

10 PRINCIPLES DESIGN REPORT

65 Salcott Road
Girrawheen

Prepared for
City of Wanneroo
Council Briefing Session

Project Number: 192
4 December, 2023

NIC

BRUNSDON

Acknowledgment

The Project Team acknowledges the Traditional Custodians of the land and pays respect to the Elders, past, present and future.

We honour Australian Aboriginal and Torres Strait Islander peoples' primary cultural and spiritual relationship to place and their rich contribution to our society.

To that end, all our work seeks to uphold that we care for Country, it will care for us.

INTRODUCTION

Project Team

Project Overview

SPP 7 DESIGN OF THE BUILT ENVIRONMENT

- 1 Context & Character
- 2 Landscape Quality
- 3 Built Form & Scale
- 4 Functionality & Build Quality
- 5 Sustainability
- 6 Amenity
- 7 Legibility
- 8 Safety
- 9 Community
- 10 Aesthetics

Project Team

Uniting

Uniting WA is a provider of Person-Centred Supportive Accommodation services which includes the provision of tenancy management, property management and the delivery of wrap around support services for tenants. The delivery of support services are funded through various WA State Government Departments.

Uniting WA supports people experiencing complex challenges brought on by intergenerational trauma or situational crisis, including people who may be experiencing domestic violence, financial hardship or homelessness, mental illness or disability and people reintegrating into the community.



NIC BRUNSDON

Nic Brunson is recognised as one of Australia's leading architects. In 2015 Nic was the sole winner of the Australian Institute of Architects Emerging Architect Award, firstly for Western Australia and then nationally. His studio works throughout Australia and South-East Asia regions through its offices in Perth, Melbourne, and Denpasar.

The studio's work has recently received recognition at the World Architecture Festival, Dezeen Awards, Houses Awards, INDE awards, and Australian Institute of Architects Awards programs, most notably winning both the public vote and master jury awards at the prestigious Dezeen Awards for the world's best hospitality project.



Project Team



Founded by Director, Neil Teo, in 2007, Dynamic Planning's core focus is promoting and achieving performance-based outcomes to ensure the interests of our clients' projects are optimised, managed and delivered with efficiency and experience.

Dynamic Planning provides you with customised town planning and project coordination services with a strong focus on innovation, professionalism, effectiveness and vision into every project, be it small, medium or large.



Project Grounding



FILLING THE GAP IN SUPPORTED HOUSING

A housing gap has been identified when a participant exits Uniting's supported accommodation programs and is unable to secure a lease agreement in the private market.

Our model seeks to provide sustainable accommodation to alleviate the pressure placed on participants leaving Uniting's supported accommodation services and ending up on the Public Housing wait list.



TRANSITIONAL ACCOMMODATION BOTTLENECK

Upon graduating from either of Uniting's two specific Transitional Accommodation services participants are required to move into Social housing or market rentals at which point the support services provided by Uniting also ceases.

This model introduces flexibility into Uniting's stock when considering short term accommodation and allows Uniting to continue to support individuals while they explore and secure longer term housing.



'LIGHT TOUCH' SUPPORT

Our model will deliver medium to long term independent housing with 'light touch' drop in support, a familiar point of contact with Uniting team members, aimed at reducing the likelihood of re-offending or returning to homelessness.

Guiding Principles

- + Provides support and sustainable accommodation
- + Medium to long-term housing facility
- + 'Light touch' support program with Uniting members
- + Introduce flexibility to existing operational constraints
- + Individuals re-entering the community
- + Promote positive mental health with build materiality and colours
- + Passive security surveillance by design

(Transitional Housing)

- + Robust finishes, easy care, easy clean
- + Environmental sustainability strategies
- + Natural light and air ventilation
- + Communal and intimate landscape areas
- + Spaces that encourage and facilitate social connection
- + Parking for staff only
- + Long term lease agreement with church

Planning Considerations

+ Proposed land use - 'Residential Building'

A building or portion of building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- + Temporarily by two or more persons; or
- + Permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.

+ Operation of the proposed development will be governed by a overarching Operational Management Plan, conditioned as part of the planning approval.

+ State Planning Policy 7.3 - Residential Design Codes (Volume 1) - Primary Development Controls.

(Project Overview)

PROJECT OVERVIEW

ADDRESS	65 SALCOTT ROAD, GIRRAWHEEN
LOCAL COUNCIL	CITY OF WANNEROO
SITE AREA	2025m ²

SITE AREA

2025m²

SITE COVERAGE

543m²

SITE COVERAGE

27%

PRINCIPLE 1

CONTEXT & CHARACTER

Responds to and enhances the unique characteristics of a local area, contributing to a sense of place

Local Context

The site is situated at 65 Salcott Road in the suburb of Girrawheen. It is a suburban site, within short walking distance from shops, a community centre and bus stops that link the suburb to key amenities. The site is within the City of Wanneroo, a locality that is investing in creating a network of walkable pathways and environments that support access to services and facilities.

- B** Bus Stop
- 1** Shopping Centre / 1.2km
- 2** Community Centre / 450m
- 3** Small Food Shops / 400m
- 4** Community School / 500m
- 5** Hainsworth Avenue
- - -** Footpaths



Site Conditions



- 1 Existing crossover
- 2 Street context / looking East
- 3 Street context / looking West
- 4 Street context / reserve trees
- 5 Street context / neighbouring park
- 6 Site / existing building

Site Conditions



- 1 Significant existing tree
- 2 Well established reserve tree
- 3 Existing dwelling
- 4 Hainsworth Park
- 5 Existing car park



Site Response

- 1 Face the sun and address the street. Prioritise living spaces with access to natural light.
- 2 Reduce presence of cars on site, prioritise pedestrian movement.
- 3 Retain existing trees if possible, create green buffer to soften streetscape interface.
- 4 Stretch green across site, deliver a variety of usable garden spaces and maximise deep soil opportunities.
- 5 Prioritise cross ventilation for comfortable living and reduction in energy bills.



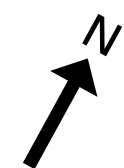
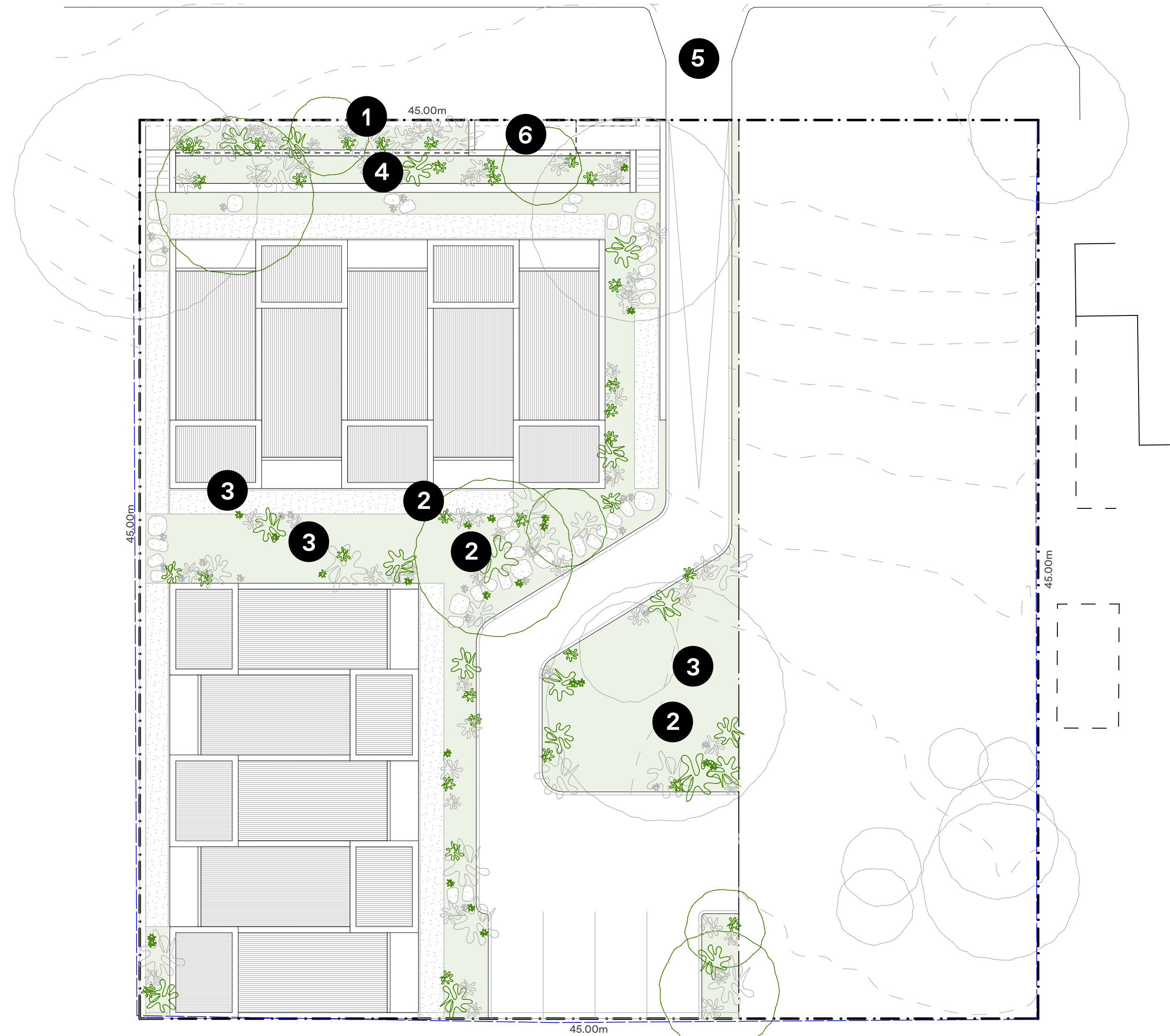
PRINCIPLE 2

LANDSCAPE QUALITY

Operates as an integrated and sustainable system, within a broader ecological context

Landscape Plan

- 1** Green buffer to soften streetscape interface
- 2** Deep soil planting opportunity
- 3** Shared outdoor space
- 4** Shared outdoor space / productive garden
- 5** Vehicle crossover - planting to soften hardscape edges, permeable ground treatment to car bays
- 6** Bin store - planting to add further screening & green buffer



Indicative Planting Palette

Streetscape & pathways

A palette connecting the road reserve with streetscape planting extending into pathways to dwelling. Connecting the site to the neighbourhood whilst contributing to the native biodiversity.



Eucalyptus rhodantha
Rose mallee



Eucalyptus websteriana
Webster's mallee



Conostylis candicans
Cotton heads



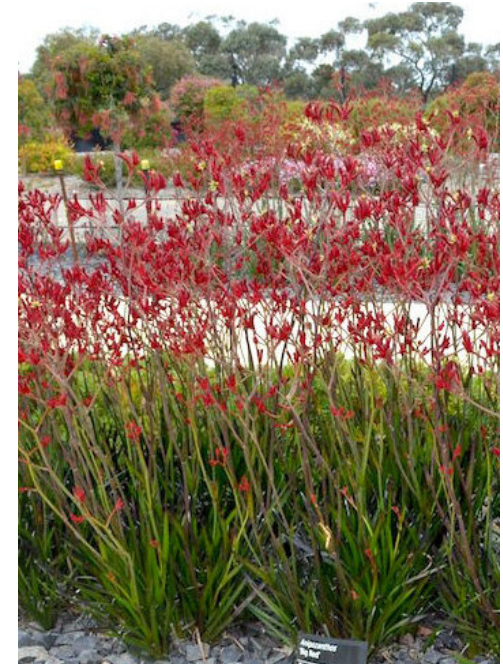
Myoporum parvifolia
Creeping boobialla



Lomandra Tanika



Banksia petiolaris



Anigozanthos 'Big Red'

Communal garden

A robust mix of shrubs that open and close view lines and a deepening palette of natives.



Lomandra wingarra



Correa alba



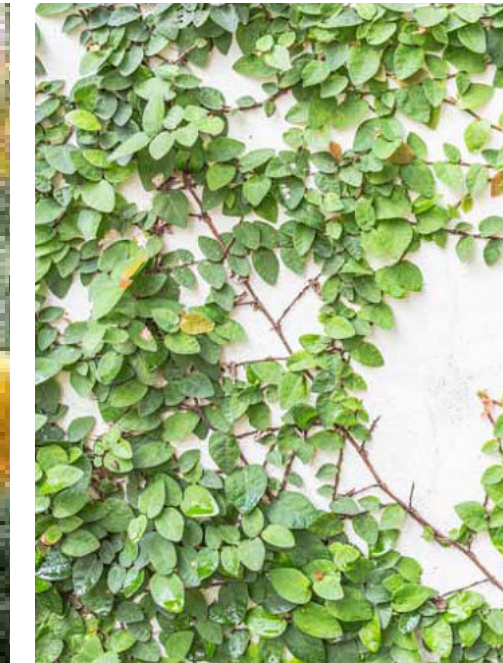
Hardenbergia meema
Meema



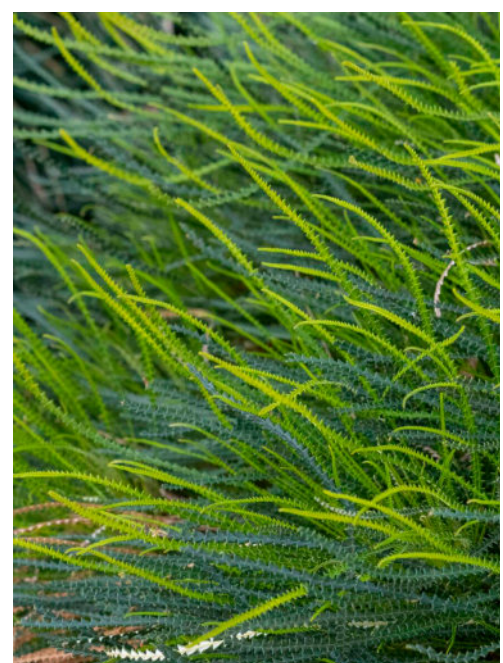
Eucalyptus Kruseana



Banksia Menziesii Dwarf



Ficus pumila
Climbing fig



Banksia Nivea
Honeypot banksia

Shaded garden

A darker palette of shade loving plants with interesting foliage and contrasting forms.



Dichondra silver falls



Alpinia caerulea



Cyathea Australis
Australian tree fern



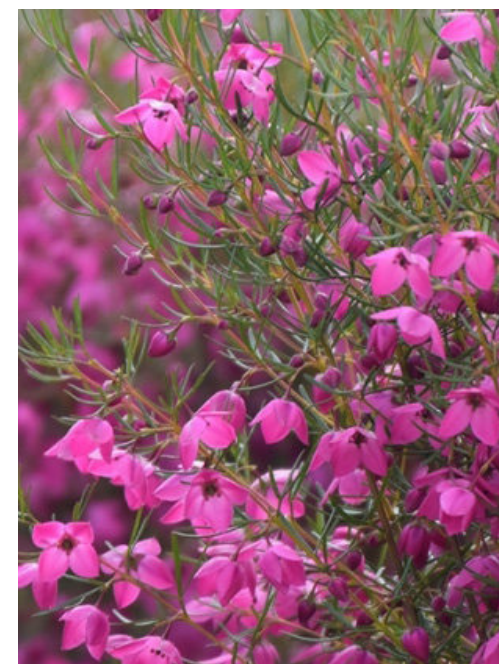
Pteridium esculentum
Kangaroo Vine



Austral bracken
Bracken



Liriope emerald cascade
Weeping grass



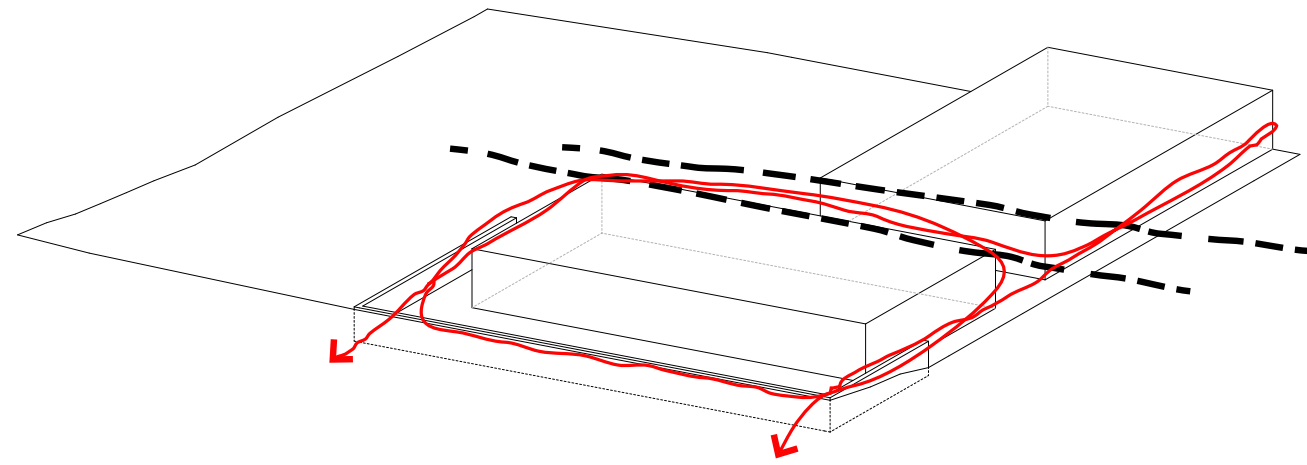
Boronia heterophylla
Magenta stars

PRINCIPLE 3

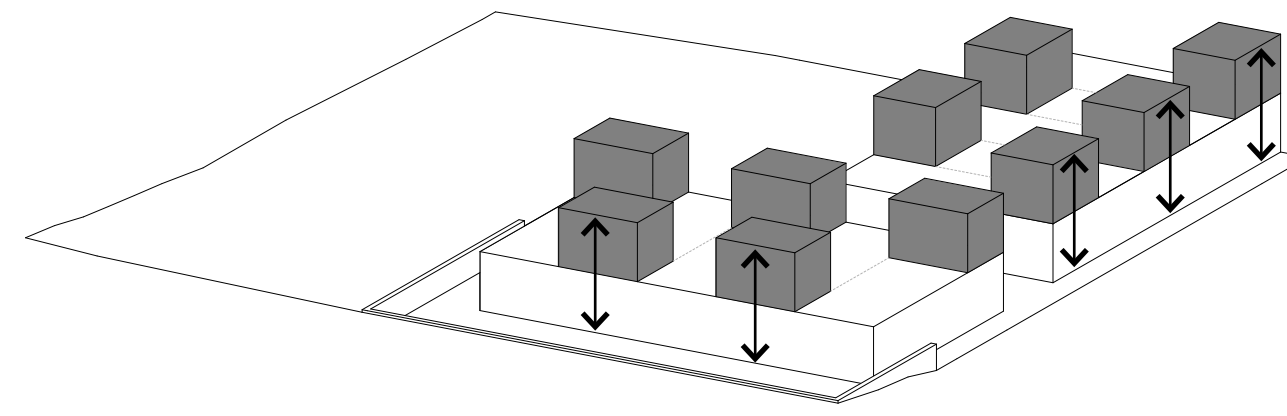
BUILT FORM & SCALE

Shapes, massing and height that is appropriate to the setting, and negotiates existing and future context

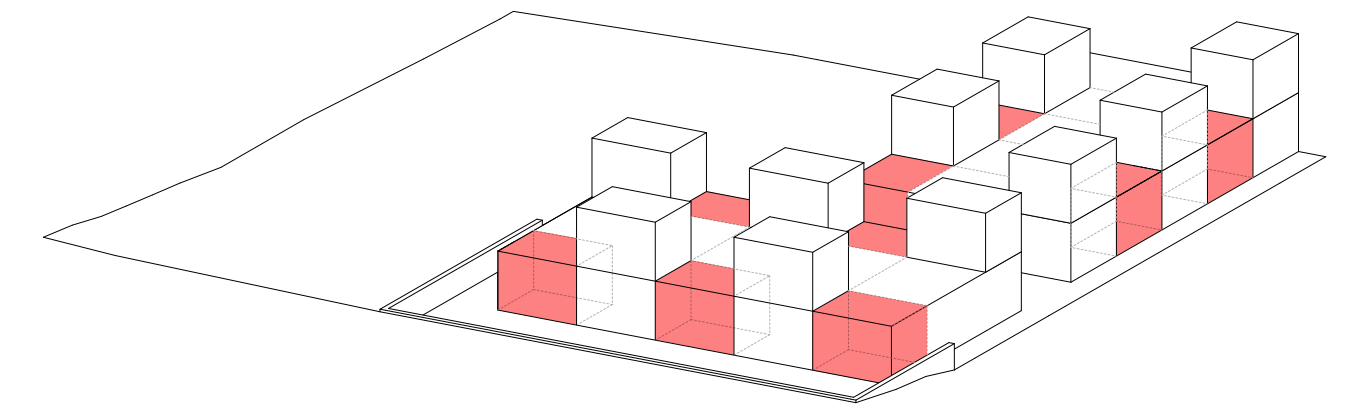
Built Form Strategy



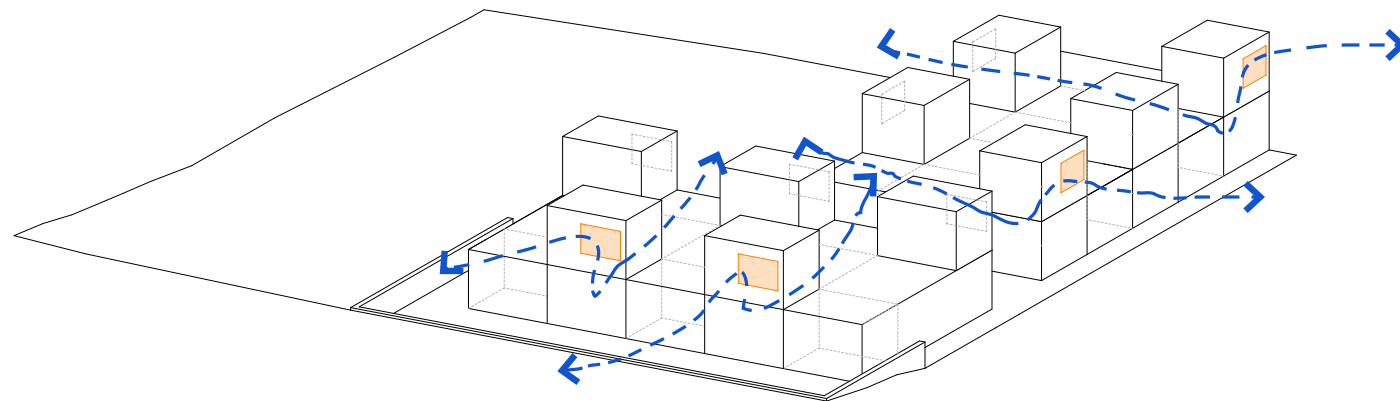
Push retaining wall to northern boundary to maximise usable green space & create better amenity. Split mass for better permeability, access and circulation.



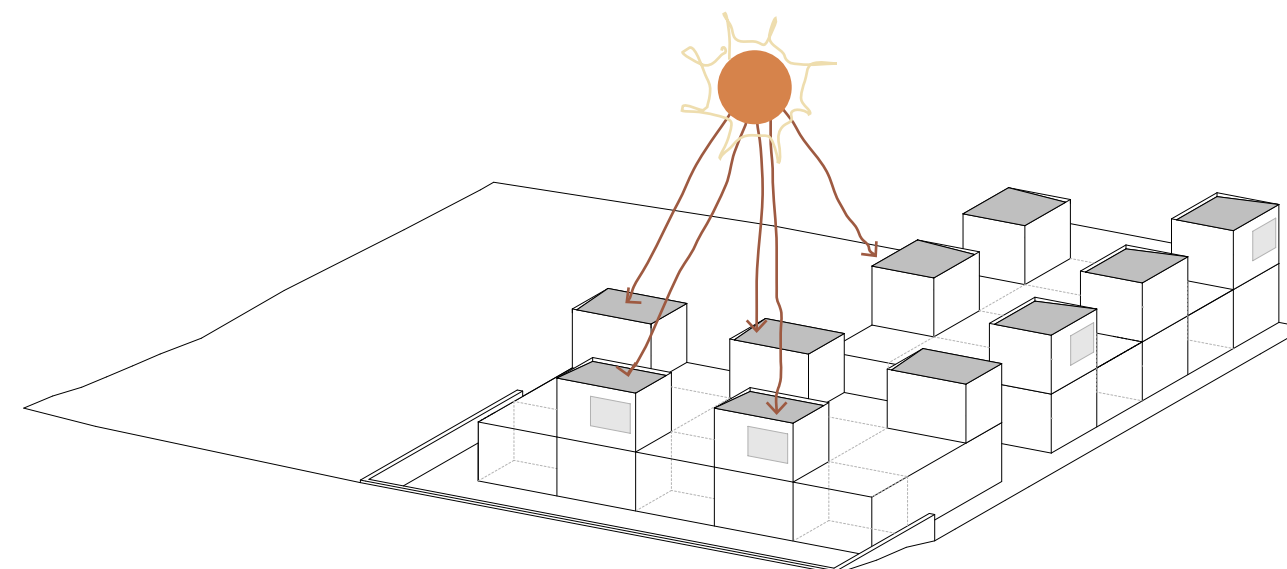
Add volume / elevated ceiling spaces internally to mitigate heat gain.



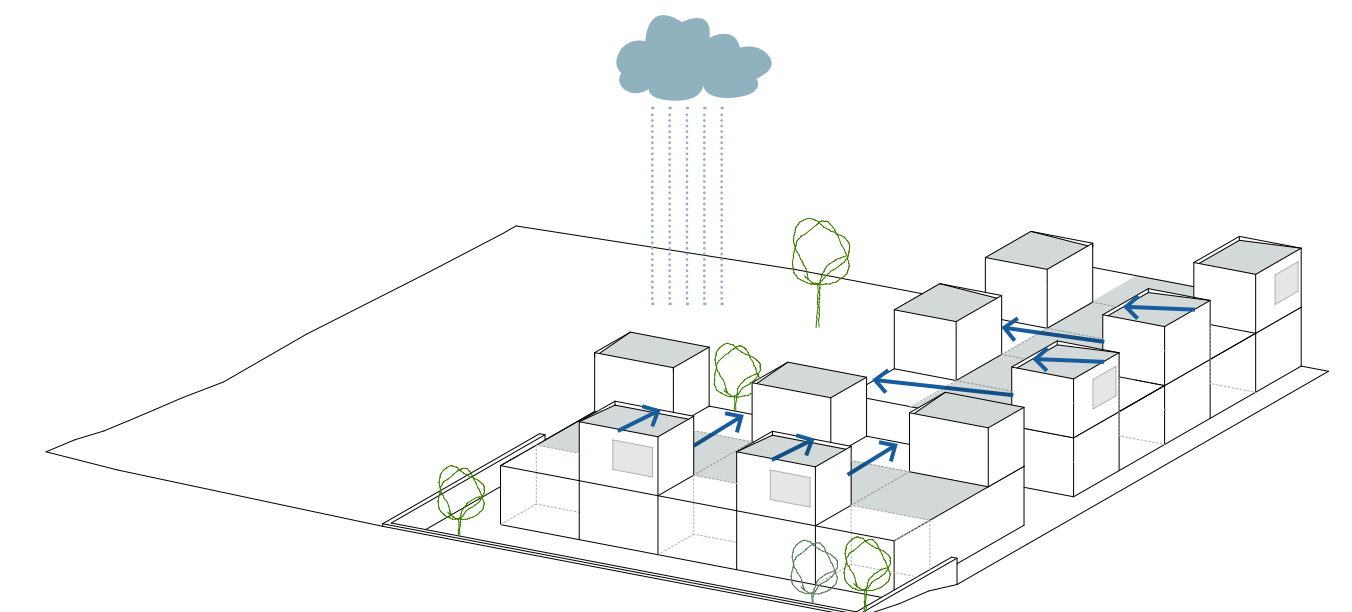
Subtract volume to create private outdoor spaces.



Add high level openings to allow good cross ventilation.



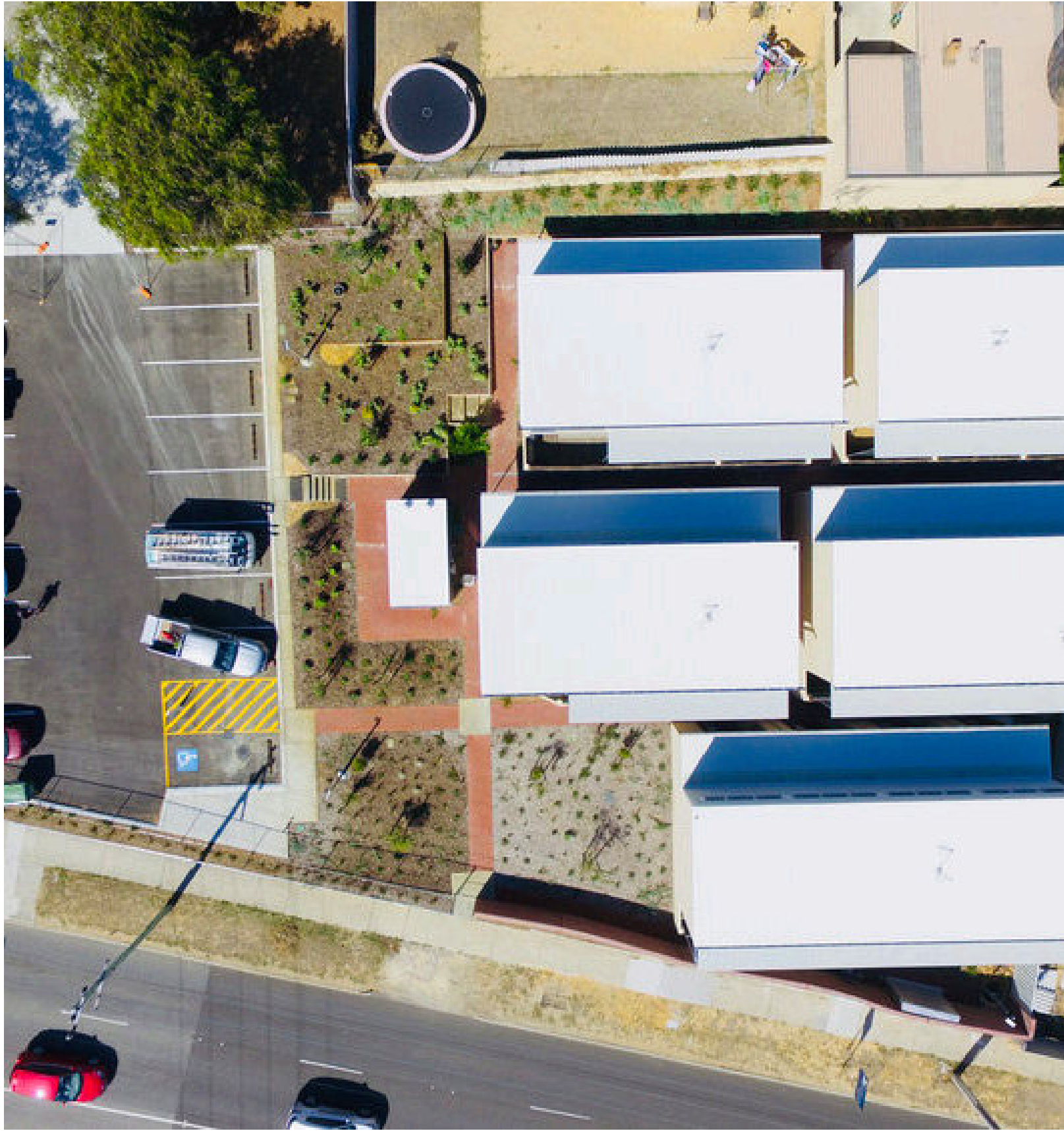
Solar array on roof, solar collection for on-site use or feed back to grid if in excess.



Rainwater to be harvested and re-used on site.

Built Form Exemplars

South Street Community Housing / BERNARD SEEBER



Built Form Exemplars

Women's Housing Project / STUDIO BRIGHT



Built Form Exemplars

Anne Street Garden Villas / ANNE O'GORMAN



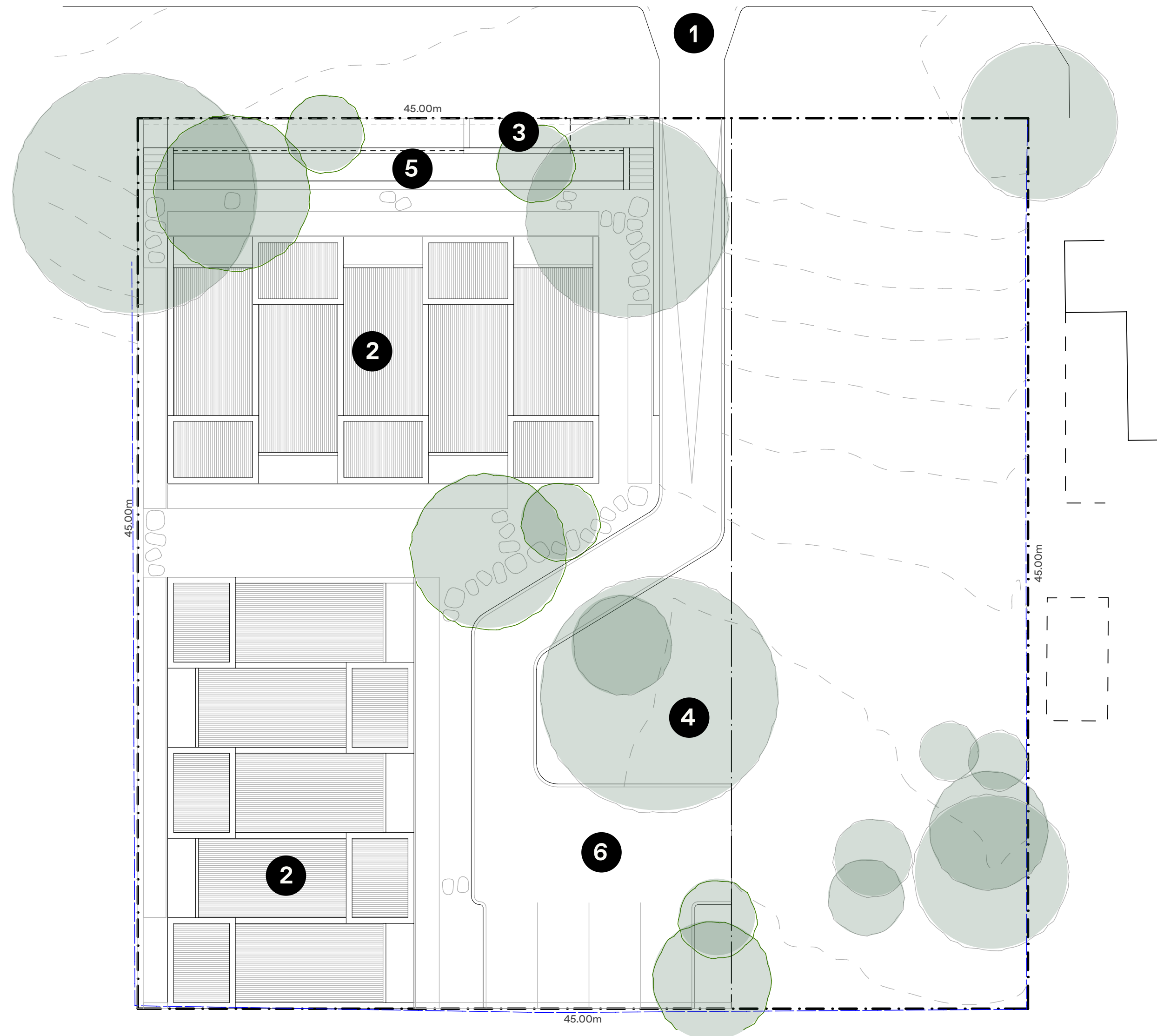
Built Form Exemplars

Oolite Arts, Miami / BAROZZI VEIGA



Built Form Mapping

- 1** New vehicle crossover
- 2** New build
- 3** Bin store
- 4** Shared outdoor space / communal BBQ facility
- 5** Productive garden
- 6** Car parking (4 bays)
- Existing & proposed trees



Built Form Materiality

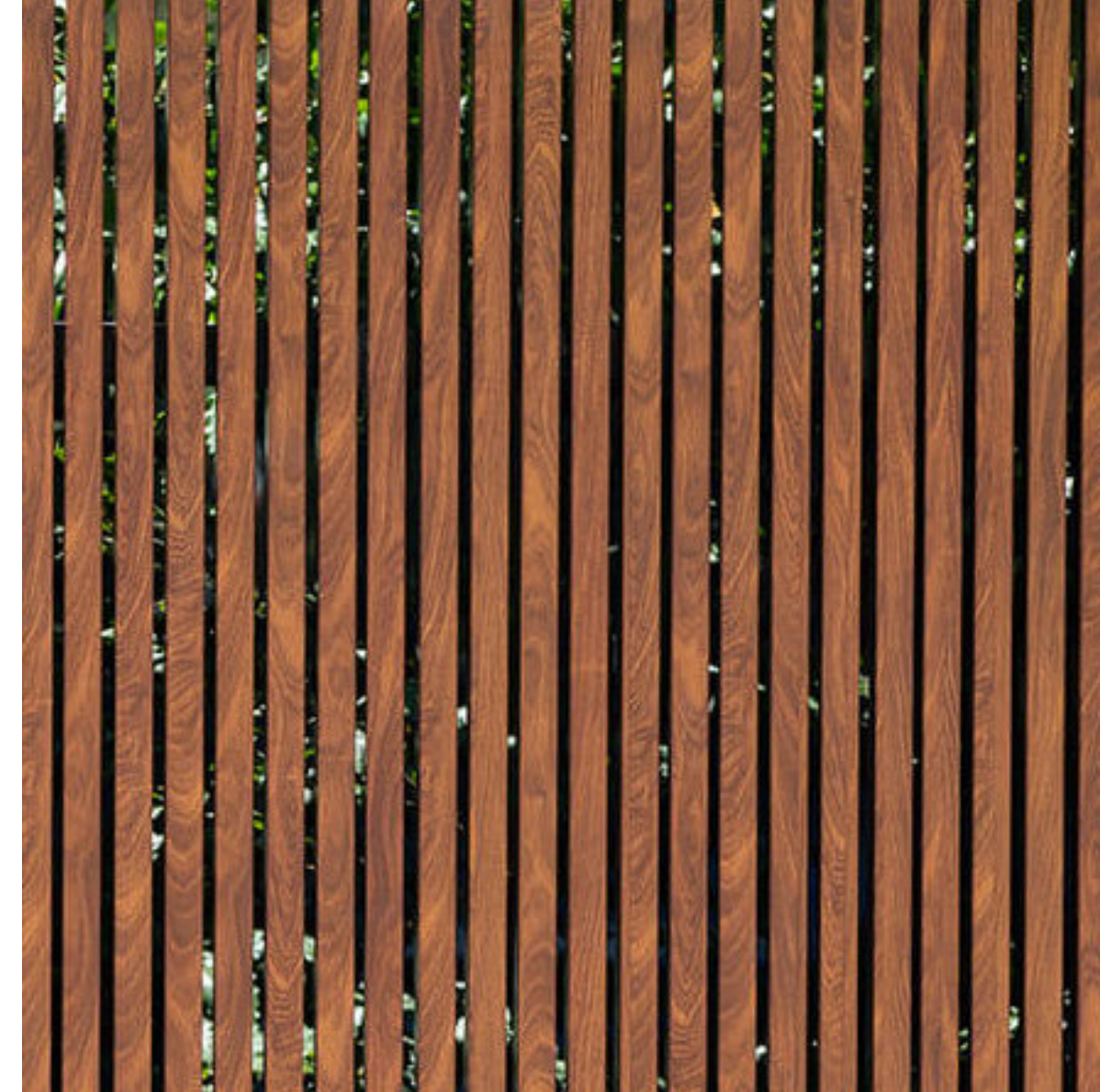
SIMPLE MATERIAL PALETTE



MASONRY BLOCKWORK / LIGHT TONE



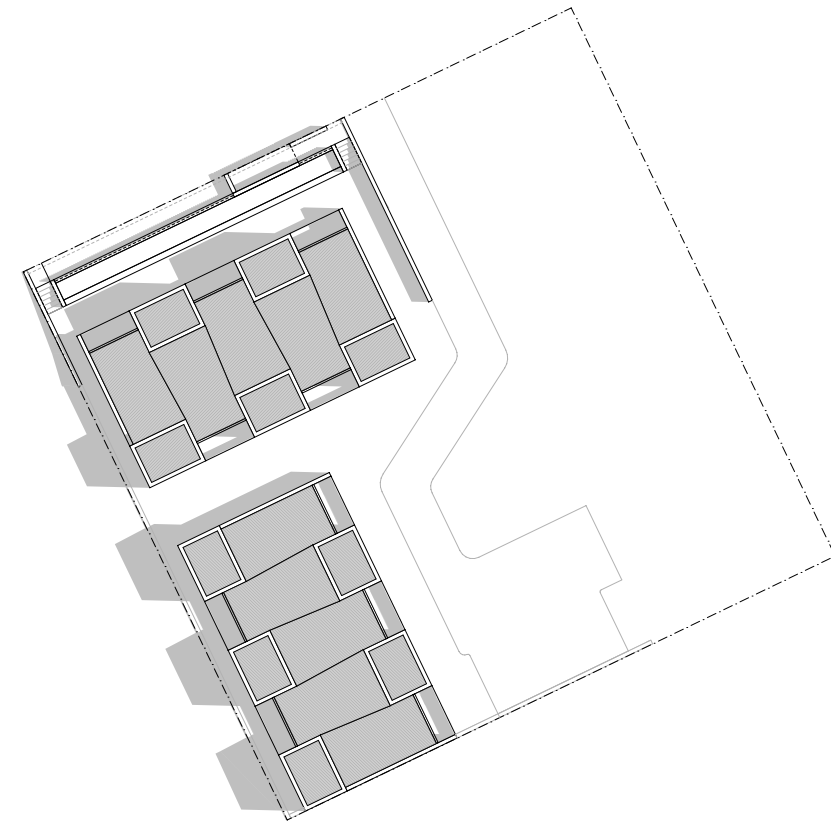
VISUALLY PERMEABLE TIMBER SCREENING



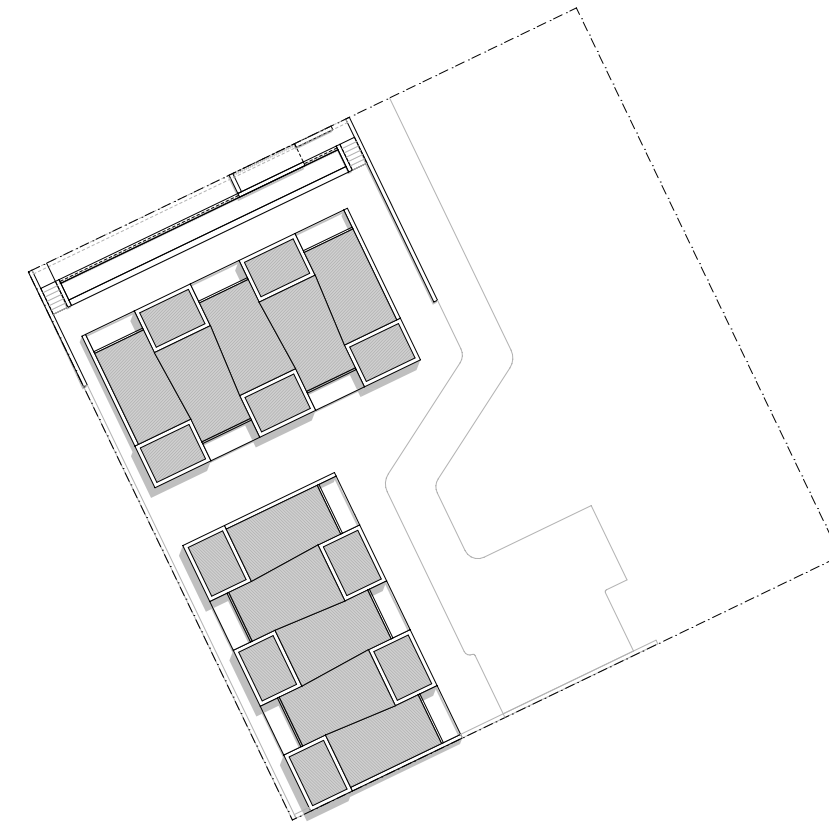
METAL ROOFING / LIGHT TONE



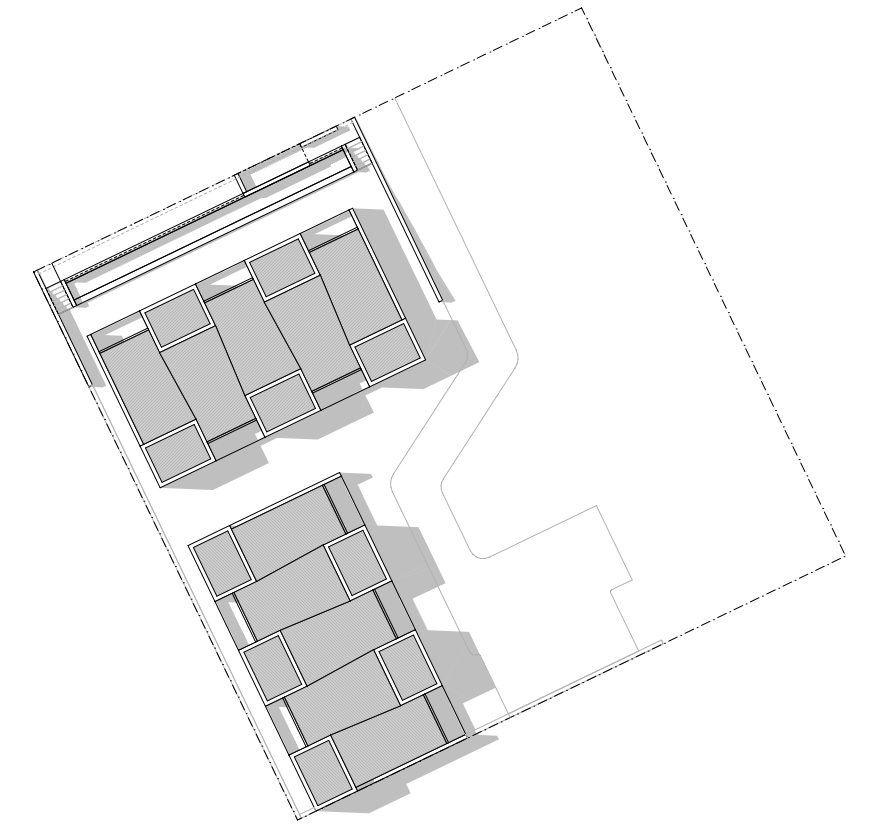
Shadow Study



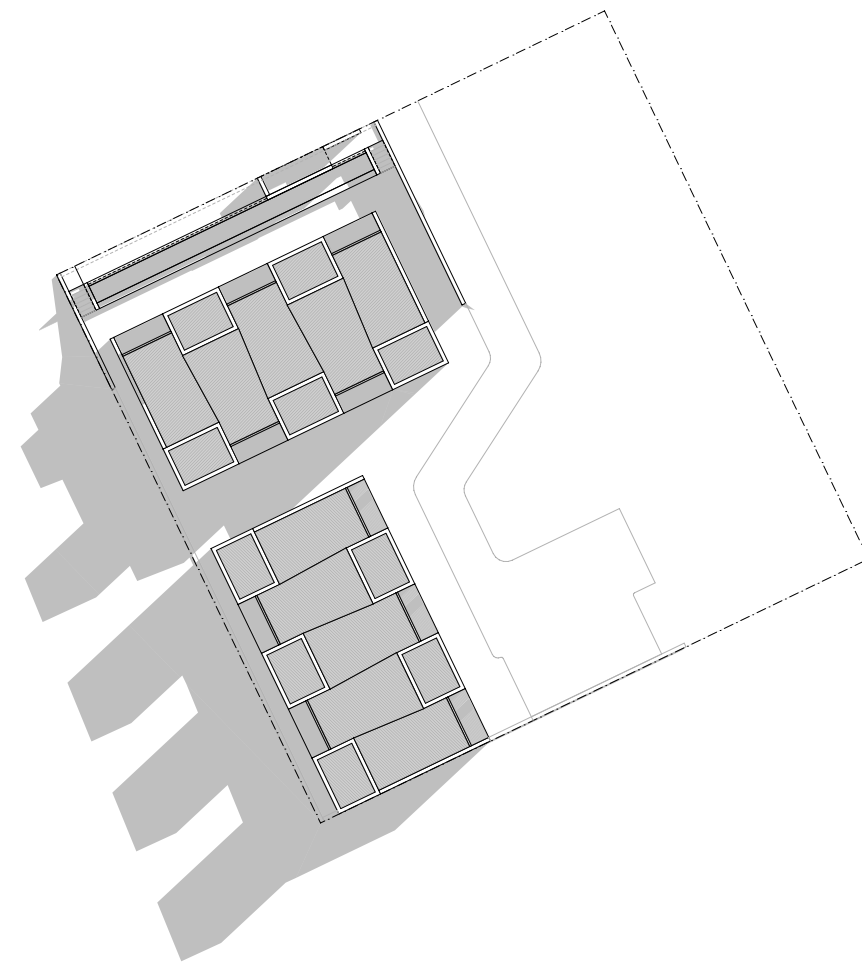
Summer solstice - 9am



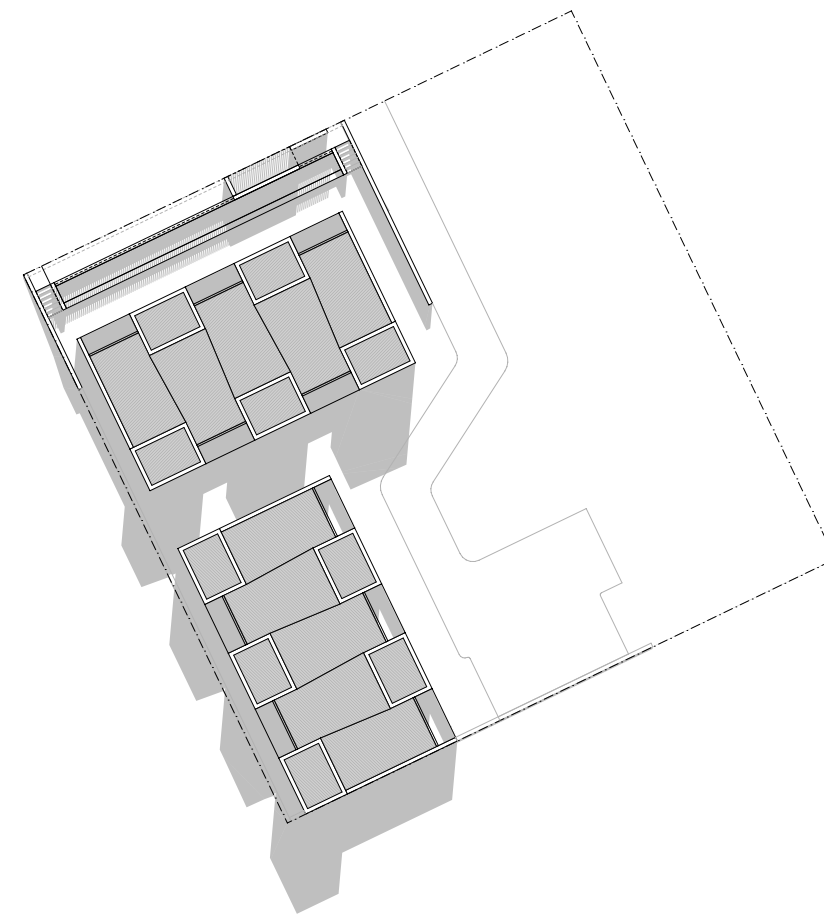
Summer solstice - 12 noon



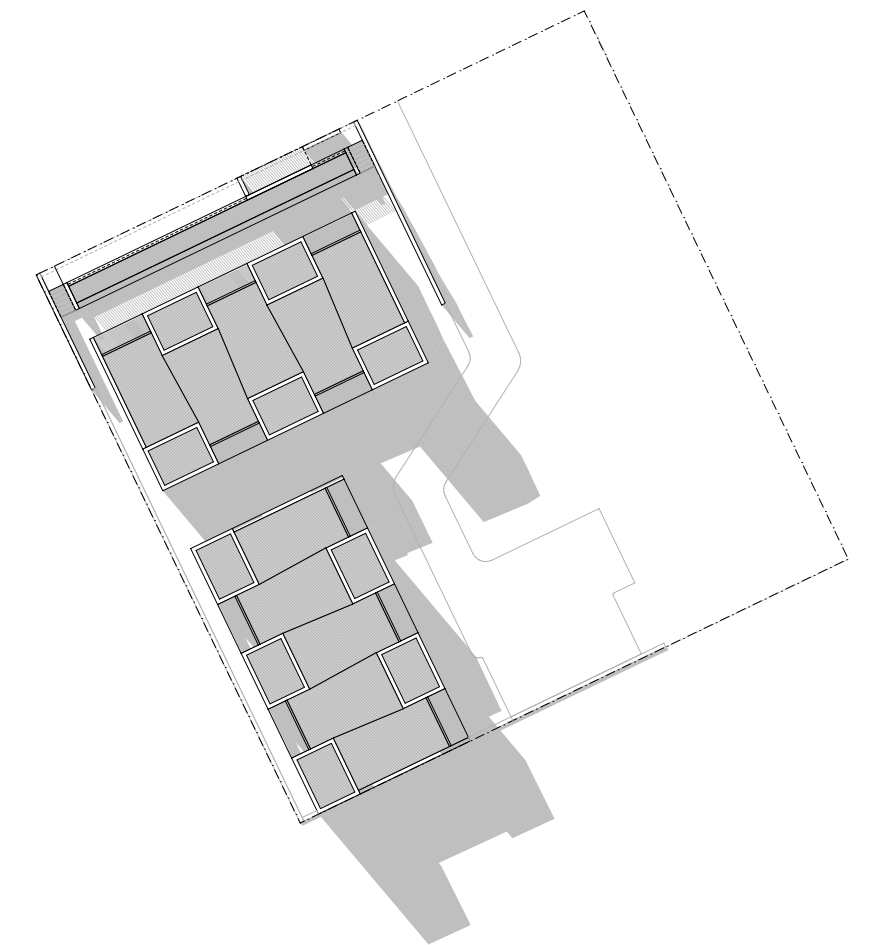
Summer solstice - 3pm



Winter solstice - 9am



Winter solstice - 12 noon



Winter solstice - 3pm



PRINCIPLE 4

FUNCTIONALITY & BUILD QUALITY

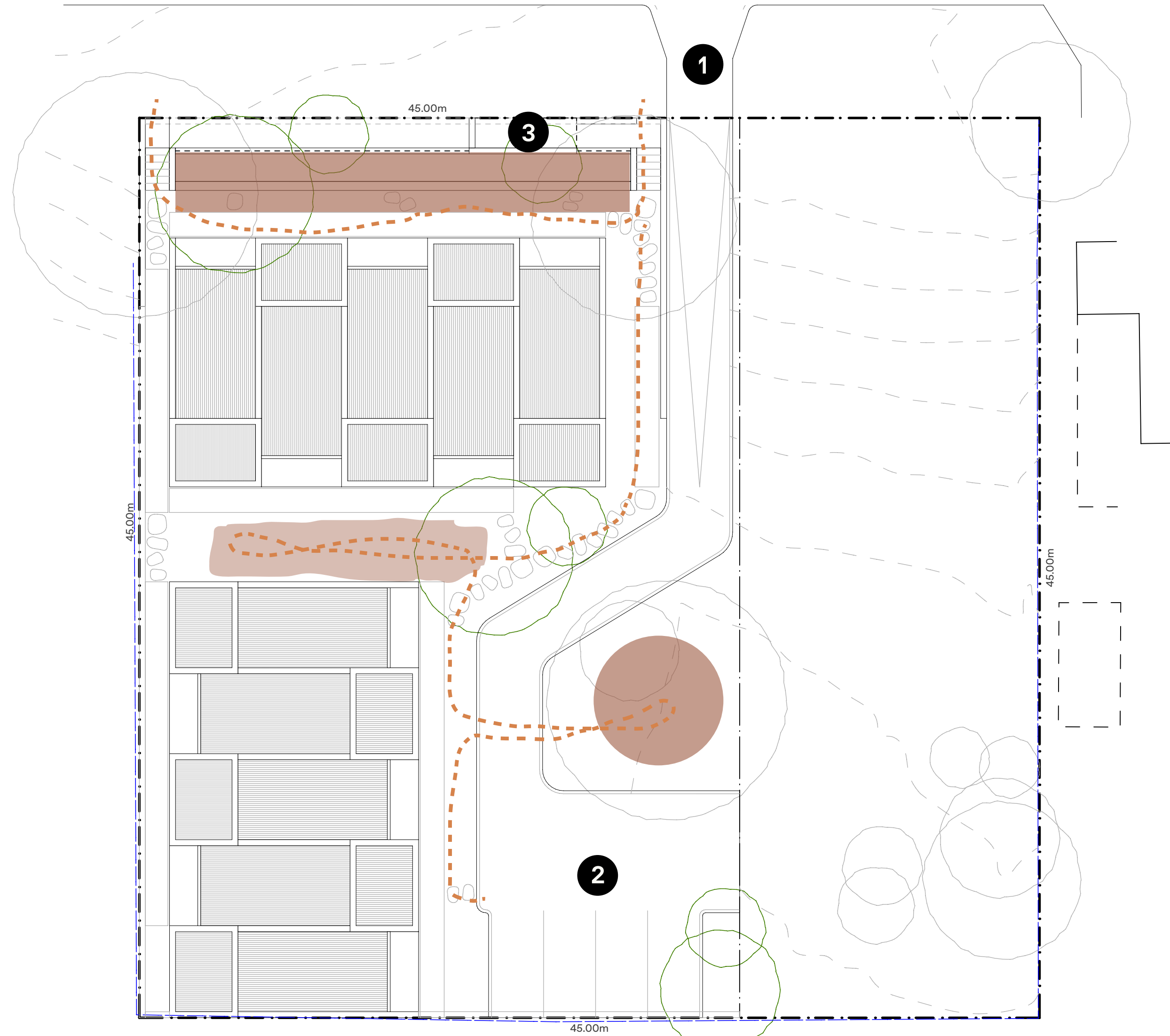
Meets the needs of users while
efficiently and effectively balancing
functional requirements

Functionality Plan

Functionality Principles:

- + Well connected, flexible and adaptable communal outdoor spaces to maximise utilisation and accommodate future user requirements.
- + Durable materials, finishes and elements, easy to maintain.
- + Service accommodated in an integrated and considered manner.

- 1 Vehicle crossover
- 2 Car parking (4 bays)
- 3 Bin store
- Communal outdoor spaces
- Circulation between communal spaces



PRINCIPLE 5 SUSTAINABILITY

Optimises sustainability to deliver positive environmental, social and economic outcomes

Sustainability

PERIMETER GREENING



Retaining existing mature trees where possible.
Maximise deep root planting opportunities across the site.
Landscaping around built form.
Soften arrival and integrate building within broader context.

WATER-WISE PLANTING



Minimum 60% indigenous flora species.
Water-wise and drought-resistant planting.
Permeable ground treatment to minimise run-off.

WATER EFFICIENCY



Efficient tapware and appliance specifications.
Rainwater collected & used on site where possible.

NO GAS



All electric operations to minimise greenhouse gas operations where possible.

Sustainability

SOLAR



Solar Canopy / Array on Rooftop to maximise solar gain.

CONSTRUCTION



Do more with less.
Efficient construction framework.
Repetition & Modularity.

RECYCLE & REUSE



Waste reduction and recycling.
Salvage and reuse material where possible.
90% construction waste diverted from landfill

MATERIALITY



Sustainable, low carbon and low VOC material selection.
Robust Materiality.

PRINCIPLE 6

AMENITY

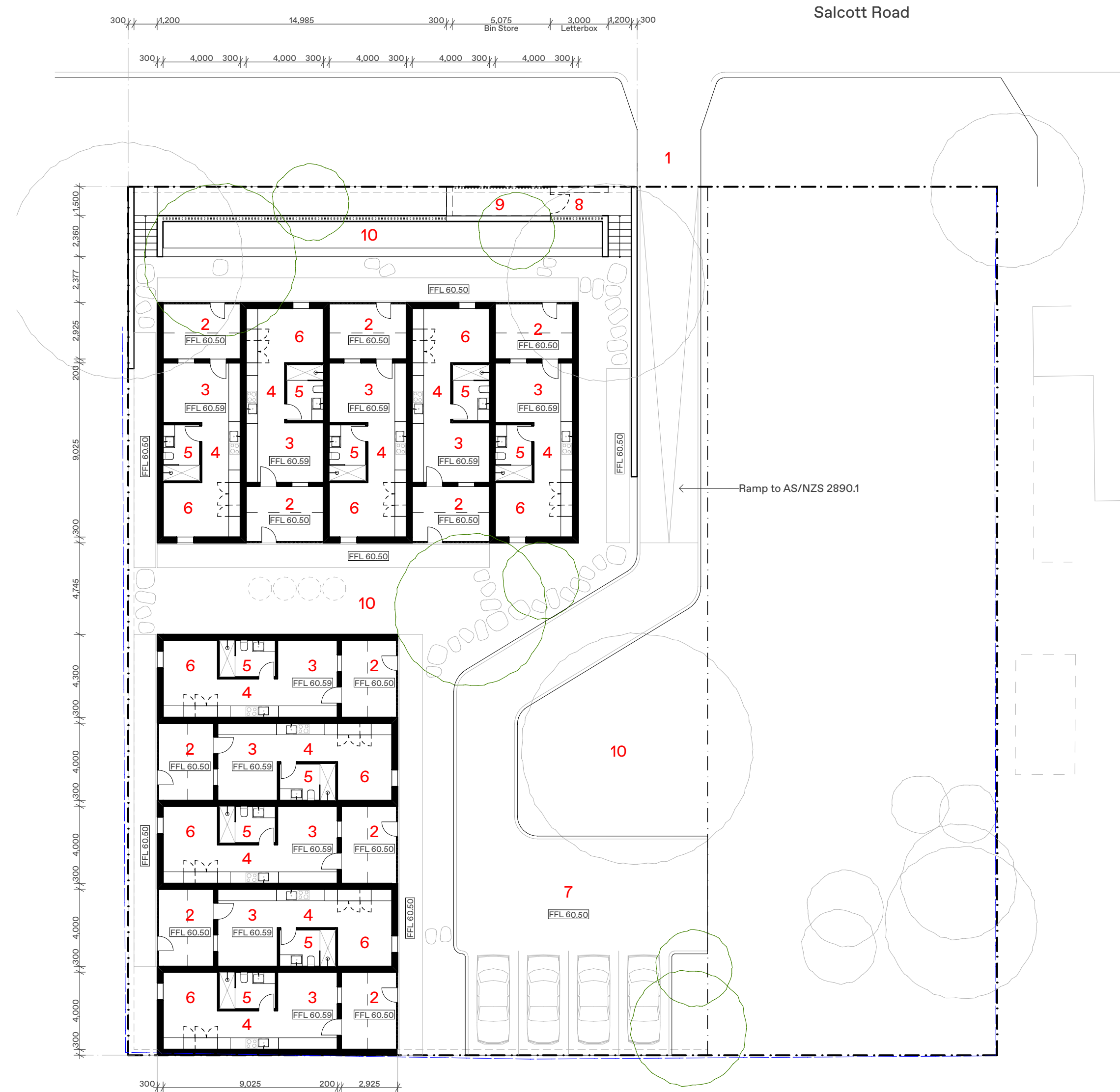
Contributes to comfortable and productive environments through internal and external amenity

Amenity

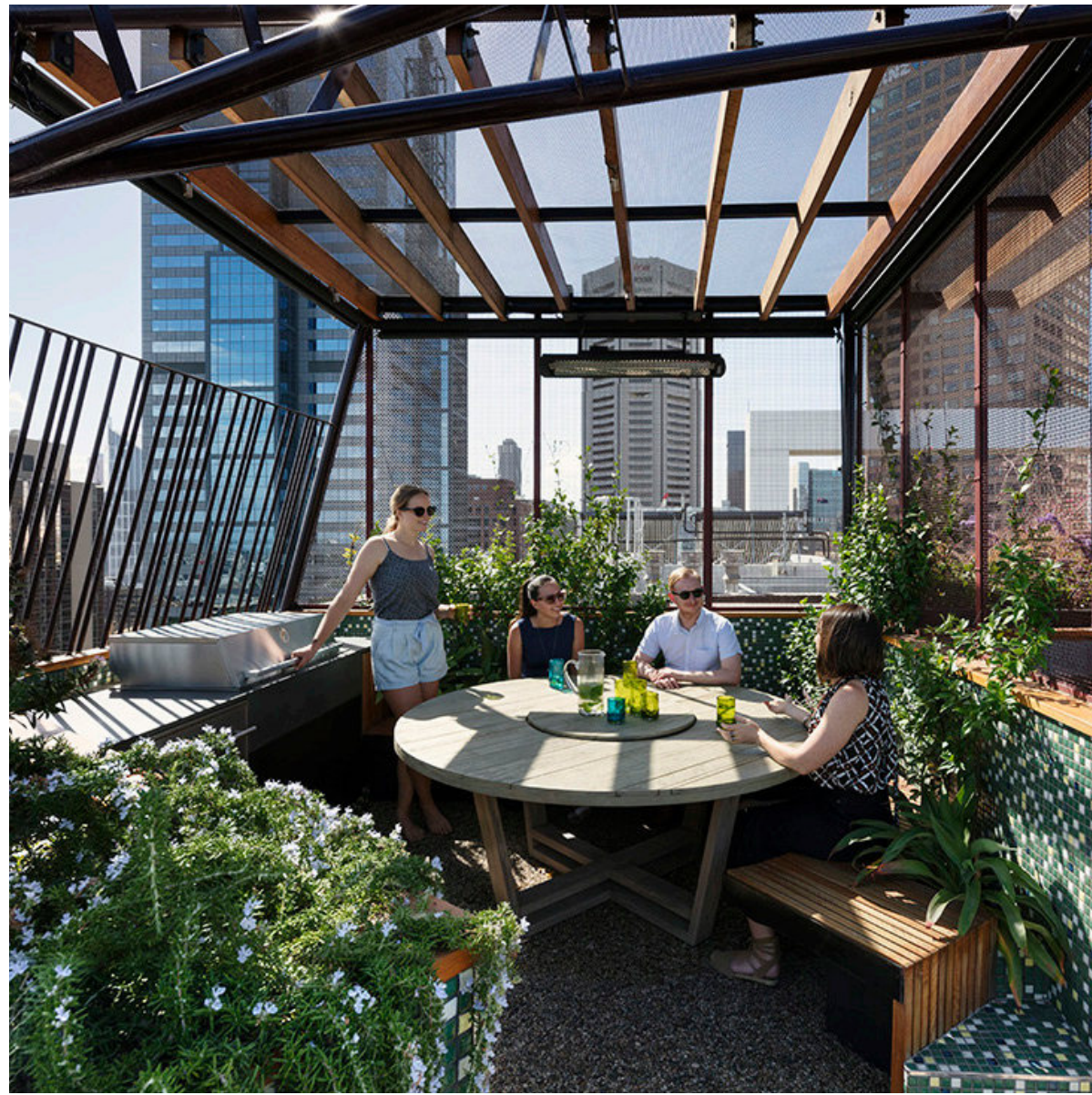
Amenity Principles:

- + Well-designed external spaces providing welcoming & comfortable environments that are universally accessible and effectively shaded.
- + Mitigate negative impacts on surrounding buildings and places including overshadowing, overlooking, glare & noise.
- + Internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook.
- + Internal rooms to be delivered with appropriate levels of acoustic protection, visual privacy and ease of access for all.

- 1** New Crossover
- 2** Outdoor Living
- 3** Living / Dining
- 4** Kitchen
- 5** Bathroom
- 6** Bedroom
- 7** Car Bays (4) & turn-around
- 8** Letterbox
- 9** Bin Store
- 10** Communal Garden



OUTDOOR GATHERING SPACES



Well designed external spaces that are inviting, comfortable and universally accessible.

HARD & SOFT LANDSCAPING



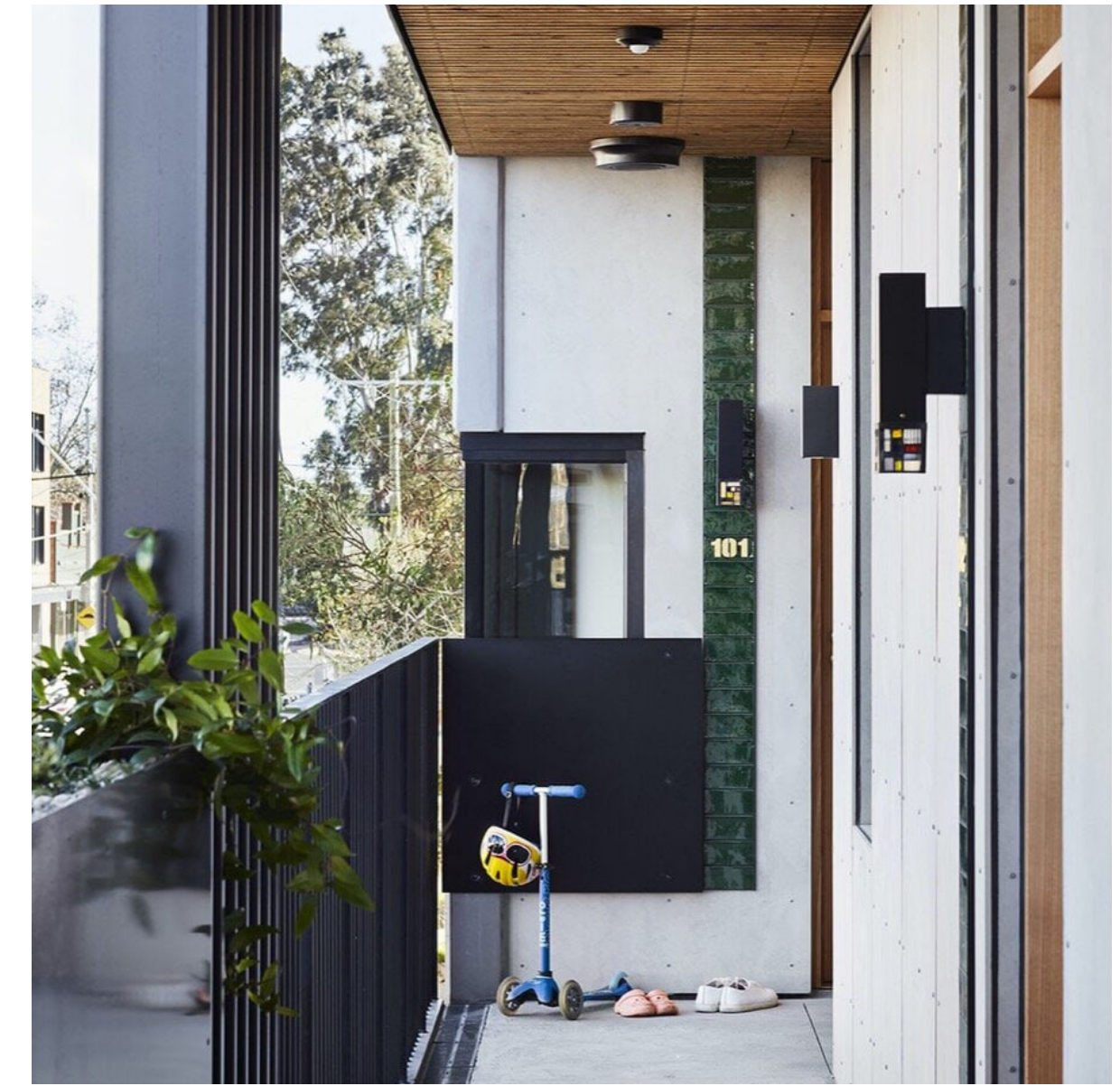
Optimise external amenity for occupants, visitors and neighbours.

PRODUCTIVE GARDEN



A productive & healthy environment, responding to the diversity of the local community and its culture.
Activities that contribute to the vitality of the place.

PRIVATE & COMMUNAL BALANCE



Appropriate levels of acoustic protection and visual privacy.

PRINCIPLE 7

LEGIBILITY

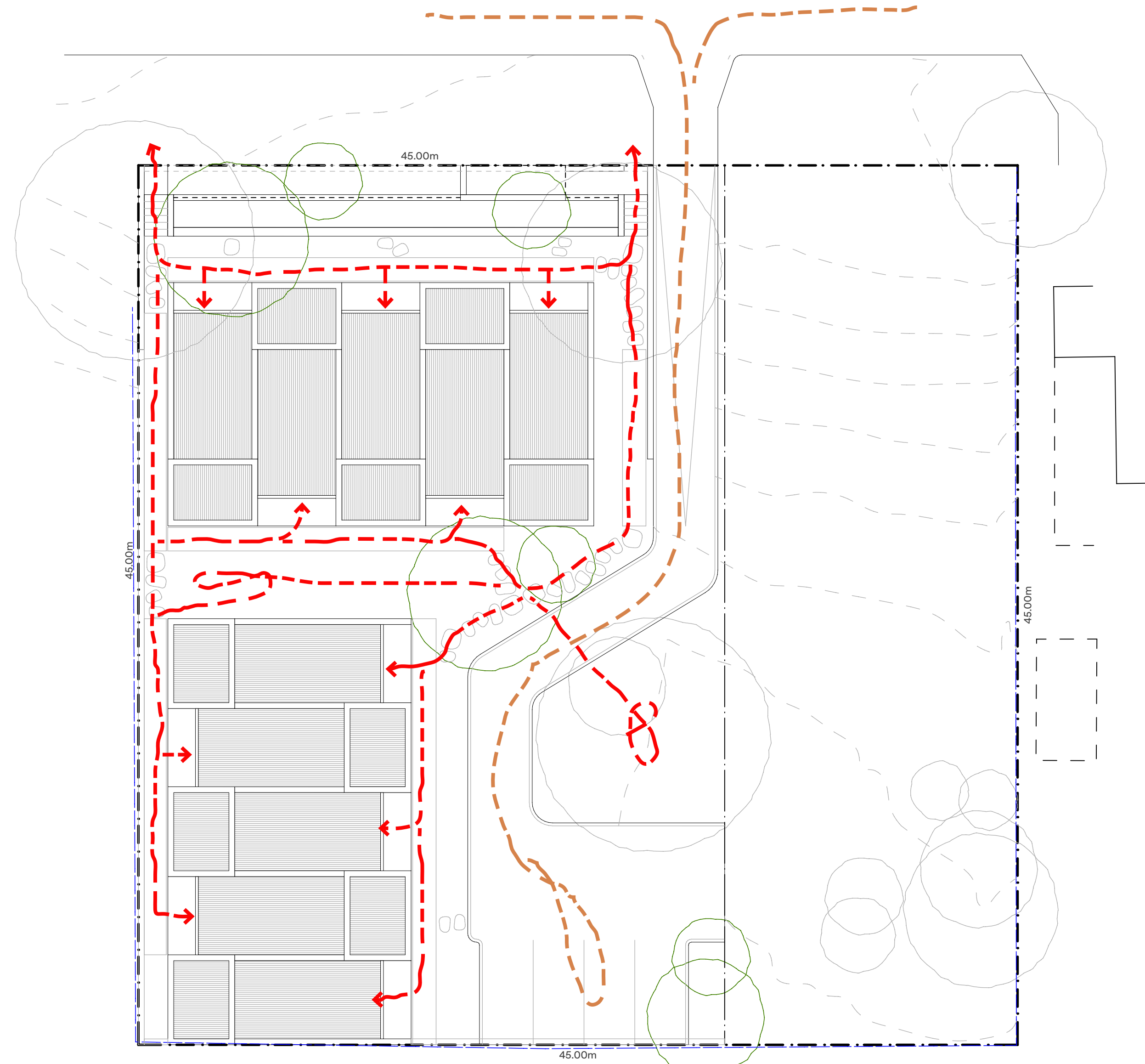
Contains clear connections and memorable elements to help people find their way around

Legibility

Legibility Principles:

- + Ease of movement across site with priority given to pedestrian movement over vehicular movement.
- + Built form split into two 'masses' to allow effective access and circulation as well as permeability through building mass.
- + Legible building entrance points and clear distinction between public and private spaces.

- - - Vehicular arrival / exit
- - - Pedestrian circulation



PRINCIPLE 8

SAFETY

Optimises safety and security,
minimising the risk of personal
harm and supporting safe behaviour
and use

Safety Principles

VISUAL & ACOUSTIC PRIVACY



Green buffer planting to provide additional visual and acoustic privacy.

LIGHTING & SIGHTLINES



Well-lit, secure access points.
Maximising opportunities for passive surveillance of public and communal areas.

WAYFINDING & SIGNAGE



Clearly defined relationship between public and communal areas.
Clear wayfinding and identifiable entry points.

PHYSICAL & IMPLIED BARRIERS



Integrated landscape to assist pedestrian movement across site.
Vehicle crossover / car parking safely integrated to minimise negative impacts on pedestrian amenity.

PRINCIPLE 9 COMMUNITY

Responds to community needs as well as the wider social context, supporting diversity and social interaction

Key Metrics

CONTEXTUALLY RESPECTFUL



Medium to long-term housing facility with spaces that facilitate and encourage social connection.
Scale of building appropriate to neighbouring context.

A VIBRANT ENVIRONMENT



Provides 'light touch' support & sustainable accommodation for individuals while they explore and secure long term housing.
Create a vibrant environment that is complementary to street & community.

AGILE & ADAPTIVE



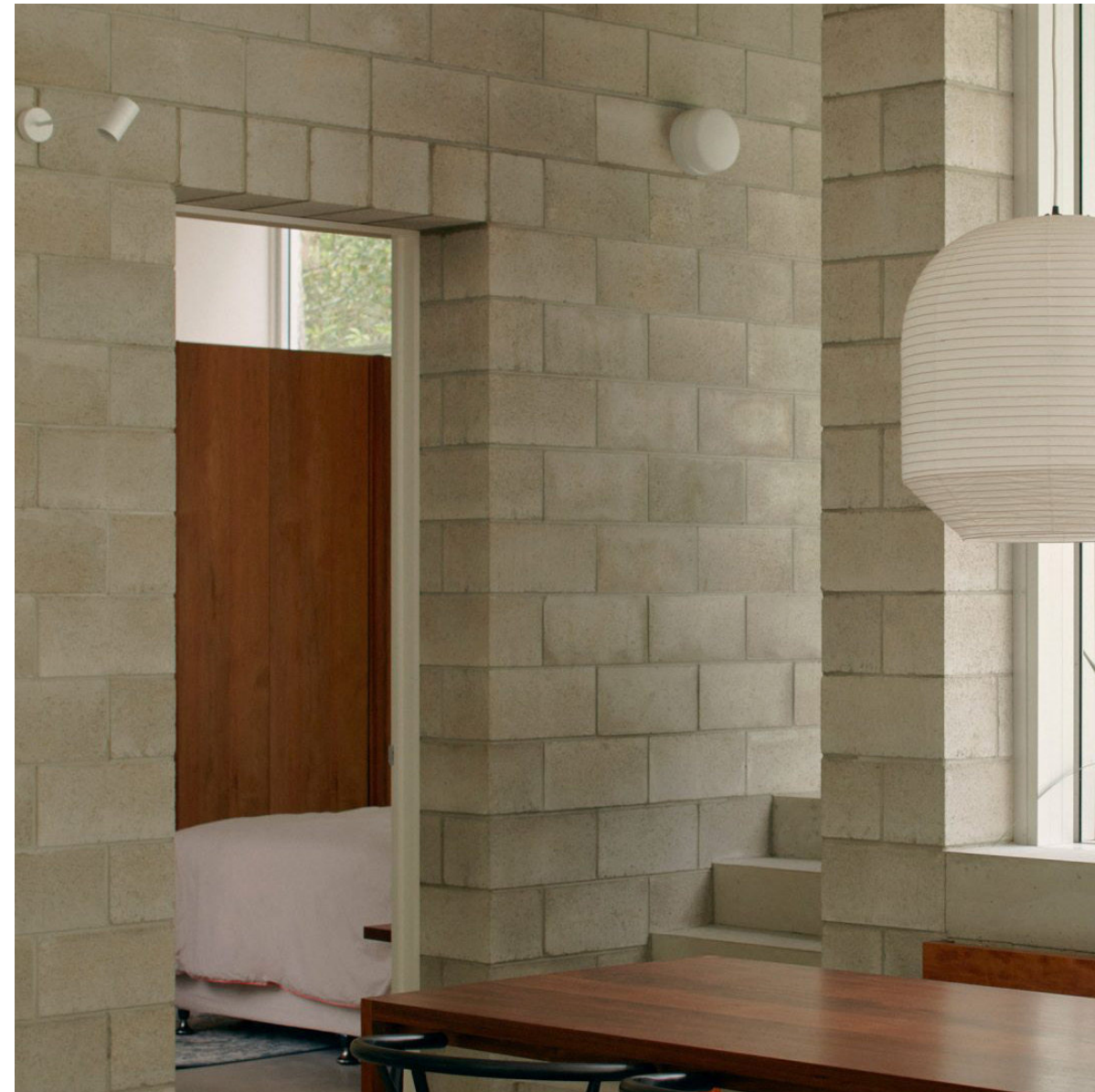
Design that is flexible and able to adapt and serve changing social housing needs into the future.

PRINCIPLE 10 AESTHETICS

Creates attractive and inviting
spaces and places that engage the
senses

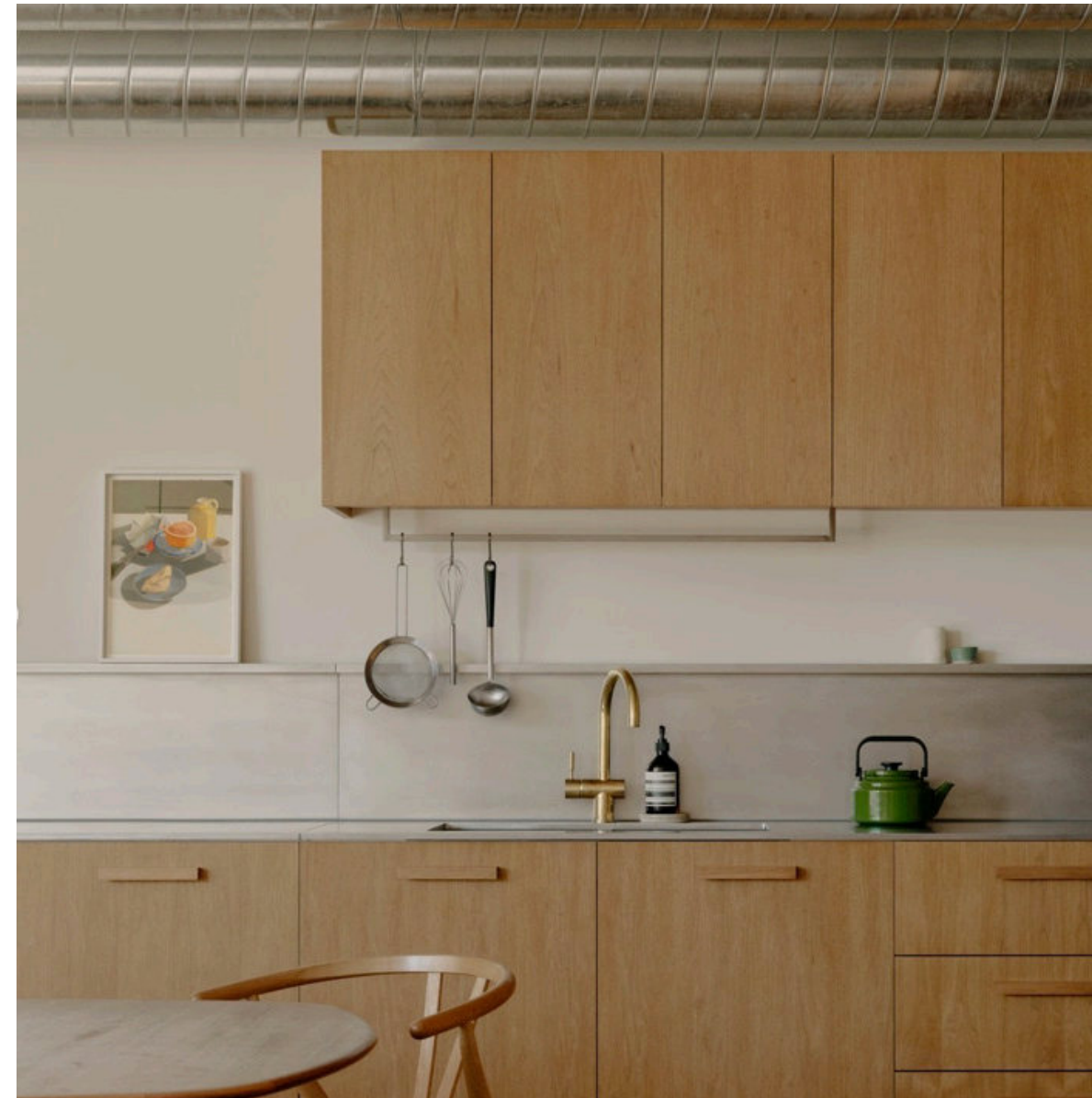
ROBUST MATERIALS

Materials easily transition from outside to inside



SIMPLE INTERIORS

Minimal, healthy interior spaces



ENDURING LANDSCAPE

Uncomplicated, engaging, endemic















Let's make something
wonderful together.

Company Name
Post- Architecture Pty Ltd
t/a NIC BRUNSDON

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ACN 608017205

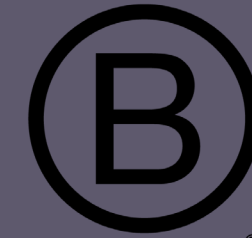
[Web](#) | [Instagram](#)

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Certified



This company meets the
highest standards of social
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Corporation

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