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creative
building design studio

SELECTED WORKS

Architecture | Building Design | BIM Documentation

Leon Mitchell-Lewis
Building Designer | BIM Documentation Specialist | Project Coordinator

2026 Portfolio

incite creative

Building design, documentation and project coordination across residential, commercial, hospitality and mixed-use projects.

Leon Mitchell-Lewis is an award-winning Building Designer with over 40 years of experience across concept design, development application documentation, working drawings, consultant coordination and construction documentation.

The studio combines practical construction knowledge with refined design communication - producing clear BIM models, coordinated drawings, presentation imagery and documentation that can move from sketch design through to building licence and construction.

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Core Services

Feasibility & Concept Design
Design Development & DA
Working Drawings & Building Licence
Construction Documentation
Consultant Liaison & Procurement

Platforms

ArchiCAD v29 BIM
Twinmotion Visualisation
Mac and PC workflow
3D modelling and walkthroughs

Project Range

Bespoke residential
Display homes
Multi-residential
Lifestyle Villages
Hospitality and mixed-use
Commercial office and tilt-up warehouse



Castletown Beach Resort Hotel

Mixed Use · Hospitality · Commercial · Concept Design & Documentation



Castletown Beach Resort

BIM-led concept development and coordinated consultant workflow for a coastal hospitality project.



Design + Documentation

HOSPITALITY · MIXED-USE · COASTAL SITE

The project combines hotel accommodation, guest amenities, restaurant and commercial components into a resolved coastal resort concept. The work demonstrates design development, 3D communication, consultant coordination and drawing package management.

Capability demonstrated

ARCHICAD BIM · TWINMOTION · CONSULTANT COORDINATION

Presentation renders were produced from the BIM model to support client review, consultant engagement and planning pathway discussions.



Display Homes

Builders display homes and custom residential documentation.



Axxis Display

SWITCH HOMES FOR LIVING · DISPLAY HOME

Four-bedroom, two-bathroom display home featuring a chef's kitchen, resort-style master suite with raking ceilings and covered alfresco. Delivered as a builders display home package.

Bel Vue Display

SWITCH HOMES FOR LIVING · DISPLAY HOME

Four-bedroom, three-bathroom home with a raked cathedral ceiling, spacious open-plan living and refined master suite. Designed and documented through to construction.

Residential Developments

custom residential documentation.



Custom Residential

Giorgi Architects Auckland Street

Four-bedroom, two-bathroom custom home featuring a chef's kitchen, resort-style master suite with bespoke finishes and covered alfresco. Designed and documented through to Planning Approval.



Single Residential Urban Infill

Urban infill - Concept design by incite creative building design studio

Designed on a small and difficult site, comprising 440 square meters with a 3 meter cross fall; Incorporating and maximizing green spaces with a passive solar ethos and the retention of an existing mature tree to be incorporated into the concepts landscaping and built form footprint.



3 Apartment Residential Multiple Dwelling

BDG Constructions Lake Coogee.

Four-bedroom, three-bathroom home with a raked cathedral ceiling, spacious open-plan living and refined master suite. Concept design by incite creative building design studio

True North Ashore – Bespoke Residential

A bespoke coastal residence at Eagle Bay inspired by the True North expedition experience.



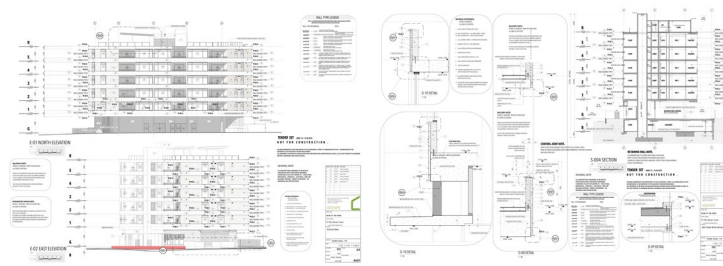
True North Ashore

LUXURY RESIDENTIAL · EAGLE BAY, WA

The residence is described as continuing the True North experience on land, with Kimberley-inspired materials, custom detailing, indoor water features and a strong coastal accommodation narrative.

Residential Density

Apartment and multi-residential concepts with strong street presence and clear planning intent.



Henley on Park Apartments

MULTI-RESIDENTIAL · DEVELOPMENT + DOCUMENTATION
Copyright Peter Hobbs Architects

Contemporary apartment concept with layered materials, active street address and integrated undercroft/driveway planning. Preparation and development for Tender issue. Construction set issue and slab setout and feature cladding setout package.

Rapid Tilt + Industrial

Tilt-up construction, warehouse offices and detailed construction documentation.



Victoria Road

COMMERCIAL WAREHOUSE & OFFICES · MALAGA
Copyright Rapid Tilt Construction

Proposed warehouse and office facility with full documentation including construction detailing, BCA compliance, tilt-panel sections and certifier coordination.



Commercial Driveline Services

WORKSHOP & OFFICES · VICTORIA ROAD, MALAGA
Copyright Rapid Tilt Construction

Motor vehicle repair workshop and offices with building licence documentation, disabled facilities, fire compliance, plans, sections and construction details.



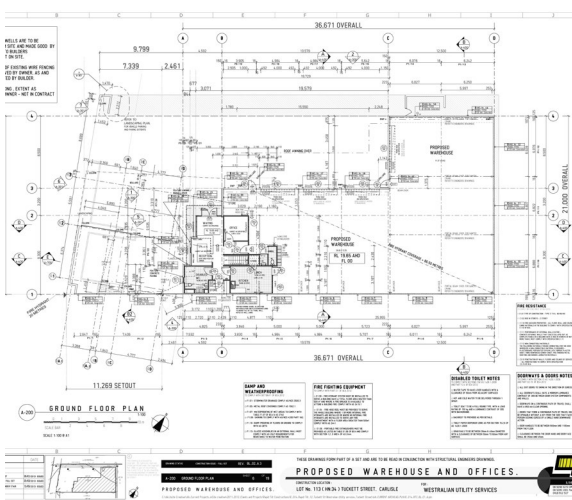
Tuckett Road Development

COMMERCIAL WAREHOUSE · TILT-UP CONSTRUCTION
Copyright Rapid Tilt Construction

Industrial warehouse and office development documented in ArchiCAD, including BIM coordination and construction documentation.

Tuckett Road

Industrial documentation supported by photographic project references.



Commercial warehouse + office

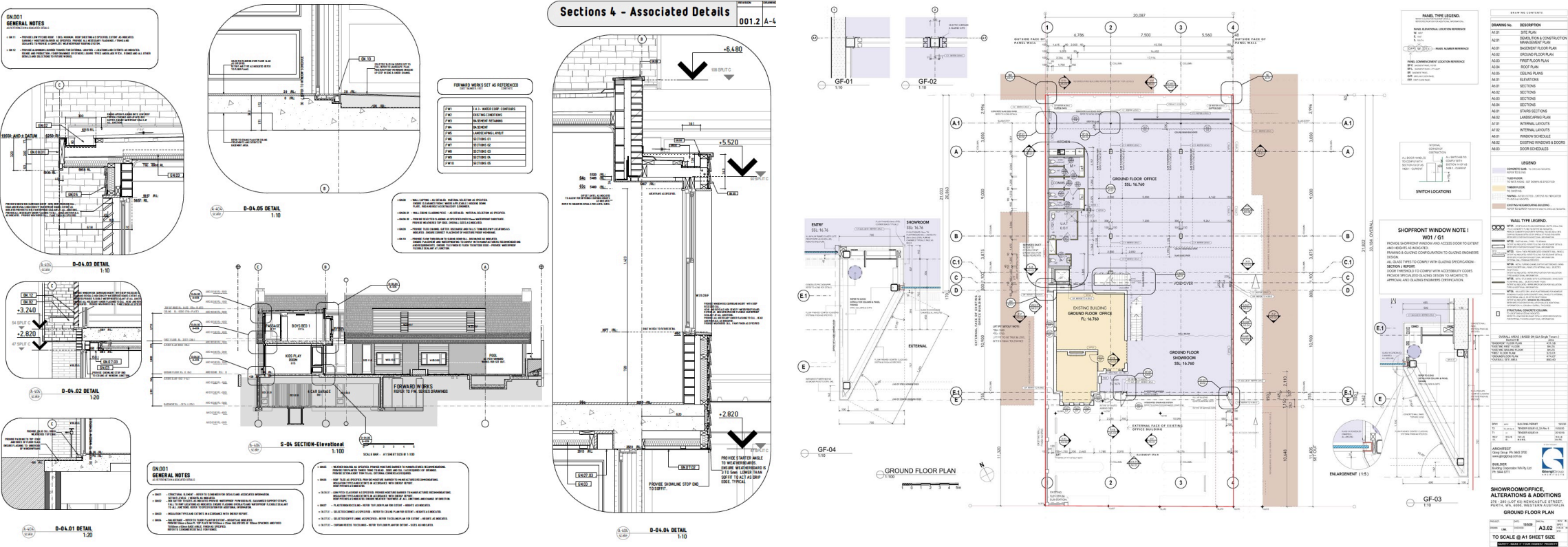
TILT-UP CONSTRUCTION · INDUSTRIAL
Copyright Rapid Tilt Construction

The project demonstrates the ability to document practical commercial facilities with clear servicing zones, office components, access/parking relationships and robust envelope detailing.



Construction Detailing

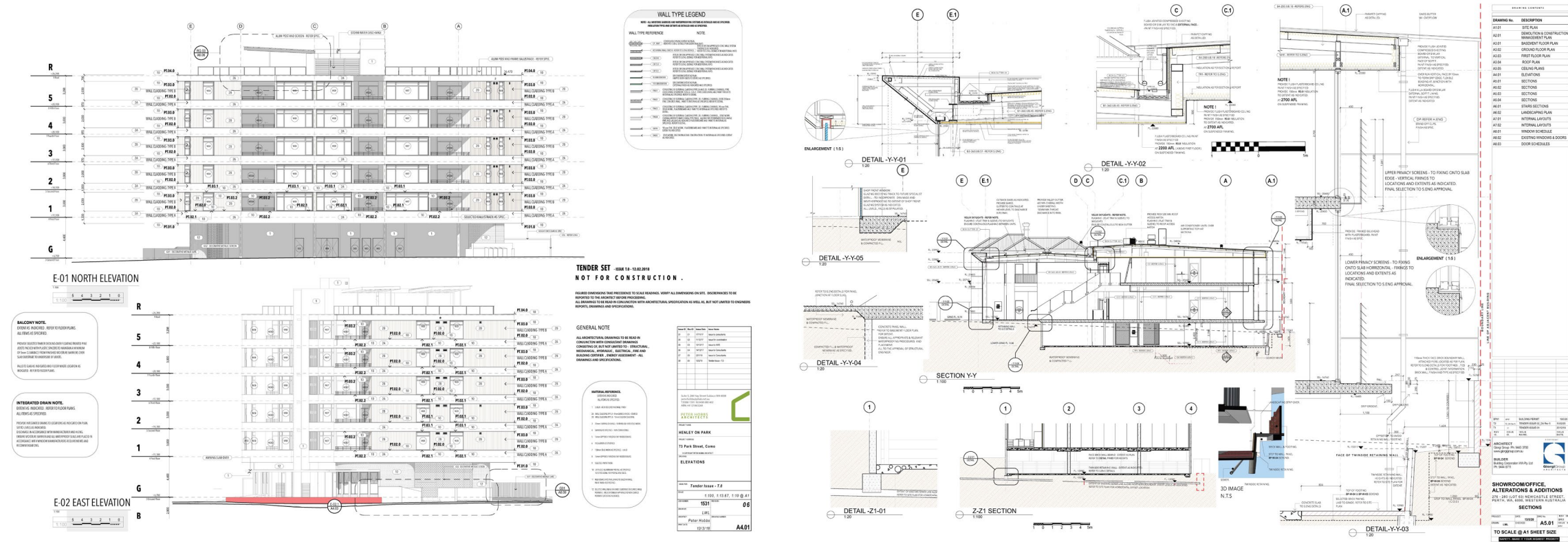
Documentation depth is a point of difference - sections, associated details, notes and coordinated buildability information.



Documentation is not simply presentation output. It is the coordinated technical record used by builders, certifiers and consultants to resolve the project into a buildable outcome.

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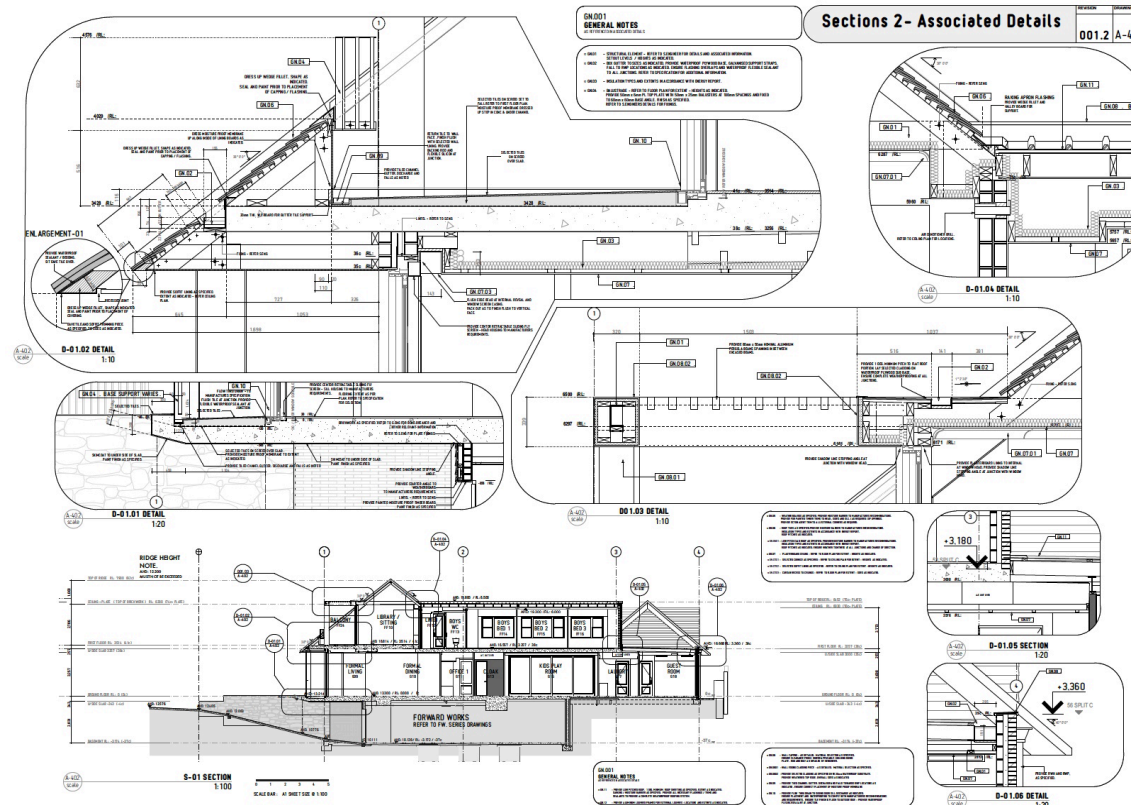
[illegible][illegible]

7.0 LOOSE FURNITURE SCHEDULE - WORKSHOP SERVICE ADMIN					
SCHEDULE #	DESCRIPTION	DETAILS	CURRENTLY PRICED (TABLE)	LEAD TIME	IMAGE
NA1	LOOSE FURNITURE	LOOSE FURNITURE	LOOSE FURNITURE	1-2 WEEKS	
NA2	LOOSE FURNITURE	LOOSE FURNITURE	LOOSE FURNITURE	NA1	
NA3	LOOSE FURNITURE	LOOSE FURNITURE	LOOSE FURNITURE	1 WEEK	
NA4	LOOSE FURNITURE	LOOSE FURNITURE	LOOSE FURNITURE	1-2 WEEKS	

[illegible]

9.0 AUDIO VISUAL SCHEDULE - WORKSHOP SERVICE ADMIN				
ELEMENT ID	DESCRIPTION OF ELEMENT	SUPPLIER	FEATURES / COMMENTS	STATUS
AV-01	WIRELESS MICROPHONE SYSTEM	PRO SOUND	2x WIRELESS MICROPHONES IN BLACK, WITH 2x WIRELESS HEADSETS IN BLACK, WITH 2x WIRELESS MONITORS IN BLACK, WITH	

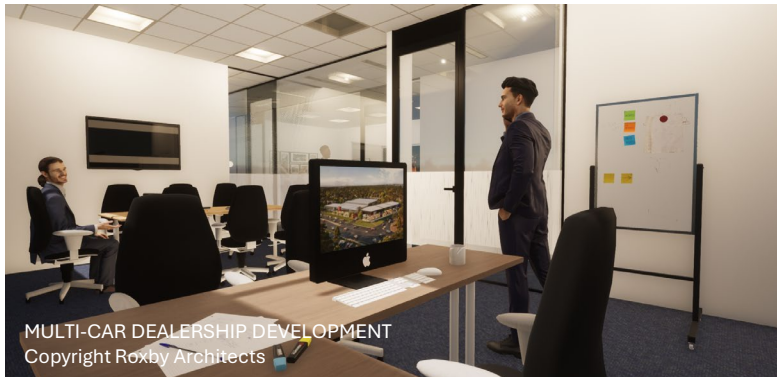
5.0 ELECTRICAL FIXTURES & FITTINGS - WORKSHOP SERVICE ADMIN				
ELEMENT ID	DESCRIPTION	SUPPLIES	COMMENTS	IMAGE
E401	1. 1000W 240V 50/60Hz 1000W 2. 1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	
E402	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	
E403	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	
E404	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	
E405	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	
E406	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	
E407	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	
E408	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	1000W 240V 50/60Hz 1000W	



Documentation is not simply presentation output. It is the coordinated technical record used by builders, certifiers and consultants to resolve the project into a buildable outcome.

Design Communication

ArchiCAD BIM and Twinmotion visualisation to communicate project intent before construction.



Visualisation supports client presentations, design review, consultant communication and stakeholder engagement - while remaining connected to the documentation model.

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From Concept to Construction

A practical design and documentation workflow for real projects.

01

Feasibility + Brief

Site opportunities, constraints and early massing.

02

Concept Design

Options, layouts, 3D modelling and client presentation.

03

Planning / DA

Drawings, planning responses and supporting material.

04

Technical Coordination

Structural, civil, services, BCA and specialist input.

05

Building Licence

Coordinated working drawings and compliance documentation.

06

Construction Support

Clarifications, documentation updates and project coordination.

Selected Projects Gallery

A cross-section of residential, hospitality, commercial, industrial, documentation and visualisation work.



Castletown Resort



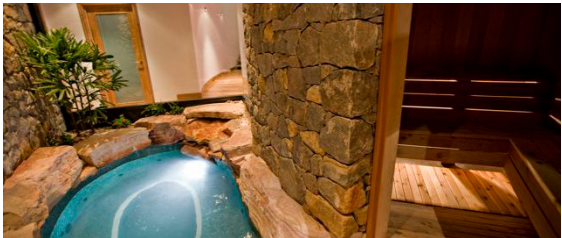
Axxis Display



Bel Vue Display



True North Ashore



Waterfall + Sauna



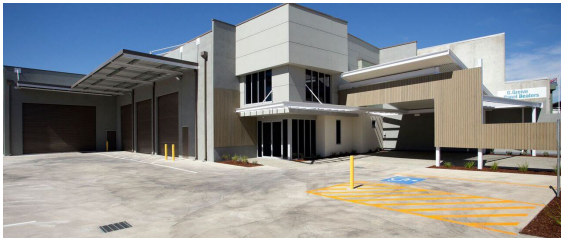
Fitzgerald Apartments



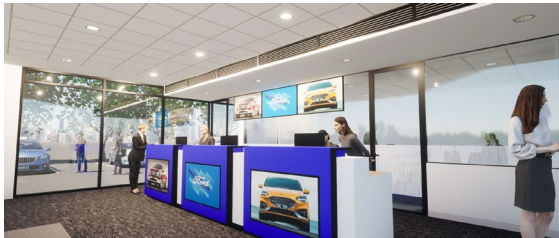
Commercial Driveline



Victoria Road



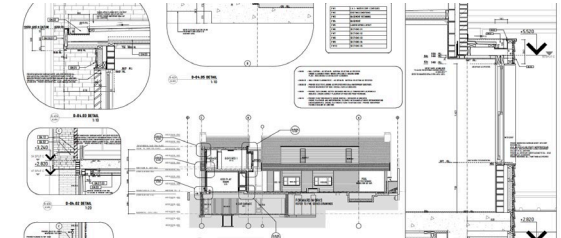
Tuckett Road



Reception Visualisation



Office Visualisation



Technical Details

What the Portfolio Demonstrates

A concise summary of the capabilities evidenced by the selected projects.



Design breadth

Luxury residential, display homes, hospitality, multi-residential, office and industrial work.

Documentation depth

Sections, details, BCA-ready drawings, building licence documentation and consultant coordination.

BIM communication

ArchiCAD and Twinmotion outputs used for client understanding, consultant coordination and project review.



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Let's discuss your next project.

Leon Mitchell-Lewis
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Selected Works Portfolio