



LAUNCH BELLFIELD

JUNE 2020

ARM-0010[00]



CAPABILITY STATEMENT

Launch and ARM have the experience, vision and expertise to deliver a high-quality social housing offer that will be an enduring community asset.

ARM has worked with Launch since 2015 and, prior to that, with both Launch's precursor companies, Hanover and HomeGround. During this time, we have provided a full range of services from feasibility studies for site acquisitions to full design services for the Launch Families Supported Housing project in Dandenong. ARM and Launch have established a reliable and robust working relationship and a shared vision for social housing solutions.

In addition to our work with Launch, ARM has worked directly with DHHS to redevelop their Hampton Station housing site, which incorporates 19 DHHS dwellings into a market housing development.

A key feature of this proposal is timber construction including feature cross laminated timber through the public facing and communal areas of the ground floor. Timber construction, together with a significant photovoltaic farm, creates an opportunity to offset the embodied energy of the building's construction throughout its life. Traditional concrete structures are a major source of embodied carbon. We have found through our use of CLT on another project (Frame Commercial Tower at Melbourne Central) that the material alone provides a 10–13% carbon reduction compared to traditional reinforced concrete. There is also significantly less foundation than in other concrete buildings because of the much lighter product.

ARM understands local councils. Some of our most successful projects have been with local councils including Geelong Library and Heritage Centre, Albury Library/Museum, Wanangkura Stadium in Port Hedland, and the HOTA Outdoor Stage (for the City of Gold Coast). We understand that council projects have many diverse stakeholders and that these stakeholders bring diversity and richness to a project, and are not a hindrance to be managed or sidelined.



CONCEPT STATEMENT

It's common sense for social housing and timber to come together on this site. The construction industry recognises the shortfall in social housing across the community and the ways the industry can work better to build for all. The growing popularity of timber construction, CLT production and alternative finishes provides the industry with real options for cheaper, faster and more effective construction, compared to traditional concrete and steel. Lightweight timber construction in mid-rise apartments can save around 20 per cent on material and labour costs, which is hard to resist.

The aesthetic of timber lends itself to a conceptual thinking that aligns with the Bellfield Masterplan Design Guidelines. The idea of timber blocks—the potential of timber stacking in endless configurations—inspires playful composition with articulated form and diversity across this site. There is also the idea of timber grain. A directional texturing, either longitudinal grain, end-grain or knots and burls, gives us a range of rich patterning that could add another layer of scale and detail to the façade. But, more than that, timber and grain bring a tangible connection to the natural world, a visualisation of life and growth and a recording of time.

We can also explore these ideas and patterns on materials that aren't timber, such as concrete, aluminium, or even brick.

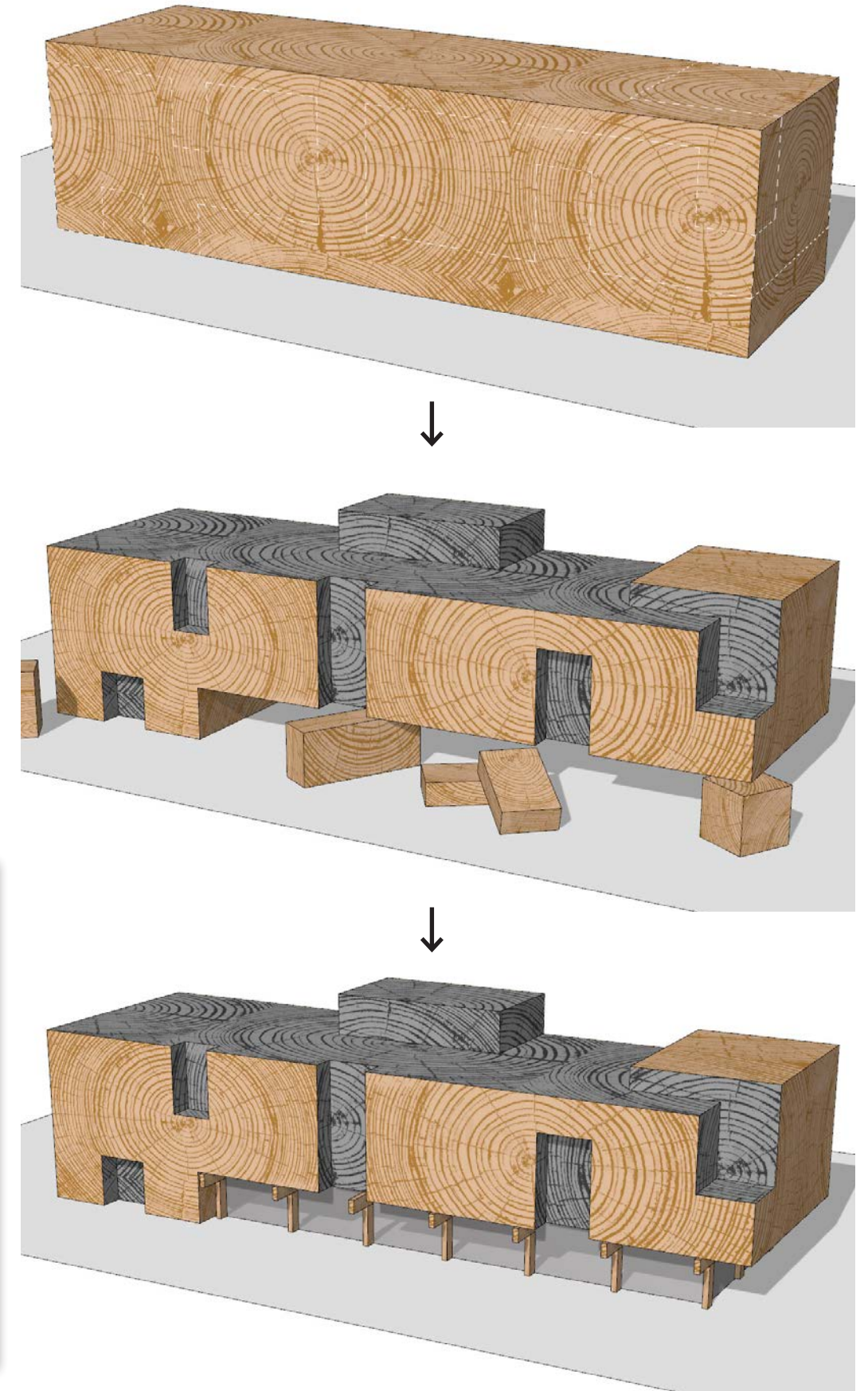
For us, the façade of an apartment building is not just a blank commercial box; it's an opportunity to contribute to a neighbourhood. Aesthetic quality also lifts the spirits of a building's residents—it engenders pride and feelings of belonging to a unique place.

Since ARM started, we've been pioneering techniques for putting images and graphics onto façades made from lightweight materials. This is how we have achieved interest, decoration and individuality on structures that need to be robust, durable, commercial and cost effective.

Our current Launch Family Supported Housing project (for women and children escaping domestic violence) has a striking façade motif of wrought-iron lace: the ultimate combination of prettiness and strength. The security screening is ornate, safe, secure and home-like all at once. The aesthetic reflects the cultural richness and energy of its residents.



Launch Families, Dandenong

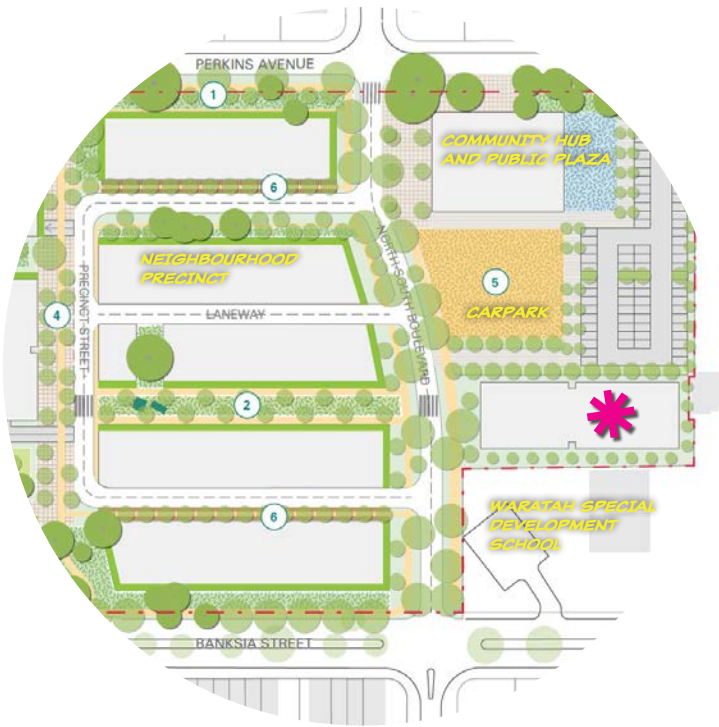


SITE APPRECIATION

The Bellfield Social Housing site is an important component within the Bellfield Masterplan prepared by MGS Architects which provides a masterplan for the redevelopment of the old Banksia La Trobe Secondary School located in the suburb of Bellfield, City of Banyule.

The site is created specifically for social housing, approximately 70m x 25m running east west, interfacing with the Waratah Special Development School to the east and south, the Community Centre carpark to the north and addressed to North South Boulevard to the west.

The site development will be prominent within the Masterplan. The position on North South Boulevard provides a book end to the perpendicular east west public green spine. The reconfiguration of the Community Centre creates a very public north façade to the Community Centre carpark and building entry. This, coupled with the visually open nature of the Waratah School, creates a highly visible building which, through high quality architecture, can make a significant contribution to its surrounds.



Location of Bellfield Social Housing within the masterplan.



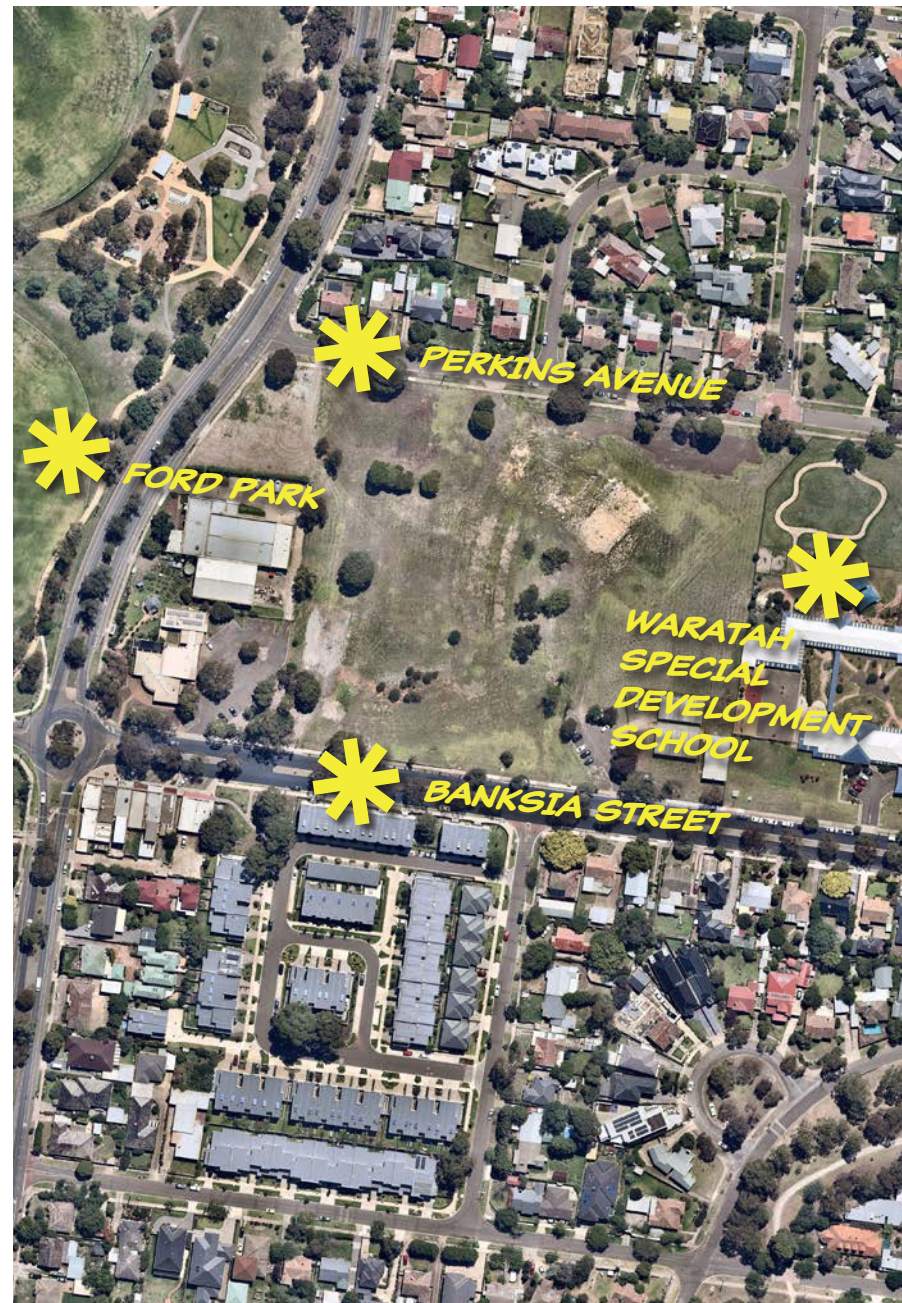
NEIGHBORHOOD CHARACTER ANALYSIS

The Bellfield Masterplan site is surrounded by a diverse range of land uses. Ford Park is a significant open green of sporting fields and parkland and the Waratah Special Development School, while not publicly accessible, it provides a similar visually open grassland to the west. North and south are suburban residential zones which are predominantly single storey detached houses with some more recent large town house developments to the south. The most immediate neighbourhood character will be generated by the future residential developments and therefore the guidelines of the Bellfield Masterplan provide an outline of how that may look.

The Bellfield Masterplan doesn't provide specific guidelines for the social housing site but it does promote a series of exemplars for the other precincts which will deliver contemporary and high quality building stock with carefully articulated building forms which address and prioritise people. Another aspiration of the masterplan is to draw the landscape character of Ford Park through the precinct which is a strategy we applaud and seek to support.

URBAN DESIGN

Our urban design response seeks to be in complete alignment with the Bellfield Masterplan. We propose a 4 storey double loaded apartment building in line with the reference design. The building has been positioned one the site to provide 3m setbacks to the Waratah School boundaries to the south and east, retaining a generous landscaped setback to North South Boulevard and maintaining a modest landscape buffer to the Community Centre carpark which is hard up to our northern boundary. The building uses a simple material palette to create an articulated but uncluttered building façade. Our landscape strategy is public facing. The ground level is raised 600mm above ground level allowing a series of protruding decks which float between a continuous dense landscape to provide private and secure outdoor open spaces without the need for fences. The ground level includes a large multipurpose 'Commons' for various resident activities creating an activated and inhabited ground plane. The large setback to North South Boulevard provides a green bookend to the east west public green spine.



1. Waratah Special Development School



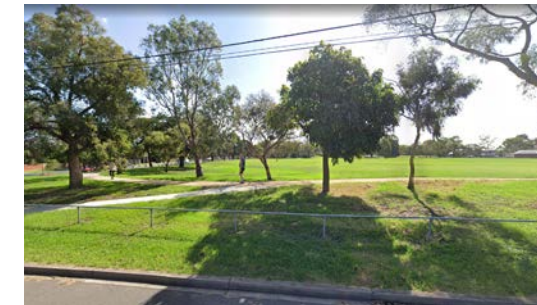
Funenpark Amsterdam (LANDLAB)



2. Banksia Street



Barry St Townhouses, Brunswick (Fieldwork)



3. Ford Park



Afsharian's House, Kermanshah (ReNa Design)



4. Perkins Avenue



McIntyre Drive Social Housing, Altona (MGS Architects)

ARCHITECTURAL SUMMARY

The Launch Bellfield social housing proposal is a four storey apartment building with one level of basement carparking and a communal roof terrace. We propose 58 apartments in total with 25 studios, 19 one bedroom apartments and 14 two bedroom apartments. The relatively high provision of studios is a direct response to the target resident demographic which is outlined in detail by Launch. To provide flexibility all two bedrooms are dual keyed with an adjacent studio. The basement provides 43 car spaces at a ratio 74%, slightly above our target of 70%, and ample additional space for secure storage and plant. There is an on-grade bike store which spills into the lobby to assist activation of that space.

We propose a single vertical core, a lobby with direct access to light, and a central corridor which is glazed at both ends. It is proposed that this space is naturally ventilated which in turn permits 100% cross ventilation of apartments. External clothes drying areas are provided at both ground and at roof terrace level.

The proposal has two substantial communal gathering and activity spaces. At ground level a 250 sqm internal communal space. It provides flexible space which includes lounges, a kitchen which could host cooking classes, serve small functions or larger family gatherings, and a space for group activities such as yoga or tai chi. This is supported by a unisex accessible bathroom and a small office. This space connects to a series of external decks, or outside rooms, which, due to the ground floor being 600mm above ground, are afforded privacy from the adjacent public realm through solid but low balustrades. This also allows an outward facing landscape strategy which will reinforce the east west green spine and provide a much needed soft buffer to the Community Centre carpark which, somewhat surprisingly, is hard up against the sites northern boundary. The second communal space is the vegetable garden located on the roof which provides a relatively simple open space with raised planter beds and some screened clothes drying as mentioned previously.

The apartments themselves follow well tested layouts which are fully compliant with Apartment Design Guidelines Victoria and Liveable Housing guidelines. In addition, they are wider and shallower than compliance requires and provide uncompromised access to light and air with no saddlebacks or light snorkels. Each apartment has provision for a laundry in addition to the communal facilities.

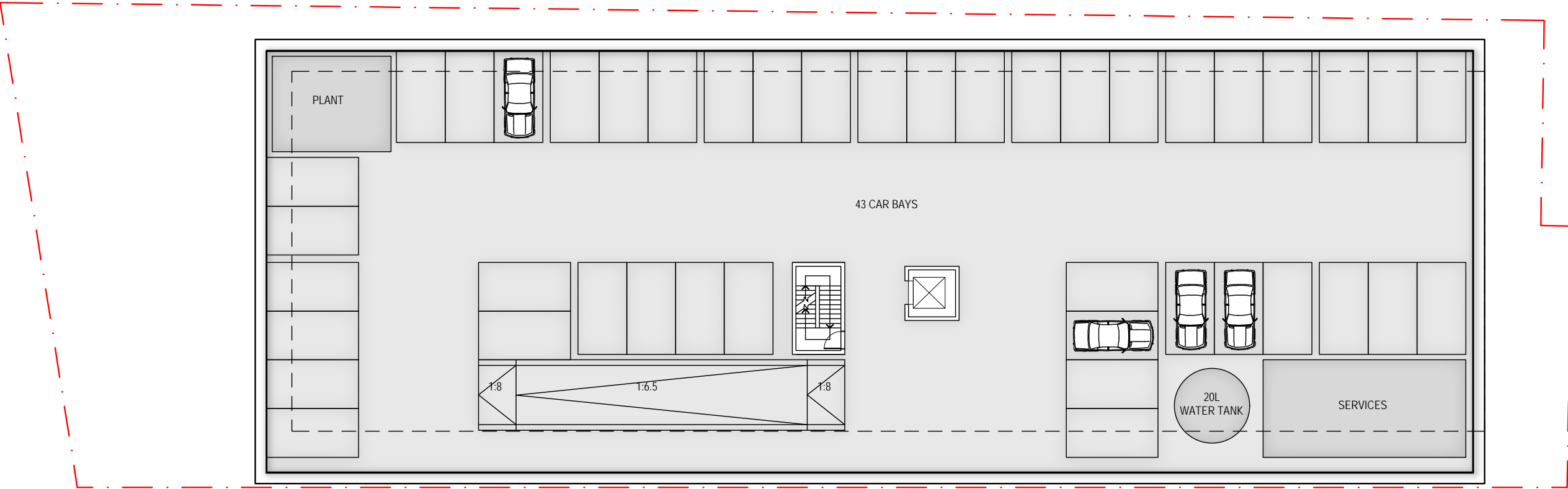
The building is designed to meet the ESD requirements and specific detail of that is provided by WSP. ARM are very happy with the way that this design has come together, which is a testimony to the working relationship that the greater team enjoys having worked together on so many different projects. We feel this will be a very positive addition to Bellfield and look forward to the opportunity of making that happen.



AERIAL VIEW



FLOORPLAN — BASEMENT
1:250



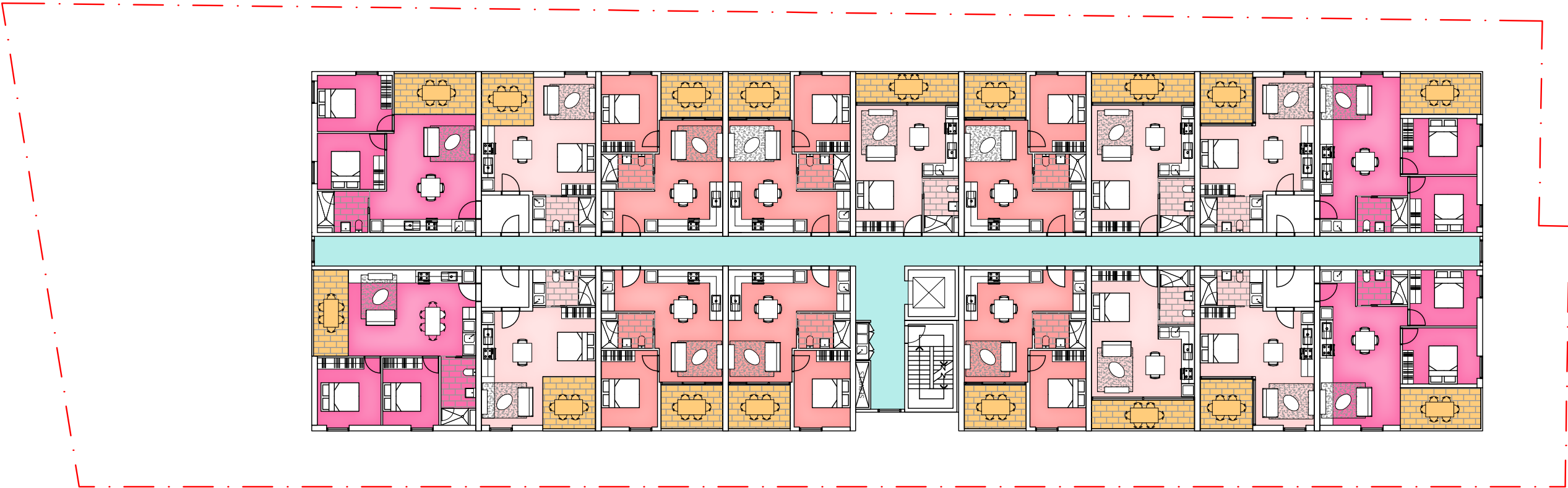
- STUDIO
- 1 BED
- 2 BED
- BALCONY

- CORE
- LOBBY
- CORRIDOR
- OFFICE
- CARPARK
- GARDEN

FLOORPLAN — GROUND FLOOR
1:250



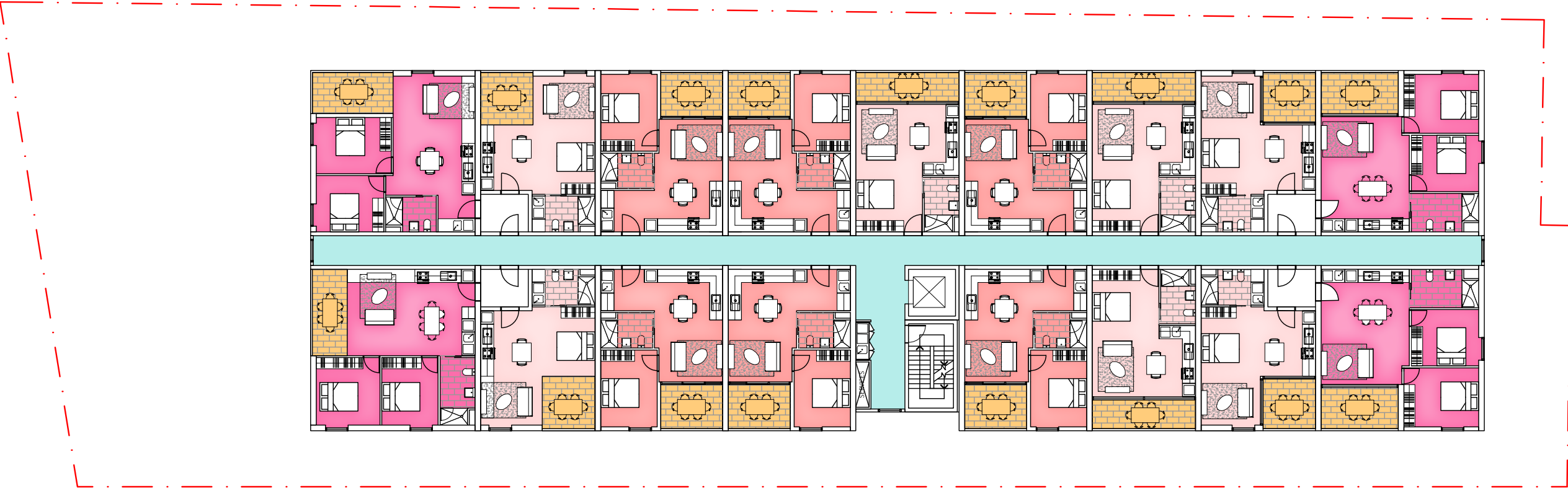
FLOORPLAN — LEVEL 01
1:250



- STUDIO
- 1 BED
- 2 BED
- BALCONY

- CORE
- LOBBY
- CORRIDOR
- OFFICE
- CARPARK
- GARDEN

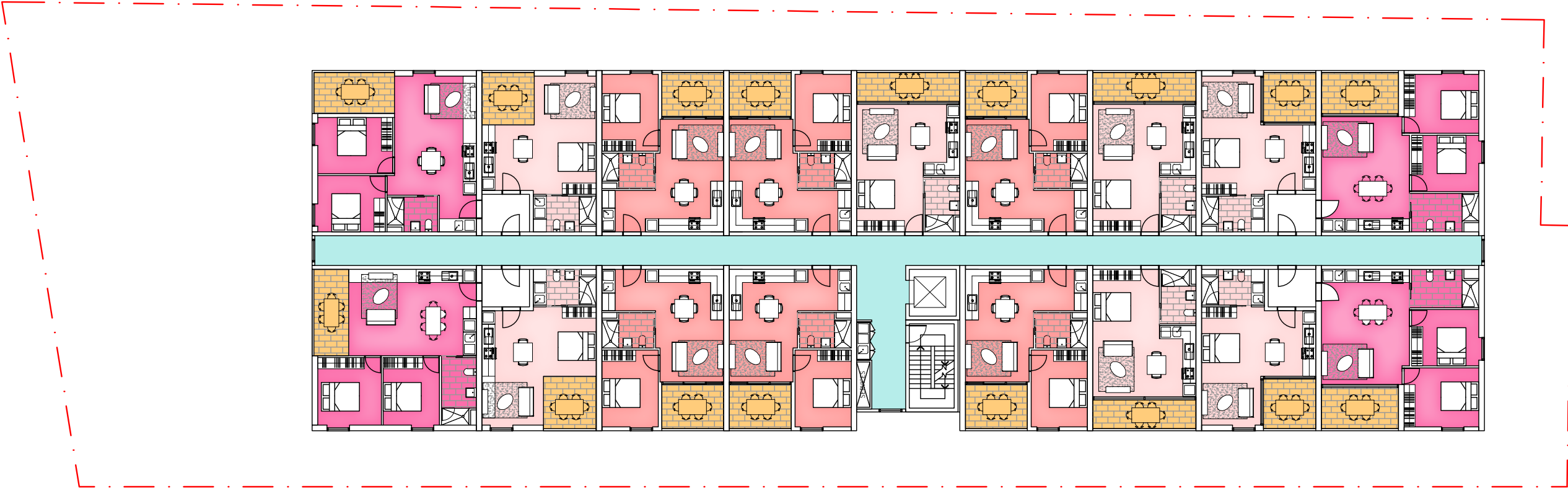
FLOORPLAN — LEVEL 02
1:250



- STUDIO
- 1 BED
- 2 BED
- BALCONY

- CORE
- LOBBY
- CORRIDOR
- OFFICE
- CARPARK
- GARDEN

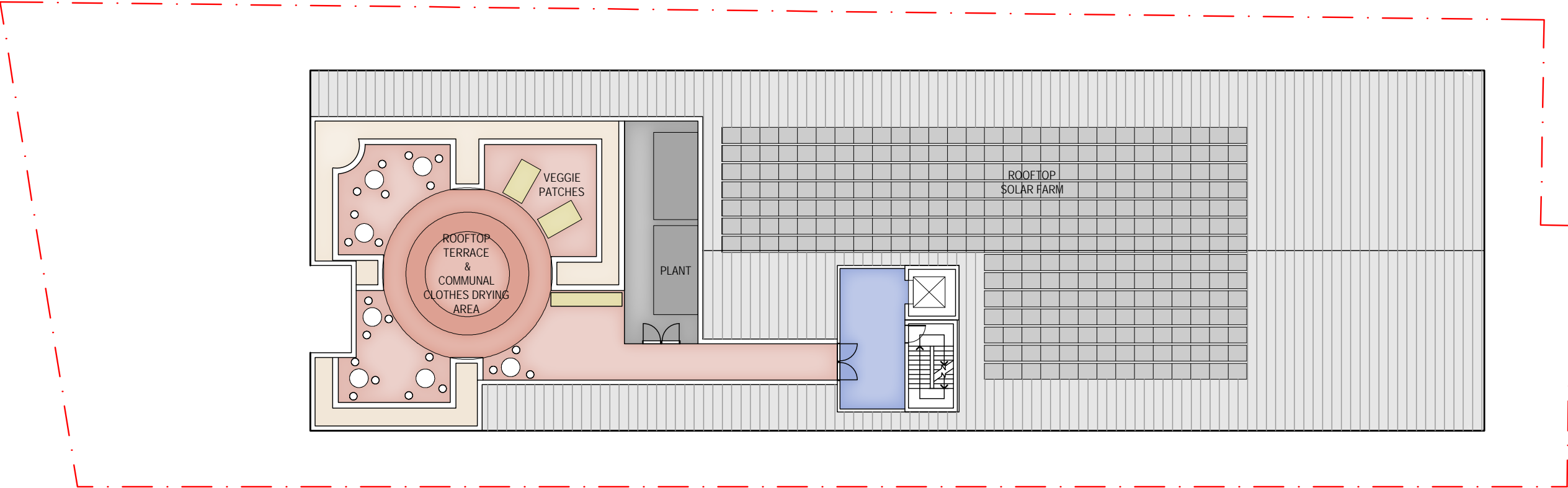
FLOORPLAN — LEVEL 03
1:250



- STUDIO
- 1 BED
- 2 BED
- BALCONY

- CORE
- LOBBY
- CORRIDOR
- OFFICE
- CARPARK
- GARDEN

FLOORPLAN — ROOF
1:250



- STUDIO
- 1 BED
- 2 BED
- BALCONY

- CORE
- LOBBY
- CORRIDOR
- OFFICE
- CARPARK
- GARDEN

GROUND FLOOR PLAN

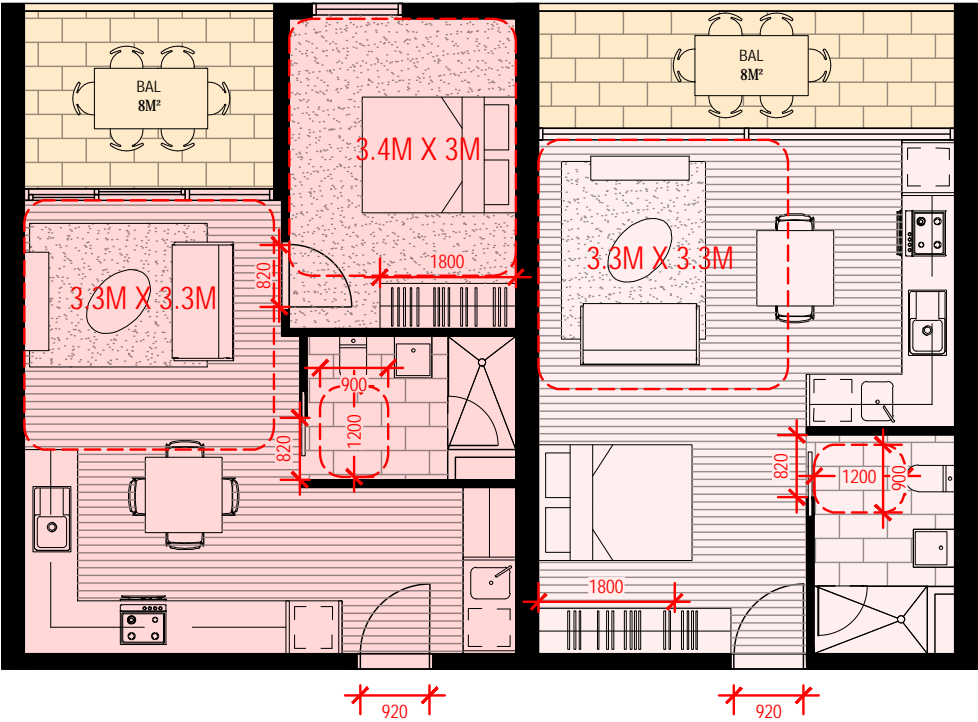


Communal Area Longitudinal Cross Section

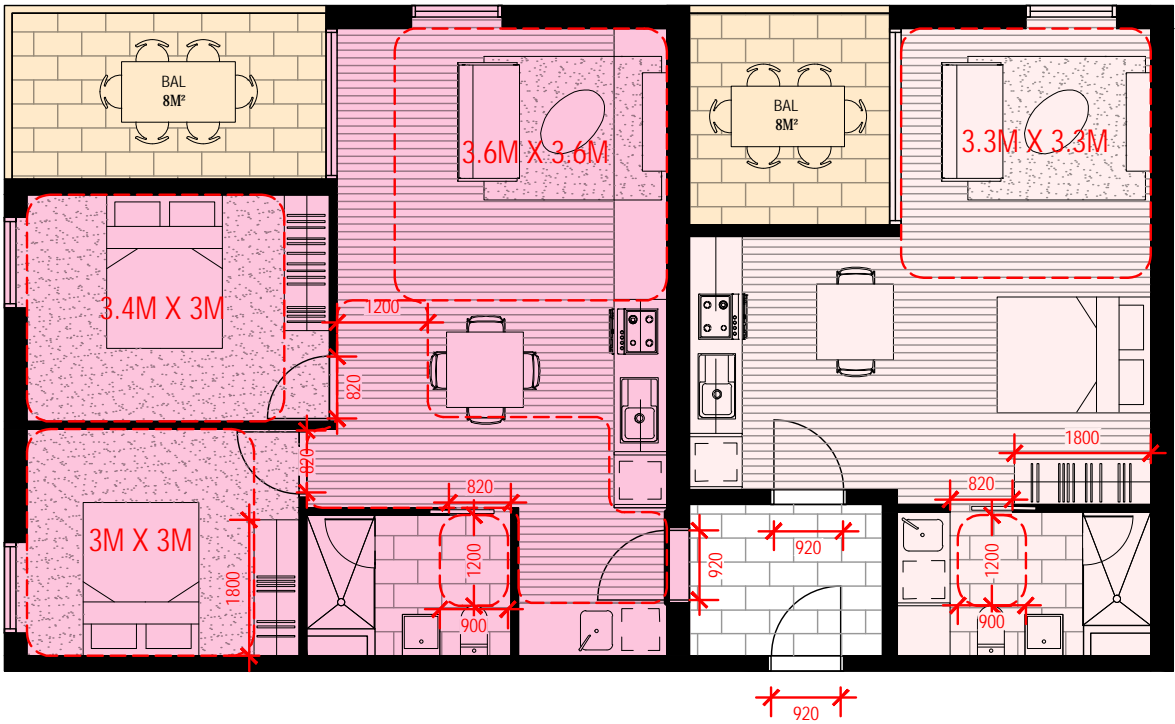
TYPICAL APARTMENTS

1:100

Our apartment mix includes studios, one bedroom and two bedroom apartments which respond to the projects target resident demographic. The apartment layouts are based on types that are well tested layouts which are fully compliant with the Apartment Design Guidelines for Victoria and Liveable Housing. All two bedrooms are dual keyed with an adjoining studio to provide housing flexibility.



1 BED + STUDIO



2 BED + STUDIO DUAL KEY

- STUDIO
- 1 BED
- 2 BED
- BALCONY

KEY VISTA



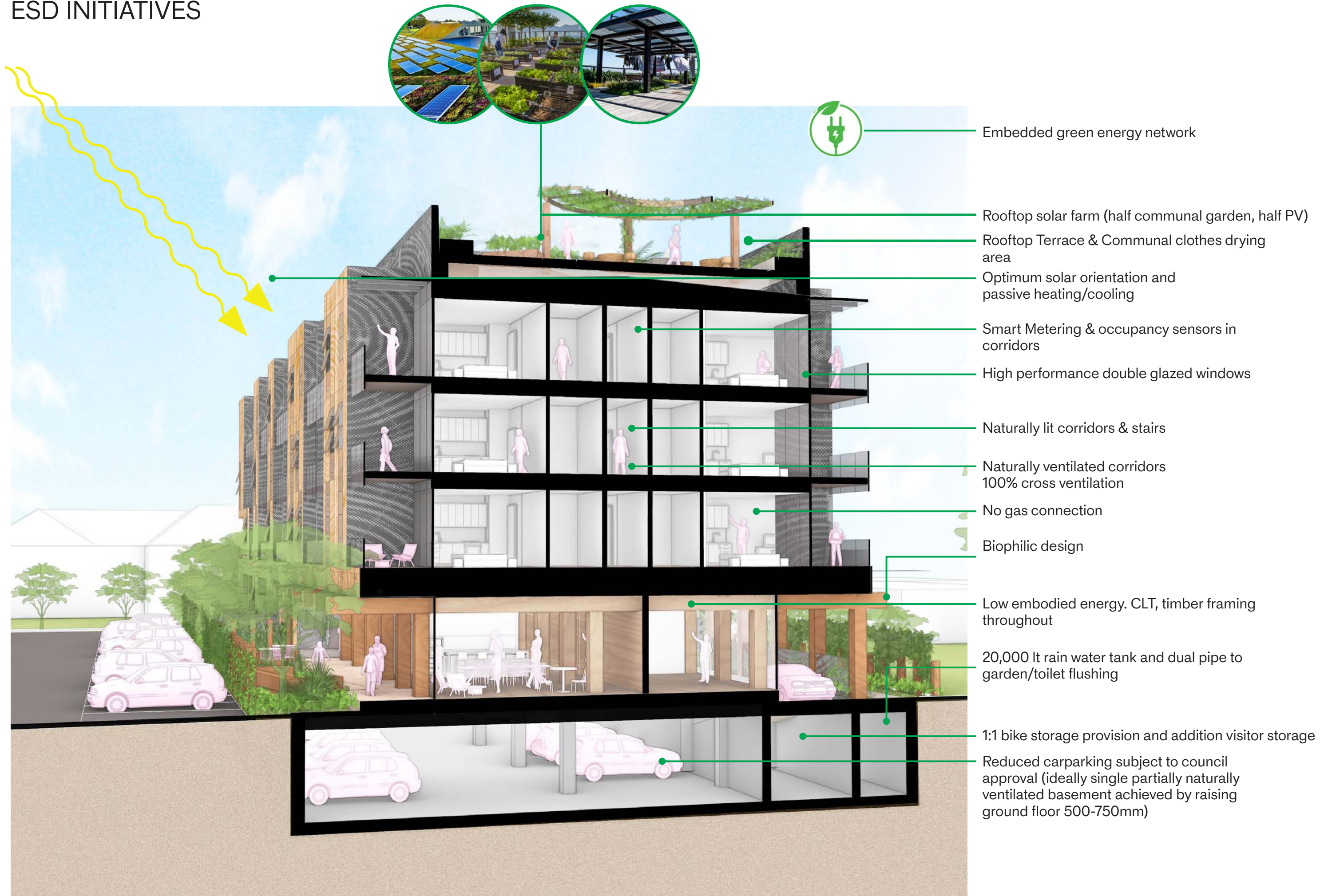
KEY VISTA



KEY VISTA



ESD INITIATIVES



YIELD SUMMARY

APARTMENTS:		58
25 STUDIO	19 1-BED	14 2-BED
CAR SPACES:		43
Communal Area (Ground Internal)		250m²
Communal Area (Roof)		270m²
Office Space		30m²
HEIGHT:		4 Storeys
BASEMENT AREA		1550m²
GROUND		1100m²
L01		1200m²
L02		1200m²
L03		1200m²
GBA:		6,250m²

RELEVANT EXPERIENCE

WALKER STREET HOUSING



This scheme for DHHS discreetly and respectfully mingles public housing with private development. It is rich with influences from its neighbourhood: 19th-Century heritage architecture, the natural environment of Merri Creek, and the northern-suburbs history of warehouses and brick manufacturers.



We masterplanned the site and designed five apartment buildings of varying size and character. All are distinct and discrete: elements of a village, not a uniform complex. The primary materials (brick and concrete with patterns and selected stains) are traditional, durable, reliable and low maintenance.

We have laid out the buildings to create a CPTED-aware public realm that prioritises people over cars, with residents' parking underground and no through road. It celebrates the site's relationship with Merri Creek reserve, with safe direct pedestrian paths and views of the reserve from nearly all apartments.

CLIENT DHHS
COLLABORATORS Frasers Property, CITTA Property Group,
Rush Wright Associates

DHHS HAMPTON



This public and private development is a joint venture between ARM and JAM Architects with landscaping by Rush Wright Associates.

The social housing will be at one end of a larger building near the site's wedged end. Willis Street, which borders the site at an angle, will be closed to create a cul de sac at the site's tip. This will be landscaped to create a paved mews for both public and private residents.

The design concept brings shape and interest to the building's very large form. It evokes the bluffs at nearby Half Moon Bay, with their crannies and crags and distinctive vertical indentations. Some of the building's entrances are like walking between monoliths or perhaps into those vertically eroded spaces. The building also references streamlined modernist houses found along the local beachfront.

CLIENT DHHS
DEVELOPER epc.Pacific
COMPLETION Due 2021

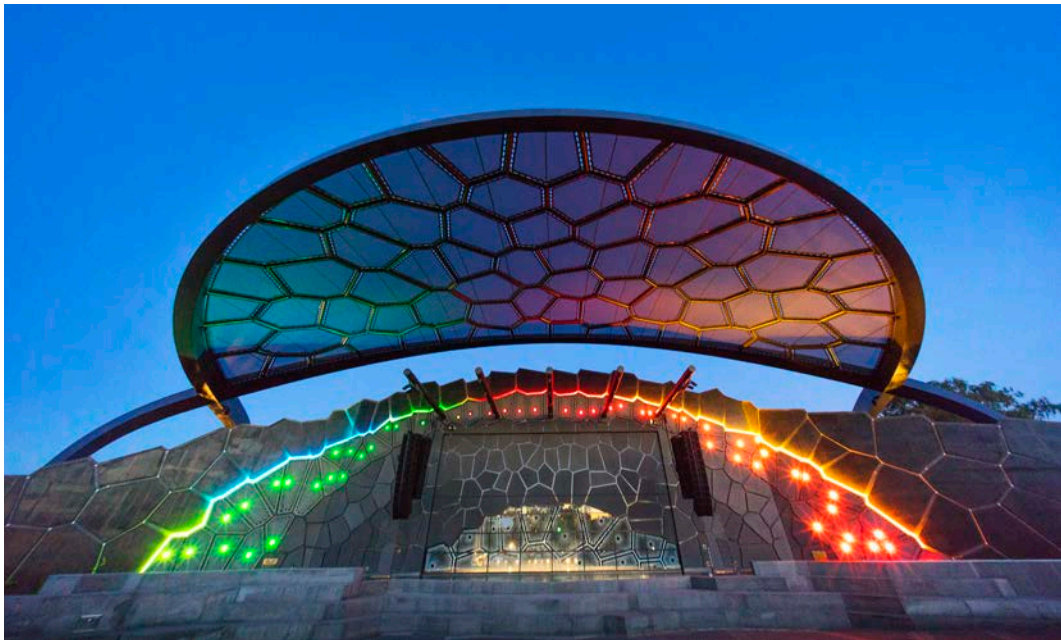
RELEVANT EXPERIENCE

HOTA OUTDOOR STAGE

→ ARMARCHITECTURE.COM.AU/PROJECTS/HOTA-OUTDOOR-STAGE



This is a super-versatile arts and culture venue: a black-box theatre and an amphitheatre with seating and lawn space for 5,000. Its landscape and attitude are tailored to Gold Coast lifestyle.



The Outdoor Stage is the first realised element of ARM's HOTA Masterplan. We completed the masterplan in 2013, in partnership with landscape architects TOPOTEK1, and are now realising it in stages.

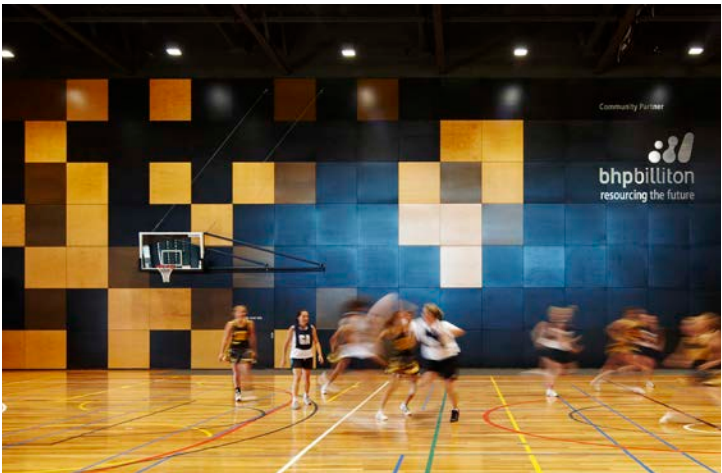
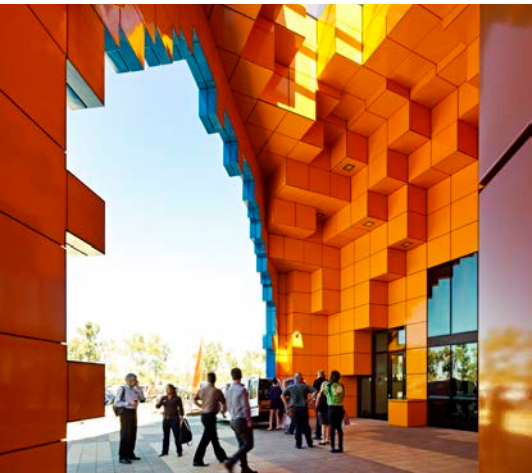
The masterplan converts ageing cultural infrastructure and redundant commercial buildings into an arts and recreation precinct for Australia's largest-growing city.

The double-sided building is a black-box theatre with a riverside entrance and a back wall that folds away completely, opening the box out onto the amphitheatre.

CLIENT City of Gold Coast
COMPLETION 2017
VALUE \$38 M
LOCATION Gold Coast, QLD
AWARDS FDG Stanley Award —Public Architecture AIA (QLD Chapter) Colorbond Award for Steel Architecture, Commendation (AIA QLD)

WANANGKURA STADIUM

→ ARMARCHITECTURE.COM.AU/PROJECTS/WANANGKURA-STADIUM



If you fly in to Port Hedland (as pretty much everyone who goes there does), beyond the vast expanses of red desert soil you'll see the black-and-white striped roof of Wanangkura Stadium.

CLIENT Town of Port Hedland
COMPLETION 2012
VALUE \$35 M
AREA 4,500m²
LOCATION South Hedland, WA
AWARDS Public Architecture Award —AIA (WA Chapter)

South Hedland is in the Pilbara region of Western Australia. It is extremely remote, and Wanangkura is specifically designed to survive cyclones and scorching temperatures. It is a social and recreational hub for the local community and for the town's large fly-in-fly-out population of mining workers.

The Wanangkura façades are intended to be seen from long distances and from the air. We imagined the building as a mirage: a shimmering, rippling effect on an otherwise flat landscape.

The building looks different depending on the weather and the time of day: sometimes it blends with the sky, sometimes it stands out against the red dust.

RELEVANT EXPERIENCE

GEELONG LIBRARY & HERITAGE CENTRE

→ ARMARCHITECTURE.COM.AU/PROJECTS/GEELONG-LIBRARY-AND-HERITAGE-CENTRE



This building is proving to be exactly what our client had hoped for: a busy gathering place and techno-resource centre for residents of one of Australia's fastest-growing regional cities.

The six-level building includes a community gathering space and café, a whole floor for children and teens, a multi-purpose function space overlooking Corio Bay, the archive-standard Heritage Centre, and an exhibition space shared with the adjacent Geelong Art Gallery.

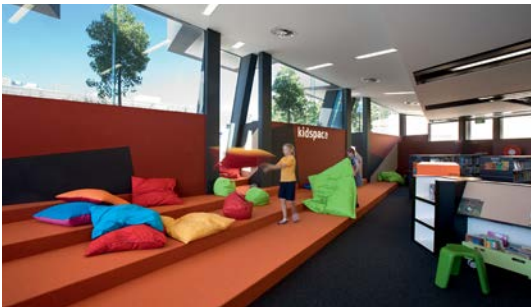
The crystalline glass shards of the west- and south-facing walls are like stalactites at the entrance of a cave.

They recall the Renaissance tradition of the grotto as a primal space of retreat and reflection but the structural glazing of the façades—with both vision glass and shadow boxes—gives them the highest possible thermal rating. The design adds many boughs to the Geelong library: every floor looks onto the trees.

CLIENT City of Greater Geelong
COMPLETED 2015
LOCATION Geelong, Victoria
VALUE \$45 M
AREA 6,500m²
AWARDS Sir Zelman Cowen Award—Public Architecture, AIA National Victorian Architecture Medal
William Wardell Award—Public Architecture, AIA (VIC)
Marion Mahony Award—Interior Architecture, AIA (VIC)
Regional Prize—AIA (VIC)

ALBURY LIBRARY/MUSEUM

→ ARMARCHITECTURE.COM.AU/PROJECTS/ALBURY-LIBRARYMUSEUM



This building houses the Albury region's library, museum, community centre and IT facilities, all under one roof.

It is part of a masterplan that combines cultural buildings with a new public square and landscape. With this project, ARM pioneered the model of a library and museum that share staff and management. Our client, the City of Albury, needed the building to be an urban marker that would engender a sense of place. ARM developed a masterplan in which the Library/Museum is a beacon on its corner. It also connects via pathways through QEII Square to the neighbouring Albury Art Gallery and Albury Entertainment Centre.

Our architecture is connected to its location in a literal and accessible way. It stitches together familiar elements from the Albury region: the Murray River banks, levees and trees of the surrounding landscape, the river course itself, the streetscape of the civic precinct, the cornices of a railway carriage—even the materials of Albury's buildings. The row-of-X's façade motif references the giant webbing of the railway bridge over the Murray.

CLIENT City of Albury
COMPLETED 2007
VALUE \$8 M
AREA 3,000m²
LOCATION Albury, VIC

RELEVANT EXPERIENCE

SMITH COLLECTIVE

→ ARMARCHITECTURE.COM.AU/PROJECTS/SMITH-COLLECTIVE



Parklands is the biggest urban renewal project ever undertaken on the Gold Coast. It served as the 2018 Gold Coast Commonwealth Games athletes' village.

Parklands is 5 km from Surfers Paradise and comprises apartments and townhouses, shops, and a large public plaza and park. A blooming double helix snakes through the site—a yellow-rimmed arbor that twists around a water feature called The Disc at the centre of the village heart. The Disc references Natural Bridge, the much-loved waterfall that streams through the top of a basalt cave at nearby Springbrook National Park.

The site, a former harness-racing and greyhound track, is ringed by the Gold Coast University Hospital and Griffith University, as well as remnant bushland. It is a village modelled on a city so the buildings are taller and closer together than in many suburbs. This leaves room for more public space.

CLIENT
COMPLETED
LOCATION
VALUE
AREA
AWARDS

Grocon
2017
Gold Coast, QLD
\$533 M
7 HA
Karl Langer Award—Urban Design
AIA (QLD Chapter)

QUOTES

"It successfully demonstrates how open space can foster public life...The outdoor stage makes a valuable contribution to the community and is a significant drawcard for local, national and international visitors."
—Jury report on HOTA Outdoor Stage, 2018 AILA National Awards

"Wanangkura Stadium is a smart, tough building that expresses a clear architectural response, rather than an engineered solution, to cyclonic conditions. It impressively exploits architectural opportunities from the mundane matters of occupation; meeting international standards for multiple sports as well as reminding its users of gorges, salt and ore piles, port lights, reptiles and heat hazes. "
—Jury report on Wanangkura Stadium, 2015 AIA WA Awards

"The phenomenal visitor numbers demonstrate to us that the project is meeting all of its objectives. It is creating a vibrant hub in the centre of Geelong, further enlivening the cultural precinct; acting as a significant tourist destination; and providing world-class library and heritage services to all visitors."
—Patti Manolis, CEO, Geelong Regional Library Corporation

"The Albury Library Museum is a civic facility of regional significance. The architecture is appropriately bold, and perhaps provocative, creating an immediate engagement with cultural issues in the community it serves. The location of the entry, main library and museum activates the adjacent public open space, improving existing pedestrian amenity and contributing positively to the future development of the public domain."
—Jury report on Albury Library/Museum, 2008 AIA National Awards