

## Panellist Profile

### Approved Professional Advisory Panel – Community Housing Futures

<b>Business Name</b>	Grey Space Plus Pty Ltd		
<b>Contact Name</b>	Caroline Treacy (Managing Director)		
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<b>Postal Address</b>	PO Box 57, Fortitude Valley Qld 4006		
<b>Business Status</b>	<input type="checkbox"/> Individual consultant <input checked="" type="checkbox"/> Consultancy firm <input type="checkbox"/> Association/group of individual consultants		

#### Introduction Summary

Grey Space provides the Social, Community and Seniors Housing market with innovative and collaborative design and development consultancy services through both Architecture and Project Management expertise - uniquely informed, sector-dedicated and current.

Our experienced design, documentation delivery and project management capabilities ensure we can confidently meet client expectations, including the provision of prompt, expert and operationally focused outcomes. We are also increasingly proving our worth through Advisory, Design and Development Workshops and Peer Review services, based on our sector dedication and depth of industry knowledge and experience.

#### Sector Knowledge

Our in-house sector-based knowledge, networks, product database and specialist design resources, combined with our commerciality, targeted focus and corporate depth, provide you with assurance of our professional approach, market-appropriate designs and corporate solidity.

Our two executive project resources are Caroline Treacy and David Turnbull – both of who have a deep knowledge and passion for Community Housing Futures.

Registered Architect & Managing Director, Caroline Treacy, has a proven professional track record in Community Living development projects and all Grey Space clients benefit from the insight that this brings. Her specific experience has spanned 32 years during which her focus has been on housing for social, affordability and enablement. She has personally witnessed numerous challenges and influences pass through the social and community housing sector over these years, to become one of the few industry experts who has the longevity and experience to make such a meaningful difference to increasing the quality of design and resident environmental experiences in Australia. As a key advocate for the compelling need for innovation and improved outcomes that affect the viability of the industry as a whole, Grey Space has accumulated a depth of design, communication, compliance and procurement knowledge and expertise that offers excellent results and process outcomes. Caroline's Sector relevant Roles and Qualifications include:

- Current member of Property Council of Australia, Queensland Retirement Living Committee
- Past member of Property Council of Australia, Sunshine Coast Committee 2020-2022 including support and engagement re local community housing and land availability initiatives

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- 8 combined years as a Non-Executive Director for Young Women's Christian Association (YWCA) Housing, Queensland and National Housing entities, as well as the 6 role Queensland role as the Chair of their Property Committee including investments, development, leasing and sales responsibilities 2011-2019
- Chair of two separate Qld Building Tribunal Residential Planning matters, including hearings, facilitation and rulings, 2017 – BCC vs Gerhardt x 2
- NCC Class 1 & 2 LHA design Assessor Certification, 2023
- LHA design assessor certification, 2018
- SDA Design Assessor Training Completion Certificate, 2020
- UDIA Property Development Certificate, 2011
- Registration – Board of Architects Queensland – 1994 (including 6 years B. Arch qualifications)
- Certificate. in Residential Care Design & Development – 1997 – QUT
- Certificate in Quality Assurance for Small Business - Training Program Rust PPK – 1995
- Principal and Founder, Grey Space Architecture & Grey Space Plus Pty Ltd – Design, Delivery & Advisory including the dedication of Grey Space to the social, community and seniors housing sector upon founding, without distraction from more commercially motivated forms of project development 2001 - current
- Treasurer, Secretary and Committee Member of Association of Consulting Architects 2008 - 2011
- Manager/Senior Project Architect, Greenway Care, 1996 – 2001
- QA Manager, Project Manager Daryl Jackson Pty Ltd, 1995 – 1996
- Design, Design Management, Design Director, Project Management, Architectural Documentation and Project Lead roles in over 60 separate social and community projects

Registered Architect, David Turnbull is a creative, innovative and well-rounded community development designer and whole-of-project delivery specialist with nearly 30 year's experience, 28 years post-graduation, with the most recent 12 as a Sole Practitioner running all aspects of projects and liaising with clients, consultants and builders. He has successfully designed and delivered numerous projects with various NFPs and large stakeholder groups, in part due to his professional ethos and commitment to client support and respect. Project sector knowledge has come from both a driving eagerness to personally improve and support affordable living through his own personal project developments and operations, as well as the following community-specific projects as an example of his preferred type of work:

- Mangrove Housing Community for Single Older Women, Capalaba – in collaboration with the Dept of Housing, Concept Design & Design Development, current
- 65 Unit Affordable Living Community, Logan Road Woolloongabba – MP & Concept Design, current
- 45 Unit Social Housing and Seniors Living Community, Torquay Hervey Bay – MP & Concept Design
- Department of Housing Joyce Street, East Ipswich 6 One Bedroom Units Project and Documentation Architect Department of Housing Maud Street, Nambour
- 6 One Bedroom Units Project and Documentation Architect

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- Department of Housing Baines Street, Kangaroo Point 5 Two Bedroom Units Project and Documentation Architecture
- Student Department of Housing Hopetoun Street Clayfield
- 5 Two Bedroom Units Project and Documentation Architecture
- Student Department of Housing Multiple Design & Construct Tender Submissions Bedsits, 1 & 2 Bedroom Units

David's key project drivers include:

- Design benefits most as specific to client, end user and site
- Engage with the Client as an expert and a teacher
- Innovate with expertise
- Avoid a particular style or edifice for personal benefit
- Reinvent spaces and materials wherever possible
- Simple and Economical forms and construction
- Design and detailing should be integral – no stuck-on detailing
- Passionate about considered design
- Low Embodied Options preferred
- Remodel and re-invent rather than demolish or remove where possible
- Efficient use of space
- Lifecycle considerations as integral and functional
- Working closely with clients to best bring their ideas to life
- Produce beautiful, functional, liveable, cost-effective and successful solutions

The Grey Space key executive and project resources are dedicated and passionate to the Social and Community Housing sector. We passionately support our clients to achieve the best outcomes to improve housing outcomes and develop as many units as possible to reduce homelessness. We also more specifically aim to excel in delivering quality outcomes in key locations for Senior Older Women in need. We understand our sector and seek engagement as early as possible in project delivery and advisory roles to collaborate most effectively towards a shared result that makes a significant impact to future residents and the job of Housing organisations, and that we can all be proud of.

Skills	Offered?	Summary of demonstrated qualifications, consultancy skills and consulting track record
<b>Finance</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Business Planning</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Property Development</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The Grey Space entity and resources provide the following consultancy advantages to every Property Development project:</p> <ul style="list-style-type: none"> <li>• Long-lived Development presence in Queensland market (22 years)</li> <li>• Knowledge, engagement and expertise around project sources, funding options and operating models involved in the market</li> </ul>

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		<ul style="list-style-type: none"> <li>• Current and historical market insight into types of projects and development formats currently being planned and delivered</li> <li>• Detailed understanding of Queensland town planning parameters, processes and options</li> <li>• Expert understanding of market-appropriate products, consultants, materials, structure, design detail and accessibility</li> <li>• Extensive networks, operational understanding, funding knowledge</li> <li>• Real ownership, experience and expertise in our dedicated social and community sector</li> <li>• Experienced stakeholder management in the social and community housing sector</li> <li>• Project success experience with numerous applicable referees available on request</li> <li>• Passionate, expert resources</li> </ul>
<b>Risk Management</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>As Risk Management reporting mechanisms to Community Housing Organisations (where every dollar matters most), Grey Space offers:</p> <ol style="list-style-type: none"> <li>1. Market and property-based advisory and client-group workshop facilitation services that are commercial, experienced and business focused</li> <li>2. Peer review and advisory services for projects designed and documented by other consultants – with a focus on function, build-cost, product options, structural efficiency, planning logistics and buildability</li> </ol> <p>The following Architecture and Project Management advantages are also included in every project engagement as a minimum, all which directly reduce risk and best support time and cost minimisation:</p> <ul style="list-style-type: none"> <li>• An authentic commitment to clients' goals</li> <li>• Dedicated and regular resource management to undertake projects of all sizes</li> <li>• Significant investment in understanding the client's needs from all perspectives</li> <li>• Clear communication and detailed briefing from project outset</li> <li>• Vision and foresight at the cutting edge of Industry and design innovation</li> <li>• Formal Qualifications and Expertise in Construction Contracts and Procurement Methodology options</li> <li>• Significant Experience</li> </ul>