

Panellist Profile

Approved Professional Advisory Panel – Community Housing Futures

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Business Status	<input type="checkbox"/> Individual consultant <input checked="" type="checkbox"/> Consultancy firm <input type="checkbox"/> Association/group of individual consultants		

Introduction Summary

Archipelago is a multi-disciplinary design practice of architects, urban designers, landscape architects, interior designers and planners. We work from the scale of the individual dwelling to the city, and the thread connecting everything we do is a commitment to community - to creating places where people belong, feel safe, and can thrive.

In the housing sector, we bring genuine depth across the full spectrum of residential typologies: social and affordable housing, community housing, mixed-tenure master planned communities, build to rent, multi-residential towers, sheltered and high-needs accommodation, student housing, and compact infill housing. We are also experienced in co-located community health and mental health environments, bringing trauma-informed design principles directly into our residential work.

Our team holds appointments to the Queensland Government Social Housing Design Excellence Panel and the Social Housing Delivery Office Homes for Queenslanders Program. We work directly and regularly with Community Housing Providers, QBuild, the Department of Housing and Public Works, and Economic Development Queensland. We are currently delivering a live pipeline of social and affordable housing projects across South East Queensland and regional centres.

We are city-makers. We look for urban opportunity in every project - considering connectivity, public realm, streetscape, tenure mix, and long-term community outcomes as inseparable from the design of the dwelling itself.

Sector Knowledge

Archipelago's tried and tested design strategies set projects up for success. We understand that social and affordable housing in SEQ must balance cost-effectiveness, sustainability, and liveability while responding to local climate conditions, economic factors, and the pressures of urban growth. Our established relationships with planning authorities and our proven track record with rapid planning pathways, both state and local, allow us to unlock a site's value faster, leveraging streamlined engagement and approval processes to achieve great city-making outcomes.

Sites that are centrally located and well connected to public and active transport networks are a priority for CHPs and the Department of Housing. Our urban designers look beyond the site to deeply understand its connectivity and unlock latent value. Through our city-making lens, we leverage the assets surrounding every project to ensure it contributes positively to its immediate streetscape and broader urban environment, improving connectivity to lifestyle and amenity and enriching the daily lives of residents.

People are at the centre of our approach. We develop both functional and qualitative briefs to form a strong foundation for integrated design outcomes that meet project feasibility requirements and end user needs. We

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understand the Liveable Housing Australia standards and Social Housing Design Guidelines, and we strive to take the intent of these guidelines further, embedding fundamental trauma-informed design principles throughout. Our solutions support positive social interactions, encouraging residents to form lasting connections at multiple scales, while delivering designs that support an operator’s holistic service offer.

We value good communication and the diversity of experience that people bring to projects. Working closely and collaboratively with clients, stakeholders, and consultant teams - through workshops, co-design sessions, and iterative engagement - we ensure the best possible outcome for every project.

Our innovative design solutions are strategically developed to maximise space and value: high-performing, experientially impactful, and mindful of both construction and whole-of-life asset costs. Building compliance, servicing, and structural requirements are integrated from concept stage, and material selection pairs robustness and honesty with climatically appropriate ESD initiatives suited to South-East Queensland’s subtropical climate.

As long-term assets, our housing projects are designed to be sustainable and adaptable, anticipating changes in need and use over time so that both hard and soft infrastructure is set up for lasting success. This commitment is recognised: Archipelago was awarded the 2025 Overall Winner at the Logan Urban Design Awards for the Cristaldi Avenue Social Housing project at Underwood - a project that has become a model for context-sensitive, community-focused social housing design in Queensland.

Archipelago is proud to be appointed to the Social Housing Design Excellence Panel and the Social Housing Delivery Office Homes for Queenslanders Program across all categories.

Skills	Offered?	Summary of demonstrated qualifications, consultancy skills and consulting track record
Finance	No	Not a primary service offering. Archipelago works alongside financial advisors and development managers where required and contributes design-informed assumptions to financial modelling.
Business Planning	Yes	<p>Archipelago has a demonstrated track record in the preparation of preliminary and detailed business cases for government clients, particularly in support of housing, community, and social infrastructure projects. Our business case work draws directly on our urban design, feasibility, and master planning capabilities providing the spatial evidence, yield analysis, planning pathway advice, and design concepts that give decision-makers the confidence to commit to a project direction.</p> <p>Business planning services include:</p> <ul style="list-style-type: none"> • Preliminary business cases - early-stage documentation for gateway approvals and funding applications, including project rationale, site options analysis, indicative yield and cost parameters, and planning feasibility • Detailed business cases - comprehensive documentation for government investment decisions, incorporating preferred design options, development scenarios, site and planning analysis, staging strategies, and risk assessment aligned to government business case frameworks

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		<ul style="list-style-type: none"> • EOI and ROI submission support - design-led documentation packages for government land release, CHP procurement, and development partner engagement processes • Strategic briefing and options analysis - structured reporting to assist clients in evaluating competing development approaches prior to project commitment • Stakeholder-ready reporting - executive summary documents and slide decks translating technical design and planning content for non-technical decision-making audiences
Property Development	Yes	<p>Archipelago has a strong and current track record in the delivery of housing projects across public, community, and private development streams. Our experience spans feasibility and concept, through design development, documentation and construction observation across low-rise, medium-rise, and mixed-use typologies.</p> <p>Track record includes:</p> <ul style="list-style-type: none"> • Underwood Social Housing (complete) - 9 dwellings for QBuild/DHPW. 2025 Overall Winner, Logan Urban Design Awards • Osborne Road Social Housing, Mitchelton (complete) - 21 dwellings for QBuild/DHPW, delivered under the Social Housing Design Excellence Panel • BHC 40-unit development, Banya (under construction) – tender awarded to BADGE • Lutwyche Social Housing (under construction) - 24 x 1-bed dwellings, currently under construction by Mettle for QBuild/DHPW • Corinda Social Housing - 25-dwelling D&C Tender documentation for QBuild/DHPW • Woodend, Ipswich – 45-dwellings D&C Tender documentation for QBuild/DHPW • West Mackay -20 dwellings D&C Tender documentation for QBuild/DHPW • Bundaberg - 10 dwellings D&C Tender documentation for QBuild/DHPW • Parkside Yeronga Master Planned Community - mixed residential, community and public realm, for EDQ • Supportive Housing for Wesley Mission Queensland - Mantle Apartments Mitchelton, Asher House Wynnum, YoungCare Coomera • We have worked extensively with CHPs and DHPW to master plan and yield test state owned sites for social and affordable housing. • 30+ mixed-use and multi-residential projects across South East Queensland including Aura Central Urban Village, Carseldine Village Apartments, and major precinct master plans. <p>We bring cross-typology expertise that adds direct value to CHPs - understanding the relationship between dwelling design, common areas, operational efficiency, and tenant wellbeing across a variety of housing models and funding structures.</p>
Risk analysis Management	No	

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Partnership development	No	
Growth readiness assessments	No	Not a primary service offering. Through our urban design and master planning work, we evaluate sites and precincts for their capacity to absorb housing growth in the context of infrastructure, planning frameworks, and community need.
Strategic asset management	No	Not a primary service. Archipelago contributes to strategic asset management through design decisions that reduce long-term maintenance, extend asset life, and support operational efficiency for CHPs and government housing agencies.
Feasibility	Yes	<p>Archipelago provides a structured, intelligence-led feasibility service that equips clients, including government agencies, Community Housing Providers, and private developers, with the evidence they need to make confident development decisions.</p> <p>Our feasibility work spans early-stage site identification through to investment-grade concept documentation suitable for ROI submissions. We integrate GIS analysis, planning scheme investigation, site constraints mapping, and yield testing into a coherent assessment that speaks to both design quality and financial viability.</p> <p>Our feasibility services include:</p> <ul style="list-style-type: none"> • GIS-based site identification and investigation - spatial analysis of site characteristics, connectivity, planning overlays, transport proximity, and social infrastructure to identify and compare candidate sites for housing development • Planning pathway assessment - evaluation of development potential under applicable planning schemes, identification of code assessable and impact assessable pathways, and advice on state and local government requirements • Preliminary concept studies - site-responsive design options at a conceptual level to test form, scale, access, and interface, establishing a preferred development approach informed by planning, context, and yield targets • Yield analysis and typology testing - dwelling mix modelling across multiple typologies (townhouses, low-rise apartments, medium-density mixed forms) to identify optimal yield outcomes within planning and budget parameters • Development scenario testing - up to three structured scenarios presented with 3D massing, site sections, lot configurations, and staging options to support client decision-making • ROI and EOI submission support - preparation of concept documentation, feasibility summaries, and executive-ready reporting to inform government submissions, procurement responses, and investment cases • Master plan feasibility - site-scale due diligence for larger precincts, including tenure mix modelling, staging flexibility analysis, servicing strategy inputs, and go-to-market documentation

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NRSCH Registration	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Other	Yes	<p>Archipelago’s integrated offer of architecture, urban design, landscape architecture, interior design and strategic planning is a distinct advantage in the housing sector. In every project, we look beyond the site boundary to understand the broader urban context - connectivity, public realm, streetscape, and community infrastructure.</p> <p>Additional areas of demonstrated expertise:</p> <ul style="list-style-type: none"> • Trauma-informed design is applied across mental health, high-needs residential, and community housing environments • Community engagement and co-design facilitation - vision-led workshops, user group consultation, and iterative community input • Planning advice and DA support - in-house planners supporting architectural teams with approvals strategy • Mixed-use precinct design - integrating residential, retail, community and public realm at neighbourhood scale • Landscape architecture - communal open space, productive planting, environmental comfort, and deep-root planting integrated with building design