

P⊕ST

Two Directors. One Standard.

Most brands are built to avoid risk — to stay broadly acceptable. Centrist by design. The result is a brand no one feels strongly about, and no one remembers.

We don't build those.

We build for leaders who refuse the middle — who know what they stand for, and need a brand to match.

P⊕S T is two creative directors with thirty years across brand, digital and the built environment. Clients work directly with the people doing the thinking and the work. No junior delegation. No fragmented handovers.

The brand stops being a ceiling. It becomes a signal.

Dean Jacobson (L) Andrew Ireland (R)



Who we work with:

Leaders whose work has outgrown the brand it currently wears, and who know it.

Founders building on conviction — not diluting it for broad appeal.

Businesses prepared to invest in identity as architecture — not as expense.

Who we don't:

Anyone hoping a logo refresh will resolve a positioning problem.

Committees seeking the safest possible outcome.

Businesses that need the brand to please everyone.

If the goal is to be liked by all, we're the wrong studio.

Context and Approach

Developer branding typically scatters equity — a fresh identity for every project, none of it banking. The Piccolo name already carried a reputation; the brand hadn't captured it.

We resolved it. 'Piccolo · House' became the system, not the endorsement — and every development lives inside it as a Piccolo House, identified by its address alone. No mark beneath. Once a building completes, the address falls away, and Piccolo House is what remains.

We began with the thinking, not the mark — an idea we called the axis of connection: the relationships between place, people and the built form, held in balance. What it needed was something to embody it. We found that in a detail already present in Piccolo's world — a dot, previously used but without carrying meaning. We recognised what it could hold, drew it out, and made it the anchor of the visual system: a single central point, placed temporarily alongside each address, holding everything in relation.

Every project becomes part of a continuous identity carried across sites and time. The system is locked. Every release from here begins inside the brand rather than building a new one — so the budget that would have gone to throwaway identities concentrates into a single asset that appreciates instead. It's a logic that only holds for a developer like Piccolo — one that stays with its buildings long after handover rather than quickly moving on. Their work is built to endure; the brand is built the same way.

The campaign followed the same conviction. Rather than compete in a sea of hyper-real renders, we proposed something human — led by narrative, not by the building. Not how the architecture looks, but what it means to live inside a Piccolo House. A feeling, not a render pack.

The outcome: one brand that compounds, rather than a dozen that fragment — each release deepening the same name, not starting another.

Services Delivered

Brand and Identity System

- Naming Framework.
- Creative Direction across Campaign and Image-Making.
- Art Direction. Campaign Concept. Photographic Direction.

Digital

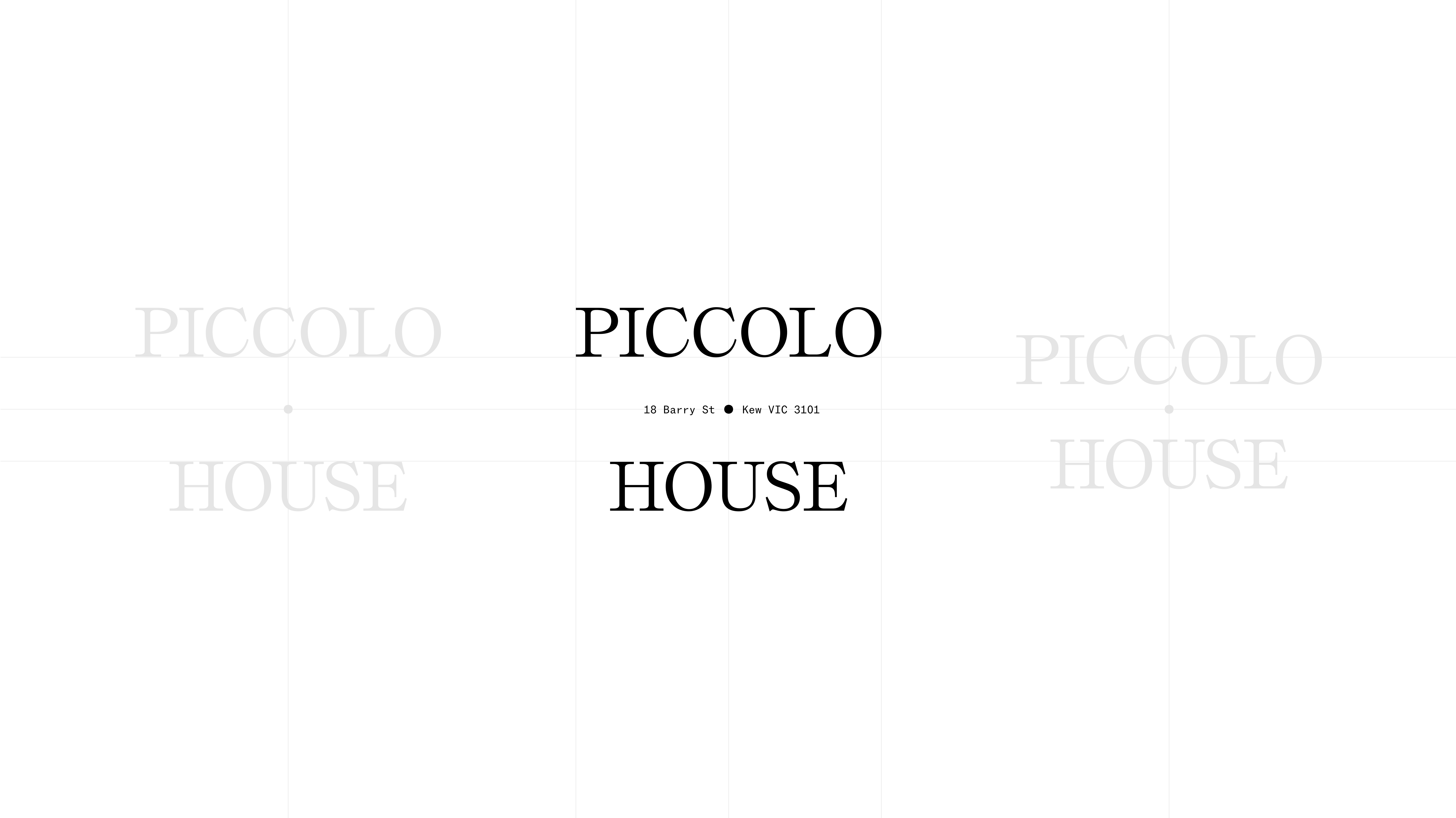
- Lead Capture Landing Page (Design and Build).
- Social and Digital Campaign Assets.

Printed Matter

- Brochure. Collateral. Floorplans.
- Layout and Presentation Styling.

On Site

- Signage Design and Application.



PICCOLO · HOUSE

PICCOLO · HOUSE

18 Barry St Kew VIC 3101

PICCOLO



HOUSE

William Piccolo · Managing Director
william@piccolo.house · 0414 324 308



www.piccolo.house · 03 9348 0800
5 John Street, South Melbourne VIC 3205

PICCOLO · HOUSE

With Compliments

5 John Street, South Melbourne VIC 3205 · 03 9349 0000 · www.piccolo.house

PICCOLO
.
HOUSE

Date: Thursday 20 March 2025
To: Addressee Name
Address: 5 John Street, South Melbourne, VIC 3205
Contact: name@address.com.au

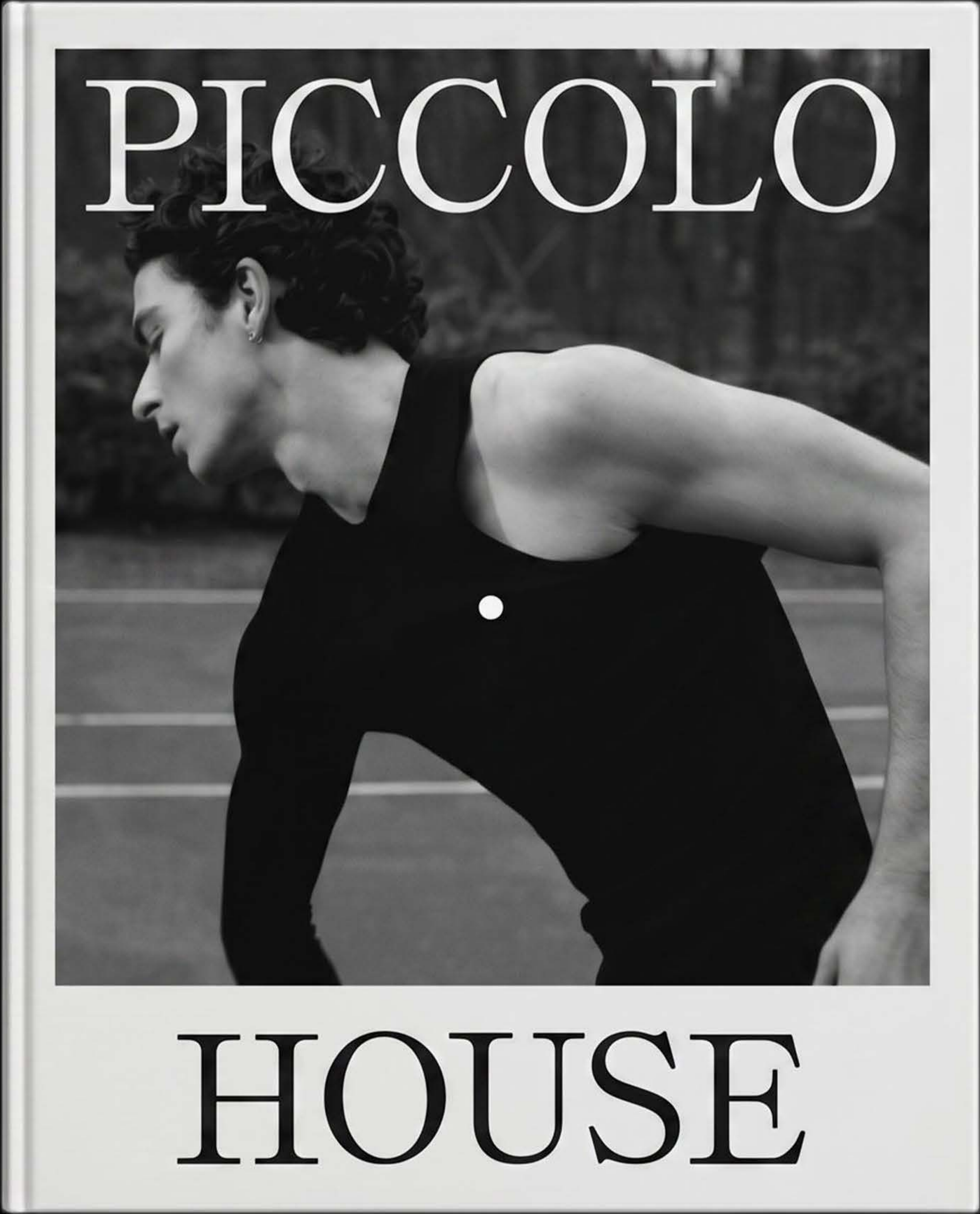
Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book. It has survived not only five centuries, but also the leap into electronic typesetting, remaining essentially unchanged. It was popularised in the 1960s with the release of Letraset sheets containing Lorem Ipsum passages, and more recently with desktop publishing software like Aldus PageMaker including versions of Lorem Ipsum.

Contrary to popular belief, Lorem Ipsum is not simply random text. It has roots in a piece of classical Latin literature from 45 BC, making it over 2000 years old. Richard McClintock, a Latin professor at Hampden-Sydney College in Virginia, looked up one of the more obscure Latin words, consectetur, from a Lorem Ipsum passage, and going through the cites of the word in classical literature, discovered the undoubtable source. Lorem Ipsum comes from sections 1.10.32 and 1.10.33 of “de Finibus Bonorum et Malorum” (The Extremes of Good and Evil) by Cicero, written in 45 BC. This book is a treatise on the theory of ethics, very popular during the Renaissance.

Sincerely,



William Piccolo





Introduction

Serene, tree-lined streets and heritage vistas merge with an exceptional standard of luxury and amenity – from a dedicated concierge, on-hand to provide personalised support, to wellness spaces and curated communal areas – every element has been carefully considered to support a life of ease and comfort.

ENQUIRE HERE



Interiors

Piccolo House – 18 Barry St, Kew is our most refined project to date: a collection of elegant, light-filled residences shaped in close partnership with Woods Bagot and Hecker Guthrie.

Led by Stacey Van Harn and Paul Hecker of Hecker Guthrie, the interiors of 18 Barry Street are based on a deep understanding of our residents’ lifestyles and needs, paired with over a decade of design refinement made possible through their long-standing partnership with Piccolo House.



“Architecture is about relationships. It connects people, spaces, and the world around us”

Satish Duly — Woods Bagot

“The mother art is architecture. Without an architecture of our own we have no soul of our own civilization”

Tim Gentry — Woods Bagot



An Extension of Home

A home is defined not only by the spaces within it, but by the moments it allows you to create. Beyond each private residence, a collection of considered spaces has been designed to extend the way residents live, host, work and connect.

From intimate gatherings to quiet moments of focus, every detail has been thoughtfully curated to provide greater flexibility and comfort. These spaces offer the feeling of a larger private home, with the convenience and refinement of a world-class residence.



The Dining Room

A private dining room, available to reserve for intimate gatherings and special occasions.

LEARN MORE

Master Suite

A beautifully appointed guest suite, available to reserve when family or friends come to stay.

LEARN MORE

Gourmet Kitchen

A fully appointed gourmet kitchen, available for residents who love to cook, host and entertain

LEARN MORE

Private Home Office

A private workspace, designed for focused days, quiet moments and everything in between.

LEARN MORE



The Resident Experience

A collection of amenity spaces designed to support a more considered way of living. Spaces for wellbeing, connection and effortless moments of enjoyment, thoughtfully integrated into the resident experience. From restorative thermal pools to personalised concierge services, each element has been curated to provide comfort, convenience and a sense of belonging.

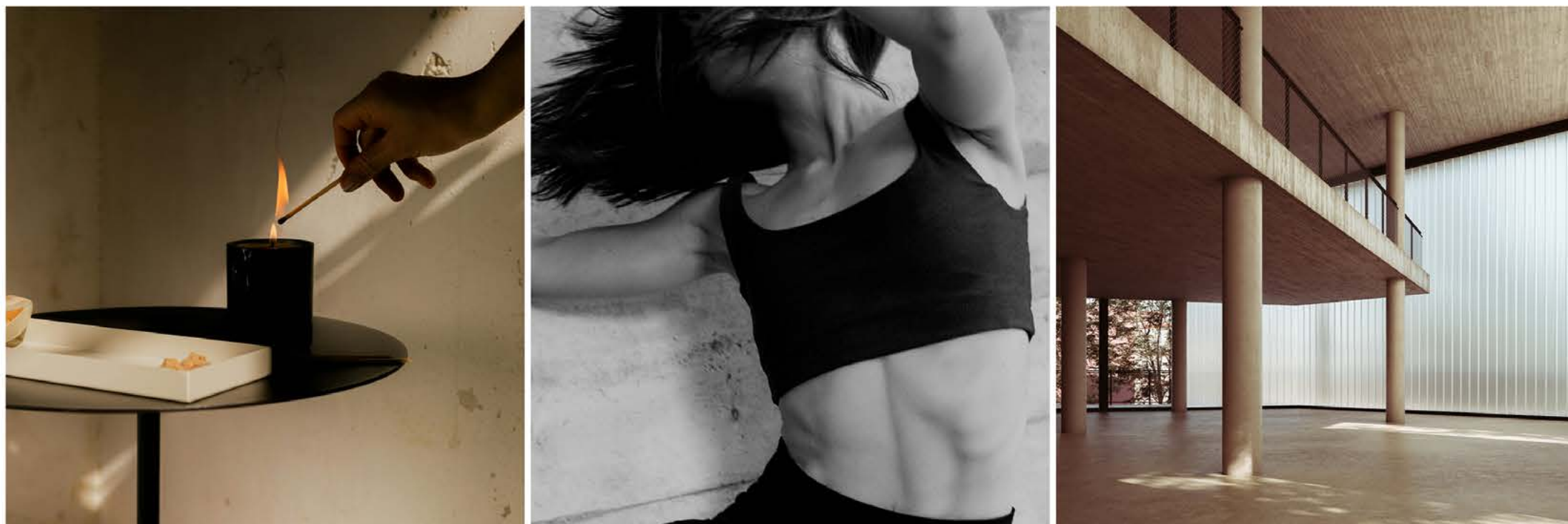
An environment designed not simply to be occupied, but experienced.



Amenities

A collection of amenity spaces designed to support a more considered way of living. Spaces for wellbeing, connection and effortless moments of enjoyment, thoughtfully integrated into the resident experience. From restorative thermal pools to personalised concierge services, each element has been curated to provide comfort, convenience and a sense of belonging.

An environment designed not simply to be occupied, but experienced.



Thermal Pools

Heated thermal pools designed for ultimate relaxation and wellness

LEARN MORE

Concierge Service

24/7 concierge service for all your lifestyle needs and requests

LEARN MORE

Entertaining Space

A stylish space for private dinners and celebrations with flexible seating

LEARN MORE



Architecture

The architectural vision for 18 Barry Street is grounded in restraint and connected to context. Designed by Woods Bagot, the project takes its cues from the neighbourhood – a quiet canopied street, lined with heritage homes

Rather than a single mass, the architecture is broken into a series of five pavilion-like buildings, each

PICCOLO
HOUSE

18 Barry St Kew VIC 3101

Residence 7.01

3 Bed, 3 Bath, Study, Powder Room, 3 Car.

Floor Area 260m² Terrace Area 75m² Total Area 335m²

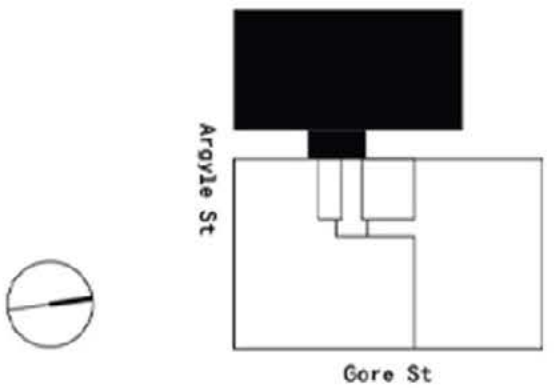
- | | | |
|------------------------|----------------------|------------------------|
| B BBQ | H Gaggenau Hotplate | P Pantry |
| BK Butlers Kitchen | L Laundry | Pg Privacy Glazing |
| Br Broom Cupboard | Lr Linen | T Technology |
| C Cloak Cupboard | M Module Robe System | Ss Shower Seat |
| Dw Gaggenau Dishwasher | Ma Motorised Awning | W Gaggenau Wine Fridge |
| F Gaggenau Fridge | O Gaggenau Ovens | |
| Fp Fireplace | P Pantry | |

Project Partners

W-B
WOODS BAGOT

Hecker
Guthrie

Acre



PICCOLO • HOUSE

18 Barry St Kew VIC 3101



Living Space

Residence 3.02

Architecture by Woods Bagot Interiors by Hecker Guthrie Landscaping by Acre

PICCOLO • HOUSE

18 Barry St Kew VIC 3101

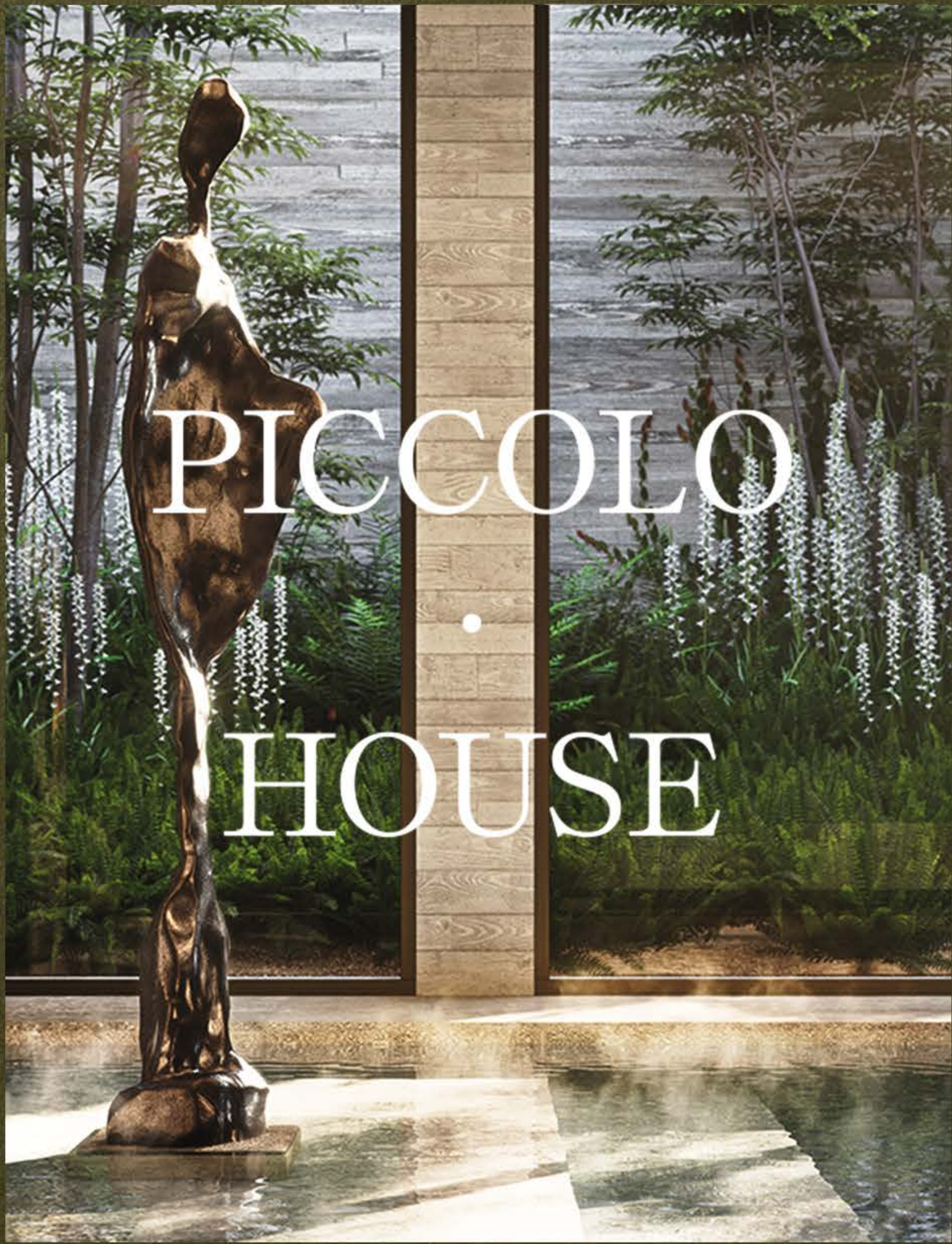


A Sanctuary To Call Home

A distinctive collection of premium residences of timeless elegance, enhanced with exclusive concierge services and exceptional lifestyle amenities.

View more online at:
barryst.piccolo.house





18 Barry St Kew VIC 3101

"Quality is a given, but design is where we keep evolving. Piccolo House – 18 Barry Street takes everything we've learnt and elevates it to another level."

Michael Piccolo, Managing Director

Uncover Excellence

5 to 8

Rhythmic Beauty

37 to 40

Shifting Seasons

9 to 12

Grounded Yet Soft

41 to 48

Life Made Effortless

13 to 18

Human In Scale

49 to 52

Quiet Respite

19 to 32

Timeless Elegance

53 to 60

Restorative Wellbeing

33 to 36

Embedded In Nature

61 to 68

Nourishing The Soul

69 to 70

Natural Pace

"It's about generosity – generous setbacks, generous entries, generous spaces. That's what gives it a sense of calm."

Peter Miglis, Director, Woods Bagot

Barry St Entry

Architecture 17

Kew is made for walking. Its leafy streets and rich mix of Victorian, Edwardian and mid-century homes make every stroll a visual delight. Nearby is Studley Park, which is perfect for daily dog walks with its long, meandering trails through native bushland and along the Yarra River. To make life even easier, there is a dedicated on-site dog wash, a thoughtful touch to make everyday living more convenient.

Natural Pace

Gather, celebrate and connect in the beautifully appointed private dining and lounge spaces. Intended to feel like an extension of your own home, the private dining room features a 15-person dining table for hosting private soirées and elaborate celebrations.

The adjacent lounge provides a relaxed counterpoint, a softly layered space designed for conversation, reading or unwinding in comfort. Sculptural furniture and tactile finishes create a calm, curated environment where every detail has been considered, yet nothing feels forced.

Seamlessly connected to the outdoors, the alfresco entertaining space is equally discerning. Surrounded by lush greenery and crafted in natural stone, it features a built-in barbecue and generous outdoor dining setting, perfect for long lunches, twilight drinks or hosting under the stars.

Together, these spaces form a purposeful addition that reflects the deeper ambition of 18 Barry Street – to create a place for elevated living.

Shared Spaces 18

Designed to encourage movement, restoration and routine, the wellness amenities are thoughtfully composed with natural light and views to the surrounding meadow landscape. Positioned on the ground floor and integrated into the architecture and garden setting, the wellness centre feels like a quiet extension of home – a space to reconnect, recharge and move at your own pace.



Quiet Repose

•



Wellness

50

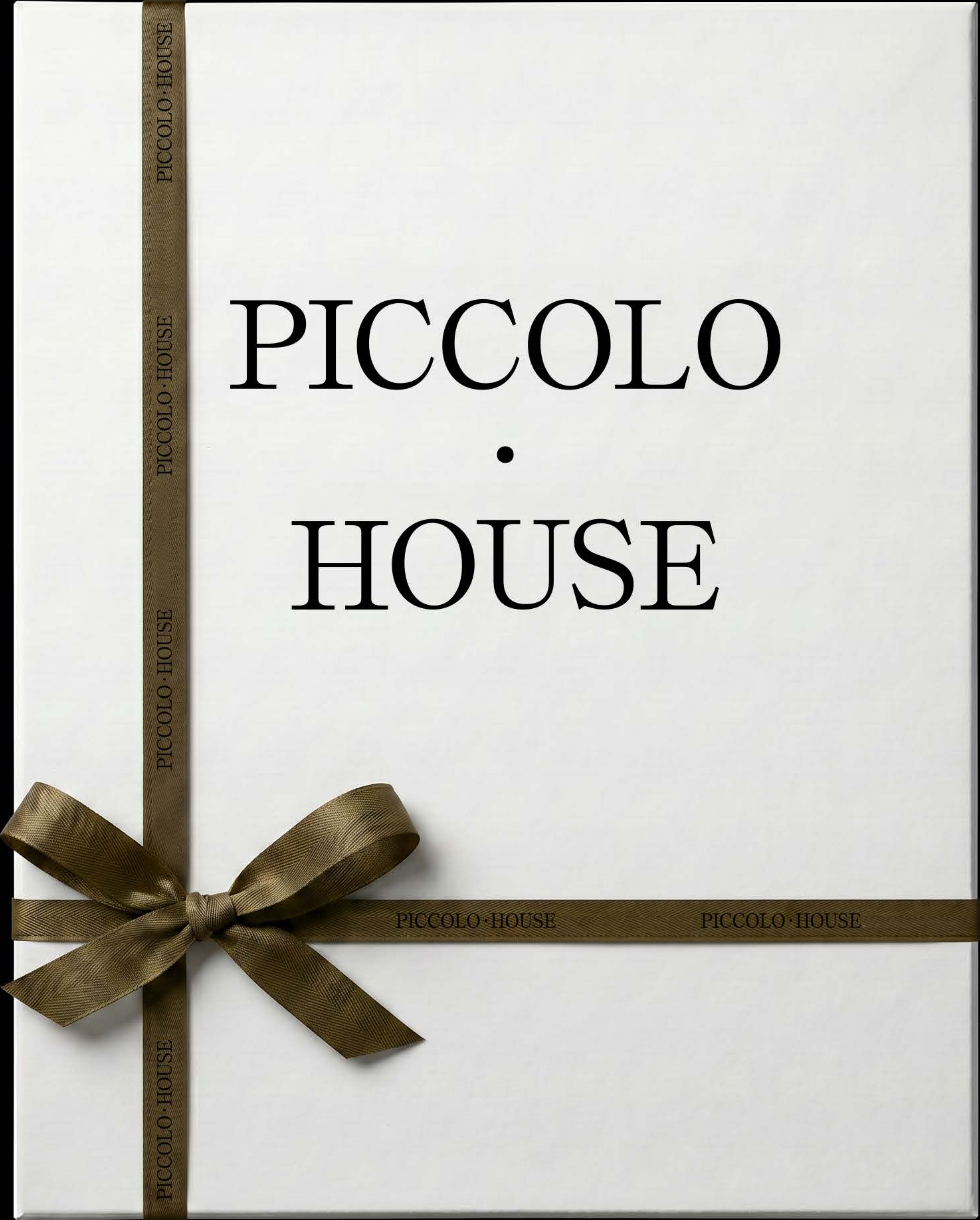
















Context and Approach

im.a was at an inflection point.

The existing brand had outlived its purpose. It carried a timestamp of when it was created — and when you’re looking to attract high-calibre talent and positioning alongside a particular tier of practice, the old identity couldn’t support that. It had become an invisible ceiling: introducing doubt and inviting comparison with lesser firms.

There wasn’t a choice — it had to change.
The fix was structural, not cosmetic.

The objective was simple: a brand that reflected who they had become — the calibre of their work, the maturity of the practice, and the trajectory ahead.

The transition covered everything. A considered shift in name and architecture. A new website. Every artefact between them.

The identity system belongs to the architectural lexicon — restrained, precise, confident. Its strength is structural. From website to fee proposals, the brand remains unmistakably im.a.

This is the value of a considered system: recognition without excess. The logo doesn’t need to appear everywhere — the system carries the signal. The brand now operates at the calibre the practice does — closing the gap that was costing them work, and positioning them alongside the firms they were ready to compete with directly.

Services Delivered

Brand and Identity System

Brand Architecture. Naming System. Art Direction.
Campaign Concepts. Photographic Direction.

Digital

Website (Design and Build).
Social Assets.

Printed Matter

Submission Documents. Fee Proposals. Business Cards. Letterhead.
Layout and Presentation Styling.

On Site

Signage Design and Application.

**im
a**



**interlandi mantesso
architects**

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im.a

Date

Client

Project

☐ Meeting

☐ Memorandum

☐ Telephone

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John Mantesso
Director

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johnm@
imarchitects.com.au



Level 1, 405 Bridge Rd
Richmond VIC 3121

Projects ¹¹

Archive ¹⁷

Studio

Contact

Architecture Defined by Clarity,
Precision, and Innovation

im

a

Projects ¹³

Archive ¹⁷

Studio

Contact

Filter 

Images

List

All ¹⁰

Alpine Resorts ²

Commercial ¹

Hospitality ⁴

Houses ²

Interior ¹

Mixed-Use Masterplanning ¹

Multi Residential ⁵

Retail ¹



Whitehorse Village Road

Projects ¹³

Archive ¹⁷

Studio

Contact

Filter 

Images

List

Whitehorse Village Road

14-18 Cremorne Street, Cremorne

274 Conventry Street, South Melbourne

Minamishima

Penthouse Apartment, Elsternwick

34-42 Cremorne Street, Cremorne

Kooroora

73-100 Argyle

34 Bowman Street, Aspendale

201 Whitehorse Road

Penthouse Apartment, Elsternwick

14-18 Cremorne Street, Cremorne

Minamishima

73-100 Argyle

34 Bowman Street, Aspendale

Whitehorse Village Road

14-18 Cremorne Street, Cremorne

Whitehorse Village Road

Minamishima

Projects ¹³ Archive ¹⁷ Studio Contact

4 Willsmere Rd 
21-23 Plenty Rd 
523 Burwood Rd 
Berkeley St 



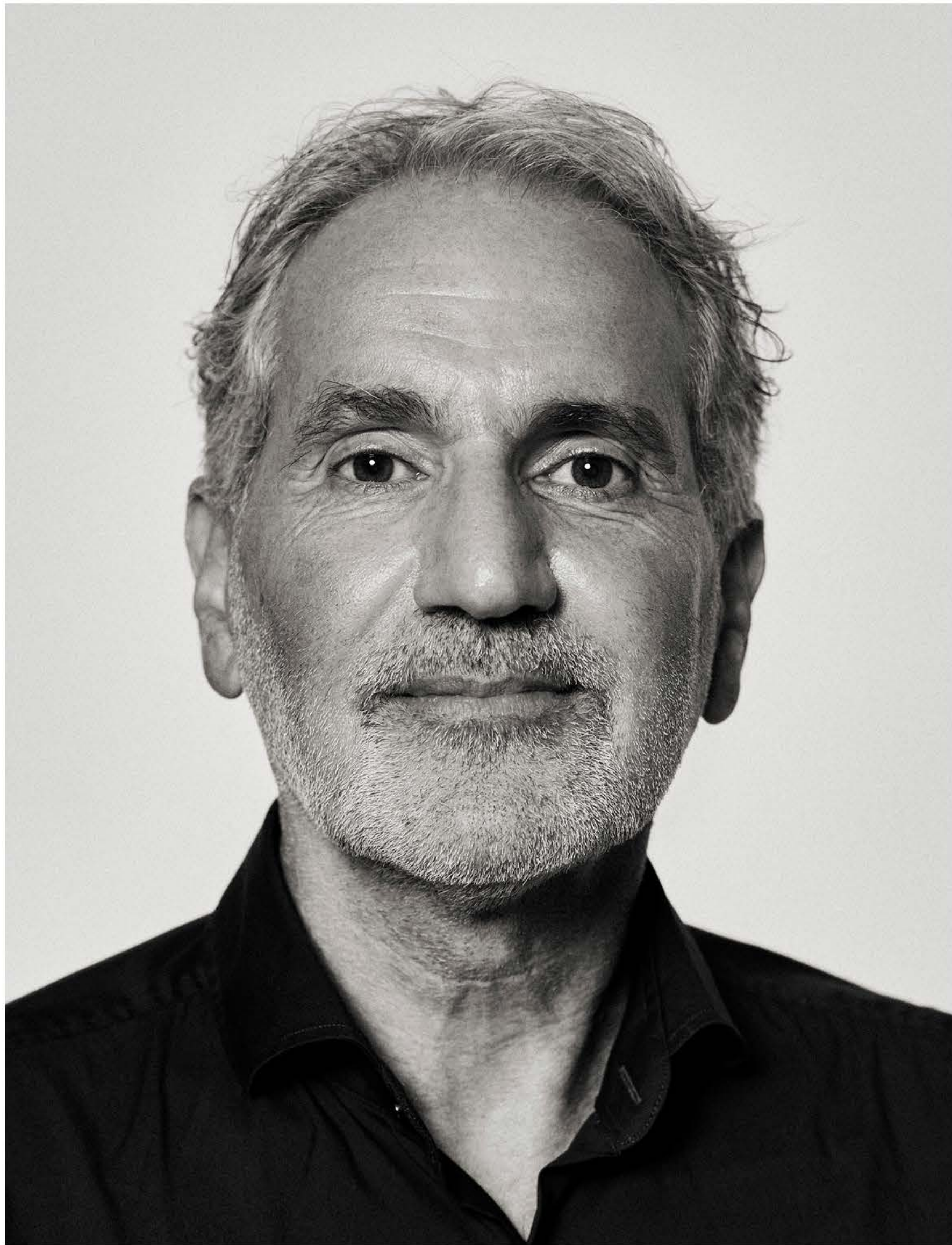
Isola Apartments 
Ekera Medical Centre 
Avondale Heights 
Esquire 
402 Dandenong Rd 
Brilliant 30 Lilydale Rd 

 Robert Ficarra

Bachelor of Architecture (Honors)
Deakin University
ARBV 14806

Robert has over 35 years of experience in the profession, including interstate and international positions. He is a founding director of Interlandi Mantesso Architects.

Robert is an active client liaison personality, building and maintaining professional relationships to all valued clients. He is an active facilitator ensuring productivity is maintained at the highest level. Delivering quality architectural outcomes remains high on his priority list.



 Miho Lilley
Interiors



Architecture Defined by Clarity, Precision, and Innovation

Projects 13Archive 17StudioContact

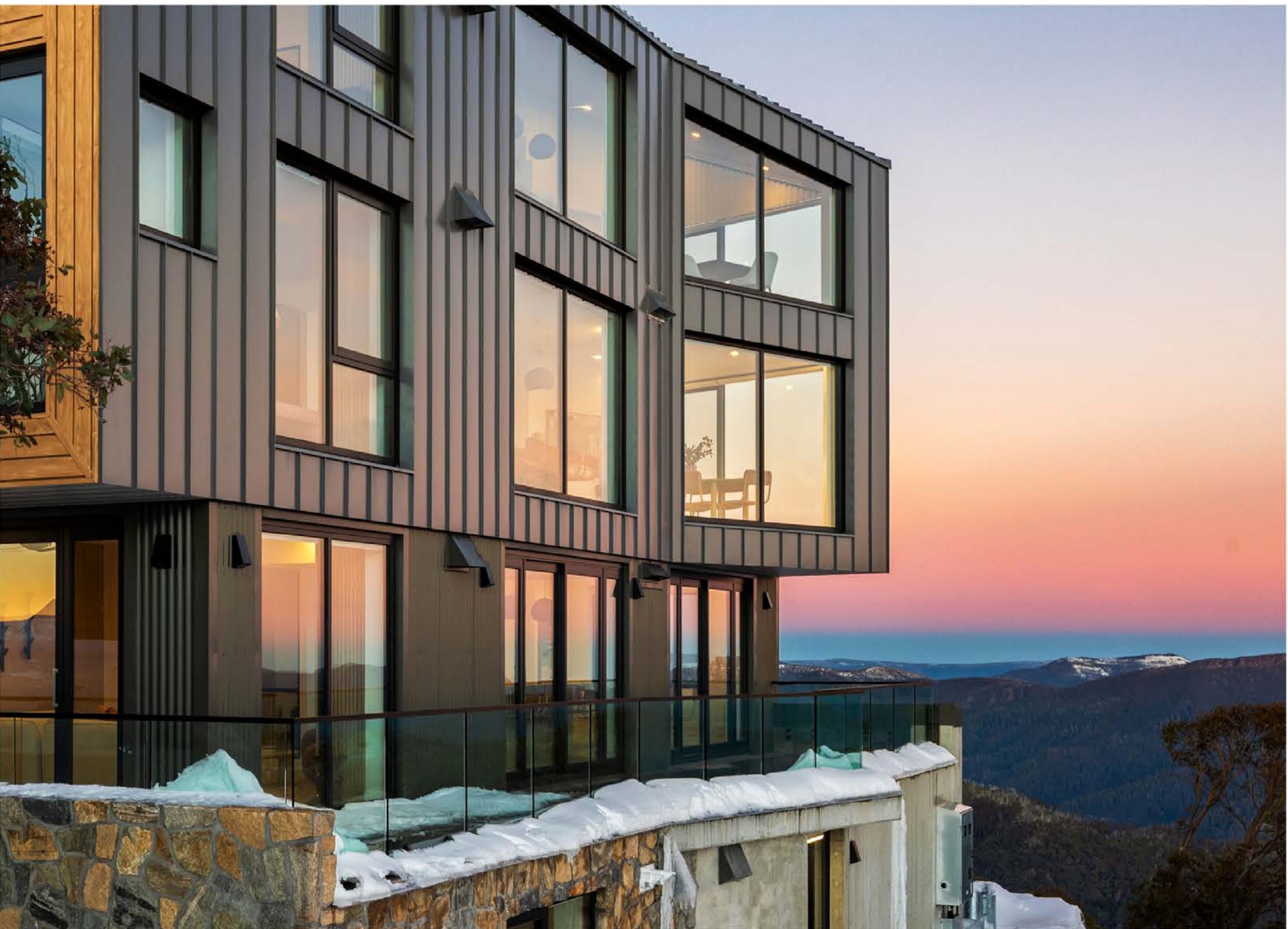
im.a



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Projects 13Archive 17StudioContact

All 13Alpine Resorts 2Commercial 1Hospitality 4Houses 2Interior 1Mixed-Use Masterplanning 1Multi Residential 5Retail 1ImagesList



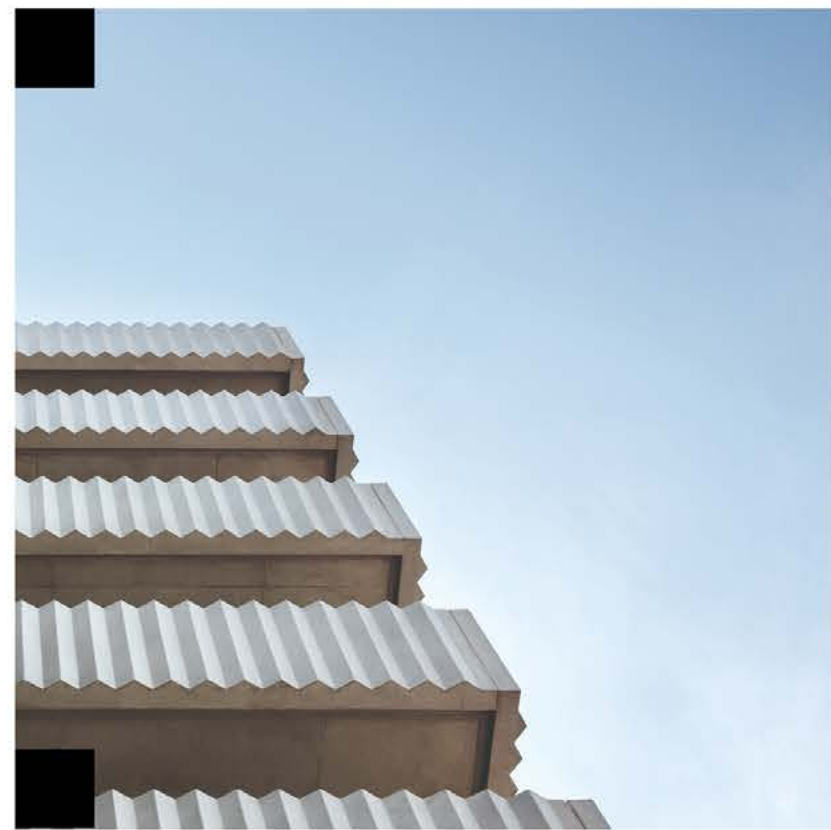
Whitehorse Village Road

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architects

Projects 13Archive 17StudioContact

All 13Alpine Resorts 2Commercial 1Hospitality 4Houses 2Interior 1Mixed-Use Masterplanning 1Multi Residential 5Retail 1ImagesList

Whitehorse Village	Mount Buller	Multi Residential	2024
274 Conventry Street	South Melbourne	Multi Residential	2024
Minamishima	Richmond	Retail	2024
Penthouse Apartment	Elsternwick	Interior	2024
34-42 Cremorne Street	Cremorne	Commercial	2024
Argyle Street	Richmond	Houses	2022
Kooroora	Mount Buller	Multi Residential	2022
Evora Apartments	Balwyn	Multi Residential	2021
Cremorne Hotel	Cremorne	Hospitality	2024
34 Bowman Street	Aspendale	Multi Residential	2024
Arglye Road	Kew	Houses	2018
Zagame	Ballarat	Hospitality	2017
Zagame Hosue	Carlton	Hospitality	2019



End of results

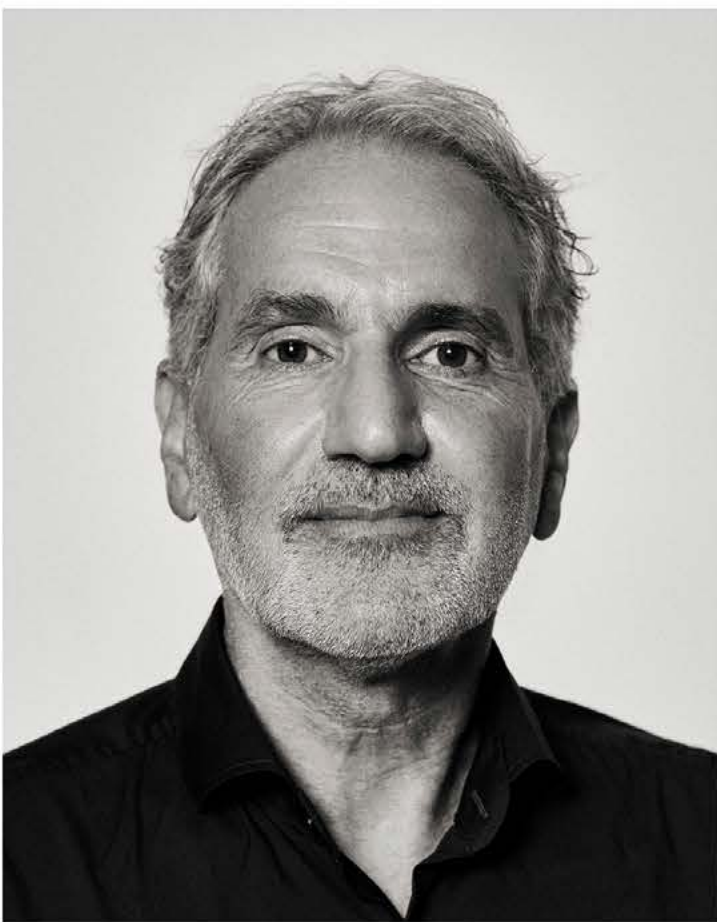
Site Credit

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Team

Our team is currently comprised of the following members –



Fee Submission

80 Dandy Street, Brighton East
Attn: Lisa Vong
20 November 2023

im.a



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Company Profile
Relevant Experience
Fee Proposal
Contact

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Preamble

Practice Profile

Established in 2003, Interlandi Mantesso Architects is a design studio that brings together many years of experience and vision for creating and crafting innovative environments.

As a boutique design studio that practices across a diverse spectrum of project types and scales, we pride ourselves on creating innovative and original architecture that stands the test of time.

Our team of highly skilled professionals are creative and exceptionally dedicated to tackle the unique opportunities and challenges presented. Our carefully balanced composition of experience and youth gives us the ability to respond with a personal touch for all project types, whether large scale commercial projects or intimate residential briefs.



Company Profile

Creative

With the uniqueness of every project's client, site, budget, program and aspirations, IMA is continuously searching for the best design solution that provides a robust and paramount seed to successful design outcomes. Our rigorous design processes lead to unique architectural outcomes within operational and financial parameters.

Sustainability

Sustainable Environmental and Socially responsible outcomes are at the forefront of modern day design responsibilities. IMA informs every sustainable decision with the rigorous assessment of value, integration and outcome that has a lasting impact to the future of the building industry.

Collaborative

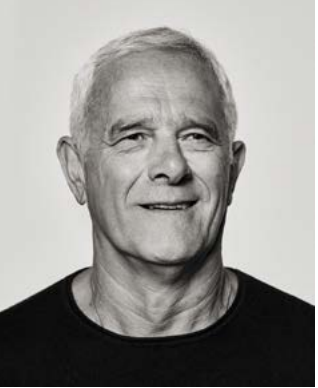
We recognise and are proud of our highly collaborative processes gained over many years. We listen and share ideas, experience and knowledge with our clients, colleagues and consultants that enrich the process and needs of every unique project, resulting in the optimum built outcome.

Innovation

IMA tirelessly search for innovative solutions to complex problems. Our rigorous exploration of concepts, technologies, software and processes inform our design solutions. Our commitment to forefront technologies and philosophies enables pioneering solutions for the benefit of our communities and client.



Leadership Team



John Mantesso

Having graduated from Melbourne University in 1981, John founded an architectural practice which by the mid 1980's had grown to a substantial number of projects in the retail and commercial sectors.

Besides his extensive experience in a broad range of projects including residential, commercial, healthcare and retail, John excels in quality hospitality related projects throughout Victoria and across Australia.

With his long and continuing involvement in Victoria's alpine region, John has successfully completed some of the finest snow field developments, both at Mount Buller and at Mount Hotham.



Robert Ficarra

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Projects

Willow Park

Hamstead Rd, Maldestone



Relevant Experience

Willow Park

Hamstead Rd, Maldestone

Client
Scale
Year

Private
250m
2019

Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book.





interlandi mantesso architects

Office

Level 1, 405 Bridge Road
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General Enquiries

03 9429 4780
info@imarchitects.com.au

Instagram

interlandi_mantesso_architects

ACN: 105 462 922
Interlandi Mantesso PTY. LTD. Architects



interlandi mantesso
architects

18 May 2026

Fee Submission

New Commercial Development, 360 South Road.

im

a

5/11

18 May 2026

Client & Architect Agreement

Project

Proposed New Commercial Development
360 South Road, Moorabbin, VIC 3189

Client

Markacon Pty Ltd
25 Nelson Street, Moorabbin VIC 3189

ABN

Signed

Email

Mobile no

Architect

interlandi mantesso
architects
Level 1 405 Bridge Road, Richmond VIC 3121

Signed

Date

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imarchitects.com.au
info@imarchitects.com

Level 1, 405 Bridge Road
Richmond VIC 3121

ACN: 105 462 922
Interlandi Mantesso PTY. LTD. Architects

11/11

18 May 2026

5.00 Fee Proposal

The fees for the services described in this Agreement shall be assessed on the basis of a percentage of the Building Cost of the Works, a lump sum fee, or an agreed hourly rate. If applicable, a combination of these fee methods may be used to establish the fees. We propose the following fee based on Our Initial Design Budget Range breakdown for the project.

Design Stage

Parts A0

\$ 35,000

- Preparation of New Architectural drawings - of the alternate design layouts.

Design Development Stage

Parts A1

\$ 130,000

- Preparation of Architectural drawings by development of the Town Planning set of Drawings.

Contract Documentation Stage

Part B1

\$ 170,000

- Preparation of Architectural drawings, specifications and schedules for Building Approval.

Part B2

\$ 220,000

- Preparation of Architectural drawings, specifications and schedules for Building Approval.

Part B3, B4 & B5

\$ 75,000

- Preparation of detailed Architectural Interior drawings, for amenity blocks and associated schedules suitable for construction.

Administration Stages

Part D

\$11,500 p.m

Assume 18 month construction period.
All Amounts quoted above exclude GST.
If further design changes are specifically requested by the owner, or the relevant authority, post approvals for any stages, any additional design work will incur additional fees.

15/15

18 May 2026

Appendix 1

Reimbursable expenses (Disbursements)

1. Fees paid by Architect to Statutory Authorities

At cost plus 10%

2. Advertisements and published notices authorized by client

At cost plus 10%

3. Building and other contracts

At cost plus 10%

4. Photographic records authorized by client

At cost plus 10%

5. Special services

At cost plus 10%

6. Travel:

At hourly rates.

Distance allowance

90 cents per kilometer over 30 kms

Time Allowance

At hourly rates

7. Air freight, courier services

At cost plus 10%

8. Reproduction Services

- Photocopier

A3 - \$ 0.50 each

A4 - \$ 0.40 each

- Colour Copies

A3 - \$ 3.00 each

A4 - \$ 2.00 each

- Prints

B1 - \$ 5.00 each

A3 - \$ 1.50 each

A1 - \$ 4.00 each

A0 - \$ 6.00 each

9. Specialized Equipment

At cost plus 10%

10. Other items - as agreed with client

At cost plus 10%

All above rates are inclusive of GST.

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architects

Project

**The New Grand Hotel
Apartments**

19-23 Deakin Avenue, Mildura VIC 3500

Issue Name

Work in Progress

Issue Name

#Layout

Issue Date

20/11/2026

Revision ID

A01

Scale

1:100 @A1
1:200 @A3

Drawn

JT, FS

Checked

JM

Date

6 MAR 2026

Job No

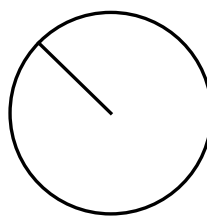
23009

DWG No

#LayID

Rev

01



This drawing is protected by copyright.
All contractors must check all dimensions
on site prior to commencement of any work.
Do not scale drawing.

Drawings to be read in conjunction with specifications
and other consultant's drawings.
Notify architect immediately of any discrepancies.

20/11/2026 10:18AM

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info@imarchitects.com

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Richmond VIC 3121

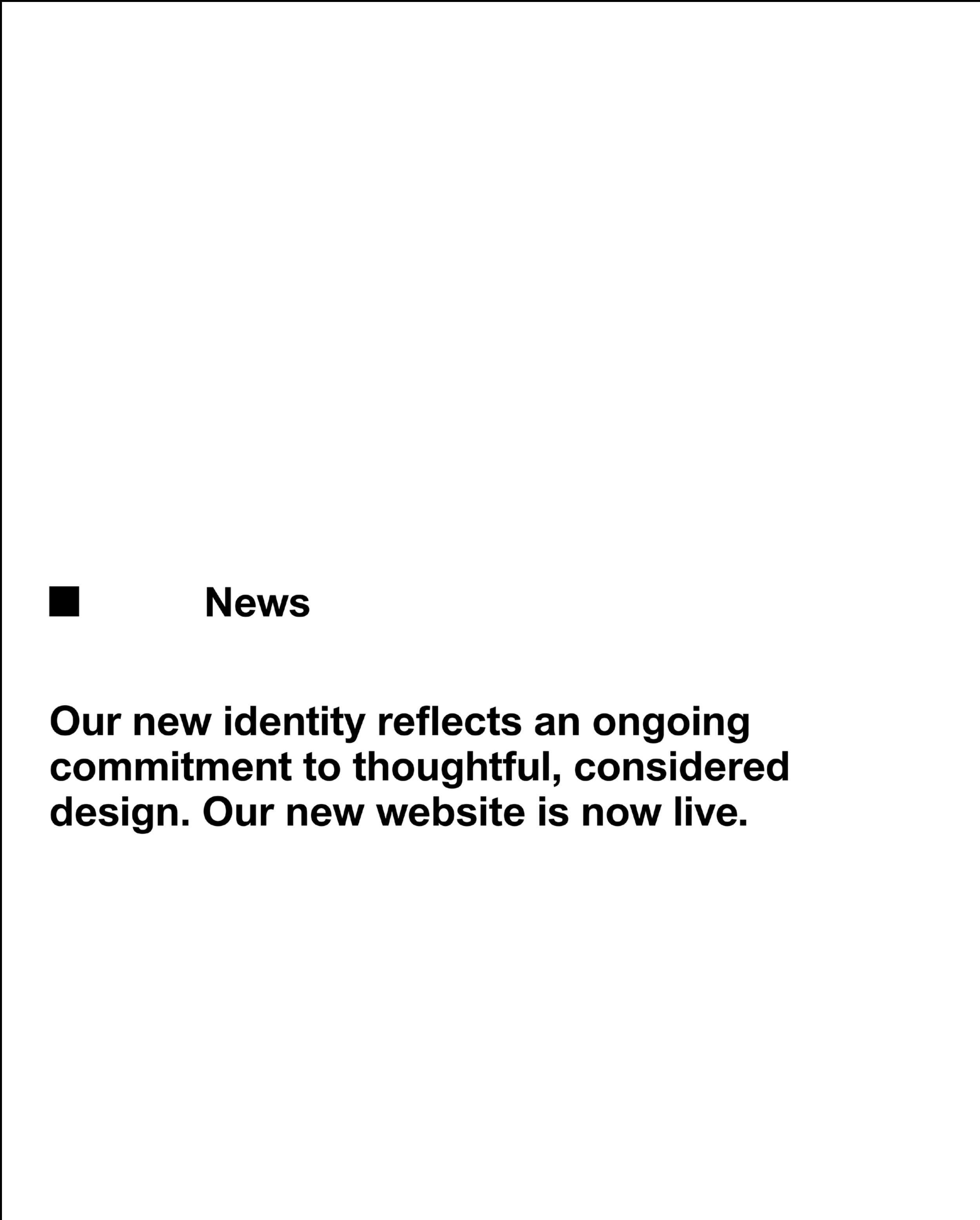
Interlandi Mantesso PTY LTD

ACN 105 462 922

im
.a



■ **Anthony Pintaudi**
Partner



■ **News**

Our new identity reflects an ongoing commitment to thoughtful, considered design. Our new website is now live.

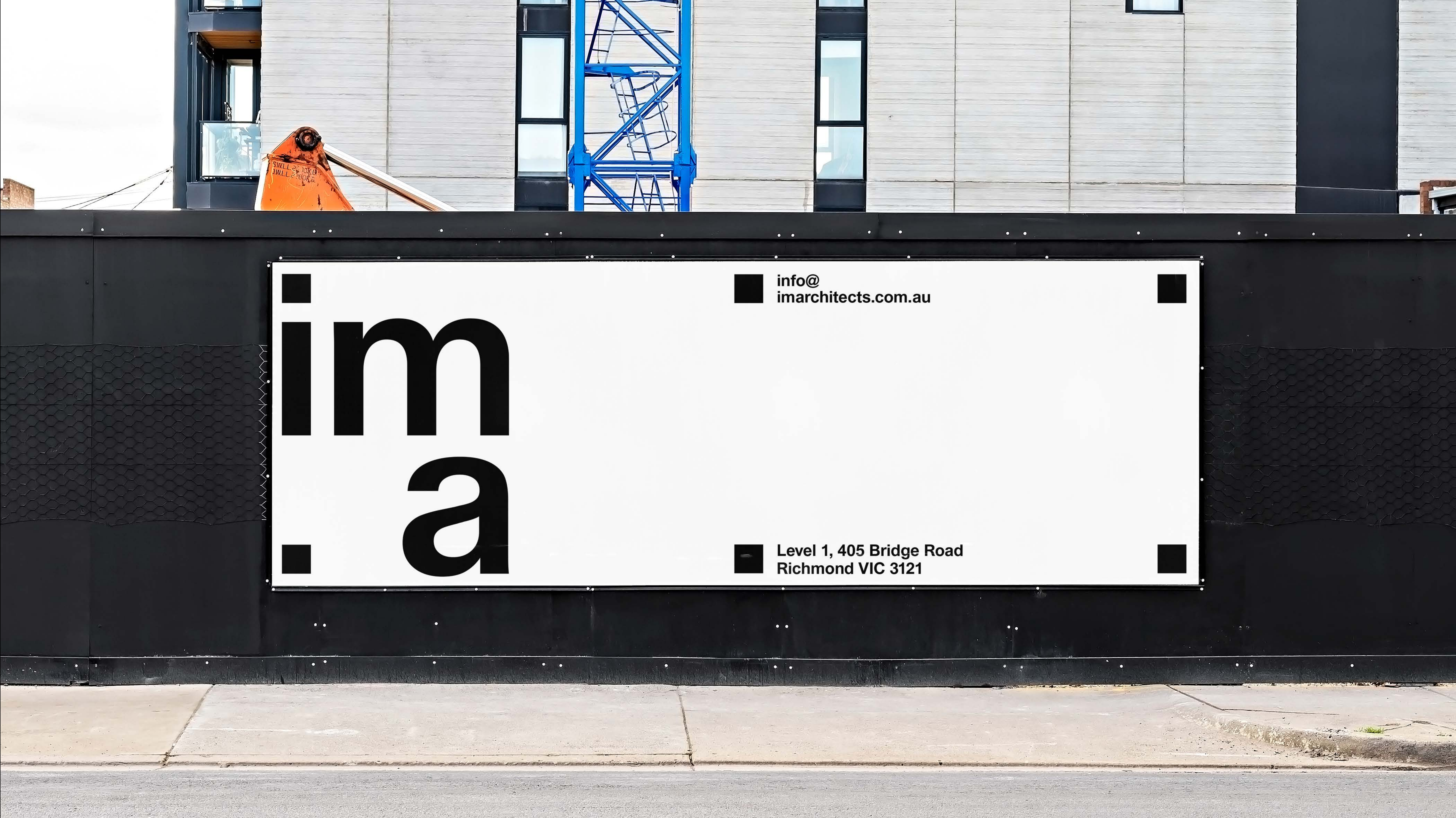


■ **Works Underway**









The work above represents the standard we hold across every engagement.

If the alignment is right, the next step is a conversation — not a brief.

We share specifics once we’ve established whether the fit is mutual.

Profile
Alignment

Case Studies
Piccolo·House
Interlandi Mantesso Architects (im.a)

Next
Contact

Begin the conversation:

Enquiries
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+61 3 8256 7557

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Instagram
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Newsletter

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Cremorne VIC 3121

Hours
Monday to Friday
09:00–17:00

Fin.