



DESIGN & DEVELOPMENT AWARDS 2026

EXHIBITION CATALOGUE

For more information

☎ 03 9209 6243

✉ designawards@portphillip.vic.gov.au

City of Port Phillip

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CONTENTS

AWARD CATEGORIES	6
WINNERS AND COMMENDATIONS	7
Small scale	8
Residential new build – one to two dwellings	11
Residential alteration or addition – one to two dwellings	13
Mixed use	16
Non-residential	17
Jury's award for excellence in cultural and community benefit	19
Jury's award for excellence in urban design	22
Jury's award for excellence in heritage	24
Jury's award for excellence in sustainability	26
FINALISTS	28
Small scale	29
Residential new build – one to two dwellings	32
Residential addition or alteration – one to two dwellings	34
Residential – three or more dwellings	37
Mixed use	38
Non-residential	39
MAP OF FINALISTS	42

MAYOR'S MESSAGE



Great cities are not built by accident. They are shaped by vision, creativity and an unwavering commitment to the people who call them home.

The City of Port Phillip is proud to once again present the Design and Development Awards in partnership with the National Gallery of Victoria's 2026 Melbourne Design Week. Since their inception in 1998, these biennial Awards have celebrated the designers, architects and developers who dare to imagine something better, and then build it.

This year's award-winning projects represent the very best of our built environment, from public art and community spaces to residential, commercial and mixed-use developments. What unites them is something deeper than aesthetics: an ability to respond to the needs of people, place and community, and to enrich the lives of all who live, work and visit Port Phillip.

In one of Victoria's most densely populated municipalities, every design decision carries weight. These Awards remind us that innovation, sustainability, heritage and community benefit are not competing values, they are the foundations of a truly liveable city, built for current and future generations alike.

A record number of submissions this year speaks to the extraordinary talent and ambition within our design community. To every entrant and our dedicated jury, thank you. Your commitment to excellence makes Port Phillip stronger.

To our winners: your work will endure. It will be experienced, celebrated and built upon by generations who may never know your name, but will be shaped by your vision. That is the quiet power of great design.

Together, we are building something worth building. A proud, vibrant, inclusive Port Phillip where community, creativity and connection flourish.

Proudly Port Phillip,

A stylized, handwritten signature in black ink.

Alex Makin
Mayor
City of Port Phillip



JURY CHAIR



Linda Cheng

Freelance journalist and editor

Linda Cheng is a journalist, editor and commentator specialising in architecture and design. She is a former editor of ArchitectureAU.com and was jury chair of the 2024 ArchitectureAU Award for Social Impact, as well as a jury member of the 2022 NGV Architecture Commission. Linda was also project lead for the 2025 Australian Architecture Conference and has contributed to Australian architecture and design magazines, including Architecture Australia, Houses, Artichoke, DQ, and the National Gallery of Victoria's Gallery magazine.

JURORS



Brendan Baxter

Principal Architect, City of Port Phillip

Dr Brendan Baxter is Principal Architect at the City of Port Phillip, where his strategic design approach focuses on delivering meaningful community benefits across projects of all scales. He brings a broad and balanced perspective shaped by extensive architectural and urban design experience across government, private practice, and academia.

He is vice president of the Urban Design Forum, a non-profit organisation dedicated to promoting public interest outcomes in Australian cities.

Brendan also teaches regularly at universities and serves on the National Capital Design Review Panel. His 2019 doctoral research The New Berlin: Urban design models for a more compact and sustainable city identified lessons relevant to many of the complex challenges facing Australian cities.



Kathryn Robson

Director, Robson Rak Architects

Since 2004, Robson Rak has created enduring, purposeful architecture and interiors. Led by architect Kathryn Robson and interior designer Chris Rak, the award-winning studio blends creative vision with technical precision through a distinctive "modern renaissance" approach. Their design philosophy unites rationality and humanism, balancing poetic beauty with meticulous rigour.

Each project is crafted as a timeless synthesis of architecture, art and interiors, producing layered, functional and enduring residential spaces. Deep respect for craftsmanship, material expression and contextual clarity shapes their work, supported by exceptional attention to detail and unwavering design integrity. Robson Rak's homes are conceived for longevity and sustainability, leaving meaningful architectural legacies for clients and communities alike.

JURORS



Serge Thomann
Councillor St Kilda Ward,
City of Port Phillip

Cr Serge Thomann served as a Port Phillip Councillor from 2008–2016, including three years as Deputy Mayor, and was re-elected in 2024. An independent, he champions local government free from major party influence. He represents French citizens across Australia, Fiji and PNG, earning recognition from the French President. With experience at L'Oréal and as a photographer, he brings creativity and strategic insight. Serge founded unChain St Kilda and helped drive projects such as the St Kilda skate park, Palais Theatre restoration and early Pride Centre vision. He focuses on community safety, housing, sustainable transport and transparent, community-led planning.



Heather Cunsolo
Councillor Port Melbourne
Ward, City of Port Phillip

Cr Heather Cunsolo is the Port Melbourne Ward councillor. With a background in architecture and sustainable design, Heather runs her own residential design practice. She looks forward to the Design and Development Awards continuing to build bridges between residents, designers, businesses and Council. Heather has experience in bringing people together to see vibrancy in the City's streets and the beautification of public spaces. As the City of Port Phillip grows, she is also keen that the Awards continue to support and celebrate quality property development as an example to the industry.

AWARD CATEGORIES

Award category	Description
Small scale	Projects in this category must be small in terms of size or budget. This category includes projects of all types including landscape and those that are transient or experimental in nature.
Residential new build – one to two dwellings	Projects in this category must be solely residential in nature and must be entirely new buildings. This category includes projects comprising up to two self-contained dwellings.
Residential alteration or addition – one to two dwellings	Projects in this category must be solely residential in nature and must include alteration or addition to an existing building. This category includes projects comprising up to two self-contained dwellings.
Residential – three or more dwellings	Projects in this category must be solely residential in nature and may be entirely new buildings or include alteration or addition to an existing building. This category includes projects comprising three or more self-contained dwellings.
Mixed use	Projects in this category must contain a minimum of two different uses, one of which must be residential. This category includes both entirely new buildings and alteration or addition to an existing building.
Non-residential	Projects in this category can be of any use excluding residential. This category includes projects of a commercial, educational, civic or institutional nature. This category includes both entirely new buildings and alteration or addition to an existing building.

Jury's award for excellence category	Description
Urban design	This award recognises projects which enhance the parameters of the project's surrounds and contribute to a healthy, safe and pleasant urban environment.
Sustainability	This award recognises projects which display innovation and excellence in terms of environmental sustainability.
Heritage	This award recognises projects which display innovation and excellence in terms of restoration or reconstruction of original building fabric and enhance our understanding or interpretation of heritage places.
Cultural and community benefit	This award recognises projects which respond creatively to the needs of the community and enhance the social or cultural attributes of a place.

The background features a dark charcoal grey color. Overlaid on this are several thick, bright orange lines that form a series of interconnected geometric shapes, including triangles and polygons. These lines create a dynamic, abstract pattern that frames the central text.

WINNERS AND COMMENDATIONS

SMALL SCALE

WINNER

St Kilda West Accessible Apartment De Arch

This breathtaking interior project by De Arch transforms an original 1970 sub penthouse by architect Sol Sapir into a modern sanctuary that is fully wheelchair accessible. Removing internal partition walls to reveal panoramic views, the open living area is zoned into different spaces demarcated by seating areas and ramped changes in floor level.

Raising the internal floor level in strategic places was a key design move, enabling outward views to be comfortably experienced from a seated position. This directly responds to the project brief, supporting equitable access for a client who uses a wheelchair.

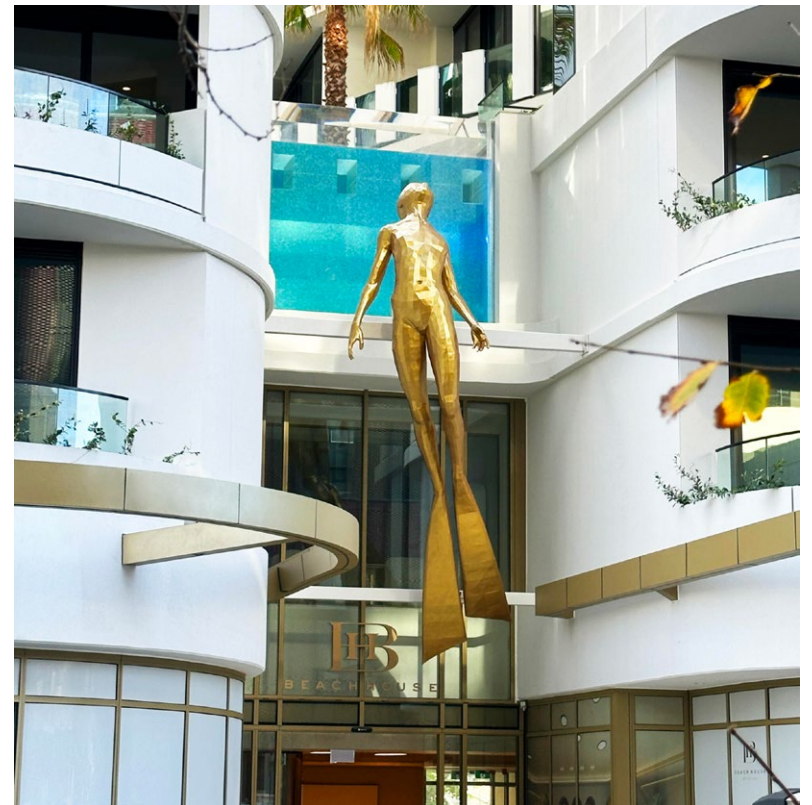
In relief to the startlingly bright exterior outlook, the interior design provides a warm, domestic retreat with harmoniously integrated colour, lighting, fixtures, and materials. This project demonstrates how universal design can be seamlessly integrated within a refined, timeless modern interior retrofit.



SMALL SCALE
COMMENDATION

Diver
Aludean Sculpture

This evocative installation by Aludean Sculpture is a commendable example of public art, providing a long-lasting gift to the street. Delivered by a private developer through the Port Phillip planning scheme's urban art program, this work captures the movement and weightlessness of an androgenous mermaid-like figure leaping out of the glass-fronted pool above. The sculpture references works of antiquity, while its construction of stainless steel and nanotech gold finish lends a contemporary feel.



SMALL SCALE
 COMMENDATION

Endurance
Aludean Sculpture

The jury was taken by the surrealist humour and whimsical joy of this public artwork by Aludean Sculpture. Two bronze sardines taking in the sights of St Kilda Road appear to be lost, as they strive to find their way back to the water. But beneath the whimsy, the work speaks to the shared vulnerability humanity has with our cohabitants, as we all try to find moments of levity in the face of forces beyond our control. This public artwork was delivered by a private developer as a public art contribution.

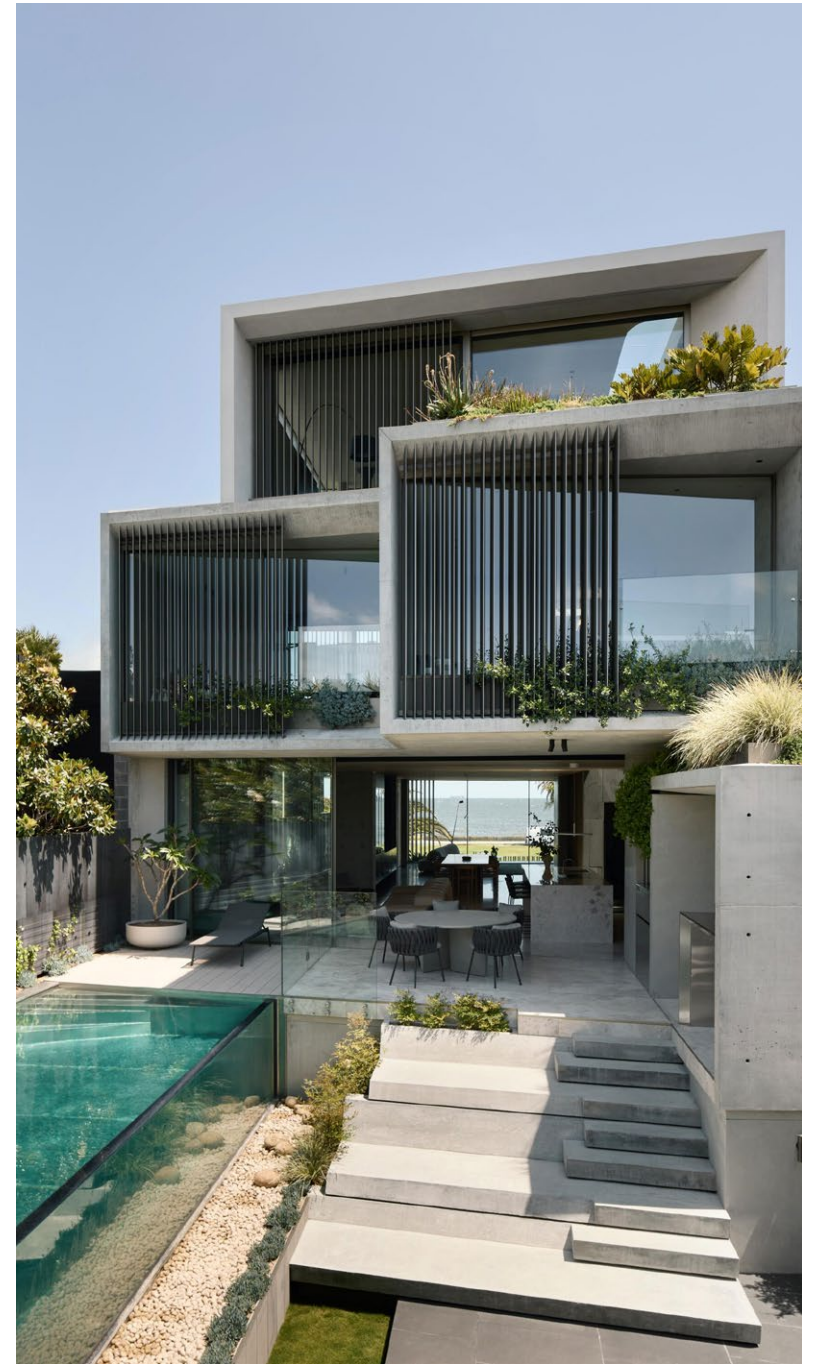


RESIDENTIAL NEW BUILD –
ONE TO TWO DWELLINGS
WINNER

The Promenade **Seidler Group**

The Promenade by Seidler Group is exceptional in its execution and detailing. It is an extraordinary family home situated along one of Melbourne's most iconic beachfront promenades. It sits confidently in the street and brings the bluestone materiality of Beaconsfield Parade into the site.

Raising the main living areas above the street takes advantage of the view towards the bay and simultaneously creates a semi-subterranean retreat from the busy road. The house is an ambitious expression of the domestic, set amongst the civic character of the bay.



RESIDENTIAL NEW BUILD –
ONE TO TWO DWELLINGS

COMMENDATION

Materia Obsessive Architecture

Materia home and office is an essay in architectural passion where Obsessive Architecture acted as designer, builder and client in one. A living laboratory of design ideas and material experimentation, the project incorporates an extraordinary amount of handcrafted and repurposed elements.

The manual casting of hundreds of concrete elements throughout the building exhibits the material as a sculptural, tactile medium. The project also acts as showcase for energy efficiency with the achievement of the Passivhaus Plus standard of certification.



RESIDENTIAL ALTERATION
OR ADDITION –
ONE TO TWO DWELLINGS

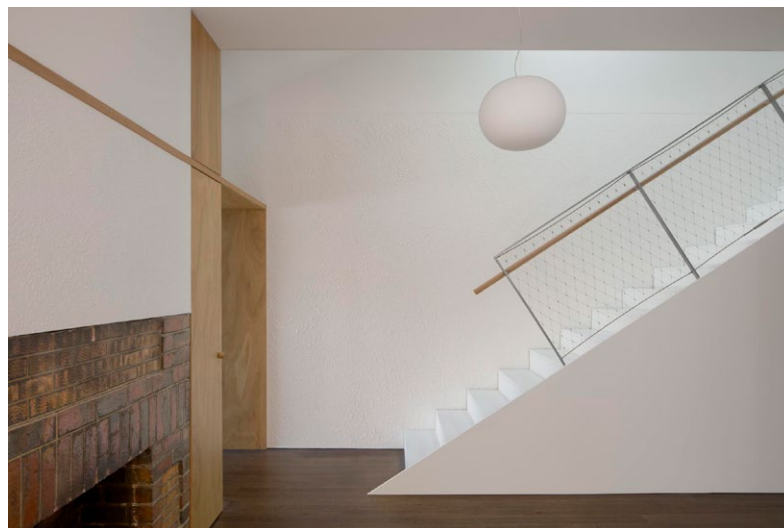
WINNER

A Light Addition Office Mi-Ji

A gently glowing lantern at night, Office Mi-Ji's design for a compact upper storey extension to an existing Spanish mission cottage greatly impressed the jury. The new extension works within very tight constraints of the original small workers cottage, as well as a previous ground floor rear addition by a different designer.

Arising from the modest program of two new bedrooms, a bathroom and a toilet, the design delivers delightful light filled interior spaces with a remarkable sense of spaciousness. The cantilevered rear porch roof is planted with thriving native grasses, which introduces nature into this dense residential neighbourhood.

The owners are understandably delighted with their elegant new extension and its meticulously planned functional features and storage. This project demonstrates the positive impacts of good design, while also showing that good things do indeed come in small packages.



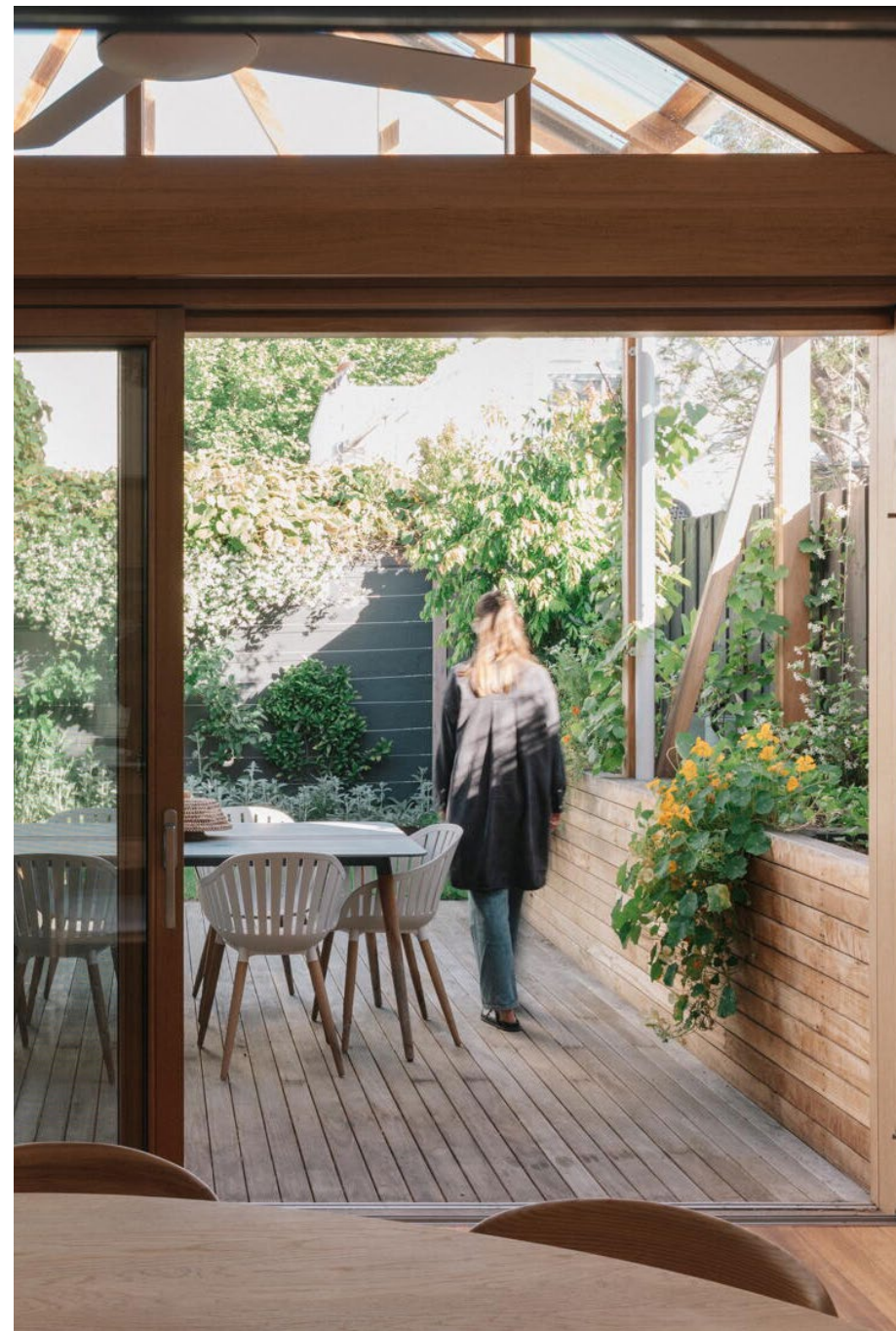
RESIDENTIAL ALTERATION
OR ADDITION –
ONE TO TWO DWELLINGS

COMMENDATION

Harvest House Breathe Architecture

Harvest House by Breathe Architecture is a thoughtful transformation of a single-storey weatherboard terrace. It reimagines domestic life through a clever and unexpected sequence of outdoor spaces that provide generous and dispersed connections to outside.

Anchored by a commitment to growing food, the project integrates productive gardens, with raised planters offering a practical and engaging response to the brief. The economical and understated palette of robust finishes underpins the project's quiet confidence. The result is a surprisingly spacious and comfortable home that balances utility with moments of delight.



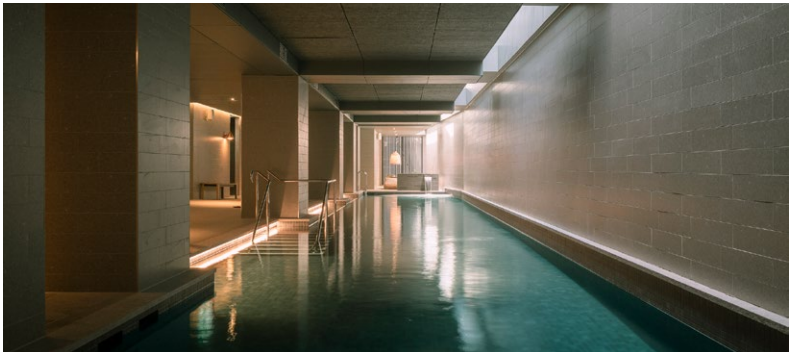
RESIDENTIAL – THREE
OR MORE DWELLINGS
COMMENDATION

**The Gladstone
Studio.SC**

This award recognises that even the largest apartment complexes can be well designed, highly liveable places. The Gladstone development by Studio.SC architecture, with Arcadia landscape architects and Hecker Guthrie interiors, delivers 700 new build-to-rent homes into the growing Montague urban renewal precinct.

The building massing is distributed across a podium and three towers. The podium buildings reinforce activity and human scale to the street and create extensive rooftop gardens for residents. The slender towers are arranged to preserve daylight, views and permeability, while internally, their compact floor plates maximise natural light and ventilation.

The jury was impressed with the vertical village model, with a wide variety of communal spaces available for residents.



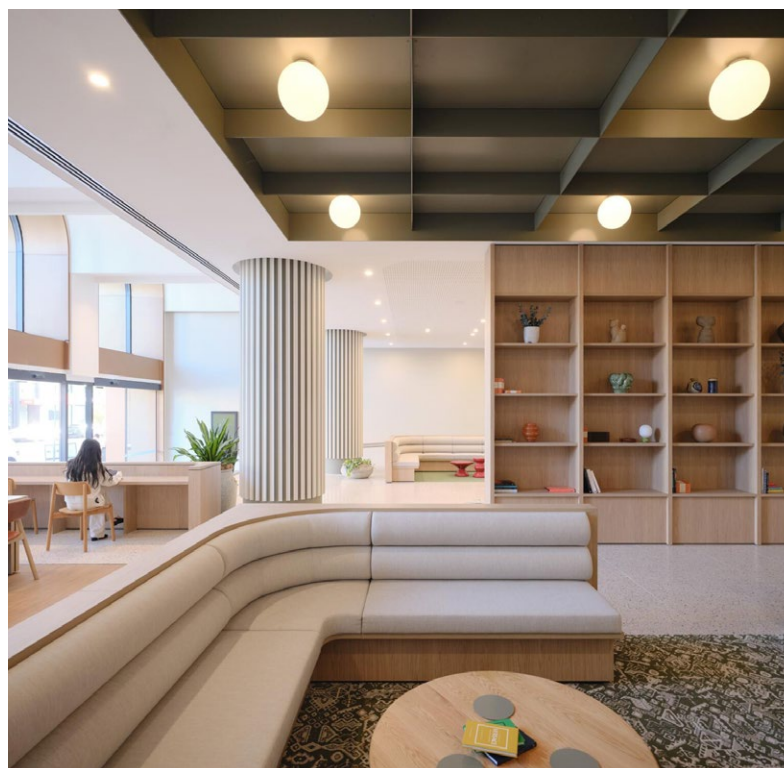
MIXED USE
WINNER



The Archive Hayball

The first of a six-site precinct to be completed, The Archive by Hayball carries the weight of establishing the character for an emerging urban neighbourhood. Rising 36 levels, the building combines 237 build-to-rent apartments with commercial space and generous communal amenity, with views across Port Phillip Bay and the western CBD.

The dual-fronted building and vaulted lobby creates an internal laneway connecting Normanby Road and Woodgate Street, establishing a catalyst for future ground-level urban strategies that will benefit residents.



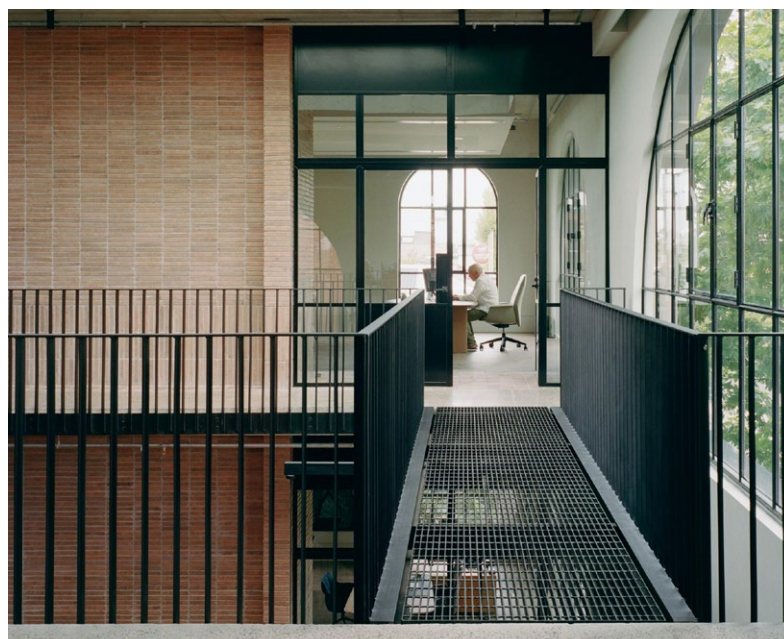
NON-RESIDENTIAL
WINNER

Clarendon Works Six Degrees Architects

The jury was impressed by Six Degrees Architects' execution of this project, the seamless integration of architectural and interior design, and the thorough understanding of its context.

Clarendon Works stands in the South Melbourne heritage precinct as if it's always been there, paying homage to historic warehouses and concrete brutalist traditions, while confidently taking its contemporary place in the urban environment. Inside, the workplace is awash with light thanks to the generous arched windows and the glazed atrium.

The building's rich textures create a sense of craft and civic sensibility, while the stained-glass artwork is a delightful addition to the streetscape.



NON-RESIDENTIAL
COMMENDATION

**St Kilda Balaclava
Kindergarten**
JFK Design

This project extends and renews Australia's oldest kindergarten with a comprehensive design approach that creates a large new playroom and a reconfigured gatehouse and playground.

The jury was impressed with the strategic foresight of JFK Design and the St Kilda and Balaclava Kindergarten to treat this design-led project as an investment for the next century of community-focused education. The delightful new play space extension's vaulted ceiling and use of timber reflects the scale and character of the original 1924 Edwardian building. Circulation and indoor-outdoor connections are legible and flexible, enabling adaptive play and learning.

The design creates a healthy learning and sustainable environment including passive solar design, abundant daylighting, extensive use of natural and recycled materials, and rainwater harvesting. The result is a robust, inspiring, and adaptable environment that fosters learning.



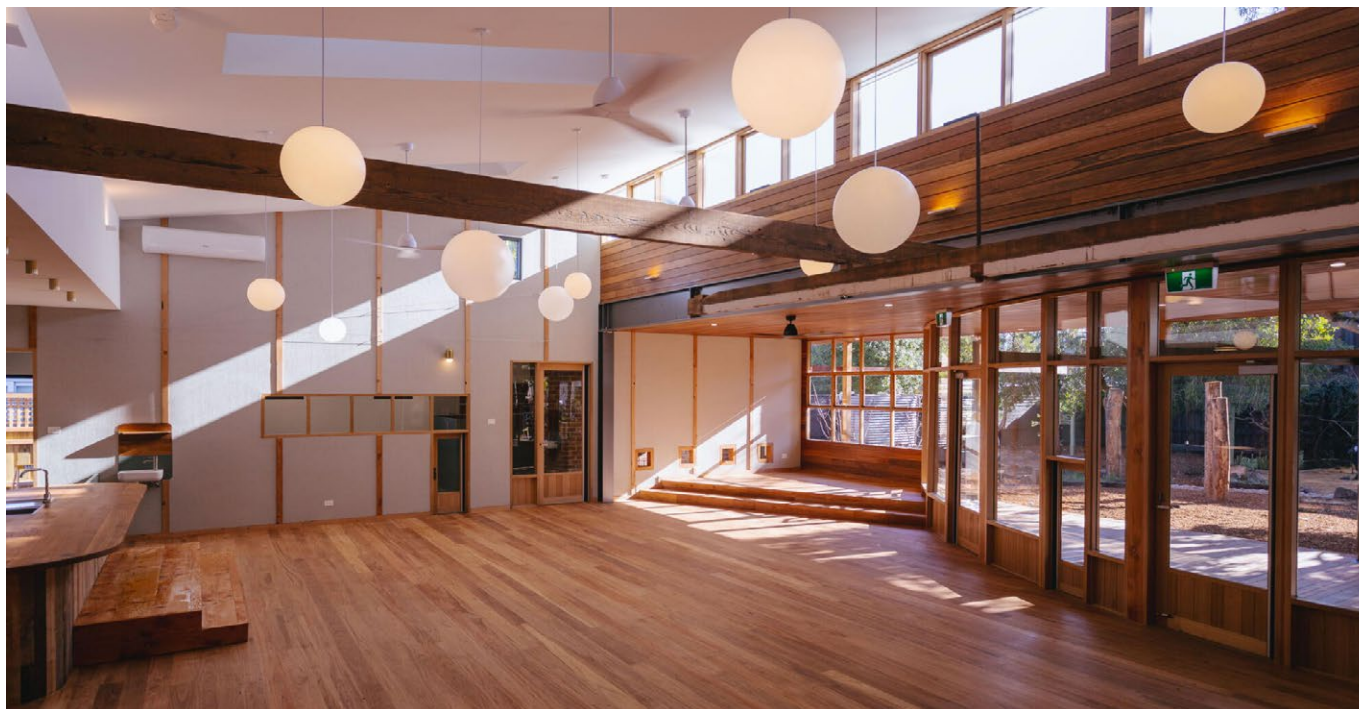
JURY'S AWARD FOR
EXCELLENCE IN CULTURAL
AND COMMUNITY BENEFIT
WINNER

St Kilda Balaclava Kindergarten JFK Design

This project positions St Kilda and Balaclava Kindergarten as a thriving community asset that will continue to enrich the community and neighbourhood for the next 100 years. Informed by heritage values, and play-based pedagogy, the design delivers inclusive, flexible, and engaging spaces for children, educators, and families.

The project's reconfiguration of buildings and site enabled the return of the SKBK community fete, reconnecting neighbours, alumni, past parents, staff, and children, and strengthening intergenerational bonds. Reclaimed materials, preserved architectural features, and adaptable indoor and outdoor areas embed history, memory, and storytelling into everyday experiences.

By harmonising heritage, pedagogy, and community engagement, the project activates social connections, celebrates shared history, and ensures the kindergarten remains a resilient, inspiring, and long-term community asset.



JURY'S AWARD FOR
EXCELLENCE IN CULTURAL
AND COMMUNITY BENEFIT

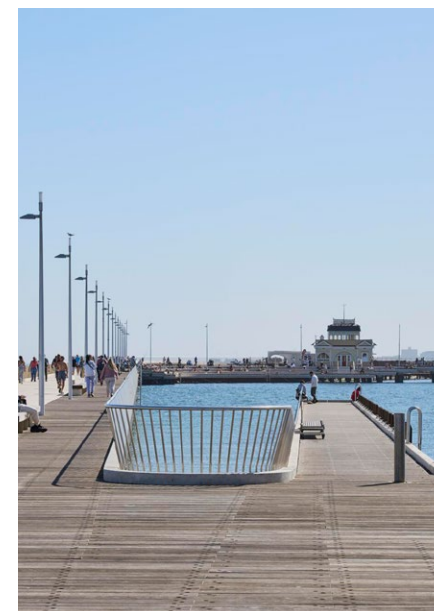
WINNER

St Kilda Pier Redevelopment JCB Architects and Site Office

The Pier delivers significant cultural and community benefit by strengthening its role as an inclusive gathering place for Melbourne. Long valued for promenading, fishing, boating and sunset viewing, the redesigned pier enhances these traditions while improving safety, amenity and universal access for people of all ages and abilities.

A generous pedestrian forecourt and widened deck create space for social interaction, events and everyday recreation, reinforcing the pier's identity as an inclusive public space. The curved terrace's popularity with young people demonstrates strong demand for varied and engaging public spaces.

The project amplifies St Kilda's unique character through references to maritime history, reinstatement of the historic alignment, and careful integration with the heritage kiosk.



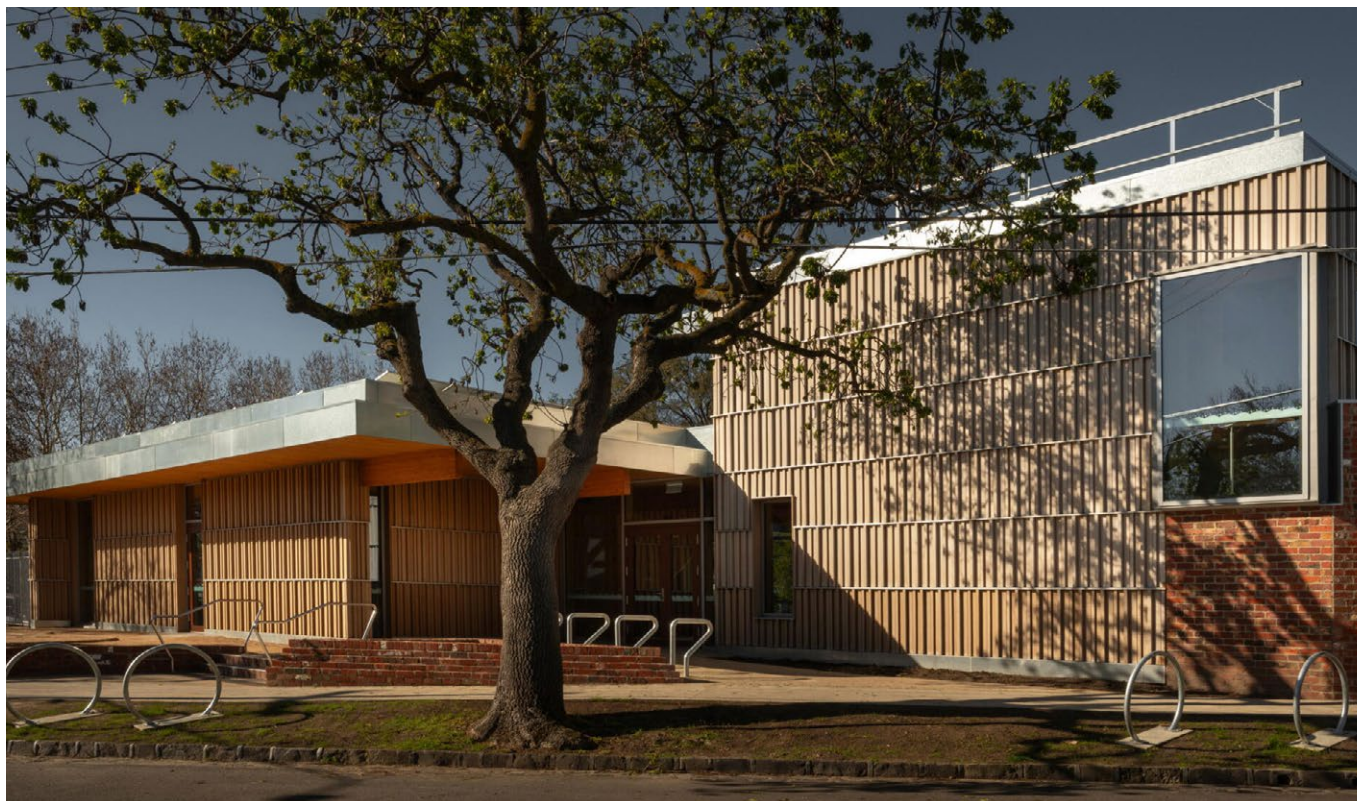
JURY'S AWARD FOR
EXCELLENCE IN CULTURAL
AND COMMUNITY BENEFIT
COMMENDATION

Port Phillip EcoCentre **Bourke and Bouteloup** **Architects**

The Port Phillip EcoCentre is a powerful catalyst for cultural connection and community empowerment, providing a welcoming hub for education, collaboration and environmental stewardship.

Designed to support a diverse cross-section of the community, including students, scientists, First Peoples, migrants, social housing residents, seniors and volunteers, the project fosters participation through learning, storytelling and citizen science programs. Home to Australia's first participatory citizen science laboratory, the EcoCentre enables communities to actively engage in climate and environmental research, strengthening collective knowledge and agency.

Embedded within the culturally significant St Kilda Botanic Gardens, the building extends the landscape as a shared learning environment while enhancing public access and awareness of its cultural values.



JURY'S AWARD FOR
EXCELLENCE IN URBAN DESIGN

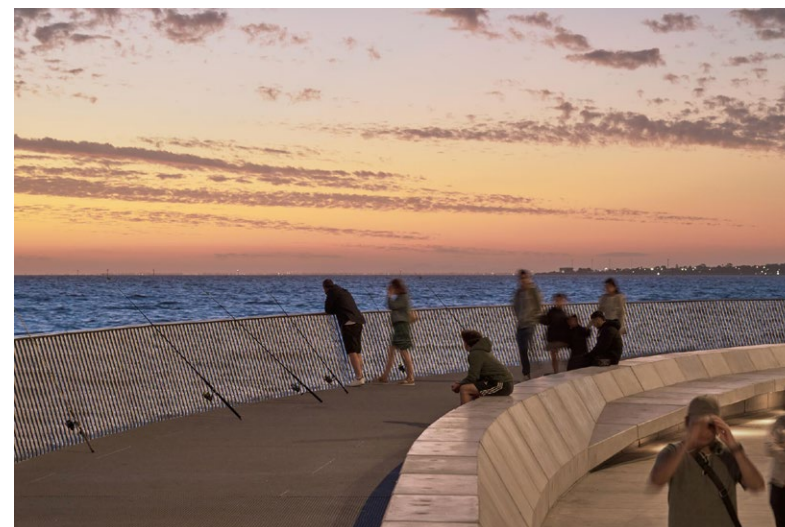
WINNER

St Kilda Pier Redevelopment

JCB Architects
and Site Office

With over one million visitors in its first year, the renewed St Kilda Pier demonstrates the value of delivering high-quality public space as part of a complex marine infrastructure project. The urban design reconfigures the pier's relationship to the foreshore and surrounding public realm.

Extending the pier alignment inland reinstates the historic 1853 footprint and removes vehicular traffic from Pier Road, creating a generous pedestrian forecourt that strengthens connections to Catani Gardens and the waterfront. The widened pier deck increases capacity and supports flexible public use, while the reoriented axis culminates in a curved end, framing views and establishing a strong visual address to the heritage kiosk. Seating, terraces and integrated edges encourage lingering, social interaction and year-round use, enhancing St Kilda's coastal identity.



JURY'S AWARD FOR
EXCELLENCE IN URBAN DESIGN

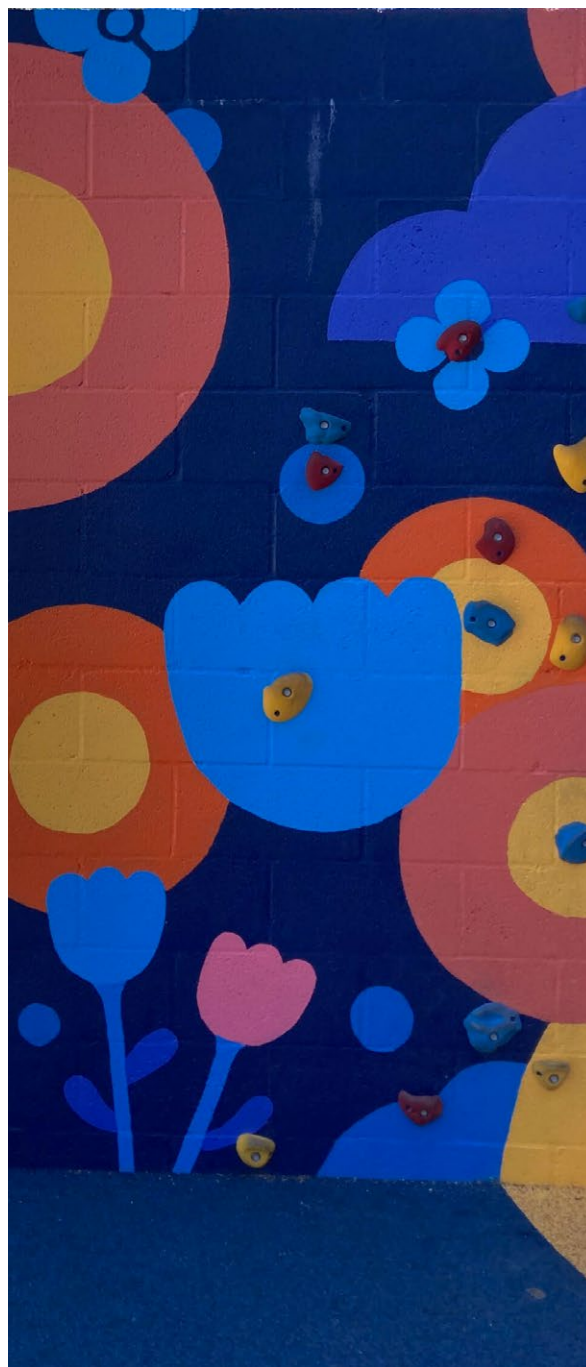
COMMENDATION

Moubray Street Community Park City of Port Phillip

The Moubray Street Community Park has undergone a remarkable transformation, evolving from an underutilised road into a beloved neighbourhood space. Located beside Albert Park Primary School, the space serves students during school hours and opens to the wider community.

Starting with a trial road closure and pop-up park, the permanent park's design was shaped through community engagement involving more than 250 participants. Features including murals co-designed with students, accessible furniture, gathering spaces and garden beds foster inclusivity and social interaction.

Increased shade, green space and passive cooling help counter rising urban temperatures. By transforming a hardstand road into green space, the project delivers lasting environmental benefits and supports healthier ecosystems.



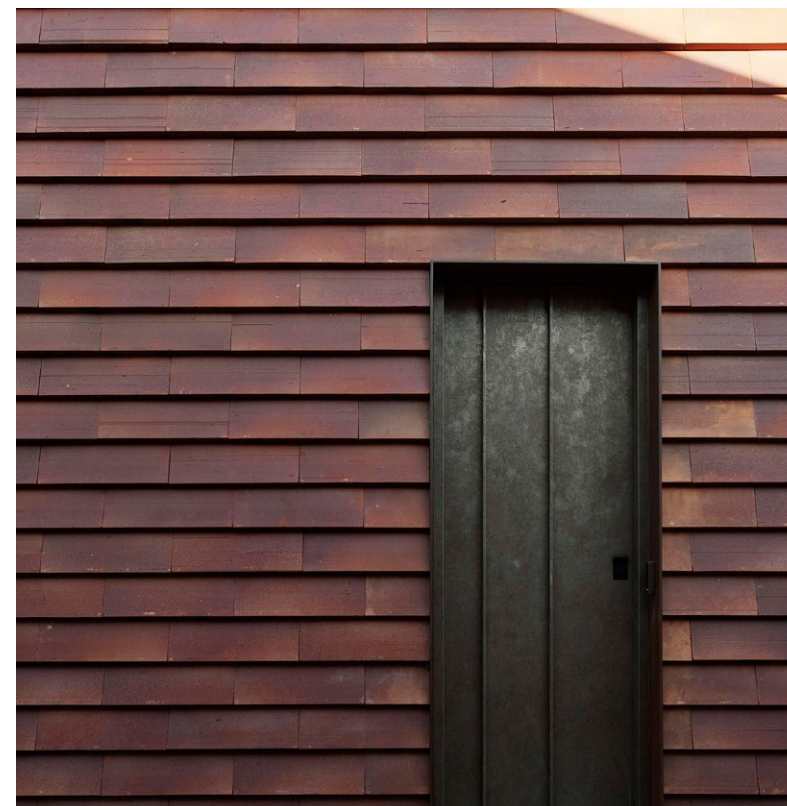
JURY'S AWARD FOR
EXCELLENCE IN HERITAGE

WINNER

Terracotta House Matyas Architects

This exemplary rear addition to a heritage house by Matyas Architects and Interiors delivers a refined approach to contemporary design in a historic context. In transforming an existing recessive, but otherwise unexceptional, rear addition to this heritage listed house, Matyas Architects has celebrated the material that is perhaps most associated with Federation architecture in Australia.

The choice of terracotta shingles as the primary cladding material for walls and roof is one of the strengths of this design. Terracotta is also used on the fence and outbuilding, creating a coherent ensemble that can be appreciated from the adjoining street and lane. The effect is both contemporary and traditional and connects the addition to the original dwelling as well as grounding it within the surrounding context.



JURY'S AWARD FOR
EXCELLENCE IN HERITAGE

COMMENDATION

BVIA on Bank **SheBuilt and Agius** **Scorpo Architects**

BVIA on Bank by Agius Scorpo Architects is a carefully crafted response to an important local landmark. The original 1880s Gothic Revival ES&A Bank has been carefully restored, preserving its heritage features, while the new building wing creates a contemporary counterpart with its own identity.

Connected by a new entry courtyard and vertical circulation core, the two wings can be flexibly leased with either single or multiple tenancies. References to local history, craft and place are expressed throughout the new building in its materiality, art and pattern.

The compact footprint and singular form of the seven-storey addition is an exemplary design response to retaining a heritage building on a small commercial site. It honours the past while actively renewing and revitalising the streetscape.



JURY'S AWARD
FOR EXCELLENCE IN
SUSTAINABILITY

WINNER

Port Phillip EcoCentre Bourke and Bouteloup Architects

The Port Phillip EcoCentre by Bourke and Bouteloup Architects is a project that exemplifies sustainable civic design. Set within the St Kilda Botanical Gardens, the building is sensitively integrated with its landscape, enhanced by the thermally modified timber cladding that is suggestive of the bark of the surrounding trees.

The project has been designed to be carbon negative across its life cycle, evident throughout the building in the rigorous material selection, efficient structure and high-performance services. The re-use of bricks from the previous building defines a generous and inclusive public realm. The inclusion of flexible community spaces and the southern hemisphere's first citizen science laboratory, make the EcoCentre a model for a new generation of low-carbon, adaptable infrastructure, one that unites education, research and civic life within a single, exemplary environmental asset.



JURY'S AWARD
FOR EXCELLENCE IN
SUSTAINABILITY

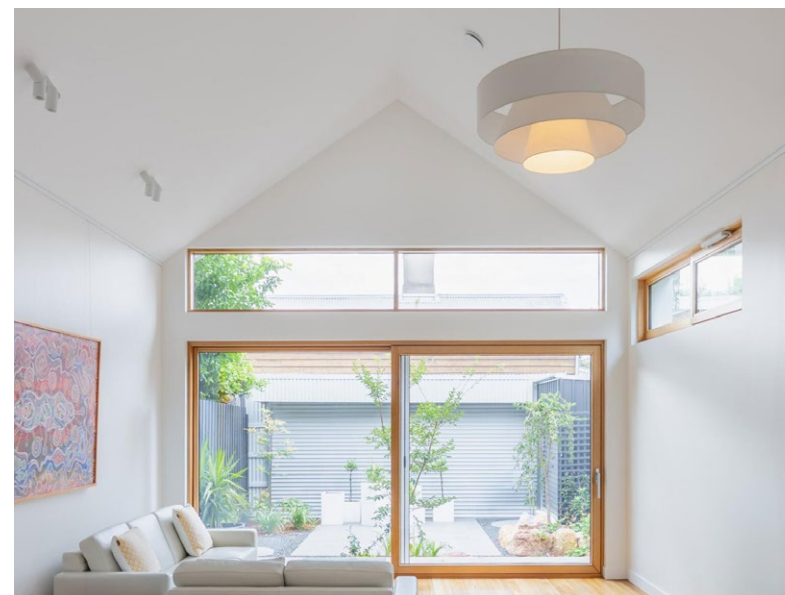
COMMENDATION

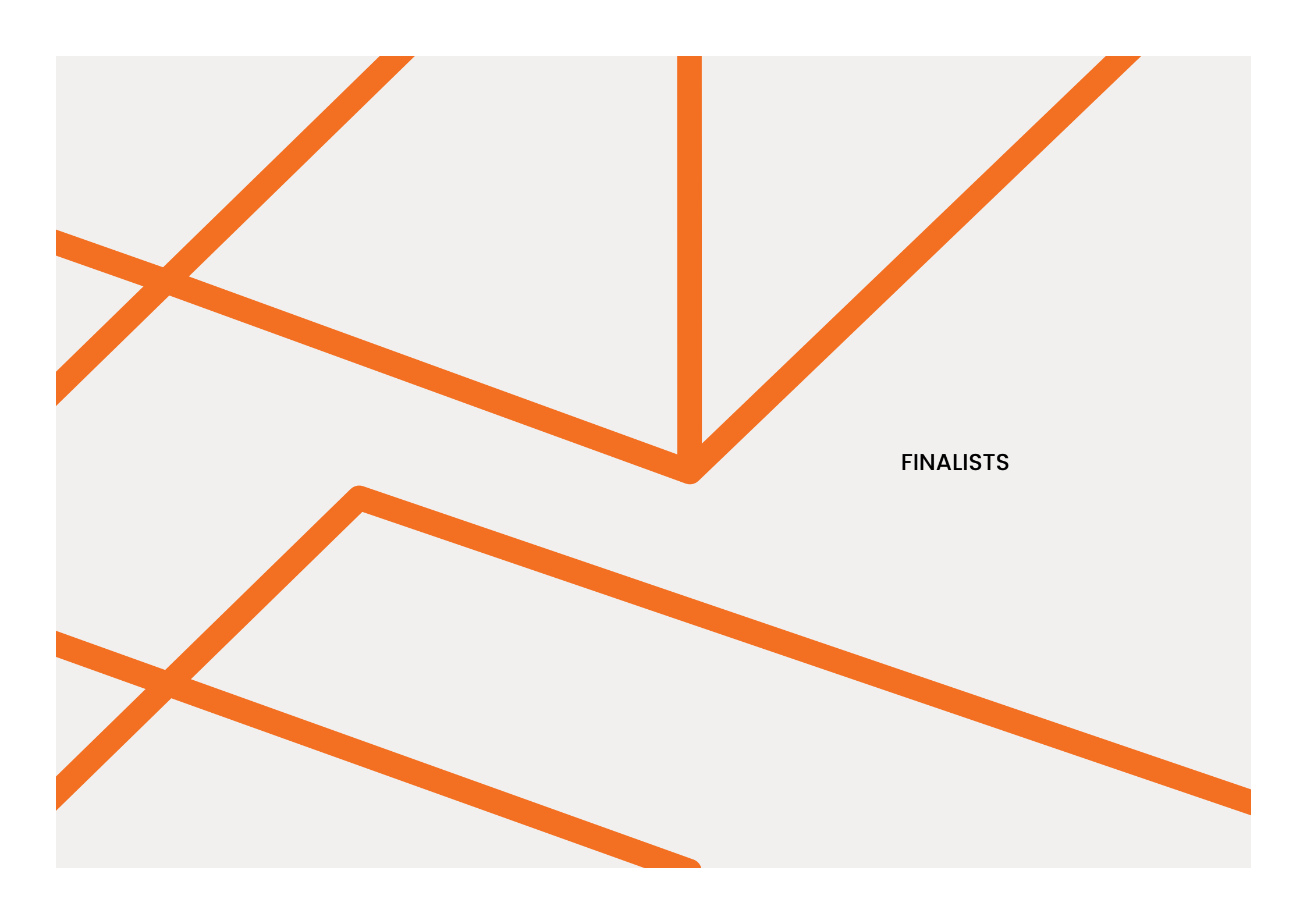
Edwardian Retrofit Alwyn Projects

Edwardian Retrofit by Alwyn Projects is anchored by a commitment to retain and upgrade the existing house, in place of demolition.

A rigorous approach to thermal performance underpins the design, which incorporates a reconstructed building envelope with high-performance insulation, triple-glazed timber windows and a continuous air-tightness layer. The use of mechanical heat recovery ventilation further improves the thermal efficiency of the house whilst ensuring a steady supply of fresh, filtered air.

In addition, the project demonstrates a thoughtful reuse of recycled materials, including bricks reclaimed from the site and recycled Tasmanian oak flooring. The result is a quiet yet purposeful home that preserves its character, while delivering lasting improvements in comfort, durability and environmental performance.



An abstract graphic featuring several thick, bright orange lines on a light gray background. The lines are of varying lengths and orientations, creating a dynamic composition. One line runs vertically down the center, another runs diagonally from the top left to the bottom right, and others intersect them at various angles. The overall effect is minimalist and modern.

FINALISTS

SMALL SCALE

FINALIST



Diver
Aludean Sculpture

SMALL SCALE

FINALIST



Moubray Street Community Park
City of Port Phillip

SMALL SCALE

FINALIST



Endurance
Aludean Sculpture

SMALL SCALE

FINALIST



St Kilda West Accessible Apartment
De Arch

SMALL SCALE

FINALIST



The Gladstone Lobby
Romulus Folio Gallery

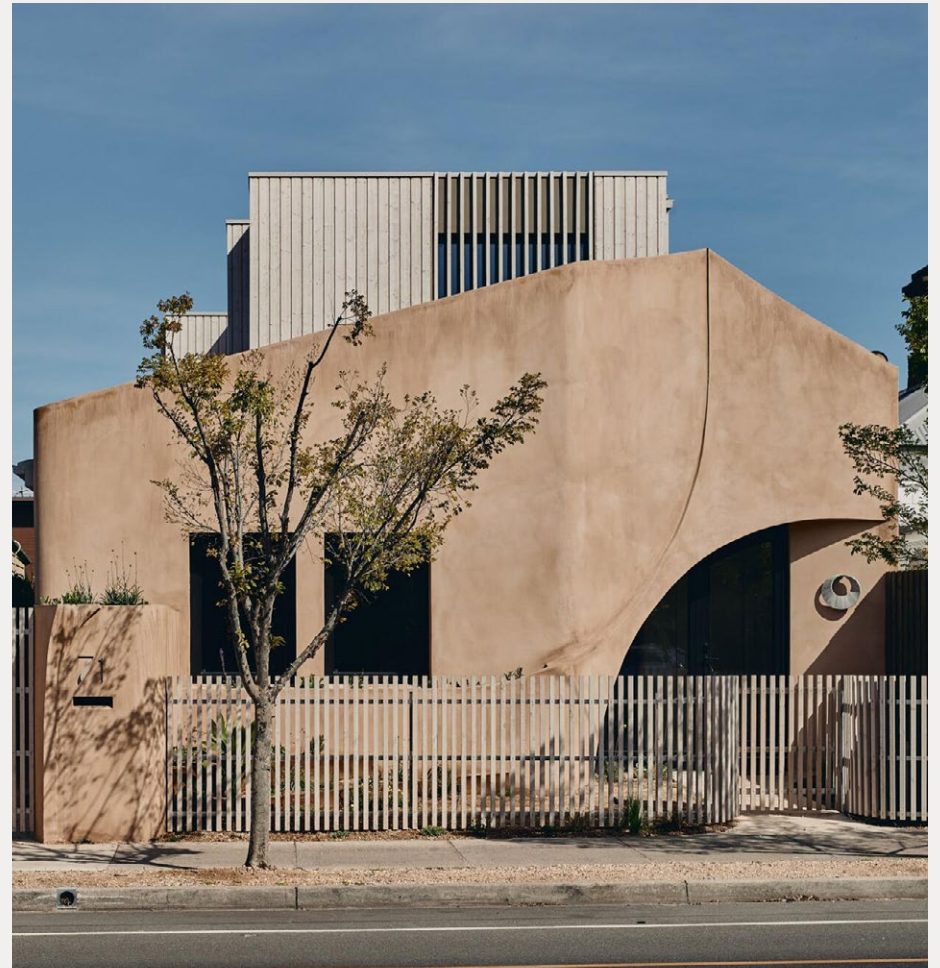


RESIDENTIAL NEW BUILD – ONE TO TWO DWELLINGS
FINALIST



Park Street
SGKS Architects

RESIDENTIAL NEW BUILD – ONE TO TWO DWELLINGS
FINALIST



Materia
Obsessive Architecture

RESIDENTIAL NEW BUILD – ONE TO TWO DWELLINGS

FINALIST



The Promenade
Seidler Group



RESIDENTIAL ALTERATION OR ADDITION – ONE TO TWO DWELLINGS

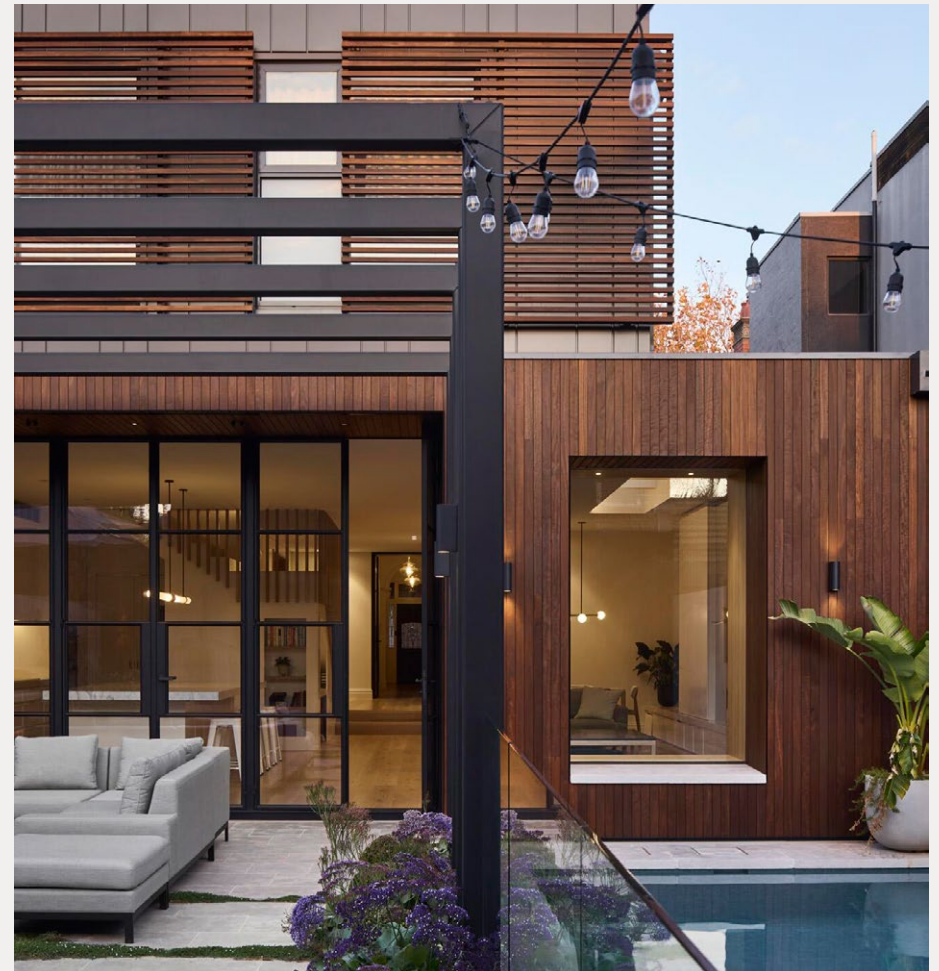
FINALIST



Edwardian Retrofit
Alwyn Projects

RESIDENTIAL ALTERATION OR ADDITION – ONE TO TWO DWELLINGS

FINALIST



Armstrong Street House
Forty-One South

RESIDENTIAL ADDITION OR ALTERATION – ONE TO TWO DWELLINGS

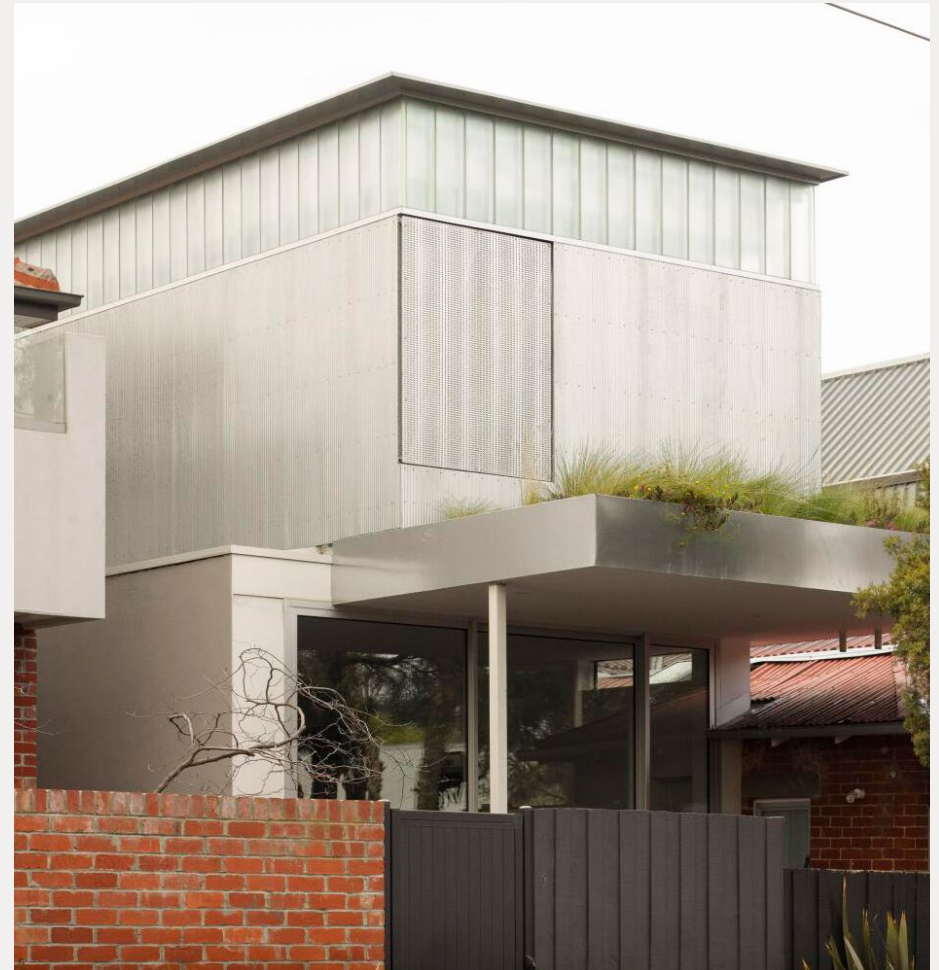
FINALIST



Terracotta House
Matyas Architects

RESIDENTIAL ADDITION OR ALTERATION – ONE TO TWO DWELLINGS

FINALIST



A Light Addition
Office Mi-Ji

RESIDENTIAL ADDITION OR ALTERATION – ONE TO TWO DWELLINGS

FINALIST



Harvest House
Breathe Architecture



RESIDENTIAL – THREE OR MORE DWELLINGS

FINALIST



The Gladstone
Studio SC



MIXED USE

FINALIST



The Archive
Hayball

MIXED USE

FINALIST



Oasis and Hyatt House
Hayball

NON-RESIDENTIAL

FINALIST



The Port Phillip EcoCentre
Bourke and Bouteloup Architects

NON-RESIDENTIAL

FINALIST



The St Kilda Pier Redevelopment
JCB Architects and Site Office

NON-RESIDENTIAL

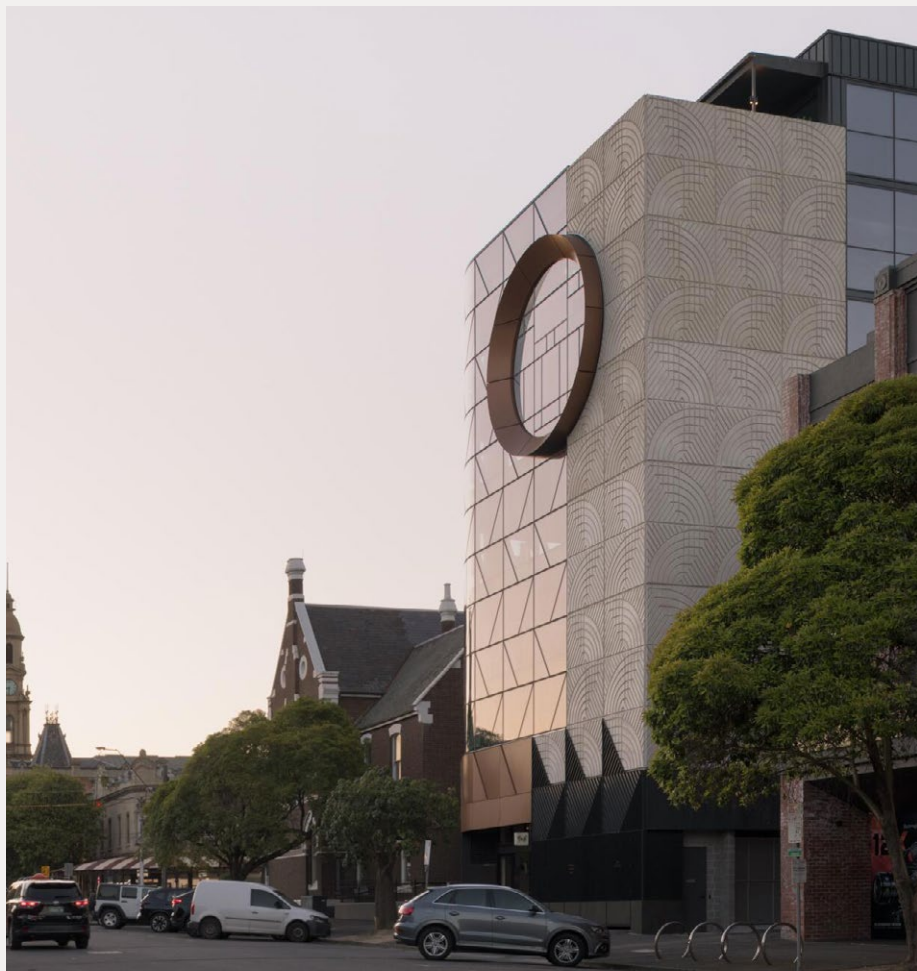
FINALIST



The St Kilda Balaclava Kindergarten
JFK Design

NON-RESIDENTIAL

FINALIST



BVIA on Bank

SheBuilt and Agius Scorpo Architects

NON-RESIDENTIAL

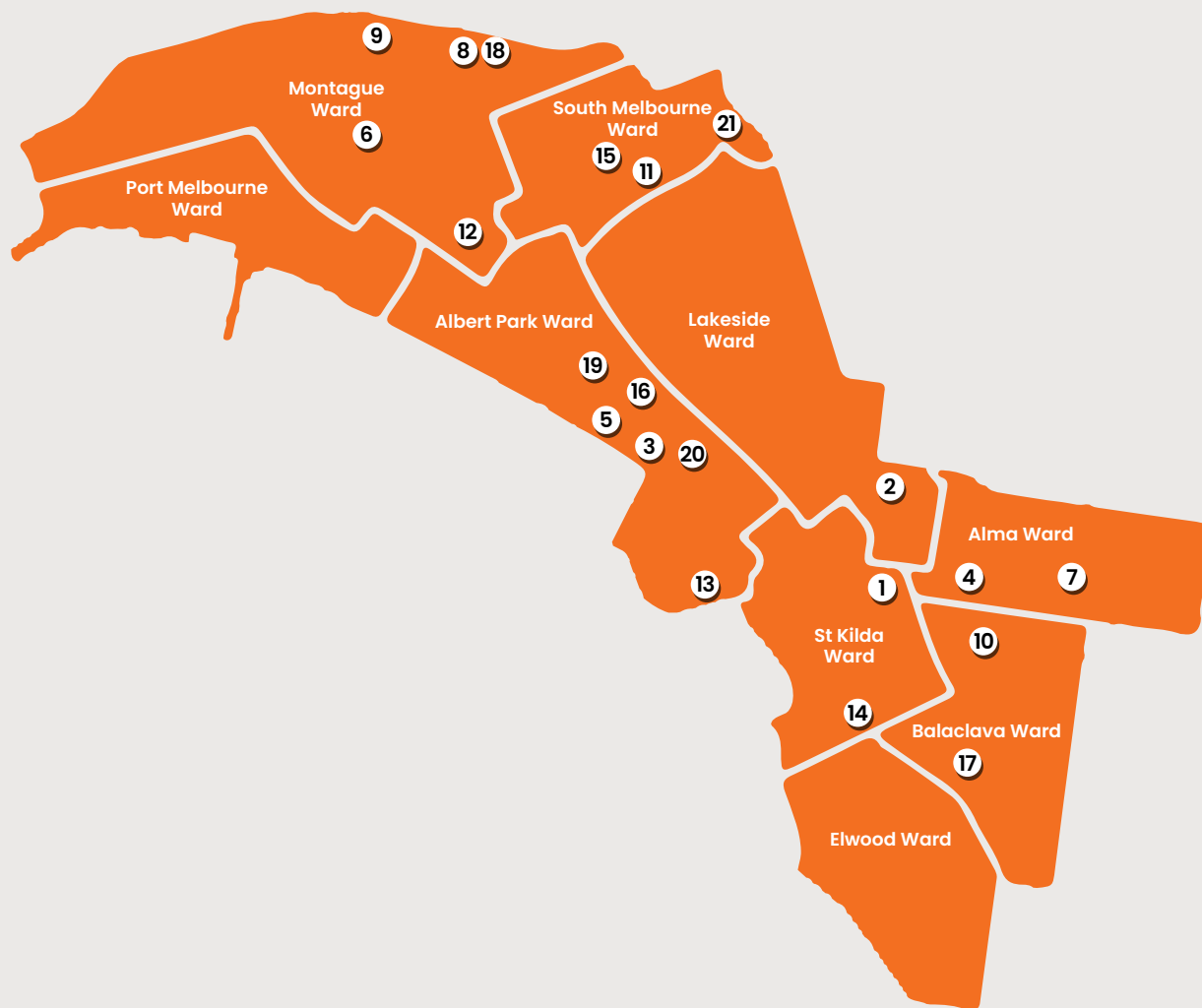
FINALIST



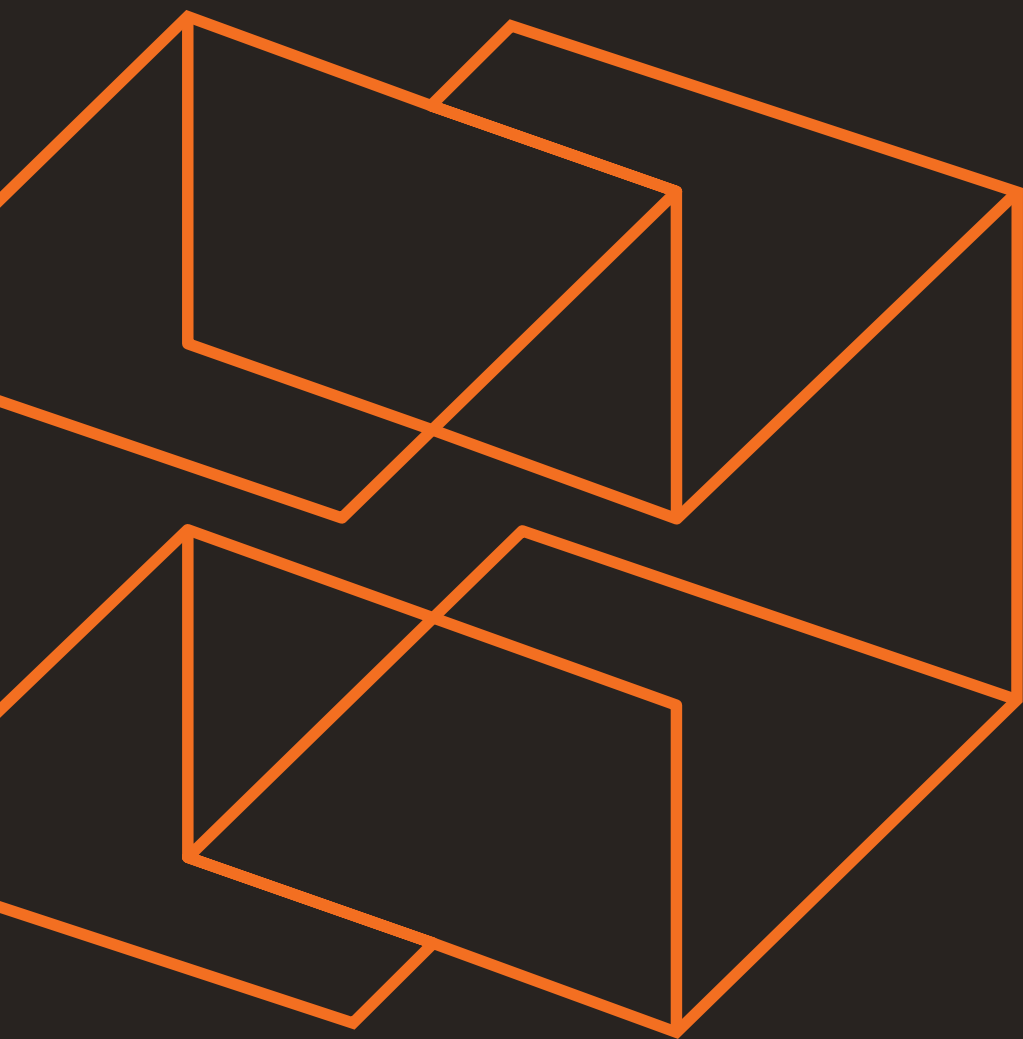
Clarendon Works

Six Degrees Architects

MAP OF FINALISTS



- | | |
|---|--|
| 1 Endurance
Aludean Sculpture | 13 St Kilda Pier
Redevelopment
Jackson Clements
Burrows Architects and
Site Office Landscape
Architecture |
| 2 Diver
Aludean Sculpture | 14 Port Phillip EcoCentre
Bourke and Bouteloup
Architects |
| 3 St Kilda West Accessible
Apartment
DE Arch | 15 BVIA on Bank
sheBuilt and Agius
Scorpo Architects |
| 4 Materia
Obsessive Architecture | 16 Terracotta House
Matyas Architects
and Interiors |
| 5 The Promenade
Seidler Group | 17 Edwardian Retrofit
Alwyn Projects |
| 6 Harvest House
Breathe Architecture | 18 The Gladstone Lobby
Romulus Folio Gallery |
| 7 A Light Addition
Office Mi-Ji | 19 Armstrong Street House
Forty One South |
| 8 The Gladstone
Studio SC | 20 Park Street
SGKS Architects |
| 9 The Archive
Hayball | 21 Oasis and Hyatt House
Hayball |
| 10 St Kilda and Balaclava
Kindergarten
JFK Design | |
| 11 Clarendon Works
Six Degrees Architects | |
| 12 Moubray Street
Community Park
City of Port Phillip | |



**DESIGN &
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AWARDS
2026**

