



Capability Statement Multi-Residential + Mixed Use

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 recognized 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



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

- Multi-residential projects and townhouse developments
- Commercial and mixed-use developments
- Hotels and hospitality
- Small and Large scale public realm projects
- Interior design for all sectors
- Secondary consultants within large scale projects

Broader Expertise

- Planning and master planning
- Specialist Disability Accommodation (SDA) / NDIS
- Aged care and health facilities
- Social Impact and social housing
- Medical projects
- Middle to high-end homes

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.’**

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 Large Multi-Res + Mixed Use 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, complete and currently active Multi-Residential + Mixed Use 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

Higher Ground



On a prominent 2,865sqm site this proposal incorporates a varied program of retail, commercial, hospitality, childcare and serviced apartments. A future-facing project that draws on the heritage and existing character of the area. Beyond its important economic contribution, it has been carefully designed to also provide a high-quality architectural and urban design contribution for the benefit of the residents and visitors.

77 Key Hotel • Hospitality
Childcare Centre / Commercial / Retail

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





This mixed-use development reimagines a growing centre in outer Melbourne through a three-stage masterplan. Activated podiums at street level deliver vibrant retail and hospitality offerings, fostering community interaction and urban life. Above, a mix of residential typologies including dedicated levels for Specialist Disability Accommodation, promote inclusivity and diversity. The architecture responds to its context with a material palette that echoes the existing urban fabric.

Type. **Mixed Use**
Stage. **Design Development**
Engaged For. **Architecture + Masterplanning**



SGKS ARCH was approached to assist with a community-focused re-activation of a heritage site of significance, working with varied stakeholders in creating a unique collaboration of use and activation. The fine texture and patterning of the sun shading is created through the layering of various images of the beloved building and Carlton itself, speaking to the complexities of collective memory and how, through community, it imbues itself into our built environment.

Type. **Mixed Use**
Stage. **Design Development**
Engaged For. **Architecture**



Toorak Rd



Taking on the role of delivery architect for a project with existing design and permit, SGKS ARCH were charged with the documentation and overseeing construction of this 70 apartment building in Hawthorn East.

Type. **Multi-residential**
Stage. **Completed**
Engaged For. **Delivery Architect**

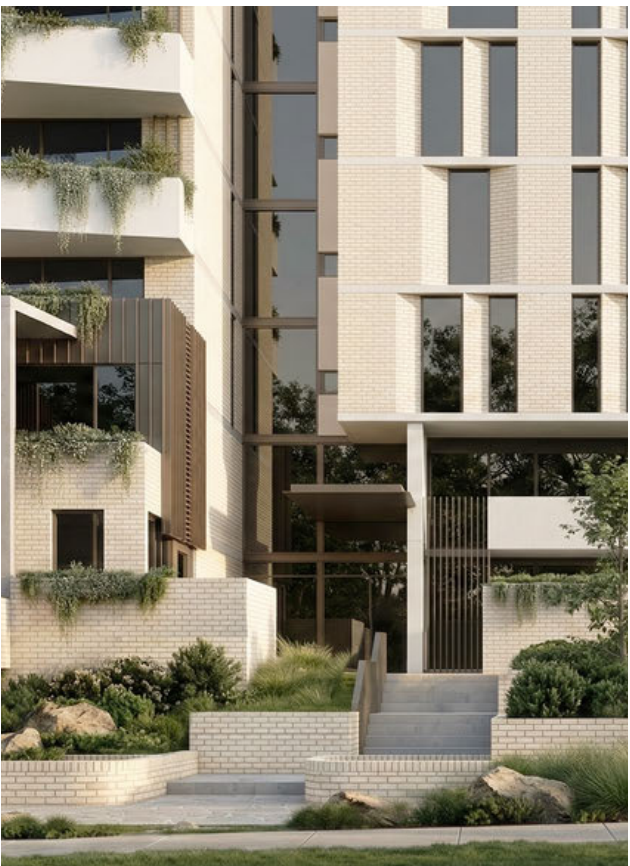
Existing design permit by others





Arranged over a 16000m² site in Melbourne's east. An abundance of shared green spaces surround two towers with 90 apartments and 30 terrace-style townhouses, all set to accommodate a thriving new community. SGKS designed both a masterplan for the large site as well as the architecture for a variety of detached homes, townhouses, row houses and apartments, engaging with the local council through the process which resulted in a successful planning permit.

Type. **Mixed Use**
Stage. **Planning Permit**
Engaged For. **Architecture + Masterplanning**



A bold urban gesture marks the eastern entry to Collingwood, drawing on the suburb's industrial heritage. A solid brick podium fills the compact site, softened by warehouse-style windows, fine detailing, and recessive balconies. Above, a white volume floats like a ghosted echo. Clever planning fits 37 light-filled apartments and car parking on the small island site. A richly textured green concrete arcade and brass accents frame a luxurious foyer and activate both street and laneway frontages.

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



Newcomen



Newcomen is a mixed-use precinct of 298 architecturally designed apartments above a ground plane of retail, hospitality, office, and community uses. A new laneway forms the project's heart, activating public space with art, eateries, and landscaped areas for events and gatherings. Set on re-zoned industrial land in Springvale, the design balances human scale with urban density, using cascading forms, gridded façades, and natural ventilation to meet the needs of a diverse and growing community.

Type. **Mixed Use**
Stage. **Planning Application**
Engaged For. **Architecture, Interior Design + Masterplanning**



Montage



A unique offering of 33 spaces apartments, Montage residences draw on light and flow to create luxury living and amenity. Its sites features have been utilized, its orientation and design response generate airflow throughout the generous living spaces. The interiors reflect a restraint palette, while being tactile and seamlessly refined to compliment a calm lifestyle.

Type. **Multi-Residential**
Stage. **Completed**
Engaged For. **Architecture + Interior Design**





Drawing from Footscray's industrial character, the design features a refined material palette of cream and white brick, galvanized 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 with a retail space located on the ground floor.

Type. **SDA Mixed Use Residential**
Stage. **Building Approval**
Engaged For. **Architecture + Interior Design**

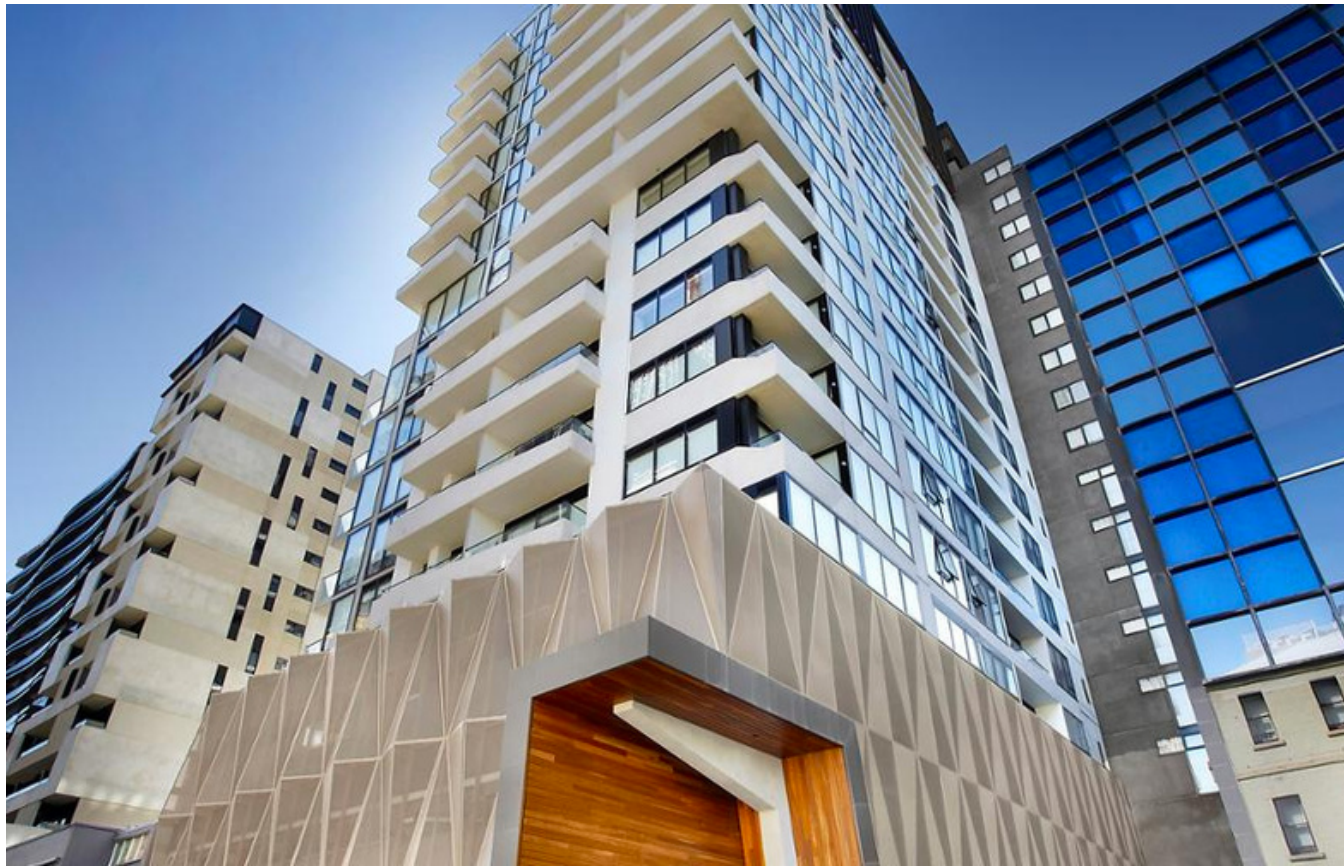
Specialist Disability Accommodation (SDA)





Located in a landmark South Yarra setting, this residential development offers immediate access to local amenity and public transport. The design features an elegant palette of bronze hues, light paneling, sweeping glass, and metallic finishes. The building comprises 76 one-bedroom and 96 two-bedroom apartments, with retail and commercial tenancies activated at street level. A bronzed metallic podium anchors the form, while a sculpted timber entry marks the arrival point with warmth and clarity.

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



Part of the Housing Australia Future Fund (HAFF), Social + SDA 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



The Hotel

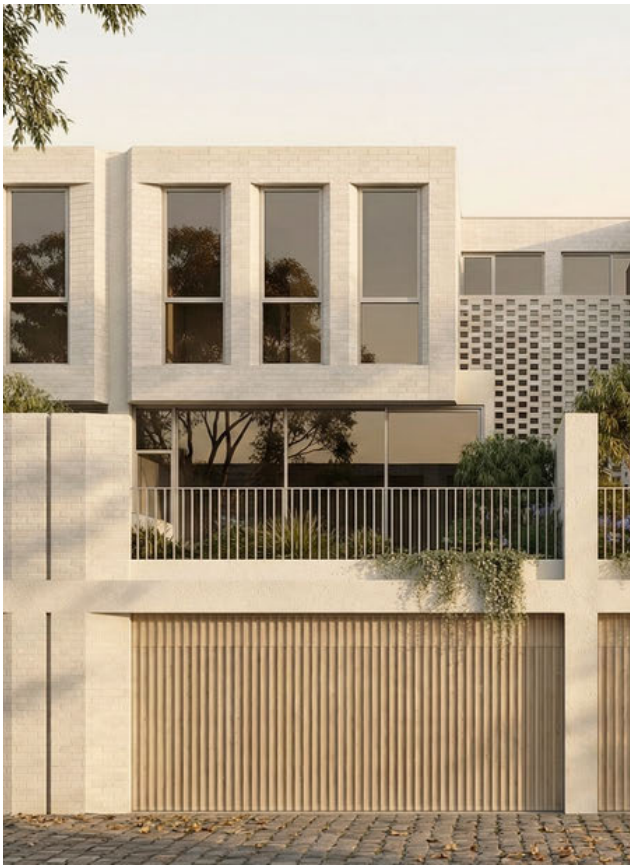


This hotel boldly redefines its city corner with a dynamic concrete facade. The stepped arched podium creates a strong street presence, inviting guests through two elegant arched entrances into an engaging arcade where the pool is visible from the street. Thoughtful landscaping integrates greenery into the podium, softening the built form. With hotel amenities alongside retail and cafés at ground level, this corner development makes a confident and memorable statement in the urban fabric.

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



Coate



A collection of nine architecturally designed row houses set on a gently sloping site in Melbourne's eastern suburbs. Each home is defined by lush gardens, serene courtyards, and expansive living areas. Brickwork in varied forms and angles creates a rich, textured façade that introduces depth without relying on additional colours or materials.

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





Located on Smith Street, Fitzroy, this mixed use development retains the existing industrial red brick façade at ground level, embedding new life within a valued heritage context. Retail openings and amenity spaces are carefully proportioned to respect the original composition, while contemporary infill elements stitch old and new together.

Perforated darkened brass screening introduces privacy and distinction, clearly expressing the layered evolution of the building. Above, 52 apartments, including boutique residences, are defined by a lighter white precast concrete façade. Angled forms establish a new architectural rhythm, while deep balconies enhance privacy and livability through considered spatial depth and B.A.D.S principles.

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



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.

Capability Statement

Multi-Residential + Mixed Use

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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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