



TONIC Architecture + Design
Studio Portfolio

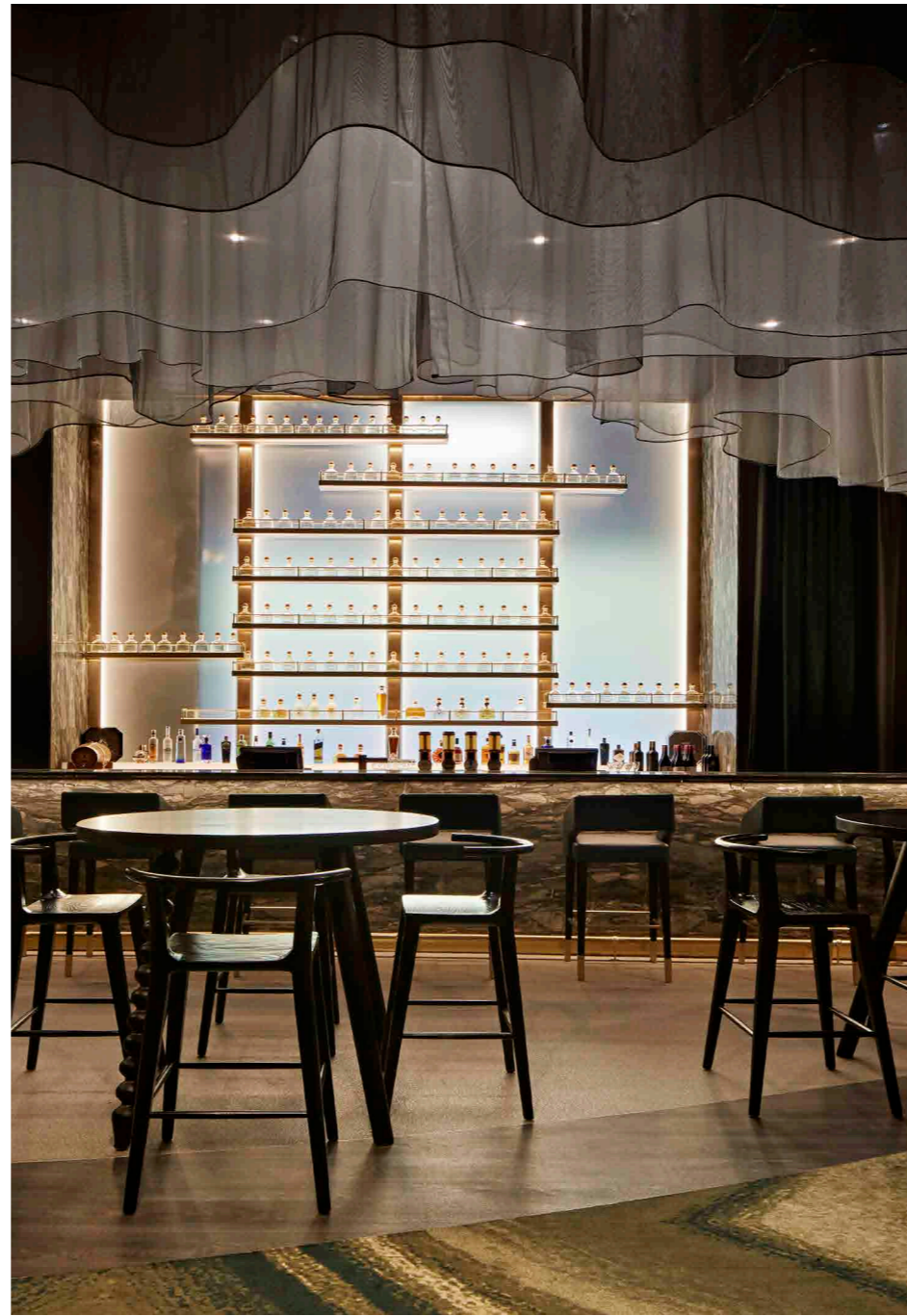
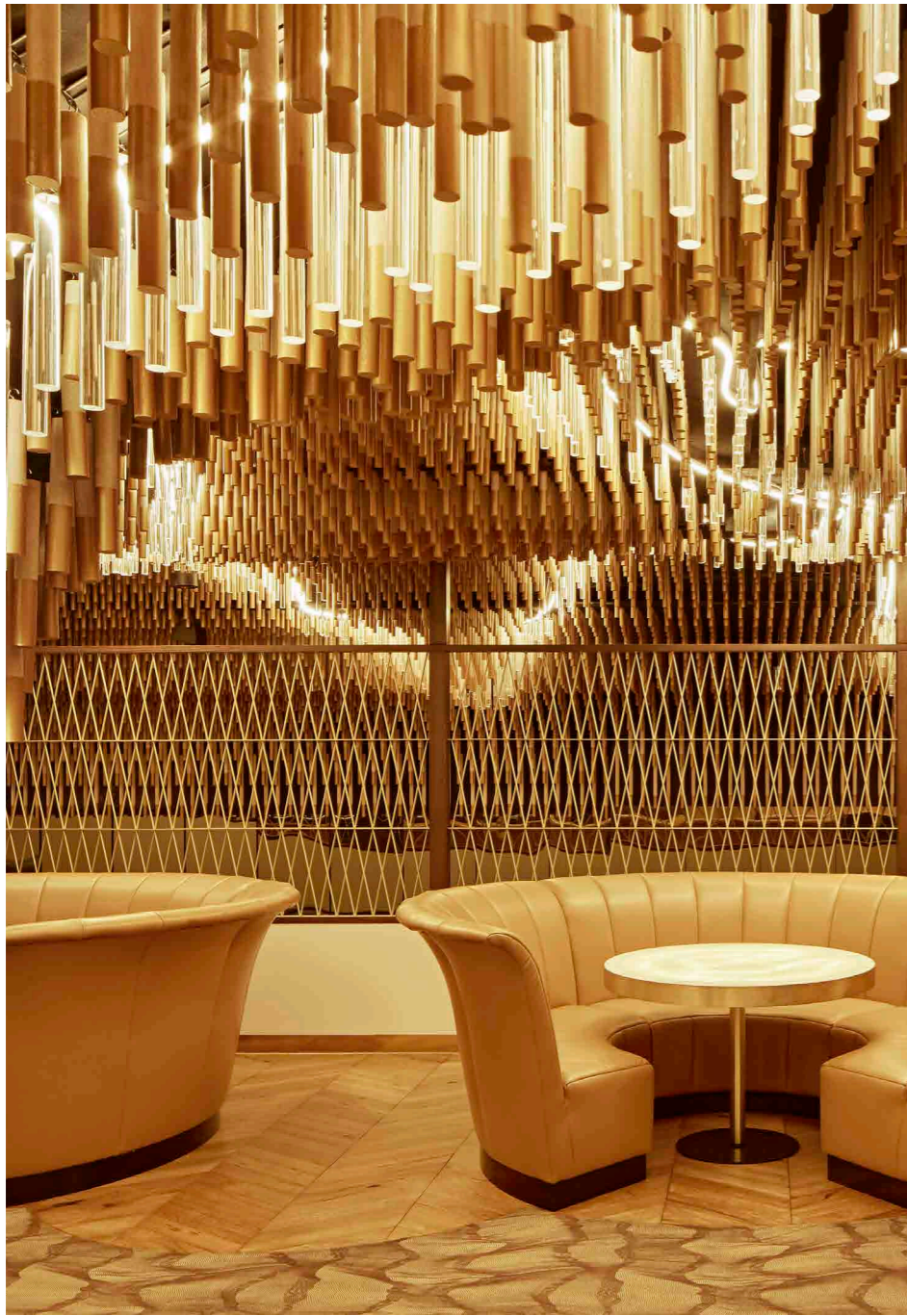


Our Studio

TONIC is a full service architecture and interior design studio whose experience and capacity spans various project typologies.

The fundamental values of our studio start with client service. Our focus is to create an unexpected experience through architectural and interior design outcomes that enrich the built environment.

We value a holistic project approach through collaboration. Our focus is to overcome pragmatic project constraints to ensure we deliver unique architectural outcomes which are complimented by successful functional and financial outcomes.



We believe in creating
an unexpected experience.



Our Services

At TONIC we focus on architectural and interior design outcomes which reflect an engaged collaboration between our clients and the design team.

Commonly we work within the hospitality, residential and commercial sectors, however our talented team has the experience to deliver exceptional projects across all typologies. Our design philosophy encourages client involvement and we see our role as architects to walk alongside you through the design process, filtering out what works for you and your unique project.

We have the technical skills and professional experience to deliver a project which is thoughtfully designed for the needs of its occupants, and critically reviewed at each stage of the process to ensure a finished design that benefits the environment in which it inhabits.

At TONIC we are built
of creative people.



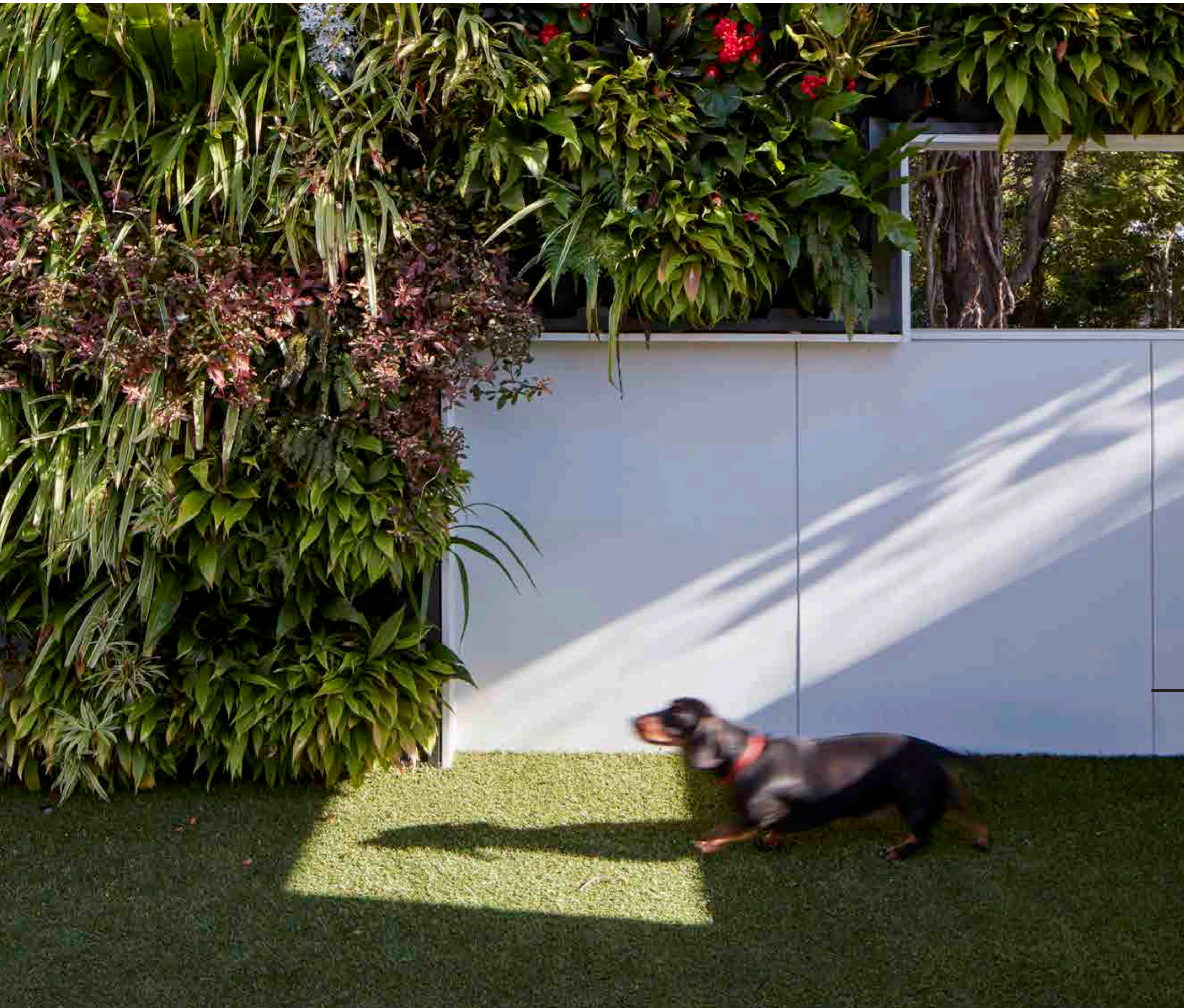


Get to know our managing director.

Matthew Riley
Architect - Managing Director
B. AS | B.Arch | 22 years experience

Matt began TONIC as a sole practitioner in 2002 noting a lack of good old-fashioned service within the industry. Matt believes that a more collaborative venture between client, occupants, consultants and contractors is the catalyst to exemplary client service and the key to maintaining unique but functional people-oriented architecture. Matt enjoys the multiple challenges of creating architecture and interior design across numerous project types. With 5 years experience years working in hotels before finding architecture, he has an ability to merge unique design solutions with operational and functional requirements for the hospitality sector. Matt believes that sustainability begins when buildings are designed to sit harmoniously within their environment and he takes pride in finding economically sustainable solutions which prolong the lifecycle of buildings.

More recently Matt has been cognizant that designing for workplace teams is evolving. Some of his recent design solutions for workspaces has explored the concepts of coworking, collaboration, lounge-working, and home-working and how they can change health, wellbeing and productivity within the workplace.



Your Journey

We believe that your project not only needs to look good but we also care about how it works — this dedication to final built form allows us to achieve buildings and spaces with aesthetic and functional fulfillment.

We've been doing this a long time and still relish the opportunity to master new techniques. We operate our studio with an understanding that architecture and interior design moves beyond just client service and delivery of a project. We believe that by giving our clients the opportunity to have a hands on approach during all phases of the project we can leverage a unique perspective that activates our own expertise and adds another layer of refinement to your project.



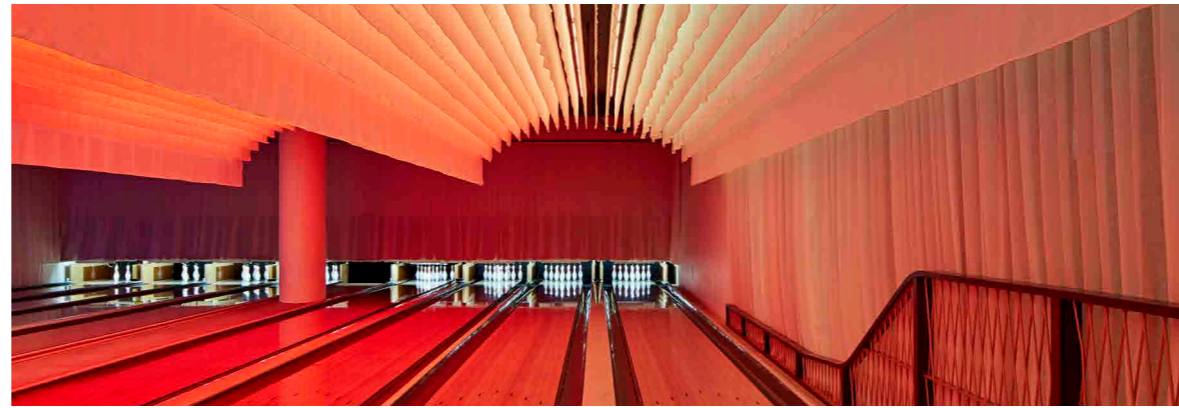
Project Experience



**MERCURE HOTEL,
QUEEN STREET VILLAGE
Southport, Gold Coast**

Engaged as the interior designers for a new Mercure Hotel operated by Centro Group of Companies we have been asked to design all internal spaces of the hotel ranging from hotel room to restaurant and lobby. Our vision for the hotel is to create a contemporary, rich and vibrant lifestyle hotel offering. With the Gold Coast undergoing a transformation we want this Mercure to sit proudly as a concept with future vision. The design offers various facilities for guests including gym, laundry, meeting rooms and function rooms.

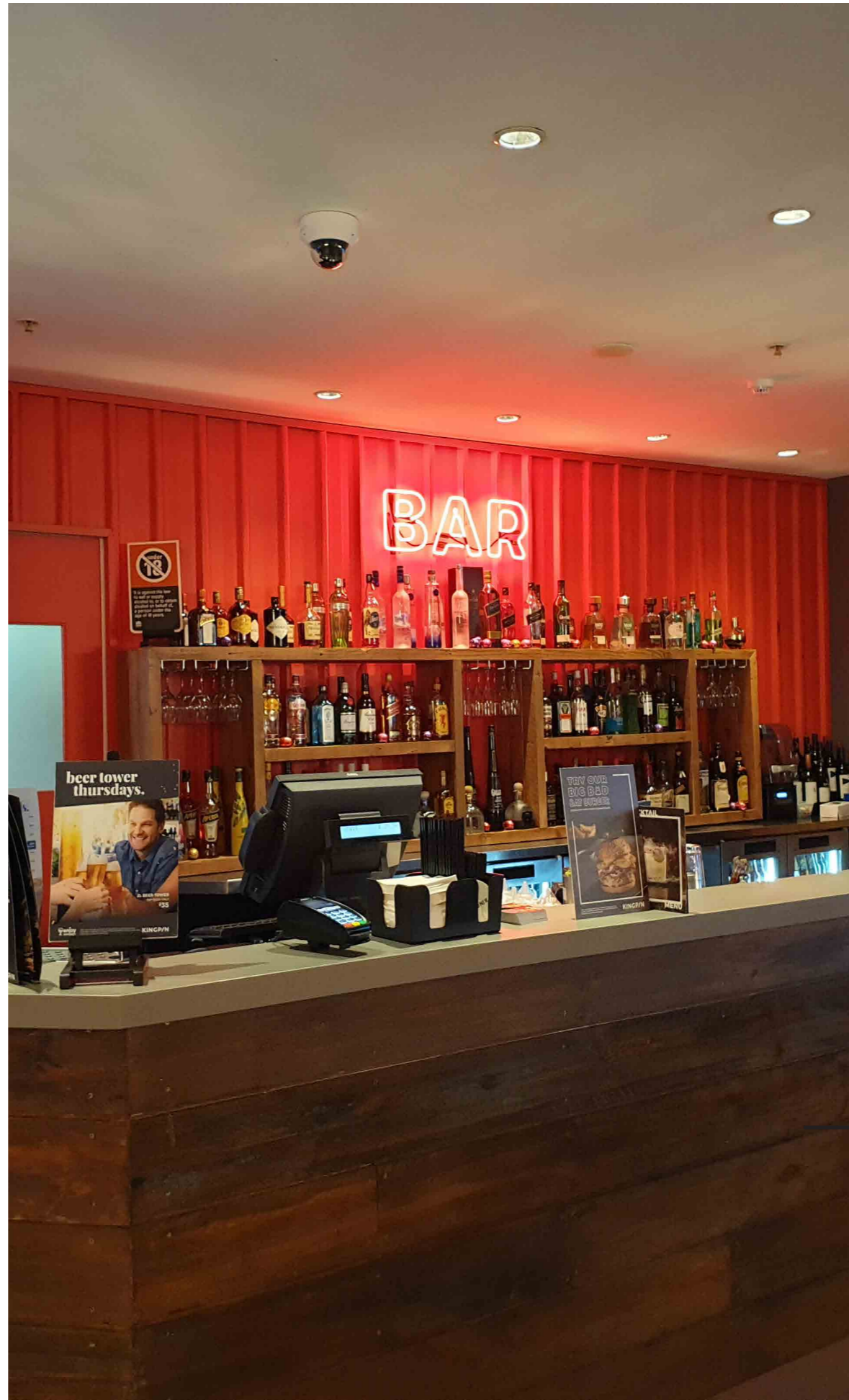




KINGPIN, CROWN CASINO Melbourne

AMF in Melbourne engaged TONIC to develop the design and document for construction an update to their venue within the Crown Casino, Melbourne. The notion was to transform the venue into an entertainment experience that reaches beyond bowling. Our experience was called to develop a combination of spaces within the venue ranging from function rooms, VIP area, two high end bars, laser tag, arcade bowling and a cafe —all across 4500 sqm of space.

The fitout was approved with the guidance of Crown Casino ensuring the final result fitted in with the aesthetic of the Crown experience. This entertainment venue will set the benchmark in Australia for the AMF Bowling portfolio.

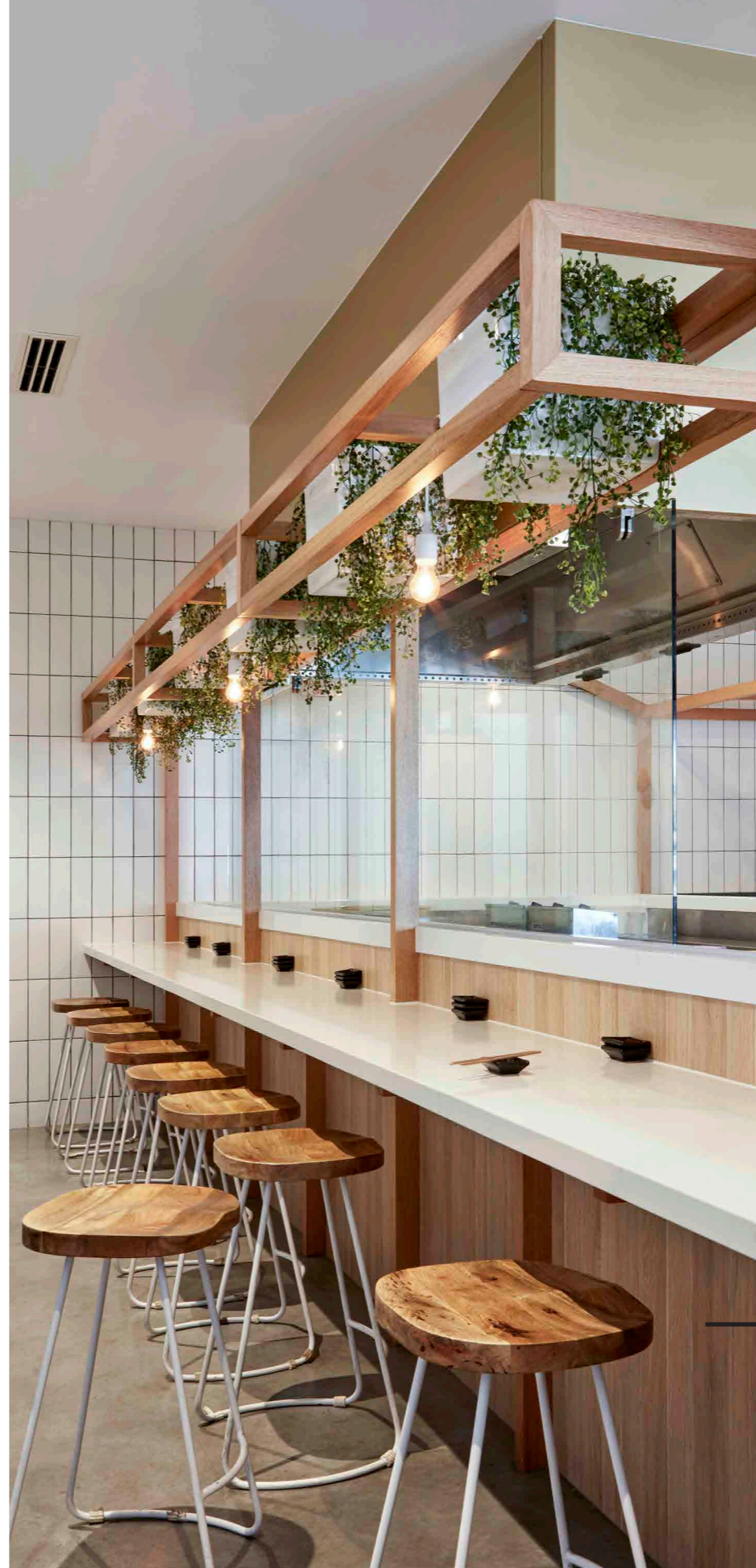
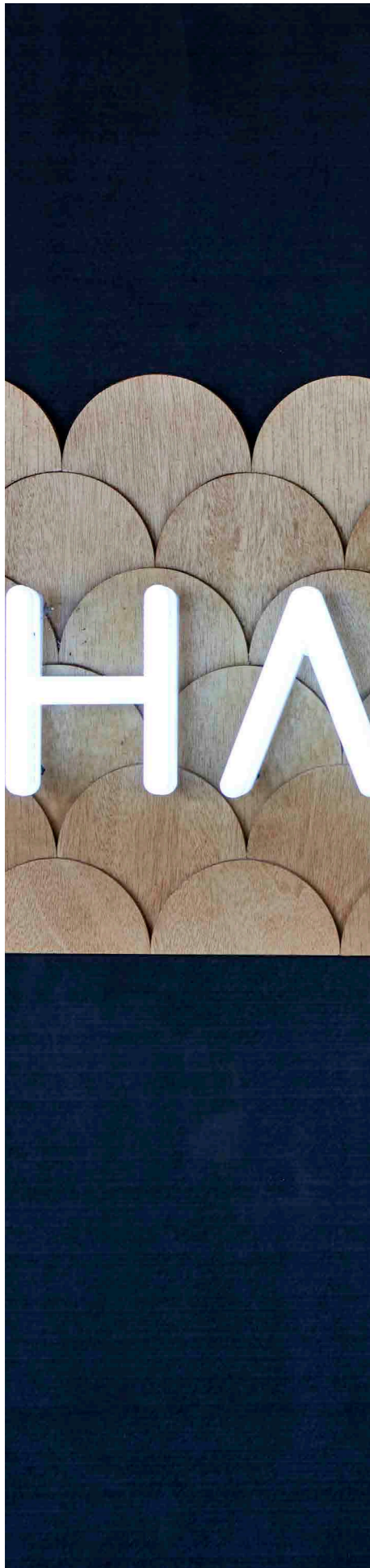


KINGPIN Sydney

AMF engaged TONIC to refurbish another family entertainment venue located in Western Sydney.

We worked carefully to create memorable moments within the venue to entice guests to return.

Materials and finishes referenced Western Sydney's industrial history while maintaining a new fresh look for the venue.



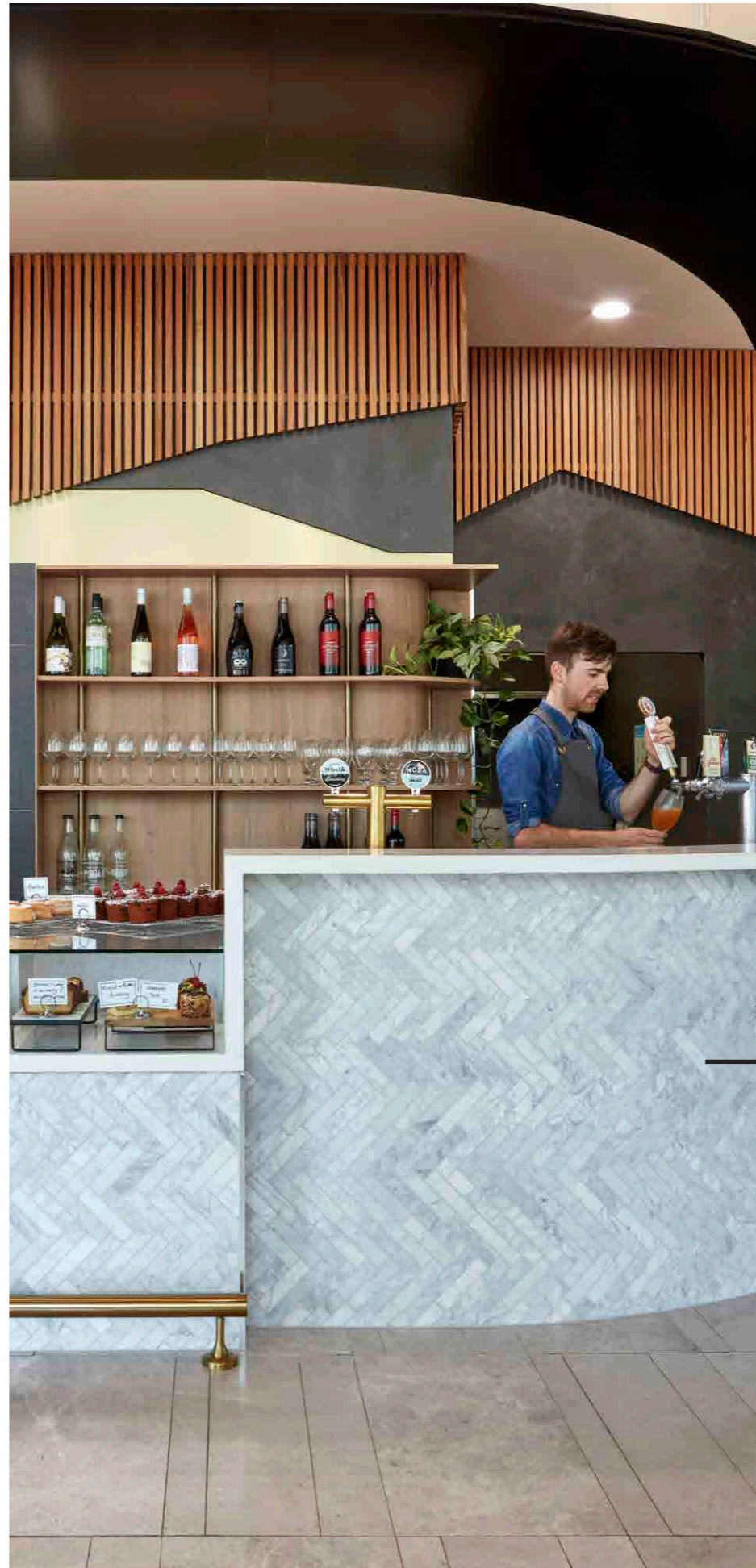
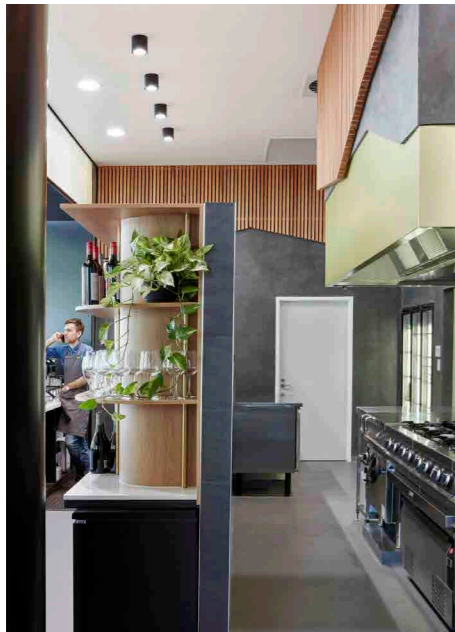
HANE SUSHI Eatons Hill, Brisbane

The brief for Hane Sushi was simple, just like the design intent - to design a fresh, clean, contemporary and simple setting for a new sushi train restaurant in Eaton's Hill Village. We worked closely with the client to develop a paired back, light and airy aesthetic, quite different from other Sushi Restaurants they had done before. By keeping the material palette and colour selections minimal, we were able to work within the client's budget. We carefully selected finishes that enhanced moments in the plan, like the warm Tasmanian oak timber frame over the sushi bar, which really works to frame the action going on within the sushi bar, and highlight the food on the sushi train. While the organic nature of the varied coloured blue fishscale tiles, bring in an element of fun and delight, and works to draw you into the space.



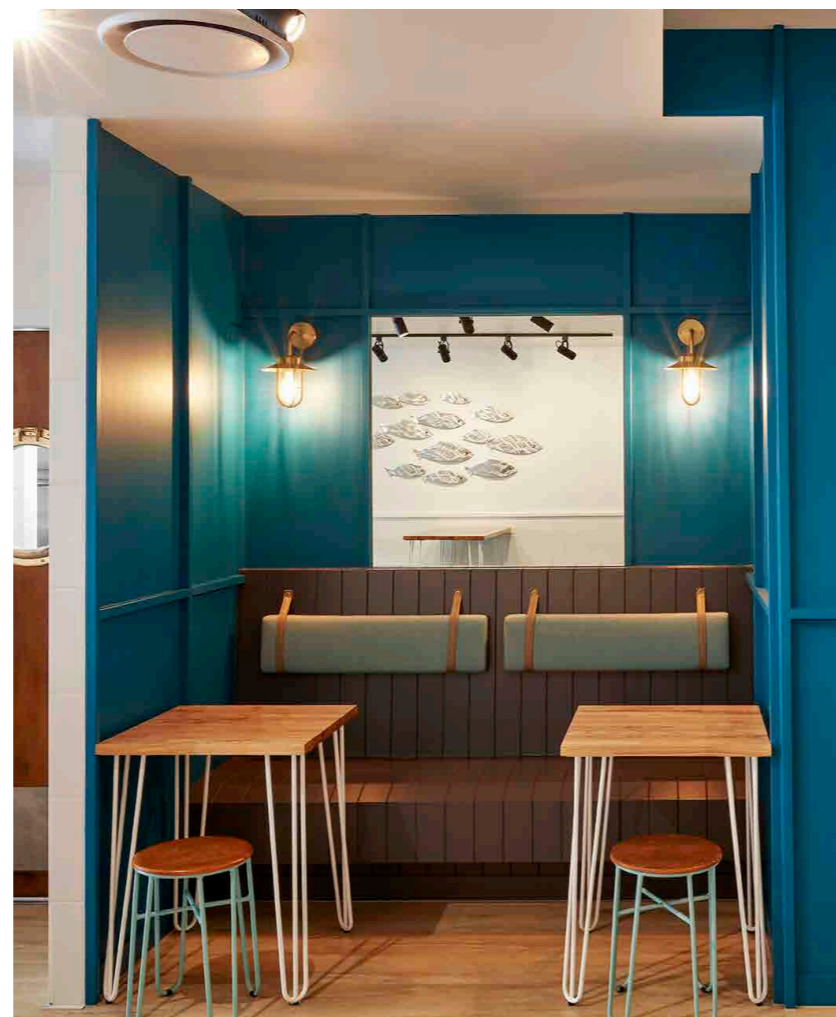
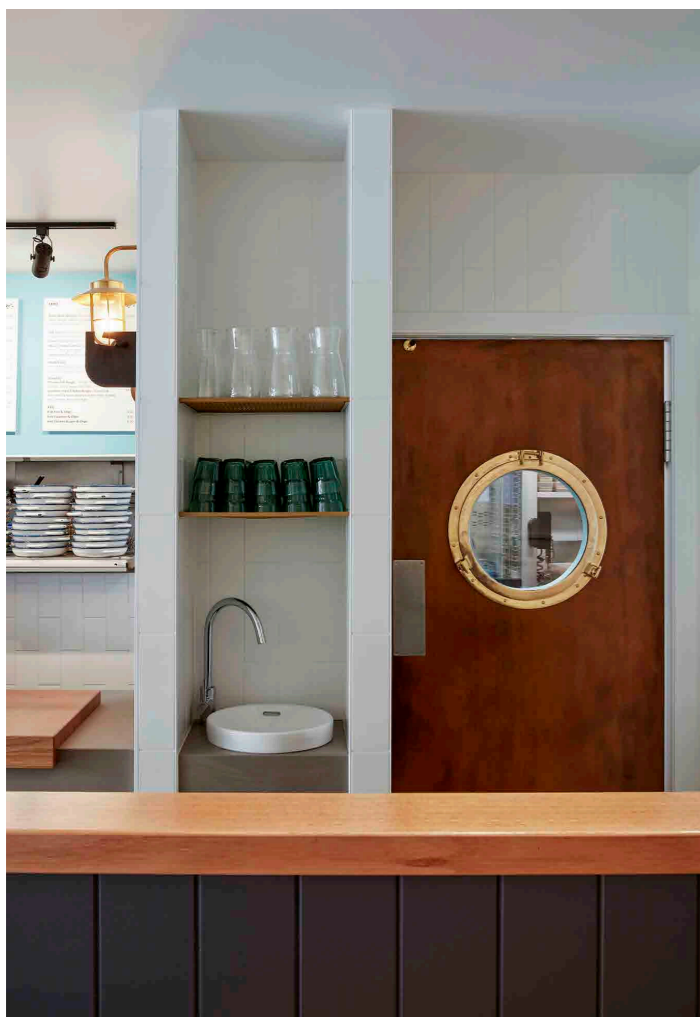
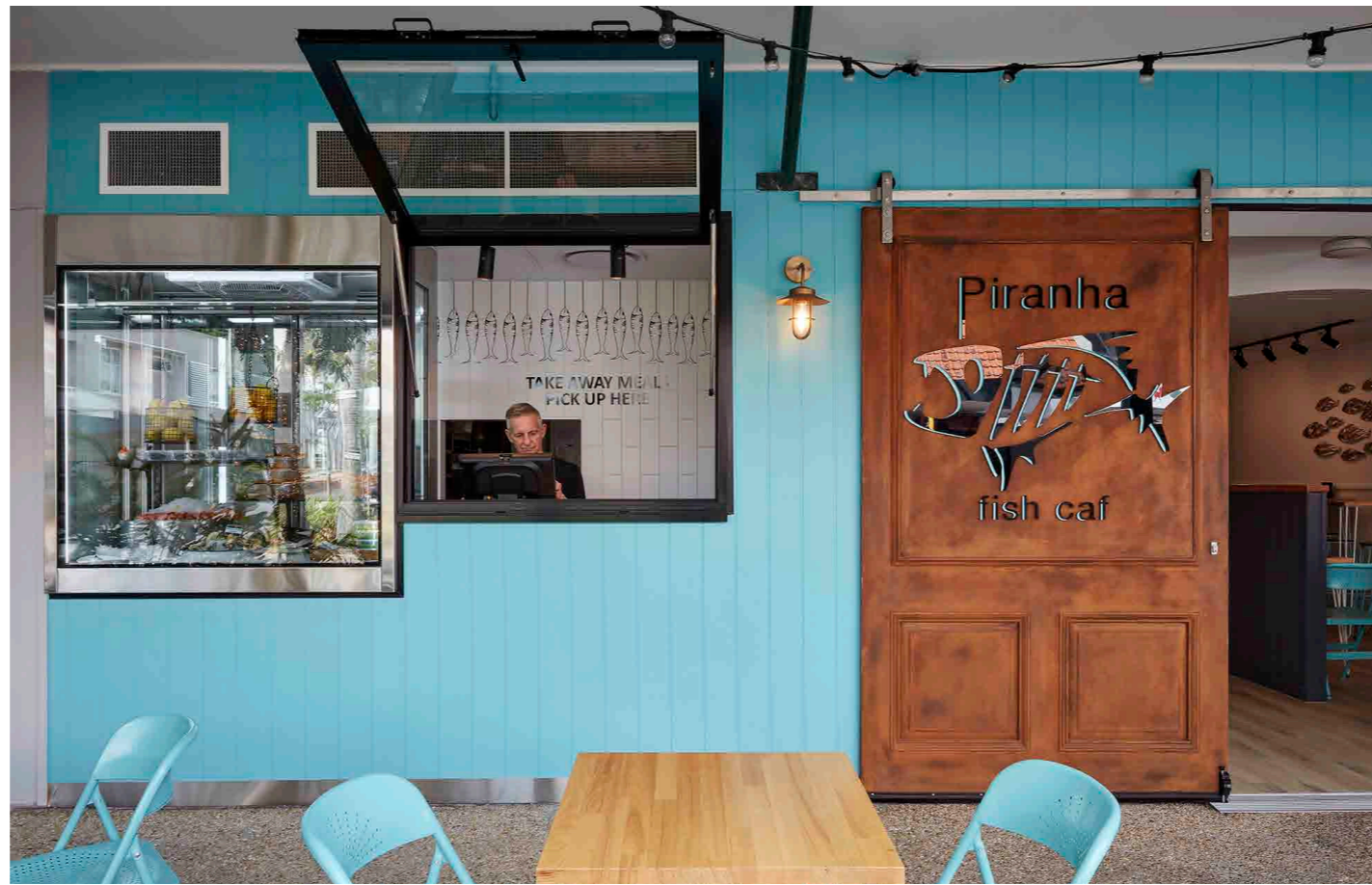
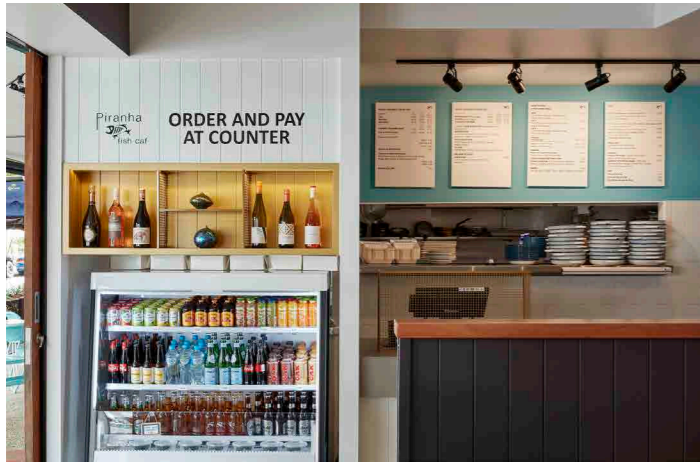
HANE SUSHI Lutwyche, Brisbane

We were thrilled to be invited back to complete the second restaurant for our clients in their growing franchise Ha'ne Sushi. Opting for a rich backdrop of Dulux Domino and Blue Accolade; we designed soft wall treatments with contrasting structured booth seating to create a space that is minimal, inviting and at the centre of a redevelopment at Lutwyche shopping Centre. Recreating the artistic elements from our original fit out we worked with Daniela Talassi to design the beautiful feature artwork that dominates the main wall.



HALO GROUND ESPRESSO + FOOD Fortitude Valley, Brisbane

Our concept for Halo Ground was purposefully restrained, opting for timber and stone as features and utilising shape making to visually draw symmetry. Thoughtfully planned out with a focus on detail our aesthetic was clean, simple and sophisticated. As the tenancy is located inside an existing lobby, we utilised existing parameters to select a palette to tie the surrounding space into our design effortlessly.

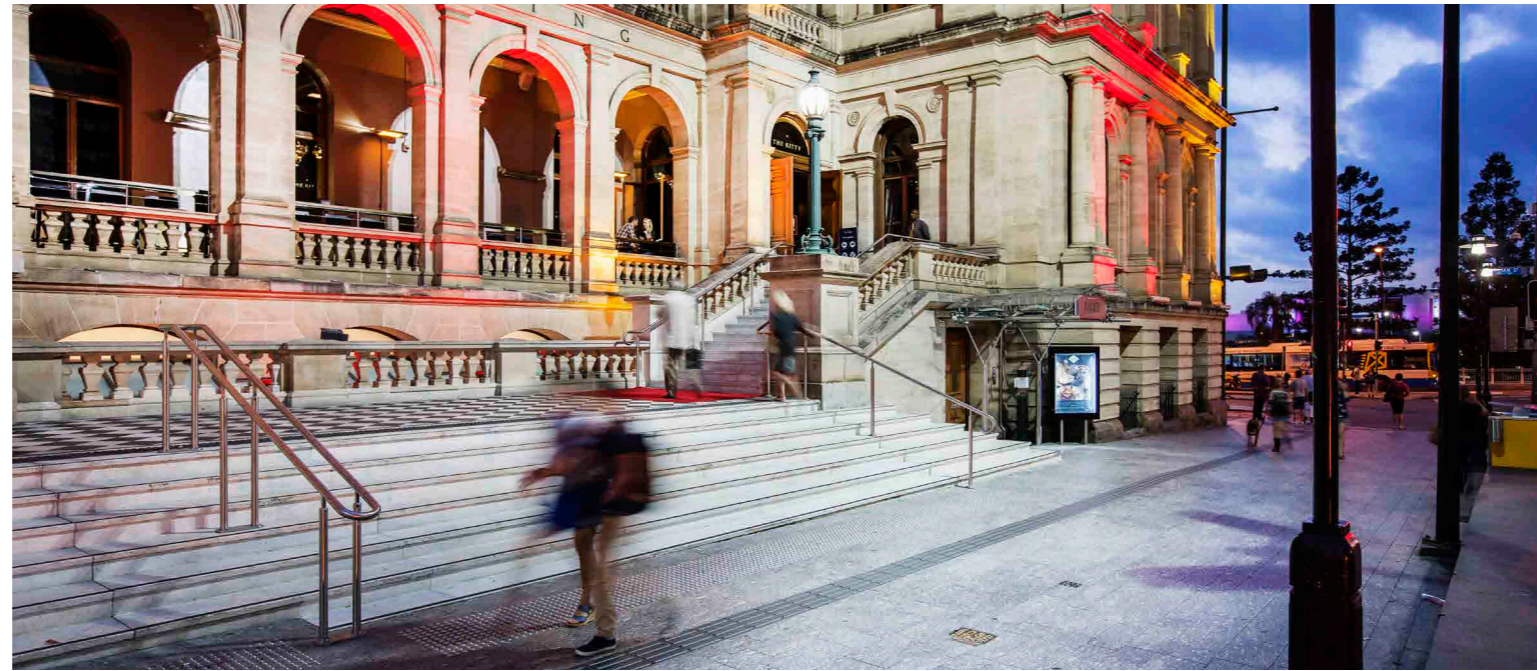
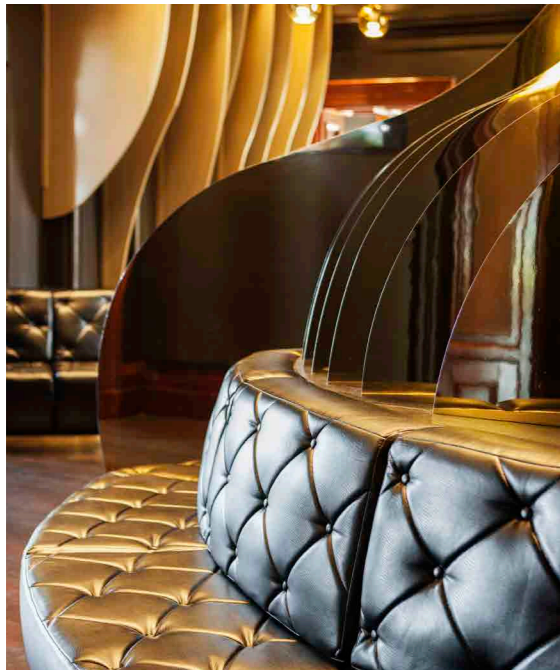


PIRANHA FISH CAF New Farm, Brisbane

Piranha Fish Caf, located in New Farm's bustling Merthyr Village, is a new dining experience with a vibrant atmosphere, which provides a unique experience for sampling gourmet seafood and accompanying drinks. Transforming the street edge of this busy Brisbane suburban social precinct, Piranha's design gestures at diversifying and complimenting a local community space by inserting meaningful interactions to engage and welcome people that congregate within the Village community.

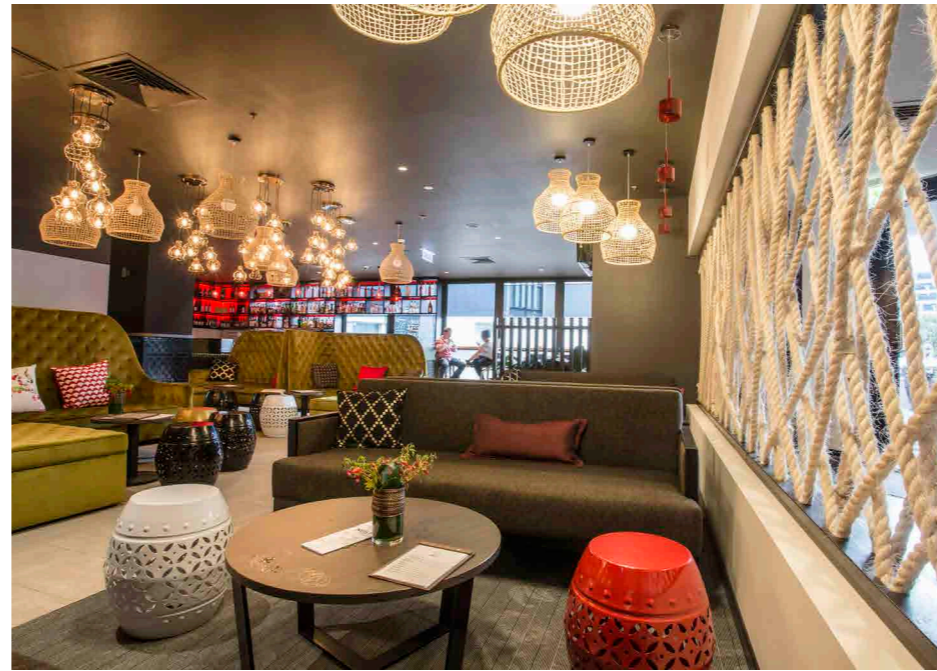
The striking external façade treatment incorporates elements of connectivity, elevating the external street dining to align with the bar seating and gas strut awning windows which announce a vibrant takeaway window with refrigerated glass seafood display along the streetscape.

The Internal dining space accommodates various seating types banquette style, integrated high tables, and low table seating offering flexibility for small or large groups and offers return patrons a different experience than their last. Either way diners can bask in the eloquently designed space surrounded by a vibrant sea of fish artwork providing an all-round high quality and unique dining experience.



THE KITTY, TREASURY CASINO Brisbane City, Brisbane

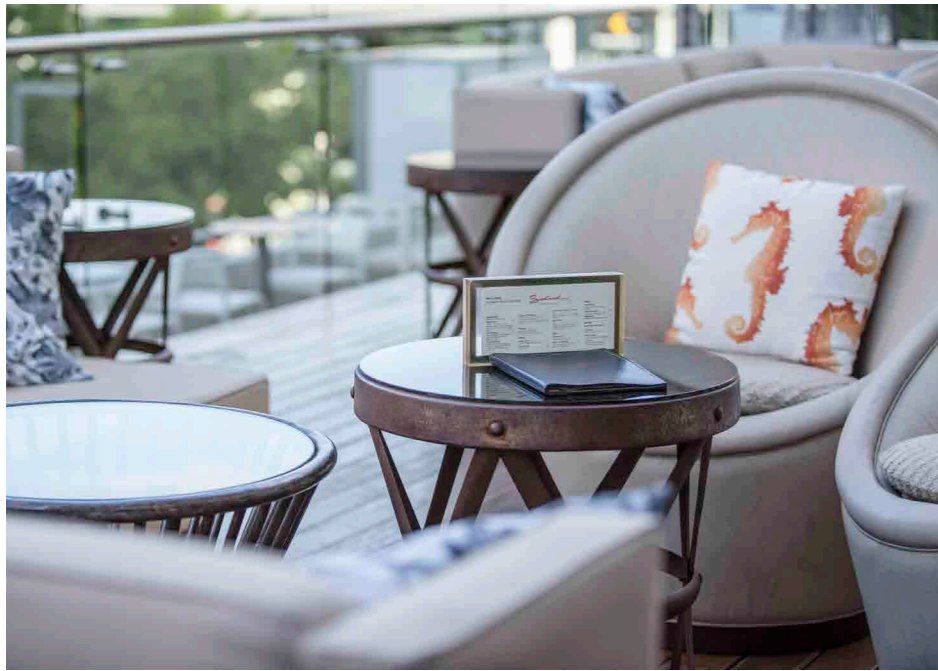
The new Treasury Casino Bar - The Kitty is born out of the desire to create a 24 hour destination, to entice, to watch, to be seen, to meet, to escape, to relax, to enjoy. It strives to be a destination of choice for the those looking for something sleek and fashionable. Aesthetically referencing modern glam, with black, gold and reflective surfaces to create a base material palette that is warm and inviting during both day and night. The design ingrains free form shapes which subtly reference the rigidity of existing neo-classical architecture to 'soften' the volume of the Premier's bar, and create opportunities for unique lighting effects. The facility offers itself as the focal bar for the Casino and is now the true 'big brother' to the Livewire bar.



JEN - BY SHANGRI-LA - NEST Roma Street, Brisbane

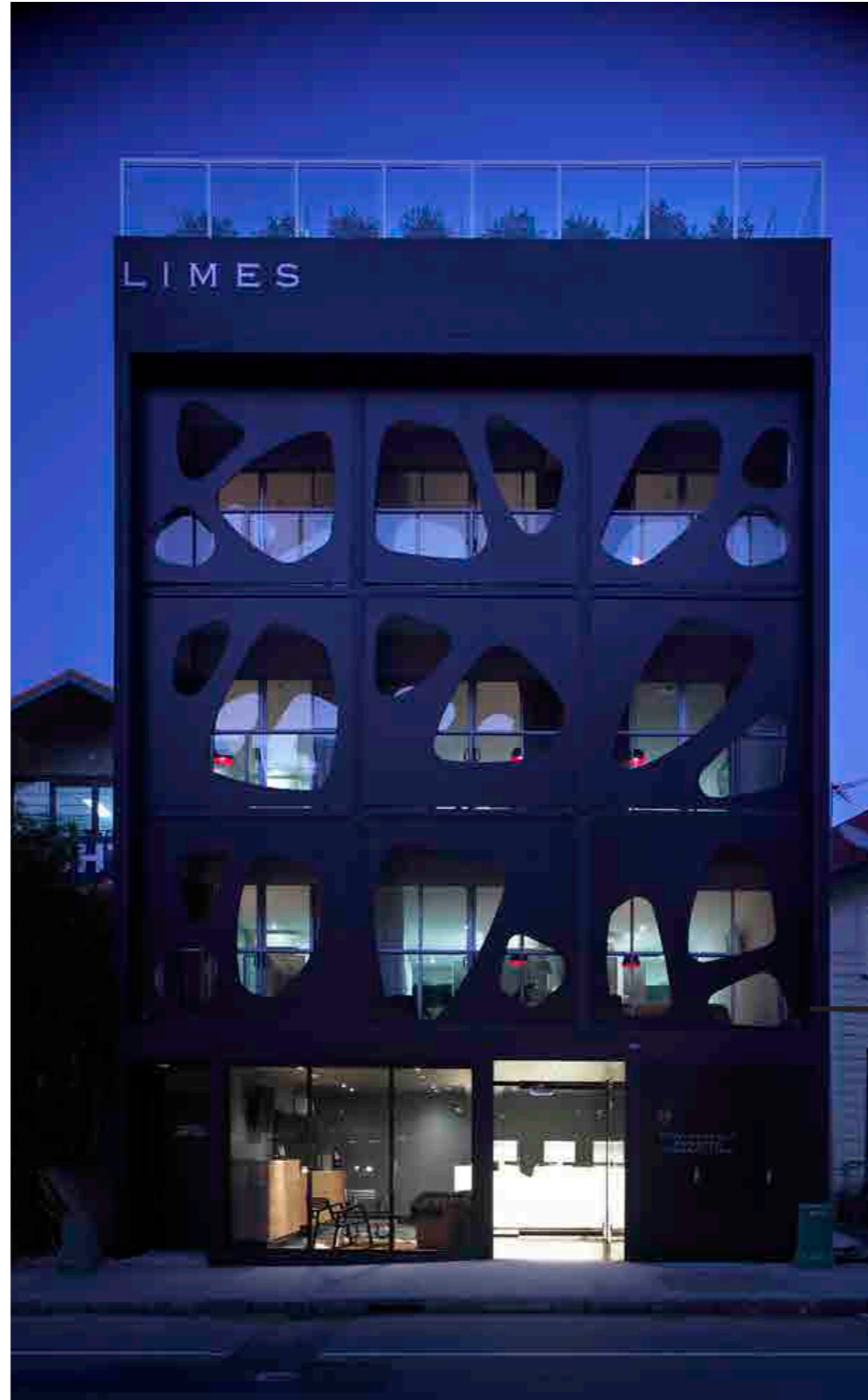
This refurbishment of an existing hotel restaurant + bar is located in an elevated position near the City's transport hub. It seeks to provide inviting visual connection to the inside spaces from the outside pedestrian walkway, as well as enhancing the natural attributes of existing views out to the park and street. Styling is subtly modern Asian which reflects a sleek street food appeal. While the use of references to the name branding through the internal central feature 'Nest' of timber and in the external rope screens, forms a reference point for the style of the food, beverage and service offering.

The planning centres around activating the street by locating the bar so that it is directly connected to it with opening windows, activating an internal and external street entry and creating an internal flowing space. The venue has several locations to sit and be seen and also to look out from. A fung shui master was consulted to ensure the planning and material palette was complimentary to the theme and operation of the venue.



SOLEIL POOL BAR, RYDGES Southbank, Brisbane

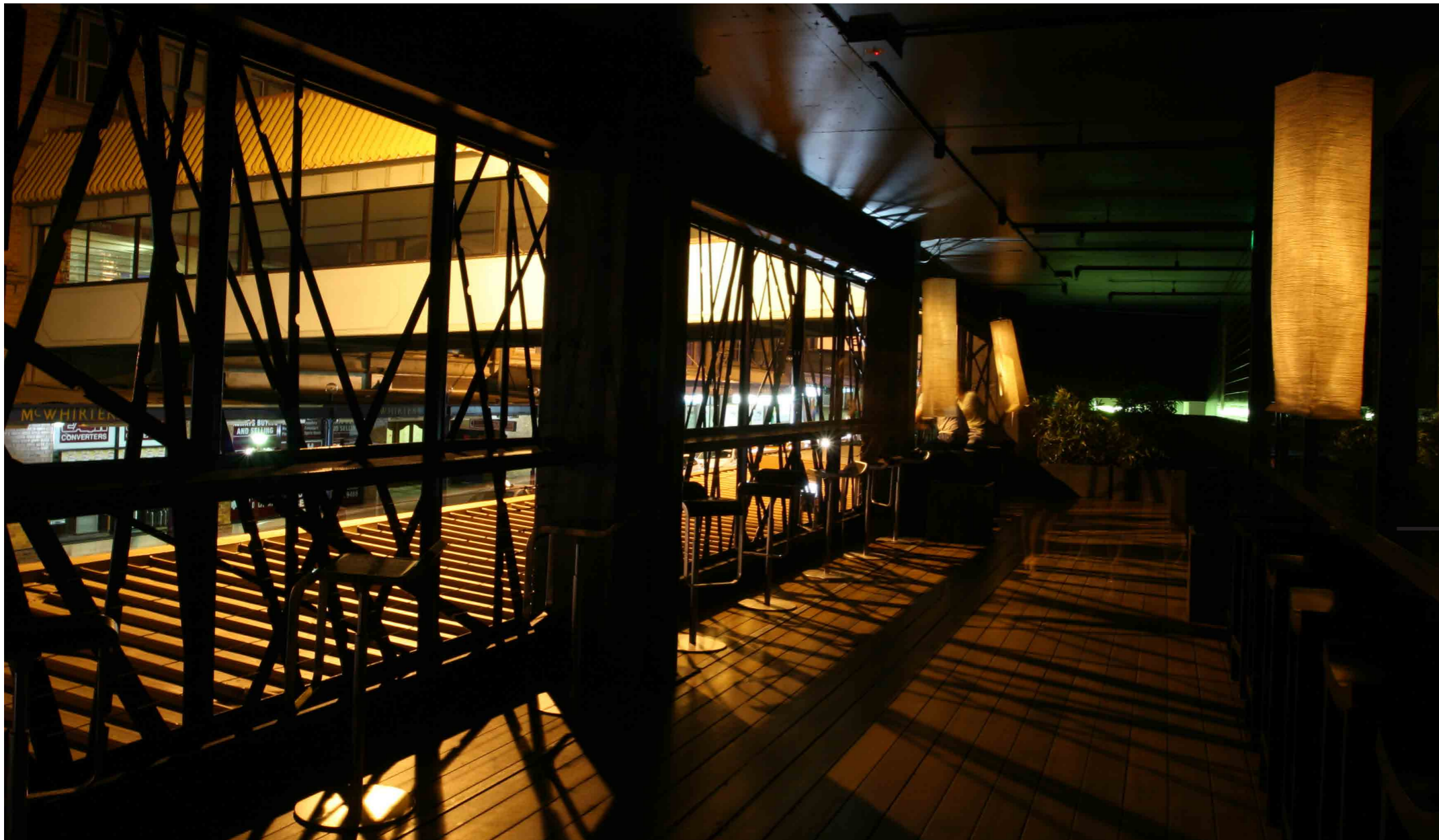
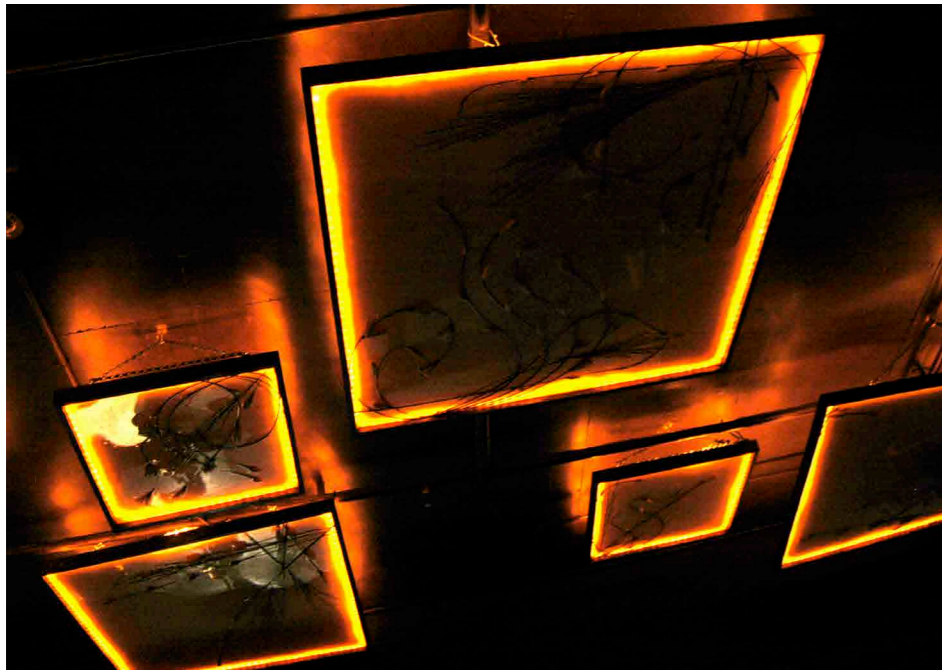
We were commissioned by Rydges to build an additional bar and covered roof structure to the existing pool deck, this served to rationalise an existing pool bar space and create a functional year round venue. The new bar acts as the new centrepiece for the existing space, and serves its purpose to draw people to it from the spaces within and from the street below. The use of fire, clever lighting techniques, coupled with an extravagant LED display serves to further enhance the beauty of the existing pool area, creating a glamorous space where you can tantalise the five senses. The additions have enabled the pool deck to explore a new identity as a venue with a true open air pool bar feel both day and night.



LIMES ROOF TOP BAR + HOTEL Fortitude Valley, Brisbane

This building situated on the fringe of the Fortitude Valley entertainment hub offers a unique combination of boutique “design focussed” short term accommodation complimented by Brisbane’s only open air cinema venue, rooftop bar and is Australia’s first ‘Design Hotels’ member. The conceptual Genesis of this project, as a 4 level boutique hotel comprising 21 rooms, evolved into its current configuration with 2 additional levels, due in part to the clients need for additional space for guest recreation areas, but also because of the realisation that additional height may be considered by council due to recently approved higher heights of neighbouring buildings.





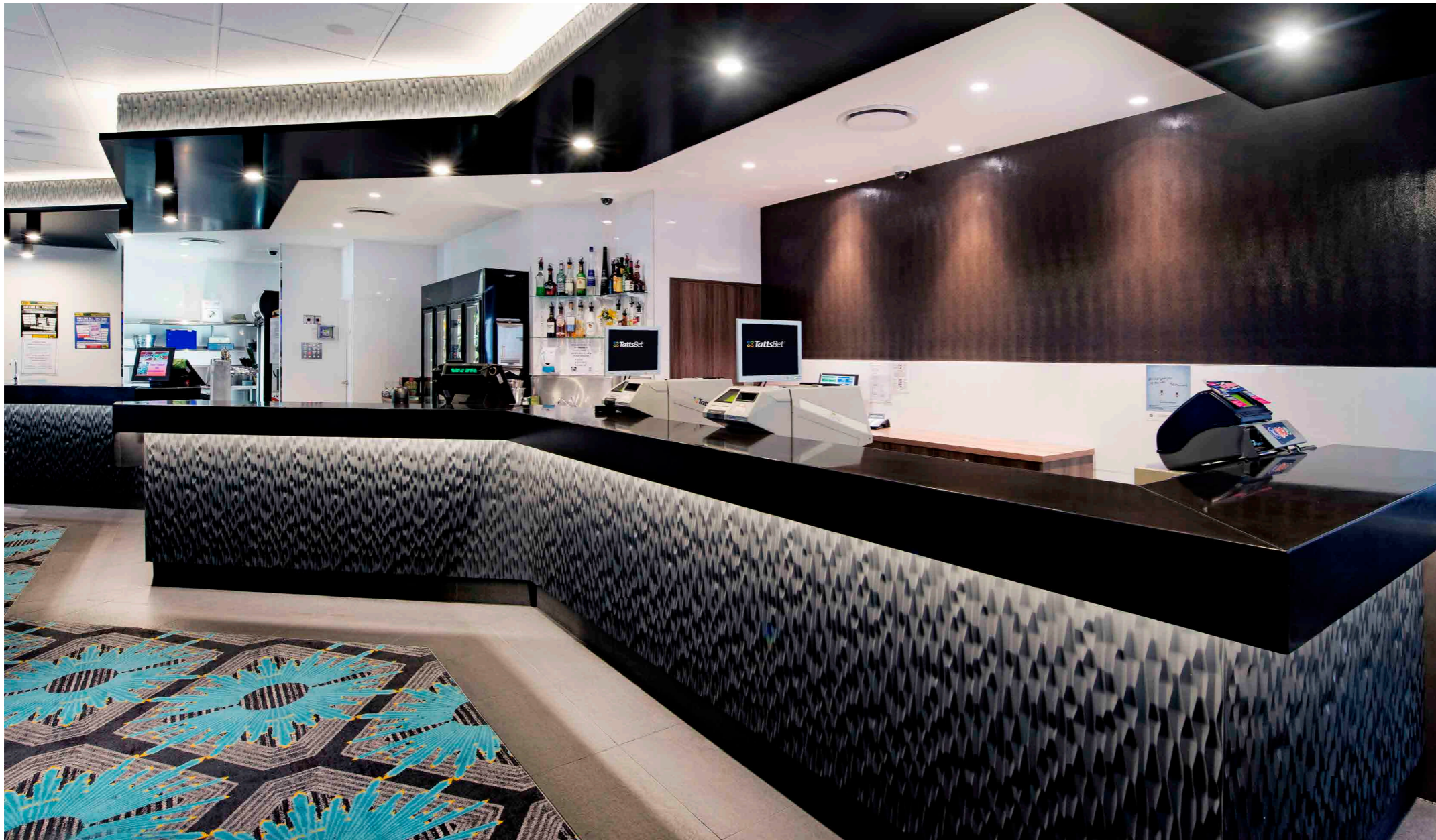
THE MET NIGHTCLUB Fortitude Valley, Brisbane

The Met super club was an adaptive re-use of an old cinema space within a 3 storey building. Owned by an experience music industry promoter, the outcome commanded a 3 storey, 5 bar venue with live band facilities and dance hall for international DJ's. The different bar areas encompass unique themed aesthetics. The initial design was for a Thai night market feel to the basement level as a design driver. The basement was required to be excavated completely to accommodate this level. The final result is one of the biggest nightclubs in Australia which can accommodate 2000 patrons.



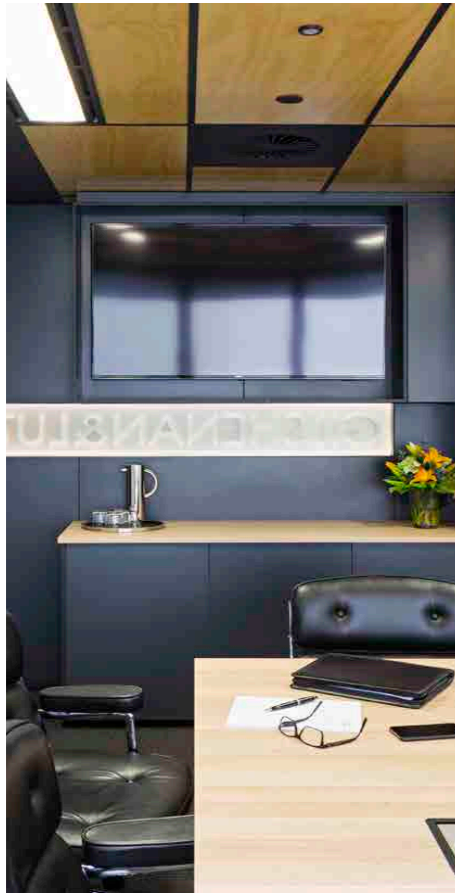
JIMBARAN HOTEL Bali, Indonesia

The Jimbaran Condotel was a client inspired idea of integrating 4 seasons into the rooms. TONIC set out to ensure the suggestion of this notion was cleverly apparent whilst not becoming literal. 40 rooms and located 100m from Jimbaran Bay, the design included pools, roof top restaurant and bar, designer lobby and views to the ocean. The building was to be a non-traditional Balinese aesthetic with strong emphasis on the design community as points of difference for the discerning clientele.



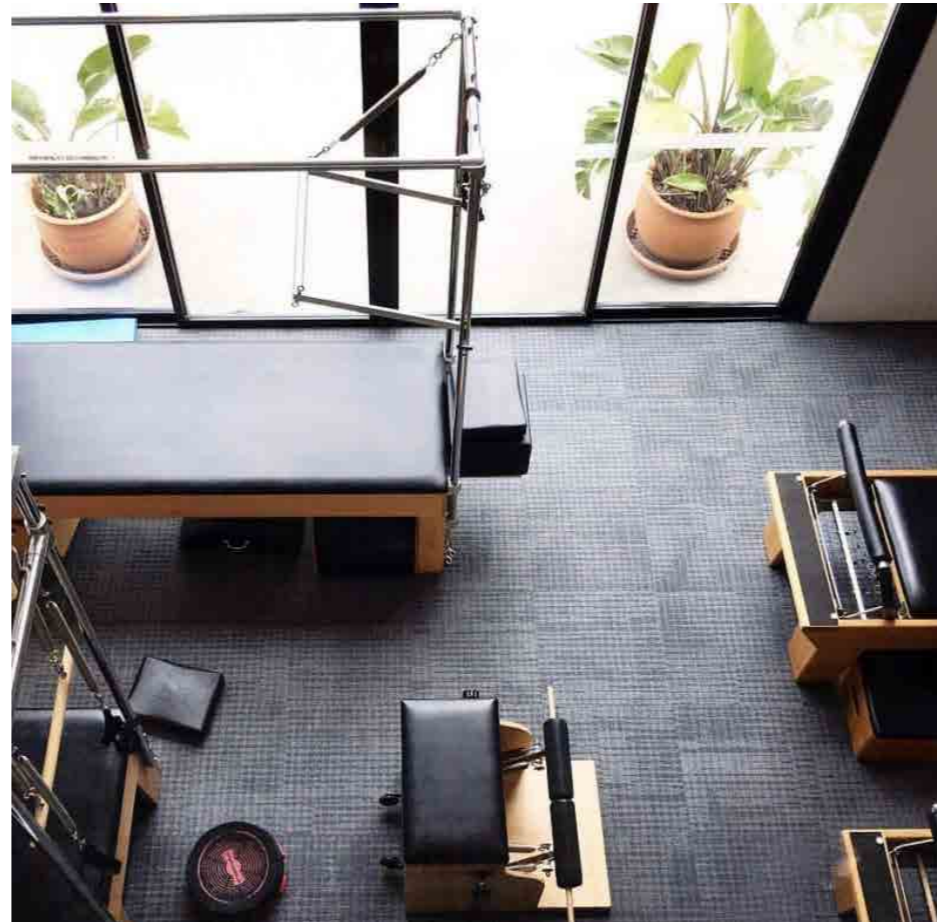
TEWANTIN / NOOSA RSL Memorial Ave, Tewantin

The Inspiration for the re working of the Tewantin RSL came from acknowledging the need for a cleaner more sophisticated finish. We worked with differing textures, finishes, light and shadow to create a space that will evolve with time and create a branding that could flow through out the remainder of the venue should the need be required.



GILSHENAN & LUTON Brisbane CBD, Brisbane

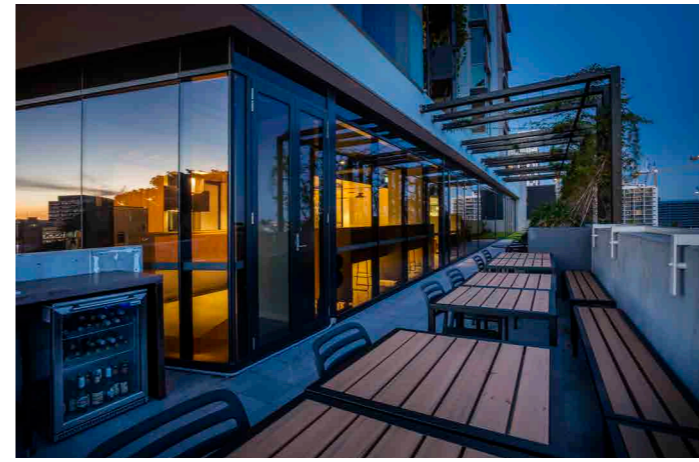
Gilshenan & Luton are a legal practice located in Brisbane CBD. We were engaged to design and completely fit out a new space for the company, who in conjunction with the move were undergoing a re-branding. TONIC's concept was to use natural elements tied to a muted colour palette which upon entering the space delivers a soft, deliberate notion of calmness. We chose to create features in the ceiling, with signage and through carefully selected lighting solutions with shadow and up-lighting playing a key role. The client worked with us yet allowed us creative control to push forward with a clean modern vision for a legal practice fit out.



THE BODY REFINERY New Farm, Brisbane

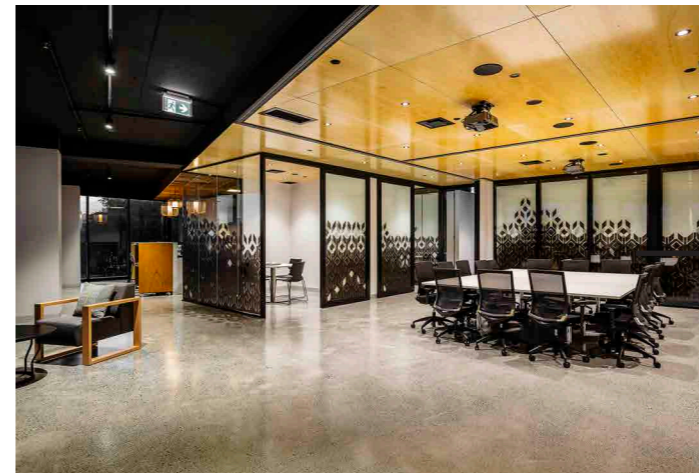
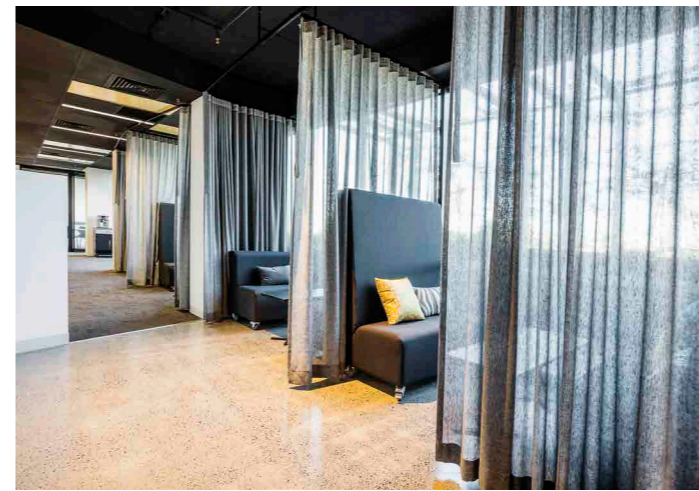
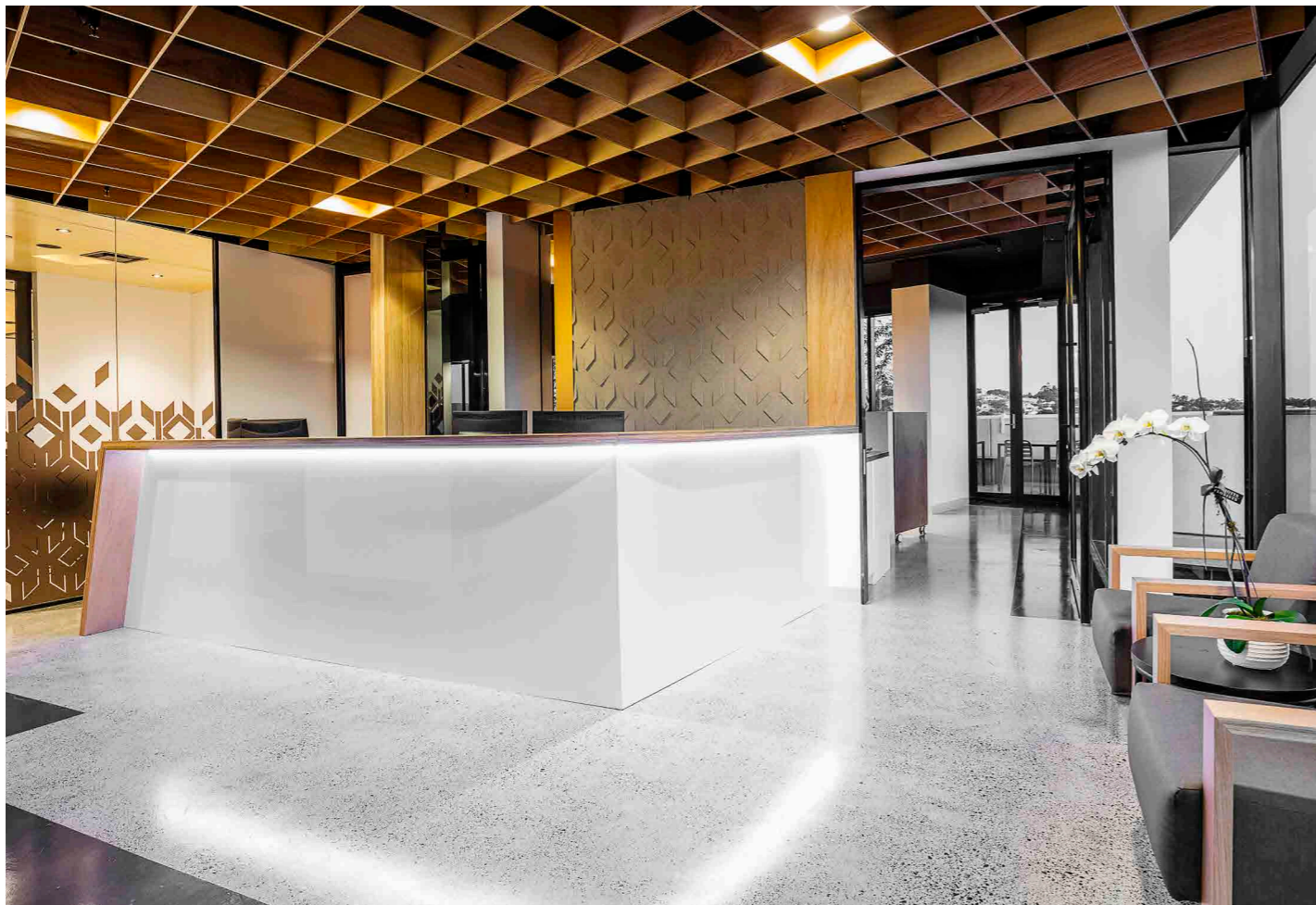
The Body Refinery was an existing pilates and fitness studio which the client wanted to expand. By adding a mezzanine into their existing tenancy and updating the planning of the existing layout, more functional space was created. More recently the client has asked us to further expand their space into the neighbouring tenancy. We love working with repeat clients.





SNELLEMAN TOM
Fortitude Valley, Brisbane

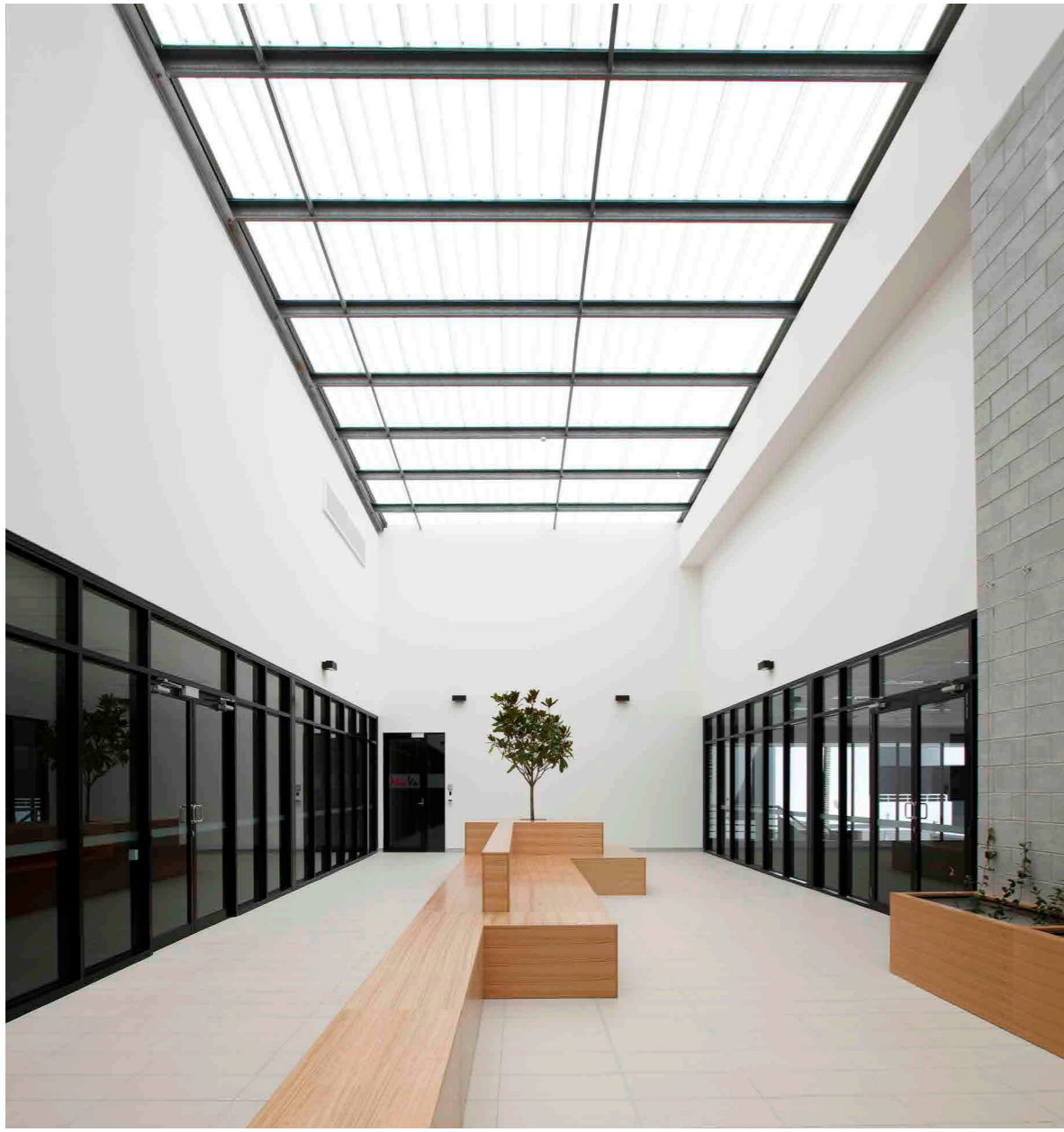
Creating an office space in a Fortitude Valley location provided an opportunity for our clients' to update their company brand and provide additional, designed space for more employees which in turn will attract a broader client base. The design needed to maintain the ability for casual client and staff collaboration, provide privacy when required and give spatial ownership to its' occupants. The design questions the notion of the traditional office model and seeks to provide spaces that are separate but still connected to traditional open plan seating spaces, which allow for more interpersonal collaboration between clients and employees. Layering of the client/visitor experience was an important part of the successful design strategy. The visitor is taken on a journey as they progress through the spaces commencing in the public reception area, moving into the open café lounge, along to the semi-private collaboration spaces and terrace, before entering into the private meeting spaces.





OLD ALBION PUBLIC HALL Albion, Brisbane

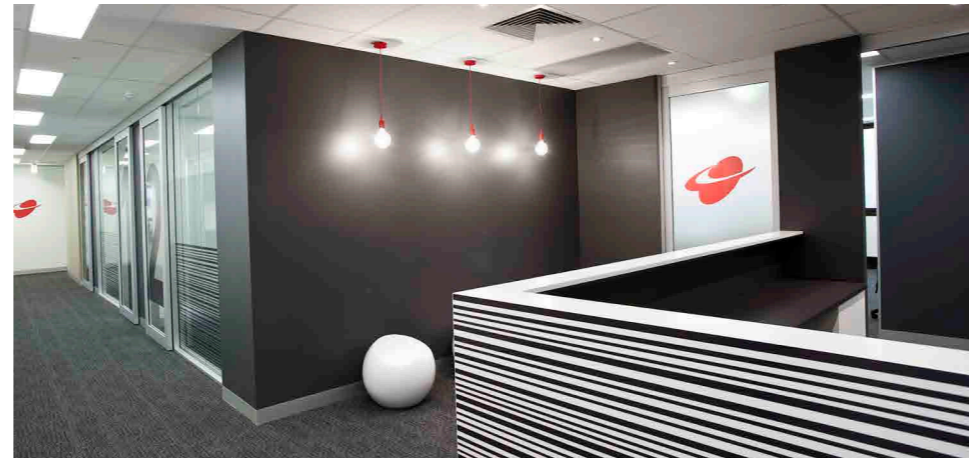
TONIC was commissioned to assist in reimagine a new life for this existing Heritage Building. The once beautiful public hall building had been converted to shops and neglected over time. Our client wanted to refurbish and update the building as respectfully as possible. Our vision for the revitalisation of the building was to re activate the street connections at ground level, by creating usable retail spaces with a mix of uses. Supporting these TONIC proposed 19 boutique serviced apartments above the retail spaces with mezzanine sleeping level which occupied the steel girder truss roof space. This type of mixed use development enhanced the patronage of the retail spaces below, while providing much needed short term accommodation for the area.



OXLEY HOUSE West End, Brisbane

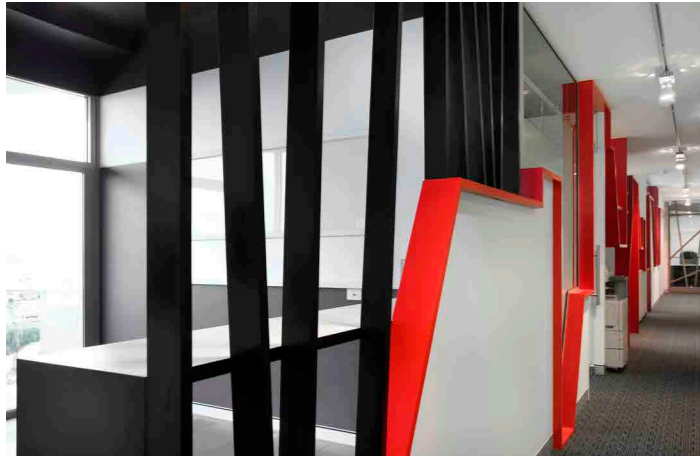
This refurbishment project was undertaken for the DEXUS Property Group. The brief was to upgrade the existing warehouse and office facilities, open the heart of the space to include an Atrium and re-design the facade to create something more dynamic and corporate. The warehouse was converted to open plan commercial offices with 4 metre high ceilings and because of the depth of the space, the inclusion of the Atrium allowed natural daylighting in to the offices. The Atrium was designed as a connecting space between the 4 tenancies and is a communal space for building tenants.





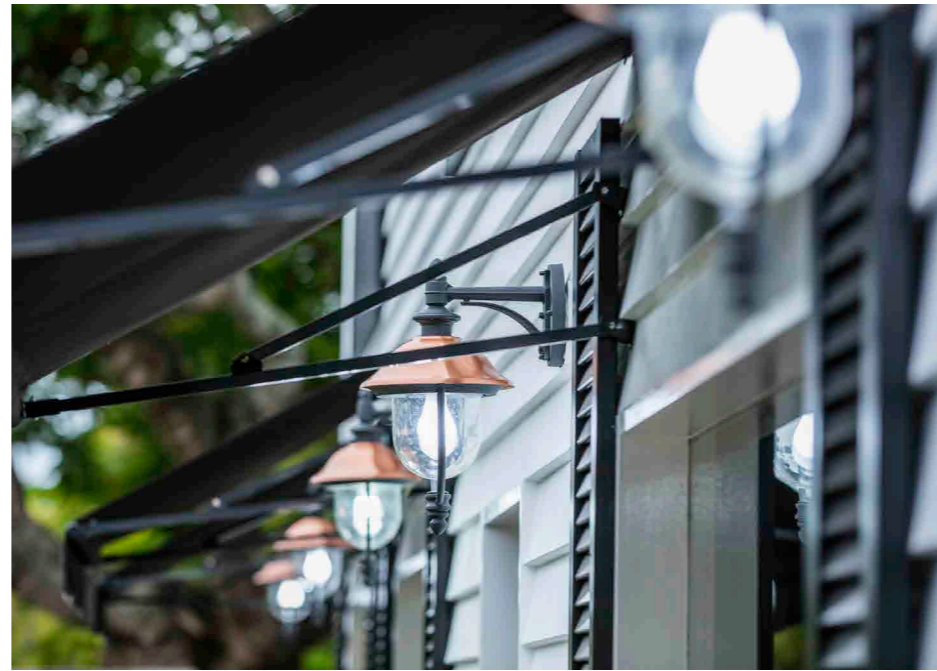
MELBOURNE IT Fortitude Valley, Brisbane

This project required a new corporate headquarters for Melbourne IT in Brisbane. It was a 3100sqm over three storeys, and required zoning different departments over different levels. The Interior Design required incorporation of large format Graphic Design elements as wall treatments and privacy devices, these works were a stage roll out for the tenant so as to occupy key areas throughout the construction process.



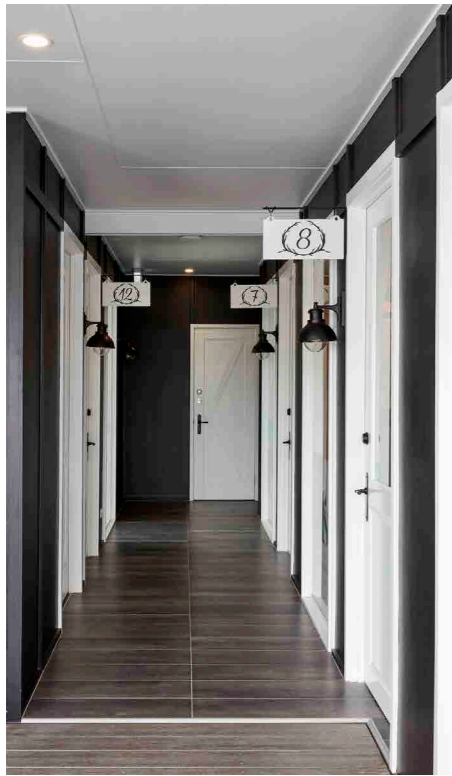
MODORAS Mt Gravatt, Brisbane

With a logo which is derived from the plan view of a diamond and mantra of 'above the line'. TONIC dissected the essence of these metaphors and conceptualised design outcomes. 'Refractions of light' and 'above the line' informed aesthetic style elements, like faceted surfaces, reflection and linearity both straight and skewed. A lasting and significant first impression for clientele was important. Hence it was imperative that quality of space be realised, when entering an organisation of such substance. The re-branding and new invigorating workplace environment which inspired clientele and staff.



RYANS RD – FIFTH AVENUE Nundah, Brisbane

Ryans Road is an urban lifestyle destination in Nundah. It has been completely transformed and rejuvenated from a dilapidated industrial shell into a vibrant multi-tenancy hub. Playing with traditional elements such as weatherboard, casement windows and ensuring polished timber flooring and greenery throughout Ryans Road is a classic rejuvenation in a promising suburb of Nundah. The tenancies include a small gym, small cafe, clinical psychology practice, chiropractor practice, etc.



STANLEY ST - FIFTH AVENUE Woolongabba, Brisbane

This East Brisbane Lifestyle hub refurbishment and extension of an existing character commercial building in Stanley Street contributes another sophisticated urban lifestyle boutique that seamlessly integrates with the surrounding landscape. Transformed and rejuvenated, this vibrant multi tenancy industrial hub's traditional weatherboard with a modern functionality adds to another bespoke Fifth Avenue Lifestyle precinct of innovative creative spaces, bustling hospitality venues, equipped professional suites, and luxury hair and beauty studios.

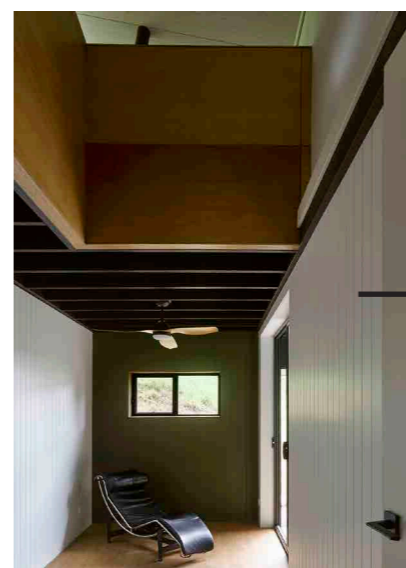
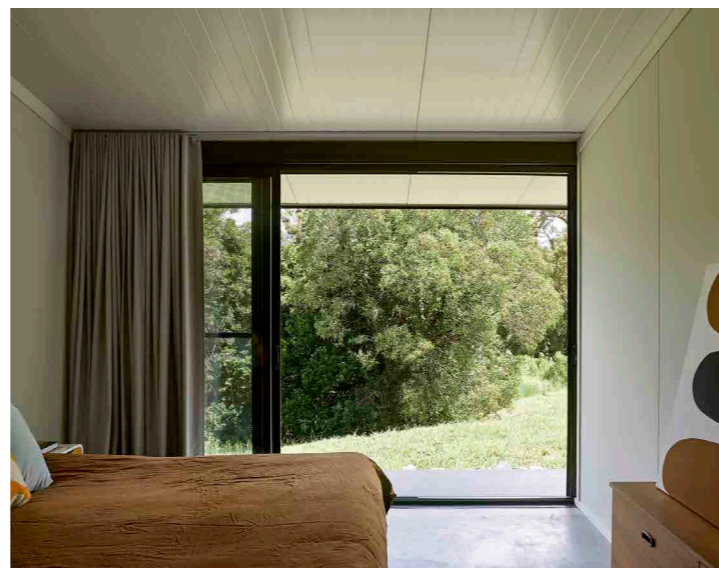
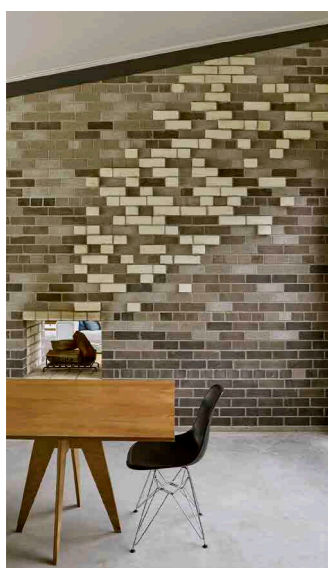
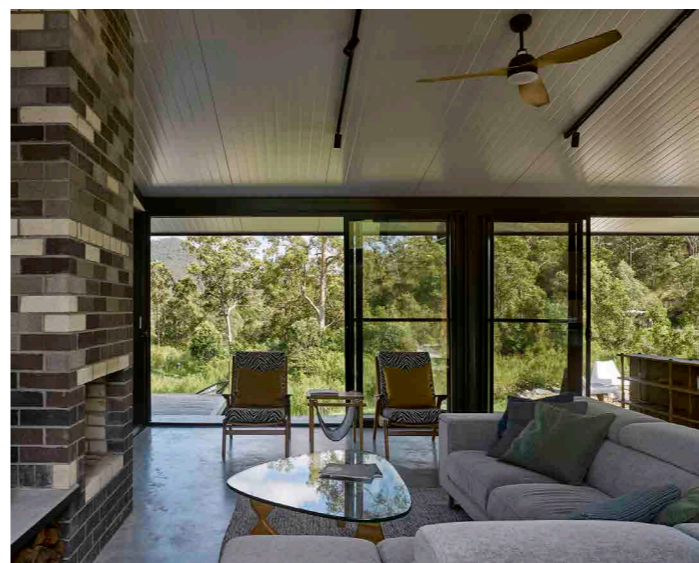
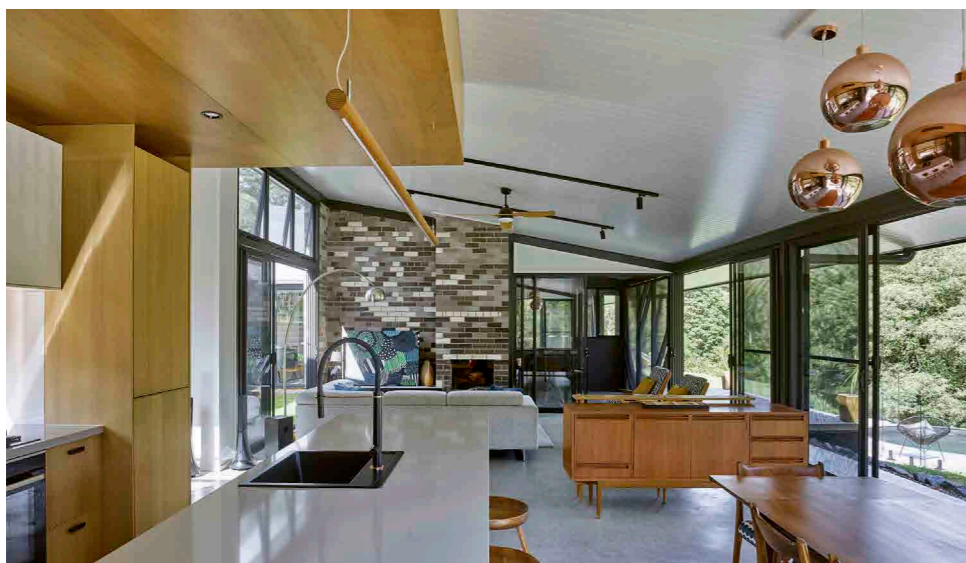


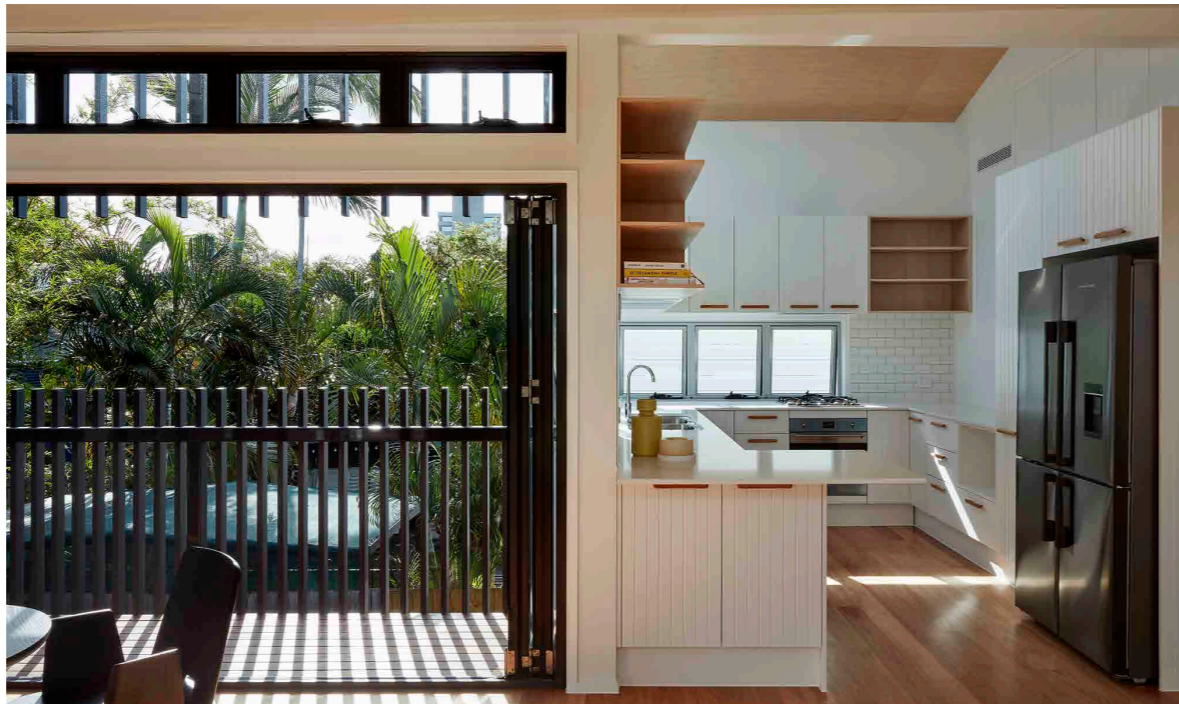
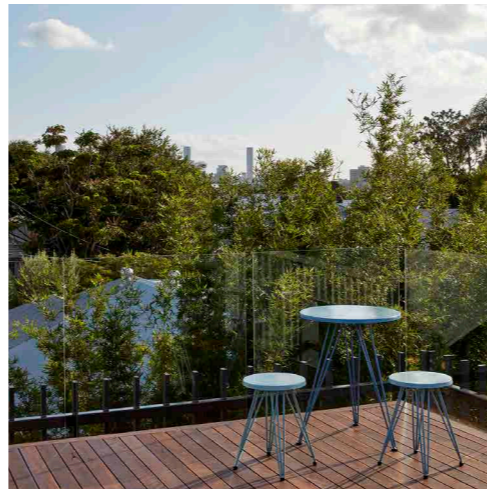
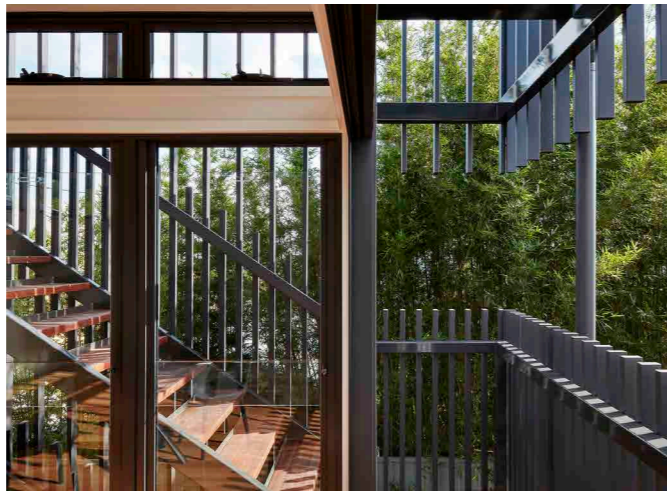
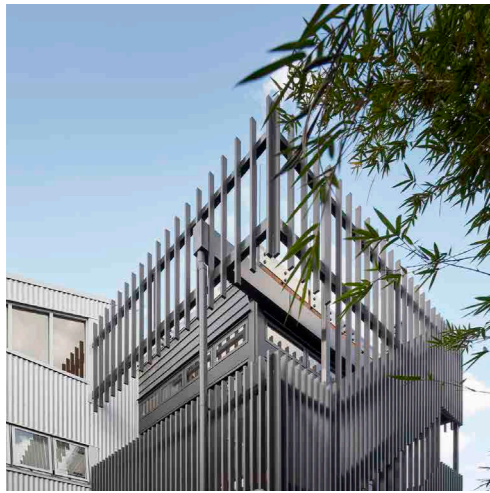
C RESIDENCE Samford, Brisbane

C Residence, which featured on Season 4 Of Open Homes Australia, implements sustainable design strategies which can be applied to any new home.

Nestled in Cedar Creek Valley about 35 minutes North West of Brisbane this mid century Modern inspired family home evokes thoughtful and resourceful design strategies. The home is 100% Off Grid, Features recycled, recyclable and locally sourced materials and uses Structural Insulated Panels to minimise construction wastage and speed up build time.

The design evolves across a series of public entertaining and private sleeping spaces which face the bushland view. Pivotal to the connection of these two different use spaces is through a covered and secured Breezway space which can be opened up or closed down as required.

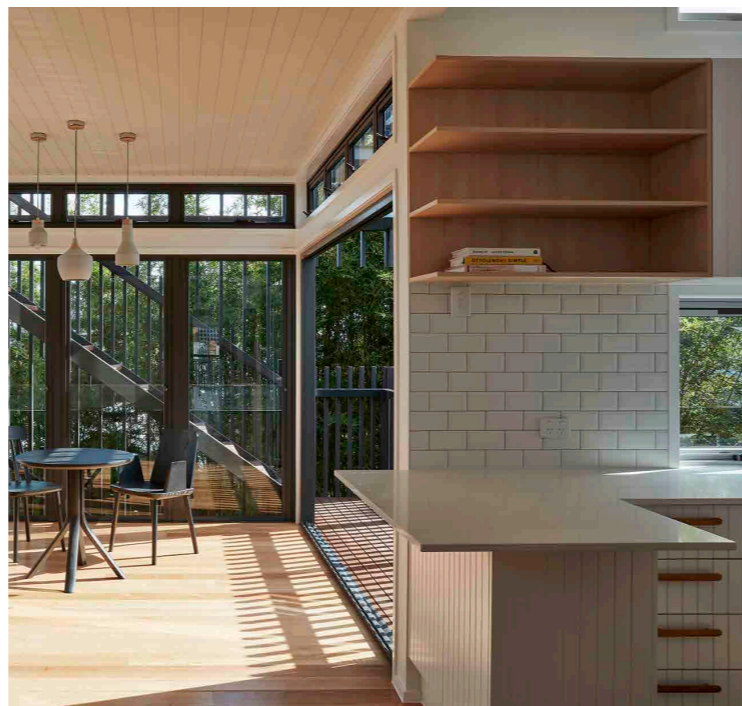
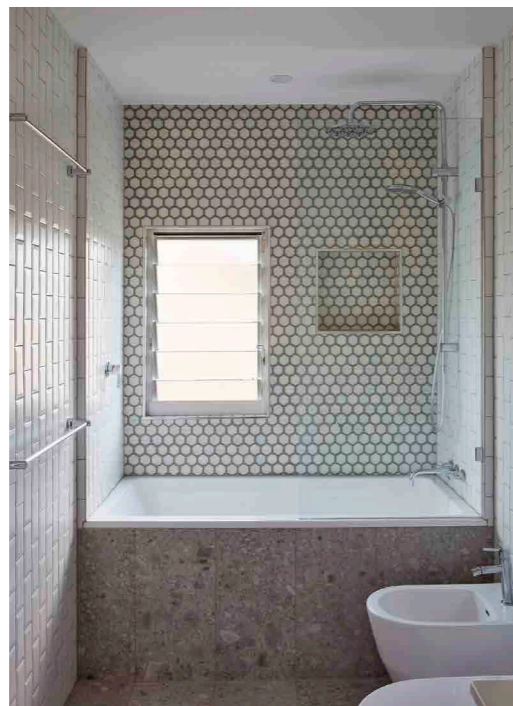
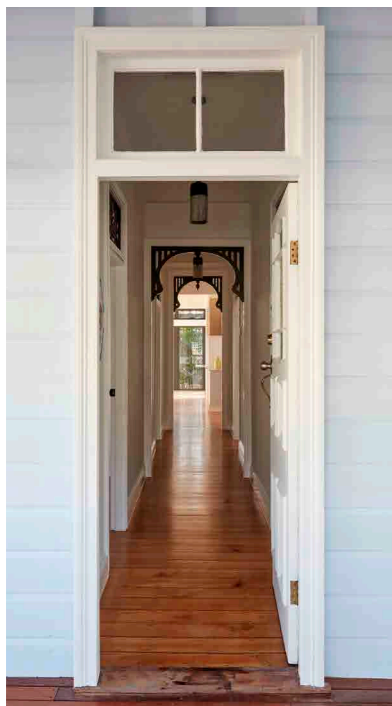


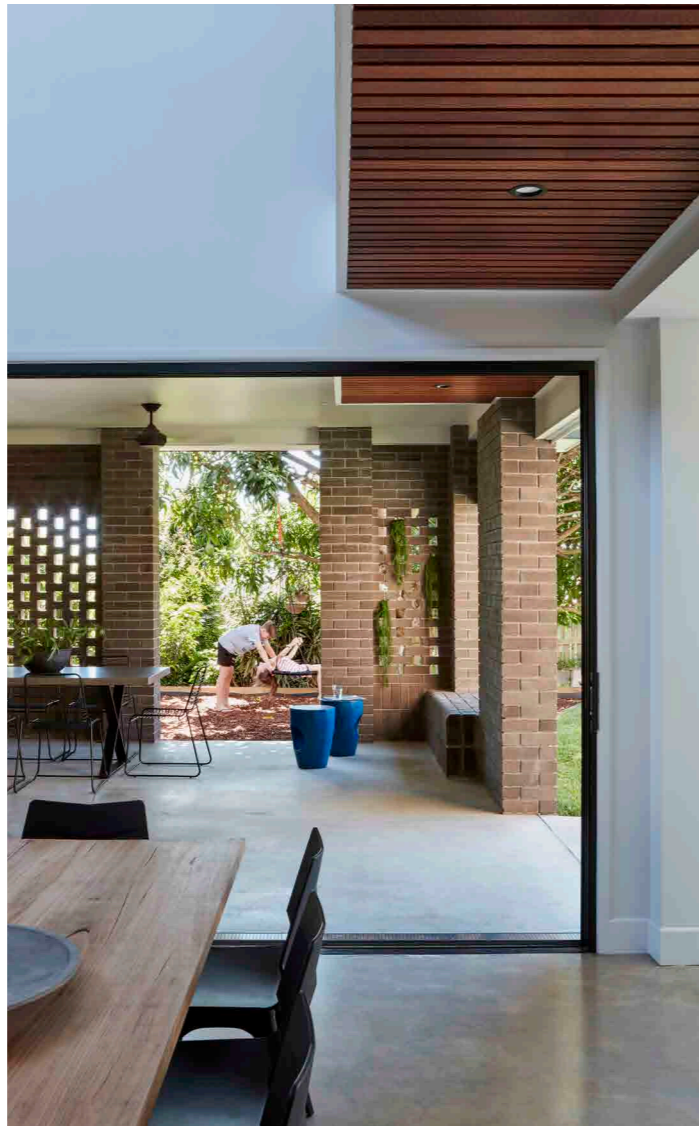
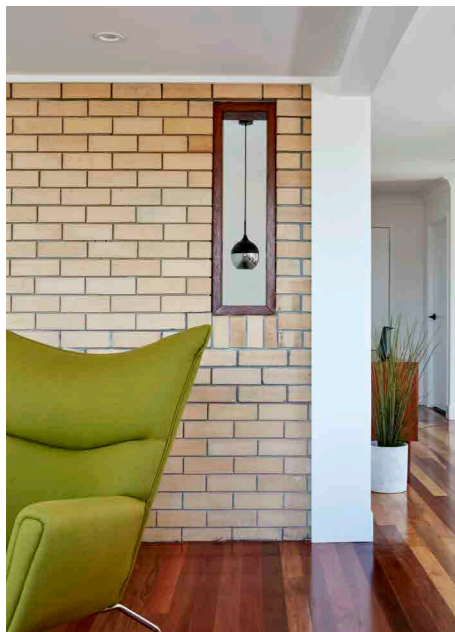
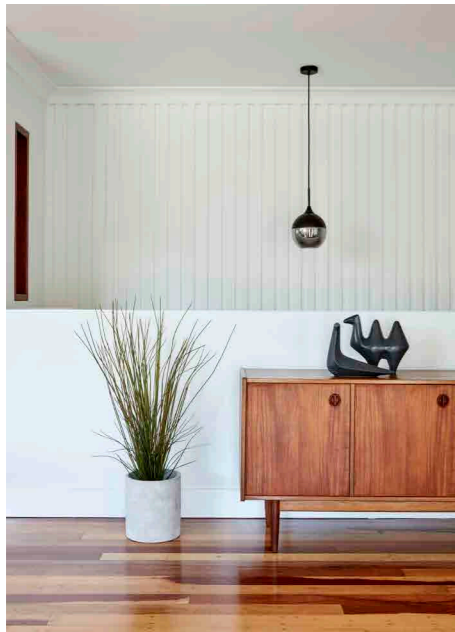


E RESIDENCE Brisbane

E Residence, was a traditional pre 1911 urban workers cottage that was sited typically with limited access and space to the rear backyard and hemmed in by its' neighbours. Alterations and additions centred around opening up the rear of the home and creating at ground (under house) and above ground (rooftop deck) external living and entertaining zones connected to the new living zones. The design allows the traditional elements of the workers cottage to be largely maintained with minimal upgrades in creating new bathrooms and a new rear extension which features new living, dining and kitchen spaces.

Complimenting these strategies are the hard and soft tropical landscaped spaces that surround the home, creating optimal indoor-outdoor spaces that extend and expand upon the notion of living and entertaining in the South East Queensland.



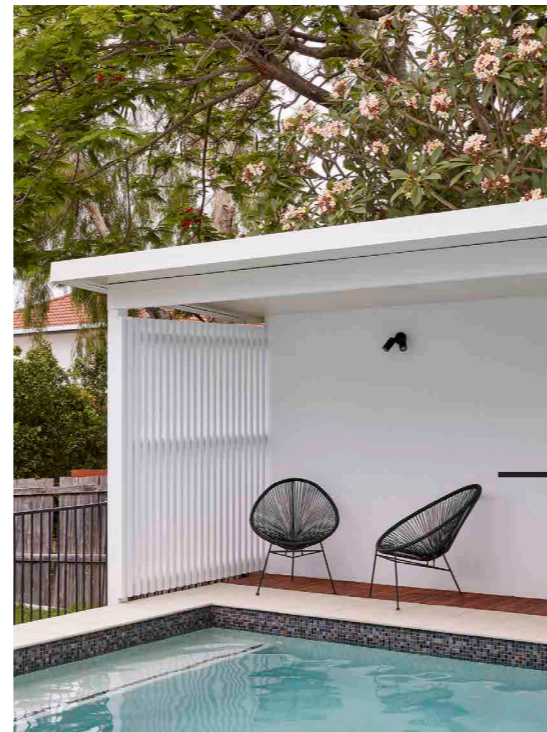
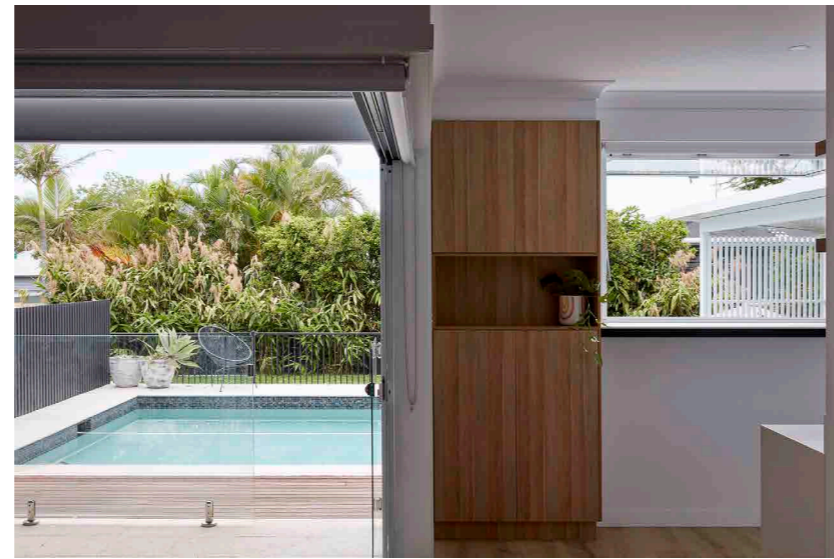
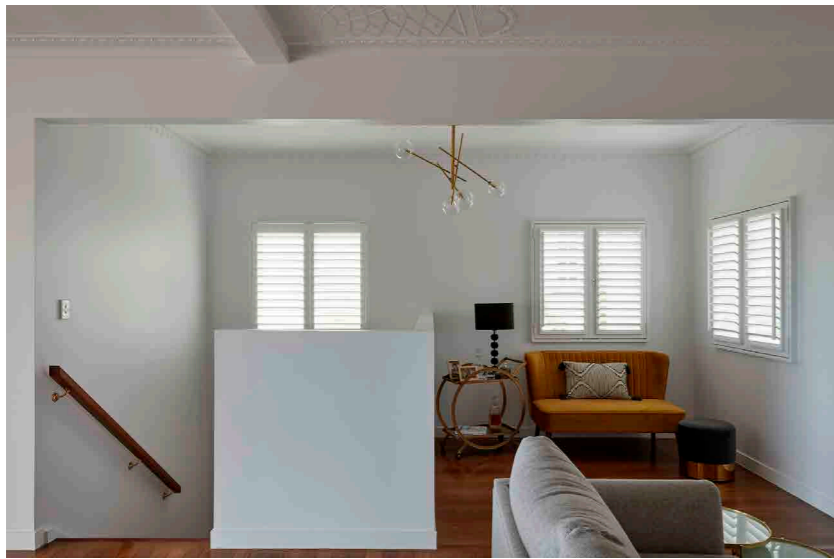
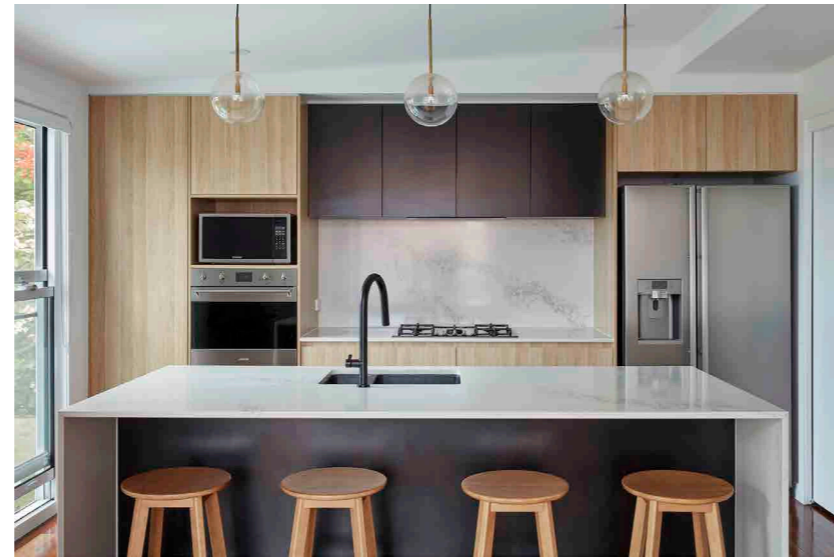
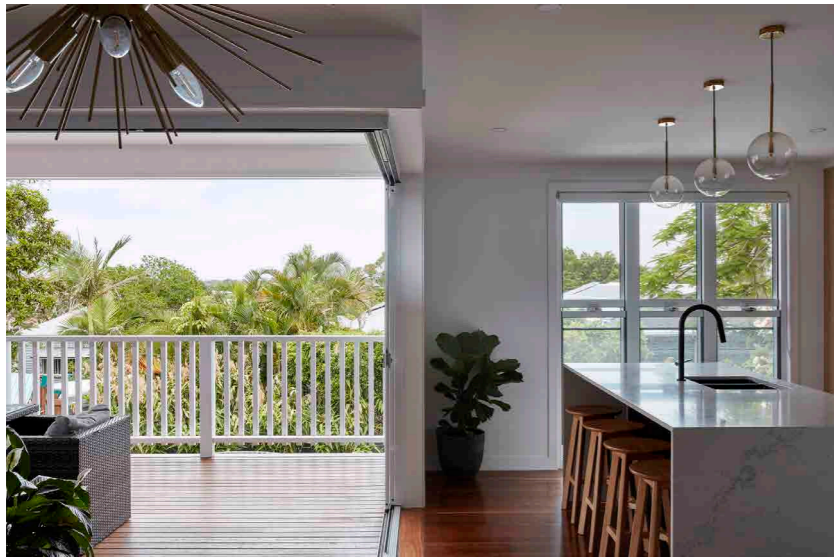


V RESIDENCE Moorooka, Brisbane

Far too often renovations are deferred in favour of demolition and new builds. This project aims to demonstrate how considerably exploring the opportunities within an existing house and highlighting its “architectural assets” can yield a better and more sustainable design outcome for the client and the neighbourhood.

Living spaces have enhanced orientation to the North and South to capture light and vistas. The new entry highlights street presence and allows human interaction with the neighbourhood. The “garden room” enhances indoor / outdoor connections extending the shade and protection offered by the large mango tree to the West. A double height void works as a spatial connector between the existing upstairs and new downstairs and aids in passive ventilation of the house.

A careful re-purposing of the existing plan diagram allowed the house, while modest in size to feel grand in scale and function as a new cohesive family home.



B RESIDENCE Gordon Park, Brisbane

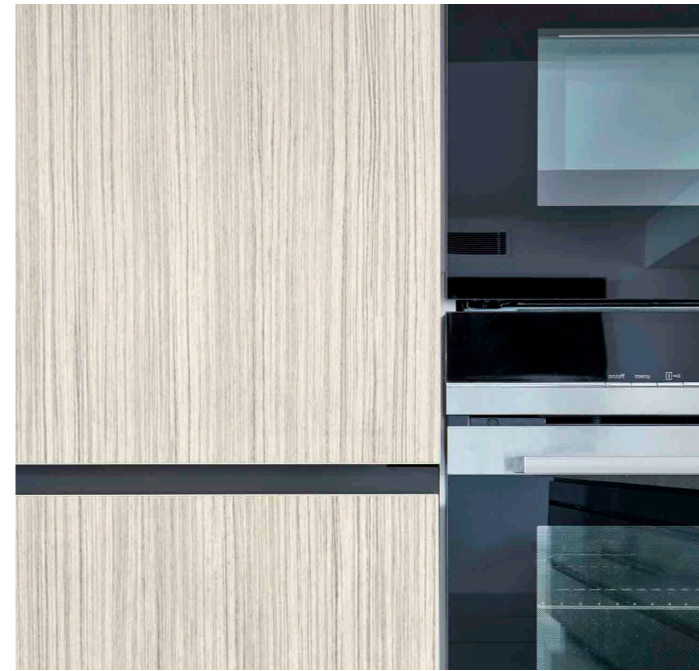
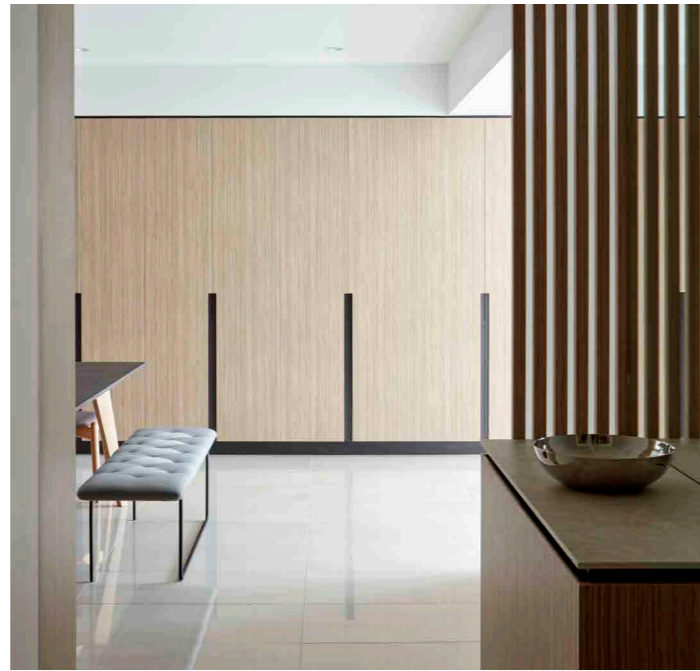
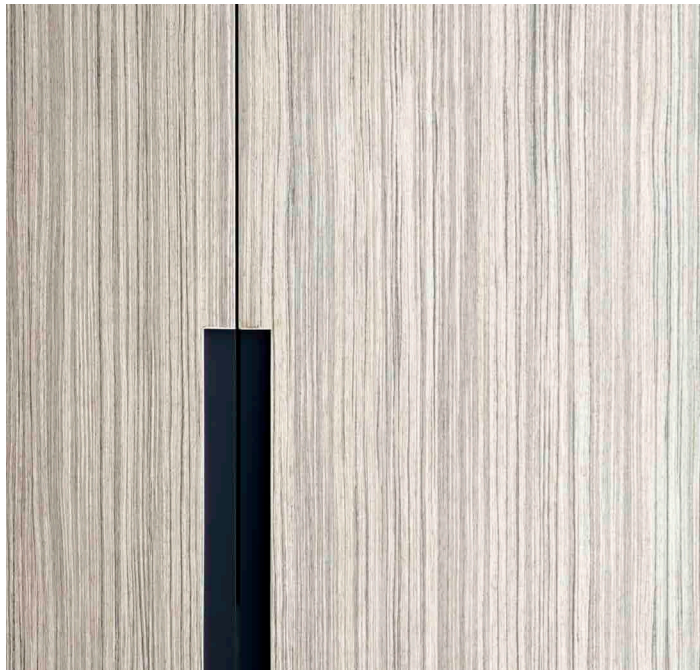
Reflecting its Gordon Park locality, B Residence involved additions and alterations to an existing Queensland home with a timeless contemporary finish. The clients' brief was to create a home which maintained the integrity of the original structure with relaxed, modern functionality. This timeless design responds to the subtropical climate of Brisbane by elevating spaces and re-instating existing elements with new additions, uplifting the traditional Queensland character archetype.

The kitchen, dining and entertaining spaces were reconfigured, and the hallway wall partly removed to open living spaces and connect to the surrounding landscape and suburban vistas. The new layout provides places to retreat, spaces to gather, and enhances areas to entertain protected from the Brisbane climate.

The downstairs family room and entertaining space were slightly reconfigured, using corner sliding doors, with the intent to invite the outside areas in, maximising the underutilised space by defining the space around opening up to the pool and garden.

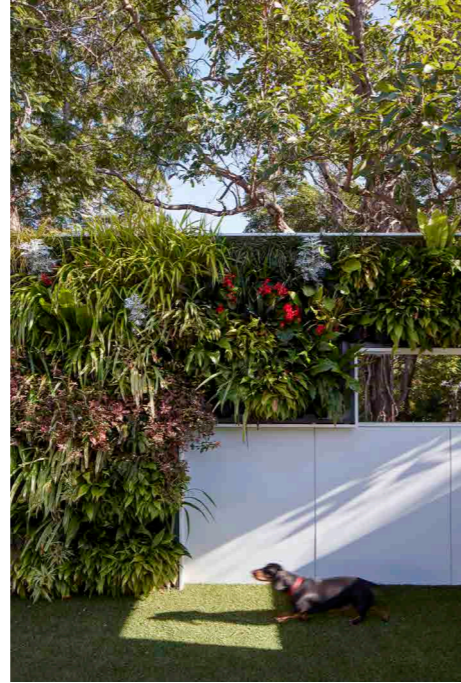
A new carport and entrance space were introduced to the streetscape, revitalising purposeful thresholds by activating interaction with the street edge. Bedrooms were revitalised to allow flexibility as interchangeable spaces for a modern family. The upgraded bathrooms display simple elegant finishes of stone and light tones, brass and timber lifting the existing service spaces.

This contemporary Queensland home highlights existing heritage style whilst introducing a minimal palette of natural light materials and clean lines and proves that opening the communal areas of a house up can enhance characteristic values of the existing house and its' period features. With existing art deco fretwork, high feature plaster ceilings complimenting the new details of bespoke neutral warm tones of brass and timber finishes, has created contemporary Queensland for a modern family.



G RESIDENCE South Brisbane

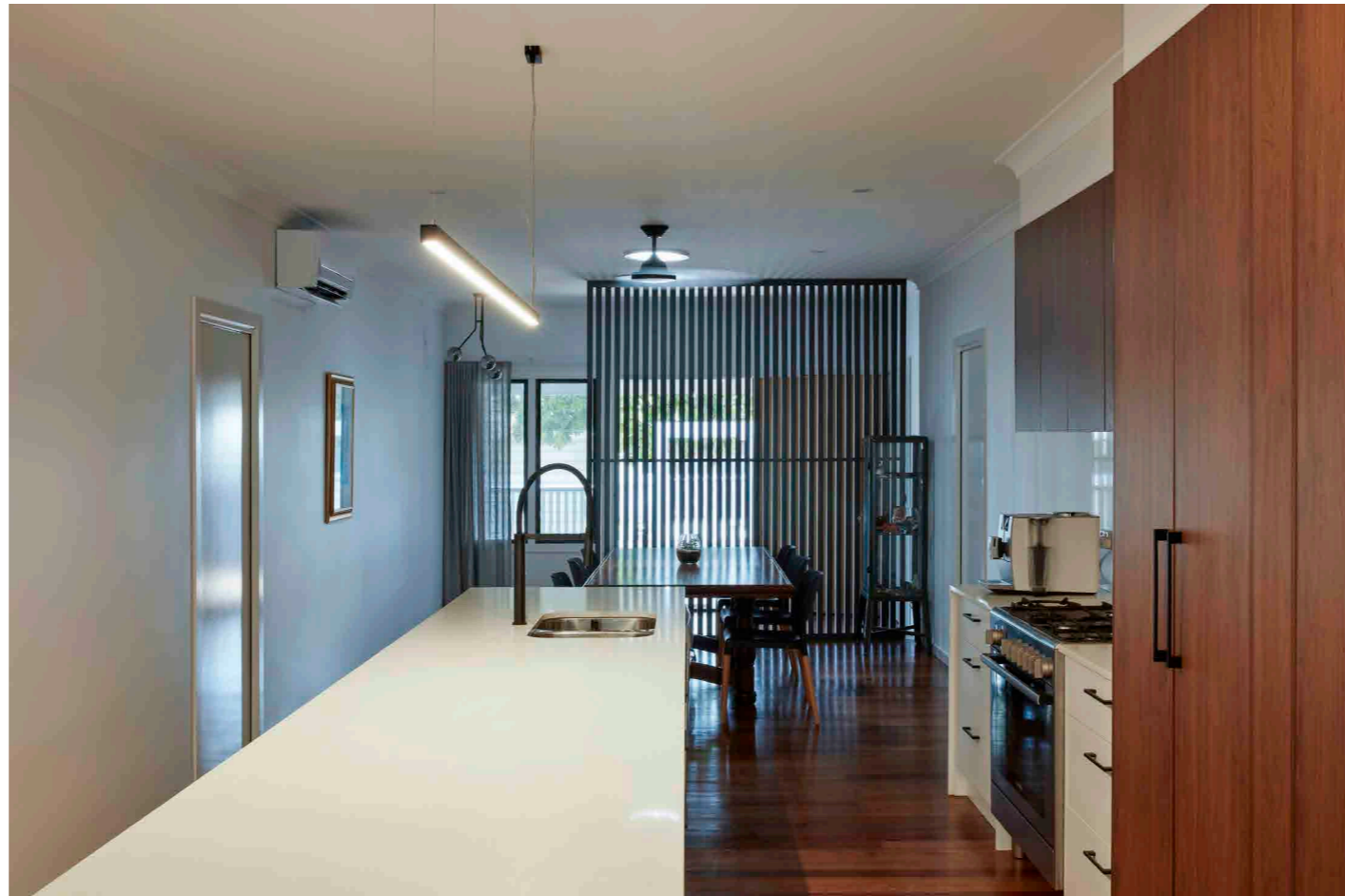
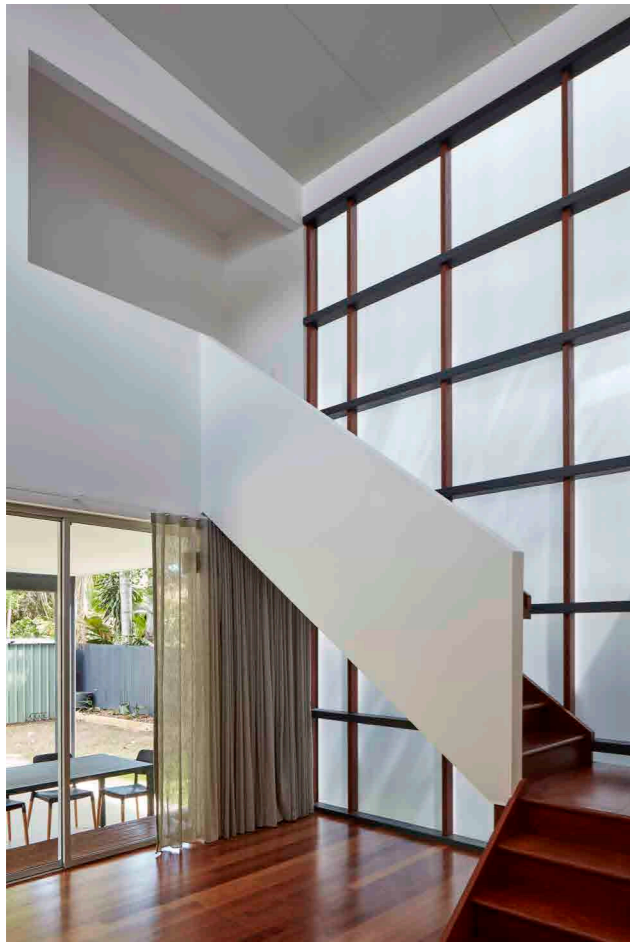
We worked with our clients to redesign an existing apartment in South Bank Brisbane. We were asked to add spaces to entertain, and to engage the apartment more harmoniously with the outdoor terraces. The space was transformed through the careful planning and restructuring of the kitchen area, rotating the bench and adding a new island to accommodate spaces to cook, and to entertain. Blonde timber look cabinetry designed with custom handles, which created some much needed storage for owners. We took the approach that less is often more, and through a design process that was considered, thoughtful and intuitive we believe we have encapsulated the tastes of a modern, minimal and carefully designed apartment, perfect for our clients.



S2 RESIDENCE Bardon, Brisbane

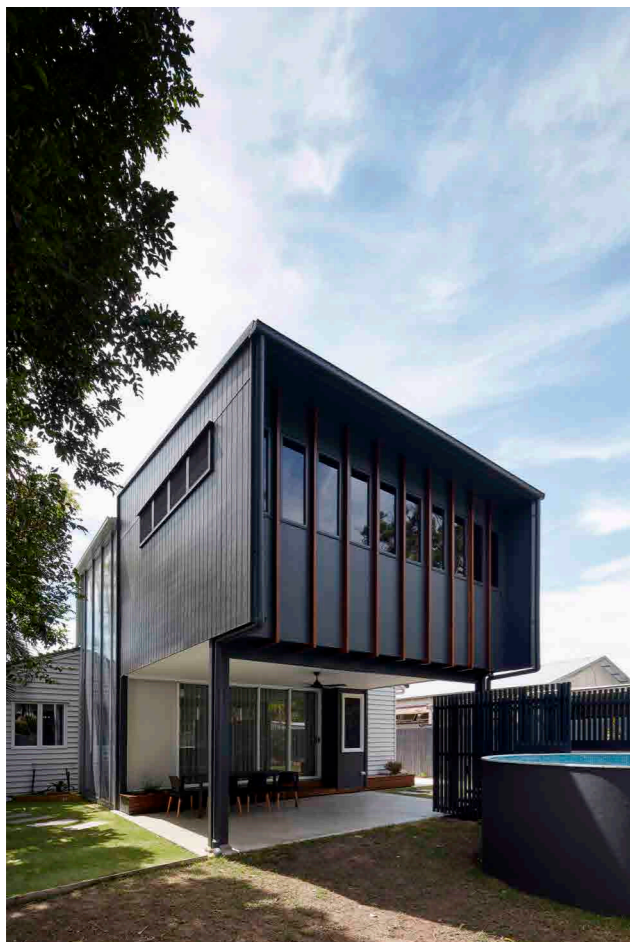
Bardon House was truly a project built in conjunction with our client. Working closely to perfect a design that works for not only the inhabitants but also the surrounding scape. We had a vision but our clients put the finishing touches to this house to create a suburban oasis only 10 minutes from the city. This truly is a home for life for our clients, designed with personality and heart the house is comprised of clever storage with thoughtful use of landscaping and minimal furnishings. We have made the most of the indoor outdoor lifestyle in QLD and maximized entertaining space. All of which were important to our clients.

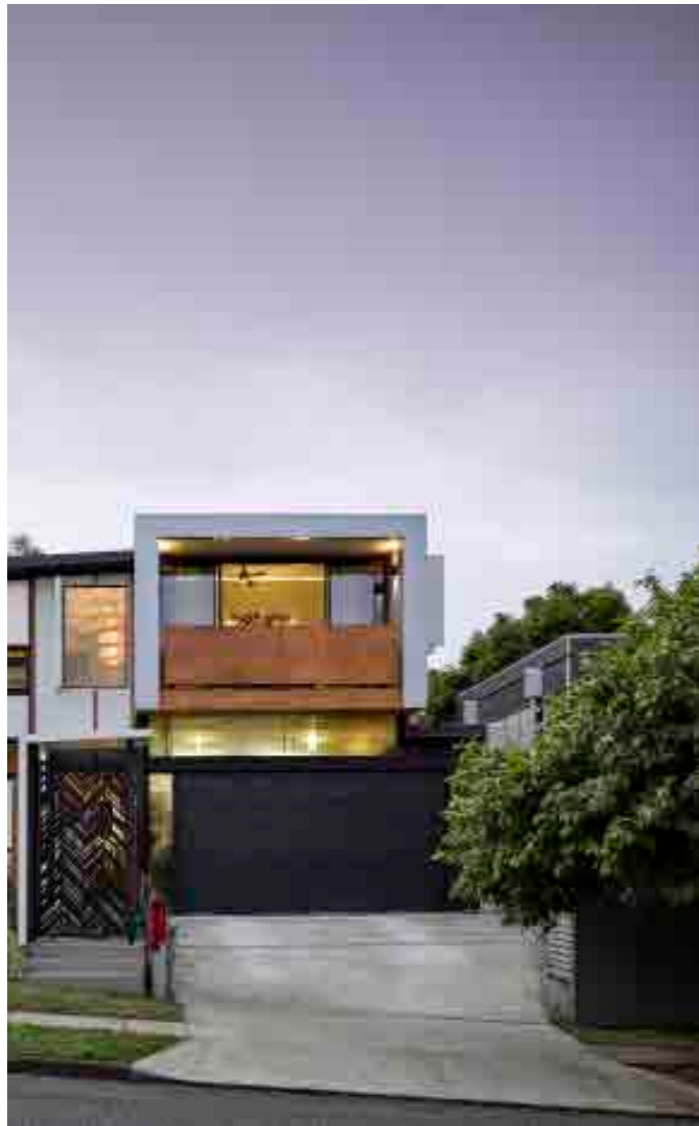




G2 RESIDENCE Mitchelton, Brisbane

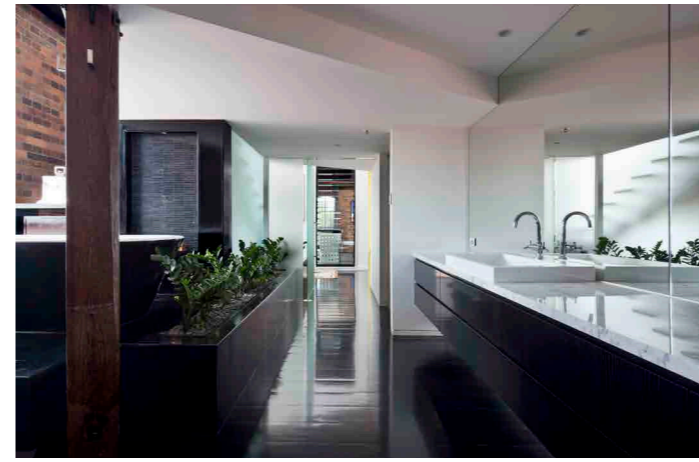
The M Residence project involved additions and alterations to an existing residential character dwelling within inner city suburb of Brisbane. The design direction for this project encapsulated Queenslander qualities with a timeless contemporary finish. The clients' brief was to create a home which maintained the integrity of the original structure whilst envisioning modern functionality with traditional finishes. The dark rich tones contrast upon the brightened and elevated spaces that enhance and re-instate existing elements and uplifting the traditional Queenslander character archetype to invite the outside areas in, maximising the underutilised communal space by defining the thresholds to open up to the pool and garden.





S3 RESIDENCE Stafford Heights, Brisbane

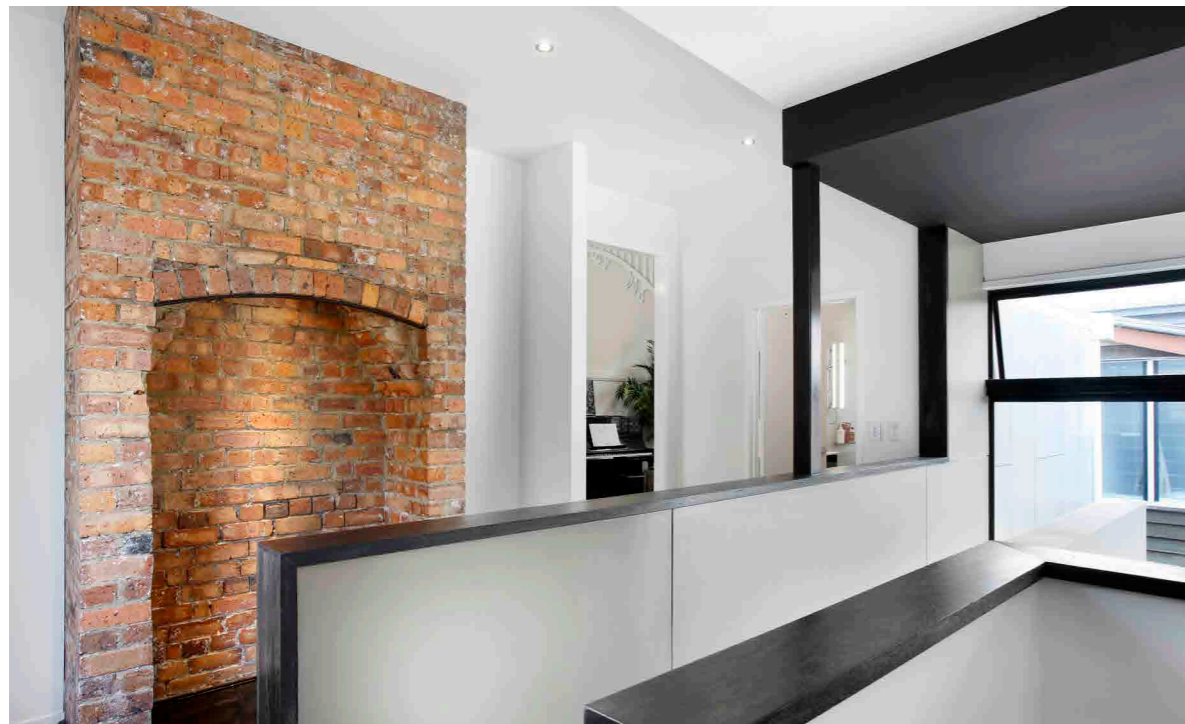
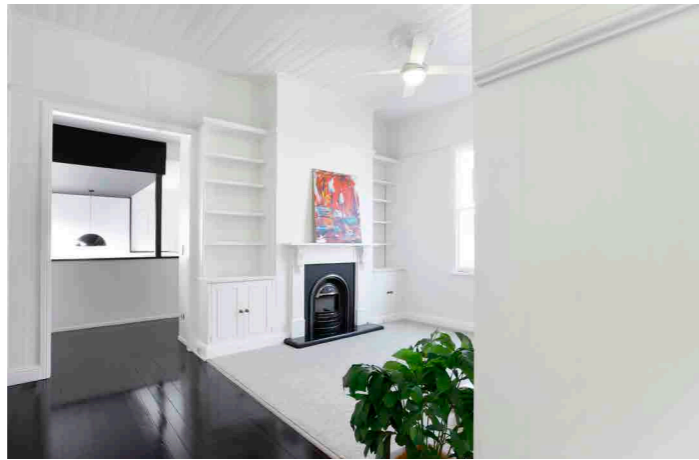
The vision for this family home was to build a property that allows zones for play, creating, family time and privacy. With 4 children and parents who run their own businesses its easy to understand why they require a home that is functional and allows for escapes for both children and parents. At the core of the home is the way humble spaces have been made to feel considerably large. Built on a block that is 380sqm but ceilings that are 3m and larger openings to the outside spaces creates spaces that feel collectively larger. Another feature is the stand alone pool in the backyard, a concrete water tank that is compact and is ready to set up instantly. It adds another space for the family to enjoy. The house was the first of its kind built from insulated panels from Bondor and as such has been featured heavily in the press.



THE CARSON WOOLSTORE Vernon Terrace, Brisbane

The clients were searching for the true inner city warehouse apartment. The notion was to enhance the already strong character of the heritage listed building and accent its many positive attributes such as the abundance of natural light, beautiful cedar timber beams and columns as well as the large open spaces created by the saw-tooth roof. The challenge was to also create a sense of seclusion and a relaxing 'getaway' for the couple with more intimate spaces for the ensuite and master bedroom.

To make best use of the space many aspects of the existing floor plan were re-modelled: The awkward shape of the internal terrace was re-worked and the old master bedroom was converted into an office space allowing the master bedroom, ensuite and walk in robe to be larger creating a better flow from public to private spaces. Splashes of vivid yellow are flickered throughout the black and white colour scheme to create that spark which is reminiscent of the client's bright personalities. The once dark and narrow entry is transformed into a gallery space for the client's both large and small artworks and artefacts.



A RESIDENCE New Farm, Brisbane

This addition to an existing pre 1946 residence is located on a small lot in a tree lined Character Residential Street in New Farm. The brief from our client was to create a home which maintained a cohesive combination of spaces flowing from the existing residence into the new additions, all on a relatively modest budget. Our design philosophy was to enhance the beauty of the existing house and its' period features without making major structural and spatial connections to and from the existing building fabric. A pivotal point for these connections occurs via a transitional void space which provides a spatial and physical link between old and new. Budget considerations ensured modest spaces and considered connections to the external spaces both to within the site itself and to the broader neighbourhood. These connections both inside and outside served to form a heightened sense of space without the need for a larger floor area.



E2 RESIDENCE Coorparoo, Brisbane

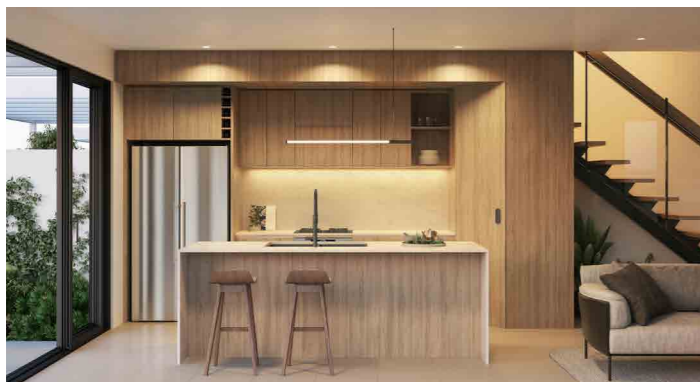
This residence designed for a young family is a composition of rationalised material selections allowing for unique spatial planning to accommodate the clients brief and budget.

Adaptable public zones which engage with semi-private spaces allow children's play areas to be transformed for entertaining. The building gently inhabits the existing topography to enable outdoor living areas to connect with the yard.



VELARE TOWNHOUSES Newcastle, Australia

Situated in an idyllic leafy spot in Elernore Vale, Velare Townhouses have been meticulously designed to suit the modern family. The 28 townhouses are situated just ten minutes from the CBD entertainment precinct and some of Newcastle's best beaches. Velare is the spirit of contemporary style and design. Light-filled and spacious open-plan living and dining areas flow to breezy terraces where Newcastle's beautiful climate entices you to entertain. Effortlessly stylish kitchens boast high class finishes with stone bench tops, crisp white and seasoned oak cabinetry, Bellissimo stainless steel appliances and black tapwear.



VERA TOWNHOUSES Brisbane

Demonstrating an acknowledgement of the surrounding low density house suburb, this strata title Townhome development, with larger living spaces opening to generous external outdoor spaces, achieves a model for density done well.

Working closely with all Key stakeholders to understand the market demographic, TONIC strived to ensure that the delivery of the internal spaces and finishes were in sync with the external architectural Language to meet the needs of the potential occupants.



COVA TOWNHOUSES Gold Coast, Australia

We were engaged by Frasers Property Group to design 24 luxury town houses for the Cova Precinct on Hope Island. Each town house was critically thought out to maximise connection to outdoor terraces and balconies; whilst maintaining privacy and open plan layouts that allow for entertaining. Designed for true liveability with smart storage and high end finishes Cova Town houses were built to deliver a waterfront and coastal lifestyle, in the heart of Hope Island.



FORBES TOWNHOUSES **Hawthorne, Brisbane**

Featuring 4 Luxury Townhomes designed over 3 storeys. This development in Brisbane Australia, features modern inner-city living in a sub-tropical climate.



CITRO APARTMENTS West End, Brisbane

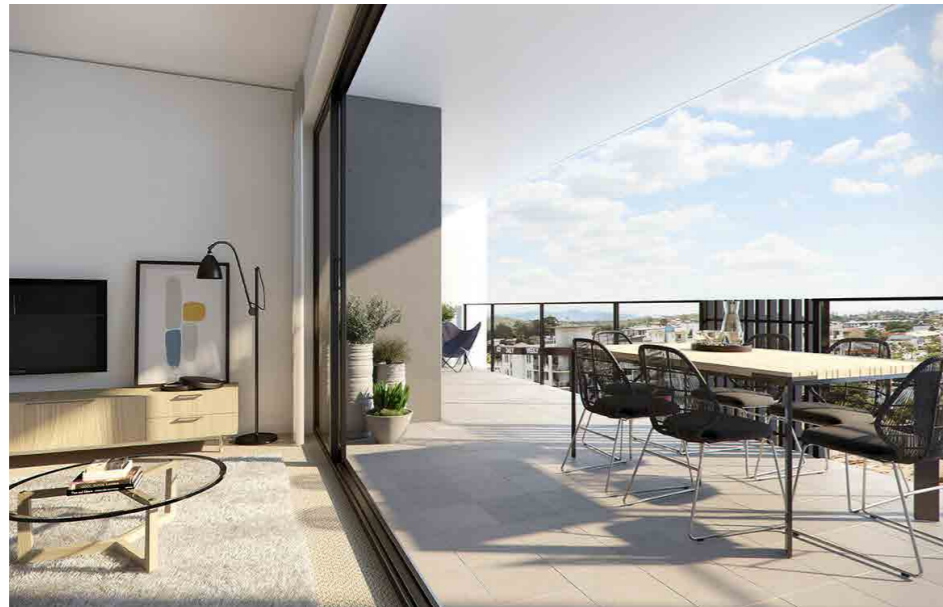
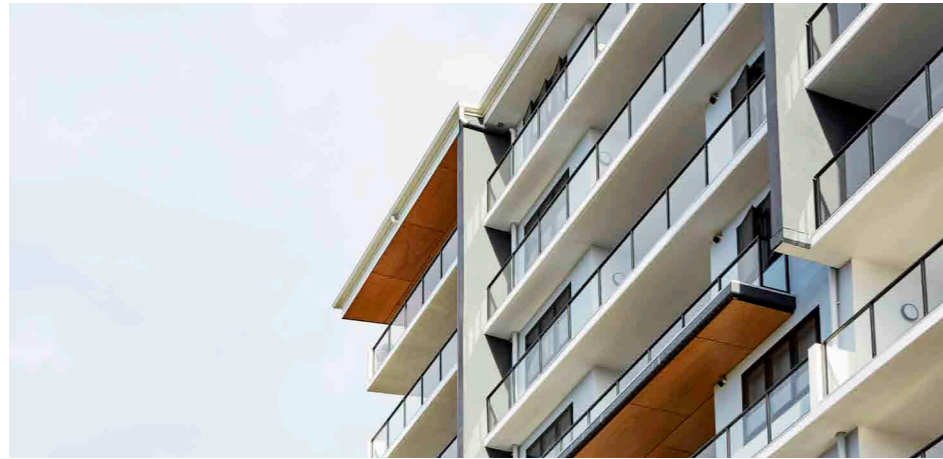
One of the latest offerings in the now popular West End precinct Citro markets itself as “...contemporary, stylish inner urban living.” Working with the contractor under a Design and Construct arrangement TONIC provided design development review of the existing Development Approval undertaken by the Design Architects. Through close collaboration with all key stake holders TONIC was able to offer slight design tweaks to ensure any buildability issues were avoided. TONIC then provided construction documentation reflecting a full co-ordination of design tweaks and consultant information. TONIC also worked closely with the developer to provide revised unit layout options and interior finishes for some of the apartments.



EVOLVE APARTMENTS **Chermside, Brisbane**

This mixed use development sets a new standard in quality and spacious living with its' 72 apartments and ground floor commercial space. Evolve offers living options for investors and owner occupiers alike.

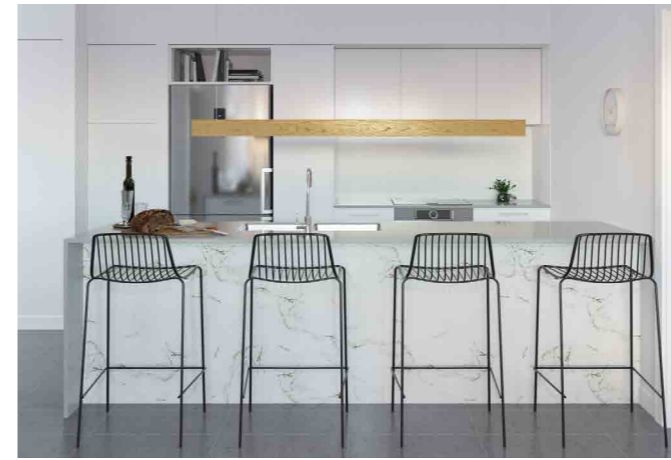
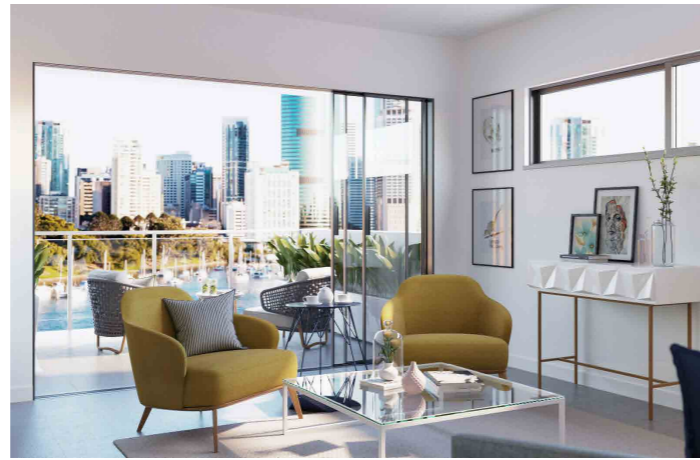
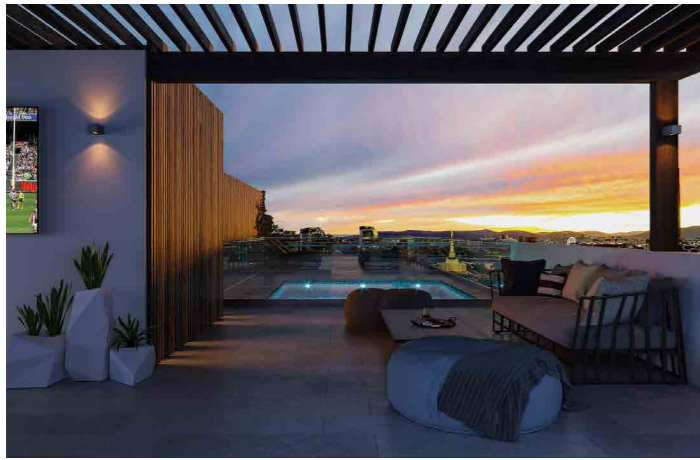
Working with the contractor under a Design and Construct arrangement TONIC provided design review of the existing Development Approval undertaken by others. This included careful re-selection of external colours and finishes to transform the previous design without significant structural change. Through close collaboration with all key stake holders TONIC was able to also provide Interior Design services. Along with construction documentation services TONIC also worked closely with the developer to provide marketing plans, contract of sale plans and review of specialist 3D rendering services.



WOODSTORE APARTMENTS Chermside, Brisbane

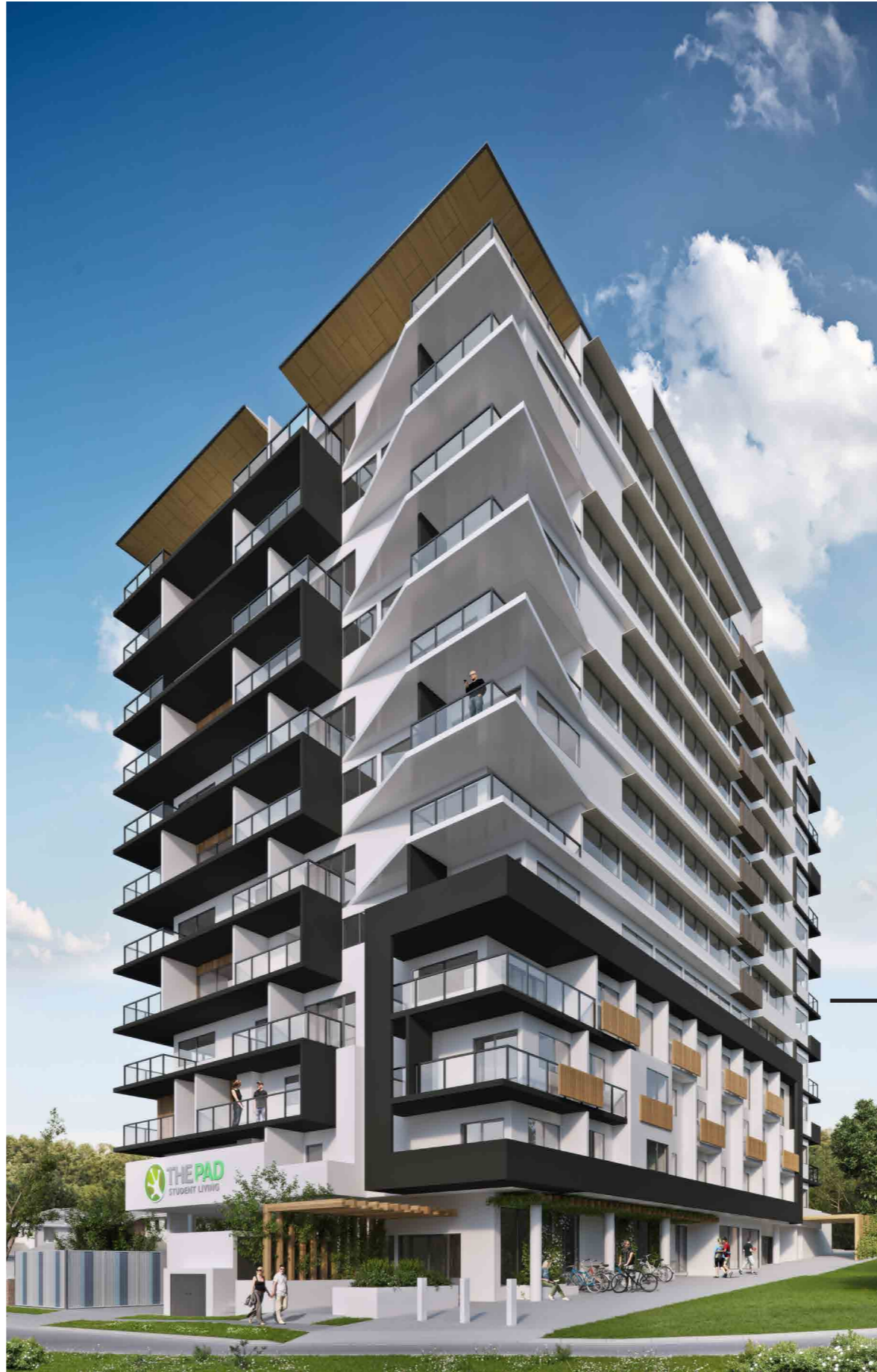
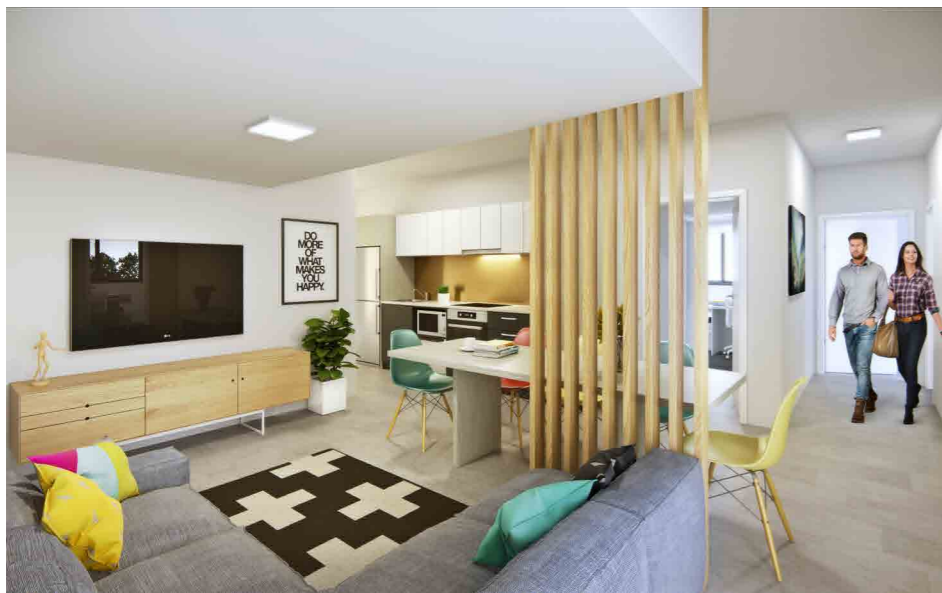
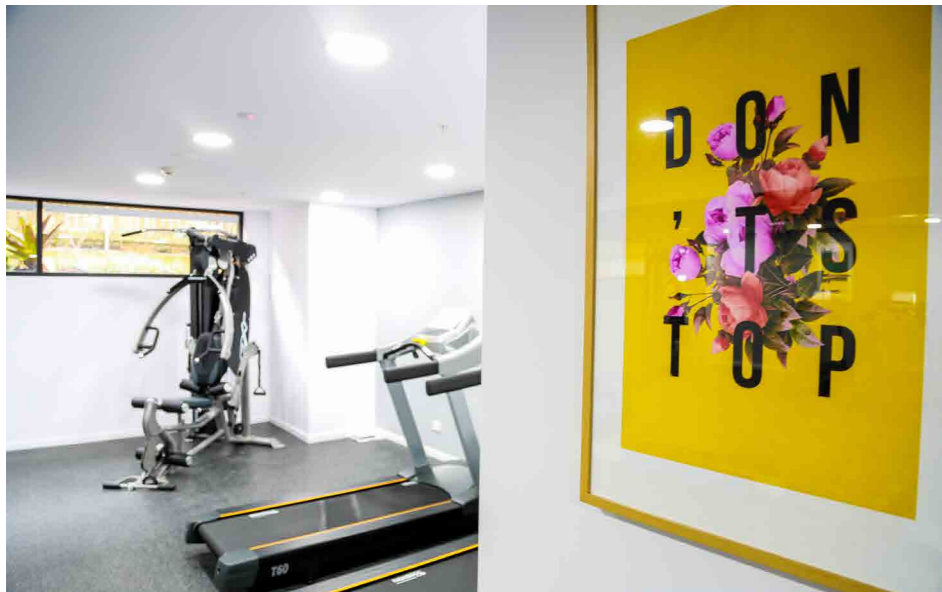
A new concept for the Chermside Market, Woodstore Apartments offers exceptionally well sized apartments, utilising references to the locations artisan past. Themes of natural wood and stone finishes coupled with contemporary design elements.

Working with the contractor Under a Design and Construct arrangement TONIC was asked to filter the previous information supplied by the previous design Architect to provide all documentation for construction and co-ordinate buildability issues with all consultants. We also worked closely with the developer to rationalise layouts for the common spaces and to tweak unit layouts to fit NBN requirements. We allowed for several facilities including a small gym and communal dining area, which were a critical part of the resident experience.



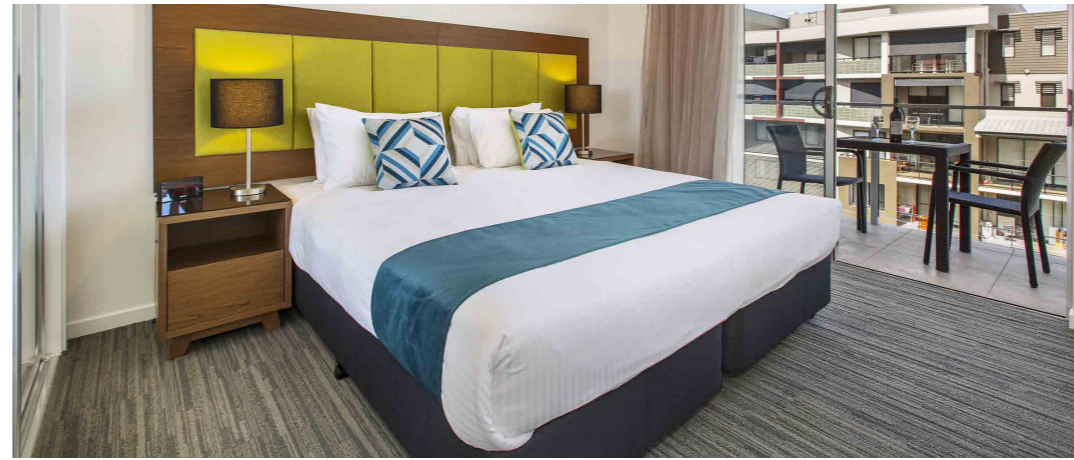
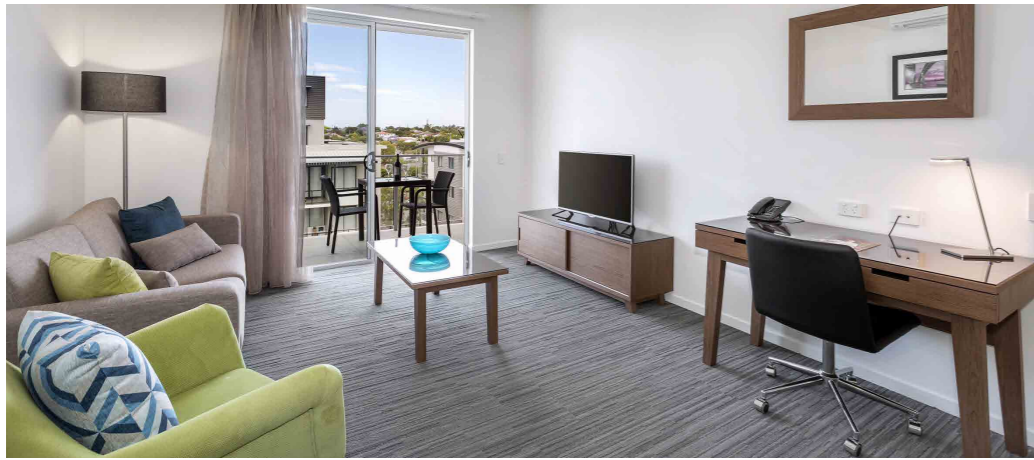
VOGUE APARTMENTS Kangaroo Point, Brisbane

This centrally located mixed-use development offers residents the perfect balance of inner city living close to restaurants, sporting facilities and transport. Thoughtfully designed and carefully finished apartments take advantage of the views and vistas to Kangaroo Point parkland and Brisbane's stunning skyline. This project also includes ground floor commercial tenancies and a stylish rooftop entertainment space.



REGENT ST STUDENT ACCOMMODATION Woolloongabba, Brisbane

The Pad at Regent St provide the area with a mixture of apartment types in an impressive building with expansive recreational areas, facilities and adjoining park. The rooms boast expansive views of Brisbane CBD and South Brisbane and provide students with access to a huge number of communal spaces for collaborative study. The design allows students to experience spaces that are bright and light filled, whilst the locality of the development allows students the opportunity to enjoy the outdoors and proximity to the CBD. Including within the development is a communal foyer zone, games room, gymnasium, resident lounge, communal kitchen and music room.



QUEST SERVICED APARTMENTS Chermside, Brisbane

TONIC were commissioned to document this development for the award winning Quest Apartment and Hotels. Quest Chermside is conveniently located in the thriving northern suburb of Chermside. The accommodation features 54 stylish studio, 1 & 2 bedroom apartments (including a number of wheel chair accessible apartments) and includes the Atrium Room to accommodate corporate meetings. Providing a small gymnasium was also important to the customer overall customer experience. Each apartment featuring work desks, fully equipped kitchens and caters to business professionals looking for close proximity to the CBD.

Thank you

+617 3852 5100
hello@tonic.cc
www.tonic.cc



Member
Australian Institute of Architects
2019