



WELCOME TO BRISBANE'S FIRST BUSINESS VILLAGE

THE ICE CREAM  
**FACTORY**  
*est. 1928*

# THANK YOU

**THANK YOU FOR THE OPPORTUNITY TO PRESENT BRISBANE'S FIRST BUSINESS VILLAGE, A WORLD CLASS MIXED-USE PRECINCT THAT TRULY SETS THE STANDARD FOR CONTEMPORARY, CONNECTED AND FLEXIBLE WORKSPACES.**

We invite you to become part of Brisbane's most distinctive and iconic location in the beautifully restored historic Peters Ice Cream Factory, a building that offers:

- proximity to Brisbane's extensive public transport and cycling network;
- a dark fibre, high speed internet connection;
- allocated executive onsite carparking bays with 450 additional visitor bays;
- ample on site amenity.

The Ice Cream Factory forms part of West Village's \$1 billion project, ensuring you're right in the heart of a flourishing community, with the best in retail, events, and convenience on offer. We look forward to presenting our proposal and would like to thank you for the opportunity.



Hide Seguchi  
CEO & Managing Director - Sekisui House





SECTION 1

# WEST VILLAGE COMMERCIAL

WITH FLEXIBLE CHARACTER SPACE AND A-GRADE COMMERCIAL OFFICES, WEST VILLAGE IS THE LOCATION OF CHOICE FOR COMPANIES SEEKING CORPORATE PRESTIGE, AMENITY AND CONNECTIVITY

**“Productivity meets peace and proximity within the bounds of West Village.”**

*Lisa Timoney  
Senior Development Manager, West Village*

THE GREENHOUSE



# WEST VILLAGE COMMERCIAL

### A GRADE COMMERCIAL PRECINCT

West Village is Brisbane's newest award-winning, mixed-use development located in South Brisbane, featuring curated laneways and contemporary office spaces.

### FLEXIBLE WORKSPACES

The precinct offers short and long term Lease options and flexible work spaces within the historic Peters Ice Cream Factory.

### END OF TRIP

With immediate access to Brisbane's extensive cycling network and best in class end-of-trip facilities, employees will find that exercise and commuting go hand in hand.

### RETAIL AMENITY

The West Village retail and dining precinct is located at street level, fronting Boundary Street. Featuring a Woolworths supermarket, Harris Farm fresh food market and a variety of boutique restaurants.

### PARKLANDS & GREENERY

The precinct is renowned for its extensive parklands and lush landscaping which provide multiple outdoor work opportunities.

### HIGH CARPARK RATIO WITH SECURED ACCESS

Supported by an enviable 1:80 carpark ratio for employees, the precinct provides an additional 450 visitor bays with 2 hours free parking.



An exemplar working environment now and in the future.

# SITE MASTERPLAN





Character and  
co-working space  
(1,500m<sup>2</sup>)



Carparking  
35 dedicated  
bays



Floorplates  
1,000sqm



Break-out  
collaborative  
spaces



Extensive fresh  
food and dining  
amenity



Building services at  
1:10



Multiple breakout  
zones



End of Trip  
amenity

## THE ICE CREAM FACTORY

**SOUTH BRISBANE'S MOST ICONIC BUILDING IS NOW OPEN FOR BUSINESS. A THRIVING RETAIL AND ARTS HUB COMPLEMENTED BY BOUTIQUE CHARACTER WORKSPACES, THE ICE CREAM FACTORY PRESENTS A UNIQUE OPPORTUNITY FOR OCCUPANTS TO BECOME PART OF AN EVOLVING BUSINESS ENVIRONMENT.**

The Ice Cream Factory is a character filled landmark building in West Village, offering companies the opportunity to work within a unique part of Brisbane's history.

The conversion of this incredible building into the living centre-piece of West Village gives companies the chance to shape their work space within an unparalleled modern, creative industrial styled building.

With two levels of character office and co-working space, the Ice Cream Factory has a range of tenancy spaces to suit companies of all sizes seeking flexibility and style.

West Village's Ice Cream Factory will become home to the next generation of entrepreneurs, businesses and service providers looking for an iconic location that inspires and connects.

## A LITTLE SLICE OF HISTORY.....

Peters American Arctic Delicacy Co. purchased the site on Boundary Street in 1927 and engaged Eric Hawkesley Boden to design the building, which was completed a year later.

The brand's famous range of ice cream products were manufactured on site for 68 years, with the company relocating in 1996.

The sensitive refurbishment of this historic building, guided by TKD Architects, has been underpinned by a commitment to retain as much of the original structure as possible including the overall building form and brick work along with the original heritage columns and steel framed windows.

These historic features are complemented by a new steel framed glazed entry foyer on the Western facade, the creation of an accessible and inviting roof retail tenancy and the re-presentation of stunning previously obscured facades.

**“The rejuvenation of the old Peters Ice Cream Factory site is an exemplar of heritage led urban renewal. The legacy of the Peters factory in the history of West End is respected and enhanced as the focus of the new community of West Village. Its physical fabric is conserved, its stories are not forgotten and it has been given a new life for the new community and for their stories.. ”**

*Megan Jones,  
Principal Architect, TKD*



# ...BECOMES A THRIVING BUSINESS ECOSYSTEM



**UNIQUE**  
The commercial buildings at West Village each have their own unique character and vision, designed to deliver the “bump factor” to facilitate engagement and collaboration.



**FLEXIBLE SPACE**  
West Village’s flexible working space located in the heritage Ice Cream Factory will be unlike any other – with creative work areas, agile services and leading technologies as well as places for employees to interact with other thinkers to unlock new ideas.



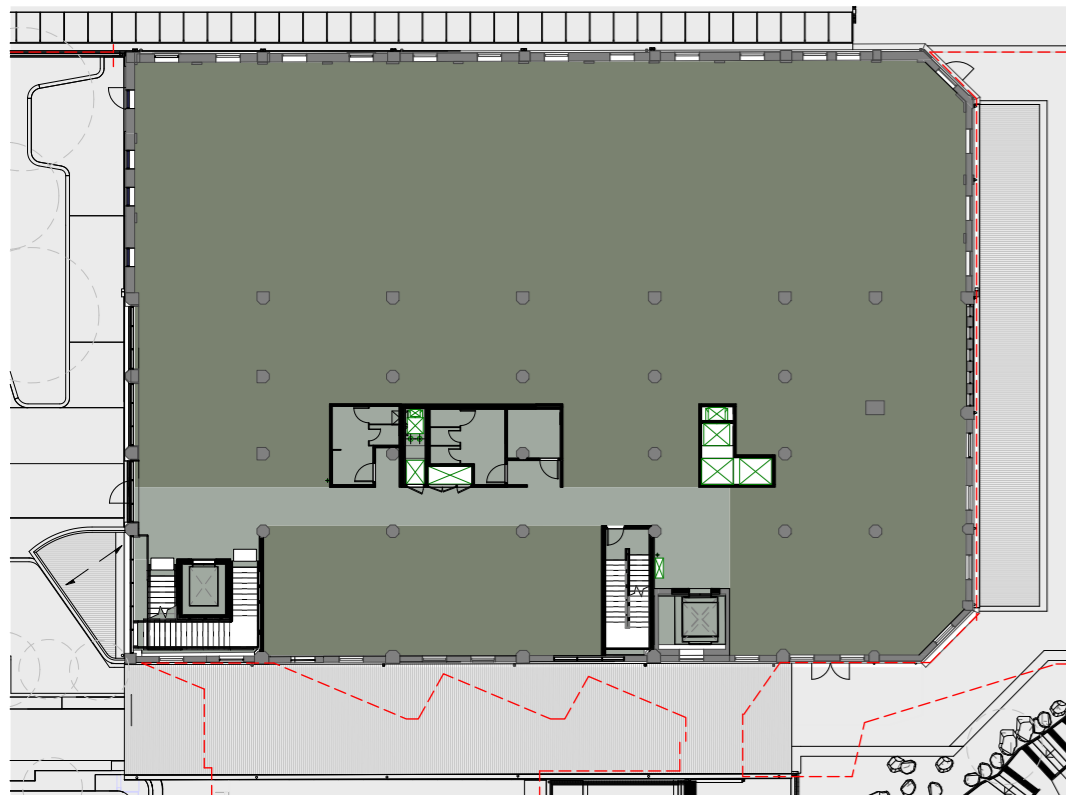
**AMENITY**  
The colourful history of this site comes alive in stunning cobblestone laneways with the buzz of alfresco dining, inviting wine-bars and boutique shops.



## ICE CREAM FACTORY CHARACTER IMAGERY



# THE FLOORPLAN

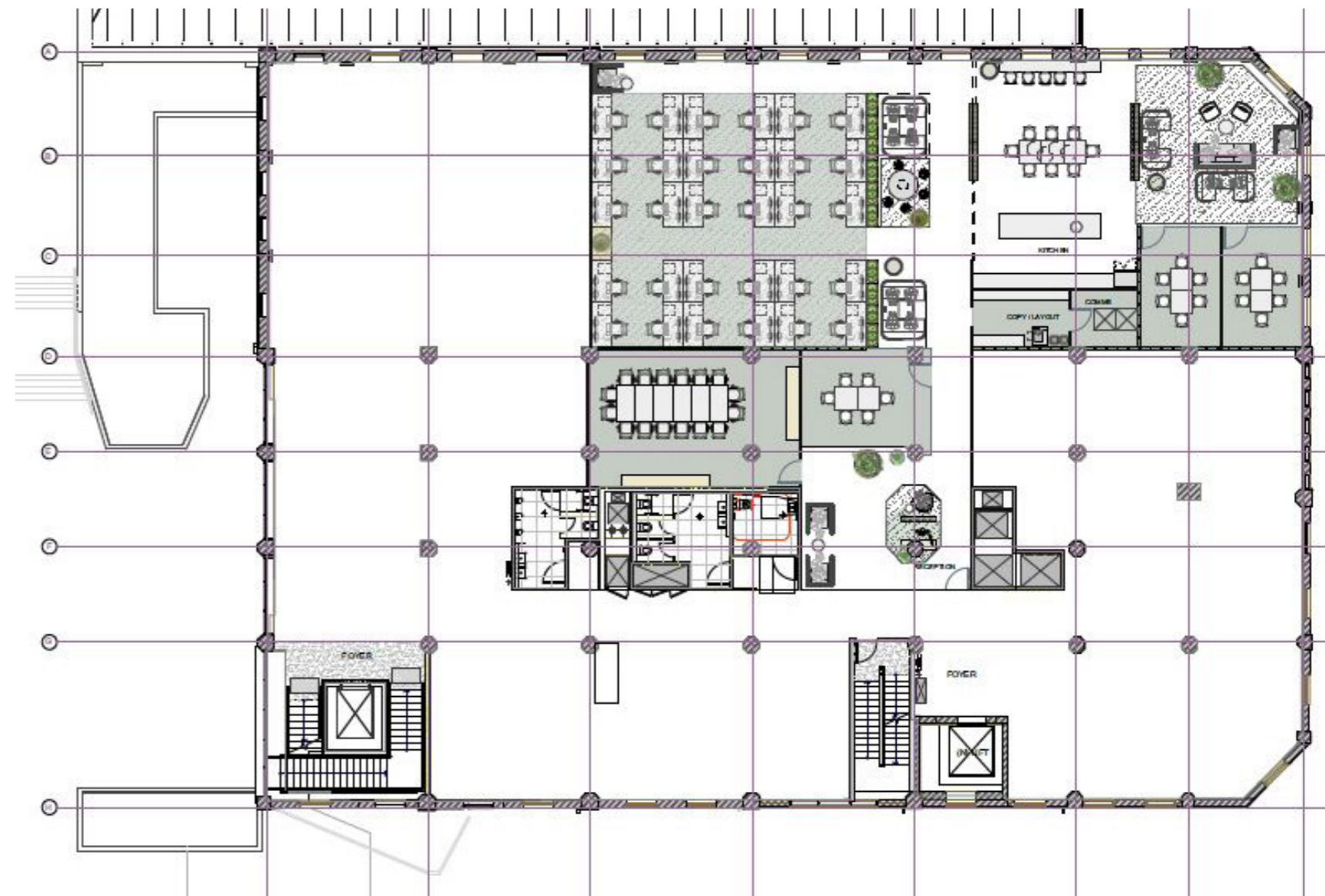


# FLOORPLATE PRINCIPLES

THE FLOORPLATES CAN BE SUBDIVIDED TO DELIVER A RANGE OF TENANCY AREAS AND CONFIGURATIONS

- The Ice Cream Factory comprises two floors of character office space.
- Entry to the Ice Cream Factory is via a bridge between Upper Factory Lane and the building or the statement commercial foyer from Mollison Lane.
- The internal stairs and dual lifts provide a connection from level 1 through to level 3.
- Historic design features are complemented by modern services and infrastructure to maximise occupant comfort.
- Stunning heritage columns located across the floor retain their original form and finish.
- Metal framed heritage windows deliver natural light penetration across the floorplate.
- The indicative layouts deliver an office density of 1:10 (for mechanical loads).
- The internal finishes are inspired by natural materials and an organic colour palette that pays homage to the building's history and creates a seamless transition between outside and inside.

# TEST FIT OPTION







FLOATING STAIR CASE



WARM MATERIALS



REFINED PALETTE



WAYFINDING ELEMENTS



WALKING AMONGST CANOPY

## OVERLOOKING THE GREEN

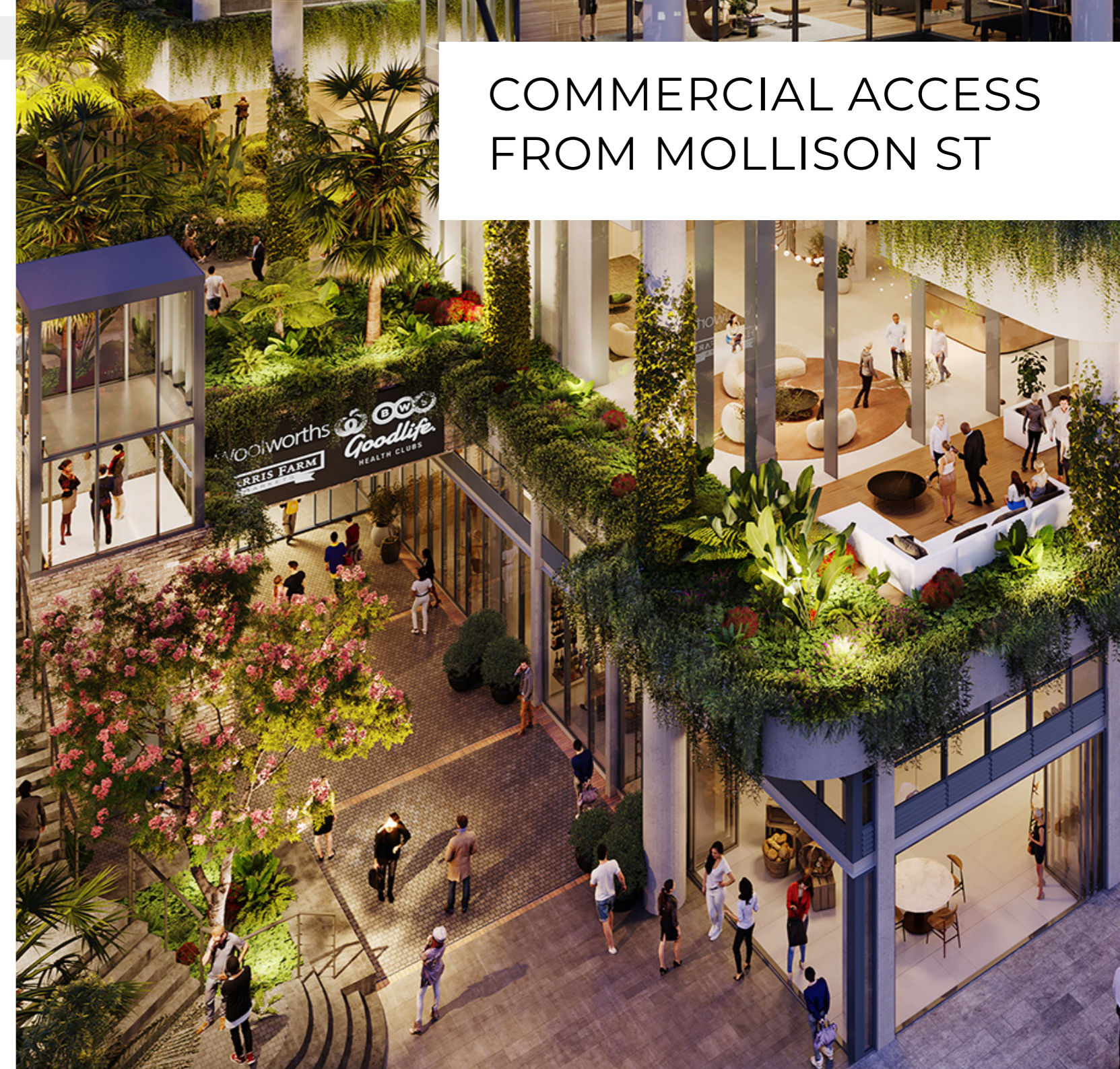
- The Common is a tropical haven at the entry to West Village that is the gateway to the Ice Cream Factory.
- A combination of private spaces, landscaped terraces, and publicly accessible laneways provide peaceful, green connections across across West Village offering unique opportunities for work and events.
- The upper podium spaces provide elevated public space for landscape amenity and socialising, while the lower podium laneways connect tenants to retail and tranquil escapes.
- Building edges pique interest with lush landscaping, shop fronts and commercial foyers. Living greenery defines West Village, and encapsulates the essence of Brisbane as a subtropical city.



PODIUM ONE

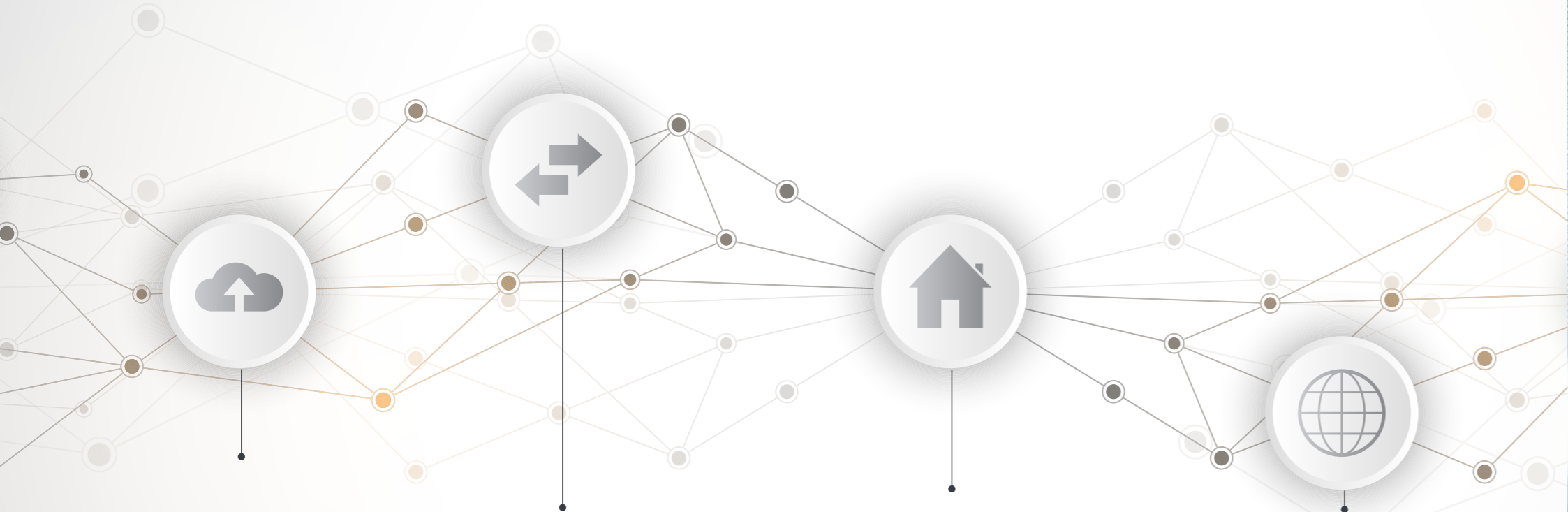


COMMERCIAL ACCESS FROM MOLLISON ST



# WEST VILLAGE TECHNOLOGY & SECURITY

WITH HIGH-SPEED FIBRE OPTIC INFRASTRUCTURE AND ONSITE CCTV COVERAGE YOUR BUSINESS AND EMPLOYEES WILL BE OPERATING IN A SAFE AND SECURE ENVIRONMENT.



## ABOUT

LBNCO has built an un-contested dark fibre backhaul link delivering superfast data to West Village - giving tenants maximum control and flexibility.

## SCALEABLE CONNECTIONS

Businesses can connect via their own provider or use the fibre optic infrastructure via one of LBNCo's multiple partnered Retail Service Providers with the option to scale-up as bandwidth (Download / Upload Speeds) requirements grow - providing virtually limitless capacity.

## SECURITY & CCTV

With over 50 CCTV cameras installed across West Village you can be confident that your employees and visitors will always feel safe.

## WEST VILLAGE WIRELESS

Throughout the West Village precinct there are multiple Wireless Access Points (WAPs) for visitors and customers.



FACTORY LANE

FACTORY LANE



SECTION 2

## THE PRECINCT

INSPIRED BY THE CHARACTER AND HISTORY OF WEST END, WEST VILLAGE REIMAGINES URBAN LIVING AND WORKING.

“West Village is without doubt  
Brisbane’s premier lifestyle  
destination.”

*Harrison Phillips,  
Project Director, West Village*



Commercial Towers  
(20,000m<sup>2</sup>)



450 visitor  
carparking bays



Dining precinct



Project value  
\$1billion



Retail  
18,000sqm



1ha open green  
parklands  
and laneways



Close to train  
station and transport  
interchange



Medical  
Centre



Character event  
and coworking  
space

# BRISBANE'S FIRST MIXED-USE VILLAGE

**WEST VILLAGE IS AN INNOVATIVE, MASTER CRAFTED MIXED-USE DEVELOPMENT INSPIRED BY ITS UNIQUE CHARACTER HERITAGE AND DEFINED BY LUSH LANDSCAPING AND DIVERSE EVENT SPACES.**

Centred around the historic Peters Ice Cream and Ice Cream Cone factories, West Village is a dynamic mix of best in class community, amenity, concept restaurants and bars, and over 18,000m<sup>2</sup> of retail including a full service Woolworths.

These features complement the surrounding Boundary Street, West End, South Brisbane and the broader South Bank Cultural Precinct.

The design of the precinct is underpinned by the concept of "satoyama"; the co-existence of people and nature.

Satoyama is experienced by visitors and occupants of the precinct alike in the network of enticing laneways and extensive landscaped gardens that provide opportunities for relaxation and re-connection with nature.

# MULTI-USE DEVELOPMENT PRECINCT



03

## METRO ARTS LANEWAY THEATRE

Home to the Metro Arts rehearsal space, a 150 person underground theatre and two modern art galleries.



06

## GOODLIFE HEALTH CLUB FITNESS

Goodlife Health Clubs are one of Australia's largest and most popular health clubs. Their purpose is very clear - move people to achieve great things.



09

## CHILDCARE PLAY & LEARN

Kids are free to come play, learn and create with free flowing activities and daily tasks to keep them entertained.



01

## RETAIL AMENITY A DIVERSE MIX

Reflecting the cultural diversity of West End, West Village is a destination like no other.



04

## FULL SERVICE WOOLWORTHS LANDMARK SUPERMARKET

This landmark supermarket features premium meat and specialty cheese rooms, an artisan style bakery, in-store sushi and healthy bites, complemented by the best fresh fruit and vegetables.



07

## GREEN SPACE ACTIVATED AREAS

Over 7,800sqm of green space, providing a place for yoga and other fitness driven activations. A place for friends and family to meet and play, and the perfect spaces for special events.



10

## MEDICAL CENTRE HEALTHCARE

A team of experienced healthcare practitioners committed to providing quality family medical care.



02

## RESTAURANTS INDOOR & ALFRESCO

Equipped with indoor and alfresco eating quarters, West Village's food retail precinct is home to some of Brisbane's best dining experiences.



05

## HARRIS FARM FRESH FOOD MARKET

From sustainable initiatives to supporting local farmers and producers, this organisation operates with the mantra that actions can make a real, positive difference.



08

## BANK BRANCH FINANCE

Helping customers, communities and people to prosper and grow.

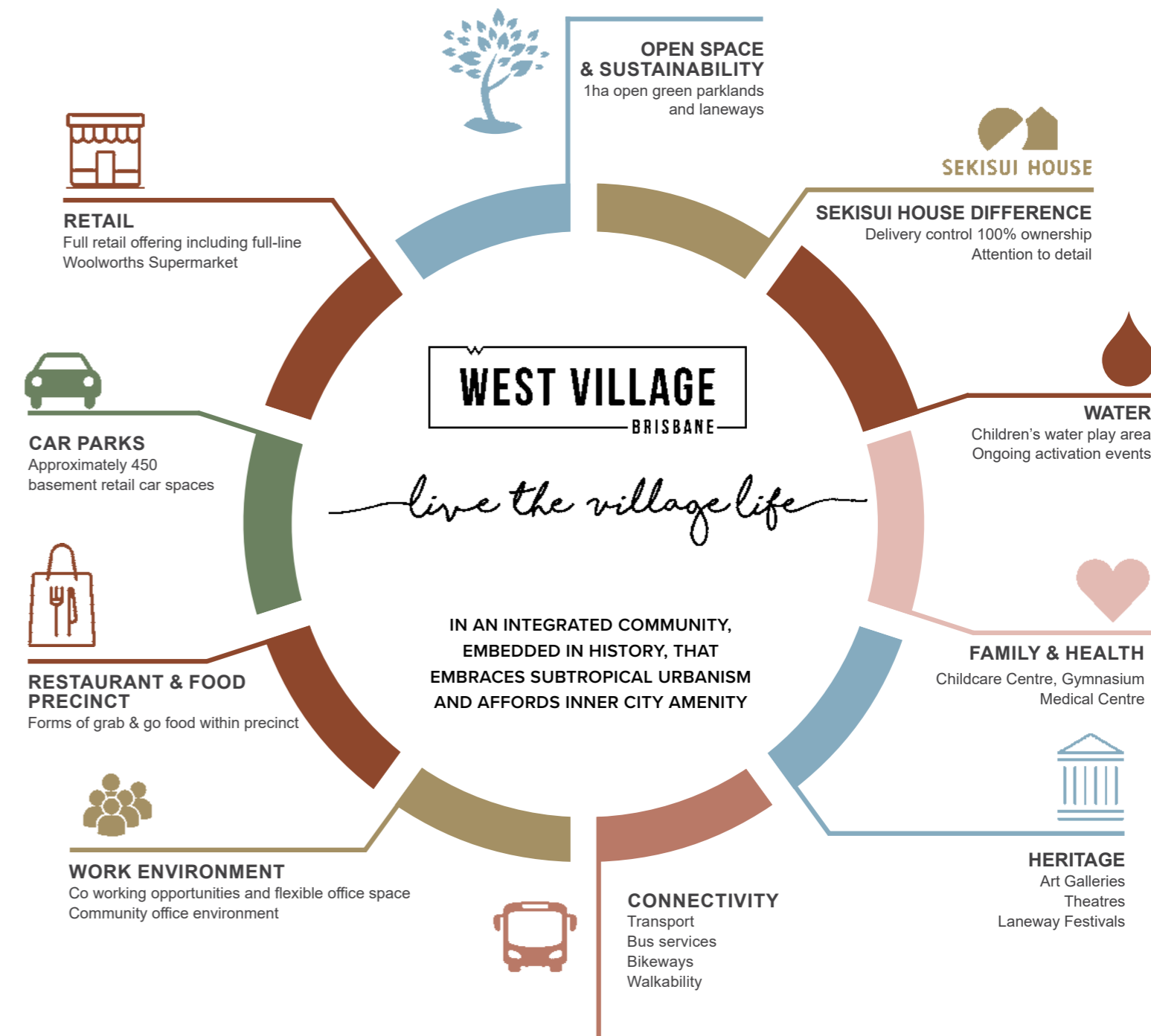


11

## CHEMIST HEALTHCARE

Committed to providing easier access to pharmacists and expert health advice.

PETERS LANE





# TRANSPORT & CONNECTIVITY



- 

**AIR**
- 

**ROAD**
- 

**CAR**
- 

**RAIL**
- 

**BUS**
- 

**BIKE**
- 

**FOOT**

**AIR**  
Brisbane Airport is only four sets of traffic lights, and a 20 minute drive by taxi or 25 minutes by train from the South Brisbane station.

**ROAD**  
Connected to Brisbane's major road network allowing ease of access to the North, South, East or West. West Village has direct access to the Airport Link, Inner City Bypass, Coronation Drive and Riverside Expressway.







**CAR**  
West Village offers 1,500 dedicated parking bays including 450 visitor carparks (free for 2 hours) plus the use of GoGet, West End's first car sharing scheme.

**RAIL**  
South Brisbane and South Bank stations are a short 5 minute walk along a safe, tree lined boulevard with direct access to 3 of the 5 rail lines within Brisbane.

**BUS**  
Over 69 direct high frequency bus routes accessible via the Cultural Centre each day, and bus stops in close proximity connect commuters to the CityGlider and bus 195, 196 and 199.

**BIKE**  
Riding to work is easy and only 400m from the river loop. With next generation End of Trip facilities and ample storage, the transition from saddle to seat is a breeze.

**FOOT**  
Safe, generous tree-lined boulevards surround West Village and allow ease of movement from the precinct to the Cultural Centre and into the CBD.

-  SOUTH BRISBANE STATION (700M)
-  CITY GLIDER (20M)
-  196, 199 & 195 BUS STOPS (20M)
-  CYCLE NETWORK
-  BRISBANE METRO
-  SOUTH BANK FERRY TERMINAL (800M)



# LANEWAYS OF WEST VILLAGE

HIGH QUALITY ARCHITECTURE AND INNOVATIVE DESIGN ARE THE HALLMARKS OF WEST VILLAGE.

## MOLLISON LANE

A health and wellbeing precinct with access to a range of allied health providers, gymnasium, childcare centre, beauty services, barber and chemist.

## PETERS LANE

Find all the colour and fascination of South Brisbane compressed within the intimate buzz of Peters Lane. The aroma of fresh roast espresso beans, spices, fragrant wines and artisan bread will fill the air from the laneway coffee roaster, wine bar and baker. Every aspect will be imbued with an enticing and captivating local flavour.

## FACTORY LANE

A vibrant meeting place where laneway cool is layered with historic charm, transporting you to the restaurants and bars of New York. Factory Lane will pulse with energy day and night.

## MOLLISON GREEN

Family friendly green space with a children's play area. Enjoy a takeaway from the adjoining retail precinct while the children explore.

## THE COMMON

The space that brings everyone together. A green park to relax, grab a drink and bite to eat while watching the activity of Boundary Street. Flanked by local retailers and shady trees, this is where West Village will blend seamlessly into the iconic Boundary Street culture.

## WILSON LANE

An extension of Wilson St, Wilson Lane is one of West Village's four generously landscaped laneways providing a fresh, sub-tropical feel that respects the Brisbane weather and will be a first for the city. Think Manhattan's Chelsea and Meatpacking Districts, a lane that will provide a character-filled connection to the past.



PETERS LANE



UPPER FACTORY LANE



MOLLISON GREEN



SECTION 3

## CAPABILITY STATEMENT

SEKISUI HOUSE'S CORPORATE PHILOSOPHY IS UNDERPINNED BY THE JAPANESE CONCEPT OF OMOTENASHI, WHERE ANTICIPATING NEEDS AND PROVIDING SERVICE WITHOUT EXPECTATION COMES NATURALLY.

“Sekisui House is an international developer committed to sustainability and the creation of growing and resilient communities”

*Hide Seguchi  
CEO & Managing Director, Sekisui House Australia*



## SEKISUI HOUSE

THE DELIVERY OF SEKISUI HOUSE'S MAJOR MASTER PLANNED PROJECTS IS A CAREFULLY ORCHESTRATED COLLABORATIVE EFFORT.



**HARRISON PHILLIPS**  
Project Director

Harrison is the Project Director at West Village and has been involved in the project since its acquisition and inception in late 2014. He is responsible for the delivery of the overall master plan.

Harrison has over 13 years specialised development management and real estate consulting experience in the property industry. Having worked with some of Australia's most high profile brands and corporations, Harrison has successfully delivered projects with a combined value in excess of \$7 billion.



**LISA TIMONEY**  
Senior Development Manager

Lisa is the Senior Development Manager at West Village with over-arching responsibility for the delivery of the group's retail and commercial portfolio.

Lisa has over 25 years experience in retail and commercial development, asset management and project leasing. She has delivered more than 30 inner urban projects comprising commercial, retail, and precinct development including the largest mixed use masterplan in the Southern hemisphere, and one of South East Queensland's largest office parks.



**SOPHIE BETTS**  
Commercial Development Manager

Sophie is the Commercial Development Manager at West Village with responsibility for the delivery of the group's commercial projects.

Sophie has over 15 year's experience in the delivery of commercial facilities within South-East Queensland's suburban fringe market most notably Brisbane Technology Park at Eight Mile Plains and the emerging business precinct at Hamilton Northshore.

## THE DEVELOPER SEKISUI HOUSE

TOGETHER WE CAN WRITE THE NEXT CHAPTER IN YOUR GROUP'S EXCITING STORY

West Village is being brought to life by Sekisui House – one of the world's largest property developers by revenue, with a market capitalisation nearly double that of Australia's largest integrated property development corporations.

We have the confidence and capability to deliver on your vision. Our success is the result of a truly worldwide platform, which focusses on innovation, research and development, while recognising the importance collaboration plays in the process.

West Village typifies Sekisui House's meticulously detailed approach. We believe this project to be of such significance that we've committed our global resources to ensuring it's not only a flagship development for Brisbane, but also sets a global standard in modern urban communities.

Our Japanese origins underpin our sharp eye for detail and our meticulous quality standards. This commitment to excellence spans everything we do, from integrating smart universal design principles into our residential developments to creating commercial developments that embody principles of sustainability, community and sense of place.



# DEVELOPER CAPABILITY - KEY PROJECTS



## CENTRAL PARK, SYDNEY

Incorporating apartments, commercial office space, shopping areas, a central park and an \$8 million public art collection, Central Park boasts 58 hectares of futuristic sustainable architecture heritage enclaves and gardens.



## GRAND FRONT, OSAKA, JAPAN

This 47 hectare international business, retail and transport development in Osaka was completed in 2013 and underpins the revitalisation of the Kansai area.



## TOKYO MIDTOWN, JAPAN

Comprising 560,000 square metres of total area, this \$3 billion mixed use development in Akasaka, Tokyo includes office, residential, commercial, hotel and leisure, and the new quarters of the Suntory Museum of Art.



## UMEDA SKY BUILDING, JAPAN

This unique and multi-award winning building in central Osaka features two office towers linked by a sky bridge and elevated travelators. It is home to Sekisui House's head office.



# THE ARCHITECTS

THE DESIGN AND DELIVERY OF WEST VILLAGE HAS BEEN GUIDED BY A TEAM OF EXPERT ARCHITECTS AND CONSULTANTS COMMITTED TO CONSERVING AND ENHANCING THIS UNIQUE PIECE OF BRISBANE'S HISTORY.

TKD ARCHITECTS HAVE BEEN INVOLVED IN THE PROJECT SINCE 2014 AND HAVE LED THE DESIGN OF THE HERITAGE ICE CREAM FACTORY. NETTLETON TRIBE IS THE ARCHITECT RESPONSIBLE FOR THE BROADER RETAIL PRECINCT AND MASTERPLAN.

## West Village Consultants

Team – Best in Market



**MEGAN JONES**  
Principal, TKD Architects

Tanner Kibble Denton Architects is a multi-disciplinary practice that brings together skills of contemporary architecture, adaptive re-use, interior design, urban design and strategic planning. Megan joined the practice in 1980 and leads the Heritage Group. Megan has considerable experience in heritage architecture and has undertaken numerous conservation projects over the past 35 years, many of which have received local and international awards. They include:

- St Patrick's College, Manly
- The Governor's Stable Stables
- Female Orphan School, Parramatta



**DAVID COHEN**  
Associate Director, NettletonTribe

The Nettleton Tribe design studio is led by a team of nine directors supported by an accomplished team of architects and designers. David joined Nettleton Tribe in 2017 and is passionate about designing living and working environments which enhance the occupant's experience. He has worked with leading construction industry clients delivering high profile projects including:

- Skyline Apartments, Brisbane
- 757 Ann Street, Fortitude Valley
- View & Rise, Gardens Riverside Precinct, Brisbane

nettletontribe

# KEY PROJECTS



**FEMALE ORPHAN SCHOOL**  
TKD ARCHITECTS

The Female Orphan School is the oldest three storey brick building in Australia, dating from 1813-18. This project involved the conservation and adaptation of the complex to provide exhibition spaces and meeting rooms for the Western Sydney University and the wider community.



**CITY HALL**  
TKD ARCHITECTS

The revitalisation of the most significant heritage building in Queensland involved conservation and adaptation works; refurbishment of existing and new interior spaces; new building services; and the design of new components including galleries for the museum of Brisbane at roof level and a catering kitchen within an excavated basement.



**757 ANN STREET**  
NETTLETON TRIBE

757 Ann Street is a commercial development (8000 m<sup>2</sup> NLA) designed to enhance the Fortitude Valley neighbourhood, addressing issues of scale, form and character. Particular attention has been paid to the design of the ground level podium which responds directly to the proposed subtropical boulevard of Ann Street.

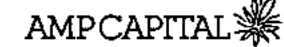


**SKYLINE APARTMENTS**  
NETTLETON TRIBE

The sheer, angular faces of Skyline Apartments at 30 Macrossan Street, Brisbane, rise from the silt shores of the nearby Brisbane River. A shifting floor plate addresses the opposing geometries of the serpentine course of the river and the orthogonal grid of the CBD. The twisting of the tower capital directs views across the city.

# SOUTH BRISBANE - LOCATION OF CHOICE FOR HIGH PROFILE COMPANIES

WEST END IS THE NEW END OF SOUTH BRISBANE. ALREADY HOME TO NUMEROUS LARGE INTERNATIONAL COMPANIES, IT'S AN EMERGING HOT SPOT FOR BUSINESS.



THE LIGHT GARDEN



# WHY SOUTH BRISBANE?

## Fuji Xerox Australia (FXA) moved into the South Brisbane precinct almost ten years ago.

During that time, we have renewed our lease and taken on extra floor space to accommodate growing staff numbers. Our staff travel into South Brisbane from all over Brisbane, the Gold Coast, and the Sunshine Coast, and enjoy the benefits of first-rate public transport options in the local area.

South Brisbane's public spaces and the wide variety of cafes and restaurants give our staff the opportunity to spend time outdoors away from their desks, promoting active and healthy lifestyles. Areas such as the South Bank Parklands also give us the opportunity

to entertain our interstate colleagues and guests in a beautiful and envy-promoting location.

The precinct has a thriving creative and technology based community that allows for great collaboration between businesses in the area, especially with the support of Business South Brisbane's networking functions and activities. FXA has also enjoyed forging relationships with the local secondary and tertiary educational facilities by offering support of the schools, and their community events.

*We recommend the precinct to you.*



**Andy Sutherland**  
Regional General Manager - QLD  
Fuji Xerox Australia

## As Chief Executive of the Queensland Performing Arts Centre (QPAC), I commend the South Brisbane precinct to you and your staff as an excellent location for your business.

This precinct is cultural hub, both for Brisbane and the state, with major arts centres – QPAC, State Library of Queensland, Queensland Art Gallery, Gallery of Modern Art and Queensland Museum South Bank – contributing to a large and energetic public space, defined by creativity and accessibility.

Not only is QPAC the performance home for Queensland's leading performing arts companies – Queensland Ballet, Queensland Theatre Company, Opera Queensland and the Queensland Symphony Orchestra – we regularly host many national and international companies as well.

QPAC proudly contributes to the vibrancy of the South Brisbane precinct, hosting over 1,000 performances and attracting more than one-and-a-half million visitors in the last financial year. Our free performances, such as the Green Jam Sessions on Friday evenings, provide an opportunity for precinct workers and visitors to wind down at the end of the working week in a relaxed outdoor setting. These sessions also provide valuable performance experiences for other precinct residents, including students of Griffith University Queensland Conservatorium of Music.

QPAC also contributes to the economy of the precinct with touring artists staying in local accommodation

and patrons choosing to dine at QPAC or at the wide selection of quality restaurants and cafes within South Brisbane.

QPAC enjoys strong relationships with many of its corporate neighbours. Not only do we provide special ticketing offers to staff within the precinct through Business South Bank, we have a choice of venues ideal for functions, launches, meetings and presentations. Unique corporate entertaining opportunities can be expertly delivered through our dedicated Corporate Events team.

I look forward to welcoming you to the precinct and am certain you will enjoy working here as much as we do.



**John Kotzas**  
Chief Executive  
QPAC





**LISA TIMONEY**

SENIOR DEVELOPMENT MANAGER

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**SOPHIE BETTS**

COMMERCIAL DEVELOPMENT MANAGER

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