

# HEISE ARCHITECTURE CAPABILITY STATEMENT

2014 Edition



## **INTRODUCTION BY FLORIAN**

Thankyou for taking the time to learn more about our practice Heise Architecture. Founded by Rachel and myself in 2011, Heise Architecture has quickly established a positive reputation by successfully completing a variety of projects across a range of fields. Heise was the lead consultant for both the Caval Ridge and Daunia Mine Industry Area Buildings, which comprised 17 buildings and close to 40 million dollars worth of work. The scale, time-frame and bureaucracy involved with both of these projects, necessitated the implementation of work-flows and procedures comparable to larger and more established practices. Daunia and Caval Ridge also allowed us to demonstrate our Building Information Modelling ability and the implementation of systems and procedures would culminate in achieving ISO 9001 third party accreditation for our Quality Management Systems.

Recently Heise Architecture has been appointed as the National Architect for Lorna Jane as they roll-out and refurbish their stores throughout Australia. Allowing us to design at an intimate scale and utilise our technical ability to rapidly design and document multiple stores. Rachel and I would love to discuss any potential project and see how Heise Architecture could help you.

Florian Heise

## OUR APPROACH

At Heise we approach every project with a client focus and an appreciation of the final project outcome. Our team is dedicated to each project, ensuring a consistent point of contact and level of design and documentation quality. Every project is the personal responsibility of one of the owners of the practice. We are comfortable completing all types of projects and are able to adjust our capacity and capabilities as required.

Heise Architecture has successfully completed over \$50 million dollars worth of built projects.



# OUR SERVICES



## ARCHITECTURE

Both Rachel and Florian Heise are registered Architects, who have worked for some of the largest practices in Queensland. Drawing upon our experience Heise Architecture is able to provide the full suite of Architectural services across all building types. From complex research based health projects, to large Mine Industry Areas or small bespoke residential or retail projects we have the necessary experience and technical ability.

## INTERIOR ARCHITECTURE

We consider interior design to be smaller Architectural projects and approach them with the with the rigour and professionalism one would expect of an architect. Our team has experience in commercial refurbishment, retail, hospitality and health interior design and is well positioned to undertake any interior project.

## URBAN DESIGN / MASTER PLANNING

Heise Architecture is able to provide Urban Design and Master planning services for a range of projects. From industrial / commercial developments, through to large scale mining camps or sporting developments.



## TENANCY REVIEW / COMPLIANCE AUDITS

If you are considering a refurbishment, extension or simply want to move into a tenancy, our team of Architects and Assistants are able to prepare a detailed NCC Compliance review of any existing building or premises. Conducting a visual investigation of the building our team will prepare a summary of all Architectural NCC compliance issues and help reduce risks when moving office.



## DESIGN RESEARCH

Our team is able to undertake specialist design research to provide design solutions specifically suited each to each individual project. We undertake, literature reviews, case studies, field surveys, user group interviews and post occupancy evaluations.



## MODULAR DESIGN CONSULTANCY

With extensive experience in modular design and construction, Heise Architecture are able to provide Modular Design advice for consultant or construction teams. Heise has previously provided modular design consultancy services for the Gold Coast Commonwealth Games Accommodation Project and the University of New England Student Accommodation Village.

## CLIENT TESTIMONIALS

“I have no hesitation in recommending Heise Architecture for projects in the build environment, Heise provide the total design package.”

**STEVE McCOY - WORKCOVER QLD**

“I have been really impressed with the level of documentation, coordination, attention to detail and commitment.”

**DAVID BLACK - BECHTEL**

“We found Heise Architecture’s work to be of the highest quality and would have no hesitation in hiring them again.”

**DAVID GRAY - BEERNUTS PRODUCTIONS**

“I can’t speak highly enough of the support I received from Heise Architecture.”

**MERIAL STANGER - PRIVATE**

“Heise Architecture met deadlines and produced quality work.”

**ANTHONY STEVENS - HUTCHINSON**

“You were awesome, give yourself a 9 (out of ten) on all your questions.”

**CHRIS STEVENSON - HUTCHINSON**



## **OUR TEAM**

At Heise we appreciate the value of maintaining a friendly and productive team. Our young and energetic team can draw upon a wealth of experience, in house training and advanced technical ability to raise to any challenge. We encourage all members of the Heise team to assume responsibility for their projects and to maintain open dialogue with everyone involved. Rachel and Florian share responsibility for managing Heise, mentoring our junior staff and acting as Project Architect for our various projects.

We train our team and encourage project ownership and responsibility from everyone.





## FLORIAN HEISE - ARCHITECT & DIRECTOR

I enjoy developing elegant and workable designs which exceed our clients expectations.

### Qualifications & Affiliations

Registered Architect in Queensland 4380  
Registered Architect in Western Australia 2647  
Australian Institute of Architects Member Level 1  
Bachelor of Architecture (Hons 2a)  
Bachelor of Built Environment (Architectural Studies)  
2013 to present Member of the QLD AIA Practice Committee  
2012 to present Joint Chair AIA PALS Course  
2008 to present QUT Sessional Academic

### Awards

2011 AIA Regional Award (For APA Project)  
2008 RAlA Student Prize (Advancement of Architecture)  
2007 Head of School Prize for Architecture

### Retail & Hospitality

Lorna Jane in David Jones  
Lorna Jane St Ives, NSW  
Lorna Jane Zetland, NSW  
Lorna Jane Queen Street Mall, QLD  
Lorna Jane Nice, France  
Miami One, Retail Extension  
Frankie Says, Melbourne  
Toombul Existing Conditions Report

### Commercial

Navaska Office Extension  
Ergon Rockhampton  
WorkCover Qld Robina  
WorkCover Qld Logan  
WorkCover Qld Oxley  
WorkCover Qld Cannon Hill

WorkCover Qld Brendale

### Recreation

Waterford West Sports Park  
Bundaberg Multiplex  
Brothers Junior Rugby Club  
Mt Isa Recreation Park Seating

### Health & Emergency Services

Toowoomba Emergency Department  
Extension - Research investigation.  
QR Ipswich - Police Outpost  
Durak Ambulance Station Upgrade  
RCH Ophthalmology Department  
RCH Steriliser Replacement  
Toowoomba Base Birthing Centre  
Nathan Ambulance Station Upgrade

Theodore Private Practice Clinic  
Caval Emergence Response  
Daunia Emergence Response

### Resource

Peak Downs Mine Planning  
South of Embly Camp  
Daunia MIA Modular Buildings  
Caval Ridge MIA Modular Buildings  
Rolleston Coal New Admin & Mess  
Hall Buildings.

### Education & Training

Mt Gravatt West Special School  
Mt Gravatt West 3 GLA  
Peak Downs Mine Training Centre

### Multi Residential

Greenslopes Townhouses  
South Hedland Hotel  
Miami One Units

### Housing

Paine Street Extension  
Indigenous Social Housing  
Harvey Residence  
Bibby Residence Extension

### Industrial

Australian Air Express Warehouse  
TradeCoast Central Lot 7

### Heritage

Charters Towers Stock Exchange



## RACHEL HEISE - ARCHITECT & DIRECTOR

I enjoy working with our clients to deliver beautiful solutions to assist their households and businesses in functioning more effectively.

### Qualifications

Registered Architect Queensland – 4251  
 Registered Architect New South Wales – 9275  
 Registered Architect Victoria – 18512  
 Registered Architect Tasmania – 916  
 Bachelor of Architecture (Hons 2b)  
 Bachelor of Design Studies (Architecture)  
 Royal Australian Institute of Architects Member Level 1

### Affiliations

2013 – Present Deputy Chair RAIA Acumen Content Review Panel  
 2010 – Present Member RAIA Practice Committee  
 2012 – Present Joint chair RAIA PALS course  
 2008 – 2013 QUT Sessional Academic

### Retail

National Architect for Lorna Jane  
 Lorna Jane Rhodes, NSW  
 Lorna Jane Oslo Sweden  
 Lorna Jane Main Beach, QLD  
 Lorna Jane in David Jones  
 Lorna Jane St Ives, NSW  
 Lorna Jane Zetland, NSW  
 Lorna Jane Hervey Bay, QLD  
 Lorna Jane Floreat, WA  
 Lorna Jane Queen Street Mall, QLD  
 Lorna Jane Nice, France  
 Lorna Jane Joonalup, WA

### Commercial

WorkCover Qld Cairns,  
 WorkCover Qld Toowoomba,

WorkCover Qld Townsville,  
 WorkCover Qld Mackay,  
 WorkCover Qld Rockhampton,  
 WorkCover Qld Sunshine Coast  
 WorkCover Qld Robina,  
 WorkCover Qld Brendale,  
 WorkCover Qld Oxley,  
 WorkCover Qld Logan,  
 WorkCover Qld Cannon Hill  
 Maroochydore Government Building  
 Vision Australia Queensland Office  
 Pacific Gateway Int. College

### Recreation

Waterford West Sports Park  
 Bundaberg Multiplex  
 Brothers Junior Rugby Club

### Health & Emergency Services

RBWH Mental Health Centre  
 Browns Plains Ambulatory &  
 Community Health Centre  
 Browns Plains Early Childhood Ctr.  
 Theodore Private Practice Clinic  
 Royal Flying Doctors  
 Ipswich Medical Centre

### Resource

Rolleston Village Expansion Project  
 GEMCO FIFO Village  
 Daunia MIA Modular Buildings  
 Caval Ridge MIA Modular Buildings

### Education & Training

Labrador State School Gym Roof

University of Queensland Bike Box  
 University of Queensland Law  
 Library  
 University of Queensland  
 Department of Finance  
 Xavier Catholic College Stage 5  
 St Josephs Primary School  
 Mackillop Catholic College  
 Stanhope Gardens Catholic College

### Multi Residential

YHA Stage 2 Brisbane  
 Indoorpilly Apartments  
 Port Headland Hotel

### Housing

Davies Residence



## CALLUM SENJOV - ARCHITECTS ASSISTANT

I take pride in delivering a well resolved solution to clients.

### Qualifications & Affiliations

Master of Architecture (currently enrolled)  
Bachelor of Architectural Design  
Member of the Australian Green Development Forum  
AIA Sustainability Committee  
SONA Vice-President

### Awards & Exhibitions

Curator of 3rd year work at 2011 UQ EOY Exhibition  
Work exhibited in the 2011 UQ EOY Exhibition.  
Work exhibited in the 2010 UQ EOY Exhibition.

### Commercial

CGE Office Refurbishment  
Green Square Library  
Commonwealth Bank Modular  
Claremont Aerodrome

### Retail

Yeronga Pharmacy  
Miami One - Retail Extension

### Recreation

Waterford West Sports Park  
Bundaberg Multiplex  
Brothers Junior Rugby Club

### Health & Emergency Services

Theodore Private Practice Clinic

Gordon Health Clinic

### Health & Emergency Services

QR Ipswich - Police Outpost  
Theodore Private Practice Clinic  
Daunia Emergency Response  
Caval Ridge Emergency Response

### Resource

Rolleston Coal Mine  
Oak Creek Coal Mine  
Caval Ridge Camp  
Peak Downs Site Offices  
Peak Downs Mine Planning and  
Operations Building  
Mac Group Project - Admin and  
Kitchen  
GEMCO FIFO Village  
Daunia Mine

Caval Ridge Mine  
Ernest Henry Mine  
Roy Hill Mine  
Oak Creek Admin and Bathhouse

### Education & Training

Orange Christian School GLA  
Bathurst Glider School  
Peak Downs Mine Training Centre

### Multi Residential

Miami One Residential Tower  
Greenslopes Townhouses

### Housing

Yeppoon House  
Staples Residence

King St Caravan Park  
Indigenous Social Housing  
Griffiths Residence



## NIKKI HAMMOND - ARCHITECTS ASSISTANT

Its exciting and rewarding to see our designs come to life.

### Qualifications & Affiliations

Master of Architecture (currently enrolled)  
 Bachelor of Architectural Design  
 SONA

### Awards & Exhibitions

Work exhibited in the 2011 UQ EOY Exhibition.  
 Work exhibited in the 2012 UQ EOY Exhibition.  
 Work exhibited in the 2013 UQ EOY Exhibition.

### Residential

Payne Street Residence

### Commercial

Navaska Office Extension  
 Frankie Says Melbourne

### Retail

Frankie Says Restaurant Melbourne  
 Lorna Jane Rhodes Shopping Centre  
 Lorna Jane Sweden  
 Lorna Jane David Jones Brisbane  
 Lorna Jane David Jones Sydney  
 Lorna Jane David Jones Melbourne  
 Lorna Jane Main Beach  
 Lorna Jane Floreat  
 Lorna Jane Hervey Bay

Lorna Jane East Village Zetland  
 Lorna Jane ST Ives  
 Lorna Jane Queen St. Mall  
 Lorna Jane Toowong  
 Lorna Jane Joondalup  
 Lorna Jane Maribyrnong  
 Lorna Jane James Street  
 Lorna Jane Balgowlah  
 Lorna Jane Watergardens  
 Lorna Jane Cockburn Gateway  
 Lorna Jane Ocean Keys  
 Lorna Jane Miranda  
 Lorna Jane Tamworth  
 Lorna Jane DFO Brand Smart  
 Lorna Jane Chapel Street  
 Lorna Jane DFO Essendon  
 Lorna Jane Petrie Terrace

Lorna Jane Epping  
 Lorna Jane Macquarie  
 Lorna Jane Street Melbourne  
 Lorna Jane Bourke Street  
 Lorna Jane Chirnside  
 Lorna Jane Eagle Street

### Resource Sector

Caval Ridge Pedestrian Access-ways



## **HORST HEISE - SENIOR DESIGNER**

Horst bring decades of experience as a designer and builder to the Heise Architecture team.

### **Qualifications & Work History**

Building Designer & Builder  
Managing Director of Rehof Construction  
Managing Director of Compro Design & Drafting

### **Commercial**

Rainbow Beach Shopping Centre  
Brothers Nielson Australia Fair  
Brothers Nielson Coolangatta  
Randall Sound Eq. 1st Head Office

### **Laboratory**

Laboratory Building No 2. of the Max  
Flank Institute, Heideiberg  
Outside Laboratory Eriangen Uni.

### **Residential**

Hutchinson Modular Housing Project  
Hemelaar Extension & Alteration  
Hemelaar New Residence  
Burleigh Heads Two Story Units  
Crystobel Court Extension and  
Renovation

### **Religious**

Assembly Hall Melton  
Church of J.H.W Ballarat

### **Industrial**

Royal Foods, Warehouse and Office



## **EMILY CLARKSON - ADMINISTRATION**

Emily provides invaluable support to the entire project team.

### **Qualifications & Work History**

Diploma in Accounting (Currently Enrolled)  
Certificate IV in Accounting  
Certificate III in Childcare  
Certificate II & III in Retail

### **Specialties**

Event Planning  
National Coordinator for Construction Industry Drinks Networking (CIDN)  
Office Duties  
Executive Administration Support  
Book Keeping  
Business Activity Statement Preparation  
Accounts Reconciliation  
Quality Assurance  
Trade Library Manager



## QUALITY ASSURANCE

Heise Architecture has implemented a quality management system which has allowed us to achieve ISO 9001 accreditation. We have also achieved a Queensland Government PQC level three, "Industry Best Practice."

Heise Architecture is also an A+ member of the Royal Australian Institute of Architects. With both Rachel and Florian Heise as members of the Queensland Practice Committee and Rachel Heise a member of the National Acument review panel.



Heise is ISO 9001 Accredited  
and is PQC Level Three  
"Industry Best Practice"  
certified.

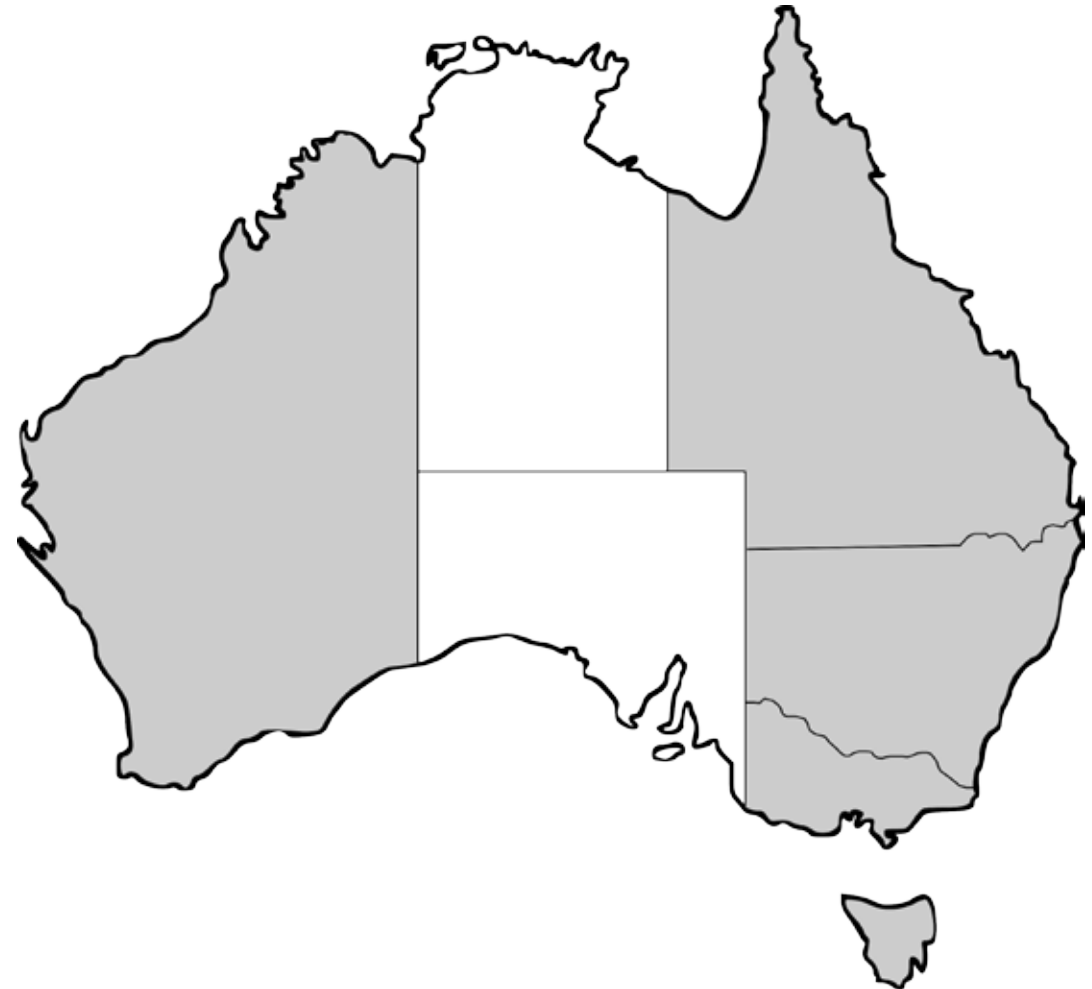
## NATIONAL PERSPECTIVE

As our practice has grown, Heise Architecture has completed projects throughout Australia and is currently registered to legally provide Architectural services in Queensland, New South Wales, Victoria, Tasmania and Western Australia. Currently we are working on projects throughout the country and are planning to expand our registration to include, South Australia and the Territories in the near future.

At Heise Architecture we guarantee a registered Architect will be closely involved in your project from concept to construction. Ensuring all of our work meets the licensing requirements for each state and territory.

Rachel Heise **QLD 4251, NSW 9275, VIC 18512, TAS 916**  
Florian Heise **QLD 4380, WA 2647**

Heise has worked on projects  
throughout Australian and in  
Europe.



# OUR EXPERIENCE



## COMMERCIAL & RETAIL

Heise Architecture has extensive Commercial and Office design experience. Our understanding of legislative requirements and appreciation of the outcome driven nature of the corporate and retail environment ensures we are well positioned to undertake any commercial or retail project.

- New Office Buildings
- Commercial Investor
- New Office Fit-outs
- New Retail Fit-outs
- Refurbishments
- Owner Occupier
- New Restaurant Design

## RECREATION

Recreation projects provide a rare opportunity to create civic infrastructure which can have a lasting impact on a community. In designing our recreation projects we strive to create iconic buildings which can stand the test of time.

- Master Planning
- Sports Stadium
- Club Facilities
- Grandstand

## HEALTH

Designing projects for the health sector is challenging and immensely rewarding. Both Rachel and Florian bring a variety of Health Experience to the Heise team and have been actively growing Heise's exposure in this sector.

- New Health Buildings
- Health Refurbishment
- PPP Development
- Private Health
- Public Health





## RESOURCE

Heise Architecture has successfully completed over \$40 million dollars worth of resource sector projects. Our team has developed an expertise in modular design and construction which we have deployed into other sectors.

- Modular Mining Building
- Mine Industry Area Design
- Mining Camp Design
- Training Facilities
- Bathhouse Design
- Modular Design Consultancy



## MULTI RESIDENTIAL

Heise Architecture has entered the Multi Residential sector with an innovative and stylish approach to multi residential design. We believe in creating liveable buildings which respond to the local context.

- Student Accommodation
- Mixed Use Developments
- Town-house Development
- Hotels & Motels
- Residential Towers



## HOUSING

Heise Architecture has experience with housing projects from remote social housing to inner city extensions and luxury residential projects.

- Raise and Build Under
- Private Housing
- Public Housing
- Queenslanders
- Extensions



## LORNA JANE - RETAIL

Heise Architecture is very proud to be working with Lorna Jane on their refurbishment and new store roll-out throughout Australia. Working closely with their project management team, we have been able to design and document a range of stores, taking advantage of the opportunities and existing conditions of each retail tenancy's location.

### Project Achievements

- Heise is working with Lorna Jane to open a **new store every six business days**.
- Heise provided a dedicated **single point of contact** across all projects to ensure continuity.
- Heise is **providing unique designs** for each store avoiding a cookie cutter approach.

Heise is working with Lorna Jane on projects throughout Australia.

## CONCEPTUAL CEILING - RETAIL

Heise Architecture was invited to resolve a proposal for the feature ceiling space in a large retail food-court. Using our advanced computational design skills, the Heise team was able to rationalise and resolve the concept. The ceiling contained over 62km of batten elements fixed to a series of curved structural elements.

### Project Achievements

- Over **62 km** of battened elements which were parametrically modelled.
- Rapidly produced a **measurable concept design** to allow the contractor to prepare an estimate.
- Prepared images and a walk-through render to express the experiential qualities of the design.

Our team produced rapid visuals to accompany the proposal.





## ERGON ROCKHAMPTON - COMMERCIAL

Heise Architecture was approached to prepare an alternative design for the Ergon Energy Rockhampton Office and Depot. In preparing our design we sought to improve staff amenity, provide construction cost savings and respond to the context. We designed the building to have an 'L' shape and reused one of the existing buildings on the site. Saving approximately \$2 million, through reduced crane-age and increased construction efficiencies and provide natural light for all of the building occupants. Our design also responded to the street providing a public interface for the development.

### Project Achievements

- Heise provided **construction cost savings**, through intelligent design.
- Heise's design **improved staff amenity** with natural light and green views from all office spaces.
- Heise's design **responded to the immediate context**, providing a public face to the development.

Our Design provided construction costs and improved design efficiency.

## WORKCOVER QUEENSLAND - COMMERCIAL

In 2011 Heise Architecture was invited to design and document the refurbishment of all of WorkCover's South East Queensland offices. The project involved increasing the office capacity from 40 to 120 staff across several different offices, with a rapid delivery process.

### Project Achievements

- Heise provided rapid documentation, preparing the designs of **four offices over the Easter break** to ensure WorkCover could meet their requirements.
- Heise helped **increase employee capacity by over 200%** without increasing the building or let-table area.
- Six tenancies throughout Queensland.

Heise has helped Workcover increase capacity, while retaining the same floor area.





## BUNDABERG MULTIPLEX - RECREATION

The Bundaberg Multiplex building was a Tender Submission for the new Entertainment and sporting precinct in Bundaberg. Our aim was to design a building with an urban presence while also providing the client with cost savings with smart design. The building was reconfigured to address the corner street frontage and create a presence when approached and the internal basketball courts were made visible from the main

### Project Achievements

- Heise developed an efficient design with **construction cost savings**. Heise designed a **memorable and iconic civic building** for Rockhampton.
- Our design allowed for **simple building compartmentalisation**.

Our design provided significant cost savings.

## WATERFORD WEST SPORTS PARK - RECREATION

Heise Architecture recently collaborated with Dunn and Moran Landscapes Architects to prepare a concept design for the Waterford West Sport Park. The brief required three rugby fields a grandstand a clubhouse, parking and additional utility spaces. Our grandstand design, utilized robust and resilient materials, complimenting the master-plan and reducing maintenance costs. The building has been designed as a legible expression of the roofing element wrapping over the grandstand providing protection from the sun, wind and rain.

### Project Achievements

- Heise's design provided an **iconic civic project** for the city of Logan.
- Heise's design responded to the local environmental **protecting patron from the wind and the sun.**
- The **improved master plan** provided additional amenity and user comfort.

Our proposed design was  
short-listed.





## TOOWOOMBA BASE HOSPITAL BIRTHING CENTRE REFURBISHMENT - HEALTH

The Toowoomba Base Hospital Birthing Centre Refurbishment was completed by Florian Heise, in collaboration with Daniel Sturton and Vaughn Schultz, while working at the Architectural Practice Academy. The design of the centre incorporated contemporary research to provide a safe and comfortable environment for mothers while giving birth. The Birthing Centre Refurbishment was a recipient of the Australian Institute of Architects regional Architecture Award and Project Services Small Project Award. A clear testament to the value of research lead design and clear user input and communication.

### Project Achievements

- The project was research focused and an **award winning** design.
- **Sensitive to patient and family needs**, providing a feminine and homely space.
- **100% positive feedback** in the post occupancy study, completed years after completion.

Winner of a 2011 Australian Institute of Architects, Regional Architecture Award.



## THEODORE PRIVATE PRACTICE CLINIC - HEALTH

The Theodore Medical Centre is Heise's First Health project and is located in Theodore approximately 400kms West of Bundaberg. The facility will be attached to an existing Hospital as the previous Practice was severely damaged by the 2011 Floods. It consists of several Consult rooms, Treatment rooms with a dispensary and X-ray Facilities.

### Project Achievements

- Modular design incorporating x-ray facilities, treatment rooms and consult rooms which **comply with the AHFG**.
- Fully modular design to **reduce on site works**, providing construction advantages and efficiencies.
- Help provide **health services for remote communities** in Queensland.

Supporting the health needs  
of regional Queensland with  
modular health projects.





## DAUNIA & CAVAL RIDGE MIA - RESOURCE

Heise Architecture was appointed as the Architect and lead consultant for the Bechtel / BMA Daunia and Caval Ridge Mine Industry Area modular buildings. The project comprised 17 volumetric modular buildings with over 10,000 m<sup>2</sup> of gross floor area. The mines, east of Moranbah, QLD, required support buildings, ranging from a small gatehouse to the larger Administration Building and Bathhouse. With a tight time-frame requiring a fast track delivery, Heise Architecture was able to provide quality documentation, construction support and consultant coordination to allow Hutchinson to deliver the project on schedule.

### Project Achievements

- The Daunia MIA has been nominated for a Bechtel **Innovation project prize.**
- The Caval Ridge MIA has been nominated as Bechtel **Project of the Year.**
- Documented and coordinated using a detailed **Building Information Model.**

Caval Ridge has been nominated for Bechtel Project of the year.

## PEAK DOWNS PLANNING AND OPERATIONS BUILDING - RESOURCE

Heise Architecture was appointed as the Architect and lead consultant for the new Peak Downs Planning and Operations Building for the Peak Downs Mine. The 2000m<sup>2</sup> office building was designed to be remotely constructed and transported to site as volumetric modules. The Peak Down Planning and Operations building was delivered on time, with detailed documentation and design resolution.

### Project Achievements

- The design **provided construction cost** saving by reducing the footprint by 500m<sup>2</sup> while maintaining the program.
- **Fully compliant design**, taking account of current legislation in office and workplace design.
- Over **2000m<sup>2</sup> of volumetric modules**.

Our design provided significant construction cost savings.





## GREENSLOPE TOWNHOUSES - TOWNHOUSES

Heise Architecture was invited to prepare a design for three town-houses on a 800m<sup>2</sup> residential sub-urban city block. Our design included three bedrooms and central communal living spaces, to allow the residences to cater for a range of investment opportunities.

### Project Achievements

- Our design provided **three uniquely design town-houses**, while still retaining a Queensland on one 800m<sup>2</sup> block.

Our design incorporated three town-houses on a 800m<sup>2</sup> block.

## MIAMI ONE UNIT - MULTI RESIDENTIAL

Heise prepared a design for 39 units at Miami One on the Gold Coast. Taking advantage of the need for a services floor, we have created sub-penthouse units with double height spaces. These units also provide increased public surveillance of the street, helping to activate of the building across the highway facade. The shade structure above the roof gardens, creating a defined top of the building, scaling the overall design and helping define the street elevation.

### Project Achievements

- Our design provided an **18% increase** in unit number from the previously completed DA.
- We created **double height sub-penthouses** using previously wasted space.
- Our design created a legible elevation, which helped created and define the street-scape.

Our design increased unit numbers from the expired DA by 18%.





## **Paine Street Extension - Residential Extension**

Heise Architecture was invited to design an extension to a small workers cottage in Paine Street, Brisbane. Our client requested a modern extension contrasting with the construction of the existing dwelling. Our design responds to the natural context of the site, while providing a multitude of additional living, bed and study spaces.

### **Project Achievements**

- Our design provided **three additional bedrooms**, new kitchen, study area and external living deck.
- Modern aesthetic adding **design complexity** through simple facade additions.
- Our design maintains and **responds to the single large tree** next to the residence.

A modern extension  
responding to the natural  
context.

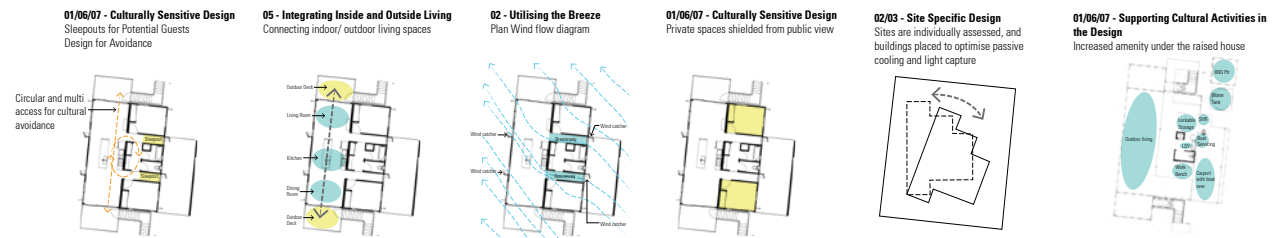
## INDIGENOUS SOCIAL HOUSING - RESIDENTIAL

Heise Architecture prepared a design proposal for a series of remote residential housing for regional indigenous communities. Our series of modular and insitu-houses were designed with direct community consultation and with design variations for each unique community. The valuable breezes of the Cape York Peninsula were utilised with each house incorporating wind catchers and specific site orientation for maximum benefit. The home designs are well suited to growing families, through the provision of high ceiling bedrooms that allow bunk beds, additional sleeping areas for visitors and a whole ground capable of future living space.

### Project Achievements

- Our design **incorporates wind catchers** to take advantage of local breezes.
- Our design responds to the **unique cultural requirements** for each individual community.
- Our design incorporates a **combination of modular and insitu construction**.

Our designs responded to the unique requirements of each community.



# CONTACT HEISE

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