

3 December 2025

Rory Toomey
Principal Design Advisor
Government Architect NSW
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Attention: Rory Toomey, Riki Mey and Brendan Metclafe,

Dear Rory,

RE: STATE SIGNIFICANT DEVELOPMENT: HOUSING DESIGN COMPETITION EXEMPTION PATHWAY – BUILD TO RENT DEVELOPMENT AT 607 PACIFIC HIGHWAY, CHATSWOOD

We write relating to this request for an Alternative Design Excellence Strategy as the applicant for the State Significant Development (SSD), for the Build to Rent (BTR) development of 607 Pacific Highway Chatswood (**SSD-100006957**).

This strategy letter has been prepared in accordance with the State Significant Development Housing Design Competition Exemption Pathway: Alternative Design Excellence Strategy Guidelines prepared by the Government Architect New South Wales.

The purpose of this letter is to outline the strategy on how the build to rent development achieves design excellence as required under the *Willoughby Local Environmental Plan 2012* and confirms the details of the alternative design excellence process undertaken in lieu of undertaking a competitive design process.

This request for an Alternative Design Excellence Strategy is prepared in accordance with the requirements set by GANSW. This letter seeks to outline the strategic design excellence strategy to ensure high-quality architectural and urban design outcomes are achieved in line with best practice planning and design principles. This strategy has been developed in consultation with GANSW.

In accordance the State Significant Development Housing Design Competition Exemption Pathway: Alternative Design Excellence Strategy Guidelines this strategy letter includes the following:

- **Part 1 – Preparing an Alternative Design Excellence Strategy:**
 - 1. A short description of the site and proposal, provided within **Section 1.1**
 - 2. The applicable planning instruments, controls and the proposed planning pathway, provided within **Section 1.2**.
 - 3. Details of how the applicant proposes to meet the Alternative Design Excellence Strategy Criteria in Part 2, provided within **Section 1.3**.
- **Part 2 - Alternative Design Excellence Strategy Criteria**
 - 1. Outlines how the development addresses the design excellence considerations of clause 6.23 of WLEP 2012 (including sustainability) and outlines how each matter for consideration is intended to be addressed through the alternative design excellence process. Provided within **Section 1.3**.
 - 2. Provides evidence that the proposed design team has experience and recognition in delivering quality multi-residential housing. Provided within **Section 1.4**
 - 3. Provides details of the full design team and note how specific areas of design expertise will be applied across the project. Provided within **Section 1.5**.
 - 4. Provides confirmation that each nominated architect is a person, corporation or firm registered as an architect in accordance with the Architects Act 2003 (NSW) or, in the case of

interstate architects, eligible for registration with their equivalent association. Provided within **Section 1.6.**

- 5. Demonstrates how the proposed design team will deliver diversity and variety of design to suit the character of the location. Provided within **Section 1.7.**
- 6. Confirm that the full design team are appointed for all stages of the project, through to completion. Provided within **Section 1.8.**
- 7. Commit to undertaking design review. Provided within **Section 1.9.**
- 8. Consult with the local council prior to submitting the Alternative Design Excellence (ADE) Strategy. Provided within **Section 1.10.**

Disclaimer

Endorsement of this Alternative Design Excellence Strategy does not approve any deviations from the relevant planning controls or fetter the discretion of the consent authority in assessing any future planning applications.

The outcome of an endorsed alternative design excellence process does not limit the consent authority's discretion in assessing any future State Significant Development Applications (SSDA) or State-assessed rezoning applications for the proposed development.

When determining any future SSDA or State-assessed rezoning applications, the consent authority will consider the advice of the nominated Design Review Panel to ensure the proposed development exhibits design excellence in accordance with relevant legislation.

As part of the planning assessment process, the consent authority will also confirm endorsement of the competition exemption request

1.1 Description of the site and proposal

The site is located on 607 Pacific Highway, Chatswood at the junction of Pacific Highway and Mowbray Road (Site) and is approximately 17,500 sqm in size. The Site is situated within the Willoughby Local Government Area:

- To the north of the Site is Nelson Street, with medium density and high-density residential development further to the north.
- To the east of the Site is the Frank Channon public walkway, with the Sydney Metro tunnel, rail and supporting infrastructure further to the east acting as a hard boundary to the Site.
- To the south of the Site is Mowbray Road, with the Channel 9 TV Tower (TCN-9 TXA TV Tower) which is 233 m in height and the Sydney Water Chatswood Reservoirs No. 1 and No. 2 located directly adjacent to the south of the site.
- To the west of the Site is Pacific Highway, with medium and low-density residential development further to the west.

The Site is currently zoned MU1 Mixed Use under the *Willoughby Local Environmental Plan 2012* (LEP). The Site is well situated within an Essential Worker 'Hero Zone' being within 800m of the Chatswood Train and Metro Station and 600m from Artarmon Train Station. The Site is also within a 2km radius of The North Shore Hospital Precinct, 900m of Chatswood Private Hospital along with surrounding educational institutions and the Chatswood Police Station.

On 16 June 2024, the NSW Government announced an investment of \$450 million to build at least 400 new build-to-rent dwellings for essential workers. The objective of this investment into the Essential Worker Build to Rent Program (EW BTR Program) is to increase the supply of well-built, secure, and accessible rental accommodation close to essential worker hubs (such as hospitals).

As part of Landcom's mandate to deliver EW BTR housing, it proposed to deliver a BTR Development on the Site to accommodate 180 dwellings through a State Significant Development Application (SSDA). A brief summary of proposal the following is proposed:

- Detailed landscaping and public domain works.
- BTR Residential Apartment Building including:

- 180 residential units.
- 37 car parking spaces.
- Residential amenity and podium areas.

Concurrently, the site is being rezoned and master planned through a separate concept SSDA to accelerate delivery of housing, the Landcom is seeking endorsement of a Competition Exemption Pathway for the proposed BTR development.

1.2 Applicable planning instruments, controls and the proposed planning pathway

By way of background, clause 6.23 of the WLEP 2012 requires the undertaking of a competitive design process in accordance with the Willoughby City Council Guidelines 2019 (the Policy). The WLEP 2012 and the Policy enables the Consent Authority to grant consent if it is satisfied that the development is the result of a competitive design process and exhibits design excellence. Ordinarily, this requirement is satisfied prior to the preparation and lodgement of a detailed development application.

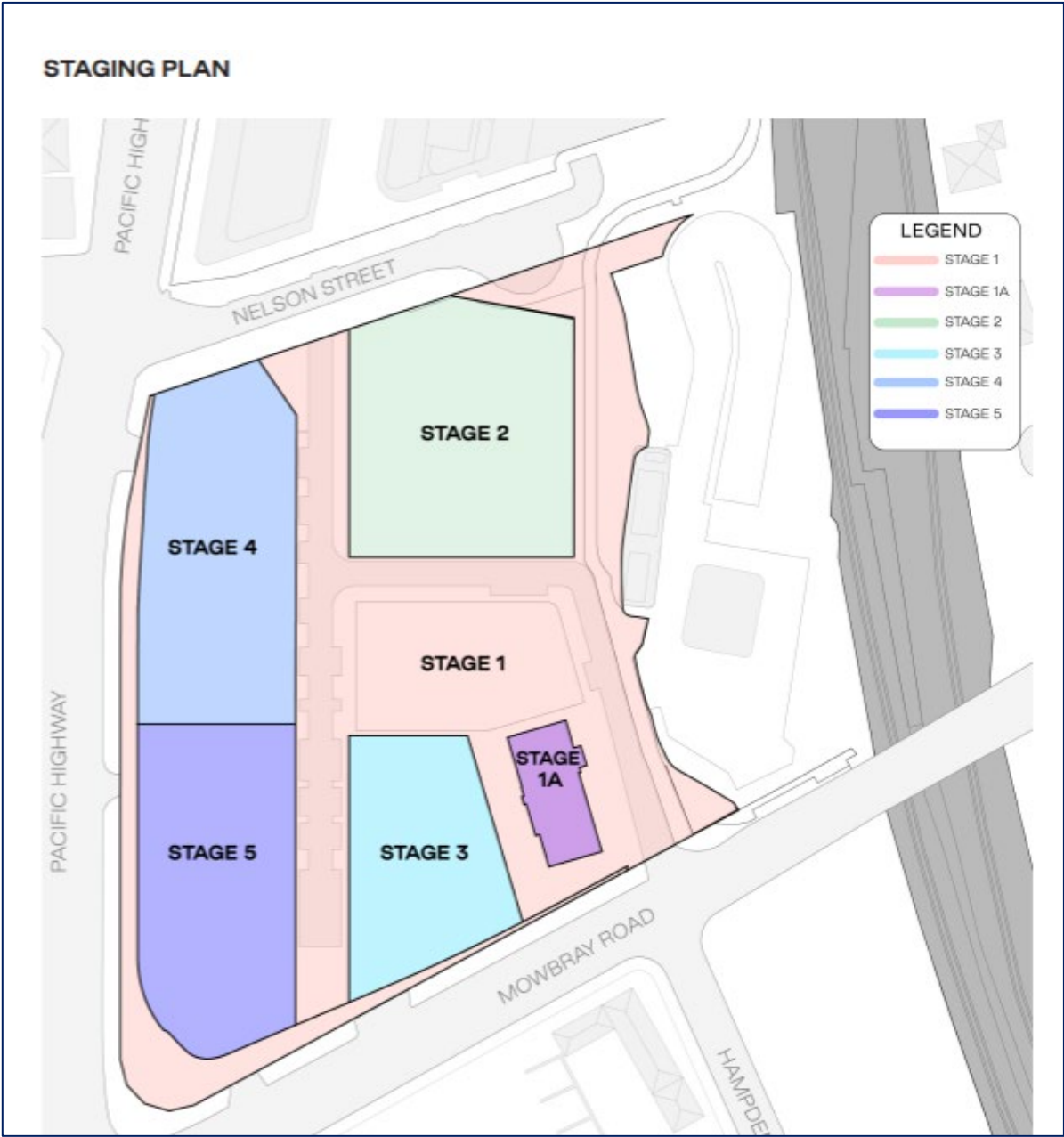
The proposed planning proposed staging and the design excellence pathways for the total site contains 5 separate stages including the BTR proposal.

The summary the total site will be redeveloped in five stages with early works to establish the Site through creation of key entry points, access roads and public domain works within Stage 1. The initial staging will include a concept development application (SSDA) for approval of the Master Plan and the building envelopes across the entire site along with the Stage 2 BTR to include land located on Nelson Street as shown in **Figure 2**. Stage 1A will include work to ensure the conservation of Mowbray House. Stages 3, 4 and 5 are to occur within subsequent stages.

The intention is for this Alternative Design Excellence Strategy to relate to the BTR proposal with an Alternative Design Excellence Pathway to be sought for Stages 1 and 2. Stages 3, 4 and 5 being subject to the requirement to conduct a design excellence competition to accord with the requirements of Clause 6.23 of the *WLEP 2012*. For absolute clarity please refer to the **Table 1** below.

Table 1: Design Excellence Pathway		
Stage	Proposed work	Design Excellence Pathway
Stage 1	Site preparation, access, roads, public domain and concept DA.	Site Wide Design Excellence Strategy.
Stage 1A	Mowbray House – activation and conservation.	Site Wide Design Excellence Strategy.
Stage 2	Proposed BTR tower located at the Nelson Street frontage, northern part of the site.	The subject of this letter for an Alternative Design Excellence Strategy.
Stage 3	Proposed mixed use tower located at the Mowbray Road, southern part of the site.	Site Wide Design Excellence Strategy.
Stage 4	Proposed mixed use tower located at the Pacific Highway/Nelson Street, north western corner of the site.	Site Wide Design Excellence Strategy.
Stage 5	Proposed mixed use tower located at the Pacific Highway/Mowbray Road, south western corner of the site.	Site Wide Design Excellence Strategy.

Figure 2 – Total Site Development Staging



Source: FK Australia

1.3 Alternative Design Excellence Strategy

Landcom proposes to meet the Alternative Design Excellence Strategy Criteria and confirms that the development will address the design excellence considerations of clause 6.23 of the WLEP 2012.

For the purpose of this letter a high-level summary of the key principles is discussed in **Table 2** below.

Table 2 Address of clause 6.23 of WLEP 2012

Clause component	Development strategy
(1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.	Clause 6.23 applies to development on the subject site.
(2) This clause applies to development involving the erection of a new building or external alterations to an existing building on the following land— (a) land identified as “Area 5” on the Special Provisions Area Map, (b) land identified as “Crows Nest Transport Oriented Development Precinct” on the Key Sites Map.	Clause 6.23 applies to development on the subject site.
(3) Development consent must not be granted to development to which this clause applies unless the consent authority considers that the development exhibits design excellence.	This Division applies to development on the Site. This Alternative Design Excellence Strategy is to be prepared to outline an alternative process by which the built to rent development can exhibit design excellence, in the opinion of the consent authority.
(4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters— (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved, (b) whether the form, arrangement and external appearance of the development will improve the quality and amenity of the public domain, (c) whether the development detrimentally impacts on view corridors.	Landcom has engaged industry-leading architectural design firms, with significant breadth of awarded residential projects, FK Australia and Oculus who are committed to demonstrating a high standard of architectural and landscape design, following detailed investigation of the character of the site and the precinct. Further details of the form, arrangement and external appearance as well as any foreseen impacts will be presented as part of the Rezoning and SSDA package through the submission. The Proposed BTR Development exhibits design excellence suitable for endorsement by the consent authority: a) The BTR Development has a high standard of architectural design consistent with its urban context and building typology. Integration of Connecting with Country principles including local geology and native planting which reinforces the country led design and contextual appropriateness. The BTR Development will have a high standard of façade articulation and high-quality materials which will ensure durability and visual interest for the development. These design elements satisfy the requirement for a high standard of architectural design, materials and detailing which is appropriate to the building type and location in Chatswood. b) The BTR Development will significantly improve the quality and public domain. The BTR development will include the provision of active ground floor uses including retail and communal spaces which will enhance street level activation. Provision of detailed landscaping and public area locations ensuring permeability, wayfinding and visual engagement within the public domain. These design elements will ensure that the form, arrangement and visual appearance of the BTR Development will provide a positive contribution to the public domain of Chatswood and enhance local amenity.

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- c) The BTR Development will be designed to ensure that its height and massing do not detrimentally impact on any existing view corridors. The BTR Development will provide a slender tower form and articulated façade to reduce visual bulk while the podium design provides for a human scale interface at the street level. The BTR Development will not represent any material obstruction of key vistas or heritage items as these have been key objectives since project inception.

Having regard to the above matters, it can be considered that the proposed development exhibits design excellence within the respect of (4).

(5) The consent authority must also have regard to how the development addresses the following matters—

- (a) the suitability of the land for development,
- (b) existing and proposed uses and use mix,
- (c) heritage and streetscape constraints,
- (d) the relationship of the development with other existing or proposed development on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
- (e) bulk, massing and modulation of buildings,
- (f) street frontage heights,
- (g) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
- (h) achieving the principles of ecologically sustainable development,
- (i) pedestrian, cycle, vehicular and service access, circulation and requirements,
- (j) the impact on, and proposed improvements to, the public domain,
- (k) the impact on special character areas,
- (l) achieving appropriate interfaces at ground level between the building and the public domain,
- (m) excellence and integration of landscape design.

The architectural and landscape teams are aiming to build upon the design principles which are outlined below to enhance the amenity of the public domain and strengthen the urban framework, increasing the delivery of housing, as well as introducing Essential Workers Housing. The **build to rent tower is carefully designed** to improve the quality and amenity of the public domain and relate to the local context focusing on the relationship between the public domain and ground floor interface.

The design approach builds on the established character of Chatswood and the surrounding local precincts. It prioritises an active and engaging interface with the public domain, achieved through green spines, activated through-site links, fine grain streetscape, and strategic placement of non-residential uses that activate the ground plane.

As the site frontages are subject to heritage considerations including Mowbray House, early consideration has been given to ensuring an appropriate design response.

The architecture team is approaching the built form from the perspective of pedestrian permeability, particularly with the connection along Frank Channon Walk, which will comprise an important element of the proposed development along with the north/south green spine. Architectural **design introduces building** breaks and recesses to articulate the massing, facilitate movement through the site and enhance ground floor physical and visual connections to landscape and surrounding precinct.

The proposed development **reinforces diversity** within the site and local area through varied building articulation, provision of public open spaces and through-site links. These elements, along with carefully considered architectural features and building setbacks, will balance the overall massing and tower form to optimise view sharing, adequate separation, reduce bulk, and minimise overshadowing and privacy impacts.

Landcom has committed to engaging industry-leading, award winning landscape architecture firm Oculus, with recognised excellence achieved on residential projects.

Landscape design utilises pockets of deep soil to deliver canopy cover, celebrate new canopy tree planting where possible, demarcate private from communal and semi-public open space and deliver a variety of public open space areas for both residents and the general public seeking to access the site and surrounds.

The landscape **design achieves** full accessibility for a range of mobilities, provides pedestrian permeability across the site, and provides a space for members of the public to meander, sit, play and dine. The landscape design speaks collaboratively to the Connecting with Country principles identified for the site.

(6) Development consent must not be granted to development to which this clause applies unless—

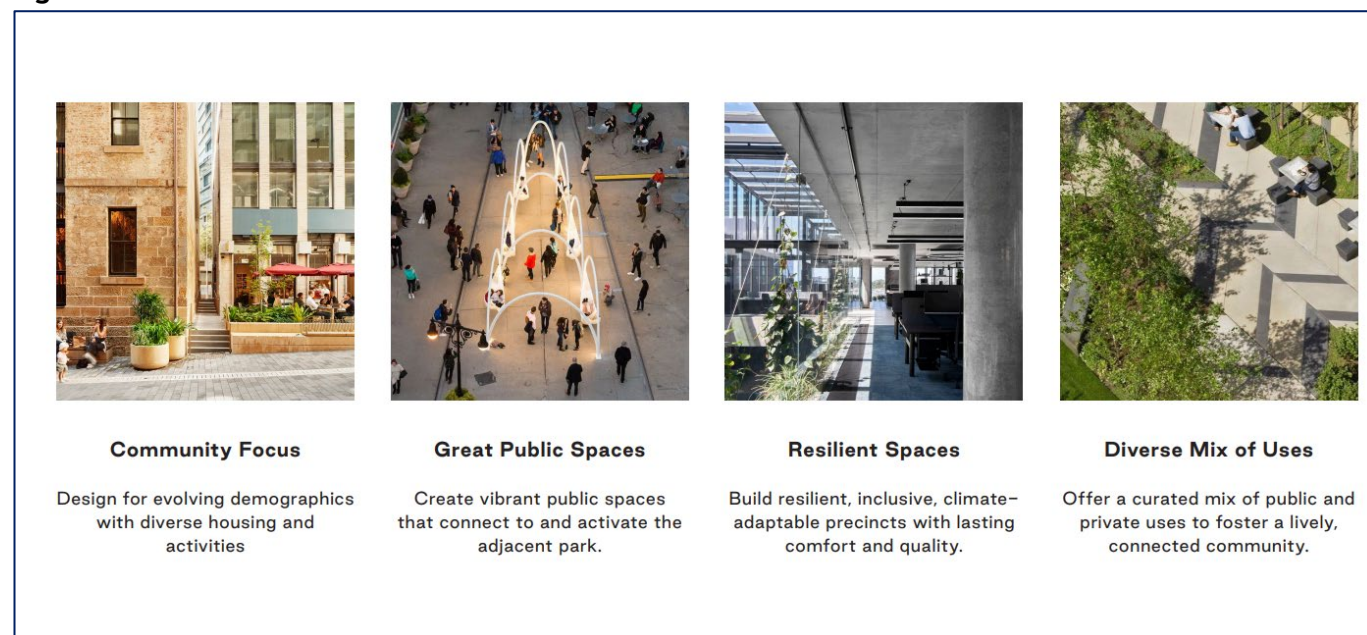
- (a) for a building with a height of more than 12m and less than 35m above ground level (existing)—
- (i) a design review panel has reviewed the development, and

This letter outlines the approach to achieving Design Excellence through an Alternative Design Excellence Strategy in accordance with the Guidelines set out by the Government Architect New South Wales.

(ii) the consent authority has taken into account the design review panel's review, or (b) for a building with a height of 35m or more above ground level (existing)—the design of the development is the winner of a competitive design process held in relation to the development.	
(7) Subclause (6) does not apply to development involving external alterations to an existing building if the consent authority is satisfied that compliance with the subclause is unreasonable or unnecessary in the circumstances.	Not applicable.
(8) Subclause (6)(b) does not apply if— (a) the consent authority certifies in writing that a competitive design process is not required, and (b) a design review panel reviews the development, and (c) the consent authority takes into account the advice of the design review panel.	The purpose of this correspondence is to articulate the approach to achieving Design Excellence through an Alternative Design Excellence Strategy in accordance with the Guidelines set out by the Government Architect New South Wales..
(8A) Subclause 6(b) does not apply to development on land identified as "Crows Nest Transport Oriented Development Precinct" on the Key Sites Map if— (a) the development is for the purposes of residential accommodation or a mixed used development involving residential accommodation, and (b) the Planning Secretary certifies in writing that the development meets the criteria set out in the Transport Oriented Development Design Competition Exemption Pathway Advisory Note published by the Department in November 2024, and (c) a design review panel reviews the development, and (d) the consent authority takes into account the advice of the design review panel.	Not applicable.
(9) A review conducted by a design excellence panel must be conducted in accordance with the Guidelines for Design Excellence Review and Competitions published by the Council on 9 December 2019.	Design Excellence Review will be undertaken through a State Design Review Panel accordance with the Government Architect Terms of Reference.
(10) In this clause— competitive design process means a design competition held in accordance with the Design Competition Guidelines published by the Department in September 2023.	Noted.

design review panel means a panel of at least 2 persons established by the consent authority.

Design principles prepared by the architecture team to achieve a high-calibre design response are illustrated in **Figure 3** below.



Source: FK Australia

1.4 Project Team Experience and Recognition

Landcom has engaged leading architecture and landscape architectural firms with depths of experience in residential developments, FK Australia and Oculus, to deliver the project.

The roles of the project team are as follows:

- **FK Australia**
Responsible for overall architectural design, building form, façade articulation, and integration of functional requirements. FK will deliver a cohesive architectural vision across the site. FK Architecture will lead building design, ensuring visual cohesion and functional efficiency for the BTR Development.
- **Oculus**
Leading the design of all landscape elements, including communal open spaces, podium planting, and streetscape integration. Oculus will focus on creating high-quality green spaces that enhance amenity and contribute to urban biodiversity. Oculus will design podium and ground-level landscapes,

FK Australia and Oculus have previously collaborated on a design excellence competition for the transformation of 130 Joynton Avenue in Zetland and Oculus led the University of Technology Sydney National First Nations College, where they were both awarded the winning design and recognised for achieving design excellence.

Landcom prioritises excellent residential amenity, with people at the heart of their project. This vision is fully understood and shared by FK Australia and Oculus, which is to be demonstrated in their design execution.

The following sections demonstrate the project experience and industry recognition of the project team. Further detail is provided at **Attachment A** (FK Australia) and **Attachment B** (Oculus).

FK Australia project experience

The following examples are extracted from **Attachment A**

Table 3 *FK Australia multi residential housing experience*

Project	Description
130 Joynton Avenue Zetland	FK, in collaboration with Besley & Spresser, won the Design Excellence Competition for 130 Joynton Avenue. This prominent site, located 4.5 km south of Sydney's CBD along Zetland Avenue, sits amidst the emerging Green Square redevelopment. Our winning design envisions a vibrant new neighbourhood—three distinct residential buildings offering 230 apartments seamlessly connected by landscaped gardens and walkways.
Marquet & Mary Rhodes	With a design excellence competition-winning scheme, FK has been engaged by Deicorp to design Marquet & Mary, a residential project in the emerging Rhodes Station town centre. The design focuses on creating an elegant addition to the Rhodes skyline while providing an active mixed-use precinct. The proposed 32-storey development includes 213 one-, two-, and three-bedroom apartments and 3,782sqm of commercial space.
81-83 George Street Parramatta	Following its winning entry in a design excellence competition, FK was engaged by Freecity to design a build-to-rent tower above an activated mixed-use podium through the first mandatory Volumetric Modular Construction (VMC) competition in NSW and nationally. The project scheme delivers: 350 Build-to-Rent apartments, 2000 m2 of communal amenity at podium, Integration with heritage-listed Perth House, a significant Fig Tree, and a high-profile CBD site.
Novus on Victoria, Chatswood	Following its winning entry in a design excellence competition, FK was engaged by Novus Australia to design 'Novus on Victoria', a build-to-rent tower development in the vibrant Chatswood town centre. The project will comprise of 232 apartments across 43-storeys, and designed with a paramount focus on building a vertical community.

Source: FK Australia

Oculus project experience

The following examples are extracted from **Attachment B**.

Table 4 *Oculus multi residential housing experience*

Project	Description
Arkadia Apartments	128 unit four building development on 5590m2 site including integrated ground plane (Huntley Green public park), through-site links, a series of courtyard gardens and atriums, a communal edible garden, and expansive rooftop terrace.
Trio Apartments	398 apartment three building development on a 9,500m ² site, featuring interconnected podium landscapes, a large central communal garden, integrated retail and dining edges, a network of pedestrian links, internal atriums and landscaped courtyards, and rooftop terraces with pools, gardens, and shared amenity.
New Acton South Apartments	190 apartment 18 storey mixed form residential building with integrated ground plane including pedestrian laneways, retail and cultural uses, podium courtyards and landscaped terraces, communal rooftop gardens, and connections to New Acton Precinct.

Arkadia Apartments

128 unit four building development on 5590m2 site including integrated ground plane (Huntley Green public park), through-site links, a series of courtyard gardens and atriums, a communal edible garden, and expansive rooftop terrace.

Source: Oculus

1.5 Details of the full design team and how specific areas of design expertise will be applied across the project.

The Full Design Team and Connecting with Country lead are discussed below:

- **FK Australia**

Responsible for overall architectural design, building form, façade articulation, and integration of functional requirements. FK will deliver a cohesive architectural vision across the site. FK Architecture will lead building design, ensuring visual cohesion and functional efficiency for the BTR Development.

- The nominated Architect is: Rob Mirams, NSW Registration Number: 7272. Rob Mirams will be the Project Partner for the BTR SSDA, overseeing design excellence and statutory compliance.
- Craig Baudin, VIC Registration Number #18619, QLD Registration Number #5261. Craig Baudin will be the Project Partner for the BTR SSDA, overseeing design excellence and strategic stakeholder engagement.
- Helen Kuo, NSW Registration Number #11882. Helen Kuo will be the Principal and Project Lead, managing day-to-day design coordination, authority liaison for the BTR SSDA.
- Jim Stewart, VIC Registration Number #18619. Jim Stewart will be Principal and Sustainability Lead, responsible for Green Star pathway, ESD integration, and climate resilience strategies.

- **Oculus**

Leading the design of all landscape elements, including communal open spaces, podium planting, and streetscape integration. Oculus will focus on creating high-quality green spaces that enhance amenity and contribute to urban biodiversity. Oculus will design podium and ground-level landscapes, integrating green infrastructure and water-sensitive urban design for the BTR Development.

- The nominated Landscape Architect is: Peta Miskovich, AILA Registered Landscape Architect: #004447. Peta Miskovich will be the Associate Director, responsible for inclusive urban design, community engagement, and delivering socially and environmentally responsible outcomes.
- Bob Earl, Registered Landscape Architect #9759. Bob Earl will be the Director, providing strategic leadership on public realm vision, placemaking integration, and design excellence for the BTR SSDA.
- Simon Bond, Registered Landscape Architect #004653. Simon Bond will be the Senior Associate, focusing on concept design, development of design guidelines, and project management for landscape and public domain works.
- Gareth Feng, Registered Landscape Architect #017928. Gareth Feng will be the Senior Landscape Architect, leading detailed design, BIM documentation, and coordination of technical landscape packages.

- **JMP Aboriginal Consultancy**

Providing cultural guidance and embedding principles from the GANSW Connecting with Country Framework. JMP will collaborate with the design team to ensure Country-informed outcomes, including material selection, planting palettes, and cultural narratives within public and communal spaces. JMP will embed cultural values and narratives into the design, influencing materiality, planting, and spatial storytelling.

- Matt Pellow, Principal Consultant – JMP Aboriginal Consultancy. Matt Pellow will lead Connecting with Country engagement, ensuring cultural narratives and Country-centred design principles are embedded throughout the BTR SSDA. Matt Pellow will facilitate the Walk on Country, cultural visioning workshops, and provide guidance on materiality, planting palettes, and public art strategies aligned with local Aboriginal heritage. Matt Pellow will engage with other Aboriginal Elders throughout the entire design development process.

Landcom's approach with the design team for Connecting with Country is outlined below:

- Collaborate with Traditional Custodians and local Aboriginal organisations to understand cultural narratives and aspirations for the site.
- Identify and respect significant cultural layers, including historical pathways, water systems, and ecological patterns.

- Use locally appropriate, endemic species and natural materials that reflect the cultural and ecological character of the area.
- Incorporate storytelling elements—such as art, signage, and landscape features—that celebrate the heritage of the local people and other Aboriginal groups connected to Northern Sydney.
- Ongoing Care: Establish stewardship strategies to maintain cultural integrity and ecological health beyond construction.

1.6 Confirmation that each nominated architect is a person, corporation or firm registered as an architect in accordance with the Architects Act 2003

In accordance with the *Architects Act 2003 (NSW)* and relevant professional standards, we confirm that all nominated architects and landscape architects for the project are appropriately registered or eligible for registration under their respective governing bodies.

- **FK Architecture**

FK Architecture is a registered architectural corporation under the Architects Act 2003 (NSW). The firm operates in compliance with Section 10 of the Act, which requires corporations to nominate a responsible architect for the provision of architectural services.

The nominated Architect is: Rob Mirams, NSW Registration Number: 7272.

- **Oculus**

Oculus complies with AILA's professional registration standards, ensuring competency in landscape architecture and urban design.

The nominated Landscape Architect is: Peta Miskovich, AILA Registered Landscape Architect: #004447.

1.7 Demonstrate how the proposed design team will deliver diversity and variety of design to suit the character of the location

The proposed design team for the BTR proposal consists of FK Australia as the lead architect and Oculus as the landscape architect. As the project comprises a single building, the strategy for diversity and variety focuses on internal and external design articulation, public domain integration and landscape character. The proposed design team's scope is to design the BTR building for the SSDA which will consist as one building which is nominated below in **Figure 4** below.



Source: FK Australia

FK Architecture will deliver a distinctive architectural expression through varied material palettes, façade modulation, and clear differentiation between podium and tower elements, creating visual interest and avoiding monotony while incorporating flexible apartment layouts and communal spaces tailored for long-term renters.

Oculus will complement this with lush podium gardens, rooftop communal areas, and street-level landscaping that softens the building's urban presence and fosters connection to nature, embedding endemic planting and cultural narratives aligned with the GANSW Connecting with Country Framework in collaboration with JMP.

Together, the team will integrate architectural and landscape diversity within a single building, balancing contemporary design with cultural and ecological sensitivity to deliver a vibrant, sustainable, and inclusive Build-to-Rent community.

1.8 Confirmation that the full design team are appointed for all stages of the project

Landcom confirms that FK Architecture and Oculus have been appointed for all stages of the Build-to-Rent development at 607 Pacific Highway, through to project completion. The applicant commits to retaining the full

design team for the duration of the project to ensure continuity of design leadership and delivery of high-quality outcomes.

The agreed scope of services for FK Architecture and Oculus includes, at a minimum:

- Preparation of drawings for Development Application (DA), ensuring compliance with planning controls and design excellence objectives.
- Preparation of drawings for Construction Certificate (CC), incorporating detailed design and coordination with engineering disciplines.
- Preparation of drawings and materials for contract documentation, supporting accurate tendering and construction delivery.
- Continuity of design leadership through construction to Occupation Certificate, including site inspections, design clarifications, and quality assurance to maintain design integrity.

1.9 Commitment to Design Review Process

Landcom has already undertaken two Landcom Design Review Panels and two State Design Review Panel (SDRP) for the BTR SSDA. Importantly, there are two members from the Landcom Design Review Panel who are also members of the State Design Review Panel ensuring there is alignment and continuity across these two processes and ensuring a robust consideration of all comments made by these panels.

The project team, in meeting with the SDRP, will accord with the GANSW *NSW Guidelines for Project teams*. The Applicant has completed the first SDRP meeting with GANSW on 3 August 2025 and the second meeting was on 16 October 2025.

All feedback and recommendations provided through the four panel processes will be comprehensively documented and thoughtfully addressed as part of the forthcoming submission. This approach ensures that the design continues to evolve in alignment with the expectations and insights of the review panels.

1.10 Consultation with Council

Landcom is committed to ensuring that the proposed design achieves a high standard of urban design and architectural expression, and that it appropriately responds to Council's expectations and requirements. To support this objective, a series of meetings have been held to date, as outlined in the table below.

Landcom has met with Council and representatives of GANSW regarding the Alternative Design Excellence Pathway.

Table 5 Details of consultation with Council

Date of consultation	Matters raised
15/08/2025 (In Person)	• Public domain area
16/09/2025 (Site)	• Consideration of location for the BTR
19/09/2025 (Teams)	• Incorporation and alignment of Frank Channon Walk
30/09/2025 (Teams)	• Future maintenance and asset ownership of public domain and public art.
13/10/2025 (Teams)	• Alternative Design Excellence Pathway process
15/10/2025 (Teams)	• Future use and opportunities of Mowbray House
20/10/2025 (Teams)	• Discussions around the VPA "Letter of Offer" need to be underway between Council and Landcom.
22/10/2025 (Site)	• Manoeuvring of Council rubbish collection. • Use of material during road construction to be considered e.g. cobble stones can be damaged early in development due to construction vehicles.

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- Shared roadways to be considered by local traffic committee.
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All feedback and guidance provided by Council to date will be thoroughly captured and responded to in the upcoming submission. This will ensure the proposal remains aligned with Council's priorities and reflects the collaborative input received throughout the process.

1.11 Conclusion

This letter outlines how the design excellence provisions within the Willoughby LEP will be met through an alternative design excellence strategy in accordance with the Guidelines set out by the Government Architect New South Wales. in the development of the BTR development at 607 Pacific Highway Chatswood. This approach is cognisant of the strategic imperatives associated with social and affordable housing rezoning, the objectives of the National Housing Accord, and the robust nature of the design process proposed.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,

Callum Sangkuhl
Development Manager

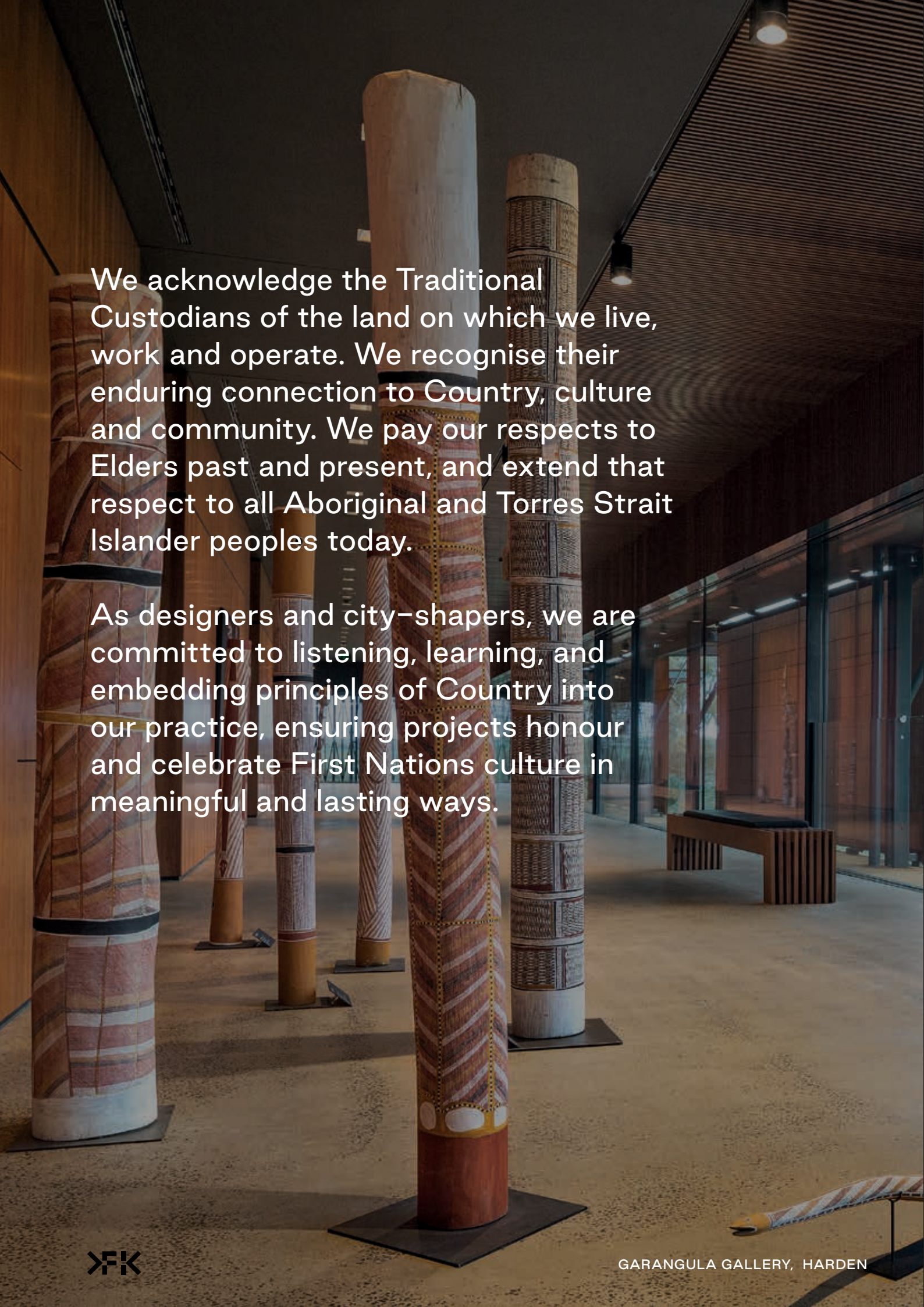
Attachment A: FK Australia Capability Profile

Prepared by FK Australia

LANDCOM

DESIGN EXCELLENCE COMPETITIONS & RESIDENTIAL FK CAPABILITY STATEMENT





We acknowledge the Traditional Custodians of the land on which we live, work and operate. We recognise their enduring connection to Country, culture and community. We pay our respects to Elders past and present, and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

As designers and city-shapers, we are committed to listening, learning, and embedding principles of Country into our practice, ensuring projects honour and celebrate First Nations culture in meaningful and lasting ways.

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DESIGN EXCELLENCE COMPETITIONS

130 JOYNTON AVENUE ZETLAND

FK, in collaboration with Besley & Spreser, won the Design Excellence Competition for 130 Joynton Avenue. This prominent site, located 4.5 km south of Sydney's CBD along Zetland Avenue, sits amidst the emerging Green Square redevelopment. Our winning design envisions a vibrant new neighbourhood—three distinct residential buildings offering 230 apartments seamlessly connected by landscaped gardens and walkways.

The design of 130 Joynton Avenue focuses on creating a strong sense of community. Plans include one- to three-bedroom apartments across the three buildings with rooftop terraces, fostering a village-like atmosphere. Lush gardens and lawns are strategically placed throughout to offer communal areas for residents to relax and connect as extensions of their homes.

Retail and hospitality tenancies are strategically positioned at the corners of all three buildings at ground level to activate the ground plane and Zetland Avenue.

The Selection Panel report cited: "the skilful permeability of the ground plane created a positive visual connection between Zetland Avenue and the communal open spaces to the north of the site. The interaction between the open space and the street frontage further provided opportunities to animate the public realm from within the site".

The three buildings are bound by a unifying materiality philosophy. While each boasts a distinct character and expression, they will utilise robust materials—red brick, concrete, and terracotta tiles—to establish a sense of solidity and fine-grain tactility, particularly on the ground and podium levels.

The west building's form, the tallest of the trio, is accentuated vertically through large-scale glazing and metal cladding panels. The central building's expression will feature a series of rectilinear solid forms with deeply recessed windows. Lastly, the eastern building, the widest, will incorporate the slab edges into its facade, emphasising its horizontality. Together, these buildings will form a dynamic and well-balanced precinct, showcasing a harmonious architectural design language.





LOCATION
Sydney, Australia

CLIENT
Deicorp

COST
Confidential

GFA
21,782sqm

COMPLETION
Ongoing

TRADITIONAL CUSTODIANS
Gadigal people



MARQUET & MARY RHODES

With a design excellence competition-winning scheme, FK has been engaged by Deicorp to design Marquet & Mary, a residential project in the emerging Rhodes Station town centre. The design focuses on creating an elegant addition to the Rhodes skyline while providing an active mixed-use precinct. The proposed 32-storey development includes 213 one-, two-, and three-bedroom apartments and 3,782sqm of commercial space.

FK assisted the client to submit plans that supported the 30% uplift through the SSDA pathway, successfully achieving approvals in early 2024.

The City of Canada Bay Council Design Jury for the design excellence competition selected FK's design for its "elegant internal apartment planning, the tripartite vertical rhythm of the facade and elegant tower form, along with the human scaled design of the podium. ... The central courtyard providing light and natural ventilation, the provision of a public plaza at the southern entrance to the through site link and fine-grain design of the ground plane...".

To the east of the site, a new public landscaped laneway, enlivened by active retail uses on the ground level, aims to connect the greater Rhodes area.

The materiality proposed on the podium references the masonry and brickwork heritage of inter-war period bungalow typologies historically known in the suburb. Adding an atrium to the north of the podium was a key design element to provide new apartment offerings, natural light and ventilation to the site.

The tower's eastern edges are angled and feature a profiled facade. The sleek, glassy form minimises shadowing on an existing plaza adjacent to the site, creating a dynamic and articulated tower expression.



LOCATION
Sydney, Australia

CLIENT
Deicorp

COST
Confidential

GFA
23,053sqm

COMPLETION
Ongoing

TRADITIONAL CUSTODIANS
Wangal people



81-83 GEORGE STREET PARRAMATTA

Following its winning entry in a design excellence competition, FK was engaged by Freecity to design a build-to-rent tower above an activated mixed-use podium through the first mandatory Volumetric Modular Construction (VMC) competition in NSW and nationally.

The project scheme delivers:

- 350 Build-to-Rent apartments,
- 2000 m2 of communal amenity at podium,
- Integration with heritage-listed Perth House, a significant Fig Tree, and a high-profile CBD site.

The project brief presented a fascinating challenge: delivering highly repeatable modular units while responding to complex urban conditions adjacent to heritage-listed Perth House. The design approach balances modular precision with contextual sensitivity.

Our urban design strategy centered on extending Perth House's curtilage into the development site, while preserving the magnificent Moreton Bay fig tree as an organising landscape element for a new civic forecourt.

Together with Land and Form and JMP Aboriginal Consultancy, the proposal sets a foundation for future co-design with community, where cultural narratives, landforms, and materials can be meaningfully integrated into the spatial experience.



LOCATION
Sydney, Australia

CLIENT
Freecity

COMPLETION
Ongoing

TRADITIONAL CUSTODIANS
Barramadigal people



NOVUS ON VICTORIA CHATSWOOD

Following its winning entry in a design excellence competition, FK was engaged by Novus Australia to design 'Novus on Victoria', a build-to-rent tower development in the vibrant Chatswood town centre.

The project will comprise of 232 apartments across 43-storeys, and designed with a paramount focus on building a vertical community.

Beginning on the ground floor, a dedicated lobby concierge will provide residents with a first point of contact, personalised services and parcel hold stations. Above, the envisaged 'Wellness Level' features a pool, spa, gym and flexible fitness spaces, including an outdoor yoga terrace.

Level 23 will feature a sheltered and semi-enclosed dog park with views out over Chatswood. The space will offer a mixture of grassed lawns and sand pits, providing an important place where residents can exercise their dogs in a green, outdoor space as well as an informal social space for residents.

A Sky Lounge and Work Club will occupy the 43rd level—the Sky Lounge will offer leisure amenities including lounge and dining spaces for residents, while the Work Club will provide a dedicated amenity space for residents to work from home in a focused space.



LOCATION
Sydney, Australia

CLIENT
Novus

COMPLETION
Ongoing

TRADITIONAL CUSTODIANS
Cammeraygal peoples



CENTRAL PLACE SYDNEY

FK and Skidmore, Owings & Merrill (SOM) have collaborated to win the City of Sydney Design Excellence Competition for Central Place Sydney.

The design delivers a new public domain and dynamic workspace experience with cutting-edge technologies, seamlessly integrated into its urban context.

Sydney's 'third square' will feature two commercial towers encompassing approximately 155,000m² of office and retail space, as well as a landmark sculptural building that will anchor and activate the precinct surrounding a redefined Henry Deane Plaza.

The two curving towers extend vertically into a fine-grained skyline, reflecting the flow and movement below at ground level. Their unique forms are expressed individually but read as a family. The breathing buildings are articulated by wintergardens and are wrapped in a climate-responsive facade. This environmental consideration results in naturally ventilated workspaces with generous light-filled atria between the sculpted forms, defining the buildings' village typology.

Central Place Sydney's sculptural building will be a dynamic urban marker, connecting it with Railway Square, Central Station and beyond.

The proposed design features brick curved forms that respond in scale and materiality to the surrounding heritage precinct and different urban orientations.

The ground floor will be highly permeable, accommodating a retail experience that flows out into the plaza. Meanwhile, the upper commercial levels will be linked to the new towers to create campus-style floorplates at the southern edge of the plaza. Combining workplace with community space presents a truly cultural and commercial building with a vibrant and diversified experience.

Workspaces have been designed to afford maximum flexibility to technology and innovation businesses, bringing activity through the plaza and pedestrian laneways. This network provides new and future civic pedestrian links connecting the east side of Central Station to the city's west with additional north-south connections.

The commercial development is a joint venture between Dexu and Frasers Property Australia that will sit as the focal point of the new Tech Central precinct and civic space that is set to incorporate Atlassian's new headquarters.



LOCATION
Sydney, Australia

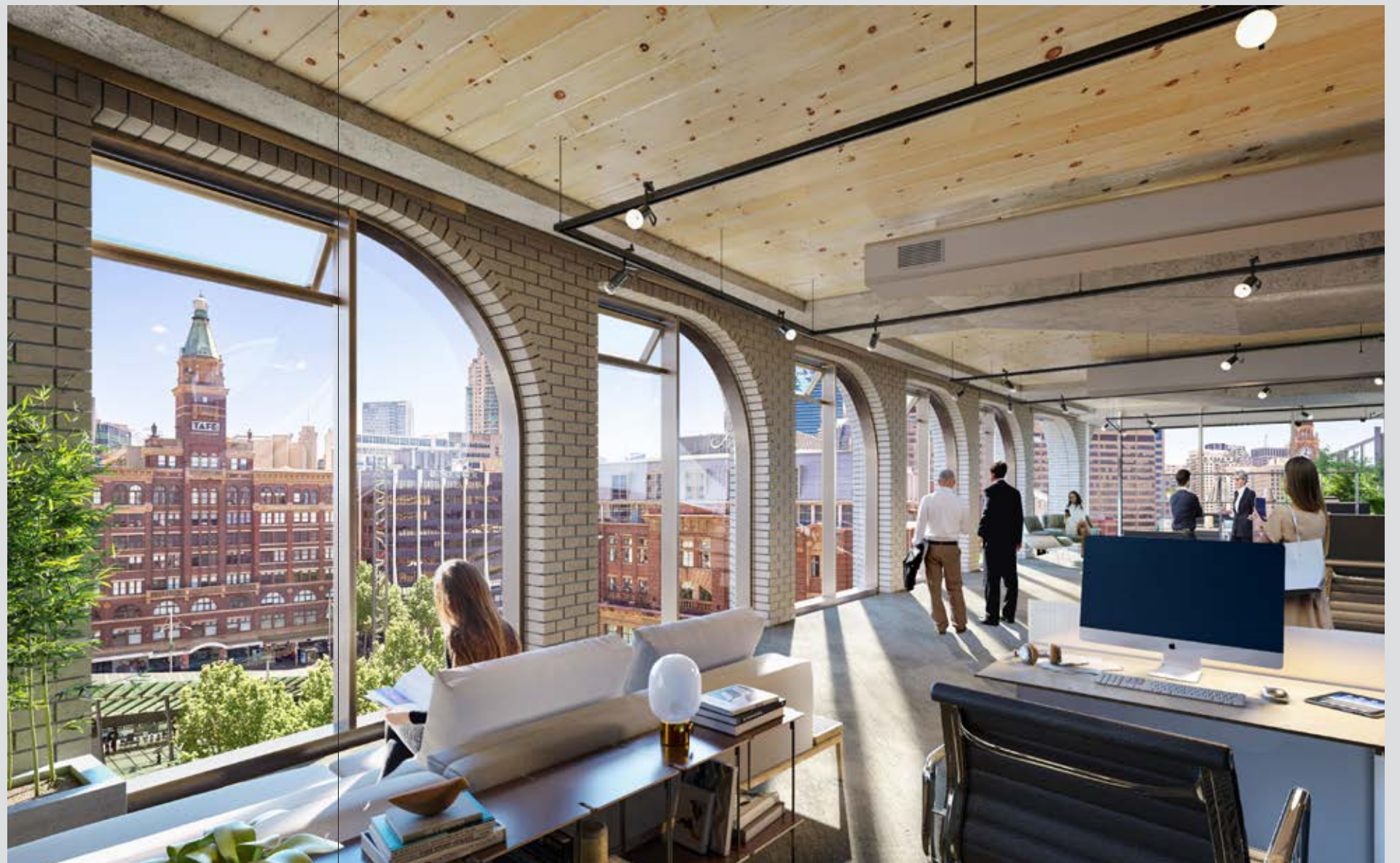
CLIENT
Dexus and Frasers Property

COST
\$3 billion

GFA
150,000sqm

COMPLETION
Ongoing

TRADITIONAL CUSTODIANS
Gadigal people



32 SMITH STREET PARRAMATTA

32 Smith Street, Parramatta is a commercial office tower, which draws its design inspiration from the nearby Parramatta River.

The FK design was chosen as the winning scheme by the Parramatta City Council Design Competition Jury.

The design approach for 32 Smith St can be distilled down to several key elements. These elements strive to deliver a compelling urban response to the surrounding context, recognising the sites gateway responsibilities, connecting the City to the River and uniting the existing street wall into one cohesive, dynamic public realm and commercial environment.

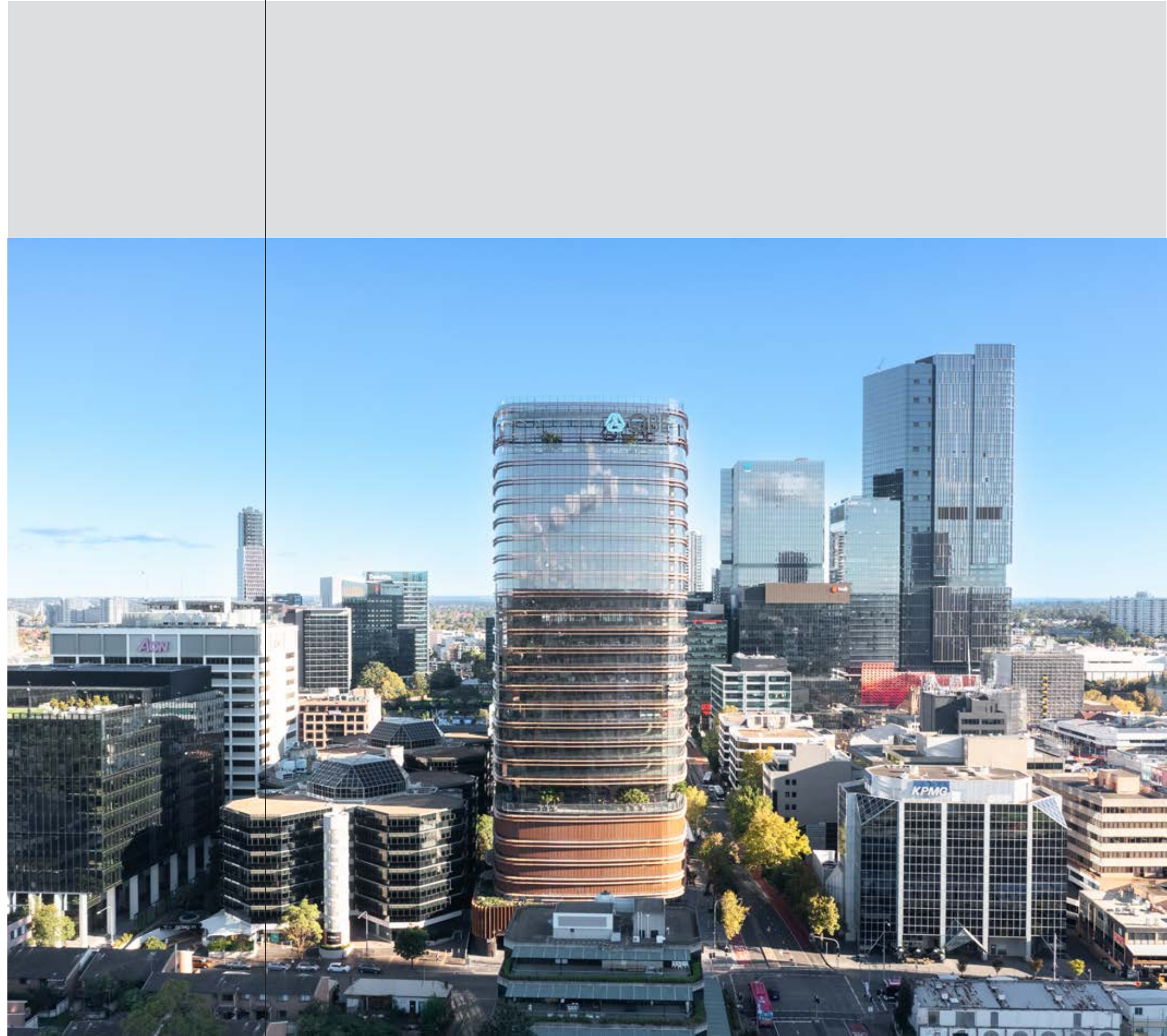
Through a series of massing studies, we developed a strategy of elevating the tower from the corner to open up the public realm. This allows vistas through to the river and an opening to the junction, to build upon the northern gateway.

The lower podium consists of two pebble forms which are highly activated and warm in materiality extending into the laneways. The pebbles extend out from the tower to reduce down draft effect at the ground plane.

The upper podium adopts the same form as the tower, but is broken to respond to the street wall.

The ventilated car park facade also acts as a wind dampener.

The tower is simple in form and has been shaped as a “building in the round” and its curved pebble form reduces glare and wind creating a friendly sculptural tower.





LOCATION
Sydney, Australia

CLIENT
GPT Group

COST
\$230 million

GFA
30,700sqm

COMPLETION
2020

TRADITIONAL CUSTODIANS
Dharug people

RECOGNITION:

2023 Council on Tall Buildings and Urban Habitat Awards
Award of Excellence, Best Tall Building by Height

2023 Property Council of Australia Innovation & Excellence Awards
Finalist, Best Office Development
Finalist, Best Public Art Project (Subtractive Wall Art)

2022 INDE Awards
The Building, Finalist

2021 The Urban Developer Awards
Development of the Year – Commercial, Finalist

2021 Australian Institute of Architects NSW Awards
Commercial Architecture Finalist

2019 Sydney Design Awards
Architecture – Proposed – Large Site, Silver Award



2

RESIDENTIAL

RESIDENTIAL INSIGHTS

As a practice founded on innovative design for multi-residential developments, FK has pioneered modern apartment living in Australia. Some of our earliest projects revolutionised the way people live and perceive medium and high-density living. Since then, FK projects have continued to foster thriving communities and homes for its residents.

A building's physical presence shapes the lives of those who inhabit and interact with it. When designed with excellence, medium and high-density residential living can be the foundation for community, commerce and culture. Through our rigorous placemaking approach, we analyse a site's context to establish a well-balanced ground-level experience that interacts seamlessly with the street and broader community.

Our proven success in residential projects demonstrates our understanding that the balance between public and private realms is crucial for vibrant neighbourhoods and the liveability of apartments.

We recognise the significance and value of a project's identity and street address. A structure's character and expression can transform streetscapes and define suburbs. Our collaborative approach and our vision to push boundaries allow us to align client, user, and market needs to deliver innovative multi-residential designs.



"A building's fundamentals must evolve from a deep understanding of its pragmatic requirements, its response to the site and the search for cultural and social resonance."

PARAGON MELBOURNE

Paragon is a residential building on a prized corner of Melbourne's CBD that tells a multi-layered narrative of the city's past, present and future.

Designed for metropolitan living, Paragon creates a sense of identity for its residents by transforming a piece of the Melbourne cityscape into an urban sanctuary.

Previously the home to Melbourne's Celtic Club, the facade of the original heritage building was respectfully protected, restored and celebrated.

The glass tower rising above it features an elegant Celtic-inspired diagonal grid pattern across the reflective surface. Adjacent to the heritage façade at ground level, a regular grid reflects the datums of the traditional architecture, but in a minimal more orthogonal manner.

Unfurling across three storeys, a living green element serves as the backbone of all the common linked areas. This conservatory-like space provides relief between the main tower and heritage facade. The lush sanctuary, complete with refined terrazzo and outdoor seating, offers a tranquil escape from the bustling streetscape below.

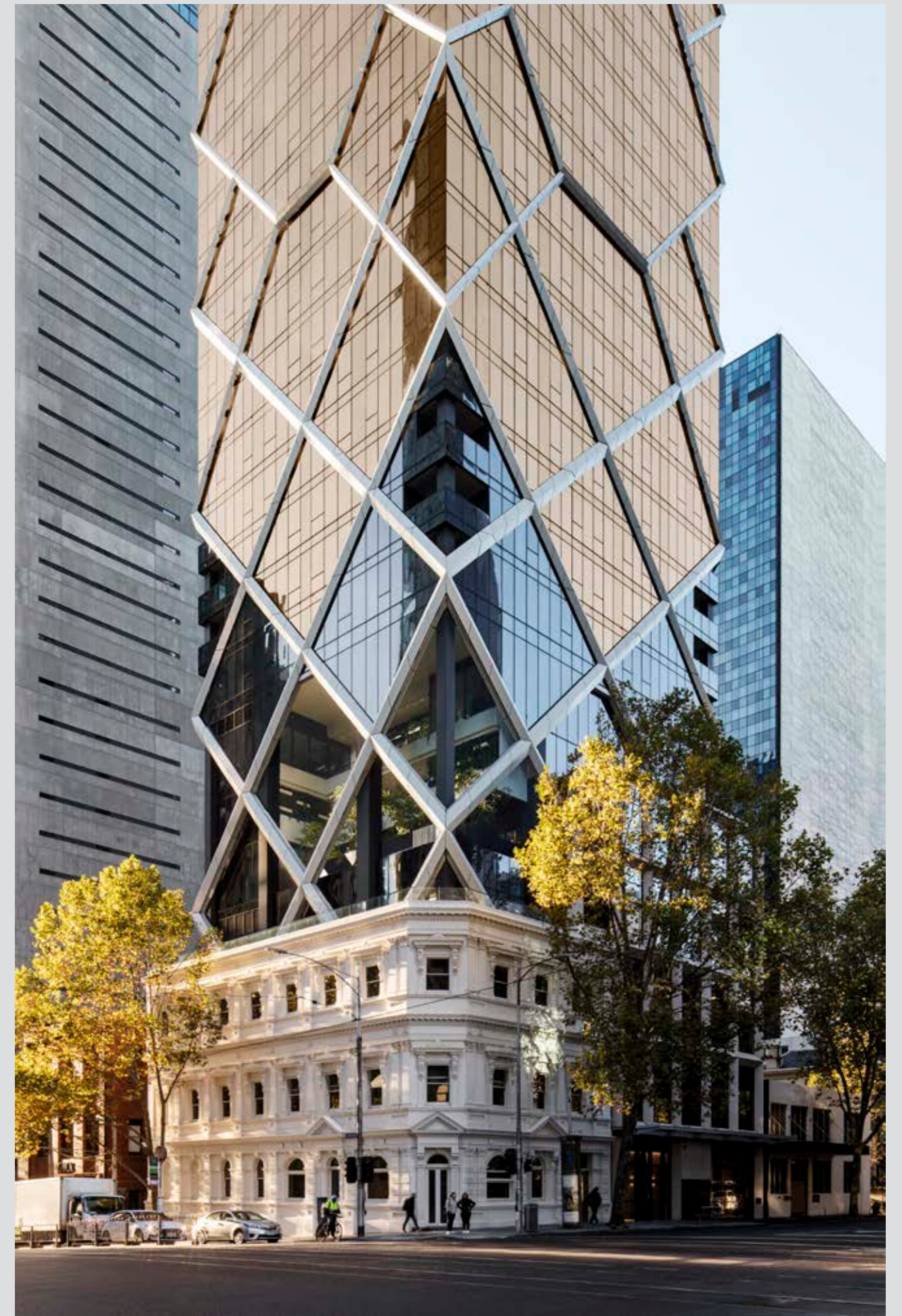
A wellness oasis offers an array of luxury amenities for rest and relaxation, and a series of formal and informal zones blur the line between the public and private domain to present an exclusive club for residents.

High quality amenities are a core benefit for users of the building, providing a place to gather, meet, and form community. Groups can occupy the space and enjoy the variety of uses, including a fully equipped gym, swimming pool and entertaining areas. Extending the amenity further, a library, private theatre and screening lounge add a high level of detail and function.

Though the tower rises to 48 levels, it has a deliberately small-scale residential density. The original scheme of 280 apartments was reduced to 227 to allow for with a maximum of 6 apartments per floor.

Site constraints meant that floor plates are shallower than typical apartments, allowing for greater levels of natural light and excellent corner vistas.

The implementation of a vertical solar panel system boasting 128 panels spanning 158sqm installed on the core walls proved not only innovative, but to be an attractive value-add and offer an energy cost savings.





LOCATION
Melbourne, Australia

CLIENT
Beulah International

COST
\$110 million

GFA
24,604sqm

COMPLETION
2021

TRADITIONAL CUSTODIANS
Wurundjeri people

RECOGNITION

2023 Council on Tall Buildings and Urban Habitat Awards
Award of Excellence,
Best Tall Building by Height

2022 Urban Developer Awards
Finalist, Development of the Year
– High-Density Residential

2022 World Architecture Festival Awards
Shortlisted, Completed
Buildings – Housing

2021 Interior Design Excellence Awards
Finalist, Residential Multi

2020 Urban Development Institute of Australia VIC Awards
Finalist, Excellence in
High Density Development





300 WILLIAMS ROAD MELBOURNE

FK has been engaged by LK Property Group to design a boutique, luxury residential development in the inner-Melbourne suburb of Toorak.

Plans for the high-end project include a mix of two, three and four-bedroom apartments on a corner site at 300 Williams Road and 4 Bruce Street. Designed to feel akin to private homes, the residences offer a generosity of space with a balance between openness and privacy.

The proposed residences will echo the quality and prestige of Toorak's local architecture and established estates through contemporary expression and outstanding craftsmanship.

The building's exterior features curved forms and materials such as stone and concrete, set amongst crafted details for a sense of warmth and softness. Horizontal planter boxes and vertical columns add to the depth of the façade.

The site maximises the neighbouring green outlook, with a number of residences having their own private gardens.





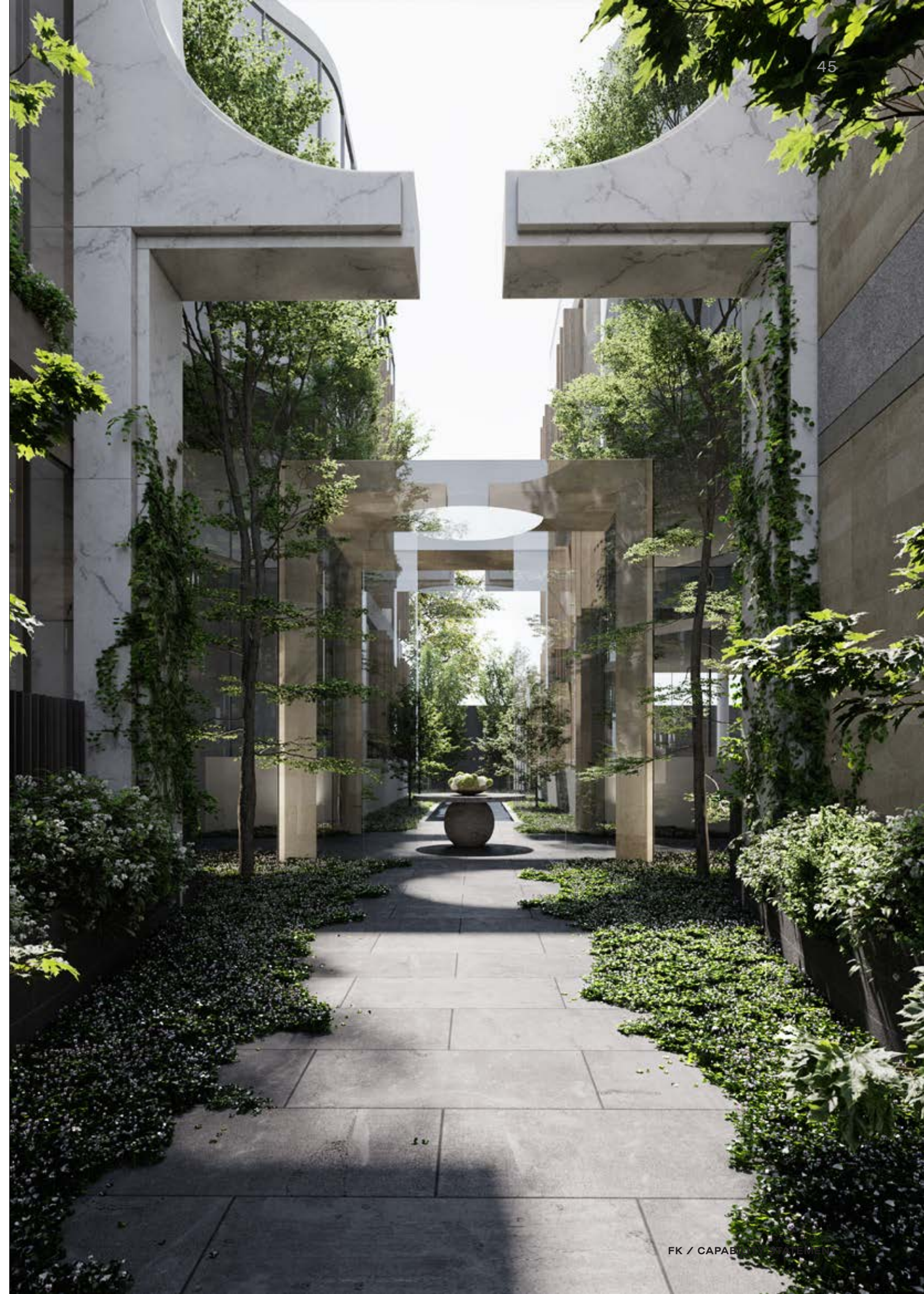
LOCATION
Melbourne, Australia

CLIENT
LK Property Group

COST
\$30 million

COMPLETION
Ongoing

TRADITIONAL CUSTODIANS
Bunurong and Wurundjeri Peoples



NOETIC PLACE HAMPTON

The Noetic Place residential development will deliver 33 two- and three-bedroom generously scaled boutique apartments in the bayside suburb of Hampton. The FK designed residences reflects our client's commitment to community engagement, whilst responding to and respecting the surrounding environment.

The building's three-storey form and stepped facade are articulated to provide privacy between the enveloping neighbours and respect the street's horizontal expression. The building will visually present as three individual homes along the Service Street façade, replicating the scale and rhythm of the three houses directly across the road, allowing the apartments to fit contextually into the streetscape.

The external material palette draws inspiration from the Edwardian homes in the area and the beachy tones found in the bayside suburb. A light sandy brick will form the facade, accented with warm metallic articulations and timber battens.

In collaboration with local landscape architect Eckersley, landscape plans include retaining established trees on the site and curating pockets of green spaces with local and native flora for quiet enjoyment. To the south of the site, a communal garden will house a pavilion with kitchenette and a library for all residents to enjoy. Meandering back and forth from the boundary, the fence along Service Street will give landscaped green spaces back to the neighbourhood.



LOCATION
Melbourne, Australia

CLIENT
Noetic Places

COST
Confidential

GFA
8,292sqm

COMPLETION
Ongoing

TRADITIONAL CUSTODIANS
Bunurong Peoples



REUNION PLACE HAMPTON

Reunion Place is a residential development in the bayside area of Hampton, comprising 24 spacious residences across a pair of interconnected buildings, carefully scaled and placed around a retained Edwardian home.

Located on the corners of Linacre Road and Deakin Street South, the design is inspired by the relaxed coastal atmosphere, rich built traditions and leafy flora of its garden setting.

The project references mid-century modern design within the context of contemporary coastal style. This is exemplified through the use of honestly expressed, robust materials, strong and simple form-making lines, light-filled spaces and a generally horizontal expression.

The retained Edwardian family home known as 'Pontac' was relocated closer to the road and repositioned in tandem with a lowered fence line to ensure its prominence within the development. Interstitial elements between the home and the buildings respond to the form, scale, and materiality of Pontac, mediating and expressing the transition from old to new.

The new buildings present a two-story expression with a recessive third level and mix of balconies, planters and window openings. They share a central, double-height interconnected lobby space accessed via an entry arbour. This vaulting space incorporated art, light and landscape to create a unique entry experience.

The buildings' scale and form are expressed and articulated with finer details and quality materials selected to age gracefully, such as brick, concrete, stone, metal and timber. Warm whites, bronzes and silver-grey tones ensure that the textures of these materials are expressed in harmony. Trellises, balconies and angled windows control and filter light, affording privacy and outlooks within the site and between the neighbouring dwellings.

With the landscape led by Eckersley Garden Architecture, the garden setting incorporates a mix of tree species, well-suited to the sand belt soil and semi-coastal climate. Hardscape is feathered at the edges of the ground plane to increase permeability and space for living green. The fence line purposefully diverges from the footpath to soften and mediate the transition from public to private spaces.





LOCATION
Melbourne, Australia

CLIENT
Ten Percent Braver

COST
\$16 million

COMPLETION
2024

TRADITIONAL CUSTODIANS
Bunurong peoples

RECOGNITION

2025, The Urban Developer Awards for Industry Excellence
Finalist, Development of the Year – Medium Density Residential (Under 40)

2024, Bayside Built Environment Awards
Finalist, Most Creative Design
Finalist, Best New Building
Finalist, Best Medium Density Housing
Finalist, Best Heritage Renovation/Restoration



AUSTRALIA 108 SOUTHBANK

Australia 108 is a landmark of Melbourne and the tallest residential tower to roof in the Southern Hemisphere. Rising over three hundred metres, the project is an urban marker, which has redefined both the Melbourne skyline and city living.

Home to a diverse residential community, Australia 108 embodies the essence of the city and the cultural arts precinct it resides in. The supertall tower offers 1,105 luxury apartments over 100 floors with unrivalled internal amenity across more than 4,000sqm of communal internal space.

The centrepiece of the building is the starburst located at levels 71 and 72, which act as a celebration of community within the building. Cantilevering out over the city street's below, the starburst accommodates the Star Club's assembly of health, wellbeing, social and private spaces, including a double-height sky garden and two infinity edge swimming pools.

Redefining how supertall residential buildings are perceived, the way Australia 108 is viewed in the skyline is as important as the street-level experience. Australia 108's elegant silhouette shares a strong, visual relationship with its skyline partner, Eureka Tower, while its inviting ground-level experience connects masterfully to the Southbank neighbourhood.

Local soil conditions led to the creation of an open-deck aboveground carpark as a series of terraced and interlocking garden beds flanked with large mature palms and cascading foliage.

The apartments themselves offer a diversity of sizes and types, from the more affordable to the ultra-luxurious. This mix of scale is important in creating diverse community with a range of residents.

Australia 108 has conceived a thriving vertical community in an era when densification of the city is becoming increasingly critical.





RECOGNITION

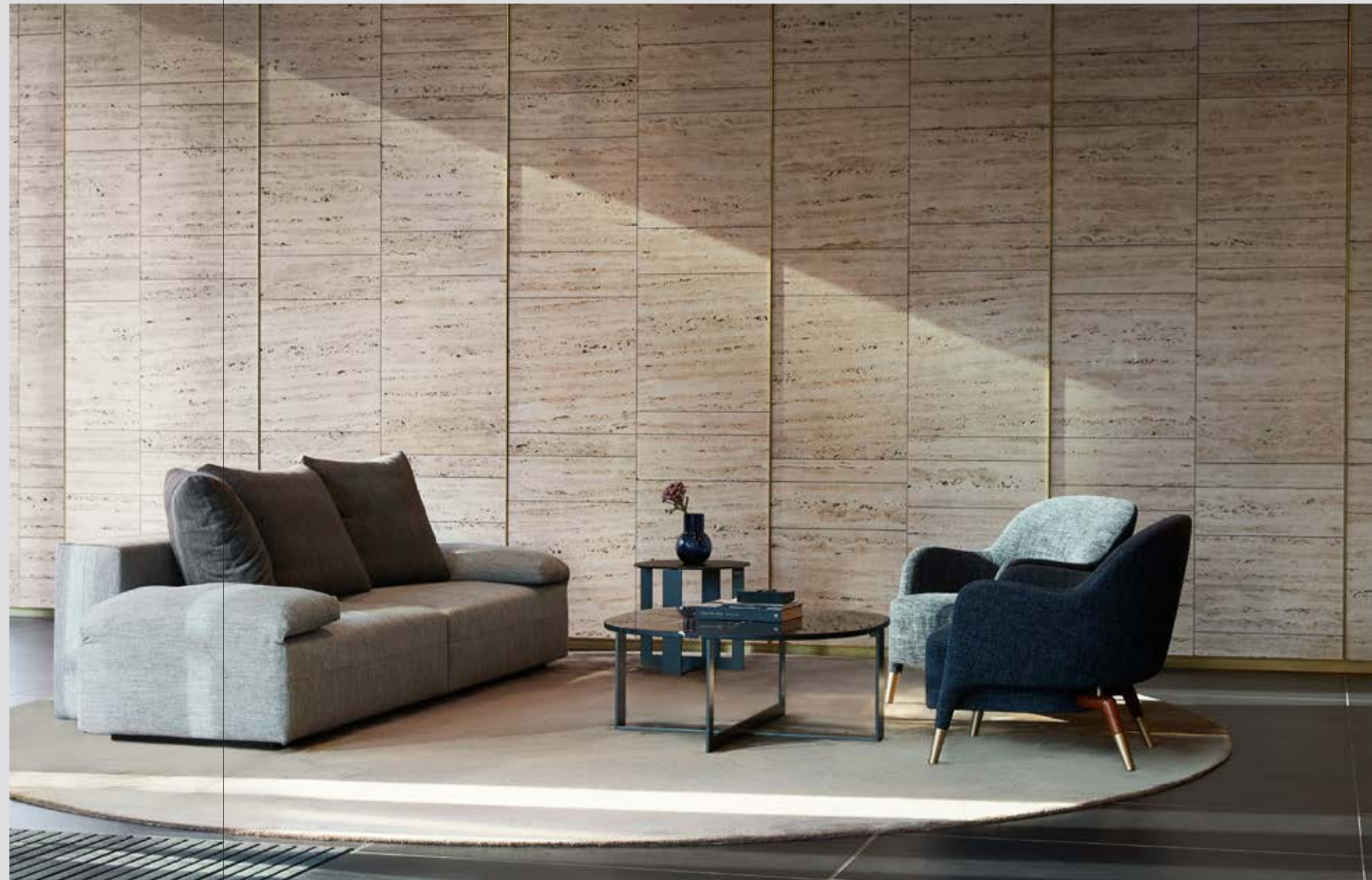
2023 Council on Tall Buildings and Urban Habitat Awards
Award of Excellence, Best Tall Building by Height

2023 Australian Institute of Architects VIC Residential Awards
Shortlisted, Residential Architecture – Multiple Housing

2022 Australian Institute of Architects VIC Awards
Finalist, Residential Architecture – Multiple Housing

2021 Australian Constructors Association and Engineers Australia
Finalist, Australian Construction Achievement Award (ACAA)

2020 Emporis Skyscraper of the Year Awards
Seventh Place



YARRA ONE SOUTH YARRA

Yarra One is a residential development providing a new urban space to unwind and connect for the community and neighbours of Forrest Hill alike.

The tower's façade comprises a glazed curtain wall with glass balustrading to the balconies, providing each apartment with a spectrum of orientations and views. The building's orthogonal shoulders and slender linear form speaks directly to the existing language of the neighbouring towers and anchors it in its context. The elliptical tower is a balanced and slender counterpoint with the rising oval form signifying the location and the importance of the public plaza below.

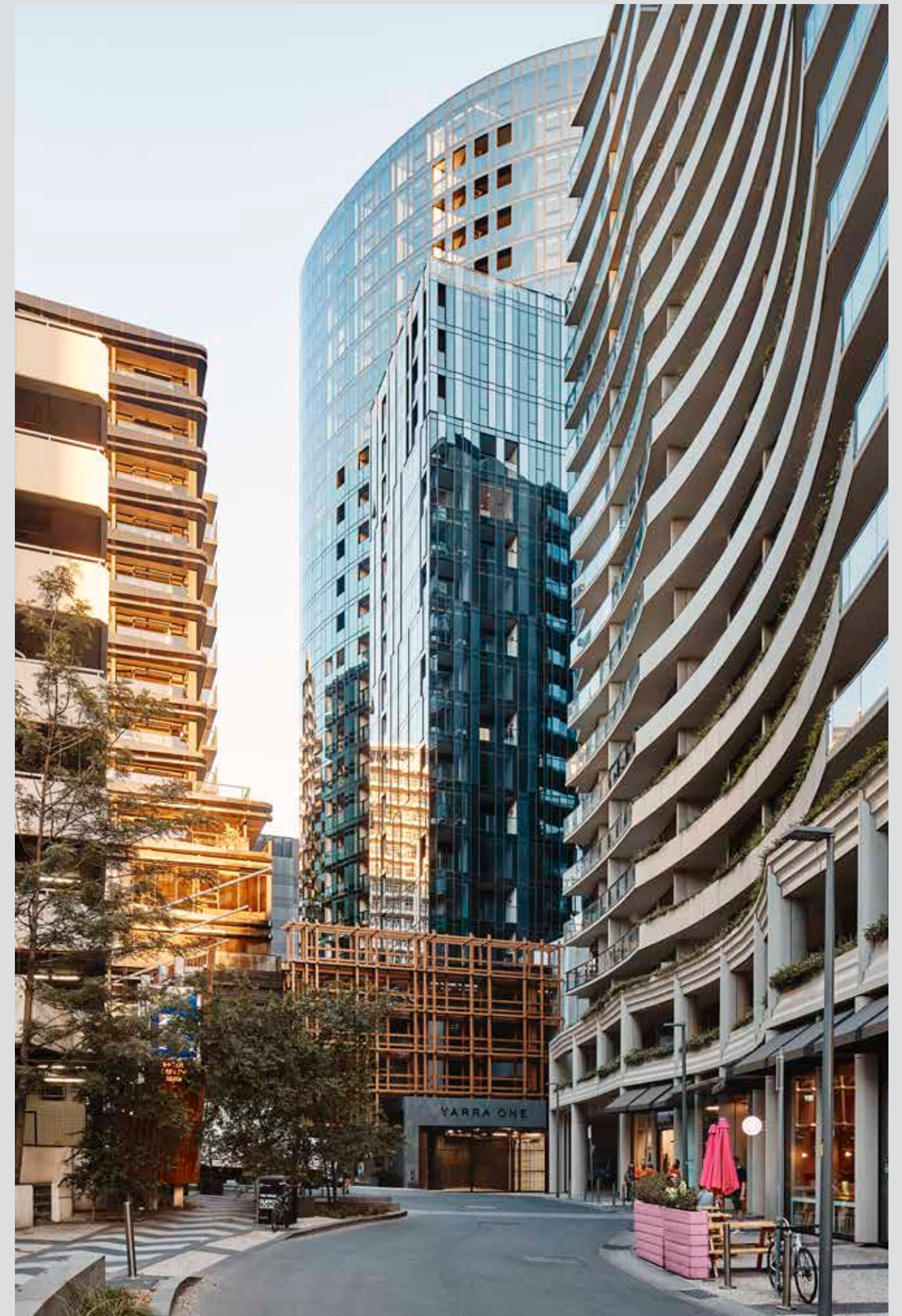
The 27-storey residential tower consists of 247 one, two and three-bedroom apartments, as well as an additional three penthouses. Yarra One offers multi-generational living through a host of onsite amenities with a number of the apartments designed to give residents the opportunity to adapt their apartments as needs change.

Residences were designed with rich textures and refined detailing, incorporating bespoke joinery, ample storage and custom material selections. Both the residences and common amenity spaces feature finely grained timber floors and honed marble benchtops providing a continued language across spaces.

Yarra One's amenities include a rooftop with communal fireplace, barbeque, lounge seating and planters with panoramic views across the Yarra and CBD. A range of premium facilities on the lower levels include a wine cellar, outdoor garden terrace with two spas, a gymnasium, yoga and dance studio. The double height dining and lounge overlook the outdoor spas and the landscaped concrete wall.

A feature of the building's design is the extensive timber-look trellis with integrated elevated planter beds. This gridded element is nestled into the podium with greenery injected throughout. Sunlight filters through the lattice form throughout the day, illuminating the public space and adding to the precinct's dynamic and ever-changing energy.

The atrium will see significant pedestrian traffic between South Yarra train station and Chapel Street, making it a destination and gathering place for residents and neighbours of South Yarra.





LOCATION
Melbourne, Australia

CLIENT
Eco World

COST
\$120 million

GFA
37,597sqm

COMPLETION
2020

TRADITIONAL CUSTODIANS
Wurundjeri people

RECOGNITION

2022 INDE Awards
Finalist, The Multi-Residential
Building



LIV ASTON MELBOURNE

FK was appointed by Mirvac to design and deliver the mixed-use Flinders West precinct on Melbourne's Northbank. The northern tower, LIV Aston, will house 474 build-to-rent apartments and generously appointed communal amenities across 32-storeys, providing residents convenience and neighbourhood-like spaces and engagement.

Lined with retail and F&B tenancies, the ground floor will prioritise pedestrian thoroughfare, connecting to the site's southern, commercial tower. Up to 2,750sqm commercial spaces for small business tenancies will be located in the podium.

The level above the podium, level five, is dedicated to luxurious residential amenities. Residents will have access to wellness offerings such as cardio and spin rooms, a yoga studio including a meditation garden, and indoor and outdoor gyms. The amenities level will also offer a 25m swimming pool, spa, sauna, steam room, lounge rooms, terraces, dog park, dog wash, bookable dining rooms, and theatre rooms.

The communal areas aim to improve liveability and prioritise residents' needs. To support residents who work from home, level five will also include a 'Workers Club', an area that will provide business-centre-like facilities for residents with dedicated meeting rooms, printers and a kitchenette. Level 32 will house the library, an outdoor terrace and private dining rooms with chef kitchens.

The buildings along the site will slope down towards the Yarra in elevation, providing residents vistas to the Yarra River and the northern bank. The facade expression is articulated through a bronze brick-bond pattern, softening the building's robust form. Landscaped planter boxes through the ground floor and balconies will complement the building's glazed surface.





LOCATION
Melbourne, Australia

CLIENT
Mirvac

COST
Confidential

GFA
116,000sqm

COMPLETION
2024

TRADITIONAL CUSTODIANS
Wurundjeri Woi Wurrung and
Bunurong Boon Wurrung peoples

**2025, The Urban Developer
Awards for Industry Excellence**
Finalist, Development of the
Year – Build-to-Rent and PBSA

SAINT MORITZ ST KILDA

Saint Moritz has shaped the next wave of architecture in St Kilda. This residential building stands out for its distinguished combination of luxury lifestyle, design and location.

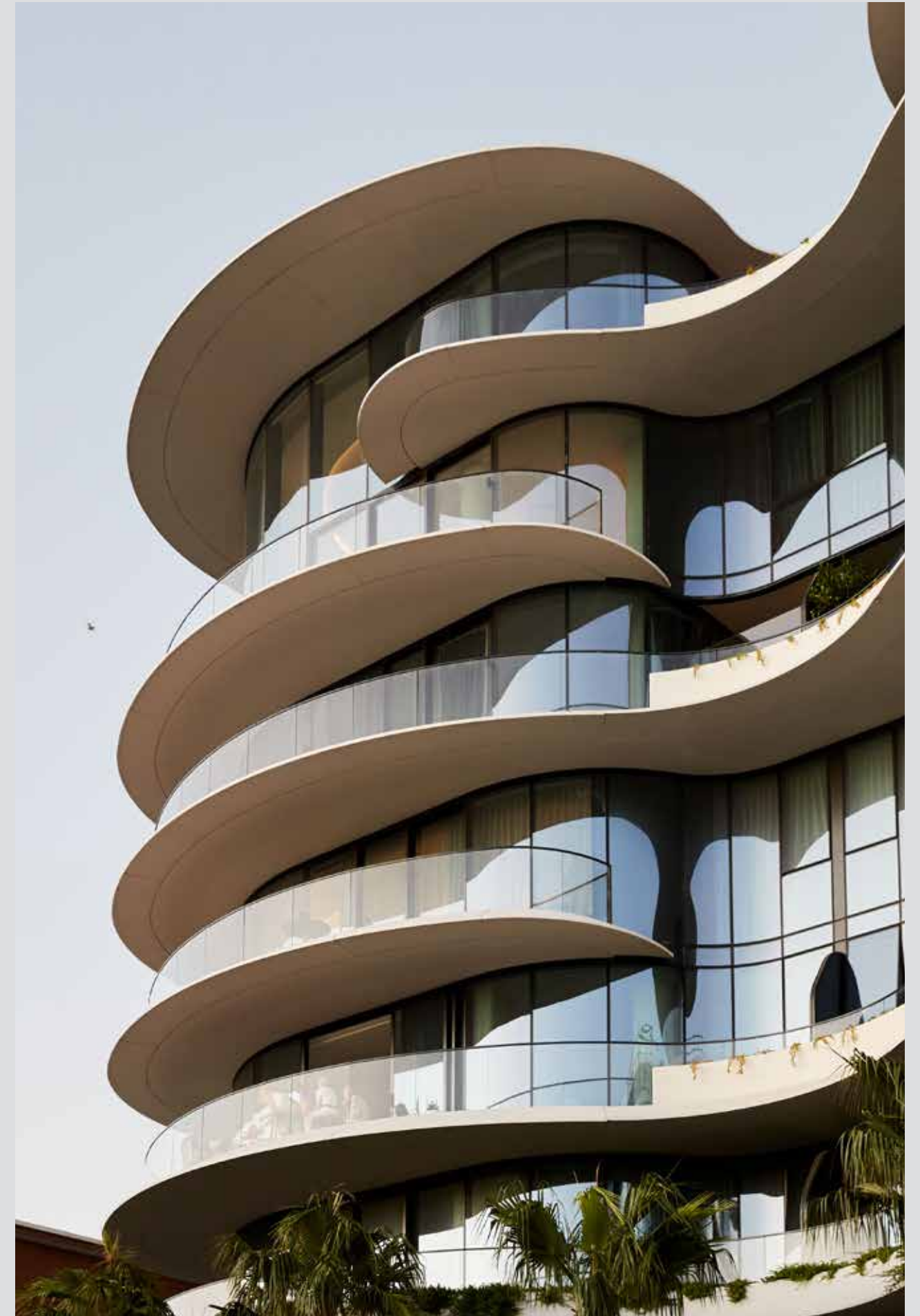
FK was engaged by Gurner to design and deliver a residential precinct consisted of three mixed-use buildings offering scenic views and a high level of amenity to a discerning apartment market.

The building's form and expression took cues from the rich urban fabric and natural surrounds, including the rippling of waves and undulating sand patterns synonymous with the waterfront.

A sense of serenity was achieved through a design that directly and effortlessly engaged with the interplay of light, air and water extending from beach to horizon. Saint Moritz's collection of buildings was refined and simple in form, while remaining at home in this eclectic locality.

The expansive development consists of 133 spacious apartments, 15 office tenancies, 3 levels of secure basement car parking, retail, food and beverage on the ground floor and 5,000sqm of dedicated residential amenity. Living spaces were seamlessly connected to the outside with balconies wrapping around the building's exterior. Select apartments feature luxury design inclusions such as a floating fireplace, wine cellar, solid Nero Marquina bathtubs and private pools integrated into the facade, each with a visual connection to the bay and beyond.

Leading the design was FK, joined by project collaborators Koichi Takada Architects, Jack Merlo and David Hicks.



LOCATION
Melbourne, Australia

CLIENT
Gurner

COST
\$100 million

GFA
44,500sqm

COMPLETION
2022

TRADITIONAL CUSTODIANS
Bunurong and Wurundjeri
Woi-wurrung peoples



SEAFARERS DOCKLANDS

Seafarers is a mixed-use development transforming a section of Melbourne's emerging Northbank into a vibrant riverfront precinct with luxury hotel amenities and public open space.

The 18-storey project is centred around a reimagining of the former industrial site's heritage listed Goods Shed No.5 and distinct Malcolm Moore crane. Both have been restored and will form an integral part of the new development.

Seafarers will feature a luxurious lobby lounge bar, world-class event venue and meeting spaces, a state-of-the-art health centre, as well as food and beverage offerings. The precinct will also encompass a 3,500sqm public park known as Seafarers Rest.

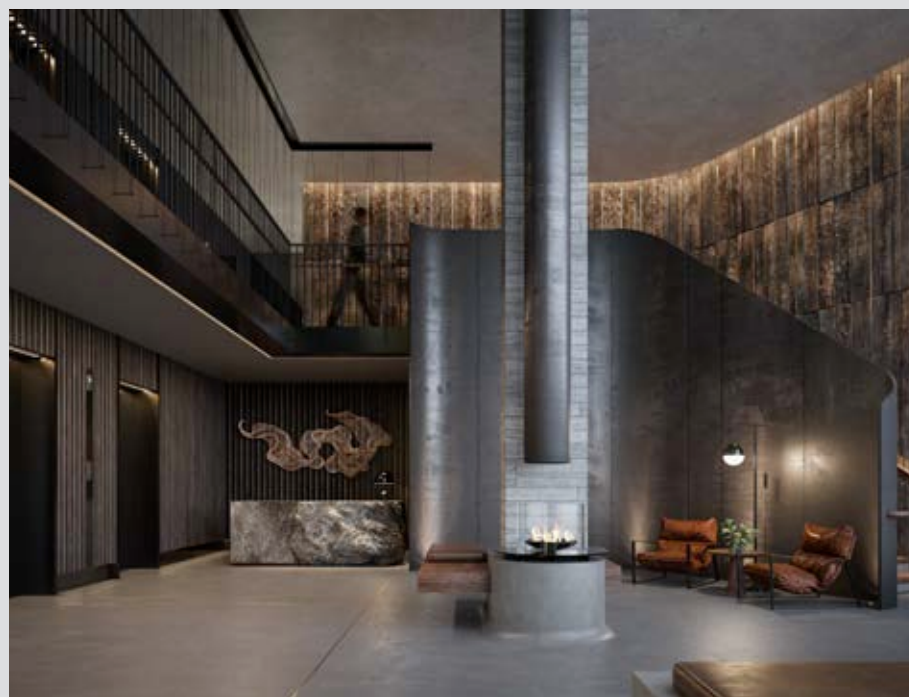
To attract residents and visitors seeking a luxury lifestyle and sustainable design, the entire precinct is committed to green building practices and urban renewal, while honouring the site's heritage, environment and community.

Seafarers Rest will form part of the City of Melbourne's Greenline Plan and provide a vital link in connecting the Northbank precinct to the CBD. The new riverfront destination will also bring to life Melbourne's significant maritime heritage by forming part of the Maritime Precinct.

Seafarers will provide the benefits of inner-city living along with access to the services and amenities of Melbourne's first international hotel-branded residences. The project will feature 120 residences and 277 guest rooms as part of 1 Hotel's 'eco-luxury' sustainable hotel experience.

The Riverlee development is a collaboration with FK, Oculus, Carr and One Design. Completion of Seafarers and Seafarers Rest is anticipated for mid-2024.





LOCATION
Melbourne, Australia

CLIENT
Riverlee

COST
\$110 million

COMPLETION
Ongoing

TRADITIONAL CUSTODIANS
Wurundjeri peoples

RECOGNITION

**2020 Urban Developer Institute
of Australia VIC Awards**
Winner, Design Excellence



3

ABOUT FK



A STABLE TEAM

Working for many years on large and complex projects has given us the experience, knowledge, systems and skill set necessary to successfully accomplish comprehensive solutions.

The directors remain closely associated with each project throughout its life to ensure the final outcome is aligned with the original vision.

The collaborative nature of our practice means that experience, knowledge and skills are shared and enhanced.

Our collaborations with architects and allied design practices from around the world means that we are continually re-energising and informing the practice with excellent influences and exemplars, allowing us to continually assess and reassess our processes against the world's best.

COLLABORATION

The value we bring to our clients and society is directly linked to our creativity, and the manner in which it is transformed into built reality. Innovation and uniqueness thrive on the interplay between individuals and the expression of their ideas.

To foster that interplay, we work in a collaborative manner within our practice, and with others. In doing so, the social process of design may be transformed, changing who participates and the types of interactions that occur between us, our clients, and other project stakeholders.

Decision-making can become experiential, and through these processes multiple parties can become involved in the creative activities. Therefore, the discovery of project needs and expectations can be further enhanced.

These methods of collaboration contribute to better decision-making and increased understanding of the project by all.

FK also enjoys regular collaboration and interaction with many other designers including other architects, interior designers, artists and others. We welcome the creative challenge and stimulation that these opportunities offer and the unique project results that these partnerships create. Our commitment to constant growth, renewal and project outcomes has ensured that we have developed effective processes to support these partnerships.

In 2005 we were pleasantly surprised that the Wall Street Journal had cited FK in its "top ten trends in architecture". It did so because of our leadership in the use of building information modeling processes. We use this approach for the design and documentation of our work. This manner of working creates great transparency of information, and allows us to jointly examine, analyse, understand and improve those designs in collaboration with our clients, other consultants, communities, builders and others.



VIRTUAL BUILDING SYSTEMS

FK has developed a reputation in Australia and internationally as an industry leader in utilising integrated 3D virtual building methodology for our design and documentation processes. For our clients, value lies in being better able to assess constructional, financial, and design optimisation in an accurate, fully integrated methodology.

Our processes allow for enriched and appropriate design, because meaningful design iterations can be performed quickly

Impacts and opportunities can be quickly assessed and demonstrated.

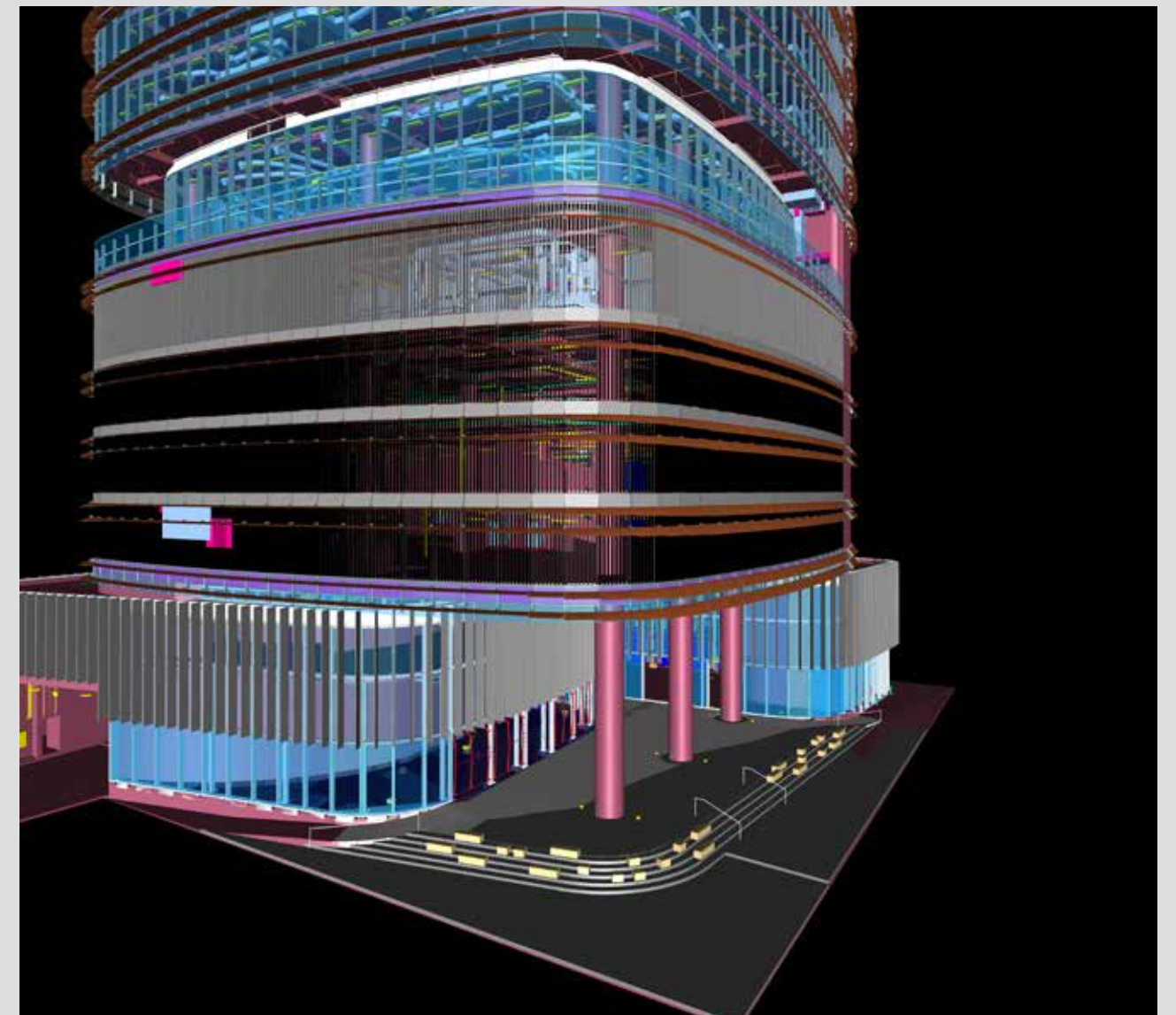
Profound design investigations can be made in parallel rather than sequentially and can, as a consequence, ensure our design decisions are soundly based and more easily analysed than general practice currently allows. With more and more consultants working this way, we are increasingly able to simply examine and enrich the building model.

Construction documentation and compelling visualisations are derived directly from the 3D virtual model as by-products of our design process. This allows construction documentation to be clearly assessed against design criteria with superior quality checks leading to a greater level of documentation accuracy.

Our 3D virtual building is an “information-rich” environment that can provide knowledge about the location, dimension, materiality, quality, specification and other data of all objects in each building model.

Our ability to understand and visualise our designs through such methodologies has allowed significant benefits in helping us navigate our way through the increasingly complex and challenging development approval processes.

Through a narrative approach, we are able to illustrate the underlying logic of a building design and the place of each component on the site and in the broader built environment context; we are able clarify the process of understanding why the building design is what it is.



BIM SERVICES MODEL FOR 32 SMITH STREET, PARRAMATTA

WE SEEK TO FIND COMMON GROUND

The greatest outcomes often stem from a strong team dynamic, one of trust and transparent dialogue. We take our time to select the right team members to ensure the achieve a balance that matches your needs.

Our team is based across Melbourne, Sydney and Brisbane, Our local presence across the nation, paired with our global outlook provides an enduring ability to read the industry movements, ensuring your offer is future-fit and nimble for change.

We work hard to create a growth culture that invests in our people, as they need to be at their best to fully serve themselves, the business and our clients to their greatest potential.



SUSTAINABILITY



NEWACTON NISHI, CANBERRA

As design professionals, we are greatly invested in the health of our environment, communities and future generations.

We recognise that the work we do has the power to positively impact the local context as well as interconnected global systems. That is why we are committed to a rigorous, evidence-based and continually evolving approach to achieving a healthy future for all. Our values, goals and strategies outline the important role sustainability plays in our practice. Inclusive of business operations, staff development and architectural design, our aim is to work with our clients, colleagues and partners in building a better, more sustainable future.

For FK, we are certified carbon neutral for our Australian business operations, as a result of our company's commitment to limiting our carbon footprint by investing in best practices that reduce, remove, and neutralise emissions from the atmosphere.

VALUES

Our sustainability values are intrinsically linked to how we work, and that is embedded in our team culture and pragmatically, in our documentation, knowledge base and quality assurance processes, ensuring:

- Responsibility
- Commitment
- Integrity
- Inclusiveness
- Innovation
- Excellence
- Leadership
- Questioning the status quo
- Full integration
- Authenticity
- Collaboration
- Evolution
- Curiosity
- Long-term thinking
- Inspiration
- Education

GOALS

- Carbon neutral business operations by December 2020 (achieved);
- No red list materials specified as soon as practicable;
- All buildings designed by FK to be carbon neutral ready by December 2025; and
- All buildings designed by FK to be regenerative by December 2030.

STRATEGIES

- Education of our staff and designers through professional development opportunities, community and industry participation;
- Implementation of a system of sustainable design analysis, knowledge sharing, and support across all studios, projects and stages of design;
- Critical evaluation and enhancement our material specifications; and
- Preparation of annual sustainability report where we can reflect and improve upon our performance each year in order to achieve our goals.

FK has successfully designed and delivered large-scale projects achieving 5/6 star GreenStar, 5 Star NABERS and Passive House buildings in Australia and overseas.

Environmental sustainability has long been a core value of our team.

Adelaide Advertiser was, in 2006, one of the first buildings in Australia to achieve a four-star Green Star as-built rating. Fast forward to now, and we are the architects for Merdeka118, one of the largest buildings in the world, which is being designed to LEED Platinum standards and will be providing district services to its entire city-scale precinct.

FK buildings are designed from the ground up to environmentally perform, not just as 'demonstration projects', though they may well act as exemplars for others.

DESIGN EXCELLENCE

FK has been established for over 25 years and has evolved around the principles of design excellence lead by Karl Fender and Nonda Katsalidis.

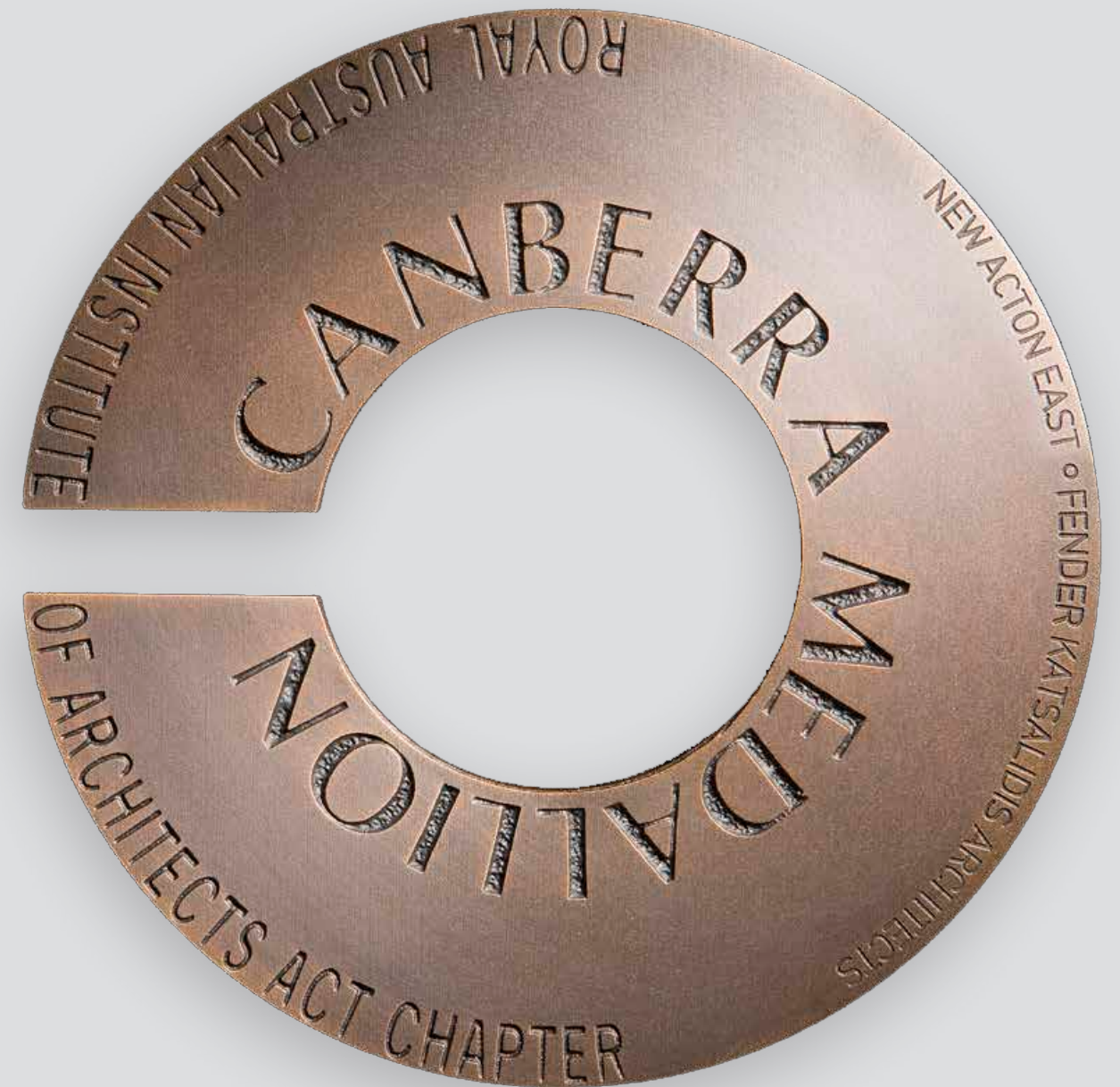
The practice continues to be built around core principles, enabling us to deliver innovative and commercial outcomes for our clients:

- People
- Design culture
- Technical expertise
- Commercial understanding
- Collaboration

At FK, design excellence is nurtured and valued throughout the business; from attracting the brightest of the next generation to embracing new technologies, design QA consisting of internal design and technical reviews through to the design leadership group lead by some of the best architects in the country.

FK has designed and delivered some of Australia's most significant buildings including:

- 32 Smith Street, Parramatta
- Australia 108, Southbank
- Mona, Hobart
- Eureka Tower, Southbank



RECENT AWARDS

2025

MERDEKA 118, KUALA LUMPUR

- Award of Excellence, Best Tall Building by Region (Asia), Council on Tall Buildings and Urban Habitat
- Award of Excellence, Best Tall Building, by Height (300 meters and above), Council on Tall Buildings and Urban Habitat

SOFITEL WENTWORTH, SYDNEY

- Winner, Hotel of the Year (refurbishment), Design Inn Australasia–Pacific Hotel Design Awards

500 BOURKE STREET, MELBOURNE

- Finalist, The Urban Developer & Urban Land Institute (ULI) Award for Decarbonisation in Real Estate

REUNION PLACE, HAMPTON

- Finalist, Development of the Year – Medium Density Residential (Under 40), The Urban Developer Awards for Industry Excellence

NOVOTEL & IBIS STYLES, MELBOURNE AIRPORT HOTEL

- Finalist, Development of the Year – Hotels and Accommodation, The Urban Developer Awards for Industry Excellence

LIV ASTON, MELBOURNE

- Finalist, Development of the Year – Build-to-Rent and PBSA, The Urban Developer Awards for Industry Excellence

BAR TILDA AT SOFITEL WENTWORTH, SYDNEY

- Shortlisted, Hospitality Design, Australian Interior Design Awards

AEROFOIL WORKSPACE, MELBOURNE AIRPORT

- Shortlisted, Workplace Design, Australian Interior Design Awards

2024

HOLDER EAST WORKPLACE, MELBOURNE

- Finalist, Workplace Under 1,000sqm, Interior Design Excellence Awards (IDEA)

REUNION PLACE, HAMPTON

- Finalist, Most Creative Design, Bayside Built Environment Awards
- Finalist, Best New Building, Bayside Built Environment Awards
- Finalist, Best Medium Density Housing, Bayside Built Environment Awards
- Finalist, Best Heritage Renovation/ Restoration, Bayside Built Environment Awards

THE ALBA, SOUTH MELBOURNE

- Winner, Apartment Award for Excellence in Ageing in Place (National), Australian Apartment Advocacy Awards
- Winner, Apartment Award for Excellence in Ageing in Place (VIC), Australian Apartment Advocacy Awards
- Finalist, Procore Award for Development Innovation, Property Council of Australia Innovation & Excellence Awards
- Commendation, Social Impact, ArchitectureAU Awards
- Finalist, Development of the Year – Retirement, Aged Care and Seniors Living, The Urban Developer Awards for Industry Excellence
- Finalist, Excellence in Industry Leadership, The Urban Developer Awards for Industry Excellence

THE DARLING, SYDNEY

- Finalist, Best Health Spa and Wellness Experience, NSW Accommodation Australia Awards for Excellence
- Finalist, Hospitality, Interior Design Excellence Awards (IDEA)

2023

32 SMITH STREET, PARRAMATTA

- Finalist, Best Office Development, Property Council of Australia Innovation & Excellence Awards
- Finalist, Best Public Art Project (Subtractive Wall Art), Property Council of Australia Innovation & Excellence Awards

- Award of Excellence, Best Tall Building by Height, Council on Tall Buildings and Urban Habitat

AUSTRALIA 108, SOUTHBANK

- Finalist, Residential Architecture – Multiple Housing, Australian Institute of Architects VIC Awards
- Award of Excellence, Best Tall Building by Height, Council on Tall Buildings and Urban Habitat

LEVANTINE HILL ESTATE WINERY, YARRA VALLEY

- Finalist, Regional Prize (VIC), Australian Institute of Architects VIC Awards

MELBOURNE CITY MISSION, MELBOURNE

- Finalist, Social Impact, ArchitectureAU Awards

MIDTOWN CENTRE, BRISBANE

- Winner, Best Sustainable Development, Property Council of Australia Innovation & Excellence Awards
- Winner, Urban Renewal, Urban Development Institute of Australia National Awards
- Winner, Rider Levett Bucknall State Development of the Year (QLD), Property Council of Australia Innovation & Excellence Awards
- Regional Commendation, Commercial Architecture, Australian Institute of Architects Brisbane Regional Awards
- Finalist, Best New Development, Property Council of Australia Innovation & Excellence Awards
- Finalist, Best Office Development, Property Council of Australia Innovation & Excellence Awards
- Finalist, Best Sustainable Development, Property Council of Australia Innovation & Excellence Awards
- Finalist, Project Innovation, Property Council of Australia Innovation & Excellence Awards
- Award of Excellence, Repositioning, Council on Tall Buildings and Urban Habitat

- Commendation, Commercial Architecture, AIA QLD Architecture Awards

PARAGON, MELBOURNE

- Award of Excellence, Best Tall Building by Height, Council on Tall Buildings and Urban Habitat

REPUBLIC, BELCONNEN

- Finalist, Best Mied–Use Development, Property Council of Australia Awards

2022

32 SMITH STREET, PARRAMATTA

- Finalist, The Building, INDE Awards

AUSTRALIA 108, MELBOURNE

- Finalist, Residential Architecture – Multiple Housing, Australian Institute of Architects VIC Awards
- Finalist, Completed Buildings – Housing, World Architecture Festival

LEVANTINE HILL ESTATE WINERY

- Finalist, Completed Buildings – Production Energy & Recycling, World Architecture Festival
- Finalist, Architectural Design, Victorian Premier’s Design Awards

MIDTOWN CENTRE, BRISBANE

- Winner, The Lord Mayor’s Buildings That Breathe Architecture Prize, Australian Institute of Architects Brisbane Regional Awards
- Finalist, Best Development, Urban Development Institute of Australia QLD Awards
- Finalist, Urban Renewal, Urban Development Institute of Australia QLD Awards
- Winner, Commercial Construction: \$60 Million Plus, AIB Professional Excellence in Building, Master Builders Queensland Awards
- Winner, Excellence in Sustainability, The Urban Developer Awards
- Winner, Excellence in Design Innovation, The Urban Developer Awards
- Finalist, Development of the Year, Commercial, The Urban Developer Awards

- Finalist, Development of the Year – Urban Regeneration, The Urban Developer Awards

- Finalist, Adaptive Reuse (Alteration / Addition), Sustainability Awards
- Finalist, Commercial Architecture (Large), Sustainability Awards

NONDA KATSALIDIS

- Winner, The Luminary, INDE Awards

PARAGON, MELBOURNE

- Finalist, Development of the Year – High–Density Residential, The Urban Developer Awards
- Finalist, Completed Buildings – Housing, World Architecture Festival

QUEENS PLACE, MELBOURNE

- Finalist, Residential Architecture – Multiple Housing, Australian Institute of Architects VIC Awards
- Finalist, Development of the Year – High–Density Residential, The Urban Developer Awards
- Finalist, Residential Development, Urban Development Institute of Australia VIC Awards

REPUBLIC, BELCONNEN

- Finalist, Mixed Use Development, Property Council of Australia, Innovation & Excellence Awards

SAPPHIRE BY THE GARDENS

- Silver Award, NOW Design Spotlight, Better Future

YARRA ONE, SOUTH YARRA

- Finalist, The Multi–Residential Building, INDE Awards

2021

FENDER KATSALIDIS

- Most Innovative Architecture Practice, Australia, BUILD Design & Build Awards
- Finalist, Designer of the Year, Interior Design Excellence Awards

32 SMITH STREET, PARRAMATTA

- Finalist, Development of the Year – Commercial, The Urban Developer Awards
- Finalist, Commercial Architecture, Australian Institute of Architects NSW Awards



LOCATIONS

SYDNEY

Gadigal Country
L21, 259 George Street, Sydney
New South Wales 2000 Australia
T: +61 2 8216 3500

MELBOURNE

Wurundjeri Woi-wurrung Country
L10, 2 Riverside Quay, Southbank
Victoria 3006 Australia
T: +61 3 8696 3888

BRISBANE

Jagera & Turrbal Country
L34, 123 Eagle Street, Brisbane
Queensland 4000 Australia
T: +61 7 3668 0681

CONTACT

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Sam Allibon
Project Leader
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Attachment B: Oculus Capability Profile

Prepared by Oculus

We acknowledge the Traditional Custodians of the places we work.

We honour Elders past and present, whose profound knowledge systems can teach us much about how we care and design for Country.

Melbourne
Wurundjeri Woi Wurrung Country
Level 2, 33 Guildford Lane
Melbourne, VIC
+61 3 9670 0699

Sydney
Gadigal Country
Level 1, 5 Wilson St
Newtown, NSW
+61 2 9557 5533

Canberra
Ngunnawal and Ngambri Country
Suite 310, 221 London Circuit
Canberra, ACT
+61 2 9557 5533

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3. Our Team	25
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TarraWarra Museum of Art:
Eva and Marc Besen Centre —
a dramatic new arrival experience
and sculpture walk.

Client
TarraWarra Museum of Art

Year
2021–2025

Who we are

OCULUS is a cross-disciplinary design studio committed to connecting people with their environment and each other.

Our multidisciplinary team has expertise in urban design, landscape architecture, architecture, industrial design and horticulture. We have an open studio approach and encourage all staff to be creatively involved in all stages and processes of the design.

Over the past 30+ years of practice, our work has been recognised with over 200 awards and accolades.

Core Services:

- + Landscape Architectural Design
- + Urban Design
- + Master Planning
- + Architectural Design
- + Urban Frameworks and Design Standards

OCULUS has studios in Sydney, Melbourne, Canberra and Washington.

Our Australian studios are proudly carbon neutral (certified through Climate Active) and we hold ISO 9001:2015 Quality Management System and ISO 45001:2018 OH+S Management System accreditation.



What we do

The creation of ‘place’ in an urban environment is a complex and evolutionary process. The features or qualities of a place – including its social, biophysical, built and political aspects – cannot be entirely controlled by a designer or a project team.

However, a committed and empathetic group of individuals can facilitate the development of a rich, sustainable and inviting place through good design.



- 1. Arkadia Apartments, NSW
- 2. Melbourne Quarter Sky Park, VIC
- 3. Elsternwick Gardens Gordon Street, VIC

Why OCULUS

We bring open and curious minds to every project. Our approach facilitates the cross-pollination of ideas, encouraging all voices to be heard through all design stages, to develop the best possible outcomes.

We enjoy collaborative workshops, contributing to robust discussions about the merits of design ideas and techniques. We go beyond the bounds of our discipline to participate in design decisions that affect the public realm experience – including architectural, civil, structural, public art, and placemaking.



Connection to Country

As landscape architects, urban designers, and horticulturalists, our work is always part of Country. It is our obligation, and desire, to listen to the Traditional Custodians of this continent and better understand their continuing cultural connections to Country.

Listening deeply allows us to recognise the significance of the work we do and learn to be more culturally sensitive and respectful of Country, which in turn elevates the outcomes of our work.

We have the privilege of working closely with First Nations design specialists, advisors, artists, architects, landscape architects, community engagement experts, and knowledge holders. We seek to collaborate with First Nations people at the earliest possible stages of new projects or design competitions, supporting Country-centred design methodologies.



1. A planting palette designed with respect to six local seasons, rather than four imposed European seasons.
2. National Gallery of Victoria Contemporary Design Competition on Wurundjeri Woi Wurrung Country. Our shortlisted team, led by Wardle, were guided by the principles of designing with Country with expertise from Greenshoot Consulting and Greenaway Architects.



1. Ngurra: The National Aboriginal and Torres Strait Islander Cultural Precinct Design Competition in led by Blak Hand Collective.
2. Bendigo Hospital Aboriginal Services Courtyard
3. Harbour Park Design Competition Render.
4. Harbour Park Design Competition Team Walk on Gadical Country in collaboration with COLA Studio, Jiwah, Yhonnie Scarce, DS+R, and others.
5. UTS National First Nations College Design Competition Winner, together with Greenaway Architects and Warren and Mahoney.
6. University of Melbourne Arts West Acknowledgment of Country.
7. Bronte Surf Life Saving Club

Planting Design

Our landscapes create a strong sense of place that help to connect people with their environment and with each other.

Our studio has a strong interest in horticulture, gardens and landscape, and we endeavour to work with plants to create beautiful, immersive and meaningful landscapes.

Planting design must be responsive to site and we dedicate time at the beginning of each project to research and understand the site context and environmental conditions.



- 1. A multi-level landscape
- 2. Formal character
- 3. Informal character
- 4. Hitting the ground light buildings framed around a euclapyt grove
- 5. Authentic podium communal spaces
- 6. Perennial borders



2.0
Our Experience

Arkadia Apartments

OCULUS



Client	Defence Housing Australia
Location	Alexandria, NSW
Aboriginal Country	Gadigal Country
Collaborators	DkO Architecture, Breathe Architecture, Jane Cavanough
Year	2015–2020
Awards	2020 Australian Institute of Landscape Architects National Award for Excellence - Gardens 2020 Australian Institute of Landscape Architects NSW Award for Gardens 2020 Think Brick Bruce Mackenzie Landscape Award Winner 2020 AIA NSW Milo Dunphy Award for Sustainable Architecture 2020 AIA NSW People's Choice Awards for Life in 2020, "Isolation Oasis" Award

A new benchmark for multi-residential projects fostering community, social interaction and neighbourhood integration.

Located opposite Sydney Park in the growing inner city suburb of Alexandria, Arkadia Apartments reflects the industrial character of the area while offering a compelling model for urban living.

Designed by DKO Architects, Breathe Architects and OCULUS for Defence Housing Australia, the project consists of 128 apartment. OCULUS provided design and documentation services for the public and private domain, including an integrated ground plane, a new pocket park, two through-site links, a series of courtyard gardens and atriums, a communal edible garden and expansive rooftop terrace.

A series of communal terraces on levels 2, 3 and 5 contain productive garden allotments designed to encourage interaction between residents. An upper-level roof terrace provides uninterrupted views of Sydney Park and Sydney's skyline complete with BBQ facilities, seating pods, a chook pen and sheltered areas to provide dynamic and flexible spaces throughout the day and evening for residents. The dominant material of recycled bricks references the site's history as a brickworks while championing the use of recycled materials in large construction projects.

Trio Apartments Camperdown



Client	Fraser Properties
Location	Camperdown, NSW
Aboriginal Country	Gadigal Country
Collaborators	Fender Katsalidis
Year	2009
Awards	2010 UDIA NSW High Density Development Award

A series of lush and inviting outdoor landscape rooms, roof gardens and terraces.

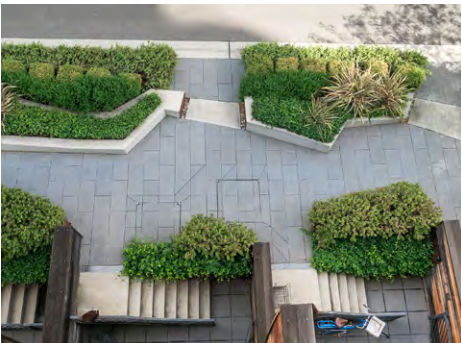
A residential development located on the site of the former Royal Alexandria Hospital for Children, the landscape design of Trio Apartments comprises communal residential gardens, street frontages, a pool deck, and roof terraces on three buildings. Responding to a brief that called for lush soft landscaping, our design also focused on creating eloquent distinctions between public and private areas. There is a total landscape area of approximately 3,800m2 of which 2,600m2 is soft landscape.

Sandstone walls and reflecting pools travel through the lobby between the gardens making the building and landscaping thoroughly integrated. Throughout the site, transitions from public to private space are articulated by the planting design which carefully contrasts foliage form, colour and texture. Sydney sandstone featured strongly on the hospital site and is referenced through sandstone paving and blade walls.

Roof terraces are located on all three buildings and have timber decked entertaining areas which are surrounded by linear water features. These provide valuable private open space and offer extensive city and district views. Rainwater harvesting into capacious underground water tanks means that a mix of drought-resistant and more delicate plant species could be used to achieve dense, verdant foliage.

OCULUS

New Acton South Apartments



Client	Molonglo Group
Location	Canberra, ACT
Aboriginal Country	Ngunnawal and Ngambri Country
Collaborators	Fender Katsalidis Architects
Year	2008–2010

A suite of gardens that enwreathe NewActon’s centrepiece building.

NewActon South is the centrepiece building of the The NewActon Precinct, a mixed use development centrally located between the Australian National University, Civic and the National Museum of Australia. The building, designed by Fender Katsalidis Architects, is an 18 storey residential curvilinear tower. OCULUS worked in close collaboration with the architects to create distinctive, engaging and well crafted spaces.

The landscape spaces include a podium garden at Level 4 on both north and south sides; Kendall Lane residential frontages: a western garden space; and roof garden. The roof garden has been designed to maximise views over Lake Burley Griffen and provide a gardenesque landscape setting for several pieces of commissioned sculpture. Custom designed steel and timber seating invite residents to lounge in the garden.

The design for Kendall Lane features a series of raised steel and concrete planters which blur the edge between private space and the publicly accessible laneway.

OCULUS



Client	University of Technology Sydney
Location	Ultimo, NSW
Aboriginal Country	Gadigal Country
Collaborators	Greenaway Architects, Warren and Mahoney, Finding Infinity
Year	2023–Present
Awards	2024 World Architecture Festival WAFX Award: Cultural Identity Winner 2024 World Architecture Festival Education: Future Project Finalist

A celebration of Aboriginal and Torres Strait Islander culture, and a benchmark for excellence in Indigenous education and research.

OCULUS was part of the winning design team for the University of Technology Sydney (UTS) National First Nations College, together with Greenaway Architects and Warren and Mahoney.

The National First Nations College will be built on Gadigal land at Harris Street, Ultimo. The building will embody architectural and design excellence and promote caring for Country – the complex interconnectedness between Indigenous people, the natural environment and the spiritual world.

Spaces have been designed for comfort, connectivity, culture, Country, and community. As well as being home to students, the building will showcase contemporary Indigenous art, film, performance and storytelling, and strongly acknowledge Traditional Custodians and local communities. The site includes open space, native gardens, and a new pedestrian through-site link from Harris Street to Omnibus Lane.

The college is planned for completion in 2026/2027.

Client	Goodman
Location	Macquarie Park NSW
Aboriginal Country	Darug Country
Collaborators	DKO, hardyhardy, Ethos Urban
Size	2.2 ha / 22,000 m²
Year	2023–2025

A build-to-rent community centred around a new public park.

OCULUS provided landscape architecture services from concept design to SSDA submission for this conveniently located site, 750m from Macquarie Park Metro Station. The development includes a new 4,126m² public park at the heart of the site and several through site links to facilitate activation and pedestrian movement throughout the site.

We created a generous selection of communal open spaces for residents to connect with nature and each other. Our design response was shaped by key landscape principles – embedding stories of place; prioritising green amenity; a fine grain approach; a diversity of landscape spaces; and resilient planting.

A significant and defining feature of this project is its deep commitment to Designing with Country. Through a close and respectful collaboration with hardyhardy, our design proposal advocated for a landscape that honours and reflects Indigenous heritage. This response is articulated through the core tenets of ceremony, motif, colour, language, journey, and shelter, embedding First Nations knowledge and culture into the physical form of the landscape.

A celebration of water across the site contributes to cooling, supports diverse microclimates, and bolsters urban habitat. Restoring native and endemic plant species to the site that will enhance ecological outcomes and minimise long term maintenance inputs.

Elsternwick Gardens
Gordon Street

OCULUS

Assemble Thompson Street

OCULUS



Client	Milieu Property
Location	Melbourne, VIC
Aboriginal Country	Boon Wurrung Country
Collaborators	Woods Bagot, Broached Commissions, March Studio, K.P.D.O., Flack Studio
Size	11,740 m²
Year	2021– 2024

Nature within the urban plan creates a new, low-rise, garden-centric community.

The ecological history of this site is one of diversity, abundance and beauty – for millennia prior to colonisation, the site was a swampland and forest layered with gum trees, wattles and banksia interspersed with a variety of low-flowering shrubs and wildflowers

This former industrial production facility for ABC Studios celebrates and takes advantage of the neighbouring heritage-listed Rippon Lea Estate, a 19th century mansion surrounded by seven hectares of gardens. Residents will have direct access to the estate through a private gate, with blending new gardens with old, with both sites sharing a head gardener.

While plants are predominantly native, the elements that define the landscape echo the scale, grandeur and choreography of the historic European gardens next door. Similarly, references to the site's most recent occupant, ABC Studios, are woven into the fabric of the development, with public art installations and playful elements that evoke the spirit of many iconic television shows filmed on site.

Each outdoor area has a distinct identity, with plants selected for their compatibility to particular microclimates. The project's carefully orchestrated landscape scenes invite people to strengthen their relationships with their surroundings, and to experience the benefits that come from a deeper connection with nature.

Client	Assemble Communities
Location	Kensington, VIC
Aboriginal Country	Wurundjeri Country
Collaborators	Hayball, Hacer
Year	2019–2024
Awards	2024 Winner of the Urban Development Institute of Australia (UDIA) Victoria Apartments (Mid-Rise) Award 2025 Australian Institute of Architects (AIA) VIC Multi-Residential Shortlist

A diversity of social spaces for robust, resilient, and restorative, community life.

We worked with architects at Hayball to design a new Assemble community in Kensington. Committed to fostering more connected, resilient local communities in homes built to last, Assemble seeks to bridge the gap between renting and home ownership in Australian cities.

OCULUS designed a series of landscape experiences, providing residents with a connection to their surrounding context, and a diversity of social spaces – gradated from public to private typologies, fostering a genuine sense of community. An activated ground plane sets the tone and enhances character, while a through site link enhances connectivity. Intimate laneways, and stoops provide eyes on the street, and a direct engagement between public and private space.

Flexible communal spaces offer opportunities for residents to come together, a mix of fixed and movable furniture allows spaces to change as required, and there's even a pizza oven on the rooftop with herbs conveniently growing nearby.

Designed to be low maintenance, drought tolerant and responsive to environmental conditions, our planting plan references the existing local landscape, mitigates the urban heat island effect, and supports the nearby Moonee Valley Creek Corridor with biodiverse habitats.



Client	Landream
Location	Pymont, NSW
Aboriginal Country	Gadigal Country
Collaborators	BVN Architecture
Size	1.2ha
Year	2022–2024

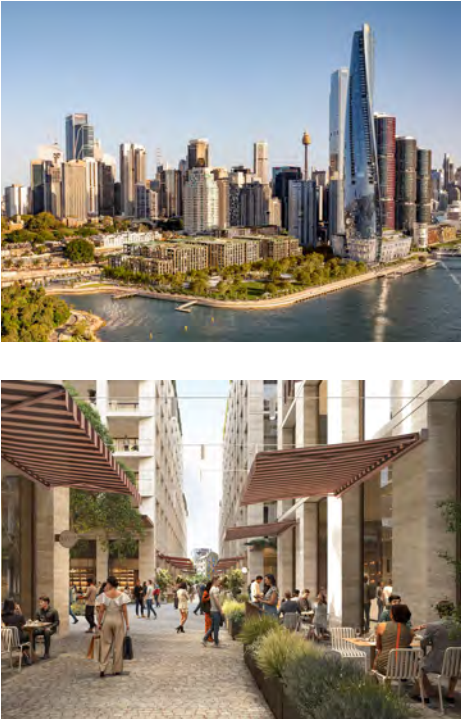
Breathing new life into a former quarry.

OCULUS and BVN won a design competition for this \$900 million mixed-use precinct on the site of a former Sydney quarry, with convenient access to Blackwattle Bay, Darling Harbour, and Sydney CBD.

Our objective was to create a high-quality, verdant landscape for the amenity of residents, neighbours, and visitors to the adjacent streets and parkland. We sought to acknowledge the site's industrial history, and echo the site's ecological past, working to heal a scarred landscape and reinforce connections to Country through plant species selection.

Central to the development is an extensive tiered podium courtyard with lush, green edges, trees, amenities, and a central open lawn. An overland swale densely planted with large native trees, runs across the site. Extensive building and rooftop terraces include barbeque and kitchen amenities, dining areas, event spaces, private seating and lounging areas, and productive gardens. The site includes an indoor recreational centre – ownership of which will be transferred to the City of Sydney.

Two major through-site links will open up views, pedestrian access, and highlight exposed sandstone sixteen metres tall. Stepped edges adjoining the through-site links are activated with seating and flexible spill-out spaces around a scatter of outdoor work rooms.



Client	Aqualand
Location	Sydney, NSW
Aboriginal Country	Gadigal Country
Collaborators	SJB, COLA
Size	5ha
Year	2023–Present

A vibrant and connected living and lifestyle destination at the heart of Barangaroo.

Over 20 years after shipping facilities were removed from this part of the harbour, this project is the final piece of the puzzle for Barangaroo, one of Sydney's most significant urban renewal projects which OCULUS has been involved in since 2009.

Locals and visitors will enjoy multiple civic spaces, green space and activated laneways, including a 270 metre long, 8-metre-wide boulevard running north-south connecting Hickson Park to Nawi Cove.

Central Barangaroo will increase the vitality of the entire Barangaroo precinct. More than 50 new retail destinations will play an important role activating the precinct, with a mix of lifestyle, luxury, wellness, and dining.

Subject to planning approvals, construction is anticipated to commence in late 2025 with the first stage expected to be completed around 2030.



3.0
Our Team

Client	GFM Home
Location	Melbourne, VIC
Aboriginal Country	Boon Wurrung, Wurundjeri Country
Collaborators	COX Architecture
Year	2020 - 2024

A Home in the heart of the action - 685 Latrobe Street provides an integrated design approach to inner-city residential living.

In collaboration with GFM Home and COX Architecture, OCULUS delivered 685 Latrobe Street, Docklands - a new standard in high-rise Build-to-Rent residential living. The landscape design approach included a desire for the landscape to connect people to the waterfront context of Docklands using a strong indigenous plant palette, to provide a mix of social and solitary spaces, to enhance urban biodiversity, to embed flexibility and adaptability, and to promote health and well-being through the provision of leisure and fitness amenities, as well as opportunities for residents to access fresh produce from the garden.

At the urban interface on Ground Level, the ambitions of the landscape design include activating the edges with activity (with high levels of public permission), to positively contribute to the urban fabric of the wider Stadium Precinct through seamless connections and high quality materials, enhance urban greening and canopy cover, and to operate in both an Event Mode for and Non Event Mode, which is critical being at the edge of Marvel Stadium.

The external communal spaces have been design to seamlessly integrate with the internal uses including, co-working spaces, lounges and dining. The space has been carefully considered to ensure large groups for gatherings and celebrations can utilise the space, alongside more intimate spaces for residents.

Our Team

We design residential spaces that we want to live in. Biophilic design drives places that are welcoming, comfortable, sustainable, and inclusive, with strong connections to nature, place, and community.

We analyse and consider multiple aspects of every site, from existing local character to climate, environmental impact, and the role of public space. We bring our experience and creativity to provide innovative and efficient design solutions.

People make communities. Good design can positively shape social interactions and well-being to create lively neighbourhoods where everyone belongs.



Bob Earl
Director



Bob Earl co-founded OCULUS and has more than 35 years of experience in landscape architecture and urban design across Australia, the United States, New Zealand, Singapore, and Malaysia.

Bob's work is focused on the impact of public space on the life of cities. He believes public space is a canvas to be acted upon in unexpected ways and is a force that shapes the culture of our urban environment.

He is committed to open collaboration and exploring ideas that arise through listening, doing, and making with others. Bob pushes the practice to constantly evolve, with people, ideas, and making at its heart.

Registrations + Affiliations

Registered Landscape Architect #9759

Education

Bachelor of Science (Landscape Architecture),
Pennsylvania State University
USA 1986

Professional Experience

OCULUS
1993 – Present

EDAW (NOW AECOM)
Senior Associate, Landscape Architect/Urban
Designer

Hoh Associates Inc.
Associate, Landscape Architect/Urban Designer

Selected Projects

Arts + Culture

- Museum of Old and New Art (MONA), TAS
- Adelaide Contemporary Art Gallery, SA
- Kingston Arts Precinct, ACT
- NISHI Gallery Pavilion, ACT

Public Realm + Parks

- Harbour Park Design Competition, NSW
- Barangaroo South Public Domain, NSW
- Buluk Park, VIC
- Dyuralya Square, NSW
- Mt Penang Parklands, NSW
- Seafarers Rest Park, VIC
- TRX Public Realm, Kuala Lumpur, Malaysia
- Victoria Harbour City Quarter, VIC
- West Melbourne Waterfront, VIC
- White Bay Public Domain Vision, NSW

Education

- Australian National University Masterplan, ACT
- Australian National University Pop-up Village, ACT
- Monash University Masterplan Review, VIC

Master Planning

- East Subiaco (Subi East) Redevelopment Masterplan, WA
- Old Royal Adelaide Hospital Masterplan, SA
- South Orange New Town Structure Plan, NSW
- Unitec Institute of Technology Urban Strategy, Auckland, NZ
- Hall Farm Masterplan, Auckland, NZ
- Highlands Masterplan, VIC
- Drury Town Centre Masterplan, Auckland, NZ
- Anselmi Ridge Masterplan, Pukekohe, NZ
- Nusajaya Loop Landscape and Masterplan, Johor, Malaysia
- Addison Master Plan, Takanini, NZ
- Alkimos Local Structure Plan, WA

Mixed-use

- Dairy Road Precinct, ACT
- The New Rouse Hill Regional & Town Centre, NSW
- South City Square, QLD
- 2-4 National Circuit, ACT
- Collins Arch, VIC
- 600 Collins Street, Melbourne, VIC
- Melbourne Quarter, VIC
- NewActon Precinct, ACT
- Caribbean Business Park, VIC
- One Central Park, NSW
- Australia 108, VIC
- Li Ning Corporate Headquarters, Beijing, China
- Younghusband, VIC
- Roseworthy Garden Town, SA
- The Malt District, VIC



Keith Stead is a Landscape Architect and Urban Designer with over 30 years international experience. He has extensive experience in a wide range of projects from urban and suburban to rural contexts, across a variety of scales. Keith has successfully delivered a large number of award-winning projects that adopt a landscape-led apporach and respond uniquely to people and place.

An Associate Director of OCULUS, Keith is responsible for leading the direction of major urban design and public domain projects. His expertise lies in urban design and strategic thinking, as well as leading complex landscape design projects. Keith is known for driving strong design, community and sustainability outcomes in projects and creative, big picture thinking.



Peta is passionate about inclusive urban design, delivering innovative projects, and creating socially and environmentally responsible outcomes for communities.

She brings a wealth of conceptual design and built experience to the project process, with over a decade of experience working on a broad range of projects across Australia, including strategic documents, large-scale master plans, public realm, and mixed-use precincts.

Working between Canberra and Sydney, Peta takes an active role in studio culture, practice management, and currently leads our Diversity in Design Working Group.

Registrations + Affiliations

Registered Landscape Architect #001564

Member, Landscape Institute (MLI) #14026

Education

BA Landscape Architecture (Hons),
Heriot-Watt University, Edinburgh, UK

Professional Experience

OCULUS
2001 – Present

Ian White Associates, Stirling, Scotland
Senior Landscape Architect

ACLA, Singapore
Senior Landscape Architect

Clouston, Sydney
Landscape Architect

Selected Projects

Public Realm + Parks

- Brett Whiteley Place, North Sydney, NSW
- John Whitton Bridge Open Space, Rhodes NSW
- Lawson Crown Land Concept Study, Blue Mountains, NSW
- North Granville Public Domain Master Plan, Granville, NSW
- Snape Park, Maroubra, NSW

Education

- Midtown Macquarie Park New Primary School, NSW
- Chatswood Educational Precinct, NSW
- Darlington Terraces Student Accommodation, Darlington NSW
- Faculty of Arts and Social Sciences Building, University of Sydney, NSW
- A01, F23 Administration & F07 LEES1 Buildings, University of Sydney, Camperdown NSW
- Marsden Park High School, Sydney NSW
- The Forest High School, Sydney NSW
- Westmead Public Schools, Sydney NSW
- North Sydney Education Precinct Public Domain Masterplan, North Sydney NSW
- Sydney Regiment Building Redevelopment, University of Sydney NSW
- Western Sydney University - iQ Westmead Campus, Westmead NSW
- Gosford TAFE redevelopment, NSW

Health

- Chris O'Brien Lifehouse - RPA Hospital, Camperdown NSW
- Royal North Shore Hospital, NSW
- Prince of Wales Cancer Centre, Randwick NSW

- Sir Moses Montefiore Jewish Home, Randwick and Hunters Hill NSW
- Southern Cross Aged Care Village, Turrumurra NSW
- Cardinal Freeman Village, Ashfield NSW

Infrastructure

- Crows Nest Metro Station Precinct, NSW
- Hills Showground Station Precinct, NSW
- Randwick Urban Activation Precinct, Sydney, NSW
- Bankstown Airport, NSW
- Round Island Route, Singapore

Master Planning + Urban Design

- Canterbury Bankstown Urban Tree Canopy, Master Plan, NSW
- Unitec Urban Strategy, Auckland, NZ
- Anselmi Ridge Masterplan, Pukekohe, NZ
- Dairy Road Masterplan, Fyshwick, ACT
- Drury Town Centre Masterplan, Auckland, NZ
- Gosford CBD & Landing Masterplans, NSW
- Hall Farm Vision & Masterplan, Auckland, NZ
- NewActon Precinct, Canberra, ACT
- Marrangaroo Masterplan and DCP, Lithgow NSW
- Camellia Rosehill Place Strategy and Master Plan, NSW
- St Leonards South Landscape Masterplan, NSW
- Redmond Place Masterplan, Orange NSW
- Chatswood CBD Implementation Strateggy, NSW

Mixed-use

- One Central Park, Chippendale, NSW
- The New Rouse Hill Regional & Town Centre, Rouse Hill, NSW
- NewActon Precinct, Canberra, ACT

Registrations + Affiliations

Registered Landscape Architect #004447

State Secretary, AILA Victoria, 2019-2021

Education

Bachelor of Landscape Architecture (Honours)
University of New South Wales, 2012

Professional Experience

OCULUS
2015 – Present

McGregor Coxall, Sydney
Graduate Landscape Architect

Selected Projects

Public Realm + Parks

- Albion Station Precinct Framework, VIC
- East Werribee Precinct Open Space Framework, VIC
- Game Changing Rail Trails Project, North East, VIC
- Harbour Park Design Competition, NSW
- Harbourside Esplanade Precinct, Docklands, VIC
- Kalkallo Retarding Basin Land Development Investigation Project, VIC
- Salt Pan Creek, NSW
- Seafarer's Rest, VIC
- Sullivan's Creek Habitat and Biodiversity Enhancement, ACT
- Sunshine Public Realm Strategy, VIC
- Westgate Park Master Plan, VIC
- Yarra River Biodiversity Link, VIC*

Education

- Newcastle University NeW Space, NSW*
- University of Adelaide Nursing and Medical School, Adelaide, SA*
- University of Tasmania Student Housing, Hobart, TAS
- Victoria University Land Titles Office Refurbishment, Melbourne, VIC*

Health

- Bendigo Hospital Redevelopment, VIC
- Federal Golf Course Retirement Community, ACT
- New Farm Retirement Village, QLD
- Watson Health Hub, ACT

Strategies + Guidelines

- Gender Sensitive Urban Design Guidelines Framework and Toolkit, ACT
- Improved Built Form, Place Design and Public Realm Design, ACT
- Garema Place Outdoor Dining Guide, ACT
- University of Canberra Master Plan Landscape Design Guidelines, ACT

Arts + Culture

- UTS First Nations College, NSW
- Kingston Arts Precinct, Kingston, ACT

Mixed-use

- 7 National Circuit, Barton, ACT
- 9 Broughton Street, Barton, ACT
- 70 Allara Street, Canberra ACT
- 220 Northbourne Ave, Braddon, ACT
- 360 Collins Street, Melbourne, VIC
- Canberra Centre Section 96 Project, ACT
- Dairy Road Precinct, Fyshwick ACT
- Flinders West, Docklands, VIC
- Kings Square Lot 5, Perth, WA
- Melbourne Quarter, Docklands, VIC
- Seafarer's Rest, VIC
- South City Square, Brisbane, QLD
- The Malt District, Cremorne, VIC
- Wesley Place, Melbourne, VIC
- West Melbourne Waterfront, VIC

Urban Living

- Belconnen Circus, ACT
- Australia 108, Melbourne, VIC
- Empire, Melbourne, VIC

Play

- Maritime Cove Community Park, VIC

*non-OCULUS project



Simon is a Senior Associate with more than fifteen years of experience in landscape architecture and urban design. Simon has a broad range of expertise across the design process, with a particular focus on large-scale master planning and design guidelines.

With a passion for urban design and sustainability, Simon seeks to foster and enhance social and environmental interactions across a breadth of project scales and types. He has highly developed skills in concept design and development, documentation and project management.

Registrations + Affiliations

Registered Landscape Architect #004653

Committee Member, Climate Positive Design Working Group, Australian Institute of Landscape Architects 2021–2023

Education

Bachelor of Landscape Architecture (Hons)
University of Western Australia, 2008

Professional Experience

OCULUS
2009 – Present

Hassell, Perth
Student Landscape Architect

Urbis, Perth
Student Landscape Architect

Selected Projects

Public Realm + Parks

- Bank Street Park, Sydney, NSW
- Church Street North, Bellingen, NSW
- Clyde Street Mall, Kempsey, NSW
- John Whitton Bridge Open Space, Rhodes, NSW

Education

- Australian National University Master Plan, Canberra, ACT
- Honeysuckle Campus, University of Newcastle, NSW
- Pendle Hill High School, NSW
- Pymble Ladies College, NSW

Health

- Chris O'Brien Lifehouse - RPA Hospital, Camperdown NSW
- Royal North Shore Hospital, St Leonards NSW
- Charlestown Residential Eating Disorders Clinic, NSW

Strategies + Guidelines

- Circular Quay Public Realm Manual, Sydney, NSW
- Greenfield Masterplanning & Subdivision Draft Design Guide, NSW
- Jerrabomberra Wetlands, Dairy Road and East Lakes Integration Study, ACT

Infrastructure

- Central Station Redevelopment Feasibility Study, Sydney NSW
- Crows Nest Metro Precinct, NSW

- Bankstown Airport, NSW
- Hills Showground Station Precinct Public Domain Masterplan, Castle Hill NSW
- Parramatta Road Urban Renewal Strategy: Urban Amenity Improvement Plan, NSW
- Sydney Metro Stage 1 (CBD), NSW
- Wynyard Station Master Plan, Sydney, NSW

Master Planning

- Canterbury Bankstown Urban Tree Canopy, Master Plan, NSW
- Albury and Lavington Master Plan, VIC+NSW
- Australian National University Master Plan, Canberra, ACT
- Dairy Road Eco Village Master Plan, ACT
- Drury Town Centre, Auckland NZ
- Hall Farm Vision and Master Plan, NZ
- Marrangaroo Master Plan and DCP, Lithgow, NSW
- Mt Atkinson Master Plan, VIC
- Randwick Urban Activation Precinct, NSW
- Rotokauri Master Plan, Auckland, NZ
- Roseworthy Garden Town, SA
- Shiralee Master Plan and DCP, South Orange, NSW
- St Leonards South Landscape Masterplan, Sydney, NSW
- Unitec Urban Strategy, Auckland, NZ

Mixed-use

- No. 1 Carrington Street, Sydney, NSW
- Lindfield Village Hub, NSW
- Macquarie Centre Plaza, North Ryde, NSW
- Tweed City Retail Centre Redevelopment, Tweed Heads, NSW
- Westpac Kogarah, Kogarah, NSW



Shijie is a landscape architect with more than seven years of experience working across a wide variety of public realm, urban infrastructure renewal, mixed use and residential, educational, masterplanning, nature trail and tourism projects, including on projects in Christmas Island, Hermannsburg, and Bathurst.

Shijie's interests come from exploring the potential opportunities from relationships between people and their unique backgrounds, biases, and perspectives, and their environment, within the context of interplay and influences of ecological, cultural, and historical characteristics of a place.

Education

Bachelor of Landscape Architecture
University of New South Wales, Sydney, Australia, 2016

Professional Experience

OCULUS
2022 – Present

fjmtstudio, Sydney
Landscape Architect

Thompson Berrill Landscape Design, Sydney
Landscape Architect

Selected Projects

Public Realm + Parks

- Marrinawi Cove, Barangaroo, NSW
- URBNSURF Sydney Wave Park, Sydney Olympic Park, NSW
- Blowholes Boardwalks, Christmas Island*
- Sir David Martin Reserve, Darling Point, NSW*
- Willowdale Estate Riparian Corridor Park, Denham Court, NSW*
- Old Ferry Road Reserve, Illawong, NSW*
- Carss Foreshore Bush Park, NSW*
- Dobroyd Head Nature Trail, Balgowlah Heights, NSW*
- Diamond Bay Cliff Walk, Vacluse, NSW*
- South Head Heritage Trail Masterplan, Watsons Bay, NSW*
- Military Road Streetscape Upgrade, Mosman, NSW*
- Spit East Streetscape Upgrade, Mosman, NSW*
- Narrabeen Lagoon Multi Use Trail, NSW*

Arts + Culture

- Powerhouse Ultimo Design Competition, NSW
- Bathurst Cathedral of St Michael and St John, Bathurst, NSW*

Education

- University of Newcastle, Central Coast Campus, Gosford, NSW
- Western Sydney University iQ Westmead Stage 3, NSW
- Box Hill Public School, NSW

- Hastings Secondary College, Port Macquarie, NSW*
- Darlington Public School, Chippendale, NSW*
- Fort Street Public School, Millers Point, NSW*

Infrastructure

- Parramatta North Precinct Pathways, NSW
- Johnstons Creek Waterway Naturalisation, Glebe, NSW*
- Powells Creek Channel Naturalisation, North Strathfield, NSW*
- Muddy Creek Waterway Naturalisation, Brighton-le-Sands, NSW*
- Carss Bush Park Seawall, Carss Park, NSW*

Mixed-use

- Chifley Tower, Chifley Square, Sydney NSW
- Liverpool Civic Place, Liverpool, NSW*
- Warrawong Community Centre & Library, Wollongong, NSW*

Urban Living

- Linq Development Stage 2A, 2B, and 3, Belconnen ACT
- Fig and Wattle, Ultimo, NSW
- 111 Castlereagh Residences, Sydney, NSW*

Play

- Turella Reserve Nature Playground, Earlwood, NSW*
- The Grove Playground, Tarniet, VIC*

*non-OCULUS project



Gareth is a Landscape Architect with more than seven years professional experience across a variety of projects, including residential, aged care, education sector, recreation and public realm. He has developed skills across concept design through to construction documentation, including BIM (Revit).

Gareth has an interest in increasing his knowledge on Australian flora, he is keen to create activated, liveable and sustainable environments to enhance interactions with our surroundings. He also has an avid interest in landscape photography and explores new technologies to create efficiencies in landscape architecture design and documentation.



Rosalie is a graduate of the University of Technology Sydney, where she received a University Medal. She has experience working on a range of projects from masterplanning and education, to mixed-use development and infrastructure.

She has a talent for graphic communication, supporting the team by work-shopping design ideas through a range of mediums. Her background as an installation artist provides Rosalie with a well-grounded appreciation for the experiential qualities of place. She has a strong interest in designing with plants, and seeks to cultivate ecological resilience through her work.

Registrations + Affiliations

Registered Landscape Architect #017928

Education

Bachelor of Landscape Architecture (Hons)
University of NSW, 2016

Professional Experience

OCULUS
2017 – Present

Guangzhou Pubang, China
Landscape Intern

Sun Media Graphic Design, Sydney,
Graphic Design Intern

Guangzhou Landscape Company, China
Landscape Intern

Selected Projects

Public Realm + Parks

- Nielsen Park Seawall, Vaucluse NSW
- Rouse Hill Town Centre, Rouse Hill NSW
- Wave Park, Sydney Olympic Park NSW
- Replacement of Boardwalk at Salt Pan Creek, Padstow NSW

Education

- Midtown Macquarie Park New Primary School, NSW
- Chatswood Education Precinct, NSW
- Western Sydney University - Westmead Campus, NSW
- Shore School – Physical Education Centre, North Sydney NSW
- University of Sydney Regiment, Camperdown, NSW
- PLC Grey House Precinct, Pymble NSW

Health

- Buderim Aged Care Facility, QLD
- Cardinal Freeman Seniors Living, Ashfield, NSW
- Montefiore Aged Care, Randwick NSW
- Japara Brighton Aged Care, Brighton, VIC
- Baptist Care Aged Facility, Carlingford NSW

Infrastructure

- Crows Nest Metro Station, NSW

Mixed-use

- One Carrington Street, Wynyard NSW
- Rouse Hill Town Centre Stage 2 Retail & Residential, Rouse Hill NSW
- 906 Bourke Street, Zetland NSW
- Catherine Park Estate, Camden NSW

Urban Living

- Chippendale Youth Foyer Central, Camperdown NSW
- 8-104 Rouse Road, Rouse Hill NSW
- O'Dea Avenue, Waterloo NSW
- 685 Latrobe Street HOME, Docklands VIC
- 1 Kellicar Road, Macarthur NSW

Education

Bachelor of Landscape Architecture (Hons) +
University Medal, UTS, 2021

Bachelor of Fine Arts (Sculpture, Performance
and Installation) UNSW, 2017

Professional Experience

OCULUS
2020 – Present

University of Technology Sydney
Casual Academic

Campbell Page, Sydney
Bush Regeneration Participant

Selected Projects

Public Realm + Parks

- Bank Street Park, Blackwattle Bay, NSW
- Harbour Park Design Competition, NSW
- Marrinawi Cove Harbour Pool, NSW
- URBNSURF Wavemark, NSW
- Koala Hospital, NSW
- 2 Chifley Square, NSW

Education

- Kambala, Rose Bay, NSW
- Box Hill Public School, NSW
- Macquarie Park Public School, NSW
- The Forest High School, Frenchs Forest, NSW
- Pymble Ladies College, Pymble, NSW
- Marist Catholic College, North Sydney, NSW

Infrastructure

- Bankstown Airport, Bankstown, NSW
- Wilberforce Carpark, Rose Bay, NSW

Master Planning

- Ocean Dunes, King Island, TAS
- Redmond Place, Orange, NSW
- Parramatta North, NSW
- Camelia Rosehill Place Strategy, Rosehill, NSW
- Drury Town Centre, Auckland, NZ
- Hall Farm Vision & Master Plan, NZ

Mixed-use

- Crown St Precinct, Wollongong, NSW
- Aspire Development, Penrith, NSW
- Section 96 Project, ACT

Urban Living

- 607 Pacific Highway Built-to-Rent, Chatswood, NSW
- Ashmore Precinct, Erskineville, NSW
- 524 - 542 Pacific Highway, St Leonards, NSW
- Fig and Wattle, Ultimo, NSW



Lucy graduated from the University of Technology Sydney with a Bachelor of Landscape Architecture (Honours) where she went on to gain experience in high-end residential design. During this time Lucy developed a keen eye for detail and a deep understanding of spatial aesthetics.

In every project, she strives to integrate sustainable practices and promote environmental stewardship, ensuring that each design is both aesthetically pleasing and ecologically responsible.

Education

Bachelor of Landscape Architecture (Hons)
University of Technology Sydney, 2023

Professional Experience

OCULUS
2025 – Present

Bates Landscape, Sydney
Junior Designer

University of Technology Sydney
Casual Academic

Selected Projects

Public Realm + Parks

- Redmond Place, Orange, NSW

Education

- Australian Catholic University, STEM Campus, NSW
- Newington College, NSW
- Kambala School, NSW
- University of Newcastle, Callaghan Campus, NSW

Urban Living

- New Farm Retirement Village, QLD

Residential

- 7 Bower St, Manly *
- 44-46 Lang Rd, Centennial Park *
- 140 Young St, Annandale *

Mixed Use

- Lytton Road, QLD

*non-OCULUS project



Ned is a passionate creative who graduated with Honours the University of Technology Sydney. Throughout his studies he developed a deep interest in landscape analysis, plant community research, and advocating for biodiverse approaches.

With a strong interest in horticulture, Ned's work focuses on native species and their transformative potential in urban design. Ned brings experience in plant-driven projects across commercial and residential sectors, and has honed his skills in creative expression and thoughtful functionality. He is an innovative problem solver and forward thinker.

Education

Bachelor of Landscape Architecture (Hons)
University of Technology Sydney, 2024

Professional Experience

OCULUS
2025 – Present

Lone Pine Landscapes, Sydney
Student Landscape Architect

Ned Dickson Landscape Design, Sydney
Landscape Designer

Selected Projects

Education

- ACU STEM Campus, NSW
- Newington College, NSW

Civic

- Bronte Surf Life Saving Club, NSW

Mixed-use

- Parramatta Civic Link, NSW
- Barangaroo Hostile Vehicle Mitigation Strategy, NSW
- Central Barrangaroo, NSW

Urban Living

- Burrelli & Church Street Residential Development, NSW
- Ashmore, Alexandria, NSW
- Block 1 Section 7 Phillip, ACT
- Hume Circle, ACT

4.0 Recent Awards

Recent Awards

Our work has been celebrated with over 225 accolades – locally, nationally, and internationally.



2024

World Architecture Festival WAFX Award – Cultural Identity Winner – UTS National First Nations College (with Warren and Mahoney, Greenaway Architects, and Finding Infinity)

AILA National Landscape Architecture Award for Research, Policy and Communications – Gender Sensitive Urban Design Guidelines (with PLACE Laboratory, Communication Link, and Inhabit Place)

AILA National Landscape Architecture Award (International Category) – TRX City Park (with Pentago)

Institute of Landscape Architects Malaysia (ILAM) Honour Award – TRX City Park (with Pentago)

Parks and Leisure Australia (WA) Park of the Year Award Winner – The Oval, Subi East (with UDLA)

The National Trust Heritage Awards NSW Landscape Winner – West Head Lookout (with Bruce Mackenzie)

AILA NSW Award of Excellence for Tourism – West Head Lookout (with Bruce Mackenzie)

AIA ACT Awards – Cynthia Breheny Award for Small Project Architecture – LESS Pavilion (with Pezo von Ellrichshausen and Molonglo Group)

AIA National Award for Small Project Architecture – LESS Pavilion (with Pezo von Ellrichshausen and Molonglo Group)

2023

Good Design Award Winner – Architectural Design Category for Place Design, Wesley Place (with Lovell Chen and COX)

AIA Awards – National Commendation for Urban Design – Dairy Road Precinct (with Craig Tan Architects)

AIA ACT Awards – Award for Urban Design – Dairy Road Precinct (with Craig Tan Architects)

Planning Institute Australia – ACT Planning Excellence Award for Community Wellbeing and Diversity – Gender Sensitive Urban Design Guidelines (with PLACE Laboratory, Communication Link, and Inhabit Place)

AILA NSW Award of Excellence for Tourism – Cape Solander

MIPIM Asia Summit (Marché International des Professionnels de l'Immobilier) Best Urban Regeneration Project Bronze Award – The Exchange TRX (with Pentago)

American Institute of Architects Award Winner – Lubber Run Community Centre (with VDMO Architects)



2022

Council on Tall Buildings Awards Urban Habitat – District/Master Plan Scale Winner – Wesley Place (with COX)

Council on Tall Buildings Awards Best Tall Mixed-Use Building Winner – Collins Arch (with Woods Bagot and SHoP Architects)

AILA National Awards – Climate Positive Design Award – Green Our City Strategic Action Plan (with Arup, HillPDA and Junglefy)

AILA National Awards – Landscape Architecture Award for Civic Landscape – Wesley Place

AIA VIC Awards – The John George Knight Award for Heritage – Wesley Place (with Lovell Chen and COX)

AILA NSW Awards – ShadeSmart Award – Bankstown and Campsie CBD Urban Tree Canopy Master Plan (with TreelQ and Homewood Consulting)

Urban Development Institute of Australia (UDIA) National Award for Excellence Winner: Residential Development – Catherine Park (with Harrington Estates and The Fairfax Group)

2021

Design and Build Awards, Leading Cross-Disciplinary Architecture Firm Specialising in Sustainable Designs

Urban Development Institute of Australia (UDIA) National Award for Excellence: Masterplanned Development – Wentworth Point inc. Zen Apartment Building + Public Domain (with Billbergia, Scott Carver, and Northrop)

NAIOP Awards Best Multi-Family – Washington DC category, Award of Merit – Maren (with MRP Realty and SK+I Architecture)

Montgomery Planning Design Excellence Award for Public Projects – Wheaton Town Center (with Stonebridge and The Bozzuto Group)

AILA VIC Award for Gardens – Caribbean Park Public Realm (with Peter Ryan Architects)

AIA VIC Awards – The Sir Osborn McCutcheon Award for Commercial Architecture – Collins Arch (with Woods Bagot and SHoP Architects)

AIA NSW Award for Multiple Housing – Arkadia (with DKO and Breathe Architecture)

2020

Think Brick Bruce Mackenzie Landscape Award Winner – Arkadia Apartments (with DKO and Breathe Architecture)

Banksia Foundation Sustainability Award – Arkadia Apartments (with DKO and Breathe Architecture)

AIA NSW Awards – Milo Dunphy Award for Sustainable Architecture, Arkadia Apartments (with DKO and Breathe Architecture)

AIA NSW Commendation for Educational Architecture – Meriden School, Lingwood Campus (with Allen Jack+Cottier)

AILA ACT Awards – Award of Excellence, Category: Urban Design, Braddon Precinct Place Vision and Strategy (with Right Angle Studio and CoDesign)

AILA NSW Awards – Landscape Architecture Award, Category: Parks and Open Space, Dyuralya Square, City of Sydney

AILA NSW Awards – Landscape Architecture Award, Category: Gardens, Arkadia Apartments (with DKO and Breathe Architecture)

2019

International Architecture Award (The Chicago Athenaeum Museum of Architecture and Design/The European Centre – Architecture Art Design and Urban Studies) – Barangaroo South (with Aspect, Lendlease and Rogers Stirk Harbour)

Good Design Award Winner – Architectural Design Category for Urban Design and 2020/20 Vision Green Design Award, Bendigo Hospital (with Silver Thomas Hanley and Bates Smart)

Good Design Award Winner – Architectural Design Category for Urban Design, Barangaroo South (with Aspect, Lendlease and RSHP)

AILA NSW Award of Excellence in Civic Landscape, Barangaroo South (with Aspect, Lendlease and RSHP)

AILA VIC Award of Excellence in Civic Landscape, Bendigo Hospital (with Silver Thomas Hanley and Bates Smart)

International Federation of Landscape Architects Asia Pacific Awards – Bendigo Hospital (with Silver Thomas Hanley and Bates Smart)

Planning Institute of Australia – National Awards for Planning Excellence: Commendation in Great Place category for Barangaroo South (with Aspect, Lendlease and RSHP)

The City of Knox Design and Development Excellence Awards – Industrial, Commercial and Institutional Award Winner – Caribbean Park (Stage 2) (with Peter Ryan Architects)

2018

Australian Urban Design Awards – Built Projects (City and Regional scale) Award Winner for Bendigo Hospital project (with Silver Thomas Hanley and Bates Smart)

Australian Urban Design Awards – Built Projects (City and Regional scale) Commendation Award for Barangaroo South (with Aspect and RSHP)

Planning Institute of Australia – Awards for Planning Excellence: NSW Presidents Award for Barangaroo South (with Aspect and RSHP)

Planning Institute of Australia – NSW Awards for Planning Excellence: Great Place for Barangaroo South (Aspect and RSHP)

Property Council of Australia Innovation and Excellence Awards: Development of the Year - Public Project (VIC) for Bendigo Hospital, Bendigo VIC

City of Port Philip Design Development Awards: Mayor’s Award for Maritime Cove Community Park, Port Melbourne VIC

City of Port Philip Design Development Awards: Award for Excellence (Place making) for Maritime Cove Community Park, Port Melbourne VIC Greater Sydney Commission Planning Awards, Award Winner: Great New Place to live and/or Work - Barangaroo South (with Aspect)

International Federation of Landscape Architects (IFLA) Asia Pacific Awards - Award of Excellence in Economic Viability- Barangaroo South (with Aspect)

AIA ACT Architecture Awards – Award for Urban Design - Australian National University Reunion Pop-Up Village (with Craig Tan Architects)

2017

AILA National Landscape Architecture Award - Research, Policy and Communication: Sydney Landscape Code for the City of Sydney

Premier’s Design Award – Architectural Category Tanderrum Bridge, Melbourne (with John Wardle Architects + NADAA)

International Federation of Landscape Architects Asia Pacific Region – Landscape Architecture Awards – Infrastructure Category: Outstanding Award for Remembrance Driveway Interchange, Ballarat, VIC

International Federation of Landscape Architects Asia Pacific Region – Landscape Architecture Awards – Award of Excellence for Skyrise Greenery, One Central Park, Chippendale, NSW (with Aspect)

NSW Planning Institute of Australia Awards for Excellence, The Hard Won Victory Award: Parramatta Road Corridor Urban Transformation (with UrbanGrowth and Cox)

Melbourne

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Level 2, 33 Guildford Lane
Melbourne, VIC
+61 3 9670 0699

Sydney

Gadigal Country
Level 1, 5 Wilson St
Newtown, NSW
+61 2 9557 5533

Canberra

Ngunnawal and Ngambri Country
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Canberra, ACT
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