

Capability Statement Masterplanning

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'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 approach masterplanning through a clear focus on site arrangement, land use, and long-term functionality. Our work considers context, infrastructure, and community needs to create frameworks that are practical, resilient, and adaptable. Each masterplan balances development potential with landscape and amenity, ensuring the site supports growth while delivering lasting value for residents and stakeholders.

Who We Are



B Arch / B ID / M ARCH / Dip Property

Henry Sgourakis
Architect. Designer. Creative.
Founder & Director, SGKS ARCH p/l

For Henry Sgourakis, architecture was never simply a career choice—it was part of life from the very beginning.

Born and raised in Melbourne, Henry grew up following his father, architect Peter Sgourakis, through construction sites, client meetings, and design discussions long before he stepped foot into university. Weekly site meetings didn't start as part of his professional career; they started as a young boy travelling alongside his father, learning firsthand how great projects are conceived, communicated, and delivered.

That early exposure fostered a lifelong passion for design, property, construction, and the built environment. Today, more than 15 years into his own career, Henry continues to draw inspiration from the lessons instilled by his father—an unwavering commitment to quality, integrity, practical problem-solving, and creating outcomes that genuinely improve people's lives.

As Founder and Director of SGKS ARCH, Henry leads a multidisciplinary practice delivering projects across Specialist Disability Accommodation (SDA), social and affordable housing, residential, mixed-use, commercial, hospitality, and community sectors throughout Australia. His unique combination of architectural expertise, property knowledge, commercial understanding, and hands-on construction experience allows him to see opportunities where others see constraints.

Educated in architecture, industrial design, and property, Henry approaches every project with a balance of creativity and commercial clarity. He is equally comfortable developing early feasibility strategies, navigating complex planning processes, coordinating consultant teams, engaging stakeholders, or overseeing delivery on site.

From large-scale residential and mixed-use developments to commercial, hospitality, community, and specialist projects, Henry brings a hands-on, full-spectrum approach to every commission. His experience spans the entire project lifecycle—from site acquisition, feasibility and masterplanning through to design, documentation, approvals, procurement and delivery. Combining creative thinking with commercial insight, he is passionate about creating projects that are not only well-designed, but practical, buildable, and commercially successful.

Beyond design, Henry is a natural leader who remains deeply involved in every project undertaken by the practice. He is passionate about mentoring his team, fostering strong client relationships, and creating a studio culture built on collaboration, accountability, and excellence.

Whether working on a complex development, a community-focused project, or a bespoke architectural outcome, Henry brings the same philosophy to every commission: thoughtful design, honest communication, and a relentless commitment to achieving the best possible result for his clients.

For Henry, architecture isn't simply what he does—it's part of who he is.

Operating at the intersection of design, strategy, and delivery.

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



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

- Planning and master planning
- Commercial and mixed-use developments
- Multi-residential projects and townhouse developments
- Small and Large scale public realm projects

Broader Expertise

- Aged care and health facilities
- Middle to high-end residential homes
- Social Impact and social housing
- Hotels and hospitality
- Medical projects
- Specialist Disability Accommodation (SDA) / NDIS
- Interior design for all sectors
- Secondary consultants within large scale projects

Expert Evidence

We provide specialist expert evidence services, including:

- SDA Independent Compliance Check (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.

Pultney | Thornbury | Burwood

“Henry and the team at SKGS Architects personify excellence in the quality and delivery of their architecture services. They work hard to marry the commerciality of projects to the functionality and performance of buildings. At the same time, their designs are creative and cost effective, a rare combination in the architectural services space. SKG Architects also excel at stakeholder engagement, from satisfying client needs through to community organisations with an interest in proposed developments. Indeed, whilst they excel at assisting in cementing partnerships with their ability to work closely with diverse needs, they also are equally adept in taking steam out of a room where there is opposition to development designs stemming from misunderstandings, as well as being able to adapt designs on the run to achieve 'win-win' compromises for all parties.

I have worked with them across generic developments, through to highly specialised and large scale projects encompassing multicultural needs, First Nation partnerships, challenging zoning and overlay controls (such as flooding, height restrictions, contamination limitations), site specific challenges, rezoning opportunities, SDA NDIS developments, and a host of other matters.

Most importantly, Henry and the SKGS team approach their projects and teamwork in a genuinely collaborative, patient, and empathetic style, befitting of a somewhat industry 'unicorn' when delivering developments that are defined by quality architecture. Put simply, I love that Henry and their team are down to earth and are an arrogant free zone".

SDA, Mixed Use and Commercial

Charles Pick – PPP Advisory



Burwood

Our Masterplanning Projects

‘Tackling projects of diverse scale and complexity, applying rigorous design process and resolved aesthetic.’



A selection of projects have been chosen that showcase our conceptual and currently active Masterplanning Projects reflecting our passion for creating spaces, beyond the architectural form

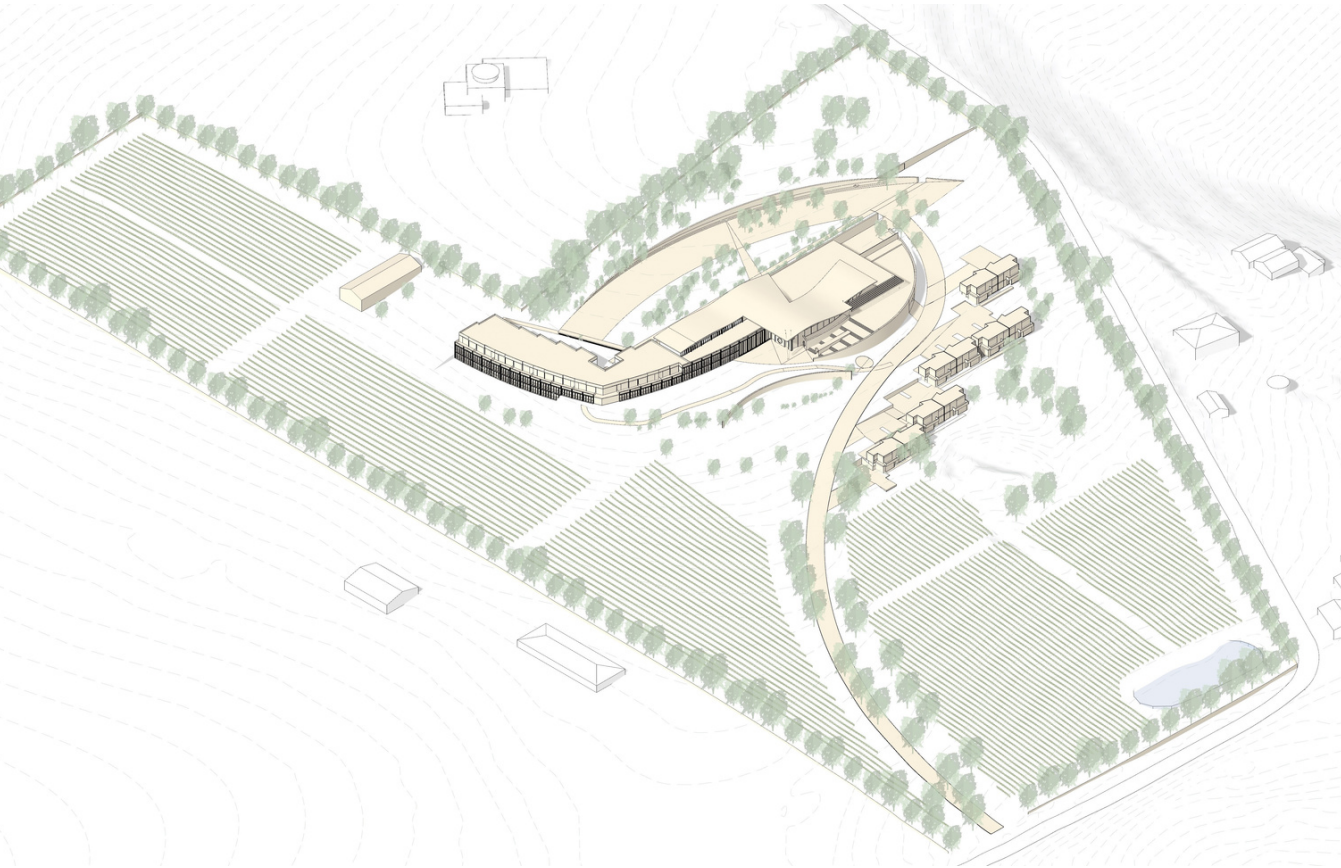
To view all our projects both Large and Small, please visit our website at sgksarch.com

Kangaroo Ground



Located in Victoria's Kangaroo Ground, this mixed-use hospitality project blends the charm of a working winery with boutique accommodation. SGKS supported the coordination of a change of use application, with a design approach that responds sensitively to the site's rural setting through a restrained material palette and low-impact built forms. The masterplan features twelve private villas nestled throughout the vineyard, offering secluded retreats, alongside 70 hotel rooms connected to a central restaurant, and an artist's residence positioned at the rear of the property.

Type. **Hospitality**
Stage. **Design Development**
Site Size. **99, 405 sqm**
Engaged For. **Architecture, Interior Design + Masterplanning**



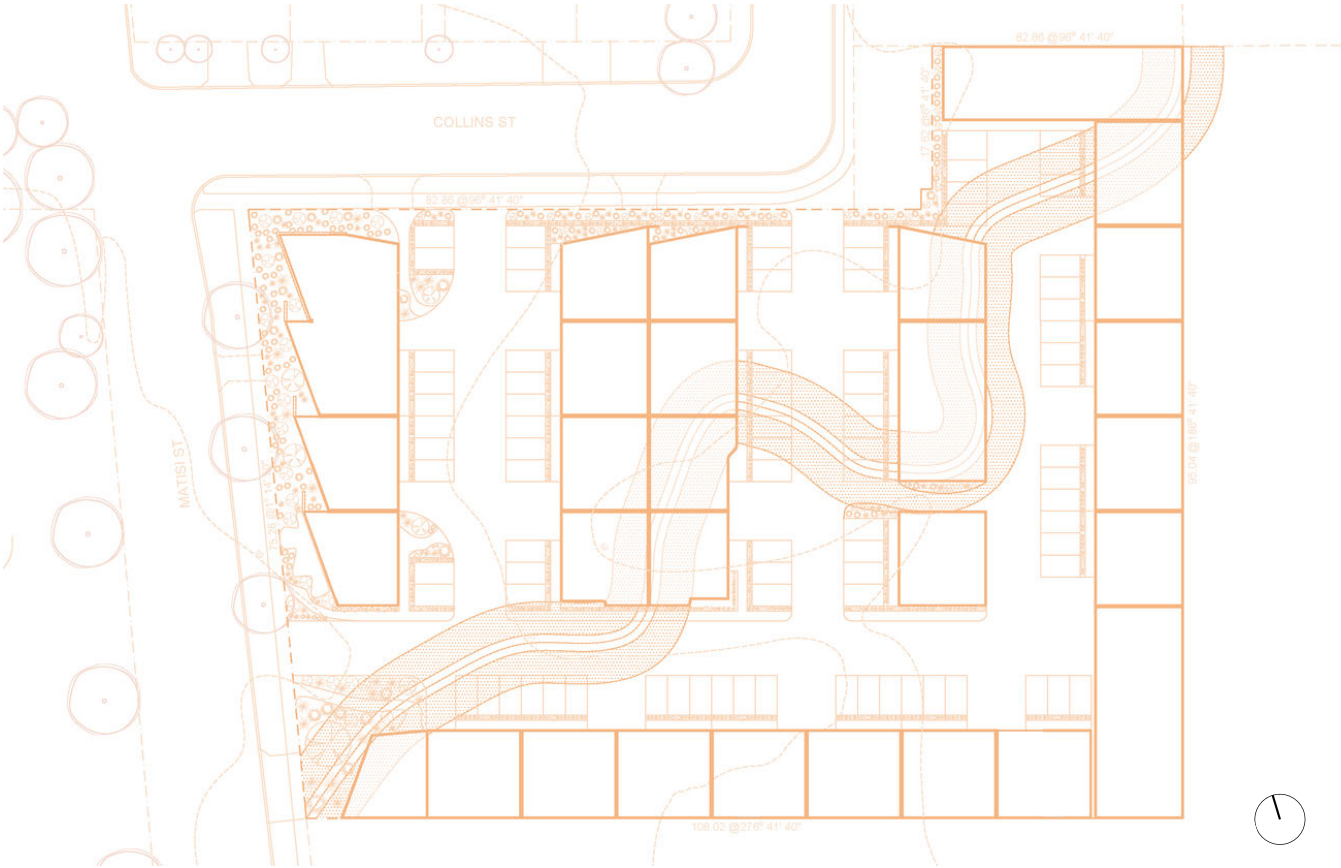
Darebin Creative



A collaboration between SGKS, Coree Thorpe, and a team of advisors has reimagined a proposed mixed used commercial park in Thornbury as a place of wonder, creativity, and community. Anchored by a striking three-dimensional artistic treatment of the facade and its surroundings, the design includes a dance studio and café, both open to the public with a total of 29 leasable creative workshops on the site ranging from 110 sqm to 270 sqm.

Type. **Civic**
Stage. **Design Development**
Site Size. **8,971 sqm**
Engaged For. **Architecture + Masterplanning**

Cultural Partnership



Burwood



As a major redevelopment in Melbourne's east, this project unlocks the full potential of a large strategic site through an in-depth planning and site testing process. The masterplan investigated various configurations for a mixed-use program, incorporating 776 student accommodation apartments, 432 residential apartments, over 64,000 sqm of commercial floor space, and 6,000 sqm dedicated to retail and hospitality. This comprehensive study enabled our clients to explore development scenarios, evaluate feasibility, and optimise land use. The outcome is a flexible, staged framework that supports cohesive, long-term precinct growth.

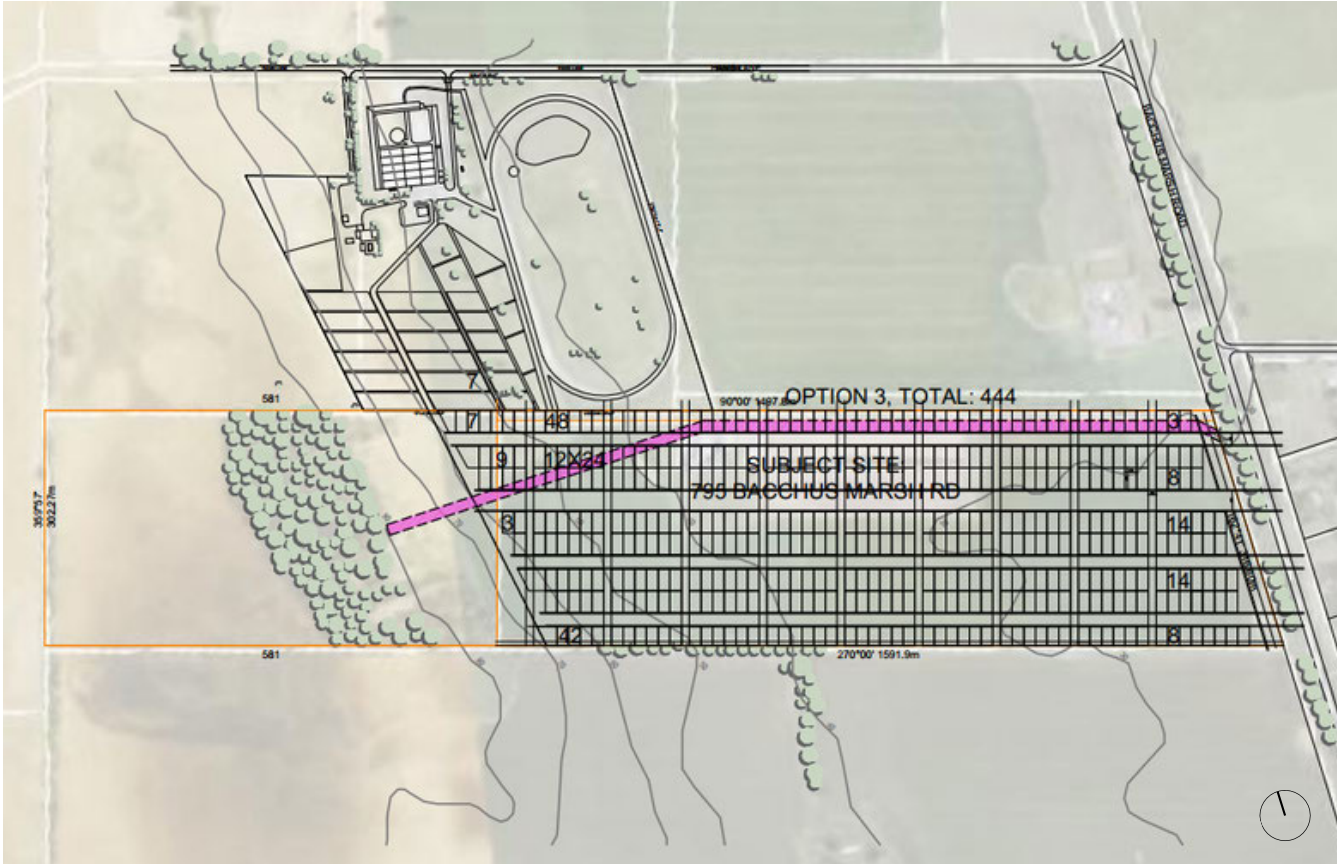
Type. **Mixed Use**
Stage. **Design Development**
Site Size. **32,000 sqm**
Engaged For. **Architecture, site testing + Masterplanning**

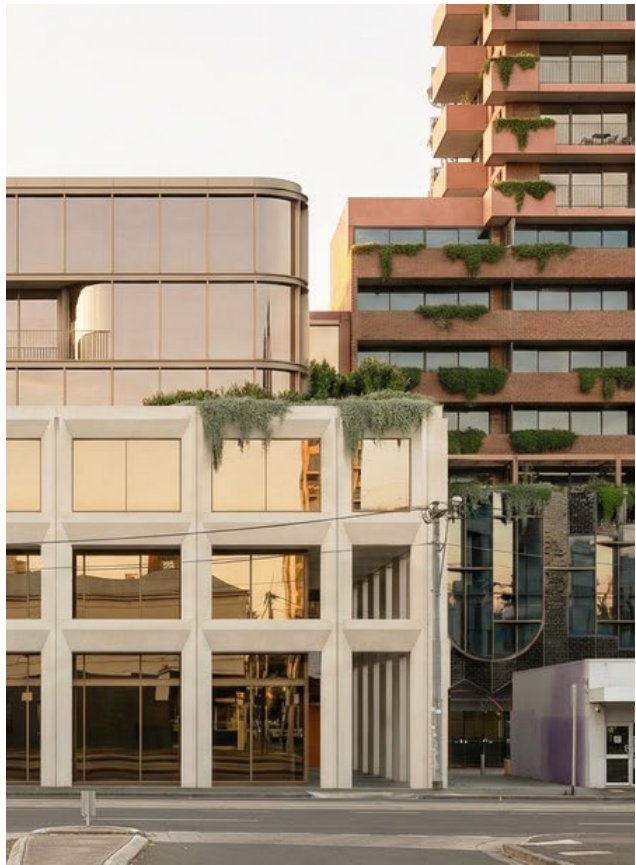


Anakie

This multi-residential subdivision delivers 444 lots on a large sloping greenfield site, 30 minutes from Geelong. Responding to strong regional growth, the masterplan provides much-needed housing with scope for future amenity. SGKS ARCH acted as project lead, assisting in the application for a land use change from Farming to Residential, while coordinating consultants and project delivery. Careful planning, lot arrangement, and site testing underpin the framework, establishing a resilient neighbourhood structure that balances development potential while maximising the surrounding views to each site.

Type. **Multi-residential subdivision**
Stage. **Planning**
Site Size. **307,100 sqm**
Engaged For. **Site Feasibility + Masterplanning**





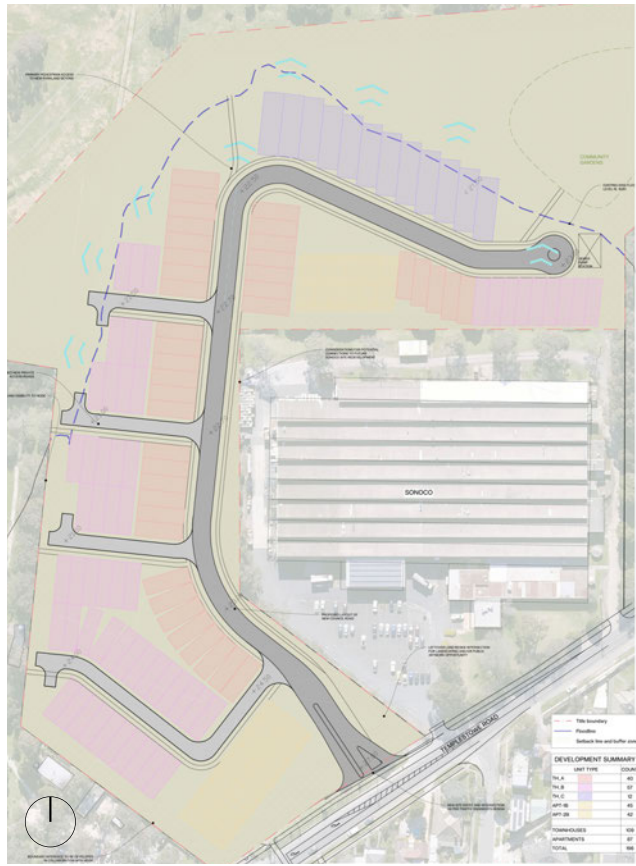
Joe's Lane is a vibrant mixed-use precinct comprising 298 architecturally designed one, two and three bedroom apartments positioned above a dynamic ground plane offering over 16,000 sqm of retail, hospitality, office, and community space. At its core, a newly created laneway brings the development to life, activated with public art, eateries, and landscaped zones for events and gatherings. Located on rezoned industrial land in Springvale, the design thoughtfully balances human scale and urban density through cascading built forms, gridded façades, and integrated natural ventilation, creating a sustainable and inclusive environment for a growing, diverse community.

Type. **Mixed Use**
Stage. **Planning Application**
Land Size. **9,000 sqm**
Engaged For. **Architecture, Interior Design + Masterplanning**

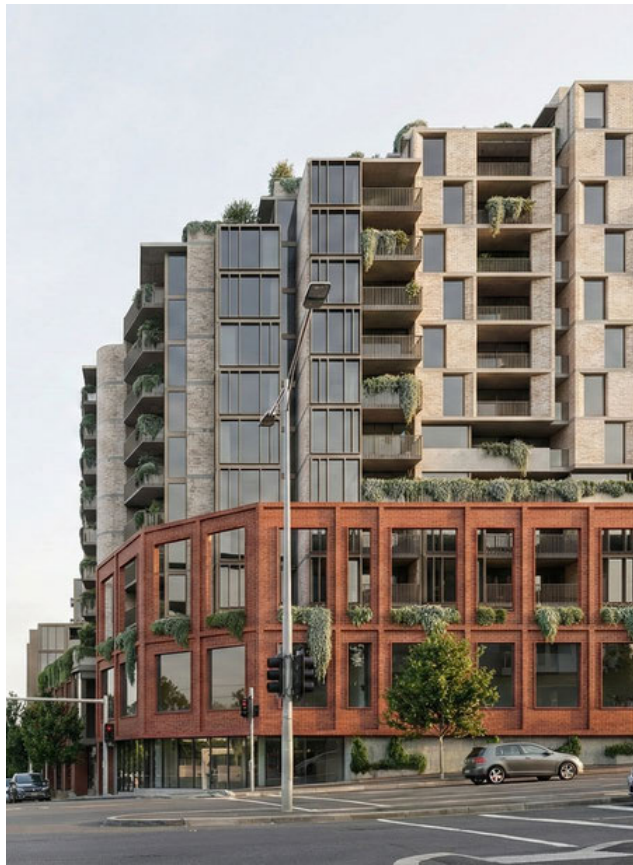


Located on an expansive site on Melbourne's outskirts, this project involved a thorough exploration of site layout options through detailed planning and testing. The masterplan proposes a total of 197 dwellings, comprising 110 private townhouses and 87 apartments. A large element of the study was the preparation of a Landscape and Visual Impact Assessment (LVIA), demonstrating how the development could be sensitively integrated into the landscape without compromising existing vegetation or the site's natural character. Multiple layout scenarios were tested to balance development potential with environmental sensitivity.

Type. **Multi-residential**
Stage. **Design Development**
Site Size. **88,800 sqm**
Engaged For. **Architecture + LVIA Evidence**

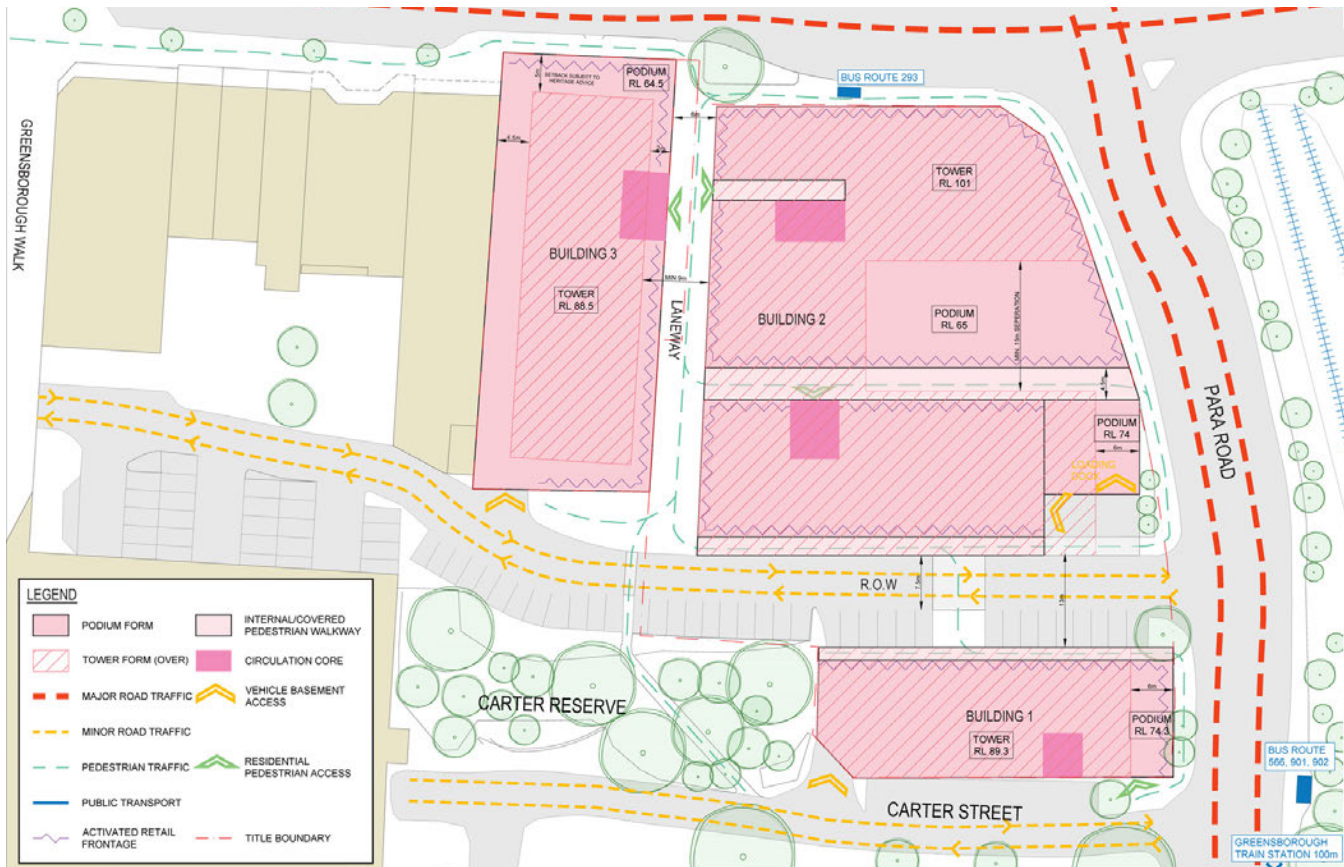


Greensborough



This mixed-use development reimagines a growing centre in outer Melbourne through a carefully staged, three-part masterplan. At street level, activated podiums introduce vibrant retail and hospitality spaces that foster community connection and urban vitality. Above, three residential towers accommodate a total of 378 one, two, and three-bedroom apartments, including dedicated levels for Specialist Disability Accommodation. The architectural approach responds to its context with a material palette that reflects and reinforces the existing urban fabric.

Type. **Mixed Use**
Stage. **Design Development**
Site Size. **8,600 sqm**
Engaged For. **Architecture + Masterplanning**



Canterbury Gardens

This mixed-use masterplanning project responds to the evolving needs of Bayswater North while carefully respecting the ecological and cultural significance of Bungalook Creek. The framework integrates 240 residential apartments, public buildings, and retail, arranged to embrace the wetlands as a defining feature of the site. The masterplan prioritises community by introducing a series of modest interventions, pathways, bridges, and landscaped connections that link buildings and public spaces, fostering interaction within a walkable precinct.

Type. **Mixed Use**
Stage. **Planning**
Site Size. **60,790 sqm**
Engaged For. **Architecture + Masterplanning**





Set across a 16,000m² site in Melbourne's east, this residential development is designed to support a vibrant new community. The masterplan features two apartment towers comprising 93 one, two, and three-bedroom dwellings, surrounded by generous shared green spaces that promote connection and outdoor living. An additional 30 terrace-style townhouses complement the mix of housing types. SGKS led both the masterplanning and architectural design, delivering a cohesive vision that includes detached homes, townhouses, row houses, and apartments. Close collaboration with local council throughout the process resulted in a successful planning permit.

Type. **Mixed Use**
Stage. **Planning Permit**
Site Size. **16,662 sqm**
Engaged For. **Architecture + Masterplanning**



Engaged to undertake a comprehensive site feasibility study and prepare a detailed subdivision plan for a significant landholding within an Urban Growth Zone in southern Victoria. The plan supports strategic development in a rapidly growing region and features a diverse range of lot sizes to accommodate various land use needs. It comprises 91 lots of approximately 1,000 sqm, 33 lots of 2,500 sqm, 19 lots of 5,000 sqm, and 3 larger lots of 10,000 sqm, totaling 146 lots.

Type. **Mixed-use**
Stage. **Design Development**
Site Size. **428,460 sqm**
Engaged For. **Site feasibility + Masterplanning**



Capability Statement Masterplanning

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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!

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SGKS ARCH

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