

DUSTIN HOYNA

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Each Architect is a Dream Drawer

We translate visions into reality.

For me, architecture is more than a response to site, budget, or regulations. It's a commitment to turning concepts on screen into tangible reality. Whether it be sketching early ideas, coordinating documents, or solving problems on site, I see each phase as a continuation of an initial dream.

My work balances creativity and practicality. It's driven by the idea that design should inspire, but also stand up-technically, socially, and sustainably.

The portfolio reflects 10+ years of drawing & building dreams.

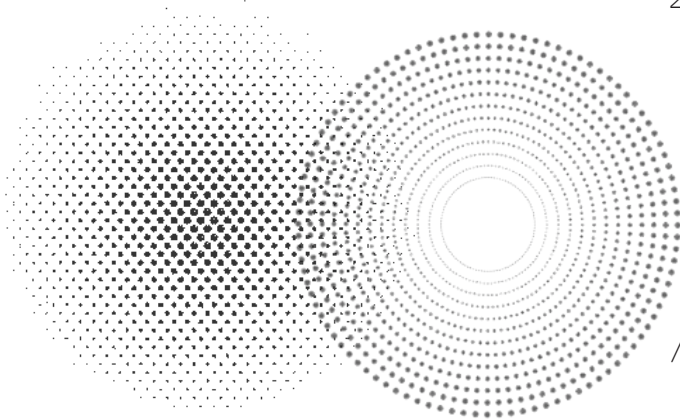
Melbourne Sydney

2014 - 2019

2019 - Present

/FEASIBILITY
/DA DOCUMENTS
/TENDER
/CONSTRUCTION

/TOWNHOUSE
/LOW-RISE
/HI-RISE
/SHOP-FITTING



/CONSTRUCTION
/DA DOCUMENTS
/COMPETITION
/FEASIBILITY
/TENDER

/LOW-RISE
/HI-RISE
/SENIOR LIVING
/MIX-USED
/INTERIOR

/Dustin HUYNH

/MACQUARIE NSW
/DEVELOPER: LANDMARK GROUP
/MIX 1-4 BEDROOM UNITS
/ESTIMATED COMPLETION 2026

37
LEVELS

300
APARTMENTS

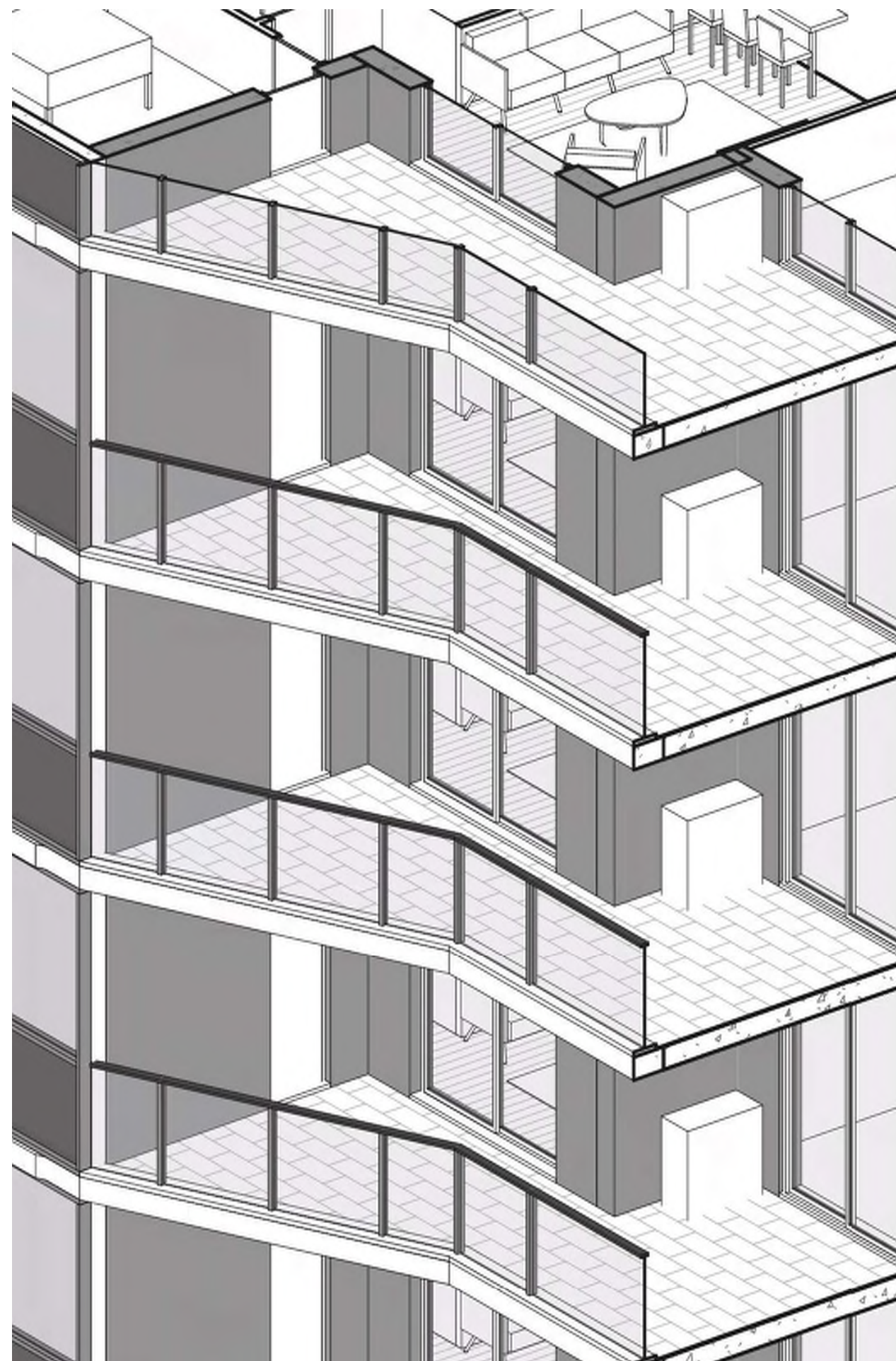
150+
MIL. VALUE

HIGH RISE



/At AJC ARCHITECTS CGI by others

/LACHLANS LINE



Hi-Rise PROJECTS

/Dustin HUYNH

SCOPE OF WORK

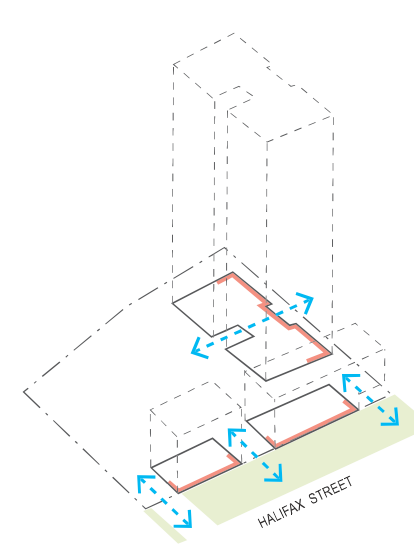
/CONCEPT DESIGN FOR FLOOR PLANS & FACADE
/PRESENTATION MATERIALS
/DELIVERY DA & POST DA PACKAGES
/BIM LEAD (MASTER PLAN, LOCAL & CLOUD DA SET)
/DIRECTLY COORDINATE WITH CLIENT AND STAKEHOLDERS
/MANAGE RESOURCE & BUDGET

USED SOFTWARE

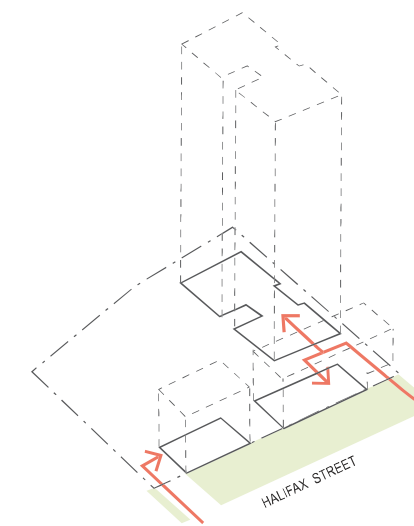
/REVIT, AUTOCAD
/ADOBE

5 Halifax Street

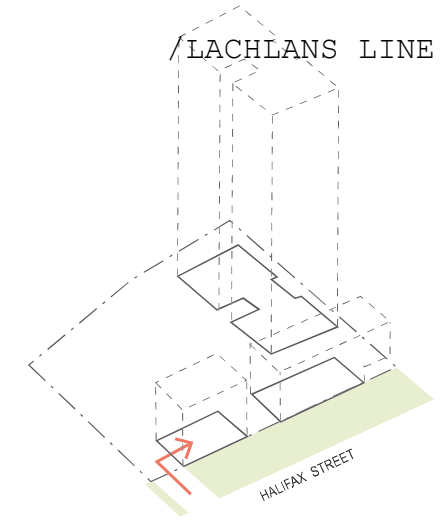
/At AJC ARCHITECTS



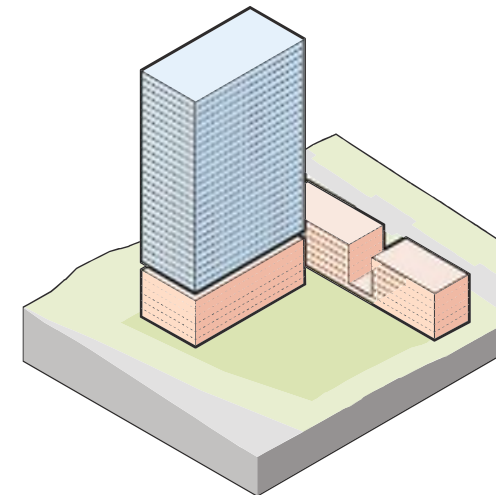
Street Edge - built form along the street edges are broken down to reduce the scale and bulk of the buildings. These allow visual connections through the site to the landscaped communal open space beyond.



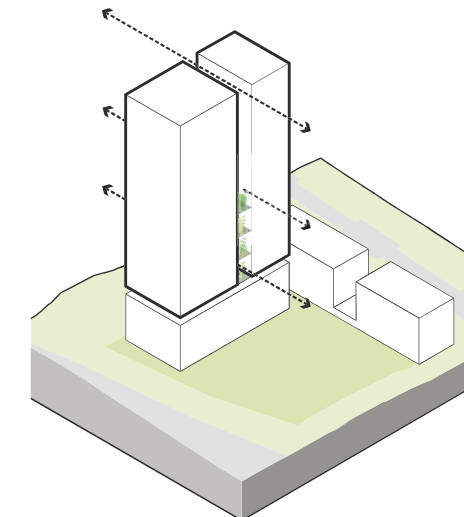
Pedestrian Access - Pedestrian entries of Buildings 1 and 2 are combined and enter into a grand double height lobby space, that allows the landscape to continue through the lobby to the communal open space. Building 3 lobby is accessed from the shared zone to the north west of the site.



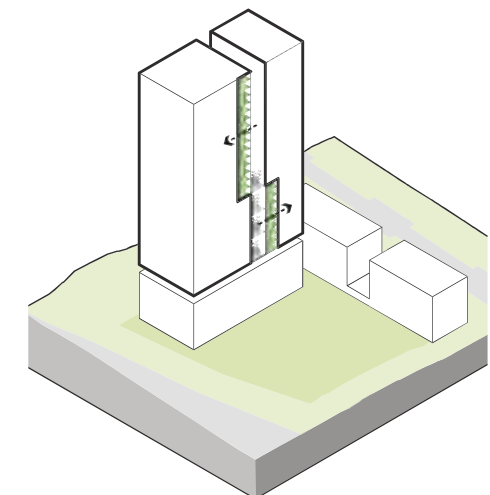
A Vehicular Access - A combined basement is proposed with the carpark entry accessed from the existing location of the as built vehicular crossing to the north west of the site, which is the lowest point along Halifax Street to minimise ramping.



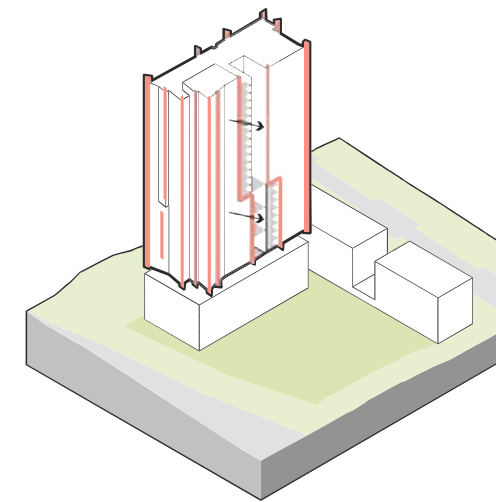
Built Form Relationships - The built form responds to the Lachlan's Line Urban Design Guidelines of a podium with an articulated tower form above. The base defines the street edges while the tower will become a rhythm of vertical forms along the motorway.



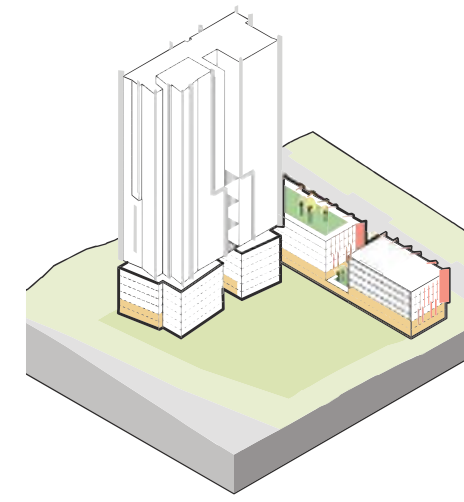
Tower Articulation - The tower is split into 2 forms with a vertical garden. The Sky Gardens align with the lift lobby to provide a visual connection through the building, allowing the residents to connect to nature on every floor.



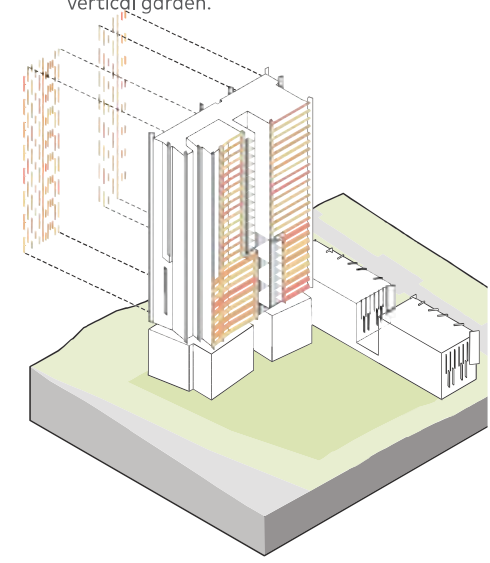
Twisting Forms - The tower form shifts to further break down the mass. The shift is expressed through landscaped planters that expands the vertical garden.



Framing Views - The tower form peels away at its edges to frame views away from the motorway and the cemetery, and allow solar access to apartments.



Podium Articulation - The podiums have a layered expression and a finer detail that relates to the scale of the street and human experience. Strong and well defined masonry base is proposed to the first 2 storeys to form a base to the building and responds to the lower level setbacks in the Lachlan's Line Urban Design Guidelines.



Facade Elements - The façade responds according to each orientation. Sunshading is used to play with light and texture on the façade like the leaves of a tree.

Hi-Rise PROJECTS

/Dustin HUYNH

/CROWSNEST NSW
/DEVELOPER: LINDSAY BENNELONG
/BUILDER: ULTRA BUILDING CO
/ESTIMATED COMPLETION 2026

4
BUILDINGS
60+
MIL. VALUE

83
UNITS

"Boundaries on the latest Surveying drawings were not consistent with the approved DA and Tender set, which reduced the Western site boundary by 500mm. The new proposal successfully amended the design to fit within the new survey site plan and met the client's commercial and marketing expectations."

/Design optioneering
/Revised apartment layouts
/Rearranged building footprints
/Ensured proposal compliance



/JUL 2022 - 500mm width boundary reduction



/JUL 2024 - CC3 concrete slab completed

/At AJC ARCHITECTS

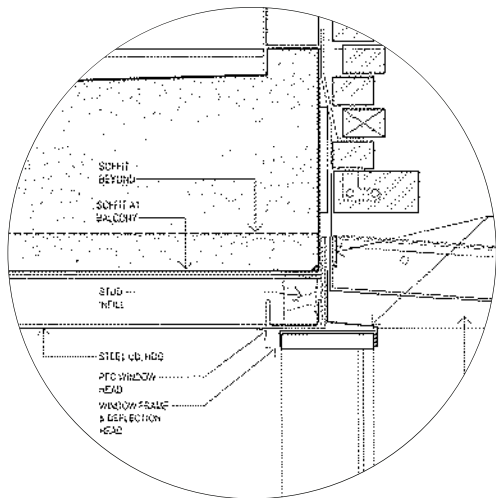
/DELANO



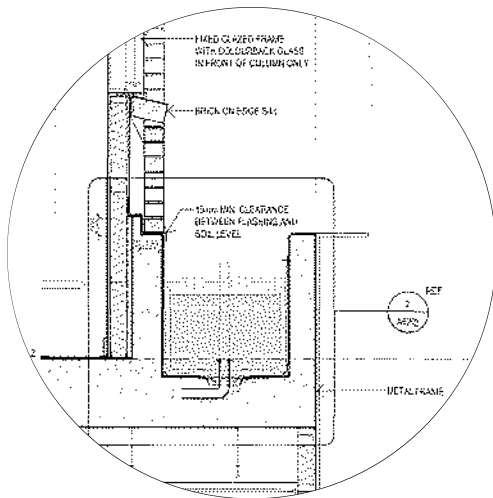
/CGI by others

Low-Rise PROJECTS

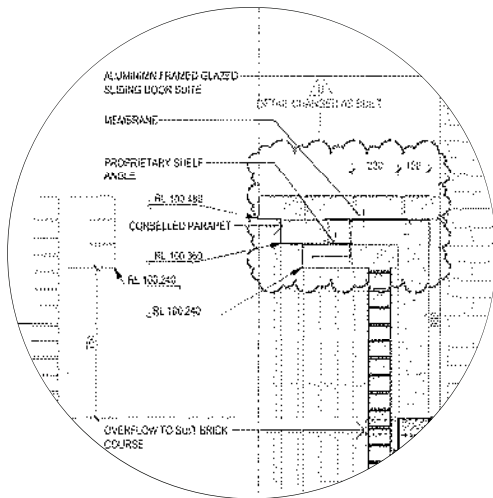
LOW RISE



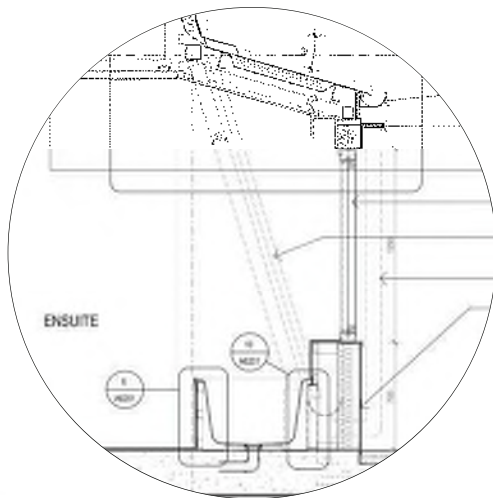
AWNING
STRUCTURE



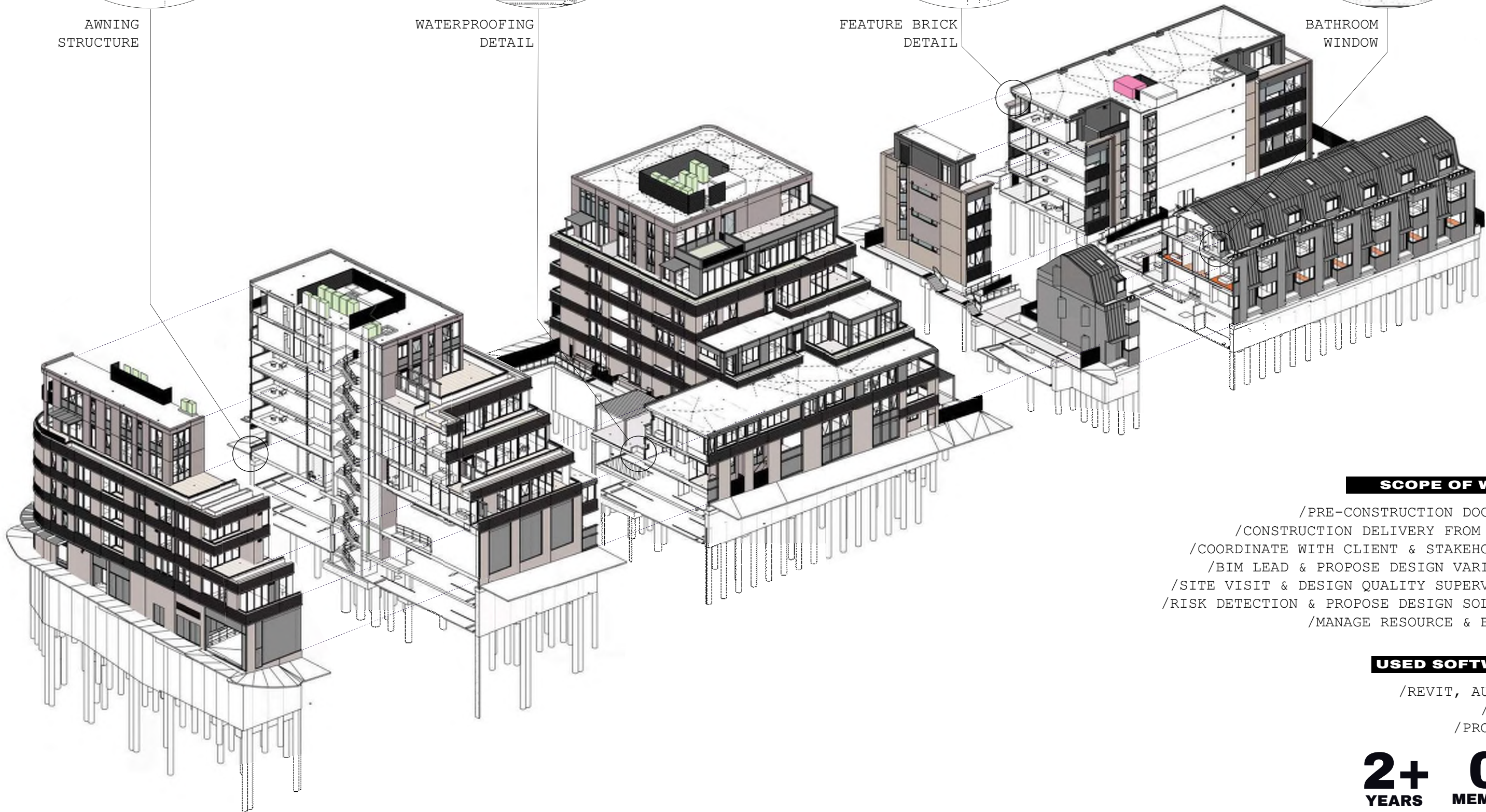
WATERPROOFING
DETAIL



FEATURE BRICK
DETAIL



BATHROOM
WINDOW



SCOPE OF WORK

- /PRE-CONSTRUCTION DOCUMENT
- /CONSTRUCTION DELIVERY FROM DAY 1
- /COORDINATE WITH CLIENT & STAKEHOLDERS
- /BIM LEAD & PROPOSE DESIGN VARIATION
- /SITE VISIT & DESIGN QUALITY SUPERVISION
- /RISK DETECTION & PROPOSE DESIGN SOLUTION
- /MANAGE RESOURCE & BUDGET

USED SOFTWARE

- /REVIT, AUTOCAD
- /ADOBE
- /PRO CORE

2+ **03**
YEARS MEMBERS

Low-Rise PROJECTS

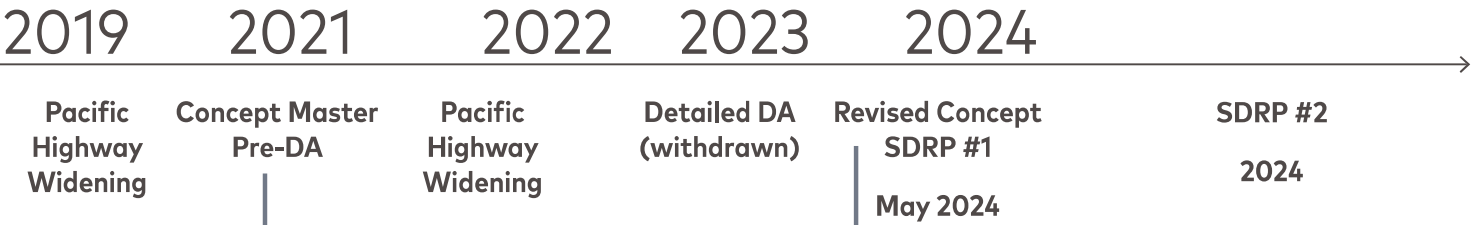
SCOPE OF WORK

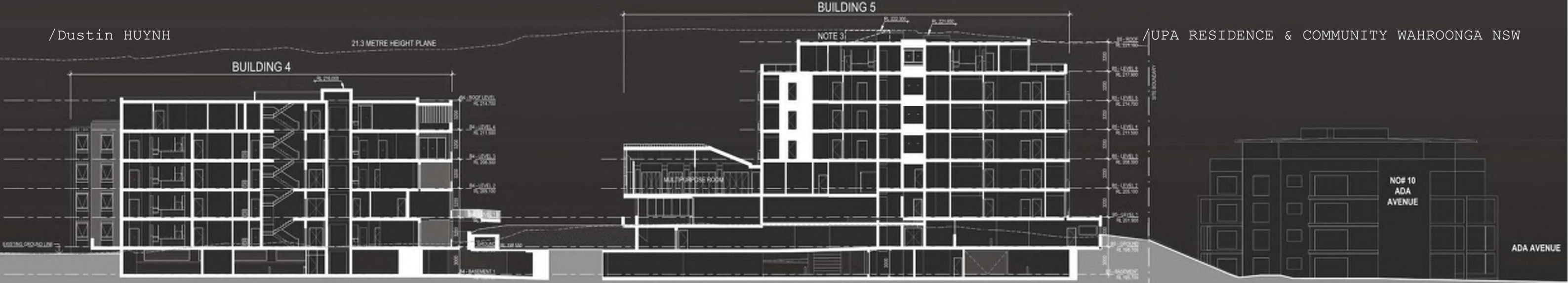
- /DEVELOP DA DOCUMENT OF 4 BUILDING VERSION 2022
- /MASTER PLAN CONCEPT OF 6 BUILDING VERSION 2023
- /PREPARE SSDA APPLICATION AND RFI RESPONSE
- /LIAISON WITH CLIENT, PROJECT MANAGER & CONSULTANTS
- /3D MODELLING & DESIGN PACKAGE

USED SOFTWARE

- /REVIT, AUTOCAD
- /ADOBE

6 BUILDINGS
90+ MIL. VALUE
132 UNITS

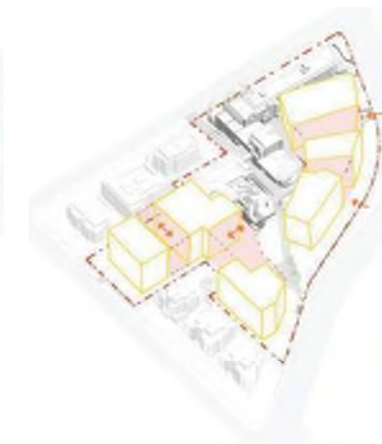




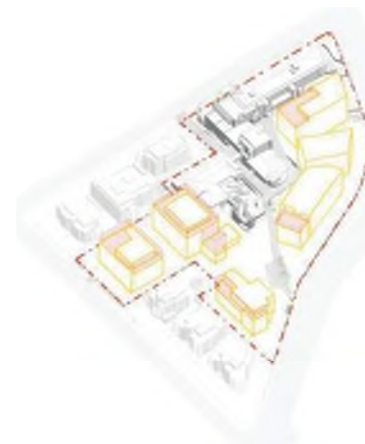
MINIMUM SETBACKS



MAXIMUM BUILDING HEIGHT 21.3M



REDUCE BULK & INCREASE LANDSCAPE



INCREASE SETBACKS & SOLAR ACCESS



BUILDING USES



LANDSCAPE



BASEMENT ACCESS



BUILDING ARTICULATION



APARTMENT



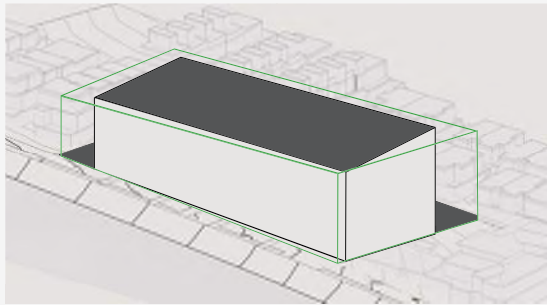
60+
MIL. VALUE
77
APARTMENTS
106
CAR SPACES

/PASCOE VALE, VIC /MIX 1- 3 BEDROOM UNITS /ESTIMATED COMPLETION 2025 /DEVELOPER: LOFE GROUP

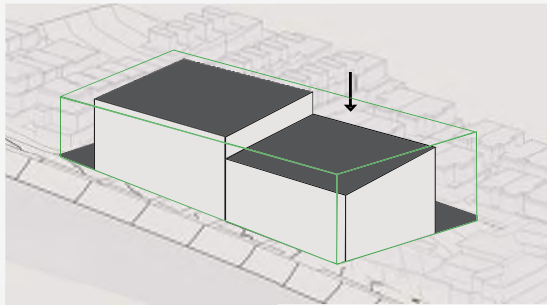


APARTMENT

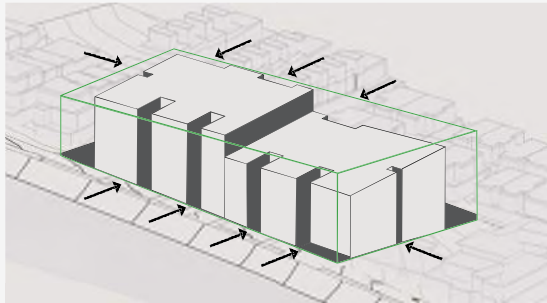
1.
Built form
within boundaries



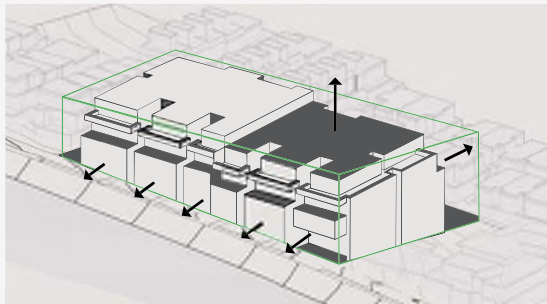
2.
Split levels
to meet height



3.
Break-up to
improve air flow

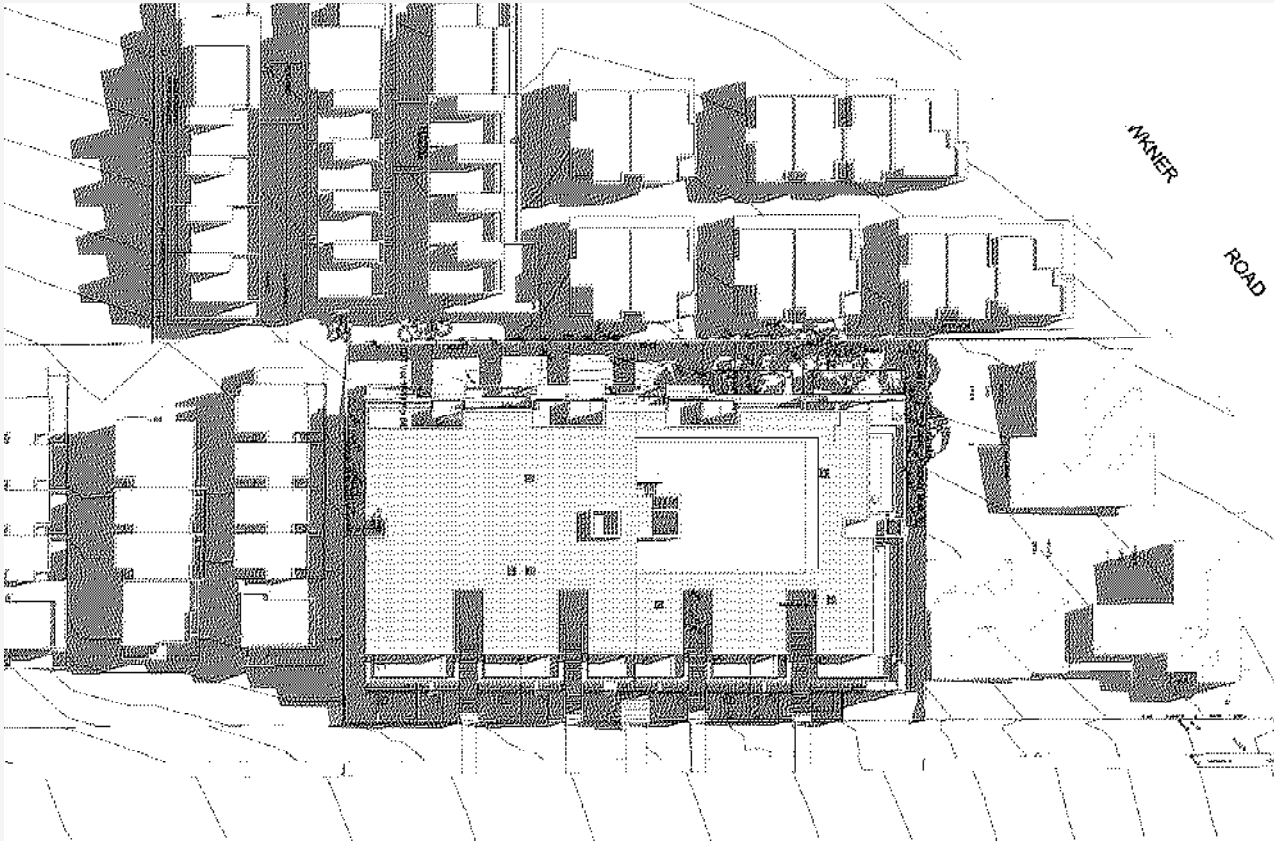


4.
Additional
floor areas



Built form is lifted and cut along the natural slope of the site to maximise the floor area and allow sunshine into the apartments.

Succesfully proposed mezanine levels to comply with the height restriction.



SHADOW DIAGRAM
2:00PM /22 SEP

CONDUCTED ROLES

/CONCEPT DESIGN
/3D MODELING IN CENTRAL MODE
/MATERIAL SCHEDULE
/APPLY AUSTRALIAN STANDARDS,
BCA AND SPECIFICATION STANDARDS

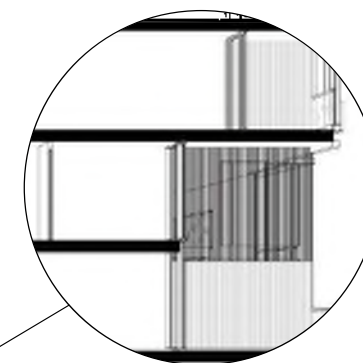
USED SOFTWARE

/REVIT, AUTOCAD
/LUMION
/PHOTOSHOP
/INDESIGN

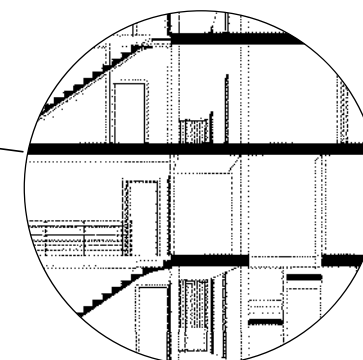
Proposed skylight
into shared hallway

Adjustable balcony
animates the Western facade

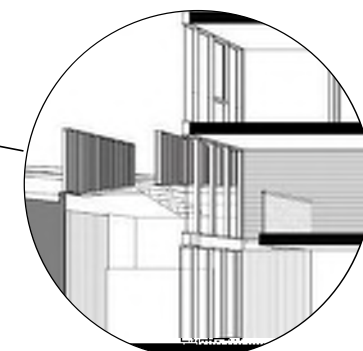
WESTERN FACADE



MEZANINE LEVELS



LOWER GROUND FLOOR



Vertical green wall
softens the Northern elevation

4+ MONTHS

Working in a Team of 4

FIFTEEN 85

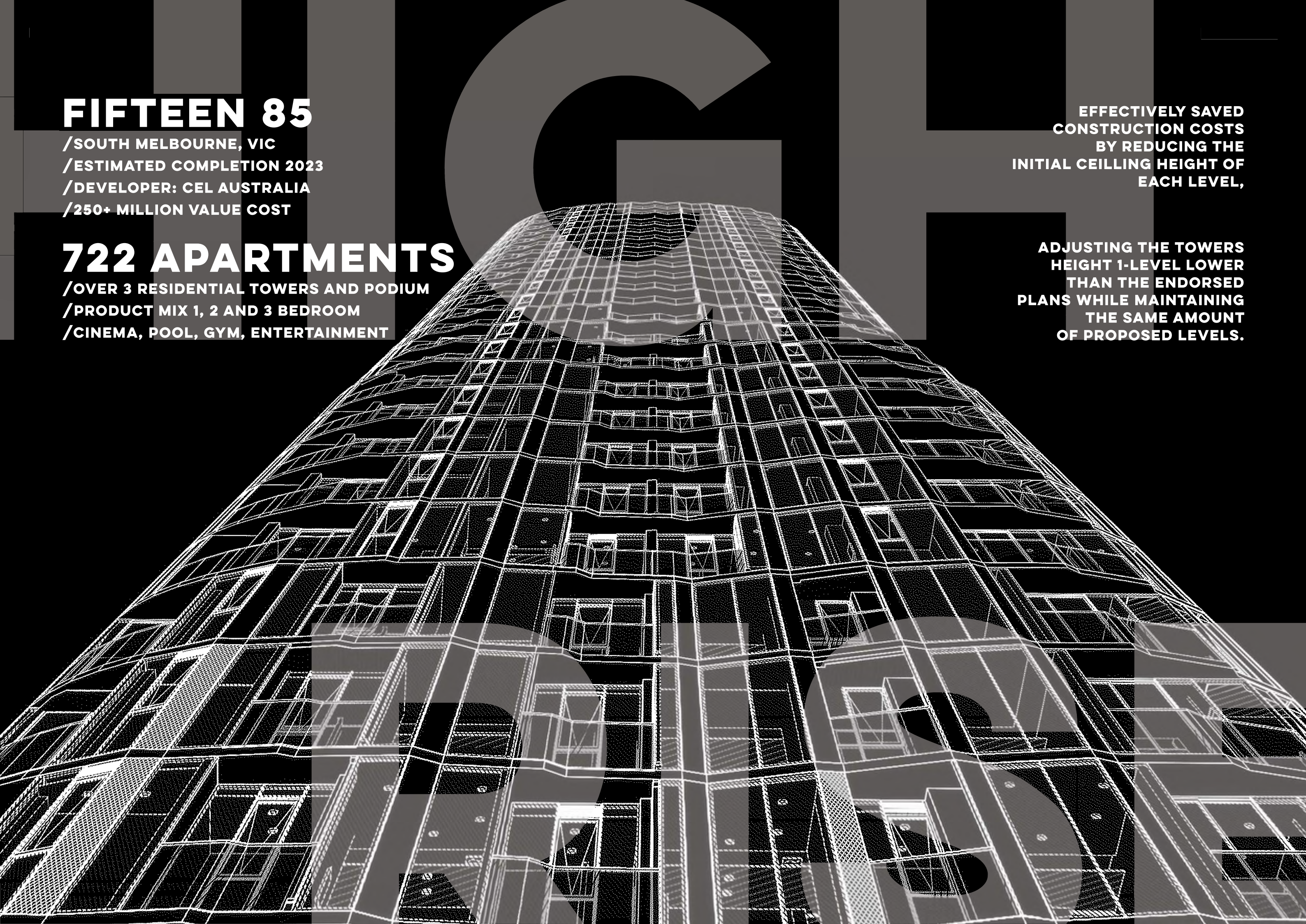
/SOUTH MELBOURNE, VIC
/ESTIMATED COMPLETION 2023
/DEVELOPER: CEL AUSTRALIA
/250+ MILLION VALUE COST

722 APARTMENTS

/OVER 3 RESIDENTIAL TOWERS AND PODIUM
/PRODUCT MIX 1, 2 AND 3 BEDROOM
/CINEMA, POOL, GYM, ENTERTAINMENT

EFFECTIVELY SAVED
CONSTRUCTION COSTS
BY REDUCING THE
INITIAL CEILING HEIGHT OF
EACH LEVEL,

ADJUSTING THE TOWERS
HEIGHT 1-LEVEL LOWER
THAN THE ENDORSED
PLANS WHILE MAINTAINING
THE SAME AMOUNT
OF PROPOSED LEVELS.



CONDUCTED ROLES

- /REVISE D.A DRAWINGS
- /COORDINATE WITH MARKETING
- /PREPARE TENDER DOCUMENT
- /3D MODELING IN CENTRAL MODE

USED SOFTWARE

- /REVIT, AUTOCAD
- /PHOTOSHOP

/T1.G-L6

Podium 1 built with car park, apartments AND retails

/T1.L7-L29

Tower 1 built with apartments, meeting, and outdoor terrace.

/T2.G-L6

Podium 2 built with shared loading, services, communal spaces, apartments and retails

/T2.L7-L29

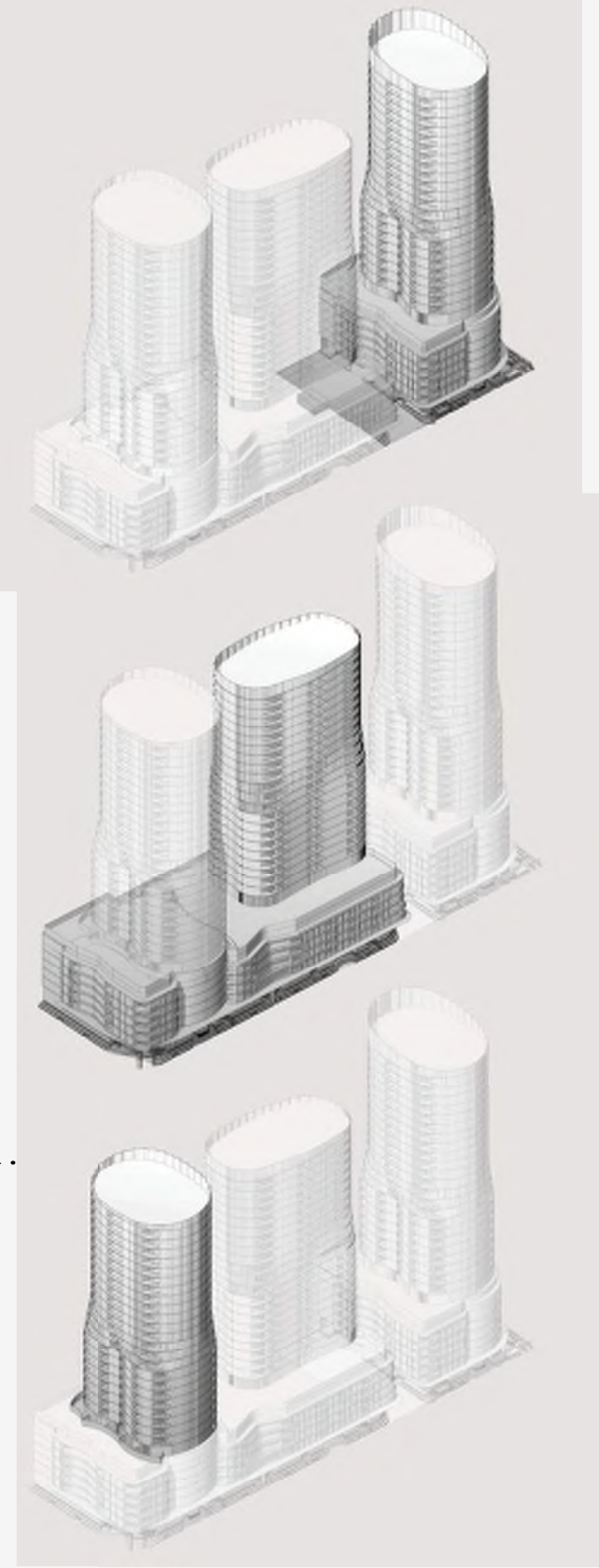
Tower 2 built with apartments, meeting, and main terrace.

/T1.L7-L29 (linked file)
Tower 3 has similar layout as tower 1.

/ST.123

Master plan inlcuding public laneway & substation for entire development

4+ Months 05 Linked files



TOWER 3

TOWER 2

TOWER 1

18-29
HIGH RISE

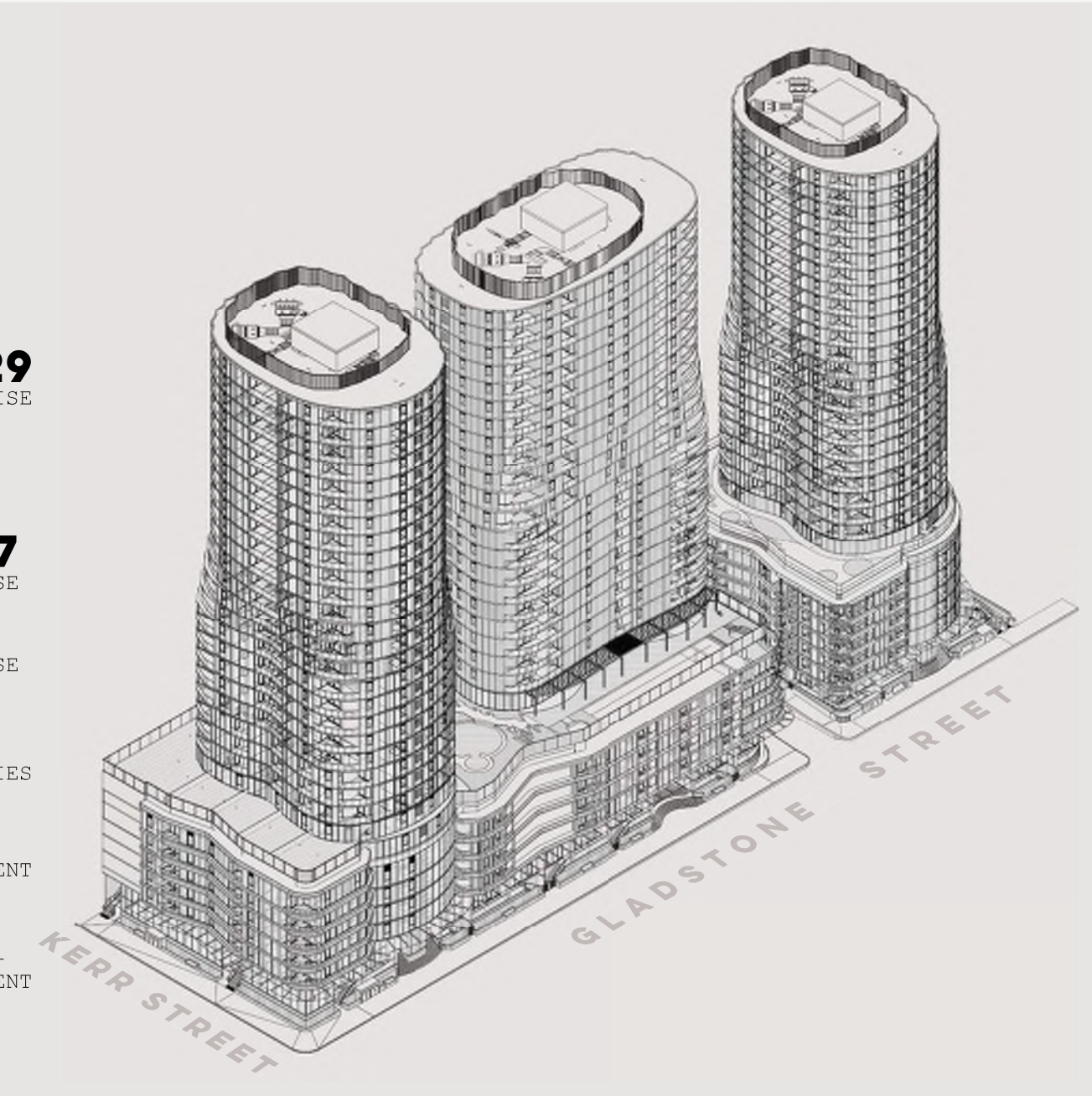
15-17
MID RISE

7-14
LOW RISE

6
AMENITIES

1-5
APARTMENT

G
SHOPS +
APARTMENT



PODIUM TOWER





BLACK JEWEL

/30 APARTMENTS

/ESTIMATED COMPLETION 2030

/DEVELOPER: JACE GROUP

/25+ MILLION VALUE COST

-

LOCATED IN THE CENTRE OF PRAHAN, VIC,
THE PROJECT IS INTENDED TO BE A NEW
COMPLEX BUILDING PROPOSING A
RESIDENTIAL ACCOMMODATION ON TOP
OF THE EXISTING COMMERCIAL SITE TO
COMPLIMENT THE MODERN LIFESTYLE
OF THE LOCAL AREA.

CONDUCTED ROLES

/CONCEPT DESIGN

/3D MODELING

/MARKETING MATERIAL

/MATERIAL SCHEDULE

2+ MONTHS

WORKING IN A TEAM OF 2

9
ROOFTOP

8
PENTHOUSE

7
ROOF BAR

6
RESIDENT

5
RESIDENT

4
RESIDENT

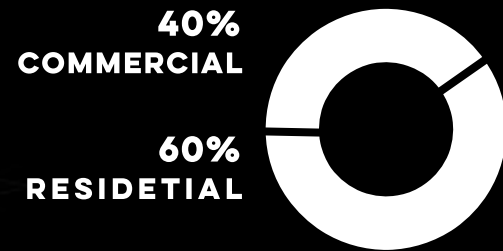
3
RESIDENT

2
CLUB

1
CLUB

G
SHOPS

B
PARKING



PROPOSED PLANS

EXISTING

30 APARTMENTS & ROOFTOP BAR

PARKING - SHOP - CLUB

USED SOFTWARE:

/AUTOCAD, ARCHICAD, RHINO
/PHOTOSHOP



Feature heritage
columns & balconies
alongside new age steel
balustrades.

Commercial showcase
(merge of eras)
Glass panelling wrapped
around eXISTING fACADE

New apartments connected
to lower commercial
section via a Double lift
system

Existing heritage
buildings have been
converted to new
commercial spaces along-
side busy modern life



Maximise the potential
value of the site with
respect to the exsiting
form

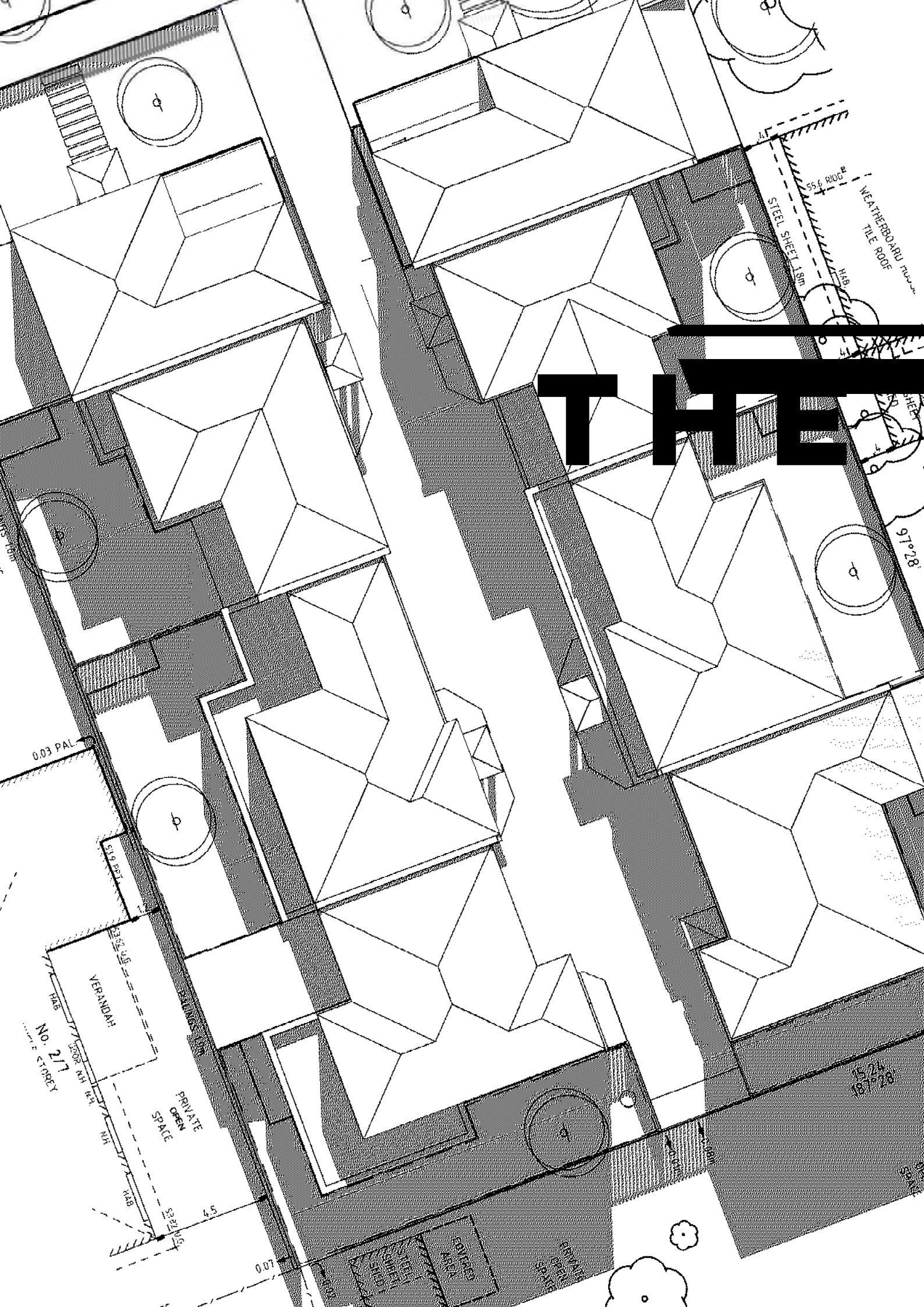


4
**PROPOSED
EXTERNAL
FACADE**

3
**FUNCTIONAL
ZONING**

2
**SITE
CONTEXT
ANALYSIS**

1
**BUILT
FORM**



SMALL IS THE NEW BIG

THE PRINCES

FROM 2 TO 8

DOUBLE STOREY TOWN HOUSES

/PRODUCT MIX 2, 3 AND 4 BEDROOM TOWN HOUSES

/ESTIMATED COMPLETION 2023

/6+ MILLION VALUE

The site was originally a double lot with 2 single dwellings, located in the centre of Springvale.

Converted from 2 dwellings to 8 town houses, the project is estimated to generate 150% profit for the developer.

TOWN HOUSE

Successfully revised the proposal from 12 Triple storey units to 08 Double storey units in 3 weeks, in order to comply with the new Council planning scheme but still maximise the potential profit value.

12+ MONTHS
Designing and Leading a Team of 3



EXISTING

PROPOSED

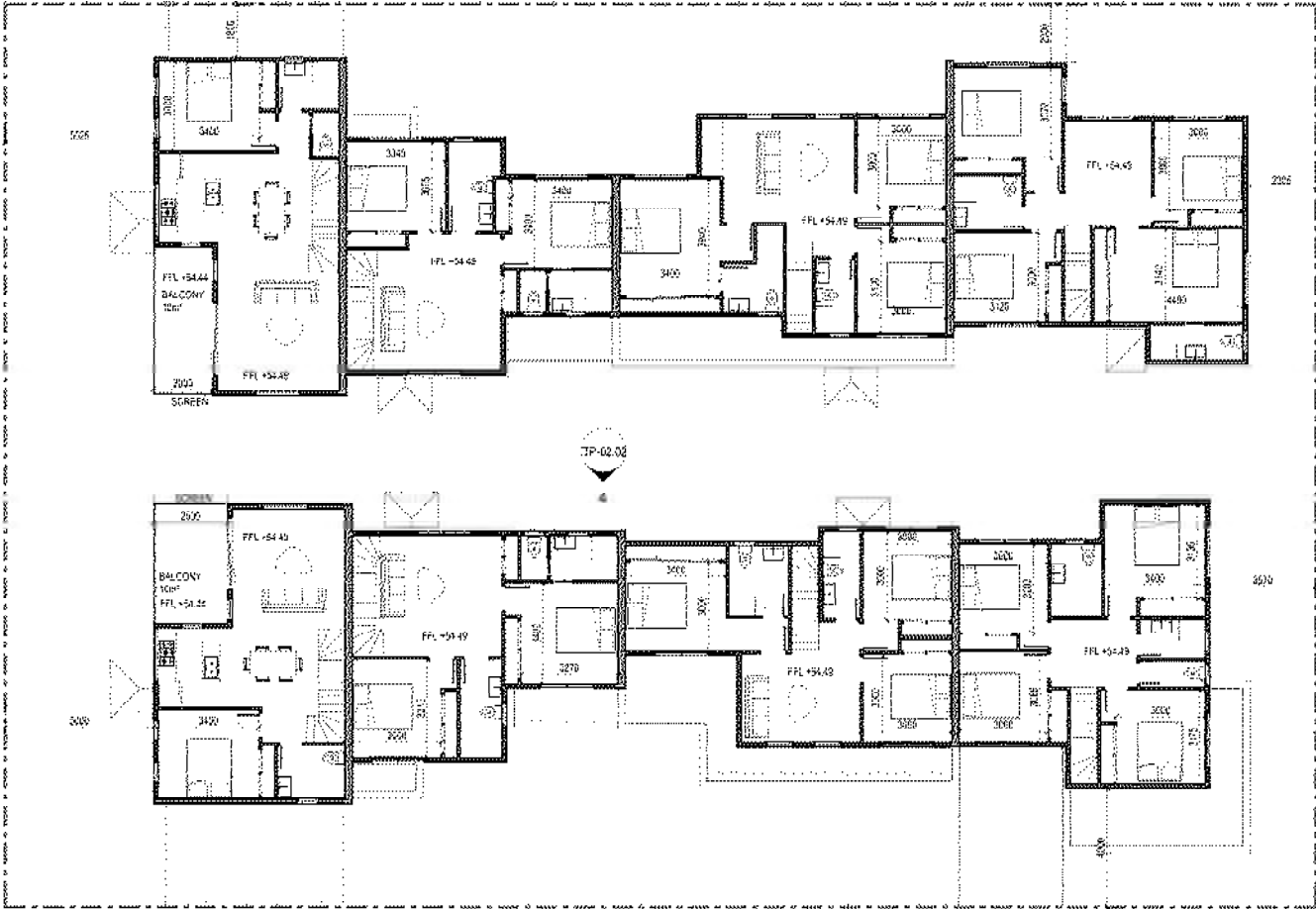
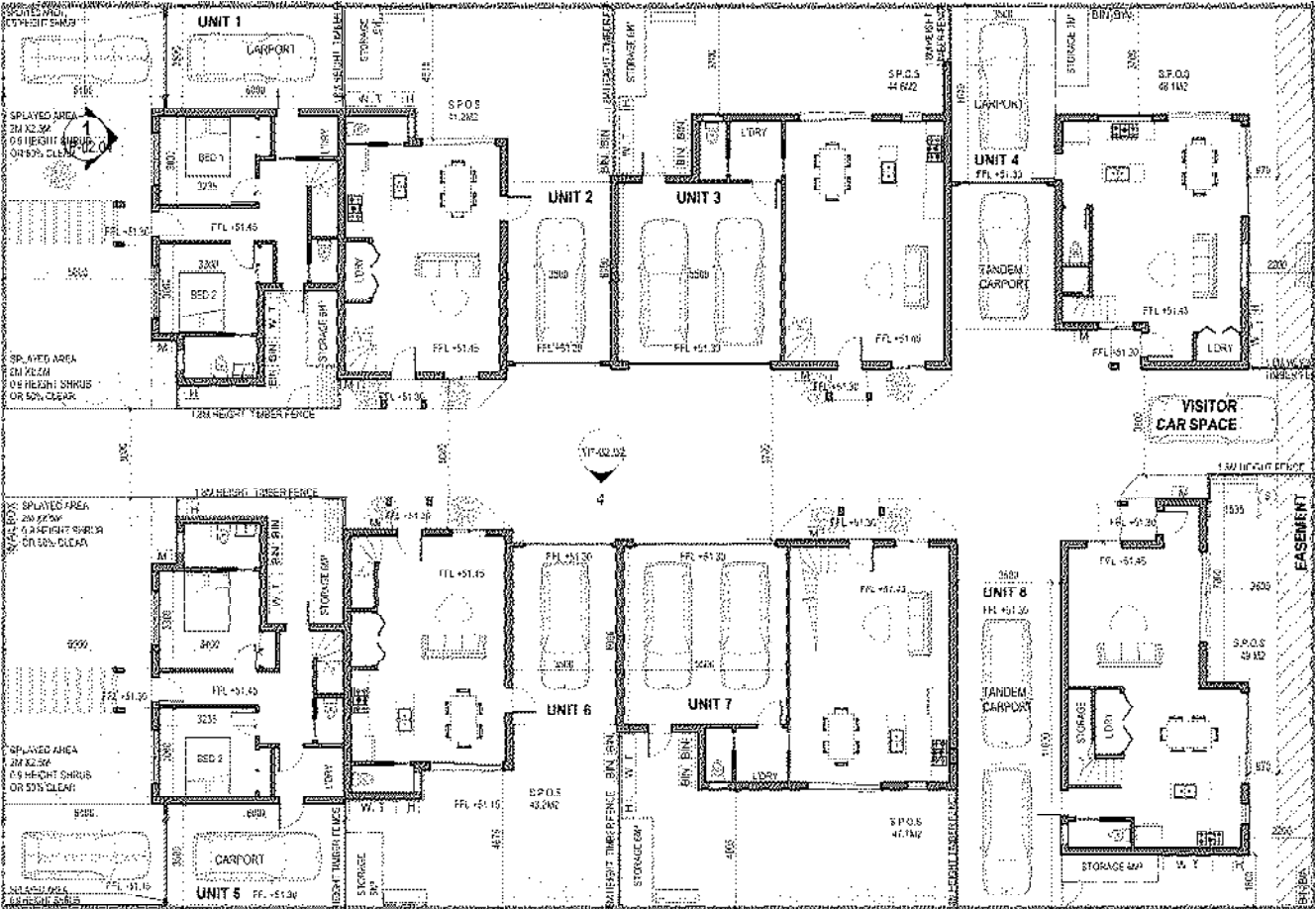
TOWN HOUSE

CONDUCTED ROLES

- /RISK ANALYSIST
- /ADVICE CLIENT
- /PREPARE CONTRACT
- /CONCEPT DESIGN
-
- /DA APPLICATION
- /WORKING DRAWING
- /LIAISE WITH COUNCIL
- /COORDINATE WITH STAKEHOLDERS

USED SOFTWARE

- /REVIT
- /AUTO CAD
- /LUMION
- /PHOTOSHOP



GROUND

LEVEL 1

TOWN HOUSE

GUNTHER

ESTIMATED
COMPLETION 2022

SUCCESSFULLY ACHIEVED
THE PLANNING APPROVAL
FOR THE LARGEST DUPLEX IN
THE LOCAL AREA.

QUICKLY PROPOSED A RE-
PLACEMENT SOLUTION FOR
STRUCTURE DUE TO THE
LACK OF CHOSEN MATERIALS
DURING THE CONSTRUCTION.



/Dustin HUYNH

/WORKING DRAWING

28 SQ.

/LARGE 4-BEDROOM DUPLEX
/1.5+ MILLION VALUE

THE PROJECT IS LOCATED IN
THE CENTRE OF NOBLE PARK.
SUCCESSFULLY SOLD AFTER 2 WEEKS
ADVERTISING
OWNER PAID OFF MORTGAGE AND
KEPT ONE UNIT TO LIVE

CONDUCTED ROLES

/CONCEPT DESIGN

/PROJECT MARKETING

/PLANNING PERMIT APPLICATION

/LIAISE WITH COUNCIL

/WORKING DRAWING

/BUILDING PERMIT APPLICATION

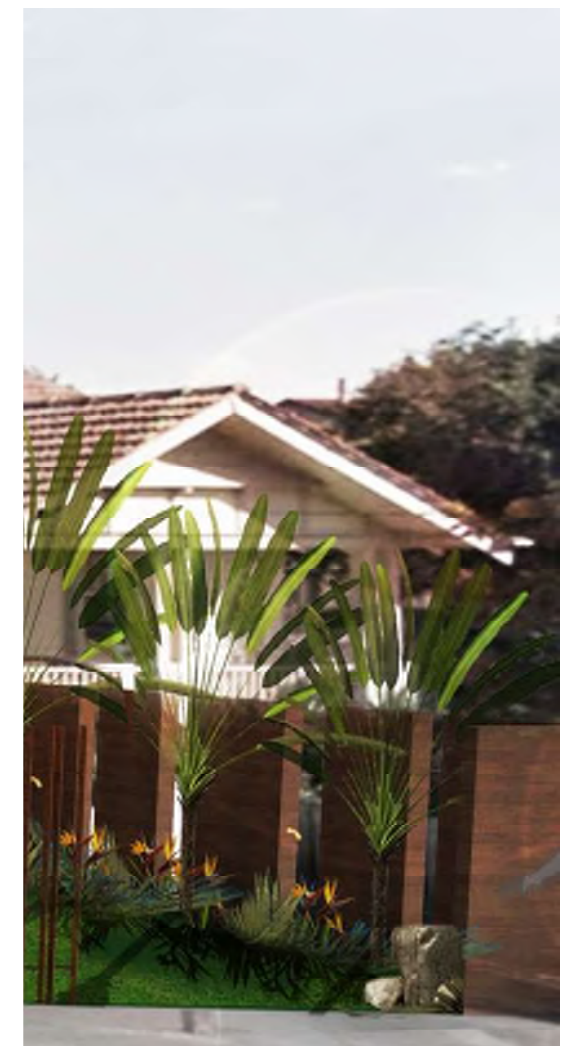
/COORDINATE WITH ENGINEERS

2+ MONTHS

WORKING IN A TEAM OF 2

/At MAAP

/BUILDING PERMIT APPLICATION



HIDDEN OASIS HOUSE

/ESSENDON, VIC

/ESTIMATED COMPLETION 2022

/1 MILLION CONSTRUCTION VALUE

Located in a neighbourhood with various traditional brick houses, the owner wanted their new home to invoke an eastern influence, reminding them of where they grew up.

Geography of the land is utilized as the main element to develop the concept of a vacation home where the owner can live, work, relax, entertain and meditate.

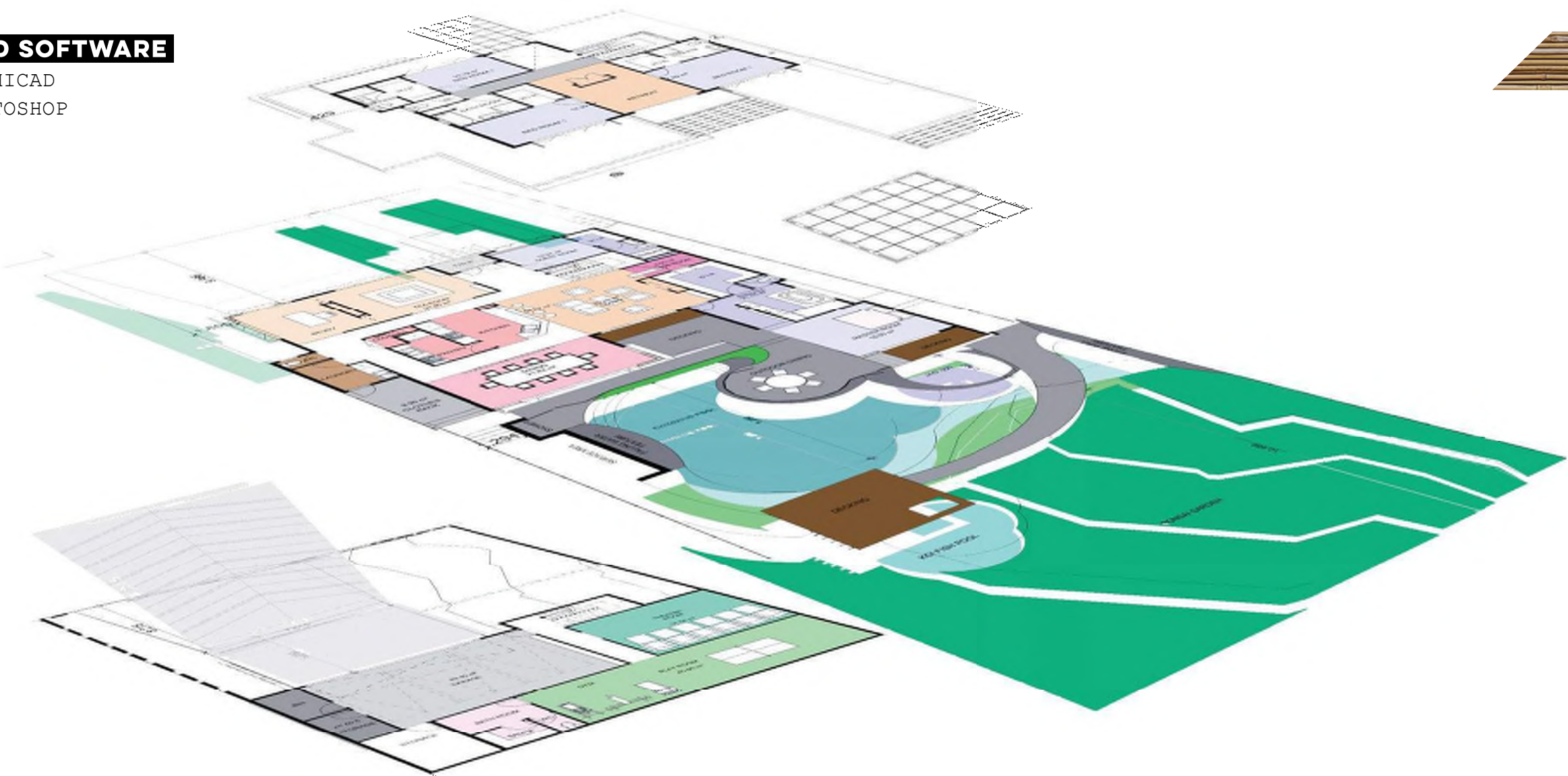
CONDUCTED ROLES

- /ARCHITECTURE CONCEPT
- /INTERIOR DESIGN
- /LANDSCAPE DESIGN
- /3D MODELING
- /WORKING DRAWING
- /BUILDING PERMIT

USED SOFTWARE

- /ARCHICAD
- /PHOTOSHOP

MATERIAL INSPIRATION



- LEVEL 1
- 3 BEDROOMS, 3 BATHROOMS, RETREAT
- UPPER GROUND
- STUDY, LIVING, KITCHEN, MASTER
- LOWER GROUND
- THEATER, GYM, GARAGE, JACUZZI, POOL, TEA HOUSE

03

CONCEPTS

4+ MONTHS

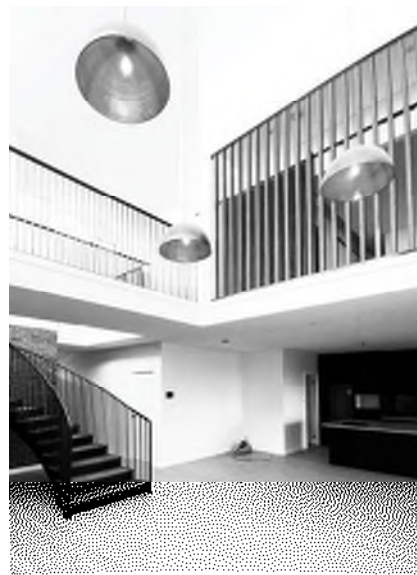
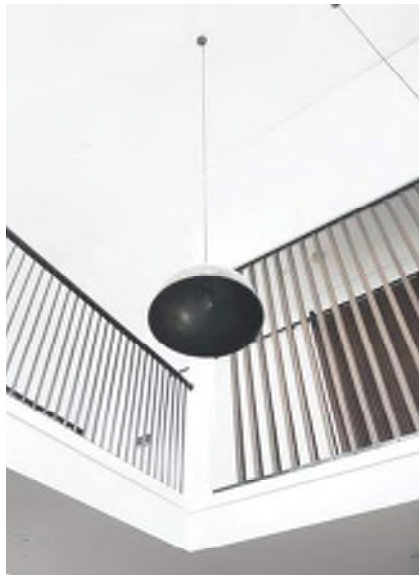
WORKING IN A TEAM OF 2

DREAM HOME



RENOVATION

/Dustin HUYNH



USED SOFTWARE

/REVIT
/AUTOCAD
/PHOTOSHOP

PROJECT CHALLENGE

Merging a pre-existing external aesthetic from an original designer with a modern classic interior.

3 WEEKS

Designing in a Team of 2

10 MONTH

Managing construction

/At MAAP

CONDUCTED ROLES

- /INTERIOR DESIGN
- /COST ESTIMATION
- /3D MODELLING
- /PLANNING AMENDMENT
- /CONSTRUCTION DOCUMENT
- /PROJECT MANAGEMENT

SEQUESTERED MASTER

Dual expansive barndoor pair with the wooden full height balustrades (PICTURED RIGHT) to create a HIDDEN BEDROOM. Balustrades utilised as a medium to soften light entering from the void and separate the living and rest spaces.





RESTAURANT



HIENVUONG PHO, FOOTSCRAY, VIC

COMPLETED 2019

CONDUCTED ROLES

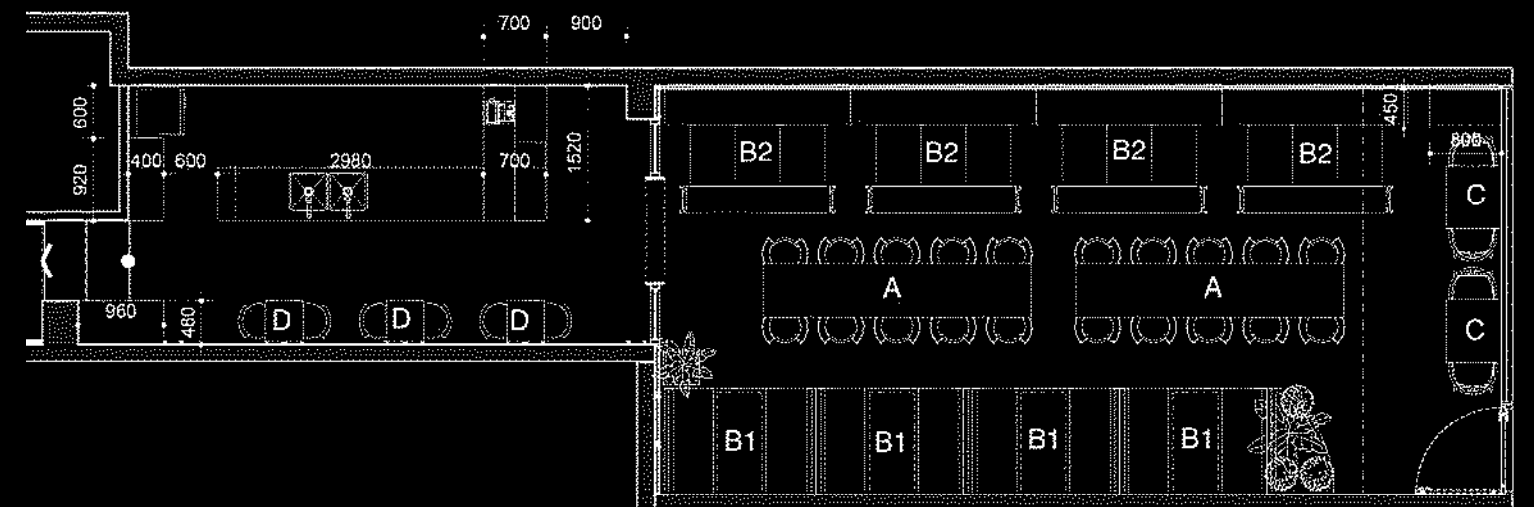
/CONCEPT DESIGN

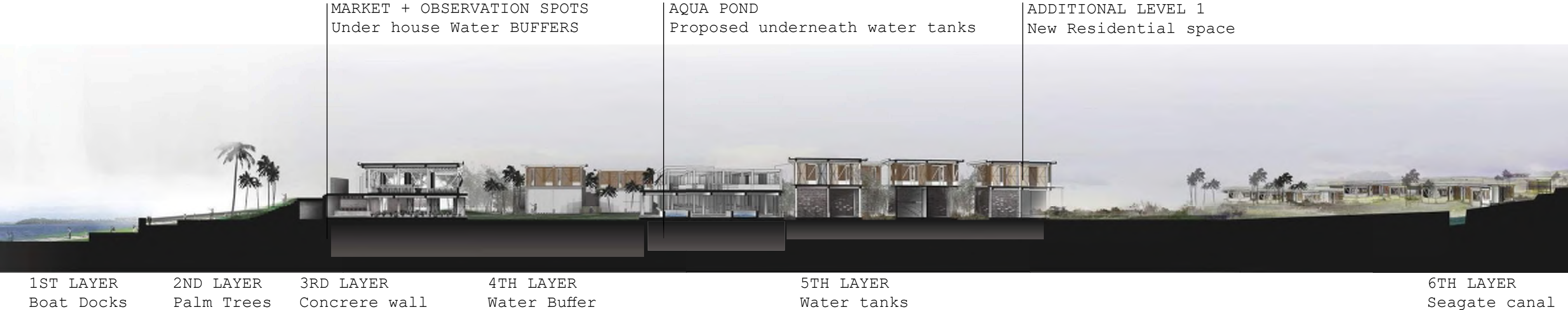
/CONSTRUCTION DOCUMENT

/PROJECT MANAGMENT

/PLANNING PERMIT - HERITAGE BUILDING

/BUSINESS BRANDING





ASIA COMPETITION 2015 DESIGN RESILIENCE

THE LIFELINE

SACRIFICE . RECLAIM . EXPAND . INTEGRATE

XINXING VILLAGE, HAINAN, CHINA

The village has been suffering from constant typhoons resulting in seawater inundation affecting houses and farmland.

The project proposes a permanent water barrier running along the water front of the village to create a platform/second level in between and through the seafront houses at a 5.0 RL datum (900mm higher than the highest recorded wave).

The link called The LIFELINE sacrifices the lower levels in the event of a flood whilst simultaneously providing a connected walkway that enhances services and community as well as aqua cultural ponds at the lower level.

A village expansion is on the mainland which is separated by a canal to be utilised by future generations. Proposed flood gate integrated with bridge to defend against seawater and control rainwater run off.



CONDUCTED ROLES

- /PLANNING CONCEPT
- /ARCHITECTURE & LANDSCAPE DESIGN
- /3D MODELING

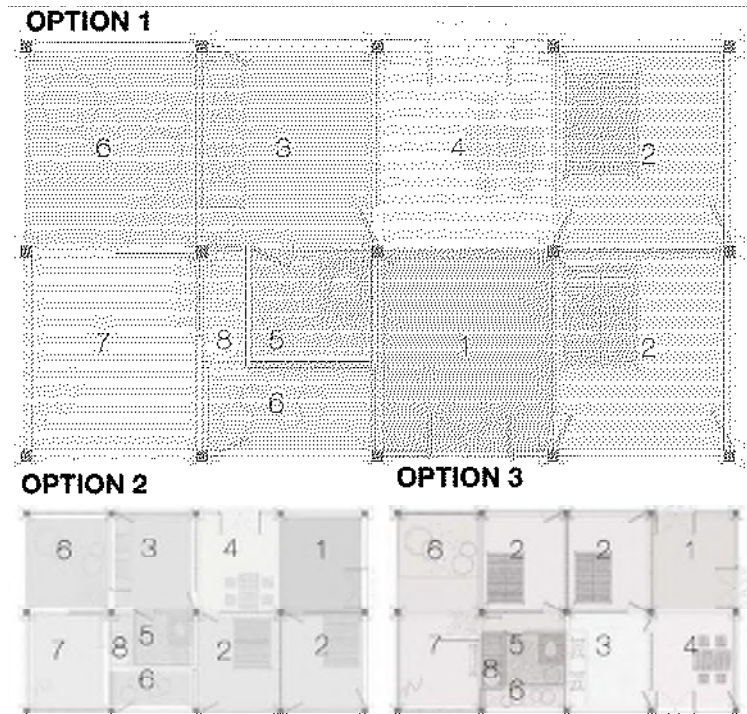
USED SOFTWARE

- /RHINO
- /PHOTOSHOP



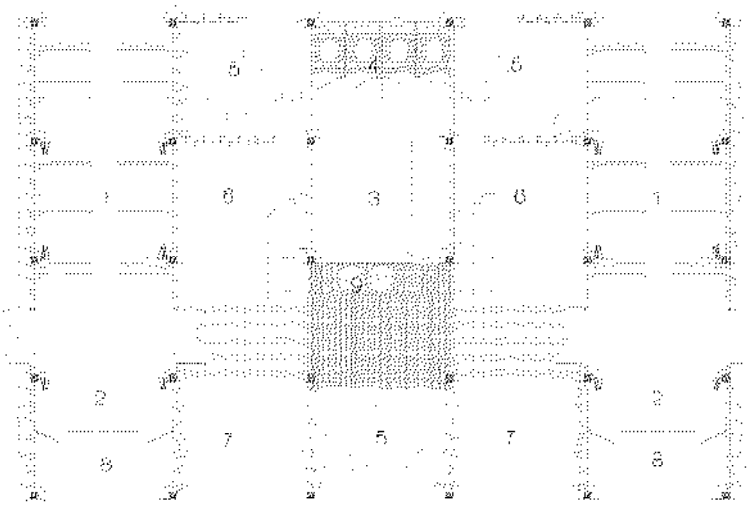
HOUSING

- 1.LIVING
- 2.BEDROOM
- 3.KITCHEN
- 4.DINING
- 5.BATHROOM
- 6.GARDEN
- 7.ANIMAL
- 8.WATER TANK

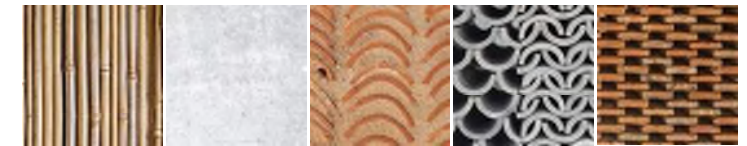


COMMUNITY CENTER

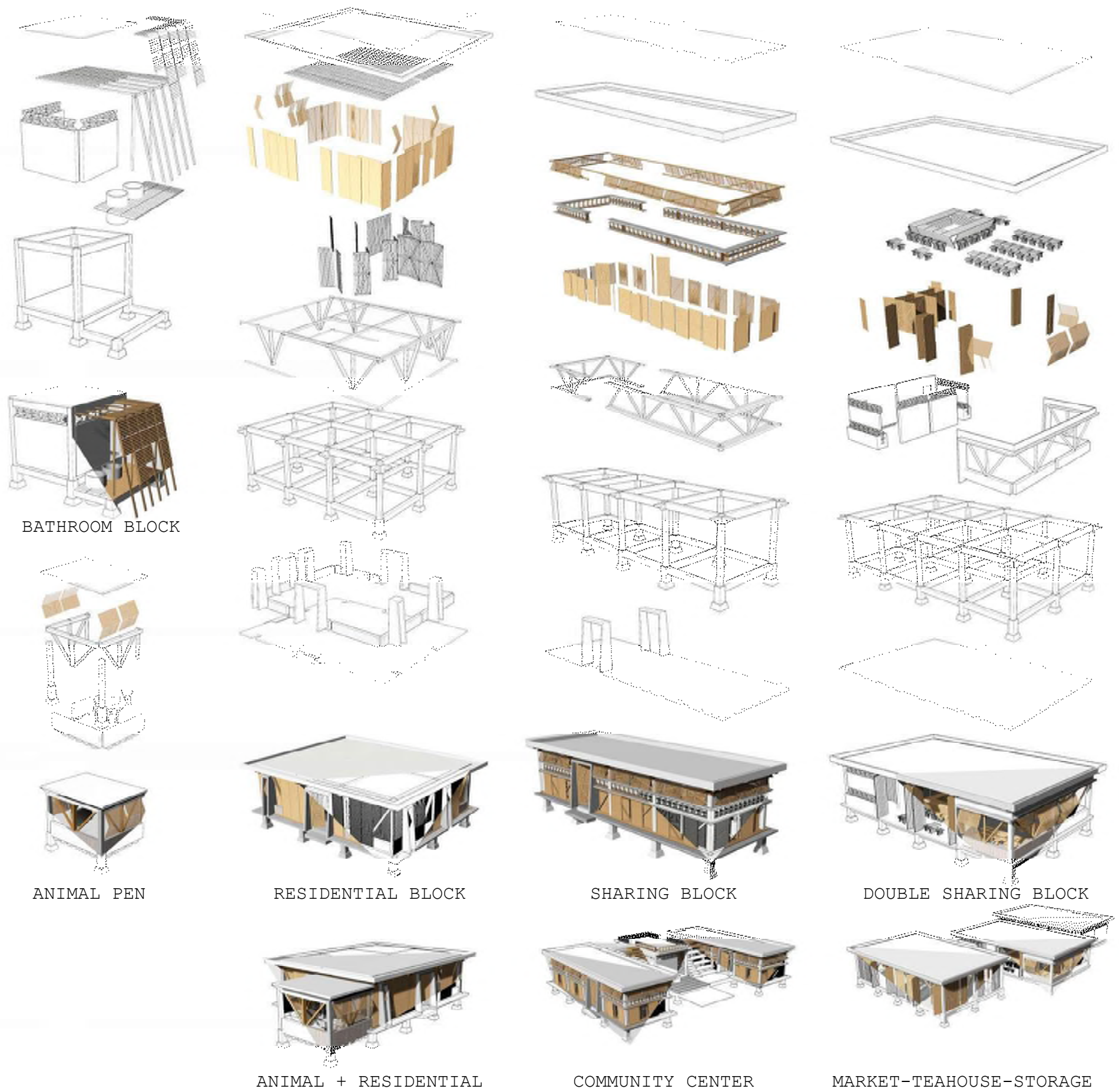
- 1.CLASSROOM
- 2.STAGE
- 3.ADMIN
- 4.TOILET
- 5.GARDEN
- 6.OUTDOOR SEAT
- 7.PLAY YARD
- 8.WATER TANK
- 9.STORAGE



LOCAL MATERIAL



- | | | | |
|-----------------|------------|------------------|---------|
| 1.TIMBER&THATCH | 2.CONCRETE | 3.RECYCLED TILES | 5.BRICK |
| CEILING | ROOF | FLOOR | WALL |
| SHUTTER SCREEN | FLOOR | WALL | FENCE |
| COLUMN | STRUCTURE | 4.RECYCLE TILES | |
| FURNITURE | WATER TANK | DIVIDING SCREEN | |



Sketching is a way for me to
describe the world through my eyes.

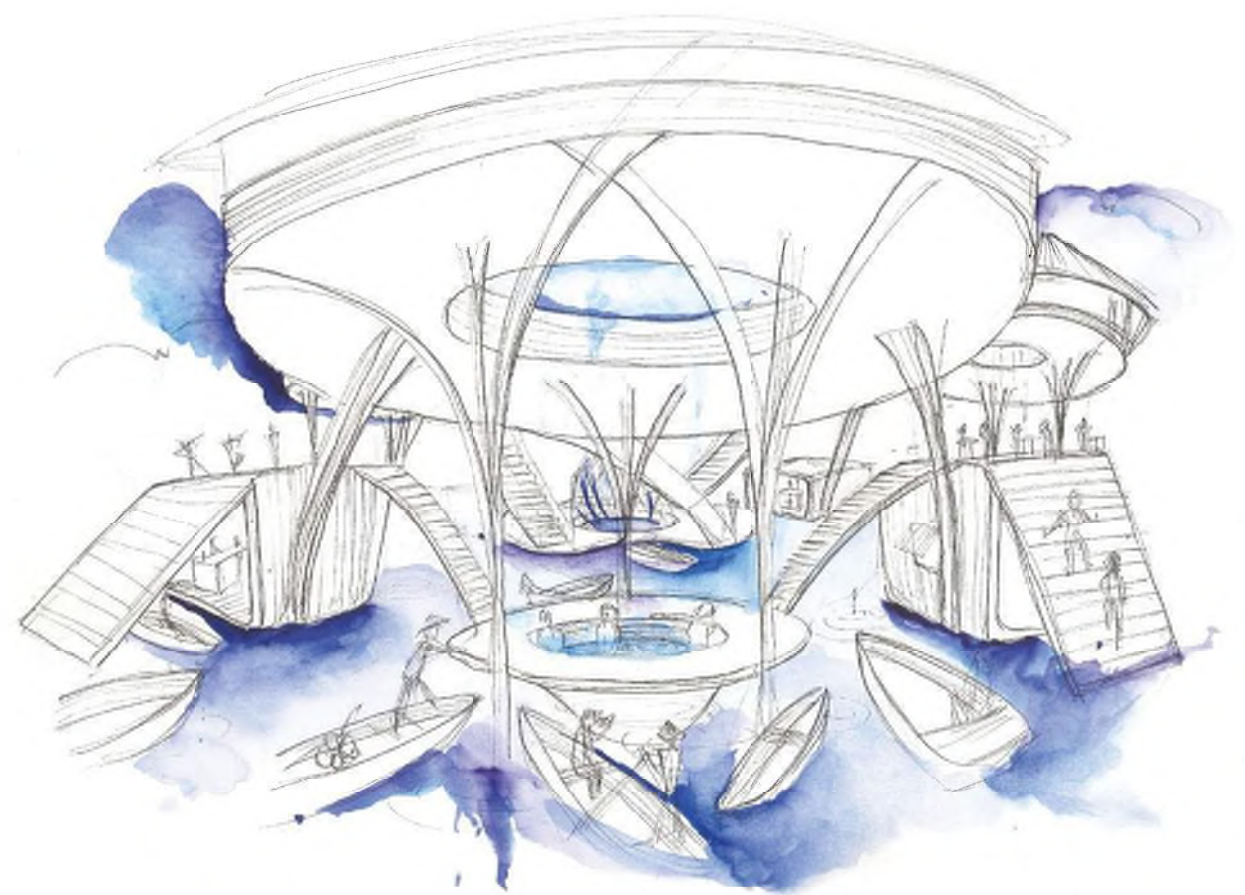
In Architecture, my sketches help me
to record problems and create ideas
to solve them.



KienGiang, Vietnam
Summer 2017



Reconstructed walkway above water
to transform wasted areas into functional spaces



Floating platforms proposed
temporary activities for the community

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