

BAYONET HEAD SOCIAL HOUSING DEVELOPMENT

PLANNING APPLICATION REPORT
LOT 955
STRANMORE BOULEVARD, BAYONET HEAD

H+H
architects

ALBANY + KALGOORLIE + BUNBURY

PREPARED BY

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ON BEHALF OF

ADVANCE HOUSING LTD

ISSUED

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CONTENTS

INTRODUCTION.....	PAGE 3
BACKGROUND	PAGE 3
SITE DETAILS	PAGE 3
PROPOSED DEVELOPMENT	PAGE 3
DESIGN CONSIDERATIONS.....	PAGE 4
WASTE	PAGE 4
TRAFFIC	PAGE 4
CONTEXT & CHARACTER	PAGE 4
LANDSCAPE QUALITY	PAGE 6
BUILT FORM & SCALE	PAGE 8
FUNCTIONALITY & BUILD QUALITY	PAGE 8
SUSTAINABILITY	PAGE 8
AMENITY	PAGE 10
LEGIBILITY	PAGE 10
SAFETY	PAGE 11
COMMUNITY	PAGE 12
AESTHETICS	PAGE 13
BUILDING 1	PAGE 14
BUILDING 2	PAGE 15
BUILDING 3	PAGE 16
BUILDING 4	PAGE 17
MATERIAL PALETTE.....	PAGE 18
COLOUR PALETTE.....	PAGE 19
OPTION ANALYSIS.....	PAGE 21
SUMMARY.....	PAGE 25

In addition to this document, the following documents have been provided to clearly communicate the proposal's intent:

- Architectural drawings
- 3D renders
- Preliminary energy investigation
- R-Code compliance report
- Waste management plan
- Traffic impact statement

These documents collectively offer a comprehensive view of the design strategy and its alignment with the site's potential and surrounding environment. The following planning report outlines how the development responds positively to the 10 Principles of Good Design as set out in the WAPC State Planning Policy 7 – Design of the Built Environment.

INTRODUCTION

BACKGROUND

We are submitting this document and the accompanying drawing package as part of the development application package with the City of Albany. The attached drawings represent the culmination of iterative development and insights between the client, Advance Housing LTD, and the design team, H+H Architects. The Local structure plan and LDP No.14 identifies the site as R60, although the TPS2 indicates the zoning as ‘Urban Development’ rather than ‘Residential’.

SITE DETAILS

The subject site is Lot 955, Corner of Stranmore Boulevard and Ascanius Parade, Bayonet Head Albany and falls within LDP No.14, Zoned as R60 for residential development. The site is currently vacant.

PROPOSED DEVELOPMENT

The proposed development will feature 36 residential units across four two-storey buildings, creating a village-like feel. The layout separates the buildings with parking zones in between to make the best use of space in the R60 zone. This design meets the guidelines of the 2023 Medium Density Codes, the NCC 2022, and local planning requirements, balancing practicality and appeal. The development components are as follows:

The project aims to redefine social housing in Albany, focusing on sustainability, good design, and community outcomes while addressing the urgent need for housing. The design meets the client’s brief by maximising the use of the site, offering a mix of one- and two-bedroom units, and aiming for high energy efficiency and liveability standards. All of this is done with a contemporary and welcoming design.

The four buildings, each with one and two-bedroom units, provide much-needed smaller homes while fitting into the existing neighbourhood. The design also considers the nearby commercial areas and residential zones, blending modern housing with the surrounding area’s character.

This project is designed to meet Albany’s growing housing needs, providing new options in the area. Advance Housing Limited, the client, is committed to addressing the housing shortage, and this development will deliver 36 much-needed units.

Building 1 (10 units):

- 2 x 1-bedroom units
- 8 x 2-bedroom units

Building 4 (8 units):

- 4 x 1-bedroom units
- 4 x 2-bedroom units

Building 2 (12 units):

- 8 x 1-bedroom units
- 4 x 2-bedroom units

Parking Facilities:

- 45 onsite parking bays
- Bicycle and motorcycle parking
- Provision for electric vehicle (EV) charging

Building 3 (6 units):

- 4 x 1-bedroom units
- 2 x 2-bedroom units

Additional Features:

- Common bin stores & drying courts
- Landscaping and common areas that provide both private and shared amenities

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DESIGN CONSIDERATIONS

WASTE

The City of Albany has requested further clarification on the management of Food Organics and Garden Organics (FOGO) waste. Waste separation at the unit level will be implemented using a three-bin system: general waste, recycling, and FOGO. Residents will dispose of food scraps and garden waste in the FOGO bins. Each of the four buildings will have a shared bin storage area, equipped with 240L bins for general waste, recycling, and FOGO. The number of bins provided has been calculated based on projected waste volumes and is detailed in the comprehensive Waste Management Plan, submitted as part of the Development Application (DA) package. The bins will be moved to the verge for kerbside collection by the City of Albany's waste services.

TRAFFIC + LOCAL ROADS

ASCANIUS PARADE

When the site was originally zoned, it is likely that the City anticipated future development in line with the existing single residential dwellings along Ascanius Parade, which predominantly consists of R20 and R30 zoning, each with its own lot crossovers. These properties, totalling nine crossovers adjacent to the proposed development, reflect a low-density, residential character. Early discussions with the City, alongside a traffic management plan, have supported the proposed three crossovers from Ascanius Parade, aligning with the local traffic context and minimizing disruption.

STRANMORE BOULEVARD

Stranmore Boulevard functions as a collector road, designed to accommodate higher traffic volumes and provide access to multiple properties. However, connecting an access road here poses several challenges. Firstly, its north-facing orientation results in less favourable livability outcomes for the development. Additionally, the 8-meter slope between Omrah Lane and Stranmore Boulevard would necessitate a steep access ramp, which could present safety concerns in a social housing context. Due to these factors, a connection to Stranmore Boulevard is considered undesirable.

ADJACENT SITE

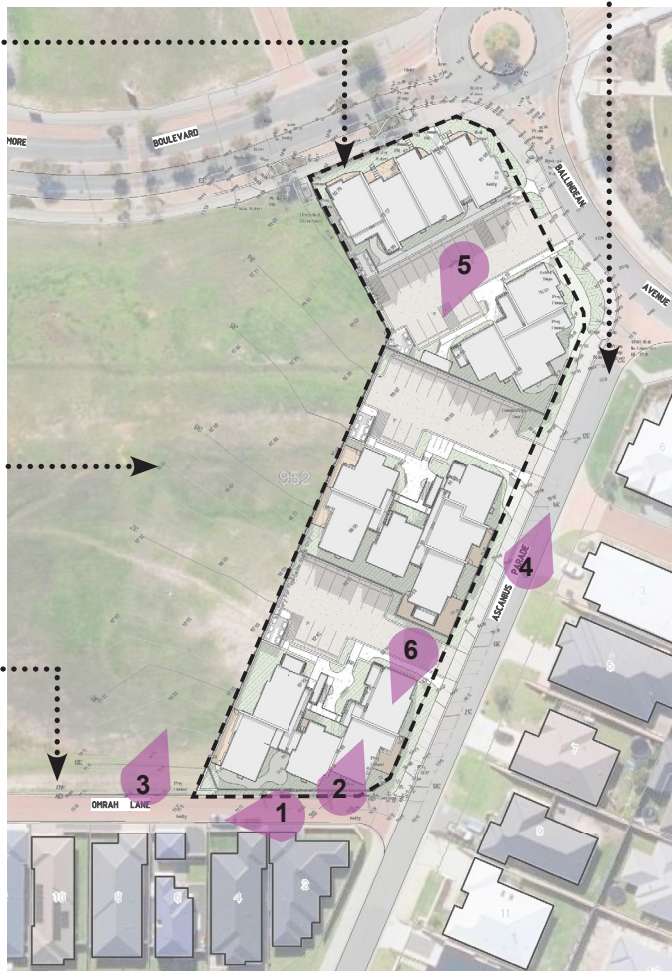
Coordination with the adjacent site for shared access roads was not possible as the site has not yet been sold, limiting the design team's ability to explore this option further.

OMRAH LANE

Omrah Lane is a 6-meter-wide local lane primarily serving 13 single-house residences, providing rear access to their garages. It was designed as a minor route intended only for low-volume, local traffic. The lane was not built to accommodate the significant increase in traffic that would occur if an access way were extended from Omrah Lane through to Stranmore Boulevard, which would result in the additional traffic generated by 36 units.

CONTEXT & CHARACTER

Bayonet Head is approximately 10 kilometres northeast of Central Albany, WA, and has been evolving rapidly over the past decade as a hub for affordable housing. The built environment here predominantly consists of recently constructed single-residential housing. While there is some variation, a sense of uniformity prevails, with many homes sharing similar block sizes and architectural styles due to being built around the same time by local project home builders. These home designs, often featuring contemporary finishes such as fibre cement and brick facades, are set on small lots, which unfortunately limits the connection between these homes and their surrounding environment. They can be characterised by their low-pitched hip and skillion rooves, facades of rendered or face brick, double-width garages, and minimal hard and soft landscaping, creating very limited streetscape appeal.



Given the partial zoning of this lot as a Neighbourhood Centre, there is a unique opportunity to create a development that bridges the scale and form between commercial buildings and single-residential housing. By introducing social housing with a higher density, the design can provide a diverse yet harmonious addition to the area, enhancing the local character and contributing positively to the neighbourhood's identity. Adjacent to the site is 11 Stranmore Boulevard, another social housing development of similar scale and aesthetic, which we are responding to with the building form, addition of colour, and a discrete village feel.

In addition to the built environment, Bayonet Head boasts significant natural beauty, with large areas of native bushland along Yakamia Creek. The locality is enriched with several reserves, including the Bayonet Head Lookout, which offer recreational and picnic facilities. The nature trails promote a connection to the natural landscape and foster a sense of community. The proposed design will aim to respect and incorporate these natural features, ensuring that the development complements the existing environment while contributing to the area's character. The colours and textures of this natural environment have provided a palette for the development.

By thoughtfully integrating with the surrounding landscape and responding sympathetically to local building forms and patterns of development, this project will reinforce local character. The four buildings are set within landscaped clusters, separated from car parking to encourage casual daily interactions between residents. The two-storey forms feature articulated façades, broken up by window projections, balconies, privacy screens, and access walkways, creating a harmonious mix of private and communal spaces. The design we have proposed has letterboxes, window openings, and materiality features that face the adjacent properties, rather than turning their backs to the existing street. The use of appropriate building materials, construction techniques, and details will further enhance this distinctiveness, offering a design that is not only contextually appropriate but also forward-looking, aligning with the intended future character of Bayonet Head.



Streetscape of Omrah Lane



Streetscape of Omrah Lane



Streetscape of Omrah Lane



1. View West - Corner of Omrah Lane & Ascanius Parade



2. View North - Corner of Omrah Lane & Ascanius Parade



3. View North - Stranmore Boulevard



4. View North - Intersection of Borda Lane & Ascanius Parade



5. View South - Stranmore Boulevard



6. View South - Ascanius Parade



Adjacent Social Housing Development

LANDSCAPE QUALITY

The site has been entirely cleared of vegetation, presenting an opportunity to establish a new landscape setting for the development. The proposed landscaping plans (L.10-L.12) aligns with the R-Codes and is designed to maximize green space across both private and public areas, enhancing the environmental value of the site as a place for living. Each ground-floor unit is provided with a private garden, fostering a sense of ownership and connection to the outdoor environment, while first-floor balconies overlook common garden spaces with trees, offering residents views of tree canopies, soft edges, and natural privacy.

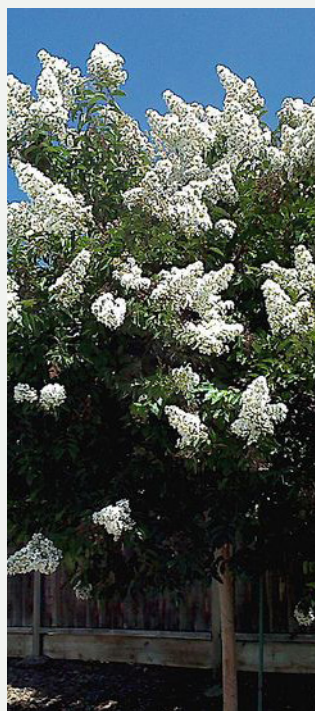
The hardscapes are crafted using a combination of washed aggregate concrete, segmental pavers, and asphalt, while outdoor spaces are thoughtfully designed to include street furniture, such as seating, to encourage residents to use these communal areas for social interaction. The architecture integrates climbing trellises to support vertical green walls, further enhancing the connection between the built form and nature and creating green and welcoming spaces that contrast with the harder urban edge.

The landscape design, developed by the H+H design team, emphasizes native and endemic plant species that thrive in Albany's local soil and climatic conditions. This approach supports local biodiversity, creates habitats for birds, bees, and possums, and ensures a resilient, low-maintenance landscape. Flowering species attract pollinators, while Western Australian Peppermint trees and the local Silver Princess trees are strategically selected for their compatibility with the sandy soils and to complement the nearby parkland and street planting. A mix of deciduous and evergreen trees, including columnar varieties for narrow spaces and wider canopies for areas with suitable deep soil, have been chosen to ensure year-round visual interest and to prevent shading issues in winter. To suit the abilities and resources of social housing tenants, small private garden spaces are designed to be low maintenance. Major landscape elements and communal gardens, however, are in shared areas and will be maintained by the landlord.

The landscape plan also includes a pedestrian connection along the southeast boundary, in accordance with DAP No.14, offering residents easy access to Kees Darling Park, a nearby public open space and wetland area, fostering a strong connection to the natural environment.



TREE SELECTION



Lagerstroemia indica x
fauriei 'Natchez'
(CREPE MYRTLE WHITE)
Size: 5-6m x 4m
Notes: Deciduous



Betula pedula 'Fastigiata'
(UPRIGHT SILVER BIRCH)
Size: 8-10m x 2-4m
Notes: Deciduous



Eucalyptus caesia
(SILVER PRINCES)
Size: 1-14m x 3m
Notes: Evergreen



Pyrus calleryana x *pyrifolia*
'NCPX1' Javelin
(ORNAMENTAL PEAR
JAVELIN)
Size: 10m x 2.5m
Notes: Deciduous



Betula platyphylla var
japonica 'Whitespire'
(ASIAN WHITE BIRCH)
Size: 10m x 4-5m
Notes: Deciduous



Agonis flexuosa 'Variegata'
(VARIEGATED DWARF
WILLOW MYRTLE)
Size: 4-10m x 4-10m
Notes: Evergreen



Cyathea cooperi
(COIN SPOT TREE FERN)
Size: 4-6m x 3m
Notes: Evergreen



Selected climbing plants

BUILT FORM AND SCALE

The proposed development thoughtfully considers its surrounding context by adopting a two-storey height, despite the potential for a three-storey build. To address the 8-metre fall across the site, a series of stepped 'benches' have been incorporated, allowing the building forms to respond directly to the topography and the R60 zoning. This approach ensures the development integrates harmoniously with the predominantly single-storey suburban landscape while anticipating the future development of a larger commercial Neighbourhood Centre behind Lot 955. The two-storey scale acts as a transitional element, bridging the lower residential forms with the higher density expected in future commercial developments.

By limiting the building height to two storeys, the design reduces the dwelling yield and also the required number of car parking bays, allowing for more landscaped areas and shared communal spaces. The high value placed on landscaped spaces to the front setback zones and Communal Open Space are reflected in the high percentages achieved against the new Medium-Density Code targets. This enhances the overall amenity of the development and promotes a healthier living environment. The massing strategy divides the development into four distinct buildings, strategically separated by parking areas that serve each building. This approach responds to the steep site topography, minimizing the need for extensive retaining walls and reducing the number of steps and ramps required for accessibility. As a result, the stepped design effectively delineates private spaces from public areas and separates parking from living zones.

The orientation and scale of the buildings comply with the guidelines of LDP No.14, with a northern orientation to maximize passive solar gain. The design provides views of the lake across the road, responds to the four street frontages, and captures morning and afternoon sunlight from the west, while also offering protection from prevailing southwest winds. This orientation not only optimizes energy efficiency but also enhances the connection to the surrounding landscape, positively contributing to the local streetscape and public realm.

The two-storey structures are rectilinear in form but are articulated through varied setbacks, staggered walls, and external circulation stairs and walkways, creating depth and visual interest. This is accentuated by the use of a variety of masonry and lightweight materials.

FUNCTIONALITY AND BUILD QUALITY

The proposed development ensures high build quality and durability using robust materials such as face brick, steel roof sheeting, and lightweight timber prefabricated wall and floor cassettes. These materials are chosen for their ability to withstand Albany's climate (zone 6), ensuring longevity and weather resilience.

The development proposes to use a hybrid construction of masonry party walls and on-ground slabs with OFFSITE's prefabricated modular lightweight timber frame system to minimize material wastage, reduce gaps, and achieve greater construction accuracy.

Acoustic and energy consultants have been engaged to optimize insulation and meet high acoustic and thermal performance standards, enhancing comfort and energy efficiency. The design complies with the Liveable Design Guidelines Gold Standard, ensuring units are adaptable for future needs as residents age, providing long-term flexibility for a range of future tenants.

Interior materials are selected for durability, sustainability, and aesthetics. Compact laminates are used in high-use areas like laundries and bathroom countertops for resilience. Timeless, durable finishes like vinyl flooring and carpets in plank or tile formats allow for localized repairs, reducing waste and maintenance costs.

Service integration is carefully planned to maintain functionality and aesthetics, with fire-rated service shafts integrated into the floor plans. Bin storage is located at the rear of the site, minimizing impact on future developments, with larger communal bins serviced by a local company to reduce space requirements. This allows for more landscaping and amenities for residents.

Service ducts are integrated into each floor plan, efficiently managing utilities for upper-floor units without affecting those below. Bathrooms are uniformly laid out to ensure acoustic and fire separation, enhancing safety and comfort.

The overall design prioritizes resilience, adaptability, and high performance, meeting current needs while minimizing the need for future modifications. Advance Housing place a strong focus on building to last, and this is reflected in this development.

SUSTAINABILITY

Advance Housing Limited is dedicated to achieving a minimum 7-star energy efficiency rating for all new builds, recognizing that this significantly reduces operational costs for residents. Preliminary investigations confirm that each building meets or surpasses this rating, with guidance from an energy consultant. This success is attributed to strategies such as under-slab insulation, high-specification wall and ceiling insulation, thermal mass, and double glazing.

To ensure the development's longevity and resilience, high-quality construction methods and materials are used, aiming for a lifespan of at least 50 years. The design incorporates passive strategies to minimize mechanical heating and cooling, reducing energy consumption and operational costs. Key features include optimal insulation for year-round comfort and strategically placed windows for enhanced natural ventilation and daylighting.

Instead of air conditioners, DC ceiling fans are used for their quiet operation and low energy consumption, combined with electric hydronic radiators for efficient radiant heating. The project team is exploring solar panel installation on roofs to generate electricity, offering long-term financial benefits by offsetting electricity costs once the initial investment is recovered. Heat pumps will be used for water heating due to their superior energy efficiency and sustainability. The electrical infrastructure will also include provisions for future electric vehicle (EV) charging stations, promoting sustainable transportation.

Materials selected include low/zero VOC paints, recyclable aluminium window frames, and plantation timber framing. Plumbing fixtures have a WELS rating of at least 5, ensuring water conservation, cost savings, and environmental benefits. Onsite stormwater management will utilize retention and infiltration systems, and low-energy lighting, such as LEDs, will be installed.

Water management includes electric stoves and ovens, eliminating fossil fuels within the homes. Bike parking is provided for each unit to encourage reduced vehicle reliance. A waste management plan, developed with expert consultation, includes a common bin system to promote recycling, composting, and proper waste disposal, supported by clear signage in common areas.

This holistic approach ensures the development meets sustainable design criteria while fostering a community-oriented lifestyle that respects the environment, supports social well-being, and delivers long-term economic benefits.



AMENITY

All 36 units in this development adhere to the Gold Standard of the Liveable Housing Design Guidelines, accommodating occupants' changing needs over time. Key features include increased circulation space, hobless showers, minimal level changes at door thresholds, accessible external areas with ramps from carparks, and provisions for future grab rails in bathrooms. These measures ensure improved universal access, enhancing comfort and functionality for a diverse range of users.

To maximize internal amenity, the design emphasizes the orientation of living rooms and private open spaces, prioritizing access to northern light, which contributes to overall well-being. Solar studies, detailed in the attached compliance report, show that:

62% of units have north-facing primary living spaces.

28% have east/west solar orientation.

5% have southeast solar orientation.

5% (2 units) do not receive direct sunlight for at least 2 hours during the winter solstice as per R-Codes compliance, yet still achieve a high NatHERS rating (see preliminary energy report).

The design optimizes space utilization with strategically placed common landscaped areas that offer visual and physical amenities for recreation, enhancing the external environment for both occupants and visitors. Mailboxes are located on Ascanius Parade, connected to the units by a common footpath, fostering casual interactions among neighbours. The carpark design optimises the footprint, reducing areas required for vehicle circulation.

Private outdoor living spaces comply with R-Code requirements for size, location, and solar access, ensuring they are directly connected to indoor living areas and offer views. This approach ensures the development provides comfortable, healthy, and adaptable living environments, catering to diverse needs throughout the day and week.



LEGIBILITY

Access to the site is thoughtfully designed with three crossovers from Ascanius Parade and Ballindean Avenue. Buildings 1 and 2 are accessed via Ascanius Parade, either through vehicle crossovers or a pedestrian footpath connecting to the broader street network. Buildings 3 and 4 are accessed via Ballindean Avenue. Building 4 has direct street access from Stranmore Boulevard, with pathways leading from the footpath to the private gardens.

The design creates distinct “mini precincts,” responding to the site’s natural slopes and ensuring a consistent experience for all users, whether arriving by vehicle, on foot, or by bike. Each parking zone is connected to the buildings via well-marked paths, ramps, and landscaping elements like garden beds, trees, and outdoor furniture, guiding residents and visitors to entry points. Directional signage further supports pedestrian movement, fostering a welcoming environment.

Open spaces across the site provide clear sightlines, helping occupants easily navigate and understand the layout. Distinctive colour schemes for each building enhance wayfinding, making routes recognizable and visually appealing. The layout includes well-defined parking zones, accessible common areas, and conveniently located bin stores, contributing to a clear, intuitive site organization. The separation of public and private spaces ensures the function of each area is immediately apparent, enhancing the development’s legibility and usability.

SAFETY

The design addresses the needs of social housing residents, who may face personal and health challenges that make them vulnerable to crime. To enhance safety and create a sense of security, each unit features private entry points, minimizing communal circulation past entry doors and clearly distinguishing between private and public areas with screening and fencing.

Safety and security are prioritized through both architectural and landscape elements. Strategic window placement on all building facades ensures 360-degree visibility, enhancing natural light and facilitating passive surveillance. This design helps monitor public and communal areas, reducing the risk of harm and encouraging safe behaviour.

All circulation areas are open and visible to residents to prevent secluded, “dark” spots. The layout emphasizes private courtyards and well-lit common spaces, particularly in parking and communal areas, to boost security. Essential amenities, such as parking, bin stores, washing lines, shared gardens, letterboxes, and storage rooms, are located within 20 meters of each residence and are accessible via well-lit, safe pathways.

Landscaping includes medium to large trees along boundaries, combined with fencing, to create a natural buffer that clearly defines private zones from the public realm. Internal fencing further delineates private courtyards, ensuring privacy and security for residents.

The design effectively balances private and shared spaces, fostering both communal interaction and secure, private areas. This approach enhances overall safety, promotes a sense of community, and supports resident well-being.



COMMUNITY

Advance Housing is committed to addressing the critical need for social housing in Albany and its surrounding areas. To achieve this, various site yield options were evaluated to balance increased housing density with a scale that complements the local streetscape and enhances tenant wellbeing.

The development offers a mix of one- and two-bedroom units, reflecting the changing demographics and current housing needs of the Albany community. This approach moves away from the traditional model of larger family homes, aligning with the shift towards smaller household configurations. By diversifying the housing typology, the development caters to singles, couples, and small families, and adapts to future needs such as an ageing population and people with disabilities.

The design fosters a sense of community by integrating with surrounding residential areas and enhancing the streetscape appeal. Advance Housing prioritizes high-quality, inviting environments that support social engagement and physical activity.

According to recent data, Albany, which represents 63.67% of the regional population, faces 73.95% of the unmet social housing demand for the Great Southern. Despite a population increase of 7.82% from 2016 to 2021, housing stock grew by only 6.55%. The gap between demand and supply is widening, with previous developments primarily consisting of standalone houses (96.9%) and minimal medium-density housing. As of the latest data, there are only 18 properties available for rent in greater Albany, underscoring the urgent need for additional social housing.



AESTHETICS

Our social housing development strives to create an engaging and welcoming environment that integrates seamlessly with the surrounding community. By carefully considering the scale, form, and materials, we aim to deliver a design that is both contemporary and respectful of its context.

The separation of building masses has been thoughtfully designed to echo the scale and rhythm of the neighbouring R20 and R30 developments across the street, fostering a sense of continuity and harmony within the precinct. This approach not only respects the existing urban fabric but also enhances the residential feel, ensuring that the new buildings fit comfortably within their surroundings.

The contemporary aesthetic of the buildings, coupled with extensive complementary landscaping, significantly contributes to the visual amenity of the area. The landscape design is not merely an afterthought but an integral part of the building fabric, with steel and wire trellis structures allowing climbing plants to soften blank walls and create vertical gardens and screening. This thoughtful integration of greenery adds a natural, inviting quality to the architecture, enhancing the sensory experience for residents and visitors alike.

A mixture of materials is used to create visual interest, light & shade whilst also balancing durability and low maintenance requirements. Simple contemporary forms that are inviting and have visual appeal, avoiding unnecessary character styles in favour of more timeless appearance that can be readily upgraded in future.

To further enrich the visual diversity and foster a sense of individuality, each building will feature its own distinct colour scheme. This use of colour is intentional, serving to enhance legibility, avoid monotonous uniformity, and instil a sense of identity and pride within the community. It is important for social housing to evoke a sense of place and belonging, and thoughtful use of colour is one way we achieve this.

The building forms are carefully massed in a series of rectangular volumes, clearly delineating the boundaries between different residential buildings. This articulation not only defines private and public spaces but also contributes to the overall coherence and elegance of the design.

The design approach transcends style and appearance, focusing instead on creating a cohesive, culturally relevant development that truly resonates with its residents. It aims to enhance the character of the area by fostering a welcoming atmosphere. Communal spaces are thoughtfully designed to encourage casual interactions among residents, inviting them to connect, enjoy the changing seasons, and engage with their surroundings. This approach not only strengthens community bonds but also enriches the overall living experience.



BUILDING 1

ACCESS
UNITS
PARKING
AMENITIES

ASCANIUS PARADE
1-BED X 4 | 2-BED X 6
12 BAYS
COMMON DRYING COURT, BIN STORE, BICYCLE
PARKING, PROVISION FOR EV CHARGING



North facade | Pedestrian access into building forecourt



East facade (Ascanius parade facing) | Proposed cross over



West facade (Omrah lane facing)

BUILDING 2

ACCESS	ASCANIUS PARADE
UNITS	1-BED X 8 2-BED X 4
PARKING	15 BAYS
AMENITIES	COMMON DRYING COURT, BIN STORE, BICYCLE PARKING, PROVISION FOR EV CHARGING



North facade | Pedestrian access into building forecourt



East facade (Ascanius parade facing) | Proposed cross over



West facade (Omrah lane facing)

BUILDING 3

ACCESS

UNITS

PARKING

AMENITIES

BALLINDEAN AVENUE

1-BED X 4 | 2-BED X 2

18 BAYS

COMMON DRYING COURT, BIN STORE, BICYCLE
PARKING, PROVISION FOR EV CHARGING



North facade | Pedestrian access into building forecourt



East facade (Ballindean avenue facing) | Proposed cross over into shared parking zone



South-west facade

BUILDING 4

ACCESS

UNITS

PARKING

AMENITIES

BALLINDEAN AVENUE

1-BED X 4 | 2-BED X 4

18 BAYS

COMMON DRYING COURT, BIN STORE, BICYCLE
PARKING, PROVISION FOR EV CHARGING



North facade | Pedestrian access From Stranmore Blvd



View from the roundabout



South facade | Pedestrian access

MATERIAL PALETTE



PAINTED FIBRE CEMENT CLADDING

Fibre cement cladding was selected for its durability, cost-effectiveness, and ease of installation. This material requires minimal maintenance, making it an ideal choice for social housing. Its smooth surface provides a perfect base for the vibrant paint schemes, which help differentiate each building and highlight their unique identities.



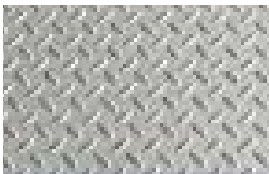
WOOD LOOK ALUMINUM CLADDING

Aluminium panels with a wood-look finish are applied sparingly as a feature cladding on façades and around communal drying areas. This material provides the warmth and aesthetic of timber while offering superior durability and reduced maintenance costs, balancing beauty with resilience and is non combustible.



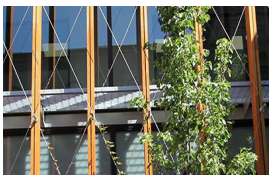
CLADDING VERTICAL RIBBED STEEL SHEET

Above the balconies, vertical deep pan steel sheeting is used to emphasize the geometric design, adding a striking sense of verticality and enhancing the overall architectural aesthetic.



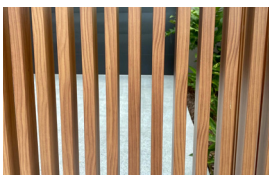
STAIRS - CHECKERPLATE STEEL

Checker plate steel and steel structural elements has been chosen for its practicality, low maintenance, and cost-effectiveness. This material complements the hard landscaping and balustrade selections. Its textured surface provides slip resistance, enhancing safety while maintaining durability in high-traffic areas.



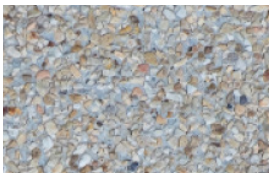
RONSTAN TENSILE STEEL GREENING TRELLIS

Proprietary steel trellises are incorporated into the design to support climbing plants, integrating greenery with the built environment. These slender trellises introduce a delicate and refined element to the façades, softening the building's appearance while fostering a connection with nature.



SCREENS AND SHUTTERS:

Wood-look screens are installed where privacy is needed, particularly for units located along shared walkways. Additionally, shutters add warmth and privacy, combining the natural appearance of wood with the benefits of low-maintenance, durable materials. These features help balance functionality with the development's aesthetic vision.



WASHED AGGREGATE CONCRETE PAVING

A combination of washed aggregate concrete, segmental pavers, and asphalt is used for pathways and outdoor spaces. These materials were selected to achieve a natural, cohesive look while maintaining budgetary constraints and ensuring long-term durability.



HANDRAILS

Moddex handrails are installed throughout the development to ensure safety and durability, especially in high-traffic areas. The steel's galvanised finish complements the contemporary design of the buildings, blending structural function with a modern aesthetic.



SEMI-TRANSPARENT ROOF SHEETING

This material is strategically used in areas like drying courtyards and over select balconies to allow additional natural light into key spaces. The translucent sheeting enhances sunlight penetration, providing both essential lighting and passive heating, contributing to the buildings' energy efficiency.

COLOUR PALETTE

Three of the four buildings features a unique colour scheme to evoke happiness, add character, enhance legibility, and create a distinct sense of place. The colour schemes across the site are drawn from the natural tones of the surrounding soft landscaping and nearby parklands, with three distinct palettes that harmonize with the environment. Each scheme incorporates three primary colours:

1. A bold, vibrant hue inspired by the tones of selected trees and plants, applied to the fibre cement cladding as a standout feature.
2. A soft, nearly white complementary colour from the same family as the bold hue, which visually unites the buildings from afar, offering cohesion while still allowing individual expression.
3. A 'wood-look' aluminium cladding in a rich dark cedar tone, inspired by the trees on site, emphasizes the diverse building forms.



COLOUR SCHEME 1: GREENS - UMBRELLA GREEN & MOUNTAIN SPRING

Applied to Buildings 1 and 4, this palette serves as bookends for the site, framing the diversity of colours in between. The scheme responds effortlessly to the surrounding soft landscaping, taking inspiration from the Silver Birch and Ornamental Pear Javelin, which maintain similar tones throughout the year. The muted, nature-inspired greens create a calming, tranquil atmosphere. The Mountain spring, almost white with a hint of green, complements the deeper umbrella green, providing softness and brightness that feels both fresh and harmonious.



COLOUR SCHEME 3: PINKS – BABE & HINT OF LAVENDER

Inspired by the Eucalyptus Silver Princess, with its striking pink blossoms and reddish bark, this colour scheme adds a playful and vibrant energy to the site. The combination of pink hues, softened by the cooler Lavender Blush with its grey undertones, echoes the beauty of the surrounding native flora, including the Willow Myrtle. This palette introduces a delicate warmth to the buildings, transforming their feel with a blend of softness, energy, and connection to the natural environment.



COLOUR SCHEME 2: ORANGES – EVENING SUNSET & FRENCH VANILLA QUARTER

This scheme, applied to select buildings, draws inspiration from the Asian White Spire Birch. Known for its striking white bark and vibrant fall foliage, this tree's rich autumnal hues have been translated into warm orange tones for the facade. While yellow was considered but ultimately avoided due to application challenges, the orange brings warmth, energy, and a welcoming atmosphere to the development. The lighter, complementary shade, French Vanilla, softens the boldness of the orange, enhancing the visual connection between buildings while remaining visually stimulating and uplifting.



OPTION ANALYSES

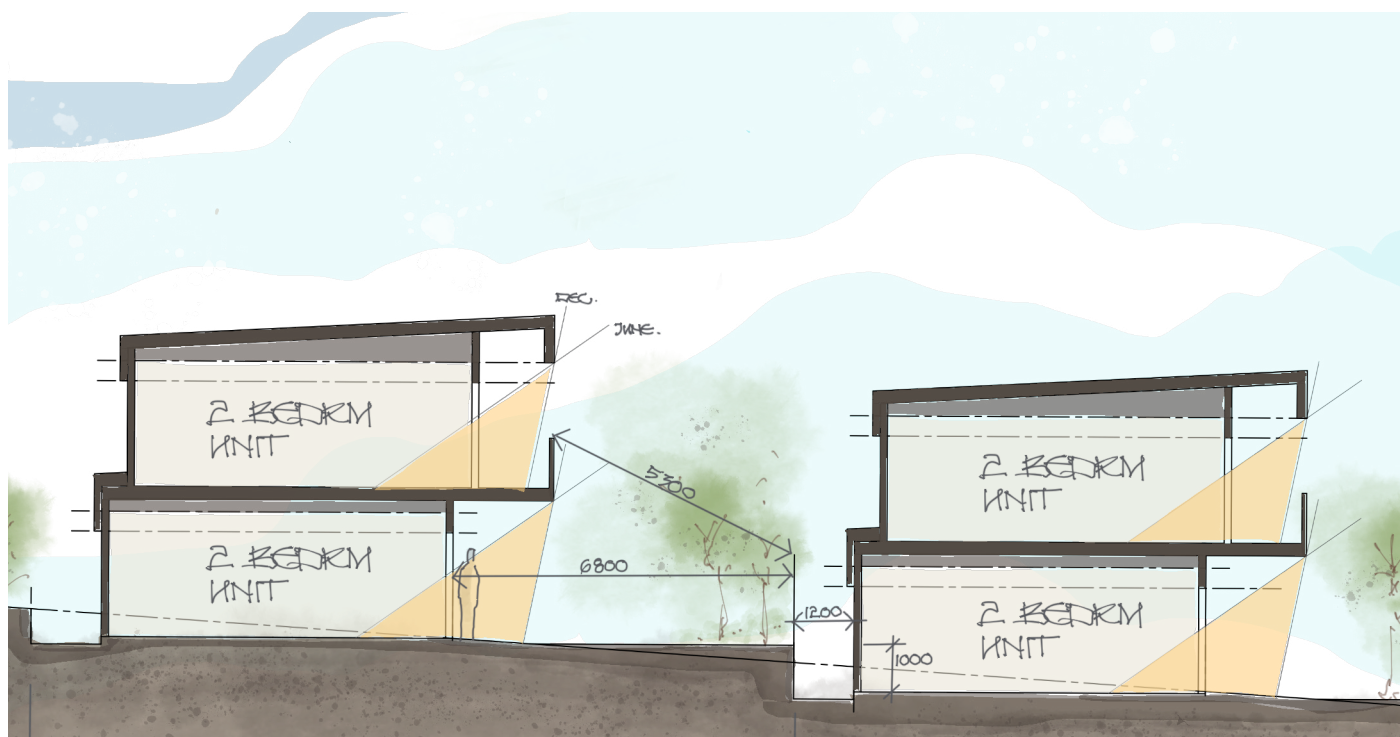
SCHEME 1

JULY 2022

This initial scheme included 24 units, comprising 16 two-bedroom units and 8 one-bedroom units.

The design was optimal for solar orientation and maintained clear visibility and legibility throughout the development. However, the plan involved a type of crossover parking that did not align with the City of Albany's design guidelines.

Additionally, the steep slope of the site presented significant challenges in terms of parking placement, requiring excessive retaining walls. The scale of the buildings also appeared smaller compared to the existing streetscape, causing them to blend in less effectively.



AUGUST 2022

This arrangement better met the City of Albany's requirements by concealing parking from street view, thereby enhancing the site's visual appeal. The scale was more appropriate in relation to the existing streetscape. However, this scheme did not meet the required number of parking bays under the superseded R-Codes, reducing the yield by 5 units.

This reduction was a significant drawback for our client, a non-profit social housing provider, as it affected the project's financial viability. Moreover, the design did not fully capitalize on density, which is crucial for addressing Albany's housing crisis.



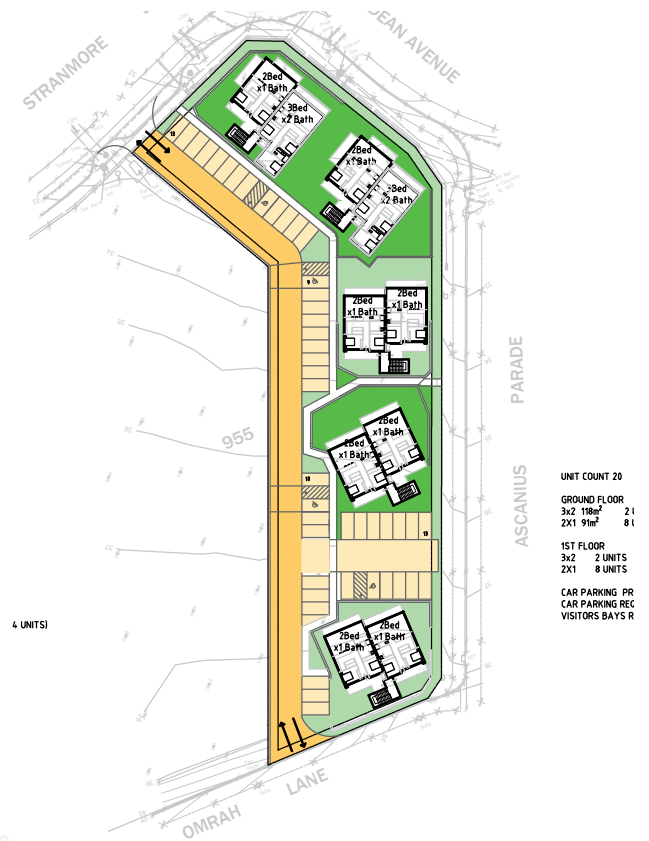
SCHEME 3

AUGUST 2022

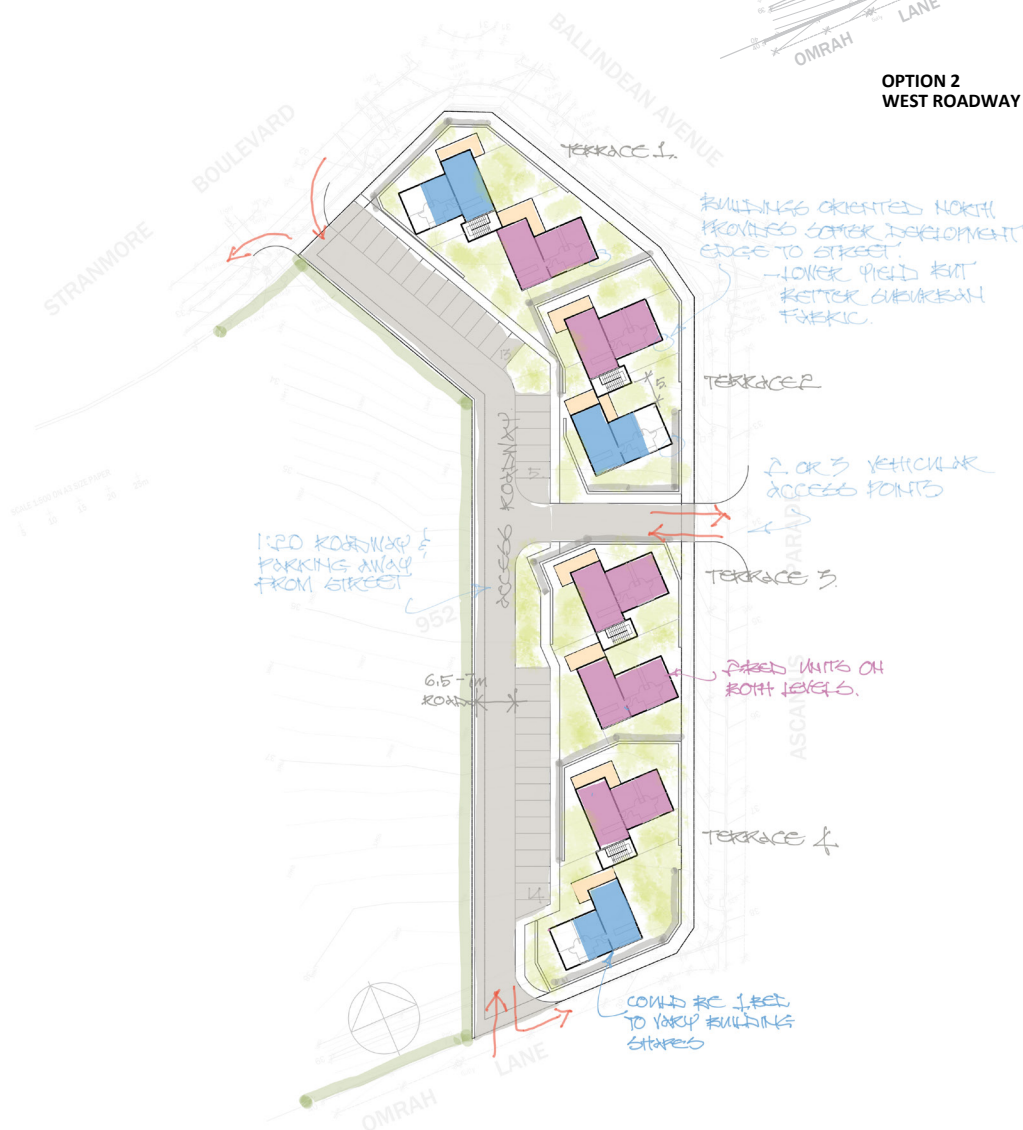
This scheme explored the possibility of a private access road along the far boundary, with a single crossover from Ascanius Parade. This design effectively hid parking at the rear of the site, allowing residents convenient access to their vehicles.

Multiple variations were considered, including a layout with 16 wide-plan units (featuring 3-bedroom, 2-bedroom, and 1-bedroom options) and another with a more compact, 20-unit design. However, the steep 8-meter slope of the site necessitated extensive ramping and retaining walls, making it impractical for a social housing environment. The long vehicle ramp with a steep slope was considered highly undesirable for traffic management.

The potential risks and excessive costs associated with this design ultimately made it unfeasible.



OPTION 2
WEST ROADWAY - 20 NARROW PLAN UNITS



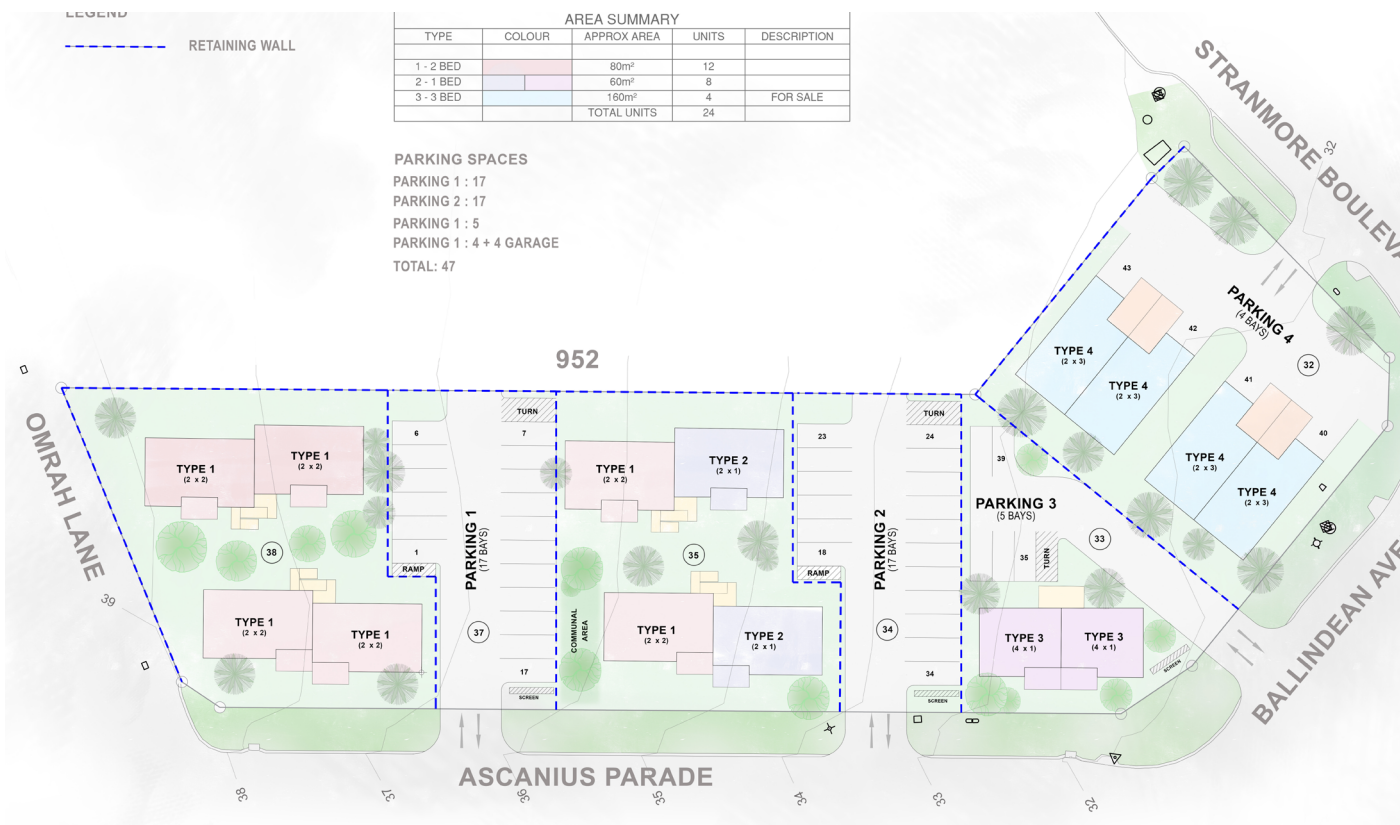
SCHEME 4

AUGUST 2022

The client expressed interest in exploring the option of placing four townhouses at the front of the development, along Stranmore Boulevard, to sell as a means of recouping some of the initial investment. Given that the organization is a non-profit, this approach provided financial security.

This scheme integrated storage rooms within the buildings, which was more practical for residents. However, during this phase, it became clear that the proposed private road towards the back of the site was not viable due to its risks and complications. We incorporated insights from previous schemes and collaborated with a civil engineer to minimize site excavation and retaining walls. We also improved parking accessibility for residents and optimized cross falls for on-site water management.

Despite these adjustments, the townhouses at the North end of the site faced challenges in energy performance due to their orientation and north-facing parking, necessitating further revisions. They also presented poorly to Stranmore Boulevard, dominated by parking areas.



BAYONET HEAD SOCIAL HOUSING
ADVANCE HOUSING

DRAWING No
DRAWING TITLE
SCALE
JOB NUMBER
DATE
DRAWN

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SUMMARY

OPTION 5 (CURRENT SCHEME)

During the revision process of scheme 4, the idea of a mixed two and three-storey development was considered and discussed with the City of Albany's planning department, which indicated that it could be acceptable despite the two-storey limit in LDP No. 14. This option potentially increased the number of units to 48, enhancing the project's density while remaining compliant with local regulations. The variation in building heights contributes to a diverse and dynamic streetscape, which is beneficial when designing for higher densities. However, the three-storey design posed significant challenges regarding fire safety compliance, as it would necessitate Type A construction and was ultimately abandoned in preference for retaining two-storey throughout with the total lot yield of 36 units. Despite these hurdles, we believe the current design achieves a balanced solution, meeting all design requirements while maximizing the yield to help address the housing crisis. It offers a comfortable and visually appealing living environment, enhances the local streetscape in Bayonet Head, and provides safe, affordable homes for those in need. The energy efficiency and north-facing orientation issues have been resolved, ensuring a sustainable and resilient development.

SUMMARY

The Bayonet Head Social Housing Development aims to redefine social housing design in Albany by prioritizing sustainability, performance, aesthetics, and social outcomes to address the urgent housing needs. The design features four two-storey buildings with a mix of one- and two-bedroom units, optimizing lot yield and integrating harmoniously with the surrounding R20 and R30 developments. The contemporary aesthetic is enhanced by a thoughtful landscape design, which includes steel trellises for climbing plants and a diverse material palette for visual interest. The development promotes community engagement through inviting communal spaces and distinct colour schemes for each building, fostering a sense of identity and connection.

We trust that the provided information and associated documents offer a comprehensive view of our proposal's intent and alignment with the site's potential and community needs.

