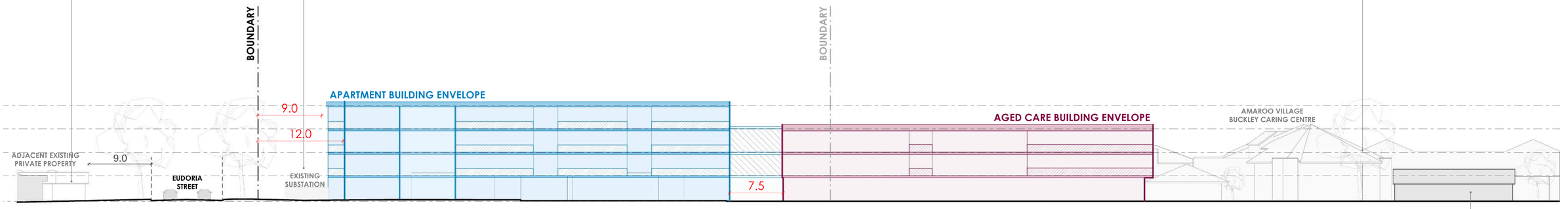
03 | BUILT FORM AND SCALE

HAMILTON COURT - SITE ELEVATION









SURROUNDING CONTEXT & SCALE

01 PRIVATE PROPERTY LOCATED ON EUDORIA STREET

02 EXISTING SUBSTATION

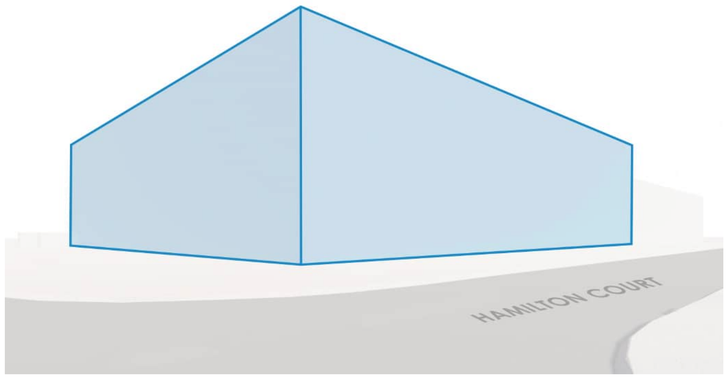
03 AMAROO BUCKLEY CARE CENTRE

04 AMAROO RETIREMENT UNITS

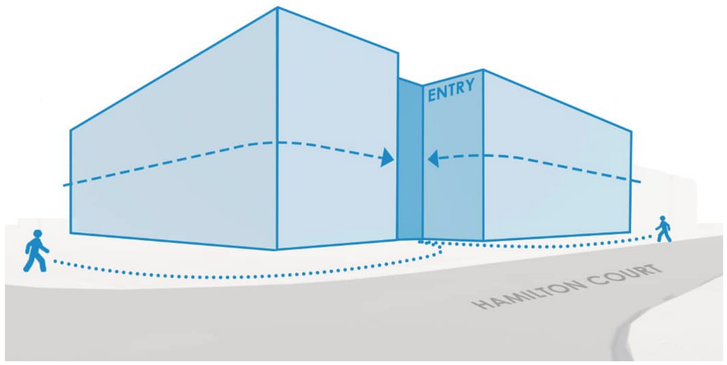


03 | BUILT FORM AND SCALE

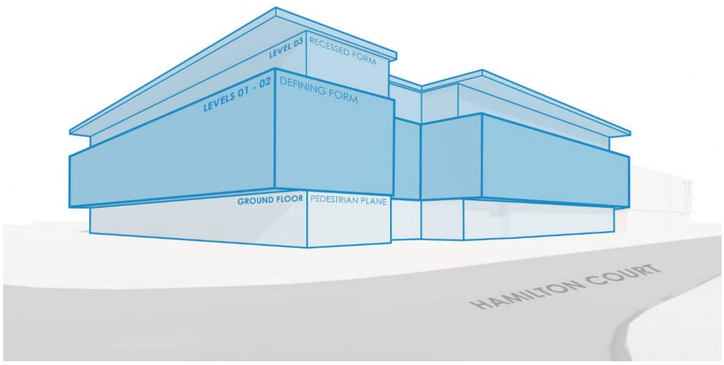
CONCEPT MASSING DEVELOPMENT



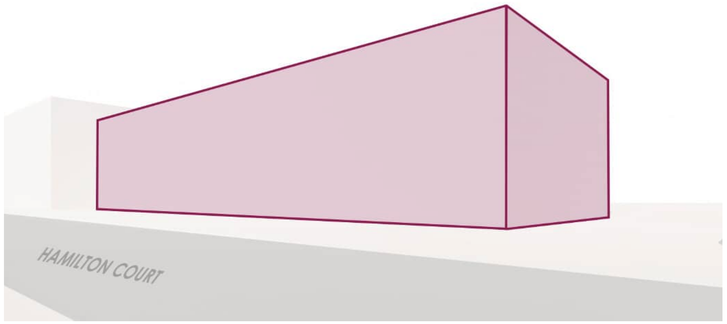
01. BUILDING ENVELOPE



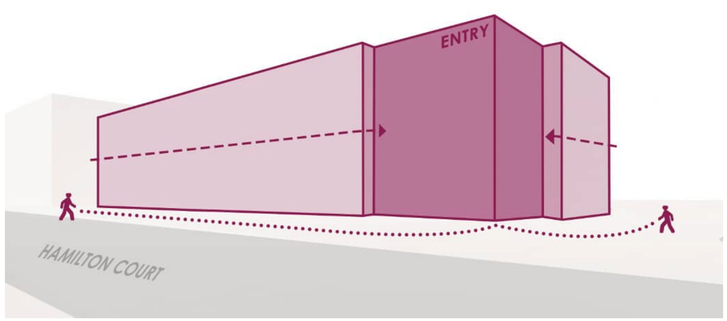
02. DEFINE ENTRY



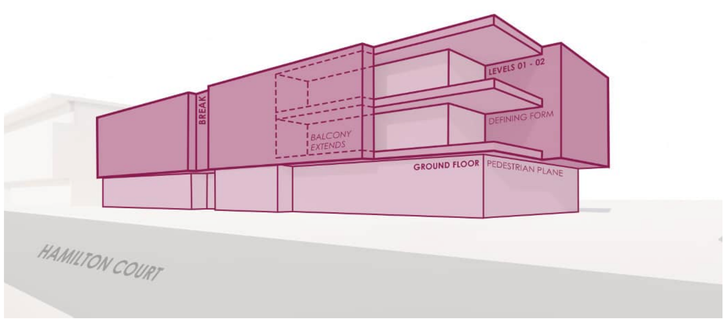
03. HIGHLIGHT & ARTICULATE



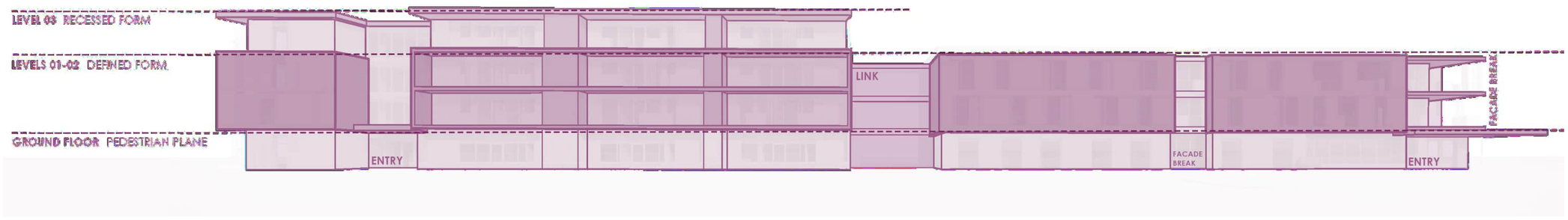
01. BUILDING ENVELOPE



02. DEFINE ENTRY



03. HIGHLIGHT & ARTICULATE



03 | BUILT FORM AND SCALE

SHADOW DIAGRAMS - SUMMER



9:00 AM SUMMER SOLSTICE - DECEMBER 21ST



12:00 PM SUMMER SOLSTICE - DECEMBER 21ST



3:00 PM SUMMER SOLSTICE - DECEMBER 21ST

03 | BUILT FORM AND SCALE

SHADOW DIAGRAMS - WINTER



9:00 AM WINTER SOLSTICE - JUNE 21ST



12:00 PM WINTER SOLSTICE - JUNE 21ST



3:00 PM WINTER SOLSTICE - JUNE 21ST

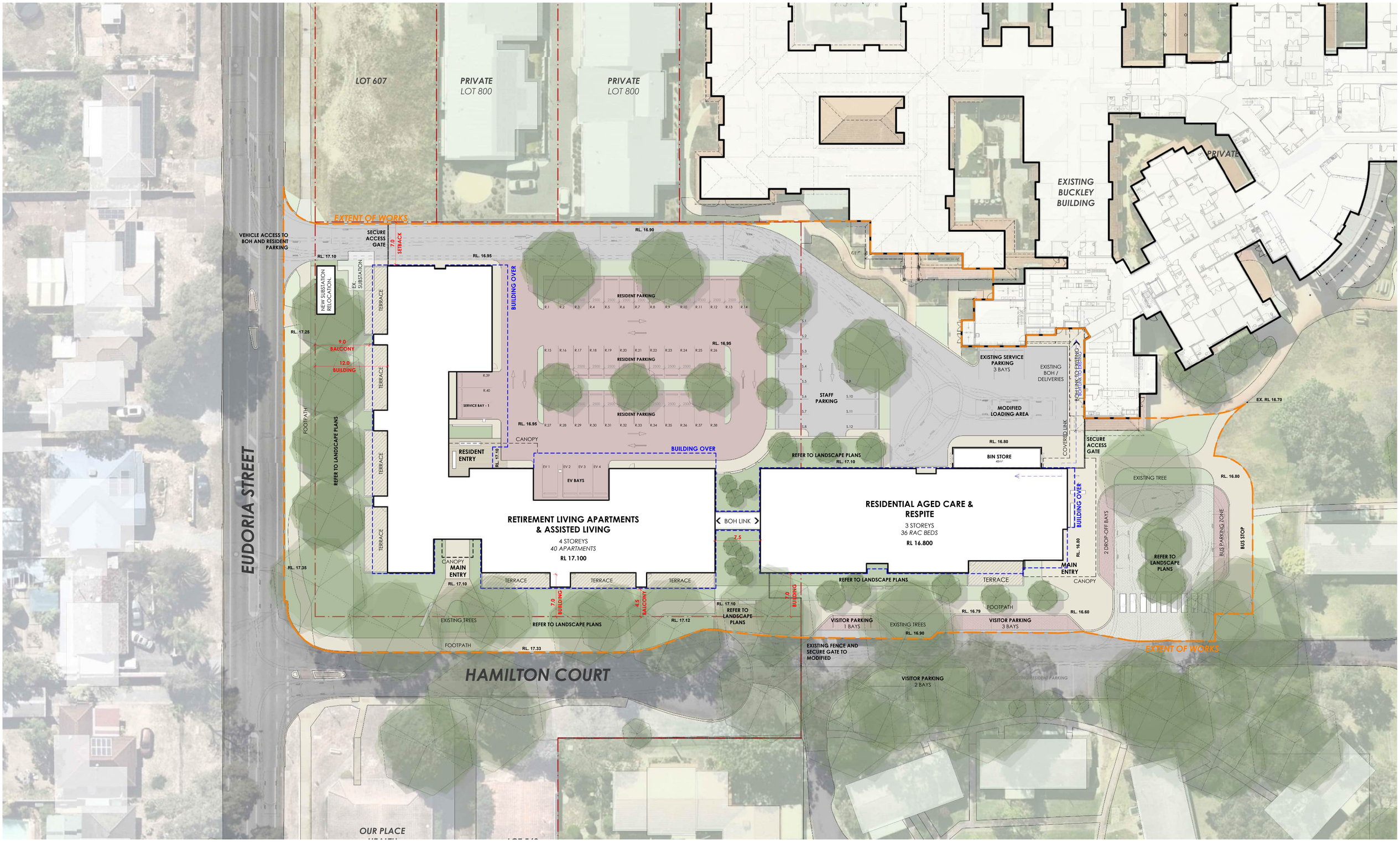
04

PRINCIPLE 04

FUNCTIONALITY AND BUILD QUALITY

04 | FUNCTIONALITY & BUILD QUALITY

PROPOSED SITE PLAN

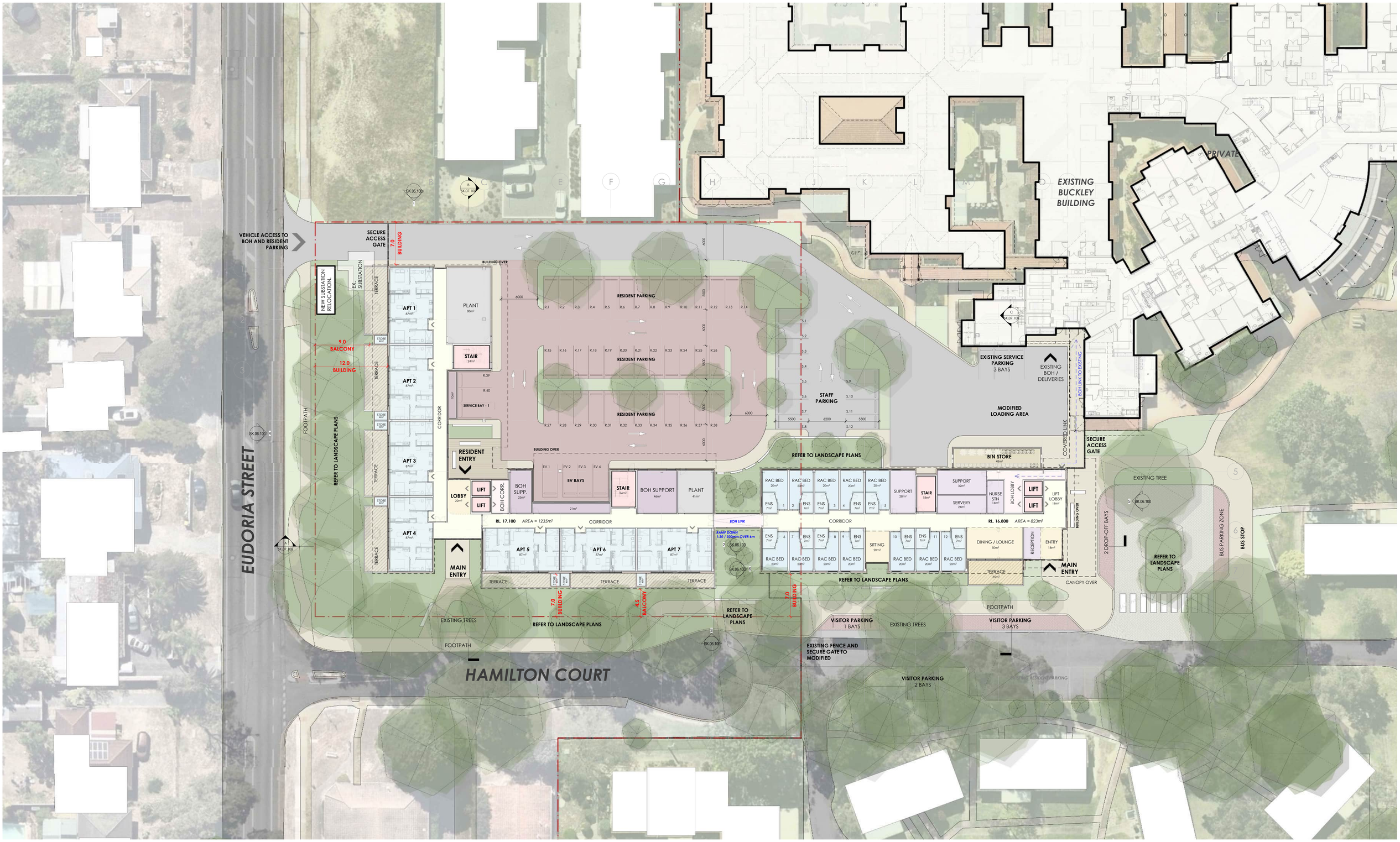


1:200 @ 1:A0

8m 6m 4m 2m 0m 16m

04 | FUNCTIONALITY & BUILD QUALITY

GROUND FLOOR PLAN



1:200 @ 1:A0

8m 6m 4m 2m 0m 16m

04 | FUNCTIONALITY & BUILD QUALITY

PROPOSED SITE PLAN - DOROTHY STREET CARPARK



1:200 @ 1:A0

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04 | FUNCTIONALITY & BUILD QUALITY

LEVEL 01 FLOOR PLAN



04 | FUNCTIONALITY & BUILD QUALITY

LEVEL 02 FLOOR PLAN

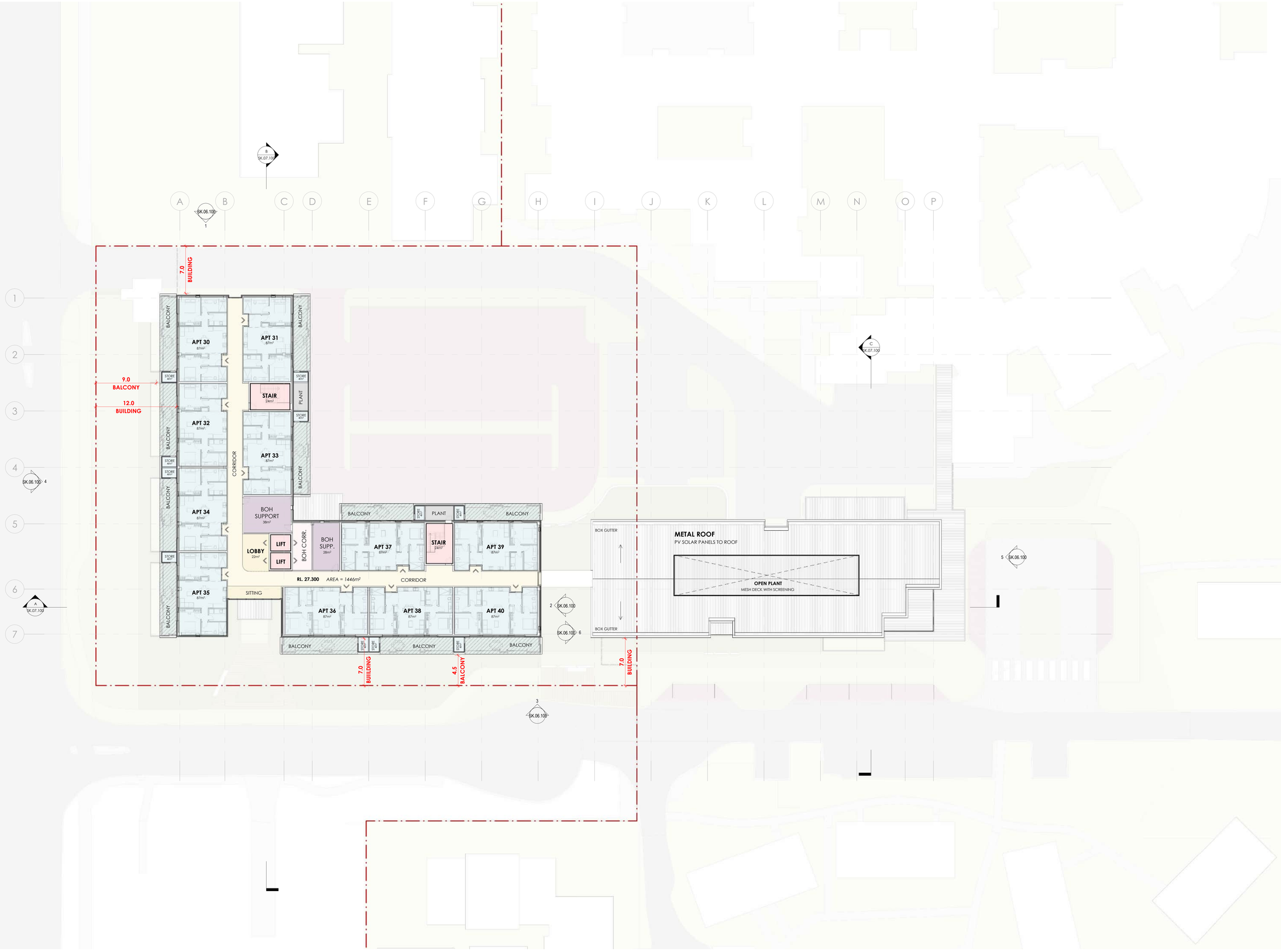


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04 | FUNCTIONALITY & BUILD QUALITY

LEVEL 03 FLOOR PLAN

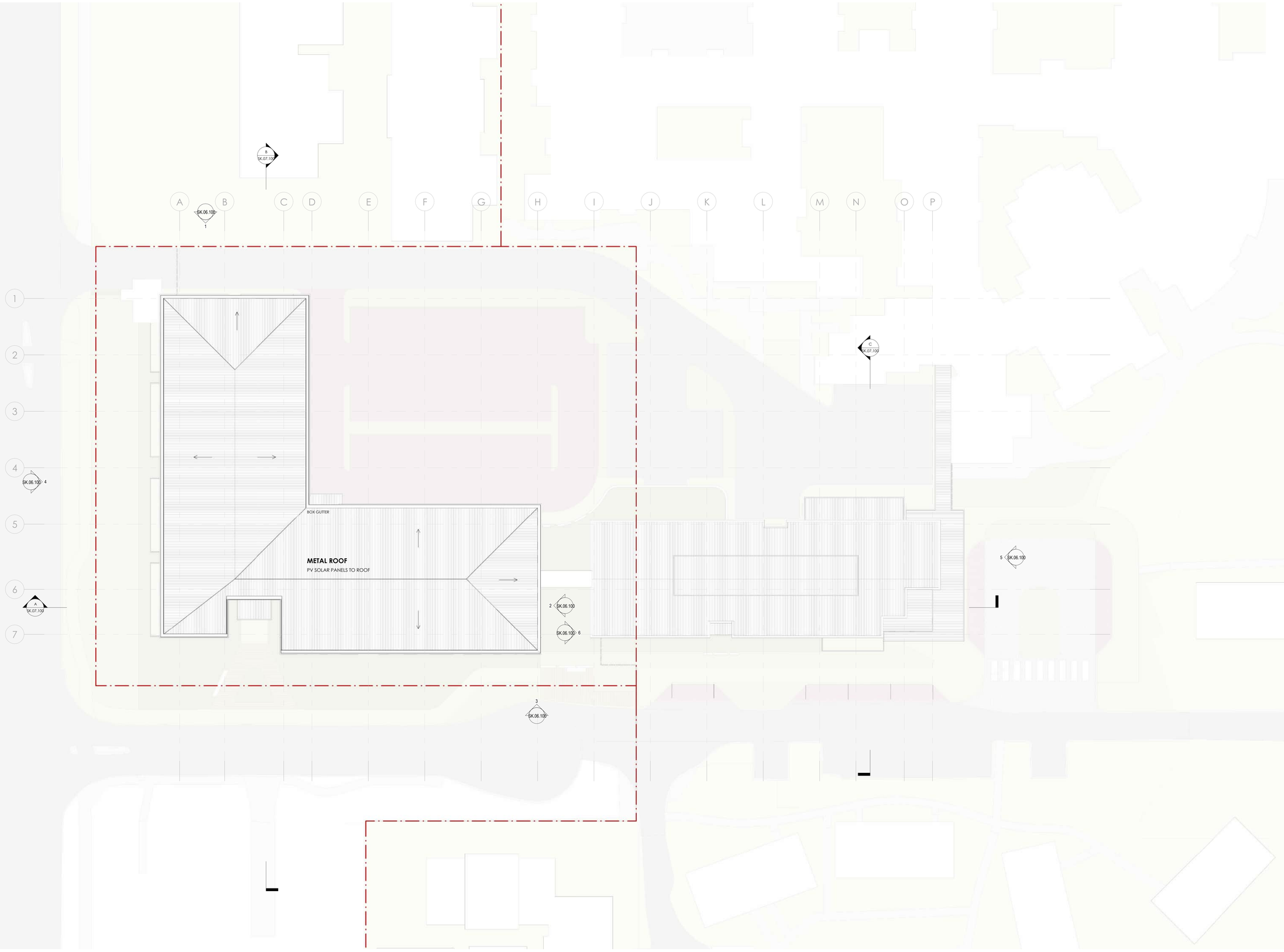


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04 | FUNCTIONALITY & BUILD QUALITY

ROOF PLAN

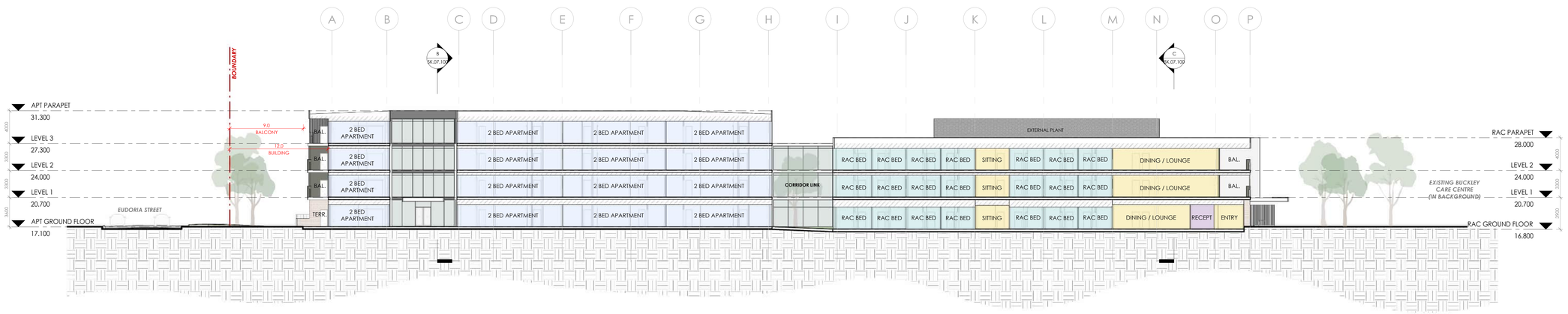


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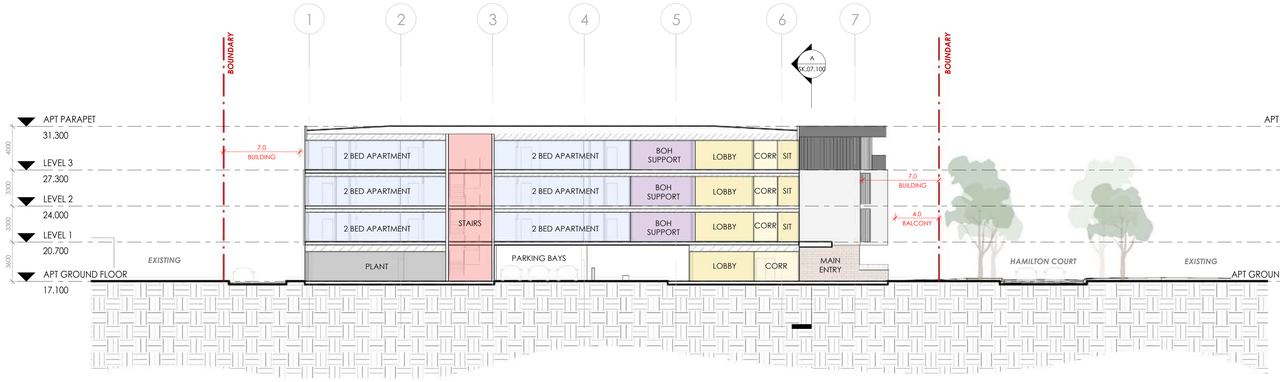
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04 | FUNCTIONALITY & BUILD QUALITY

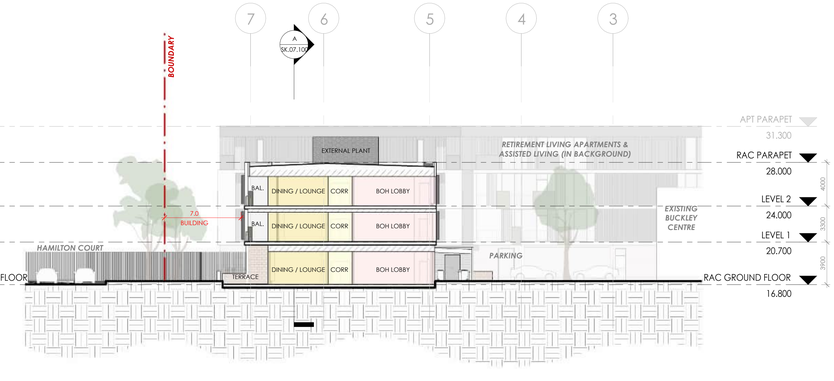
SECTIONS



SECTION A
SCALE 1 : 200



SECTION B
SCALE 1 : 200



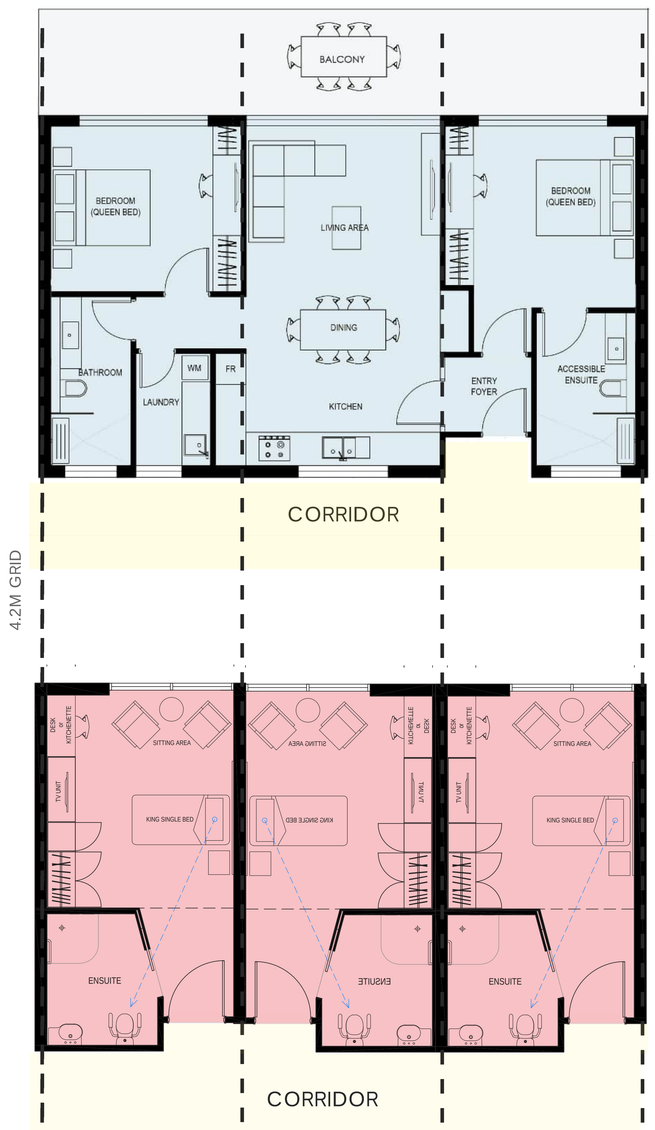
SECTION C
SCALE 1 : 200

1:200 @ 1:A0

8m 6m 4m 2m 0m 16m

04 | FUNCTIONALITY & BUILD QUALITY

APARTMENT & RAC LAYOUT - MODULE



APARTMENT LAYOUT

2 BED / BATH APARTMENT MODULE
87m²

RAC LAYOUT

BED / ENSUITE LAYOUT
21m²

05

PRINCIPLE 05
SUSTAINABILITY

SUMMATION PTY LTD

AMAROO VILLAGE GOSNELLS · 65 DOROTHY STREET

Sustainability commitments

Two linked buildings bringing retirement living, assisted living and aged care together on one site. No gas, with water and energy efficiency designed in.

Heat island mitigation
Light-coloured roofing at 0.32 solar absorptance. Existing trees retained, new trees planted.

Energy efficient design
Low 'e' glazing, LED lighting and high efficiency HVAC.

Provision for solar PV
30 kW array targeted, saving around 19.6 t CO_2-e a year.

All-electric services
Hot water, space heating and cooking.

Water sensitive design
5 Star taps, 4 Star toilets, 3 Star showers.

EV transition
4 charging bays, with switchboard capacity and conduits for more.

30 kW	0	19.6 t	3
of solar targeted	gas connections on site	CO_2-e saved per annum	waste streams separated

✳ A Sustainability Professional (Summation Pty Ltd) has been engaged early to lead sustainability integration — refer to the Sustainable Design Assessment Report for further details.

06

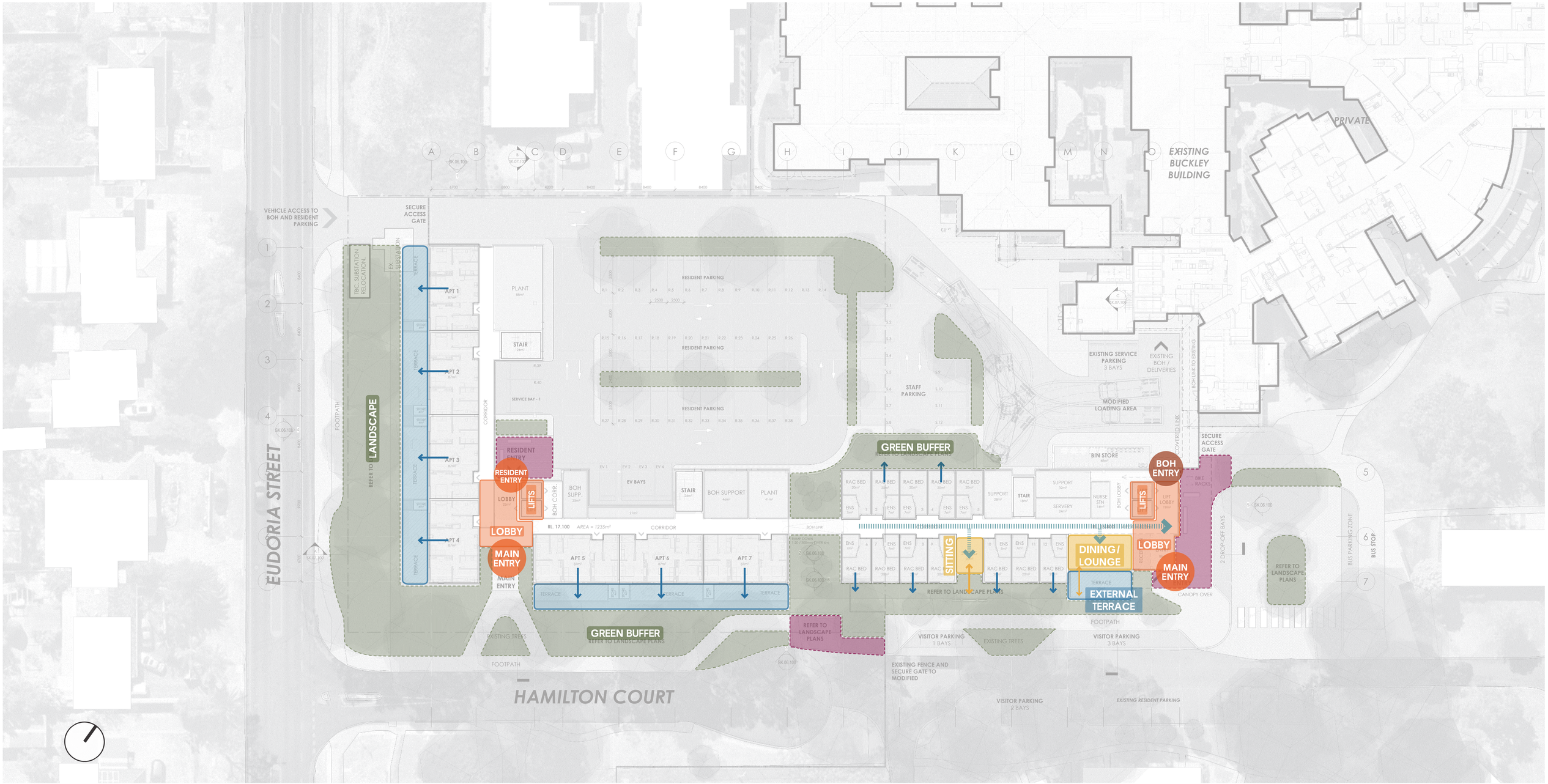
PRINCIPLE 06

AMENITY



06 | AMENITY

PROPOSED AMENITY - GROUND FLOOR



SHARED AMENITIES

THE GROUND FLOOR PROVIDES SHARED AMENITIES SUCH AS DINING, LOUNGE, AND SITTING AREAS, DIRECTLY ACCESSIBLE FROM THE MAIN CORRIDORS.

OUTDOOR AMENITIES

INFORMAL REST AREAS ARE STRATEGICALLY POSITIONED TO ENCOURAGE PAUSE, CASUAL INTERACTION, AND COMMUNITY ENGAGEMENT.

EXTERNAL TERRACES

EXTERNAL TERRACES ARE DIRECTLY ACCESSIBLE FROM APARTMENTS, PROVIDING PRIVATE BREAK-OUT SPACES FOR THE RESIDENTS. DINING / LOUNGE SPACES IN THE RAC BUILDING CONNECT DIRECTLY TO USABLE COMFORTABLE OUTDOOR SPACES.

ENTRY LOBBIES

COVERED ENTRY LINKS TO INTERNAL LOBBIES CONNECT RESIDENTS, STAFF AND VISITORS TO THE BUILDING.

GREEN BUFFER

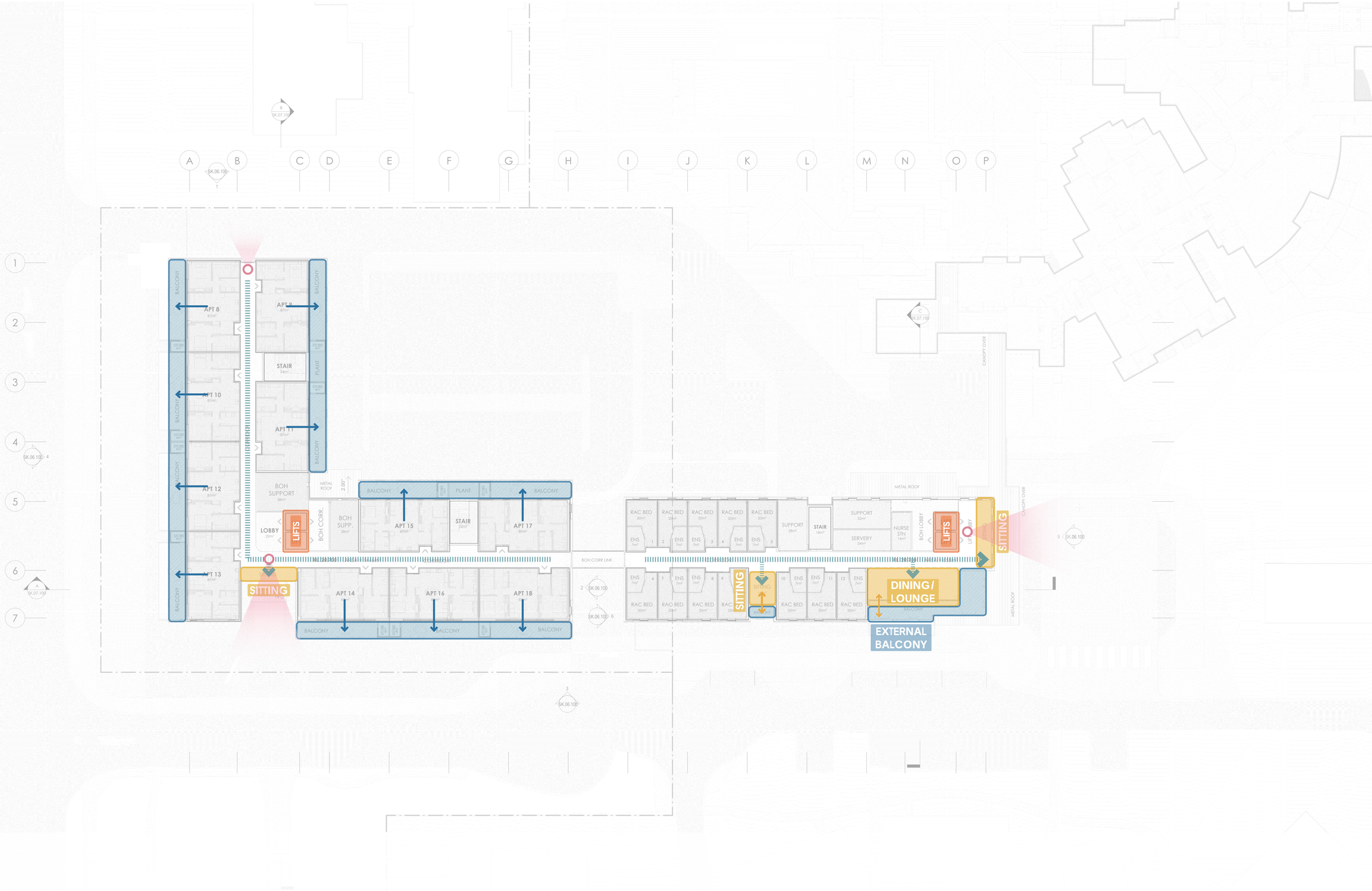
LANDSCAPE ZONES ARE USED AS GREEN BUFFERS SEPARATING ROADS AND BUSY FORECOURTS FROM PRIVATE RESIDENT ZONES. THESE ZONES ALSO KEEP PHYSICAL AND VISUAL CONNECTIONS TO NATURE.

AMENITY CONNECTIONS

AMENITY CONNECTIONS HIGHLIGHT THE LINKS FROM THE RAC BEDS TO THE SHARED AMENITY SPACES, FOSTERING A SENSE OF COMMUNITY AND ENHANCING SOCIAL INTERACTION.

06 | AMENITY

PROPOSED AMENITY - LEVEL 01



SHARED AMENITIES

RESIDENT AMENITIES ARE PROVIDED ACROSS ALL LEVELS, COMPRISING OF DINING AREAS, LOUNGES, AND SITTING SPACES. THESE SPACES ARE DESIGNED TO CONNECT DIRECTLY WITH THE OUTDOORS THROUGH BALCONIES AND EXPANSIVE WINDOWS, PROVIDING ACCESS TO NATURAL LIGHT, VIEWS, AND FRESH AIR.

EXTERNAL TERRACES

EACH APARTMENT UNIT HAS ACCESS TO A PRIVATE BALCONY, OFFERING RESIDENTS WITH AN OUTDOOR SPACE TO ENJOY FRESH AIR, NATURAL LIGHT, AND VIEWS OF THE SURROUNDING LANDSCAPE. RAC RESIDENTS ARE ABLE TO ACCESS BALCONIES THROUGH THE AMENITY SPACES, PROVIDING THEM WITH OPPORTUNITIES TO CONNECT WITH THE OUTDOORS.

AMENITY CONNECTIONS

AMENITY CONNECTIONS HIGHLIGHT THE LINKS FROM THE RAC BEDS TO THE SHARED AMENITY SPACES, FOSTERING A SENSE OF COMMUNITY AND ENHANCING SOCIAL INTERACTION.

VIEW POINTS

THE VIEW POINTS HIGHLIGHT OUTLOOKS FACING HAMILTON COURT, EUDORIA STREET AND THE SURROUNDING AMAROO VILLAGE, PROVIDING USERS WITH VISUAL CONNECTIONS TO THE OUTDOORS.

1:200 @ 1:A0

8m 4m 4m 2m 0m 16m