Physical Support design category of the SDA Design Standard.

The report indicates key differences and overlaps between the requirements as written whilst also referencing built projects with two case study projects. The assessment of NCC Sections B–J showed that a Class 3 building certified to HPS under the SDA Design Standard generally aligns with the NCC requirements for Class 9c.

### Key Insights

Traditionally, individuals transition from standard homes (Class 2a or Class 3) into residential care facilities (Class 9c) when their care needs surpass what family or informal carers can provide. These facilities offer dedicated services and staff in a larger-scale setting. In contrast, SDA dwellings are designed for people with permanent disabilities who require:

- Spaces physically suited to their needs.
- Day-to-day care services tailored to their individual circumstances.

The analysis shows that while both Class 9c and SDA dwellings serve a fundamental care function, the difference lies in how care is delivered, institutional versus individualised, not in the presence of care itself. This raises important insights into how the codes are written and the use cases and assumptions that inform them which will have ongoing relevance to the development and modernisation of the codes in the space of disability care in the built environment.

# Capability Statement Expert Evidence

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](https://sgksarch.com) and come by our studio to say hello!

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