

BAYONET HEAD SOCIAL HOUSING DEVELOPMENT | SUMMARY



DESIGN PRINCIPLES

CONTEXT & CHARACTER Bayonet Head features uniform, recently built single-residential housing. This development aims to bridge the gap between commercial and residential scales, drawing inspiration from the nearby social housing at 11 Stranmore Boulevard to create a higher-density, harmonious addition that enhances the local character.

LANDSCAPE QUALITY The development will feature private outdoor areas for each unit and extensive communal gardens maintained by the client. The landscape design, created by H+H, includes 76 trees - well above the R-Codes requirement - and focuses on native plants suited to Albany's conditions.

BUILT FORM & SCALE The two-storey design bridges lower residential forms with anticipated higher-density commercial developments, providing lake views, responding to four street frontages, and optimising sunlight while shielding from southwest winds. The rectilinear buildings feature varied setbacks, staggered walls, and external stairs, using diverse materials to create visual interest and depth.

FUNCTIONALITY & BUILD QUALITY

The development combines masonry party walls and on-ground slabs with OFFSITE's prefabricated timber frame system to reduce waste and improve construction accuracy. Fire-rated service shafts are integrated into the design, and rear-located bin storage with communal bins minimizes impact on future developments.

SUSTAINABILITY Each building meets or exceeds a 7-star energy rating, achieved through under-slab insulation, high-spec wall and ceiling insulation, thermal mass, and double glazing. Low-VOC paints, recyclable aluminum frames, and water-saving fixtures with a minimum 5-star WELS rating are used, along with stormwater retention systems and LED lighting for efficiency.

AMENITY All 36 units meet the Gold Standard of the Liveable Housing Design Guidelines. Common landscaped areas and private outdoor spaces comply with R-Code requirements, providing recreation, solar access, and direct in-door-outdoor connections. Slopes for a consistent user experience.

LEGIBILITY The site is accessed via three crossovers from Ascanius Parade and Ballindean Avenue, with Buildings 1 and 2 accessed from Ascanius Parade, and Buildings 3 and 4 from Ballindean Avenue. Clear sightlines, distinct building colour schemes, and thoughtful pathways enhance wayfinding, while the design creates distinct "mini precincts" that respond to the site's natural slopes for a consistent user experience.

SAFETY The design enhances security for vulnerable social housing residents with private entry points, clear separation of private and public areas, and open, well-lit circulation spaces. Essential amenities are located within 20 meters of each unit, accessible via safe, well-lit pathways to prevent secluded areas and improve safety.

COMMUNITY The development includes one and two-bedroom units to meet Albany's evolving housing needs and enhances community by integrating with surrounding areas. Advance Housing focuses on creating inviting spaces that promote social interaction and physical activity.

AESTHETICS A mix of durable, low-maintenance materials creates visual interest through light and shade, while simple, timeless forms avoid unnecessary character styles in favour of a more timeless appearance. Rectangular building volumes clearly define boundaries, with each building having a distinct colour scheme for individuality.