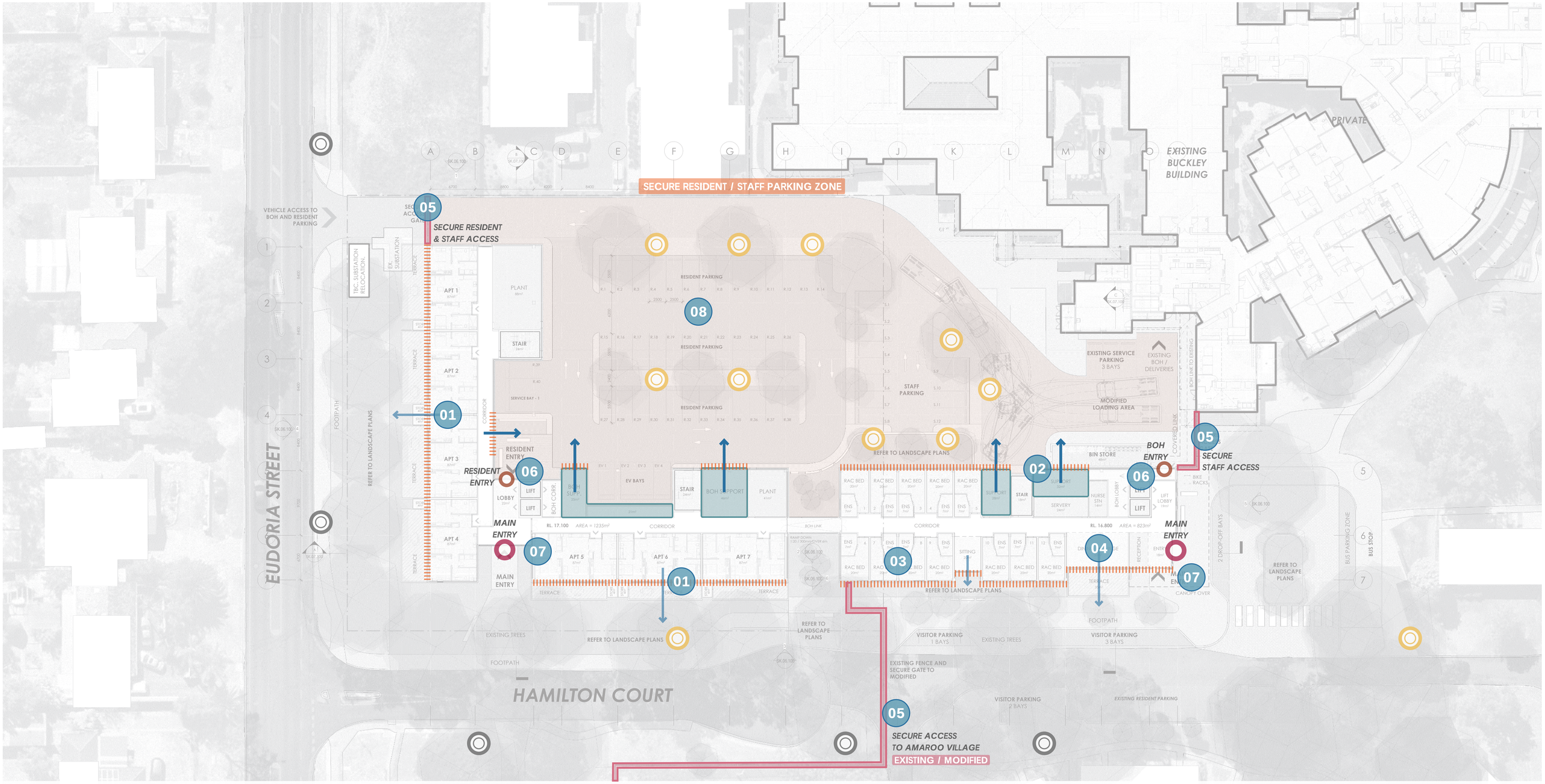
08 | SAFETY

KEY CPTED PRINCIPLES



01 PASSIVE SURVEILLANCE IS FACILITATED FROM THE APARTMENT TERRACES, OVERLOOKING EUDORIA STREET AND HAMILTON COURT.

02 BOH SUPPORT AREAS RETAIN SIGHTLINES TO THE CARPARK AND LOADING DOCK.

03 RAC BEDS SOUTH EAST OF THE SITE SUPPORT SURVEILLANCE AND SIGHTLINES TO HAMILTON COURT.

04 DINING AND LOUNGE AREAS FACE HAMILTON COURT, ALLOWING VIEWS AND PASSIVE SURVEILLANCE.

05 NEW AND EXISTING SECURE ACCESS GATES ARE PLACED IN 3 LOCATIONS TO PROHIBIT ACCESS TO AMAROO VILLAGE / BOH AND PARKING ZONE UNLESS A STAFF MEMBER OR RESIDENT.

06 ACCESS CONTROLLED ENTRIES THAT PROHIBIT ANY NON-RESIDENT OR STAFF TO ACCESS THE BUILDING.

07 PUBLIC ENTRIES ARE ACCESSIBLE DURING THE DAY AND ARE ACCESS CONTROLLED AT NIGHT.

08 LIGHTING IS PROPOSED WITHIN THE CARPARK ENHANCING VISIBILITY AND FACILITATING GOOD INTERIOR AND EXTERIOR SURVEILLANCE.

STAFF ZONES | GLAZED FACADE | STAFF / RESIDENT OUTLOOK | SECURITY GATE | ACCESS CONTROLLED ENTRY | PUBLIC ENTRY | STREET LIGHTING | EXISTING STREET LIGHTING

1:200 @ 1:A0

09

PRINCIPLE 09
COMMUNITY

09 | COMMUNITY

PROJECT COMMUNITY DRIVERS

WA'S POPULATION IS AGEING RAPIDLY. THE WA PLANNING COMMISSION NOTES THAT THE NUMBER OF PEOPLE AGED **85+ IS FORECAST TO INCREASE BY ABOUT 86% BY 2031**, CREATING SUBSTANTIAL DEMAND FOR RETIREMENT AND SENIORS HOUSING OPTIONS AND AGED CARE SERVICES.

RESEARCH HIGHLIGHTED BY NATIONAL SENIORS AUSTRALIA FOUND THAT WA IS NOT PRODUCING ENOUGH SMALLER, AGE-APPROPRIATE HOUSING FOR SENIORS WANTING TO DOWNSIZE, INDICATING UNMET DEMAND IN THE MARKET.
IN ADDITION, THE SHORTAGE OF RESIDENTIAL CARE BEDS IN WA HAS RESULTED IN APPROXIMATELY 350 OLDER PERSONS CURRENTLY OCCUPYING ACUTE CARE BEDS DUE TO A LACK OF AVAILABLE PLACES. CREATING BED BLOCK AND AMBULANCE RAMPING IN THE WA HOSPITAL SYSTEM.

IT IS ANTICIPATED PERTH AND THE BROADER WA REGION WILL REQUIRE AN ADDITIONAL 2700 ADDITIONAL AGED CARE RESIDENTIAL BEDS BY 2030. FEW PROVIDERS ARE IN A POSITION TO INCREASE BED CAPACITY RESULTING IN A SIGNIFICANT SHORTFALL.

SERVICE OFFERING TO THE LOCAL COMMUNITY TO ADDRESS UNMET NEED

RETIREMENT LIVING APARTMENTS & ASSISTED LIVING

THE AGEING POPULATION OF WA , COUPLED WITH THE CURRENT HOUSING CRISIS, HAS DRIVEN STRONG DEMAND FOR RETIREMENT LIVING. IN ADDITION TO THIS, THERE ARE CURRENTLY NO AGED CARE PROVIDERS WITHIN THE SOUTH EASTERN CORRIDOR OF METROPOLITAN PERTH OFFERING ASSISTING LIVING. ASSISTED LIVING IS A HYBRID MODEL OF CARE THAT SITS IN BETWEEN INDEPENDENT LIVING AND RESIDENTIAL CARE. IT ALLOWS RESIDENTS TO REMAIN IN THEIR OWN HOMES FOR LONGER PROVIDING IN HOME CLINICAL SERVICES FOR THOSE RESIDENTS WHOM DO NOT REQUIRE 24/7 NURSING CARE BUT REQUIRE MORE EXTENSIVE SERVICE OFFERINGS THAN WHAT CAN BE PROVIDED THROUGH SUPPORT AT HOME.

RESIDENTIAL AGED CARE & RESPITE

THE EXTENSION TO BUCKLEY CARING CENTRE WILL PROVIDE 36 SINGLE ROOMS WITH PRIVATE ENSUITES IN A 3-LEVEL BUILDING, WITH EACH LEVEL HAVING ITS OWN DEDICATED CLINICAL SUPPORT AND ASSOCIATED FACILITIES. THE DEVELOPMENT INCLUDES GROUND LEVEL CONNECTION TO THE MAIN CARING FACILITY.
THE FLEXIBILITY WITHIN THE DESIGN OF THE EXTENSION TO BUCKLEY CARING CENTRE WILL ALLOW AMAROO TO PROVIDE BEDS FOR VARIOUS MODELS OF CARE INCLUDING, RESIDENTIAL CARE, TIME TO THINK (SHORT TERM RESPITE), AND TRANSITIONAL CARE BEDS. THIS EXTENDED SERVICE OFFERING ADDRESSES SIGNIFICANT UNMET DEMAND WITHIN THE LOCAL COMMUNITY.

09 | COMMUNITY

PUBLIC ART STRATEGY

existing
Amaroo Gosnells

existing
Amaroo Gosnells

existing
Amaroo Gosnells

existing
Amaroo Gosnells

SERVICES

NEW RESIDENCES

GROUND PLANE ARTWORK

PROVISIONAL LOCATION
FOR PUBLIC ARTWORK

20 20 22 23 24 25 26 27 28 29 30 31

GROUND-PLANE ARTWORK PRECEDENTS





SCULPTURAL ARTWORK PRECEDENTS





1:200 @ 1:A0

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

10

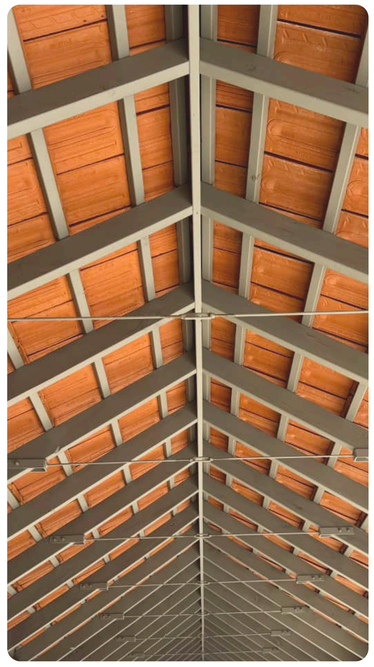
PRINCIPLE 10

AESTHETICS

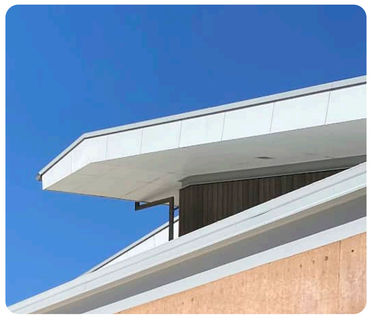
10 | AESTHETICS

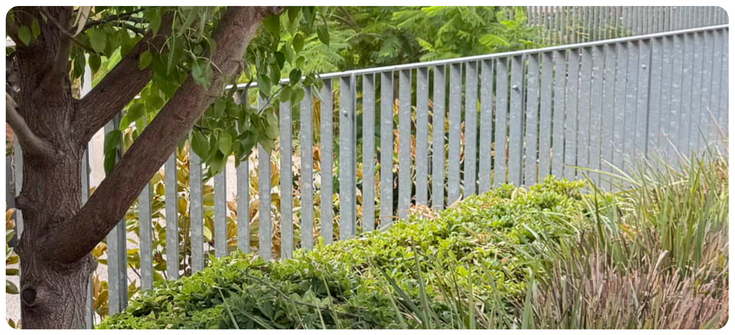
CONTEXTUAL & PROPOSED MATERIALITY

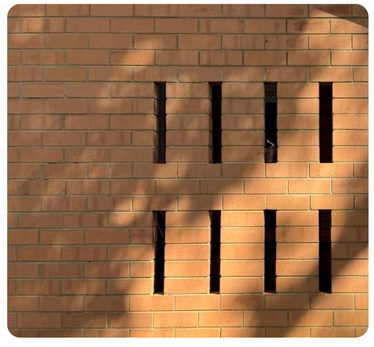








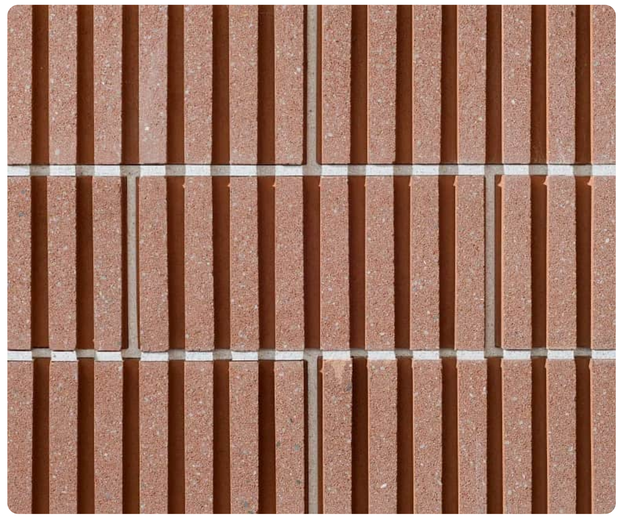








CONTEXTUAL MATERIALS



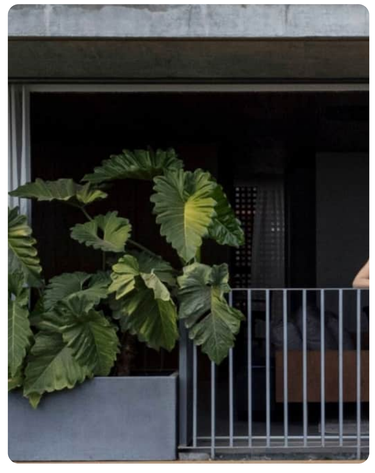












PROPOSED MATERIALS

10 | AESTHETICS

PROPOSED MATERIALITY

A BLOCKWORK

HONED EXPOSED AGGREGATE BLOCKWORK.
VERTICAL RIBBED / SMOOTH FINISH. RED / TERRACOTTA TONE.




B DETAILED BLOCKWORK

HONED EXPOSED AGGREGATE BLOCKWORK.
RED / TERRACOTTA TONE. LINEAR BREEZE.




C WINDOWS & GLAZING

DARK GREY FRAME. POWDERCOAT FINISH.
NEUTRAL / GREY GLAZING.



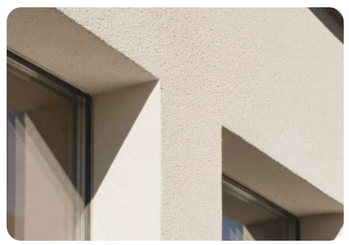
D CANOPY

CLADDED PARAPET. DARK GREY. WHITE SOFFIT.




E TEXTURED PAINT

LIGHT / NEUTRAL TONE.



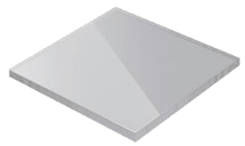

F VERTICAL ALUMINIUM FINS

POWDERCOAT FINISH. GREY / SAGE.




G WINDOWS WITH INTEGRATED BOX SUNSHADES

POWDERCOAT FINISH. GREY/SAGE.
NEUTRAL / GREY GLAZING

H PLANTER BOX

PAINT FINISH. GREY / SAGE.




I METAL CLADDING

COLORBOND STANDING SEAM. DARK GREY.



J VERTICAL ALUMINIUM FINS

POWDERCOAT FINISH. DARK GREY.




K STEEL BALUSTRADE

DARK GREY.



L PLANTER BOX

PAINT FINISH. DARK GREY.



10 | AESTHETICS

PROPOSED MATERIALITY

BLOCKWORK



PUNCH WINDOWS & GLAZING



CANOPY



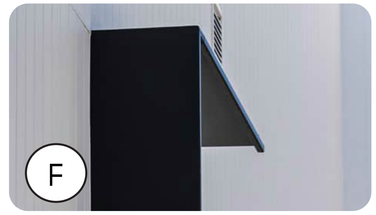
TEXTURED PAINT



VERTICAL ALUMINIUM FINS



BOX SUNSHADES

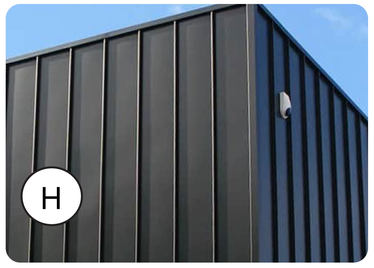




PLANTER BOX



METAL CLADDING

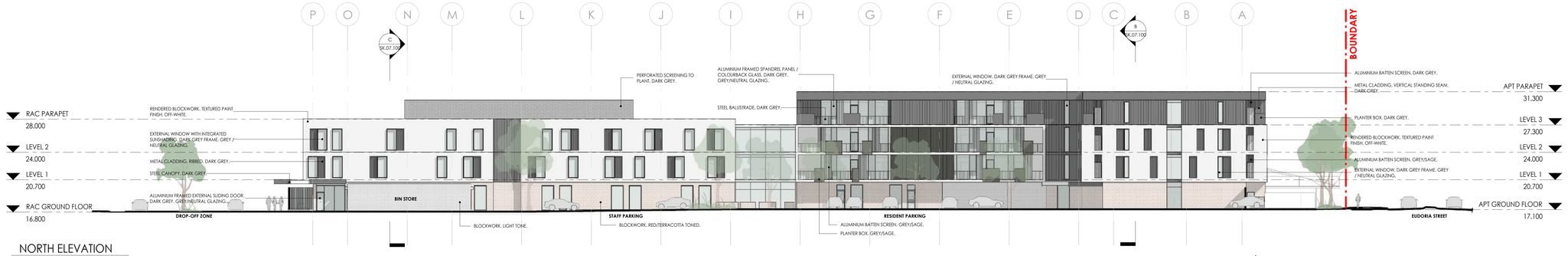


STEEL BALUSTRADE



10 | AESTHETICS

ELEVATIONS



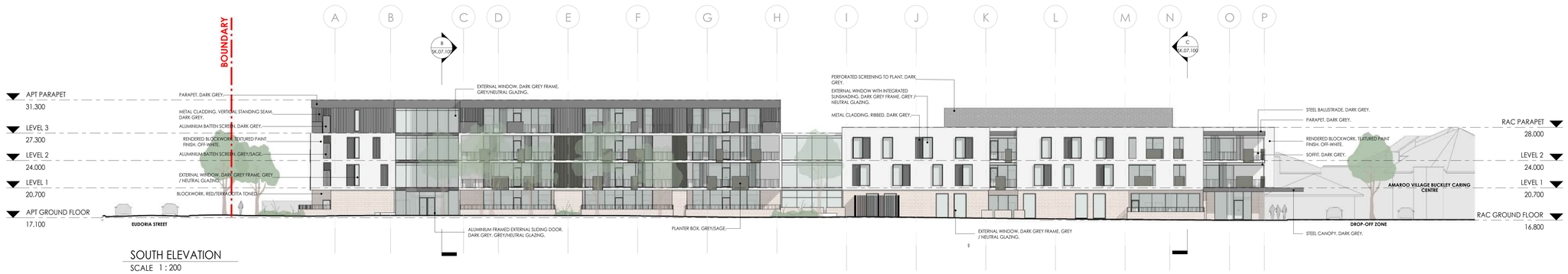
NORTH ELEVATION
SCALE 1 : 200



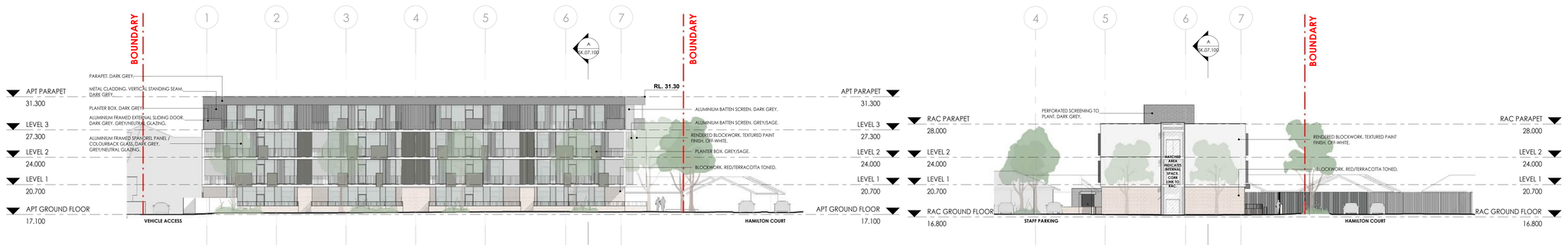
EAST ELEVATION - APARTMENTS
SCALE 1 : 200



EAST ELEVATION - RAC
SCALE 1 : 200



SOUTH ELEVATION
SCALE 1 : 200



PERSPECTIVE



CORNER VIEW OF RETIREMENT LIVING APARTMENTS FROM EUDORIA STREET & HAMILTON COURT.

PERSPECTIVE



ELEVATION FROM HAMILTON COURT. APARTMENTS & AGED CARE LINK.



APARTMENT ENTRY AND TENANCY FORECOURT FROM HAMILTON COURT.

10 | AESTHETICS

PERSPECTIVE



STAFF AND RESIDENT PARKING. RESIDENT ENTRY TO APARTMENTS.

PERSPECTIVE



ELEVATION FROM HAMILTON COURT. AGED CARE ENTRY & DROP OFF.

10 | AESTHETICS

PERSPECTIVE



APPROACH FROM HAMILTON COURT. AGED CARE ENTRY & DROP OFF.