Capability Statement
Specialist Disability Accommodation



SDA ARCHITECT by SGKS ARCH

Specialist Disability Accommodation

SGKS ARCH brings the skill, knowledge and experience required to deliver comprehensive architectural services across residential, commercial, multi-residential and 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.

Recognising the importance of Specialist Disability Accommodation (SDA), SGKS ARCH established SDA Architect as a dedicated division within our practice. This focused space allows us to deliver innovative, compliant, and accessible housing solutions, supported by the broader expertise and resources of SGKS ARCH. To view our full range of SDA projects, visit our dedicated website at sdaarchitect.com.au.

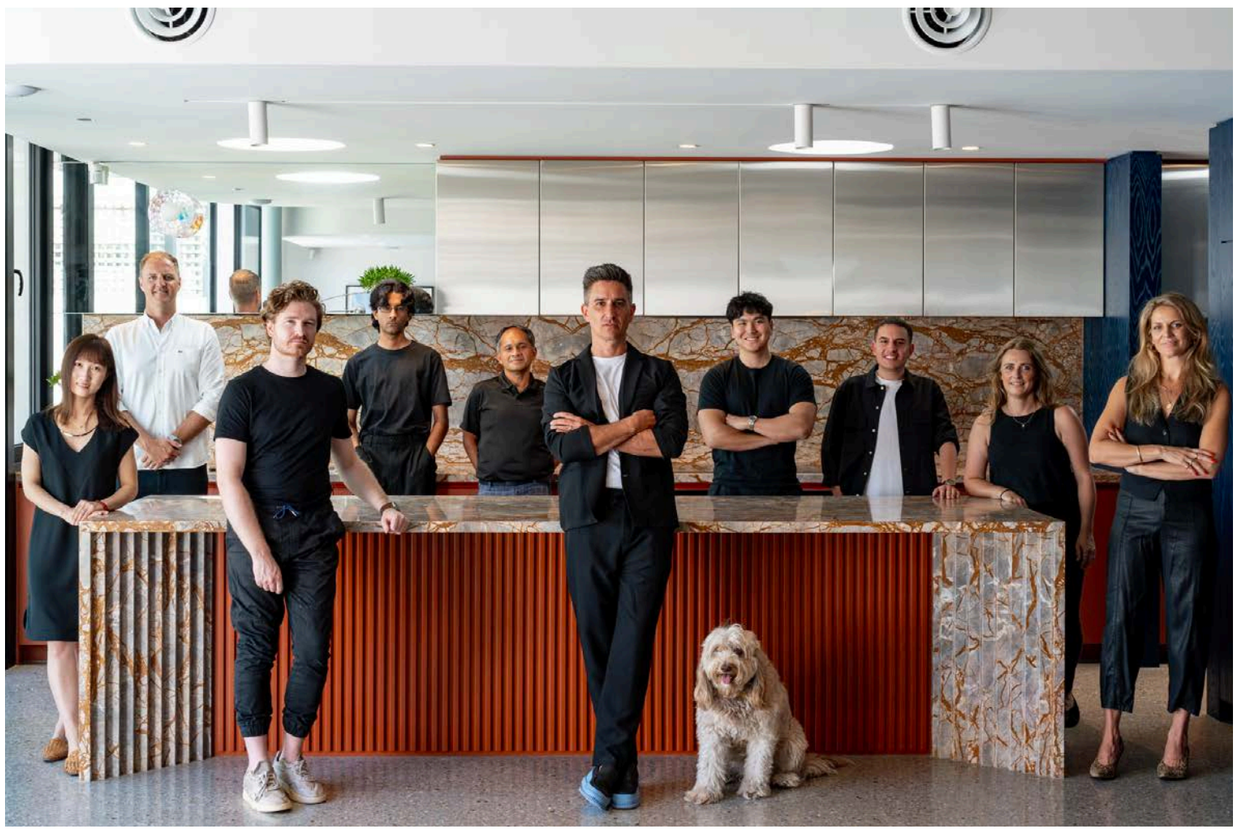
With a strong portfolio of high-end residential and multi-residential projects across Melbourne, SGKS offers full architectural services that combine design quality with technical excellence. Our in-depth understanding of SDA guidelines and certification processes allows us to deliver simplified, streamlined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

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

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



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



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,
SDA Architect
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 Specialist 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. Stainability 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.

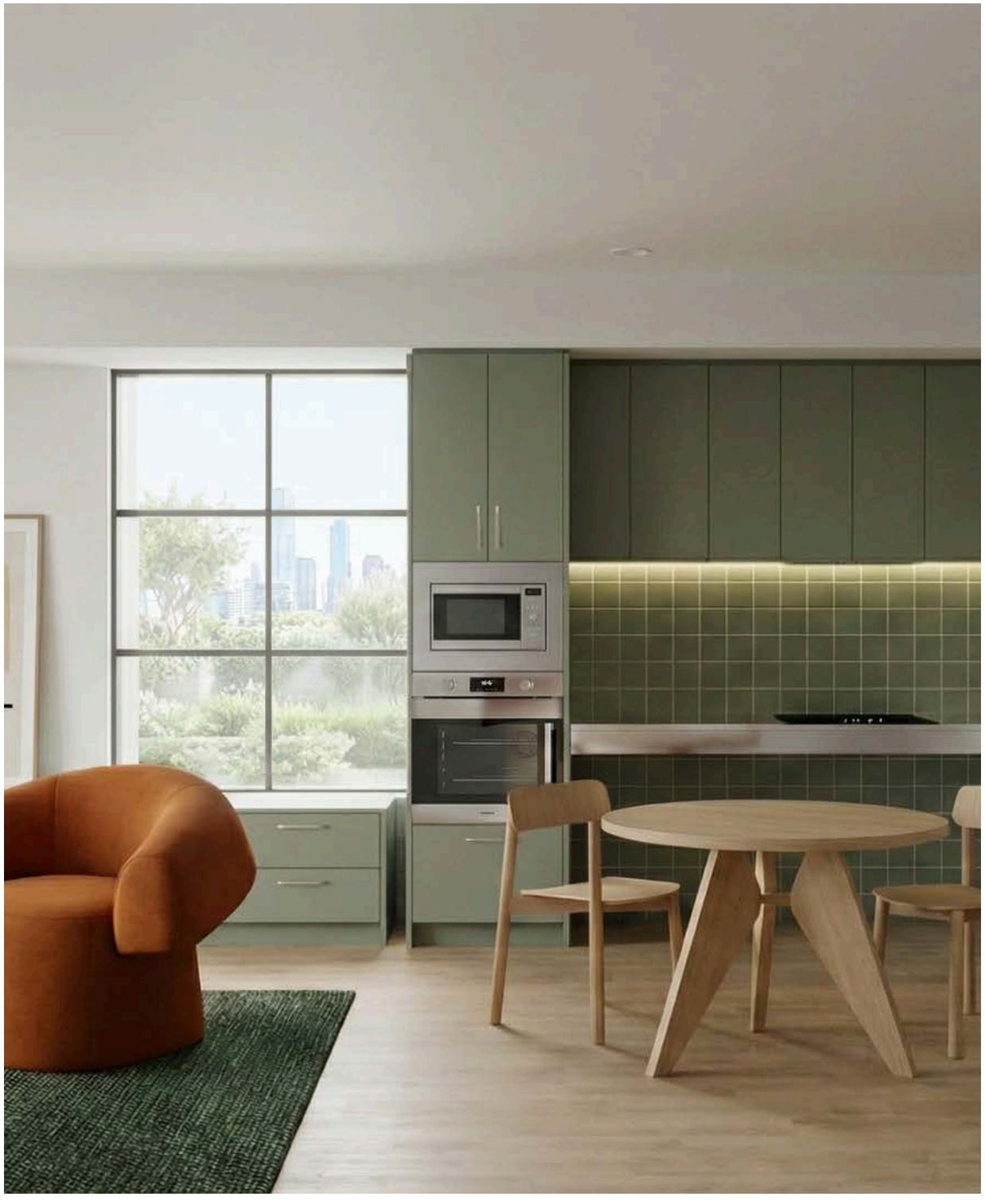
Create

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

- Specialist Disability Accommodation (SDA) / NDIS
- Residential: middle to high-end homes, multi-residential projects, and townhouse developments
- Interior design for all sectors

Broader Expertise

- Aged care and health facilities
- Social Impact and social housing
- Hotels and hospitality
- Commercial and mixed-use developments
- Medical projects
- Small and Large scale public realm projects
- Planning and master planning
- 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 Interior design and Architectural categories. 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 both interior and 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 Interior and 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.

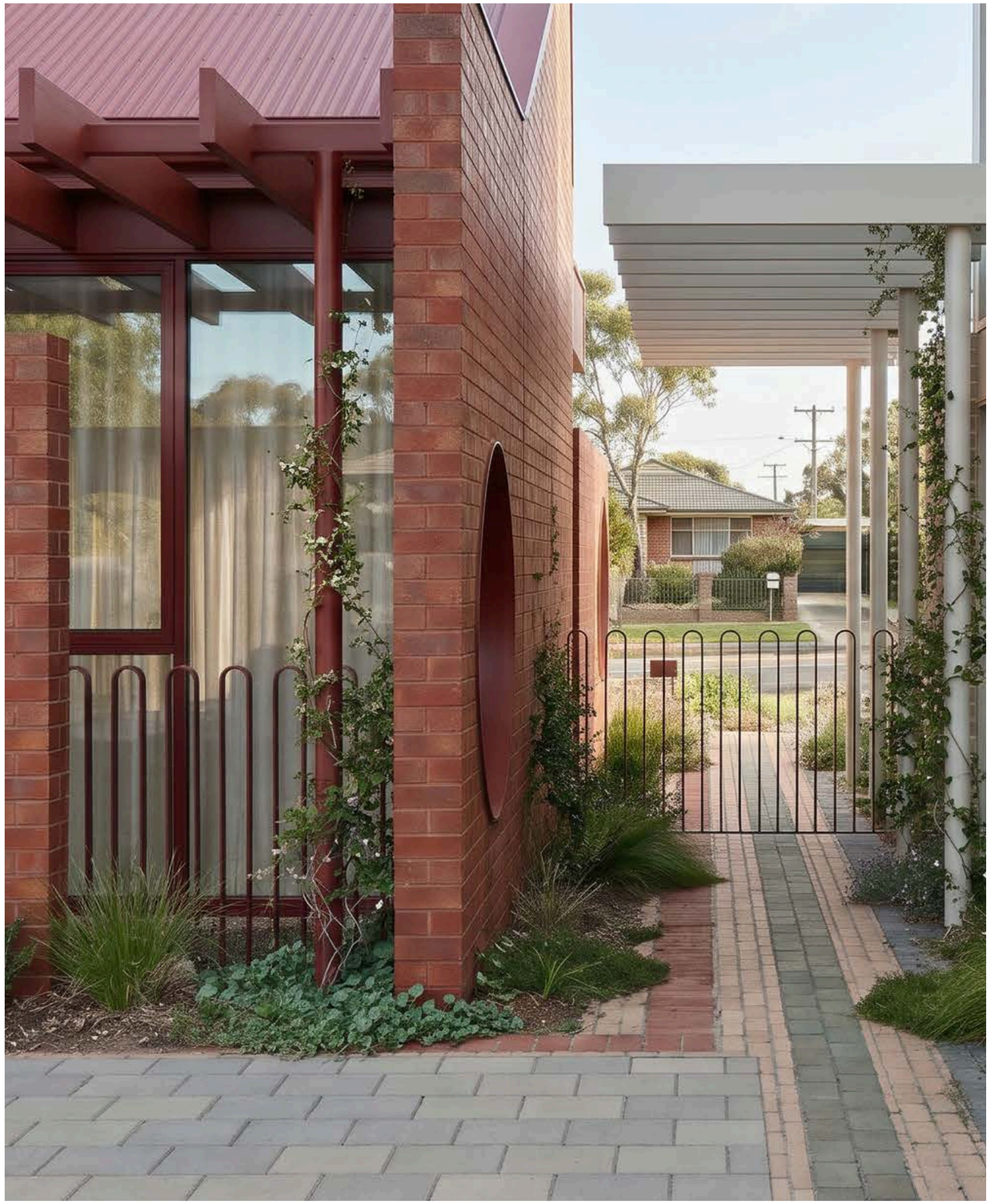
Environmental Responsibility

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 SDA Projects

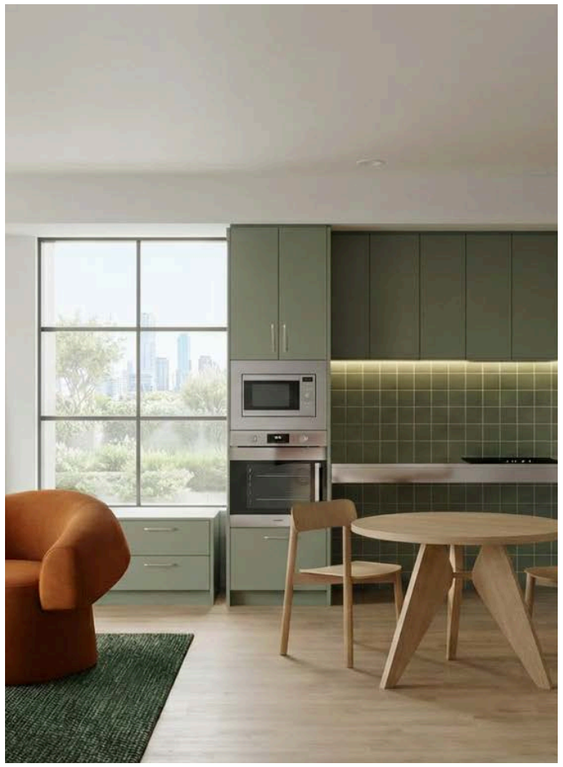


Our experience has developed and established relationships with SDA providers, certifiers and SIL providers allowing us to assist with the final stages of activating and leasing your project.

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.

View our complete portfolio at **sgksarch.com** and discover our dedicated space for SDA projects at **sdaarchitect.com.au**

Buckley



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

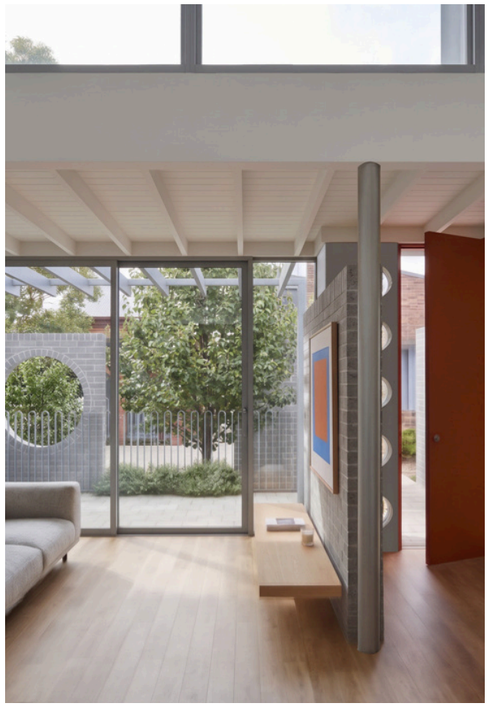
Specialist Disability Accommodation (SDA)







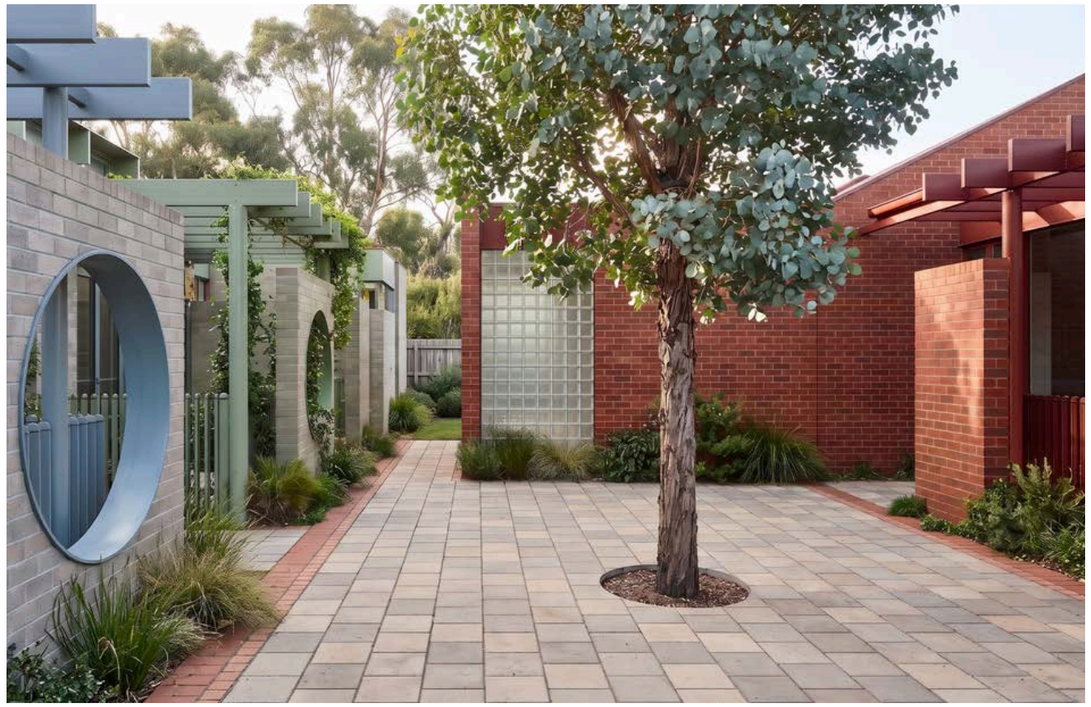
Cape Village



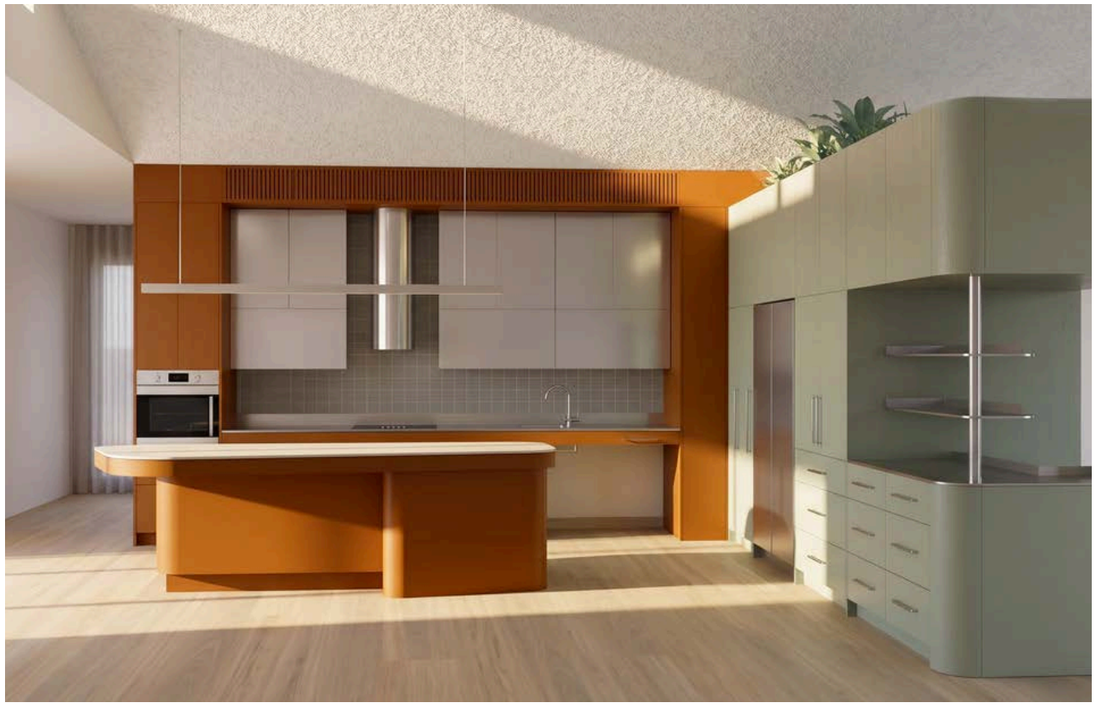
This bespoke Specialist Disability Accommodation project, designed in collaboration with Cape and Woh Hu P, comprises three independent villas and one On-site Overnight Assistance unit for nine residents. Rooted in a participant-led co-living vision, the architecture features bold geometric articulation with prominent circular cut-outs and a curated exterior palette of varying brick and metal tones. Inside, accessible layouts are enhanced by bespoke residential joinery, tailored colour schemes for intuitive wayfinding, and integrated assistive technologies like automated doors. High-level roof forms draw natural light deep into the living spaces, delivering a dignified, connected environment that prioritises independence and community.

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

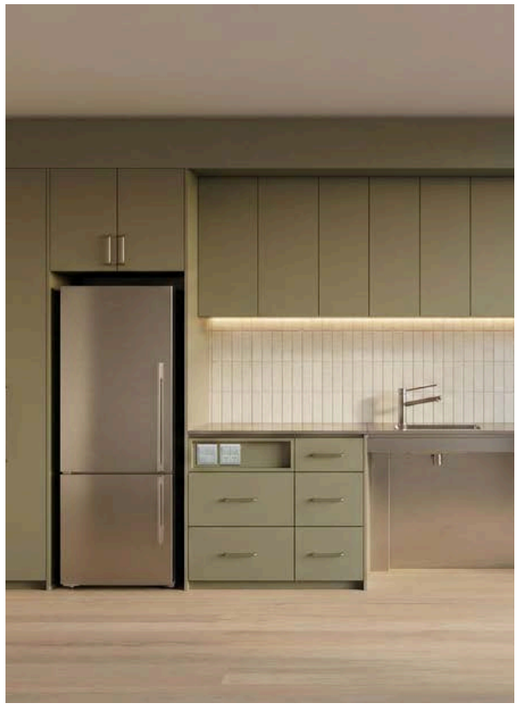
Specialist Disability Accommodation (SDA)







Pultney



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. **Pre-Construction**
Engaged For. **Architecture + Interior Design**

Specialist Disability Accommodation (SDA)



“Henry and the team approach their projects in a genuinely collaborative, patient and empathetic style. I have worked with them on SDA NDIS developments and highly specialised projects, and they are truly an arrogant-free zone delivering quality architecture.”

— Charles. PPP Advisory

Gordon

Now complete, this Footscray development delivers 15 SDA apartments and 2 On-site Overnight Assistance (OOA) units. Set back from the street, the design includes a landscaped buffer that adds amenity and softens the street interface. A bold yet simple material palette defines the building, with colour used to visually split the form while keeping a cohesive architectural language.

Every apartment has been carefully considered to give people with care needs a high standard of living, raising the bar for amenity and apartment quality in specialist housing. We are proud of what the project team has achieved.
SGKS was responsible for the initial feasibility, concept and detailed design, and interior design. We secured approval through the Community Care pathway, an alternative to a standard town planning permit. We also coordinated the project team, helped the client engage an SDA provider, delivered the SDA design certification package and initial design development, and continued to support the client through to completion.

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

Specialist Disability Accommodation (SDA)



Social + SDA



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



Hamlet SDA





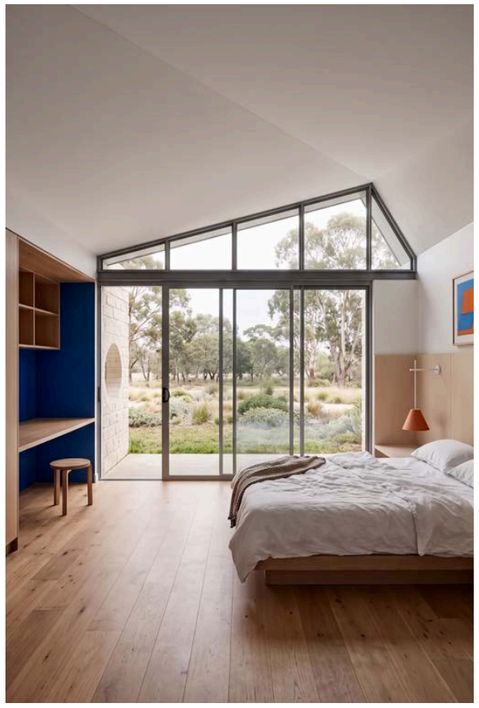
Positioned within the rolling landscape of regional Victoria, this master-planned community integrates Specialist Disability Accommodation (SDA) and conventional housing seamlessly throughout the neighbourhood. Drawing from the enduring agricultural vernacular of regional Victoria, the architecture reinterprets the familiar shed form into restrained, pitched-roof volumes with deep eaves, robust materials, and solid colours that complement the surrounding countryside. Accessibility is embedded into the design from the outset, informing circulation routes, thresholds, and connections to the landscape, creating a cohesive settlement that prioritises both independence and collective identity

Type. **Residential**
Stage. **Planning**
Engaged For. **Architecture**

Specialist Disability Accommodation (SDA)



Hamlet STA



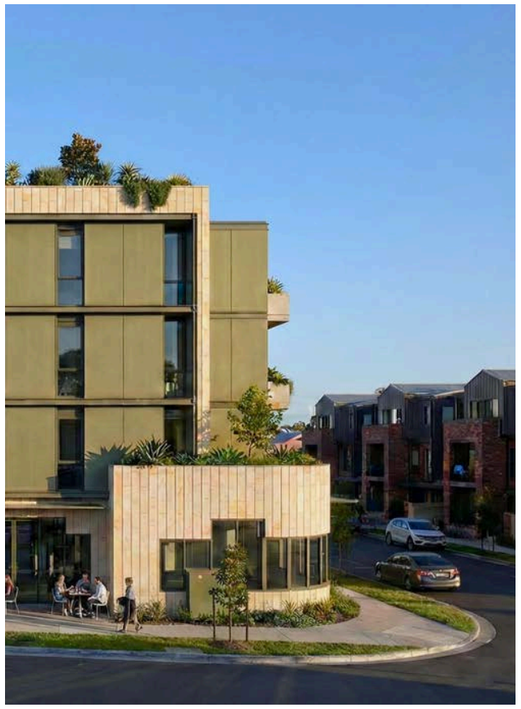
Overlooking a tranquil dam with an integrated timber deck and boardwalk, this purpose-designed Short Term Accommodation (STA) retreat is conceived as a place of respite rather than care. Continuing the architectural style of the SDA homes—featuring restrained, pitched-roof volumes and robust materials—the design introduces a natural stone element into the facade to anchor it within the landscape. The interior features five accessible STA bedrooms alongside multiple indoor and outdoor communal seating areas, prioritizing comfort, dignity, and a deep connection to nature.

Type. **Short-Term Accommodation**
Stage. **Planning**
Engaged For. **Architecture**

Specialist Disability Accommodation (SDA)



Greenfield WA



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)



Otto SDA House + Villa

A highly flexible SDA house and villa with a dual-occupancy design, configurable as either a 3-bedroom, 2-participant home with a 1-participant villa, or as a 4-bedroom, 3-participant home featuring elevated finishes and generous living amenities. This versatility ensures the property can evolve with participant needs, provider models, and long-term operational demands.

Designed as a Class 3 SDA home, the project reflects our commitment to creating participant-focused environments that feel residential, never institutional.

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

Specialist Disability Accommodation (SDA)



Main St



This contemporary multi-residential development comprises a considered mix of one-, two-, and three-bedroom apartments arranged across the building. Two dedicated levels are designed and delivered as High Physical Support SDA apartments, integrated within the overall residential form. The project prioritises architectural cohesion, functionality, and quality, ensuring the SDA levels sit seamlessly alongside the broader multi-residential development while maintaining a consistent and refined design language.

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

Specialist Disability Accommodation (SDA)



Preston

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. **Design Development**
Engaged For. **Architecture**

Specialist Disability Accommodation (SDA)



Garden House

Designed for a client seeking a distinctly boutique, residential expression of Specialist Disability Accommodation, this interior collection reflects SGKS ARCH's considered approach to accessible design, where sophistication and functionality are treated as inseparable.

Through a curated material palette, disciplined spatial planning, and refined detailing, the project reframes conventional perceptions of SDA interiors. Each space is carefully composed to support independence, comfort, and long-term performance, while holding the visual and tactile qualities of a bespoke private home.

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

Specialist Disability Accommodation (SDA)



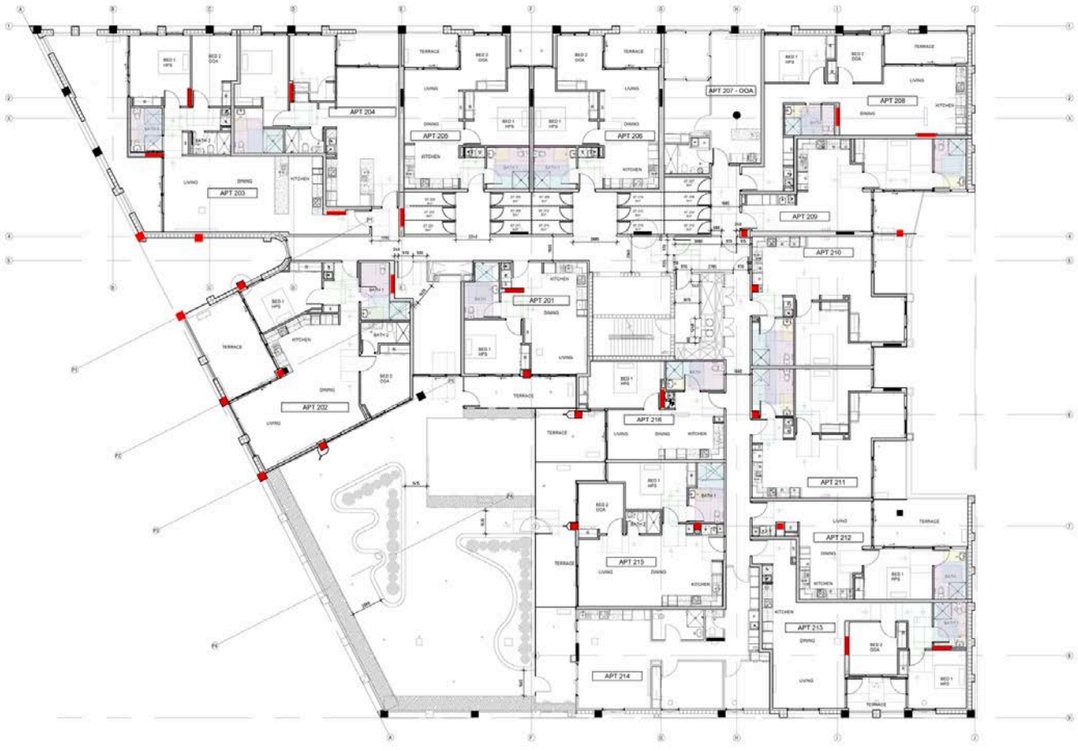
Sunshine



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. **Completed**
Engaged For. **High Physical Support Fit-out**

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 our complete portfolio at **sgksarch.com** and discover our dedicated space for SDA projects at **sdaarchitect.com.au**
Come by our studio to say hello!

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