



**CAPABILITY STATEMENT
AFFORDABLE HOUSING**





PHILOSOPHY

At BHI Architects, we believe in the transformative power of affordable housing through class 2 multi-residential dwellings.

We are driven by the philosophy that housing is a fundamental human right and a cornerstone for stable, thriving communities. Our focus on creating affordable dwellings addresses the critical need for housing among vulnerable populations, including the homeless, promoting a safe and liveable society for everyone.

We recognize that providing affordable housing isn't just about constructing buildings; it's about fostering dignity, stability, and hope for individuals and families. By offering affordable housing options, we aim to uplift communities, reduce homelessness, and create spaces that facilitate inclusivity and well-being. We firmly believe that affordable housing isn't merely a necessity but a catalyst for positive change, fostering stronger neighborhoods and enabling individuals to lead more fulfilling lives.



**ATCHISON AND KENNY ST,
WOLLONGONG
UNDER CONSTRUCTION**



Lighthouse development includes ground floor retail, first floor commercial uses, four residential podium levels and two towers each with nine residential levels, totalling 205 apartments.

**BELINDA ST,
GERRINGONG
COMPLETED 2023**



The mixed-use development in Gerringong consists of 10 apartments, 2 of them are 1 bedroom/adaptable, 2 are two bedroom and 6 are three bedroom. 279m² on the ground floor is dedicated for commercial use.

**OLD NORTHERN RD,
DURAL
UNDER CONSTRUCTION**



Cascades is a mixed use development in Dural. It will provide 17 apartments ranging from 2-4 bedrooms and easy access to many commercial and community amenities.

**PRINCES HWY,
CORRIMAL
UNDER CONSTRUCTION**



The site is 897m² in size with the site oriented east-west. The proposed development consists of retail/business premises, undercover parking and services on the ground floor, as well as 8 units on the two upper storeys.

**JERVIS BAY,
HUSKISSON
DEVELOPMENT STAGE**



The development comprises of 53 units, 4 conference rooms a restaurant, pool, activities room and retail space. There is a mix of small, medium, large and penthouse accommodation which can cater to many budgets.

**FARNBOROUGH RD,
YEPPOON, QLD
COMPLETED 2017**



This waterfront multi-unit housing development consists of 32 apartments spread across six 3-story buildings and a mix of private open spaces and communal areas.

**BENSON AVE,
SHELLHARBOUR
UNDER CONSTRUCTION**



The apartments provide a mix of small, medium, large and penthouse accommodation which allows for a choice which will suit most budgets.

**CENTRAL GARDENS,
SHELLHARBOUR
COMPLETED 2018**



This affordable housing development in Shellharbour consists of 71 dwellings on a 1.54 hectare site. BHI were involved in the design of the 56 units on site within four unit blocks having basement carparking.

**MARKET STREET,
WOLLONGONG
COMPLETED 2010**



Known as Latitude 35, this apartment and commercial development is located in the heart of Wollongong CBD. The design accommodates 50 apartments across 9-storeys, each varying in price to suit many budgets.

**CROWN ST EAST,
WOLLONGONG
DEVELOPMENT STAGE**



The lower 2 levels contain the restaurants / coffee shops, activating the street frontage, while the upper 6 levels are serviced apartments with a roof top garden and pool area.

**HOME BUSH ROAD,
STRATHFIELD
COMPLETED 2018**



The Emerald consists of a 48 room motel, 40 residential apartments (ranging from 1-3 bedrooms) and 250m² for retail and community amenities. It is within close proximity to the town centre and 2.7km away from Strathfield Train Station.

**HARBOUR ST,
WOLLONGONG
COMPLETED 2018**



The building contains 8 units over 4 levels with basement parking. The upper units have large roof gardens serviced by a stair with a large void space. There are no common walls between any units.

**CORRIMAL ST,
WOLLONGONG
DEVELOPMENT STAGE**



The design proposes a new 8 storey residential unit development with basement carparking, 4x1 bedroom units, 20x2 bedroom units and 4x3 bedroom units (28 units total).

**DAPTO ROAD,
WOLLONGONG
CONCEPT STAGE**



This development contains 16 two bedroom units over six floors. It seeks to minimise the building footprint in the residential floors, with increased setbacks to maximise privacy and minimise overshadowing.

**WEST WOLLONGONG
APARTMENTS
COMPLETED 2012**



The building contains 16 units over basement parking with the layouts of the units maximising, where possible, views, solar access and privacy.

**TREACY ST,
HURSTVILLE
COMPLETED 2008**



The design addresses the corner with ground level retail and above contains 1 and 2 bedroom apartments over 8 levels. Consideration is given regarding the vertical and horizontal articulation of the façade facing the railway.

**CARTERS LANE,
TOWRADGI
COMPLETED 2009**



The 42 motel apartments in Pioneer Sands are complemented by resort style facilities including a sauna, gym, pool, etc. The 1-3 bedroom apartments have been designed to maximise natural daylight and space.

**BOWEN STREET,
HUSKISSON
COMPLETED 2009**



This development consists of 5 townhouses which enjoy views looking over Jervis Bay. The units are arranged over 3 levels with access to basement parking below.

**SHELLHARBOUR CITY CENTRE,
SHELLHARBOUR
COMPLETED 2014**



The 4 storey development contains 8 residential units and retail commercial spaces. Roof gardens, a roof deck and a swimming pool are also provided for residents.

**COLLIN STREET,
KIAMA
CONCEPT STAGE**



The development has a total floor area of 14 725m² and contains 32 residential units, 47 serviced apartments and 125m² commercial space.

**SENIORS LIVING,
MOONEE BEACH
COMPLETED 2009**



The focus of the project was to achieve a village identity with an integrated thematic design expressed through the entire site. A diversity of housing types are provided across the 150 dwellings from terraced apartments, townhouses and multi level apartments.

**SENIORS LIVING,
BATESMANS BAY
COMPLETED 2021**



The building are sited to take advantage of the water views overlooking the Clyde River. These are 140 apartments over 3 levels plus basement parking together with an integrated community centre + central parkland

**KIAMA WEST TOWNHOUSES,
KIAMA
COMPLETED 2017**



With a total of 14 townhouses, all units are dual aspect to allow for cross ventilation and a diversity of balcony and courtyard living spaces.

**THE WATERS,
NEWCASTLE
COMPLETED 2015**



The seniors living development is located on the fringe of the Shortland Waters Golf course and accommodates 275 dwellings. The mix of housing is based on 3 level apartments to single level villas arranged to take advantage of views and integrated landscape elements

**MEARES PL,
KIAMA
COMPLETED 2014**



**GLADESTONE AVE,
CONISTON
COMPLETED 2010**



**MARINA APARTMENTS,
BATESMANS BAY
COMPLETED 2018**



**CORRIMAL TOWNHOUSES,
CORRIMAL
COMPLETED 2010**



The development is designed as 4 connected pavillions and is 5 storeys. The project consists of 12 residential units over basement carparking. Orientation of the building towards the north east allows for a high level of natural daylight

Known as metroONE, this development provides 13 open plan apartments. Located 150m to Coniston train station and 1.4km from Wollongong CBD.

The housing mix includes waterfront villas to the marina interface, 3 storey duplex apartments and to the south edge 3-4 storey apartment buildings. Overall the site area is 21 500m² with a development mix of 173 units.

This development consists of nine 2 level townhouses. The masterplan consists of 3 pods each containing individual address and entries to the units. The 3 front units have front entry courtyards via the street.

**SPRING ROAD
SPRING FARM,
DEVELOPMENT STAGE**



This project of 345 dwellings has a diversity of housing including 3 level apartments, terrace houses, aged care facility and a child care centre.

**JERVIS ST,
NOWRA
COMPLETED 2005**



The project consists of 34 one + two bedroom apartments as social housing in Nowra. The site arrangement is focused on semi private landscape zones with visitor parking only provided at the street frontage.

**RAILWAY ST,
MOSS VALE
COMPLETED 2006**



The project consists of 28 one + two bedroom apartments as social housing in Moss Vale. The site arrangement is focused on semi private landscape zones with visitor parking only provided at the street frontage.

**CURRAMBENE ST,
HUSKISSON
COMPLETED 2008**



The project consists of 44 one + two bedroom apartments as social housing in Huskisson. The site arrangement is focused on semi private landscape zones with visitor parking only provided at the street frontage.

**GREEN ST,
ULLADULLA
COMPLETED 2005**



The project consists of 35 one + two bedroom apartments as social housing in Ulladulla. The site arrangement is focused on semi private landscape zones with visitor parking only provided at the street frontage.

**BROUGHTON ST,
TUMUT
COMPLETED 2004**



The project consists of 16 one + two bedroom apartments as social housing in Tumut. The site arrangement is focused on semi private landscape zones with visitor parking only provided at the street frontage.

**TABOURIE CLOSE,
SHELLHARBOUR
COMPLETED 2007**



The project consists of 34 one + two bedroom apartments as social housing in Shellharbour. The site arrangement is focused on semi private landscape zones with visitor parking only provided at the street frontage.

**WALLAROO DR,
SHELLHARBOUR
COMPLETED 2003**



The project consists of 34 one + two bedroom apartments as social housing in Shellharbour. The site arrangement is focused on semi private landscape zones with visitor parking only provided at the street frontage.

COMPANY OVERVIEW



Residential

Our approach is rooted in a deep understanding of our clients' unique requirements and preferences, carefully balanced with the site's context and surroundings.



Commercial

We are committed to comprehending the project's lifespan and ensuring its optimal functionality, resulting in vibrant and dynamic commercial spaces.



Interior Design

Whether our task is seamlessly extending the architectural brief or re-imagining the potential of an existing structure, we excel in creating spaces that enhance the experience for occupants.



Heritage

In our approach, we aim to both preserve and elevate the intrinsic value of the heritage item.



Industrial

In our industrial projects, we are dedicated to maximizing the inherent potential of each site while prioritising functionality.



Public

Our goal is to craft public spaces that are not only functional but also vibrant and active, enriching the communities they serve.



SYDNEY TEAM

TEAMS

BHI Architects is led by Director Mark Hitchcock, a registered Architect with over 40 years of professional experience. Mark specialises in urban design, sustainability, and heritage, having played a pivotal role in numerous distinctive projects. Mark works with our team leaders to guarantee a consistent level of service, a dedicated team, and the allocation of necessary resources to serve our clients across the Sydney, Kiama, and Sunshine Coast offices. Our extensive experience and involvement in projects of varying scales underscore BHI Architects' broad spectrum of offerings in architectural, interior design, urban design, and master planning.



KIAMA TEAM

COMPANY STRUCTURE

Our studios operate collaboratively with teams in Rosebery, Kiama, and the Sunshine Coast. Through our collective expertise, our teams contribute their knowledge at key stages of the design process, fostering an environment where individual expertise enriches the work of others. Our open-plan studios facilitate the sharing of ideas and projects among colleagues and offices.

40+ years experience servicing Sydney, Illawarra and the South Coast

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80

Residence - Upper Kangaroo Valley
 Residence - Meroo Meadow
 Sundance Residence Wattamolla
 Goodnight Island Resort - Shoalhaven
 Berry Heritage Precinct Study
 Social Housing - Nowra (DOH)
 Rose Mumbler Village - North Nowra
 Residence - Jaspers Brush
 Residence - Foxground
 Dune House Culburra Beach
 Shellharbour Village Amenity & Shelter
 Murrawina Child Care Centre - Blacktown
 Tory Hotel Restoration - Kiama
 Toyota Showroom - Blacktown
 Motor Vehicle Facility - Kirrawee
 Foxground Valley Residence
 Berry Showground Pavilion



19
90

Industrial Units - Kirrawee
 Peakhurst Business Park
 Pambulong Forest Housing Estate
 Masonic Village - Berry
 New Nowra Post Office
 Oak Flats Neighbourhood Centre
 Myimbar Community Park - Shellharbour
 Murrawina Redfern Public School
 Restoration Nowra School of Arts
 Nowra Showground Pavilion
 Restoration & Hall St Lukes Church - Berry
 Innovation Campus - Wollongong
 KMC Blowhole Point Tourist Cabins
 Albion Park Community Centre
 Peakhurst Industrial Centre
 BHI Office - Wollongong
 Social Housing - Huskisson
 Gerringong Public School
 WCC - Council Building Fitout
 Berry Mountain Residence
 Moonee Beach Housing Development
 Ridge Sports Clubhouse - Lucas Heights
 Shell Cove Golf Club
 Boarding House - Kiama
 Tullimbar Village
 Marina Development Ningbo



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Lake Conjola Cabins
 Residence - Gerroa
 Residence - Taren Point
 Shanghai American School Campus
 KMC Black Beach Amenities
 Law Court fitout - Sydney
 Mixed Use - Gerringong
 Northbridge Cliff House
 Campbell St Apartments Wollongong
 Residential Towers - Jeddah
 Residence - Jamberoo
 Sands Mixed Use Apartments - Towradgi
 Residential Mixed Use - Shellharbour
 Apartments - Huskisson
 Residence - Northbridge
 Corrimal Uniting Church
 Industrial Units - South Hurstville
 Cultural Village Hotel - Dubai
 Jane Ardler Medical Centre - Nowra
 Kiama Railway Station Upgrade
 Sutttons Audi - Rosebery
 Watersleigh Anglican Youth Works
 Latitude Apartments - Wollongong
 Yeppoon Apartments
 Australia Pavilion- World Expo Shanghai
 IPAC Interior Wollongong



20
10

Cascades Development - Dural
 Senior Living - Batemans Bay
 Senior Living Shortland Waters
 Orchard Quarter Mixed use Lisarow
 Mixed Use - Corrimal
 Soloman Island Embassy - Canberra
 Mudgee House
 Cancer Care Centre SGH
 Mixed use Apartments - Strathfield
 SCC Warilla Community Centre
 St Johns Library - Dapto
 Eco City - Xuecheng
 Life City Health Centre - Wollongong
 'Old Street' Heritage Retail Development
 Kiama Performing Arts Centre
 Coogee Boys Prep School
 WCC Thirroul Bathers Pavilion
 Residence - Falls Creek
 Wilderness Resort - Utah
 Lake Conjola Resort
 Lighthouse Mixed Use - Wollongong
 SoHo Apartments - Xuecheng
 Parma Residence
 Murring Cultural Centre - Falls Creek
 Forest City Park - Zaozhuang
 Office Building Wollongong



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Kiama Heights Residence
 Cultural Centre - Jervis Bay
 Berry Town Residence
 NAC - TAS School Facility
 Sutttons Ford + Service - Homebush
 Lilli Pili House
 'Providence' Mixed Use Rouse Hill
 Jane Ardler Centre - Nowra
 Gilbert & Roach Truck Facility
 Sutttons Chullora
 McIntosh Conjola Park
 Sutttons Arncliffe
 Social Housing Corrimal
 Limestone Estate Industrial - Box Hill
 Crooked River Estate
 Buraneer Residence
 Mixed Use Austral
 Jamberoo Valley Residence



Over Four Decades of Multiple Awards

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80

1991

Nowra Mechanics Institute and School of Arts – Commendation Dulux Colour Awards

Dominelli Volvo Dealership – Annual Civic Design Award Sutherland Shire Council

Group Seven Leagues Club – Building Achievement Award Kiama Municipal Council

1992

Terralong House Professional Suites – New Development Award Kiama Tourism Service Award

1993

Shoalhaven Memorial Lawn Cemetery and Crematorium – Engineering Excellence Award Institute of Municipal Engineering Australia, NSW Division

1994

Webster Beach House - CSR Cladding Design Award

1997

Webster Beach House - Shoalhaven Building Awards

1998

Postman's Tavern – Shoalhaven Building Awards Adaptive Re-use of Heritage Building

South Coast Medical Centre – Winner Civic Building Design Award

"Dolphin Watch" Cruises – Shoalhaven Building Design Awards – Best Commercial Building

19
90

2000

Humphrey's Residence Shoalhaven building Design Award

2002

Ross Residence Beach Commendation - NSW RAI Country Division

Gilbert Residence Winner - Shoalhaven Building Design Awards Alterations & Additions

C + M Masonry Winner 2002 Shoalhaven Building Design Awards Industrial

2003

Addecco Office Fit-Out Wollongong – Architectural Design Awards Interior Design/Fit-out

2004

Rimanic Luxury Units – RAI NSW Multi-Unit Award

Rimanic Luxury Units – Shoalhaven Council Design Award

Riles Residence - RAI NSW Residential Award & Shoalhaven Council

Council Design Award

2005

Wollongong Kirsten / Bolt Units – RAI Country Division Award Best Multi Residential

Cutbush Residence - RAI Country Division Award Best Use of Timber

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2006

Burge Residence - Shoalhaven Building Design Award Alterations & Additions

Mariner Luxury Unit Development – Wollongong City Council Architectural Design Awards Commendation Multi-Storey Mixed Use Developments / Residential Apartment Buildings

Bevans Real Estate Corrimal – Wollongong City Council Architectural Design Awards Commendation for Multi-Storey Mixed Use Developments / Apartment Buildings

Kirsten / Bolt Dual Occupancy – Wollongong City Council Architectural Design Awards Commendation – New Dual Occupancies, Villas and Townhouses

Burge Residence - Commendation NSW RAI Country Division

2007

Huainan Wetland & Ecological Centre - 1000 ha wetland rehabilitation & protection - China

2008

Conjola Lakeside Van Park – Winner Shoalhaven Building Design Awards

China Cultural Symbolic City - protection and interpretation of heritage landscape & villages to define Chinese History - Shandong, China

2009

Eco City Changxing – Best Concept Design for the China Human Habitat Model 2009, awarded by the National Architecture Institute of China

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2010

West Tai Lake Science & Education Ecological City 60 km2, ESD Communities & Urban Agriculture - Changxing, China

2011

Xigong Mountain Cultural Precinct & Heritage Landscape - Zaozhuang, China

2012

Xigong Mountain Cultural Precinct & Heritage Landscape - Zaozhuang, China

Eco City Changxing – Highly Commended for Urban Regeneration, awarded by WAN

MOSS International Green Awards - Sustainability Summit – Paper

Xigong Mountain Cultural Precinct China – International Urban Design Competition

2013

Jinshui Wan Housing, Xuecheng – shortlisted for the International WAN Residential Awards

6th International Urban Design Conference – Sustainable Urbanism Paper

Green Awards Presentation – Sustainable City Development Paper

2014

Jade Emperor Temple – Xuecheng, finalist in the International WAN Civic Awards

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2017

Central Gardens - The Urban Development Institute of Australia's (UDIA) Awards for Excellence

2020

Lloyds Residence - Kiama Heights NSW Country Division Architecture Awards Commendation - Residential Architecture





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