



multi-residential apartments

## about base

**Base** is a boutique, multi award winning firm committed to producing only the highest quality of architecture and interiors. It was established in 2005 and is headed by director Shawn Godwin. **Base** is recognised for inventive thinking, creative flair and outstanding service. We may be a small firm, but we are a design powerhouse. Our capabilities are broad and continually evolving.

**Base** has a highly expert team specialising in apartment developments, with a strong background across a range of diverse projects. Together, our team has delivered several projects for new and established developers across Brisbane. We think outside the square to generate designs with great returns to our clients whilst servicing the end user with comfortable spaces adapted to the contemporary Queensland lifestyle.

## our experience

- The Peak Apartments, St Lucia
- Signature Ridge, Taringa
- iBliss, Indooroopilly
- The Edge on Raven, St Lucia
- Central 29 Apartments, Indooroopilly
- Belterrace, Taringa





## OUR SERVICES

- Feasibility studies prior to a site being purchased
- Design research in coordination with specialist consultants
- Overall conceptual design
- Full documentation for council approval, building approval and construction
- Complete consultant coordination
- Interior design of all wet areas, kitchens, robes, and studies
- Assistance in contract administration





## case study: the peak apartments

### snapshot

**Completion** 2017

**Area** 1820m<sup>2</sup> site with 26 apartments

### project description

A upmarket development of three medium scale towers, each apartment in this design takes advantage of a corner location. This means that all occupants are given good access to light, ventilation and views. Each of the three buildings has only two units per floor which also gives great privacy for all tenants.

With two levels of basement, and 5 levels above ground, a high yield was achieved over a complicated site, and even managed to keep a large feature fig tree on the site to help integrate the building with the existing streetscape. With a variety of different unit types, from small one bedroom apartments, through to generous 3 bedroom penthouses, it manages to meet several different markets.

Keen to provide a high quality design and level of finish to attract buyers, the brief for internal spaces was to create bolder statements with the kitchens, which led to the use of polished concrete benchtops and rich timber detailing. The end result is a building that is full of individuality in the design from the larger scale of the master plan, right down to each unit.



## case study: the edge on raven

### snapshot

**Completion** 2014

**Area** 1215m<sup>2</sup> site with 15 apartments

### project description

Located in the inner city suburb of St Lucia, “The Edge on Raven” is a multi-residential development made up of 15 high end units, focused towards the young professionals living in the area. The design intent was to provide apartments with a point of difference in the burgeoning market, by using high end materials and detailing that makes the apartments feel exclusive and of a higher quality than its neighbours.

Externally, the building steps to soften the bulk and scale to the street, allowing the built form to blend with neighbouring properties and the wider residential setting. In addition to the standard materials of concrete and blockwork common in this building type, “The Edge on Raven” goes beyond the norm using feature timber cladding and wrapped metal volumes to define entries, while highly detailed screens articulate the facade and provide privacy to the apartments and balconies behind.

A pop of green contrasts with the dark monument cladding and detailing, while lighter materials balance the material palette. These additional features make for an apartment building that engages well with the street, while creating an edgy and unique facade that reflects the target market.

*draw on our experience in multi-residential  
architecture to get your apartments right*





## case study: signature ridge

### snapshot

**Completion** 2015

**Area** 809m<sup>2</sup> site with 10 apartments

### project description

This was the 5th project completed for a regular developer client. In this project, he had partnered with another investor to enable themselves to secure the 809sqm site in a leafy Taringa Street.

The design was able to deliver 10 units with a mix of unit types to ensure that different markets could be reached. Predominantly 2 bedroom apartments, the ground floor units are afforded some generous outdoor spaces, while the upper level has been divided into 2 luxurious north facing penthouses.

Identity is given to the building through the repetition of custom laser cut screens which address the street. Conscious of the intended market, particular attention was also given to the level of finish provided in kitchens and bathrooms which presented buyers with a premium appearance to the building.

• • • • • we connect the dots • • • • •

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michael pesochinsky & garry pesochinsky: full circle financial group  
killen st, barrymore 1, barrymore 2, sidney st, gort st, south pine road

When searching for an architect the process became very difficult as there is a lot of choice and you are not sure if you are going to get what you have envisioned.

We contacted a number of architects but when we spoke with Giova she was very prompt and helpful with providing guidance even prior to receiving fees for their service. She was definitely not the cheapest service on the market but we still proceeded as we felt that we would get the end results that we needed. Since working with Giova we have built a strong working relationship and they have produced multiple designs that we are proud of.

I would recommend using Base and the teams services for any project your have in mind as they will definitely find a solution you are happy with.

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