

Current and ongoing Professional Development as part of Full Membership requirements for the Building Designers association of Western Australia
I have also maintained continual Professional Indemnity insurance since 1996

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Leon Mitchell-Lewis is a Award winning Building Designer,
With over 30 years experience in Design and documentation,
across a wide range of building types and construction methods.



inCite creative is a building design and

documentation studio
that provides a full pallet of solutions to creative questions.

We believe that looking at things outside the box;
with solutions and ideas there is no 'box' when viewed from a
creative context.

Equally we believe in the synergy of creative ideas and practical
solutions:
that creative can be uncomplicated whilst remaining sophisticated .

Services

Incite creative building design studio offers services to Private
clients for customised projects, Builders , Developers and
Building Design Professionals.

Our services can be tailored to suit individual Project needs
and requirements.

From Fixed Fee for service, Hourly rates or Commission type
basis.

Our range of services include;

- + Feasibility and Concept Design.
- + Design Development and Development Applications.
- + Working Drawings and Building Licence Preparation and submission.
- + Construction Documentation .
- + Consultant Liason and procurement.

**Please contact us for a consultation
and appraisal of your Project needs
and requirements**

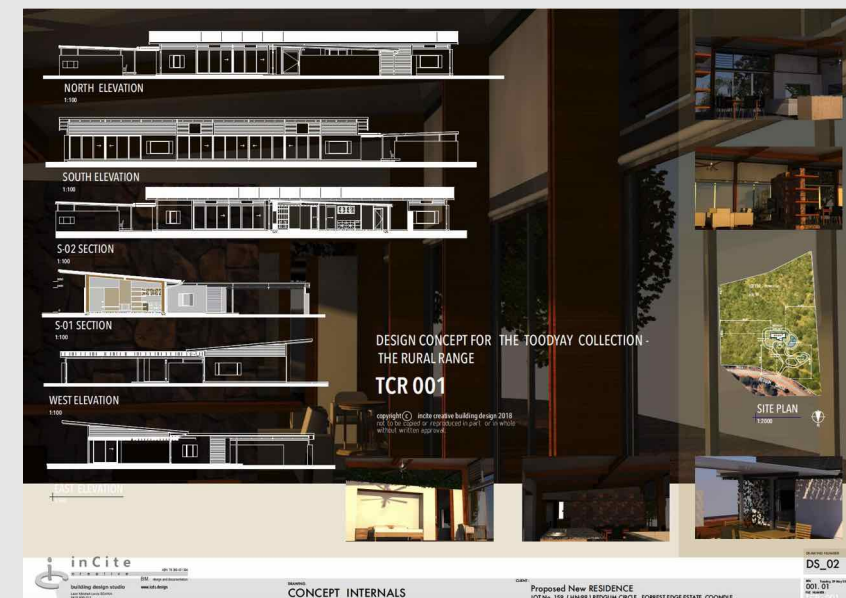


Current design collection for the Toodyay Rural range.

Based on the TCR 001, TCR 002 and TCR 003 with variations of roof form for the TCR 002.1 and TCR 003.1

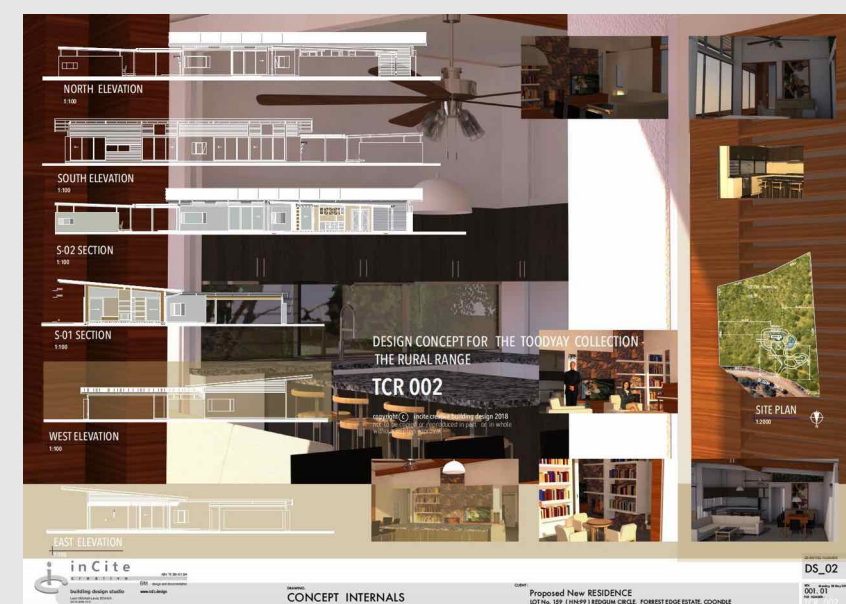
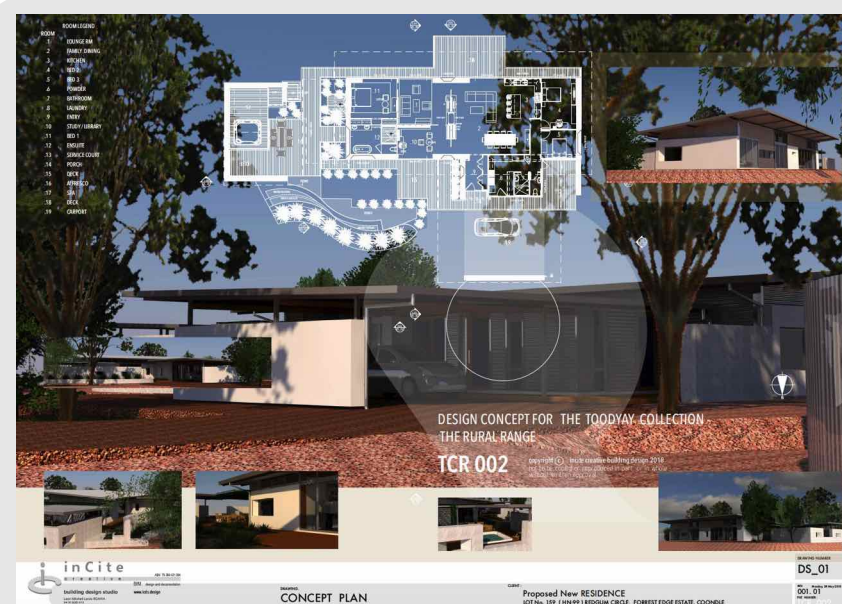
Comprising a collection of design variations based on a common theme of alternative, economical and vibrant designs that take advantage of the larger block sizes applicable to rural settings, whilst endeavouring to provide scope across varying house sizes and budget requirements.

With the design flexibility to cater for empty nesters and for tree change to down sizing, whilst still providing a modern take on what is a traditional rural form, providing comfort and ambience to enjoy the beauty of the rural setting.



TCR 001

- + 287 sq m .
- + Large open plan living with separate formal lounge, incorporating large pocket doors to facilitate open integration or separate private recluse, with stone feature and double sided fireplace for communal ambience.
- + Master suite with integrated sitting and study area. 3 Bed + activity area with option for additional bedroom modules as required.
- + 2 bath rooms + powder room. Kitchen + Scullery and Laundry nested services.
- + 4 car carport coverage.
- + Outdoor entertaining area with multiple sitting areas via linked decking to suit seasonal attenuation.



TCR 002

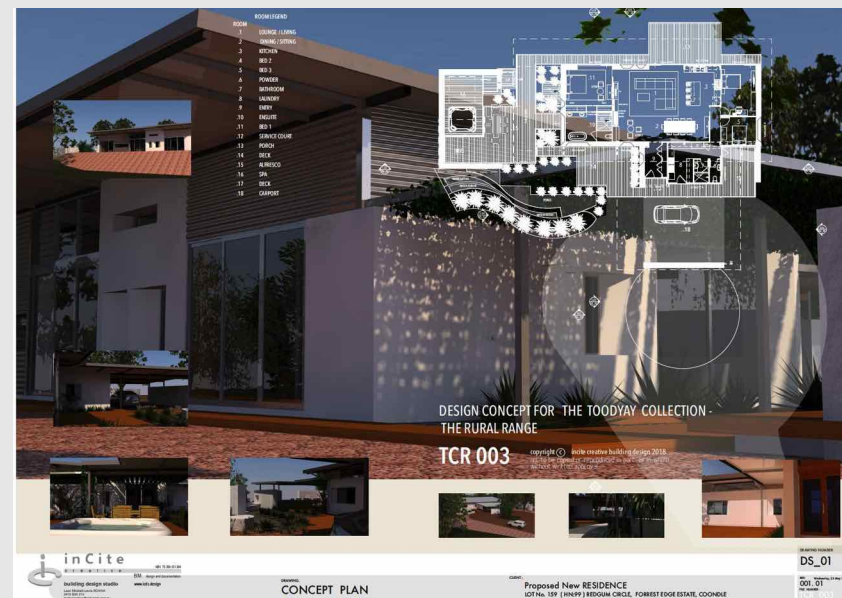
- + 210 sq m .
- + Large open plan living with separate formal lounge and study area with incorporated sitting area, incorporating large pocket doors to facilitate open integration or separate private recluse, with stone feature and double sided fireplace for communal ambience.
- + Master suite with integrated sitting area. 3 Bed .
- + 2 bath rooms + powder room. Kitchen linked to Laundry nested services.
- + 4 car carport coverage.
- + Outdoor entertaining area with multiple sitting areas via linked decking to suit seasonal attenuation.

Current design collection for the Toodyay Rural range.

Based on the TCR 001, TCR 002 and TCR 003 with variations of roof form for the TCR 002.1 and TCR 003.1

Comprising a collection of design variations based on a common theme of alternative, economical and vibrant designs that take advantage of the larger block sizes applicable to rural settings, whilst endeavouring to provide scope across varying house sizes and budget requirements.

With the design flexibility to cater for empty nesters and for tree change to down sizing, whilst still providing a modern take on what is a traditional rural form, providing comfort and ambience to enjoy the beauty of the rural setting.



TCR 003

- + 182 sq m .
- + Large open plan living with incorporated sitting area, with stone feature fireplace for communal ambience.
- + Master suite with integrated sitting area. 3 Bed .
- + 2 bath rooms + powder room. Kitchen linked to Laundry nested services.
- + 4 car carport coverage.
- + Outdoor entertaining area with multiple sitting areas via linked decking to suit seasonal attenuation.



TCR 002.1

- + 210 sq m .
- + Large open plan living with separate formal lounge and study area with incorporated sitting area, incorporating large pocket doors to facilitate open integration or separate private recluse, with stone feature and double sided fireplace for communal ambience.
- + Pitched Raking ceiling with ventilated ridge line, facilitating open and light ambience .
- + Master suite with integrated sitting area. 3 Bed + Loft area .
- + 2 bath rooms + powder room. Kitchen linked to Laundry nested services.
- + 4 car carport coverage.
- + Outdoor entertaining area with multiple sitting areas via linked decking to suit seasonal attenuation.

Current design collection for the Toodyay Rural range.

Based on the TCR 001, TCR 002 and TCR 003 with variations of roof form for the TCR 002.1 and TCR 003.1

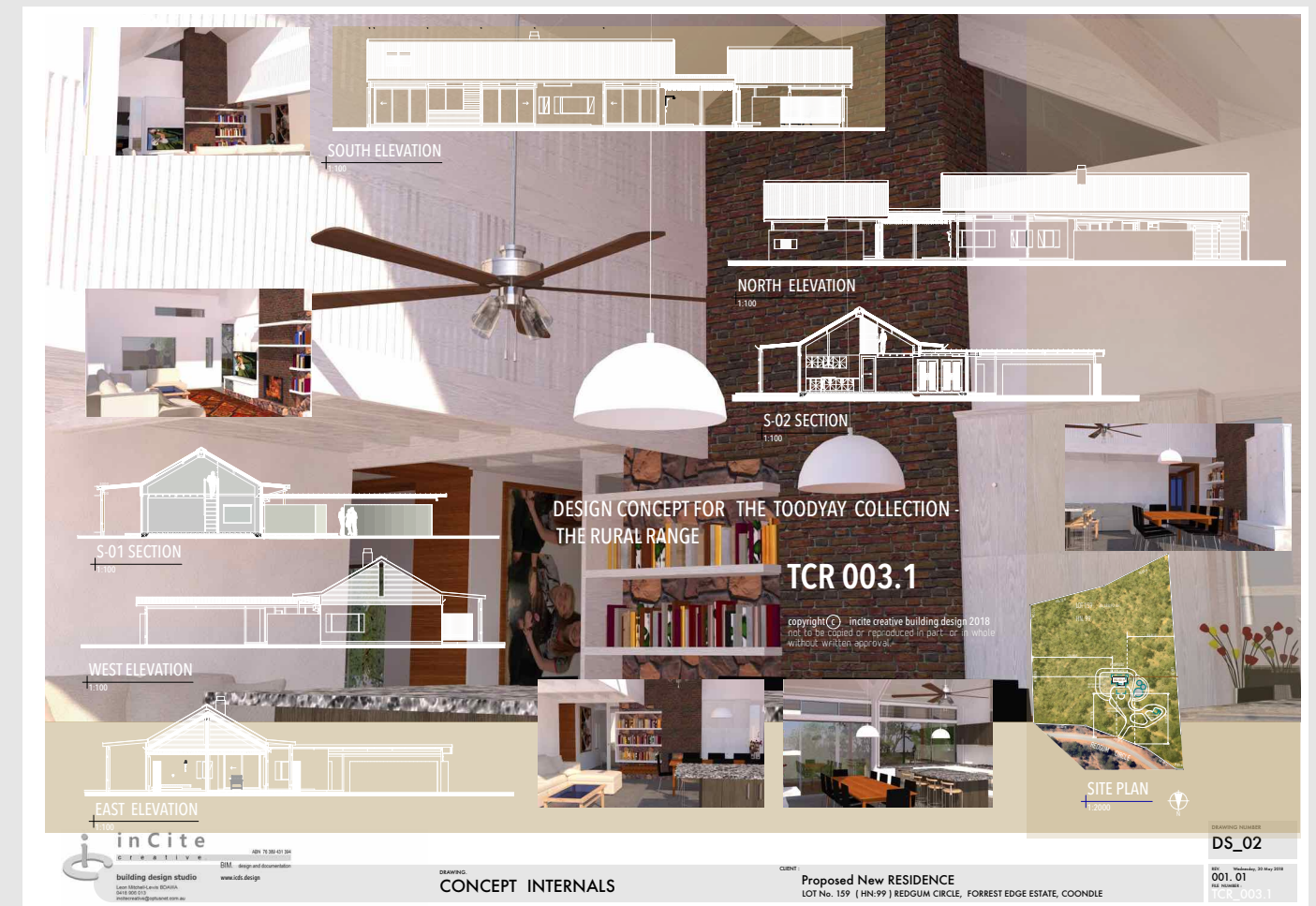
Comprising a collection of design variations based on a common theme of alternative, economical and vibrant designs that take advantage of the larger block sizes applicable to rural settings, whilst endeavouring to provide scope across varying house sizes and budget requirements.

With the design flexibility to cater for empty nesters and for tree change to down sizing, whilst still providing a modern take on what is a traditional rural form, providing comfort and ambience to enjoy the beauty of the rural setting.



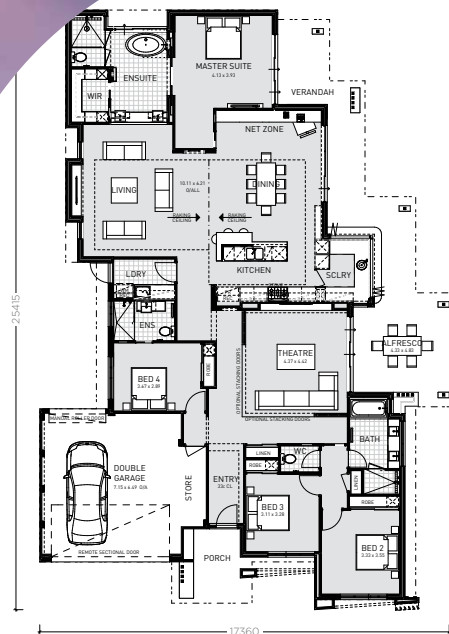
TCR 003.1

- + 182 sq m .
- + Large open plan living with separate formal lounge with incorporated sitting area, incorporating large pocket doors to facilitate open integration or separate private recluse, with stone feature and double sided fireplace for communal ambience.
- + Pitched Raking ceiling with ventilated ridge line, facilitating open and light ambience also incorporating feature bulkheads to define spaces and create additional intimacy .
- + Master suite .
3 Bed + Loft area with additional storage
- + 2 bath rooms + powder room.
Kitchen linked to Laundry nested services.
- + 4 car carport coverage.
- + Outdoor entertaining area with multiple sitting areas via linked decking to suit seasonal attenuation.



those perfect balmy summer evenings and then
and courtyard to relax.

s and then



The Bel Vue offers magnificent comfort and style in equal measure. A unique cathedral ceiling and a beautiful exterior all add to the elegance of this home. This four bedroom, three bathroom home offers spacious family living, complete with an open plan dining and family area that overlooks the large alfresco perfect for year round outdoor entertaining.

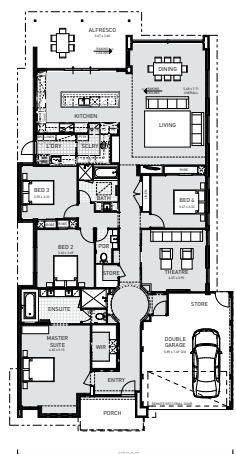
The cook in the family will enjoy our exquisite chef style kitchen located in the centre of the home. A wet kitchen / bar / server is cleverly concealed behind opaque glazed laminate doors. And walls of designer cabinetry are a smart storage solution that you will quickly fall in love with.

You will feel like you have walked into your own private hotel room when you see the luxurious master suite, with resort-styled ensuite and large walk-in robe. Pamper yourself in the outdoor shower on those perfect balmy summer evenings and then retreat to the private verandah and courtyard to relax.



Bedrooms	4
Bathrooms	3
Internal Area	237.08 m ²
Garage	42.21 m ²
Alfresco	18.70 m ²
Total Area:	332.12 m ²

SWITCH
FEEL AT HOME



Featuring a striking and stylish elevation, **The Axis** is well-attuned to tasteful modern trends and energetic family living with carefully thought-out versatile spaces achieved by quality finishes and fittings throughout.

The interior is ideal for the social and masterful cook. A practical scullery design helps keep appliances and food preparation out of sight and an extra-long island bench helps to serve family & friends when they get together.

A series of well-considered bathroom spaces provide a retreat for each individual. The master suite is simply breathtaking with rising ceiling, resort style ensuite and large walk-in robe.

For those who appreciate the modern aesthetic, **The Axis** is the ideal home.



Bedrooms	3
Bathrooms	2
Internal Area	233.26 m ²
Garage	40.80 m ²
Alfresco	25.80 m ²
Total Area:	304.28 m ²

Builders Display Homes

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Project examples Display Homes

©switch homes for living



©switch homes for living



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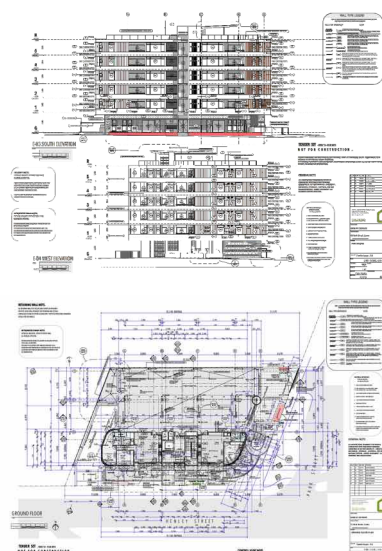


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Project examples Multi Residential

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Model creation and documentation



Architectural documents and drawings.

Utilising Archicad (Bim) software, we provide the creation of all documents and drawings as required and to suit the Project stages and to suit deliverables and end user requirements. All based on the 3D virtual Model, thus enabling compliance with document quality control and risk reduction.



3D images and renderings.

Utilising Archicad (Bim) software, in addition to providing all documents and drawings as required, and to suit the Project stages . Using the 3D virtual Model, images and renderings are produced enabling clarity for project intent to be conveyed to all stakeholders.



©proud property group fitzgerald street development



©proud property group hampton street development



©proud property group hampton street development

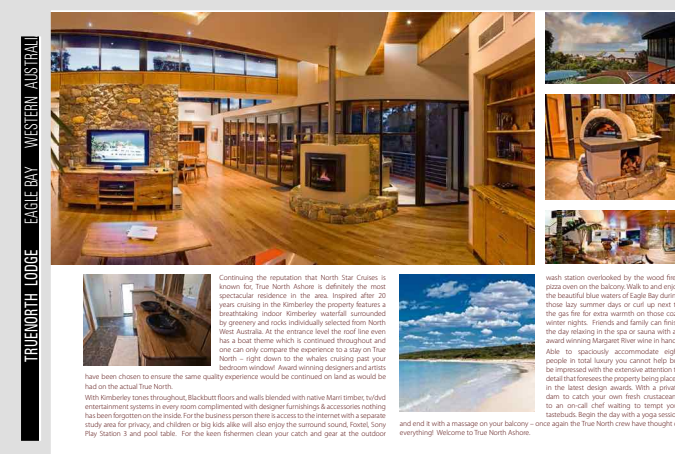
Project examples apartments



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Project examples Luxury Customised Individual Residential

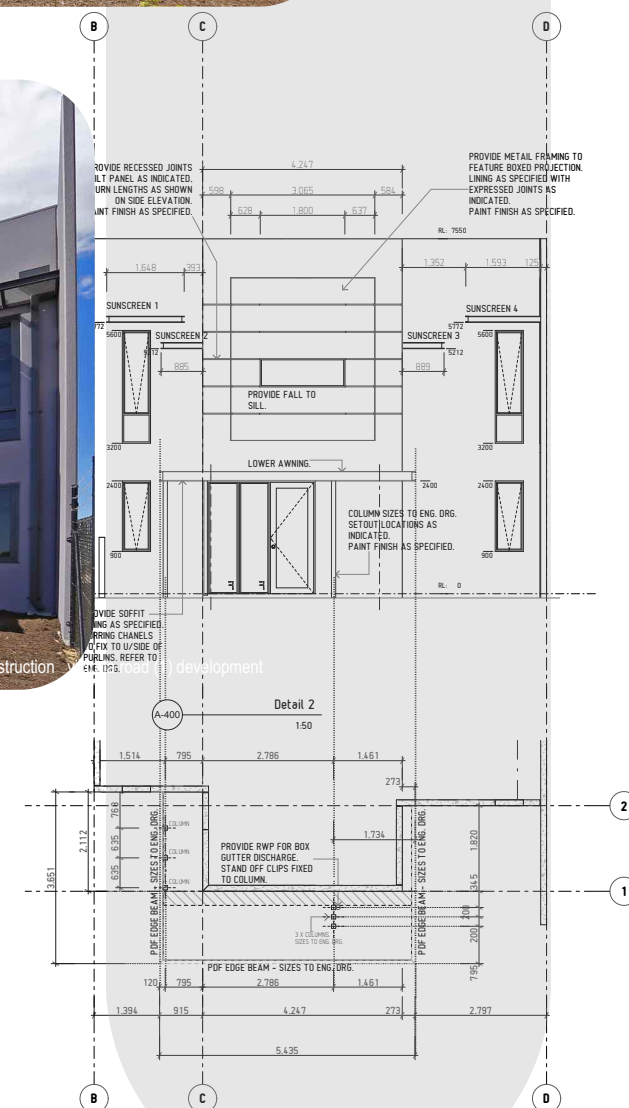
TRUENORTH LODGE EAGLE BAY WESTERN AUSTRALIA

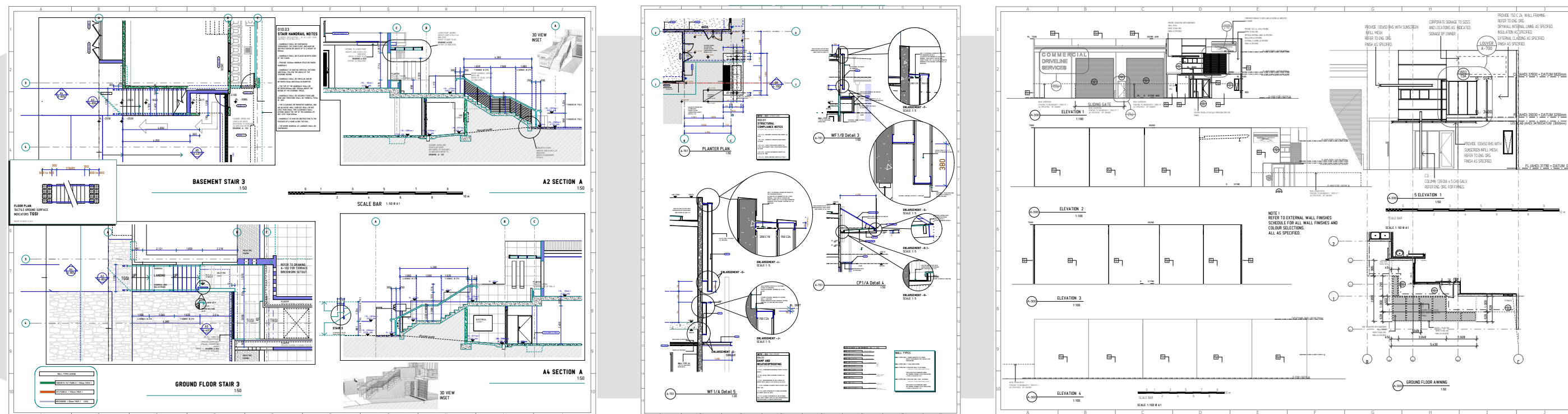




3D Model and walk throughs.

Utilising Archicad (Bim) software we provide the creation of a 3D virtual Model which can enable us to produce images, sun studies and BimX walk through to enable a complete understanding of the design within the context of the development.





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