01 | CONTEXT & CHARACTER

SITE IMAGES - SURROUNDING BUILDINGS



















MAY 2003

William Buckley Hostel opened in 1982 and a new building was built south west of Buckley (2 Hamilton Court) in 1986.



MAY 2008

The land west of Buckley Caring Centre, where the current Rocky Bay Care is located, became vacant.



AUGUST 2015

Areas of Amaroo Village were demolished, including parts of Buckley Caring Centre.



NOVEMBER 2017

Buckley Caring Centre underwent a major redevelopment with an addition of Tuart and Wandoo Houses, completed by 2018.



NOVEMBER 2022

The retirement aged care building south west of Buckley (2 Hamilton Court) began demolition.

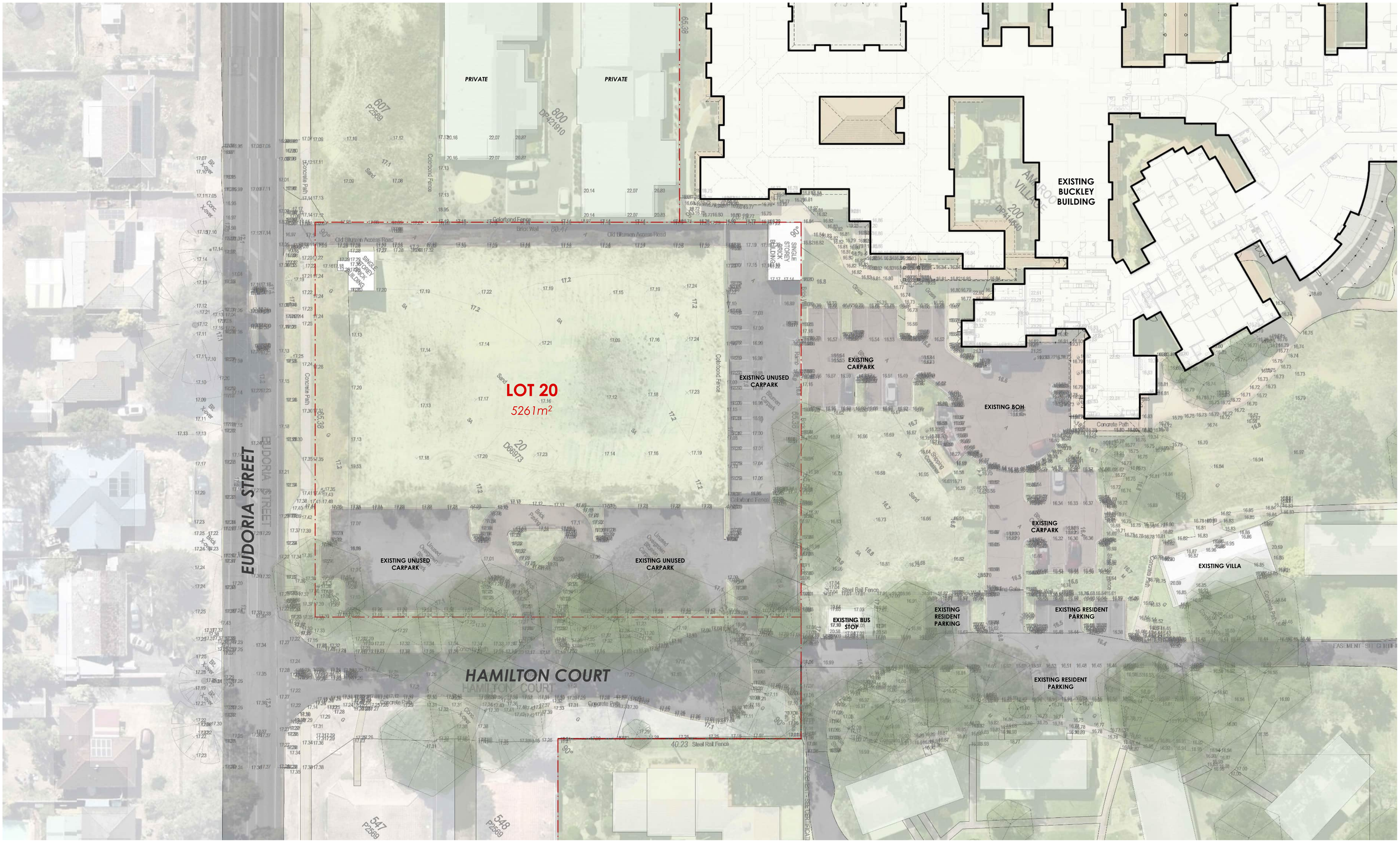


NOVEMBER 2025

By 2025, 2 Hamilton Court was fully demolished and had become vacant land.

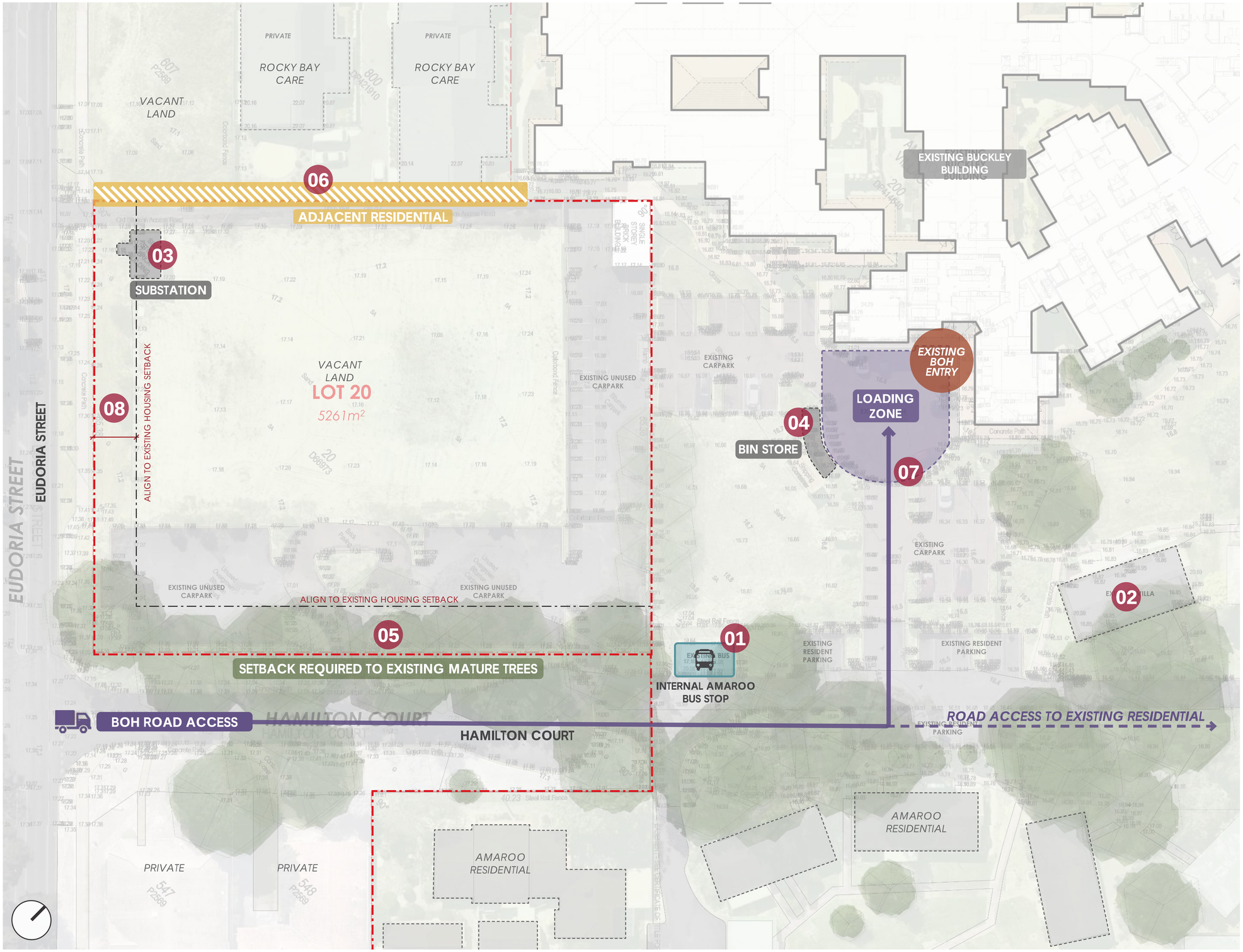
01 | CONTEXT & CHARACTER

EXISTING SITE PLAN



01 | CONTEXT & CHARACTER

SITE CONSTRAINTS



CONSTRAINTS

01 BUS STOP RELOCATION

02 EXISTING AMAROO BUILDINGS

03 EXISTING SUBSTATION

04 EXISTING BIN STORE

05 EXISTING TREE LIMITATIONS

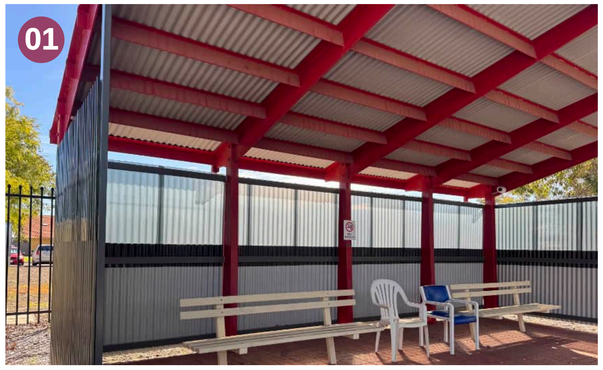
06 ADJACENT RESIDENTIAL

07 EXISTING LOADING ZONE

08 STREET SETBACK

01 | CONTEXT & CHARACTER

SITE CONSTRAINTS



BUS STOP RELOCATION

The existing Amaroo internal bus stop is not well integrated into the site and is not currently accessible via a pedestrian footpath. The development proposes to relocate the bus stop in line with the masterplan.



EXISTING AMAROO BUILDINGS

The existing residential houses will remain occupied during construction. Access to the internal roads will need to be maintained with minimal disturbance to residents.



EXISTING SUBSTATION

An electrical substation is located on the north-west corner of the site and is a remnant from the now demolished Gosnells hospital. Amaroo have engaged an electrical engineer to investigate the relocation of the substation along Eudoria Street. Discussions are ongoing with Western Power.



EXISTING BIN STORE

The existing bin storage area is located within the loading zone. The proposal looks to relocate and consolidate the bin store into an appropriate location.



EXISTING TREE LIMITATIONS

A number of mature trees are located along the Hamilton Court boundary. The proposal looks to retain a large majority of these trees. The buildings will need to be positioned appropriately and setback from the boundary.



ADJACENT RESIDENTIAL

Existing residential properties sit on the Amaroo site boundary, including Rocky Bay Care and a neighbouring vacant lot. These adjoining properties are located directly adjacent to the proposed development site, existing unused laneway and require consideration to future building setbacks and design.



EXISTING LOADING ZONE

The existing loading dock is centrally located within the proposed development area. Service vehicles currently enter via Hamilton Court creating disruption and crossover with the residential areas.

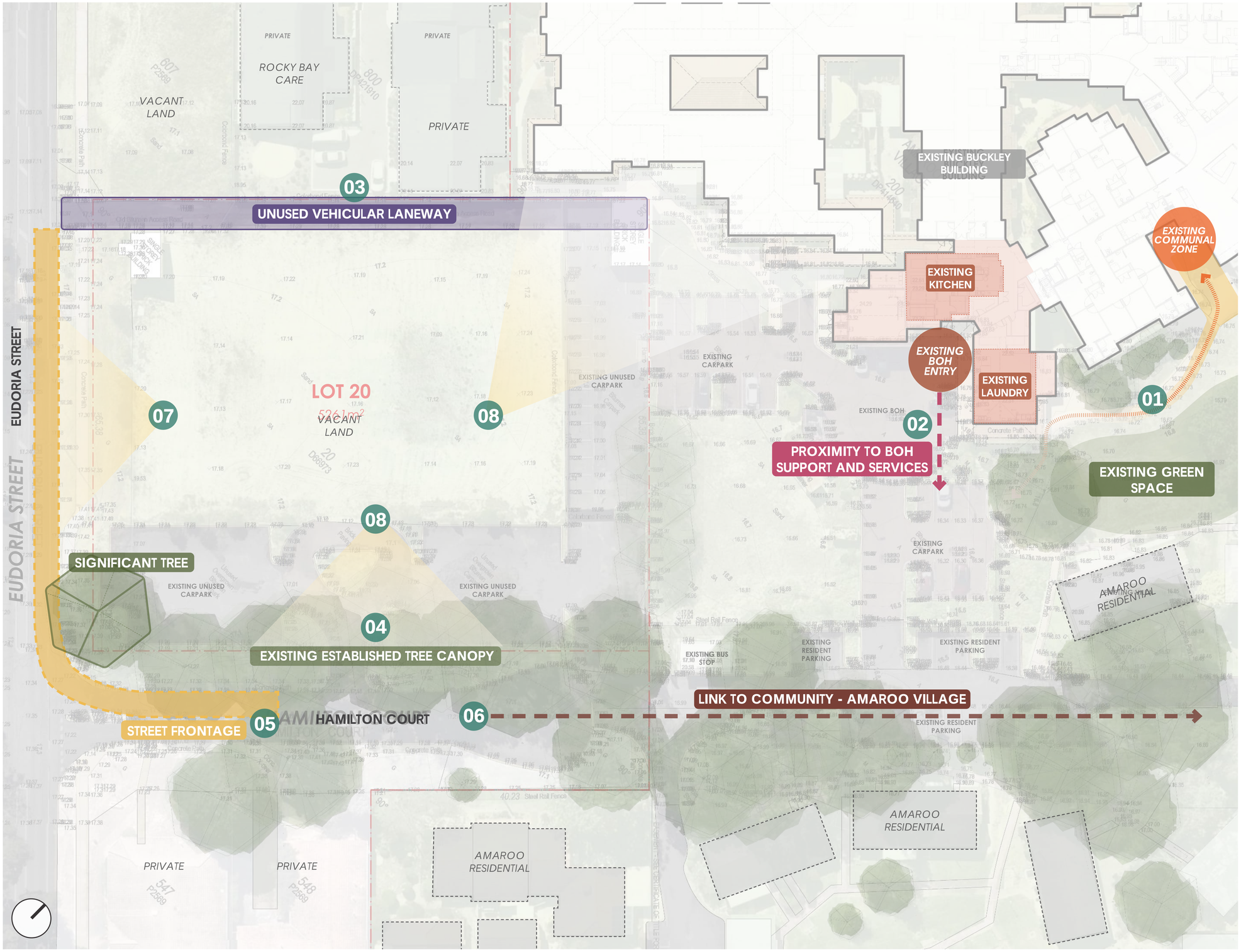


STREET SETBACK

The existing houses along Eudoria Street maintain a consistent front setback of approximately 9 metres. The development will need to be sited with respect to the existing condition.

01 | CONTEXT & CHARACTER

SITE OPPORTUNITIES



OPPORTUNITIES

01 LINK TO CENTRAL COMMUNAL AREAS

02 SERVICE CONNECTION TO BUCKLEY CARE CENTRE

03 SERVICE ACCESS OFF EUDORIA STREET

04 HAMILTON COURT - TREE CANOPIES

05 POTENTIAL ENTRY ZONE

06 LINK TO AMAROO VILLAGE

07 STREET FRONTAGE

08 MAXIMISING VIEWS

1:200 @ 1:A0 8m 6m 4m 2m 0m 16m

01 | CONTEXT & CHARACTER

SITE OPPORTUNITIES



LINK TO CENTRAL COMMUNAL AREAS

There is an opportunity to create connections between the new development and the existing communal landscape spaces and activities associated with the Buckley Care Centre.



SERVICE CONNECTION TO BUCKLEY CARE CENTRE

The Buckley Care centre can provide care and servicing to the residents of the new development with the existing kitchen and laundry located in close proximity.



SERVICE ACCESS OFF EUDORIA STREET

The existing unused laneway can provide a more direct route for service vehicles, redirecting traffic away from Hamilton Court and the central pedestrian areas.



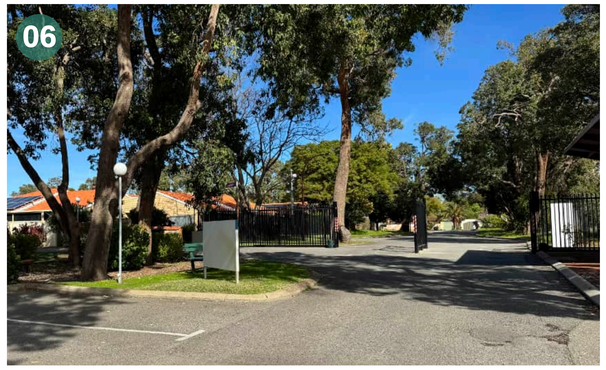
HAMILTON COURT - TREE CANOPIES

The existing mature tree canopies are a natural asset for the site and offer natural shade, enhance the landscape character, and create attractive outlooks for residents.



POTENTIAL ENTRY ZONE

The site's frontage to both Eudoria Street and Hamilton Court provides an opportunity to create a stronger street presence and entry into the village. The development can contribute positively to the character and identity of Amaroo Village.



LINK TO AMAROO VILLAGE

A clearer pedestrian link from Eudoria Street/Hamilton Court can improve connections between the street and the existing Amaroo Village.



STREET FRONTAGE

A prominent frontage to Eudoria Street with improved passive surveillance to the area.



MAXIMISING VIEWS

Mature tree canopies and well-maintained landscaped areas provide screened and filtered outlook from the new development.

02

PRINCIPLE 02

LANDSCAPE QUALITY

02 | LANDSCAPE QUALITY

LANDSCAPE SUMMARY

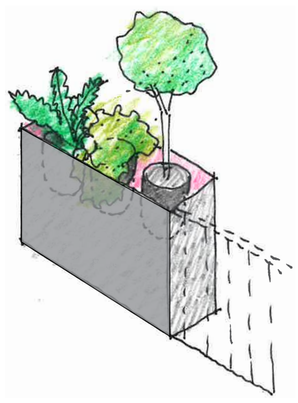


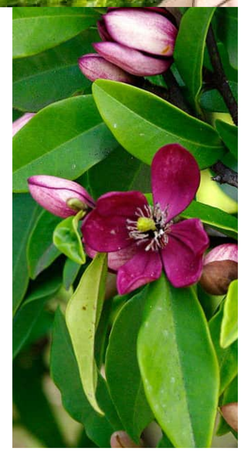
Precinct Landscape Promenade



Tree Canopies







Of Place & Personal

The landscape design proposal for Stage 1 - Amaroo Gosnells Aged Care project draws from an existing mature tree landscape and aims to strengthen the Amaroo precinct and provide a variety of landscape experiences for each resident.

The Stage 1 landscape references the architectural and landscape masterplan's strategic directions for the precinct; developing a landscape promenade through the site, integrating existing mature trees with new pathways and usable terrace areas.

The architecture and landscape approach and relationships have been developed in concert, with each resident afforded vistas of significant tree canopies. Strategically, areas reserved for carparking are considered also as an opportunity to provide an additional tree canopy amenity and biodiversity.

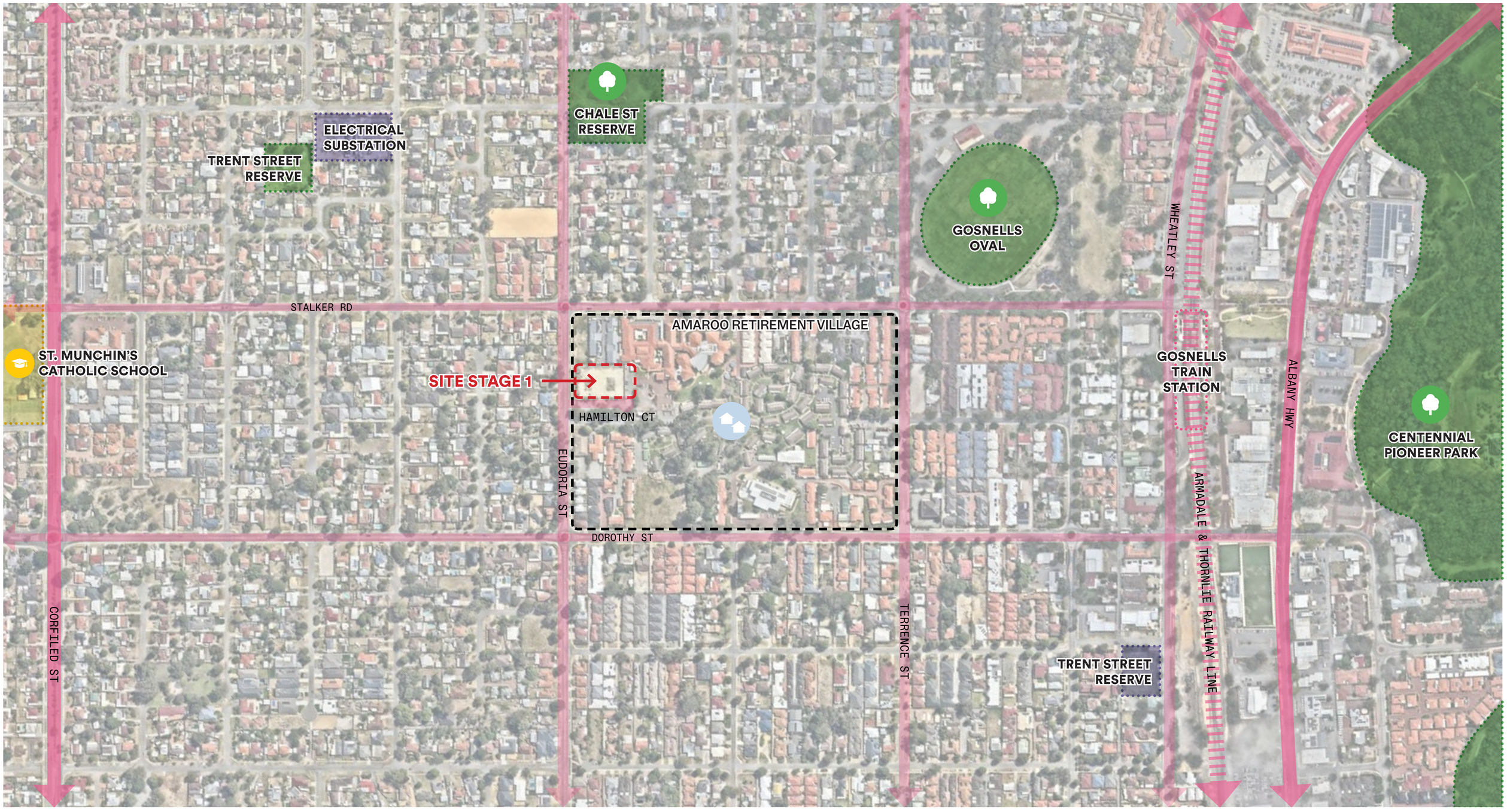
The plantings have been selected to offer a combination of benefits: trees for shading, native plants for bio-diversity and water efficiency, along with exotic shrub and feature plantings for longevity, fragrance and memory. Paving and parking areas have been shaped around existing trees, with a number of terraces located with shade from existing trees.

Providing a clear village legibility whilst allowing residents to further personalise the garden has been considered. A precinct palette of largely native trees and plantings will be developed for this stage and beyond, drawing from existing and locale planting selections. Integrated balustrade/ planter elements will be developed and detailed to allow for residents to plant personal and meaningful plantings, whilst maintaining a building elevation village feel.

From a landscape metric, the deep soil amenity to the site equates to around 20% of the Stage 1 footprint, which is equivalent to nearly 3 times the recommended planning guideline (7%) The landscape design also proposes retaining a significant amount of trees (10 off).

02 | LANDSCAPE QUALITY

SITE CONTEXT



02 | LANDSCAPE QUALITY

LOCATION PLAN



02 | LANDSCAPE QUALITY

LANDSCAPE PLAN - OVERALL



02 | LANDSCAPE QUALITY

LANDSCAPE PLAN - EUDORIA STREET ENTRY



KEY LANDSCAPE ELEMENTS

1. Main pedestrian entry with integrated seating configured around existing trees.
2. Streetscape landscape and garden filter for residents. Variety of tree canopies, with medium-scaled *Wandoos* and small *Hakea* trees for streetscape frontage. Layering of groundcovers, native grasses and shrub plantings (1.2m) for privacy (refer to softscape palette).
3. Medium scaled trees to provide landscape vista and backdrop for resident forecourt (*Eucalyptus* trees or similar).
4. RESIDENT FORECOURT
   Material deliniation (red asphalt) to provide qualitative uplift and to integrate tree plantings to provide a forecourt experience and landscape vista.
5. Tree Grove
   Garden bed footprint and civil swale opportunity for evergreen medium size tree plantings (*Tristianopsis laurina).*
6. Resident entry from carpark and associated garden amenity. Green vista from Harrison Court approach.
7. Retention of existing trees in majority (Marri Trees and *Lophostemon* mix) Ground planting under and opportunities for outdoor deck options under tree canopies.
8. Small tree plantings.
   (*Pittospermum angustifolia*)
9. Tree Grove
   Garden bed footprint and brick wall screening from carparking for residents. Medium tree plantings (*Tristianopsis laurina).*
10. Low brickwork walling with layering of groundcovers, native grasses with feature shrub plantings.
11. New sitting area under tree canopy.
12. Dwarf Peppermint trees (*Agonis flexuosa* ‘Burgundy’).
13. Aromatic Hymenosporum (native frangipani) with tree ferns under.
14. Hamilton Court planting swale mix (refer to softscape palette).
15. Private residential outdoor terraces.

02 | LANDSCAPE QUALITY

LANDSCAPE PLAN - HAMILTON COURT ENTRY

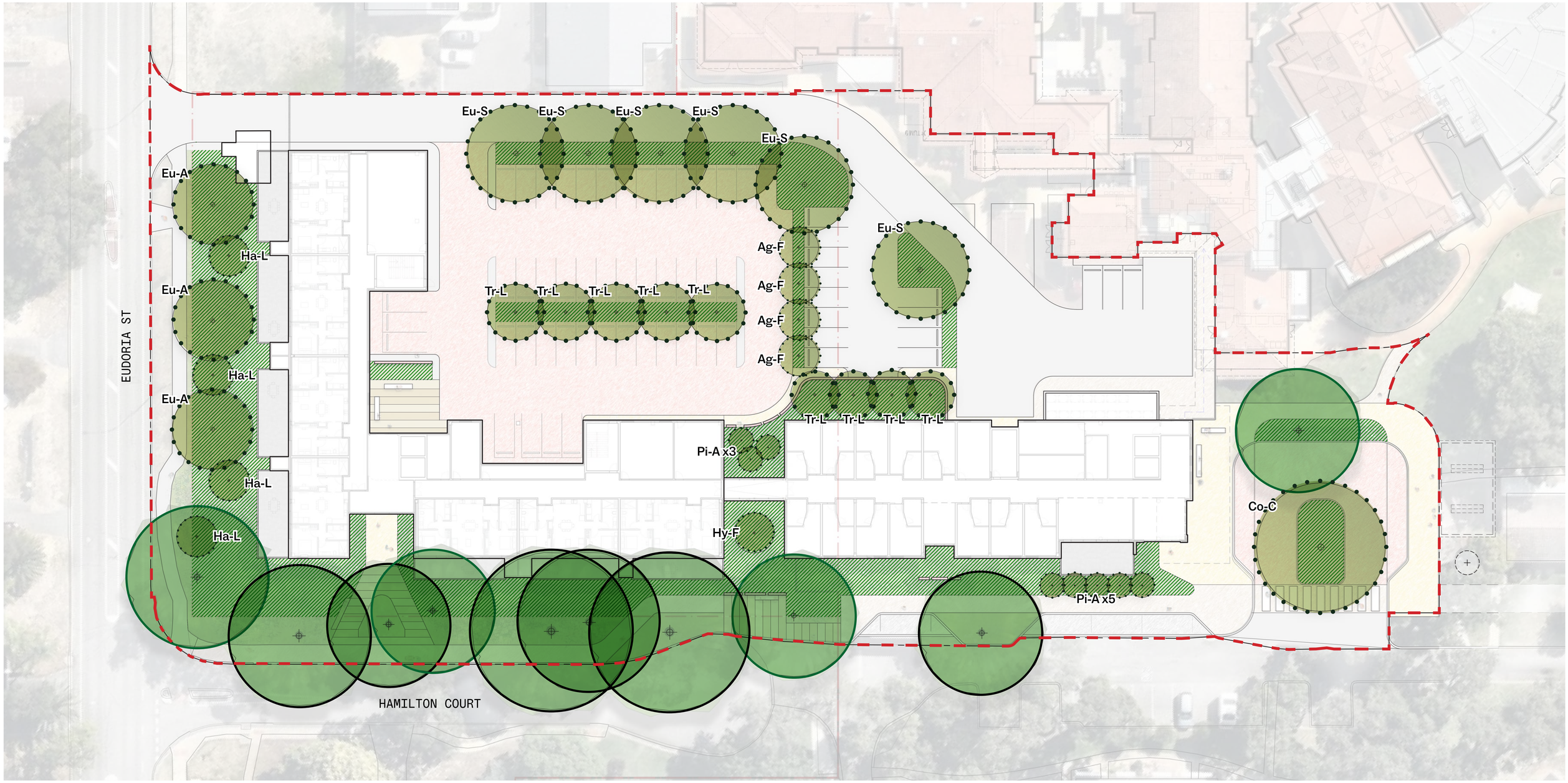


KEY LANDSCAPE ELEMENTS

20. Visitor Parking - parallel bays (4 off)
21. Pathway promenade through existing trees. (2.2m)
22. Pathway connection and calming transition for drop-off.
23. Covered main entry and drop-off with seating.
24. Vehicular drop-off area with bus stop.
25. Retain existing tree.
26. Service area and delivery drop-offs.
27. Medium scaled trees to provide landscape vista and backdrop (*Eucalyptus* trees). Garden bed footprint and civil swale opportunity.
28. Seating under building canopy for drop-off amenity.
29. Future Stage - Residential Pavilion.
30. Provisional location for public artwork
31. Future Stage - Future Pathway Connection.

02 | LANDSCAPE QUALITY

LANDSCAPE PLAN - DEEP SOIL AND TREES



KEY

- PROPOSED BOUNDARY
- EXISTING TREE (retained on site)
- EXISTING TREE (adjacent to verge with structural root zone retained on site)
- PROPOSED TREES

S1 Site Area = 9740 m2

Trees Required: 9 large trees OR 1 large tree + 18 medium

Trees Proposed: 4 existing large trees retained on site, 6 existing large trees adjacent with SRZ retained on site, + 10 proposed medium + additional small trees)

DSA Required: 7% (existing trees retained on site)

Proposed Deep Soil Area = 1615 m2 or 16%

The proposed landscape plan exceeds DSA and tree requirements, as per the SPP 7.3 R-Codes Volume 2 - Apartments.

02 | LANDSCAPE QUALITY

LANDSCAPE PLAN - DOROTHY STREET PARKING



KEY LANDSCAPE ELEMENTS

1. Border planting to screen existing residences.
2. Small tree planting to carpark boundary (*Callistemon salignus*).
3. Small tree planting to garden bed islands (*Tristanopsis laurina*).
4. Medium tree planting to carpark Dorothy Street entry (*Eucalyptus* trees or similar).

General Ground Planting Mix



SHRUB PLANTING
Rhaphiolepsis indica 'Oriental Pearl'
1m H x 1m W
Full sun

Exotic



GROUNDCOVER PLANTING
Myoporum parvifolium (Creeping Boobialla)
0.3m H x 2m W
Full sun to part shade

WA native



MEDIUM TREE
Eucalyptus accedens
(Smooth Bark Wandoo)
10m H x 6m W
WA native



SMALL TREE
Tristaniopsis laurina
'Luscious'
8m H x 4m W
AUS native



SMALL TREE
Callistemon Salignus
(Willow Bottlebrush)
8m H x 4m W
AUS native

02 | LANDSCAPE QUALITY

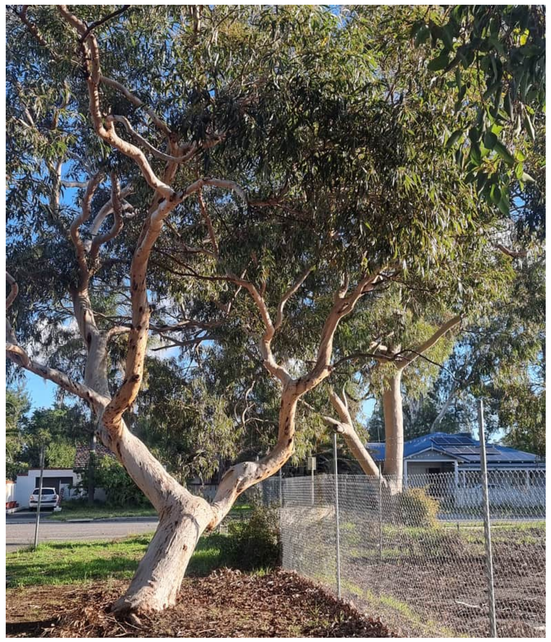
LANDSCAPE - EXISTING TREES











EXISTING TREES
Corymbia calophylla (Marri) and *Eucalyptus sp.*

EXISTING TREES
Marri trees

02 | LANDSCAPE QUALITY

INIDICATIVE SOFTSCAPE PALETTE - PROPOSED TREES

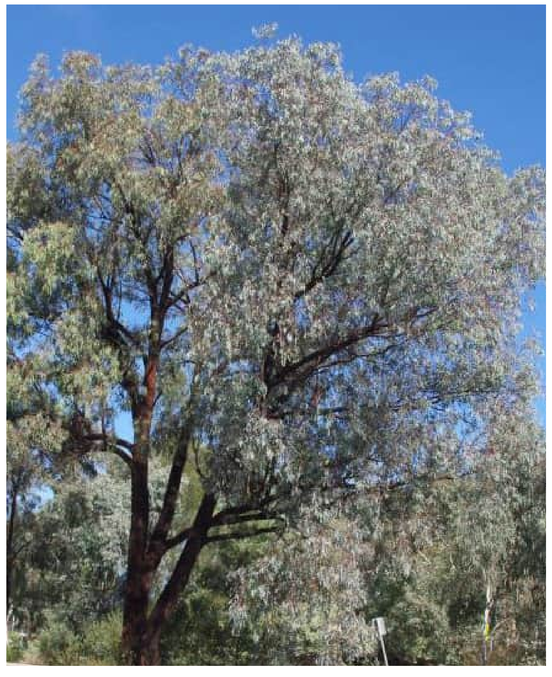
LARGE - MEDIUM TREES



Corymbia calophylla (Marri tree) [Co-C]
15m H x 8m W
AUS native



Eucalyptus accedens (Smooth Bark Wandoo) [Eu-A]
10m H x 6m W
WA native



Eucalyptus sideroxylon (Red Ironbark) [Eu-S]
10m H x 8-10m W
AUS native



Tristaniopsis laurina 'Luscious' [Tr-L]
8m H x 4m W
AUS native

SMALL TREES



Hymenosporum flavum (Native frangipani) [Hy-F]
15m H x 7m W
WA native



Pittosporum angustifolium (Native apricot) [Pi-A]
10m H x 5m
WA native



Hakea laurina [Ha-L]
6m H x 4m W
AUS native



Agonis Flexuosa 'Burgundy' (Dwarf Peppermint) [Ag-F]
4-6m H x 2-4m W
AUS native

02 | LANDSCAPE QUALITY

INIDCATIVE SOFTSCAPE PALETTE - EUDORIA STREET



SHRUB PLANTING
Rhaphiolepsis indica ‘Oriental Pearl’
1m H x 1m W
Full sun

Exotic



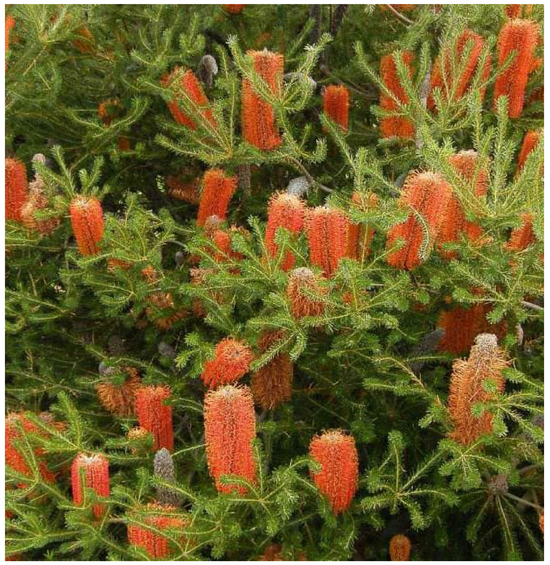
GROUNDCOVER PLANTING
Myoporum parvifolium (Creeping Boobialla)
0.3m H x 2m W
Full sun to part shade

WA native



FEATURE SHRUB
Westringia shrub mix
1.5m H x 1.5m W
Full sun to part shade

AUS native



GENERAL PLANTING
Banksia dallanneyi (Couch Honeypot)
0.8m H x 3m W
Full sun

WA native



GENERAL PLANTING
Calothamnus quadrifidus ‘Clean and Green’
1m H x 1m W
Full sun to part shade

AUS native



GENERAL PLANTING
Adenanthos cuneatus (Coastal Jugflower)
1m H x 1.5m W
Full sun

WA native



GENERAL PLANTING
Ficinia nodosa (Knobby Club Rush)
1m H x 1m W
Full sun

WA native

02 | LANDSCAPE QUALITY

INDICATIVE SOFTSCAPE PALETTE - HAMILTON COURT



SHRUB PLANTING
Rhaphiolepsis indica ‘Oriental Pearl’
1m H x 1m W
Full sun

Exotic



GROUNDCOVER PLANTING
Myoporum parvifolium (Creeping Boobialla)
0.3m H x 2m W
Full sun to part shade

WA native



GENERAL PLANTING
Astartea scoparia
1.8m H x 1.5m W
Full sun to part shade

WA native



GENERAL PLANTING
Taxandria linearifolia
5m H x 3m W
Full sun to full shade

WA native



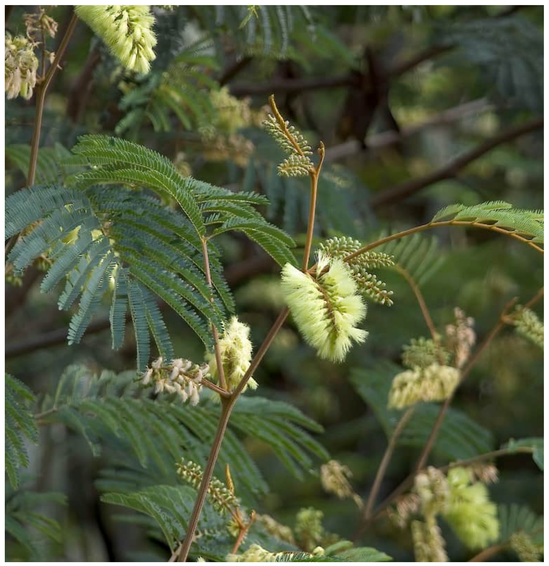
GENERAL PLANTING
Ficinia nodosa (Knobby Club Rush)
1m H x 1m W
Full sun

WA native



GENERAL PLANTING
Lomandra longifolia ‘Tanika’
0.5m H x 0.6m W
Full sun to part shade

AUS native



GENERAL PLANTING
Paraserianthes lophantha (Cape Wattle)
1.5-4m H x 1-2m W
Full sun to part shade

WA native



LARGE SHRUB / SMALL TREE PLANTING
Cyathea cooperi (Australian Tree Fern)
1.5-4m H x 2-4m W
Full sun to full shade

AUS native

02 | LANDSCAPE QUALITY

INDICATIVE SOFTSCAPE PALETTE - ENTRY / DROP-OFF



SHRUB PLANTING
Rhaphiolepsis indica ‘Oriental Pearl’
1m H x 1m W
Full sun

Exotic



GENERAL PLANTING
Astartea scoparia
1.8m H x 1.5m W
Full sun to part shade

WA native



GENERAL PLANTING
Taxandria linearifolia
5m H x 3m W
Full sun to full shade

WA native



GENERAL PLANTING
Ficinia nodosa (Knobby Club Rush)
1m H x 1m W
Full sun
WA native

GENERAL PLANTING
Lomandra longifolia ‘Tanika’
0.5m H x 0.6m W
Full sun to part shade

AUS native

02 | LANDSCAPE QUALITY

INDICATIVE SOFTSCAPE PALETTE - RESIDENT FORECOURT



SHRUB PLANTING
Rhaphiolepsis indica ‘Oriental Pearl’
1m H x 1m W
Full sun

Exotic



SHRUB PLANTING
Philodendron xanadu
0.9m H x 0.7m W
Part shade to shade

Exotic



GENERAL PLANTING
Ficinia nodosa (Knobby Club Rush)
1m H x 1m W
Full sun

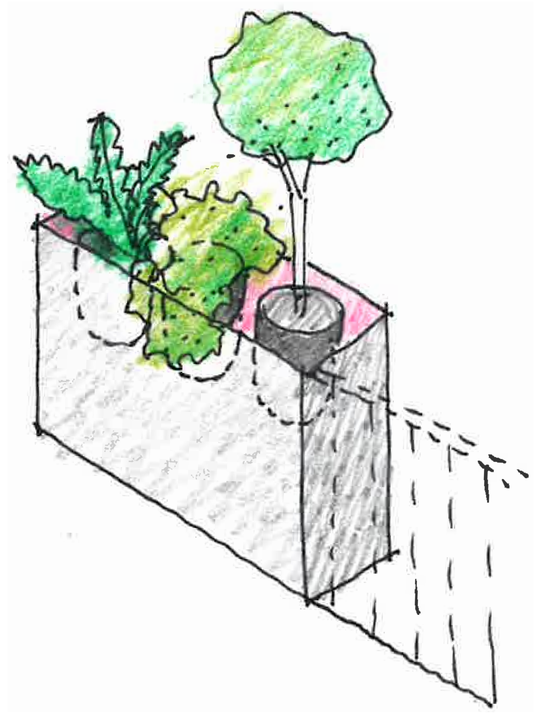
WA native



GENERAL PLANTING
Lomandra longifolia ‘Tanika’
0.5m H x 0.6m W
Full sun to part shade

AUS native

Planters _ Residential Upper Levels



Private Residential Balconies - Integrated Planters with balustrades allowing residents to house their pot plants and a healthy height and to keep building elevation consistent

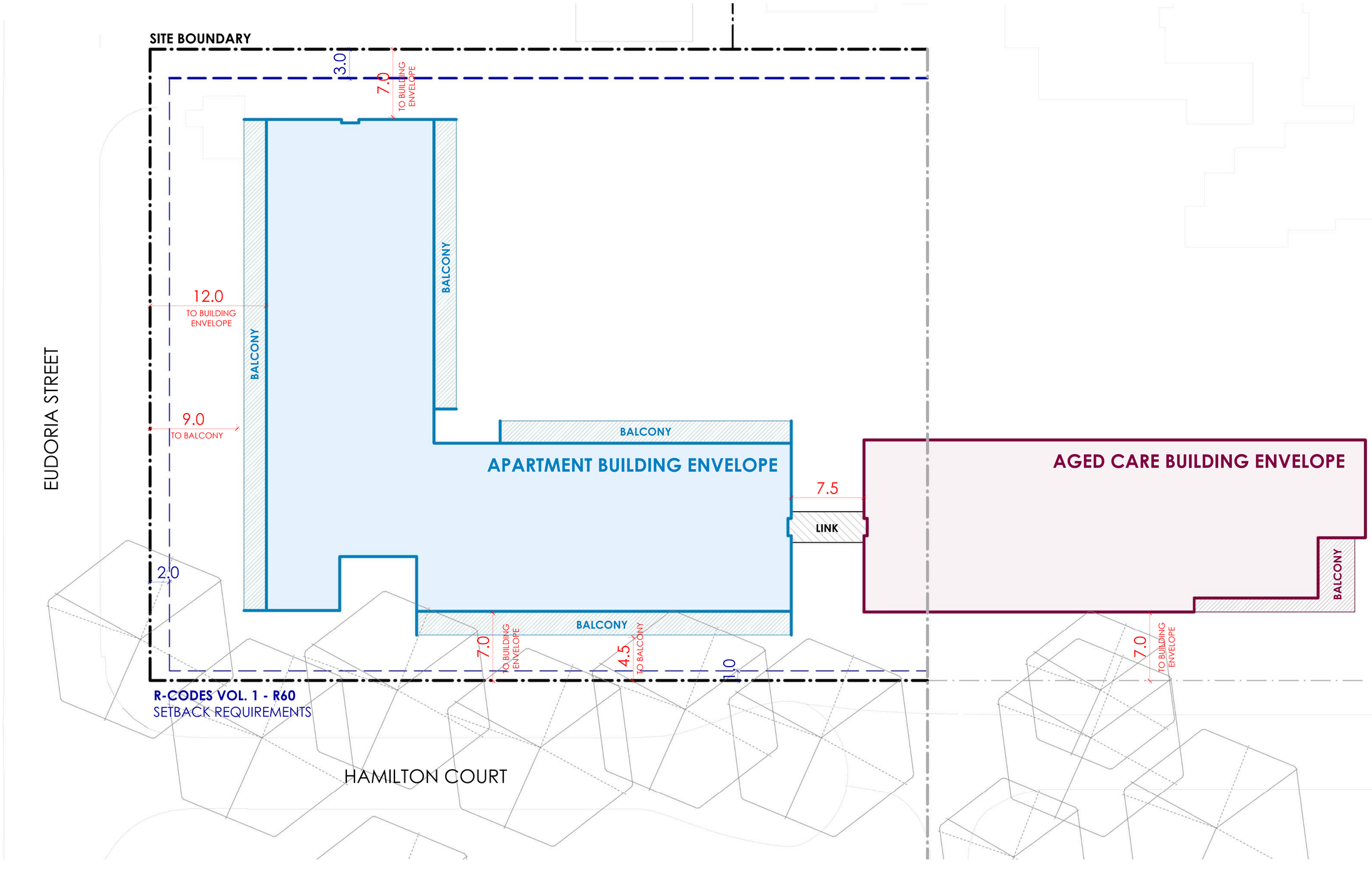
03

PRINCIPLE 03

BUILT FORM AND SCALE

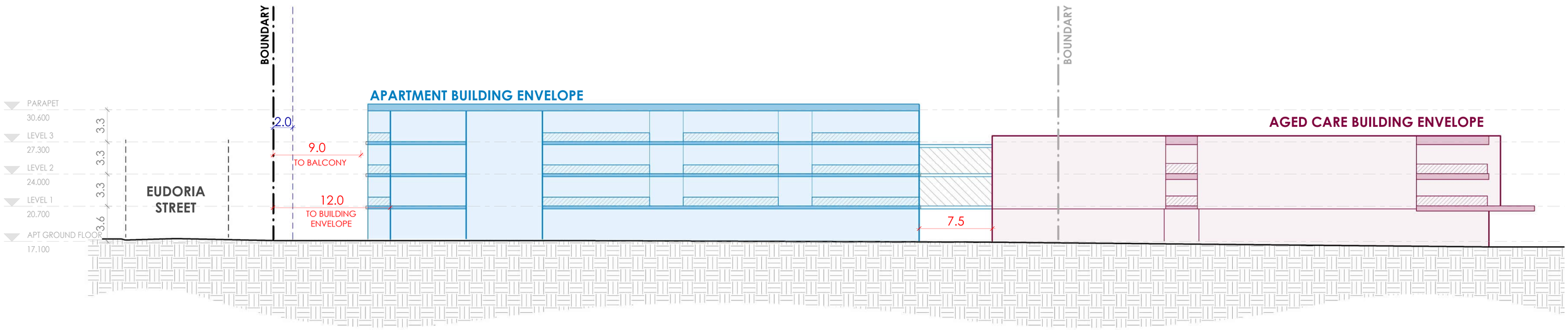
03 | BUILT FORM AND SCALE

PLANNING REQUIREMENTS - FORM & SETBACKS

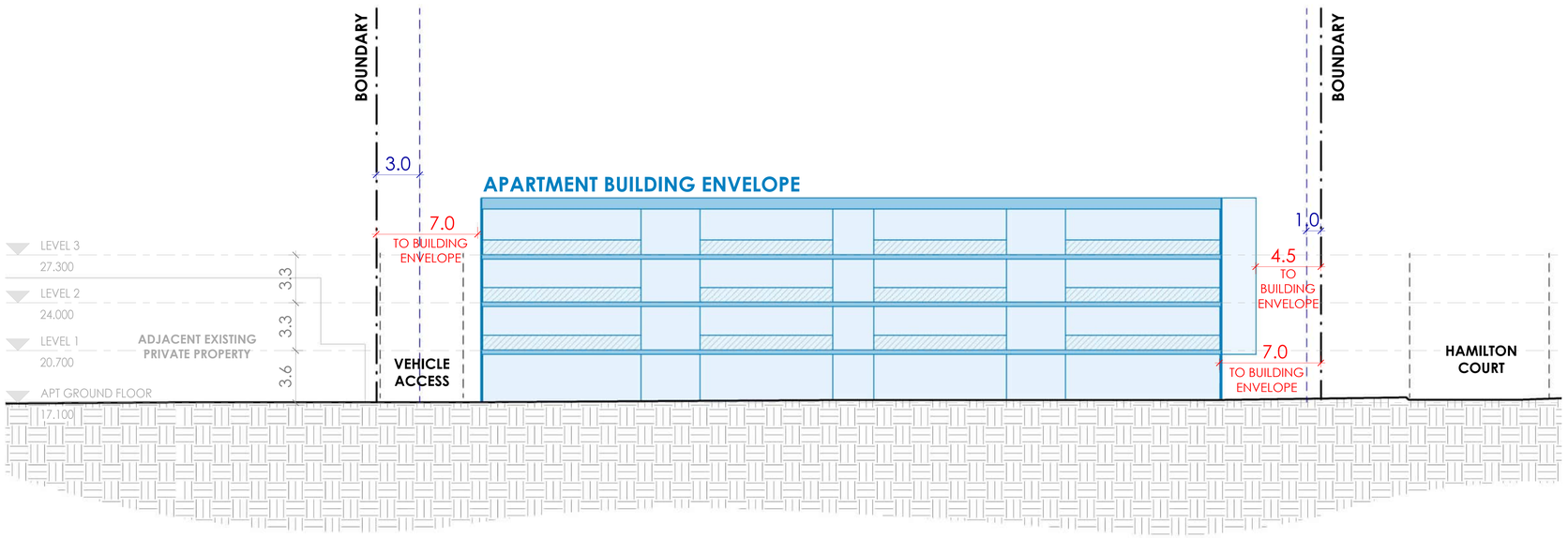


03 | BUILT FORM AND SCALE

PLANNING REQUIREMENTS - FORM & SETBACKS



HAMILTON COURT ELEVATION



EUDORIA STREET ELEVATION

1:200 @ 1:A0

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

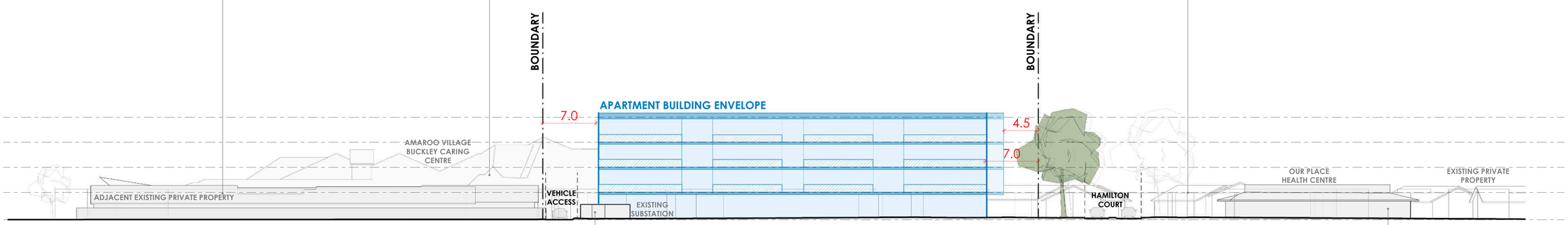
03 | BUILT FORM AND SCALE

EUDORIA STREET - SITE ELEVATION









SURROUNDING CONTEXT & SCALE

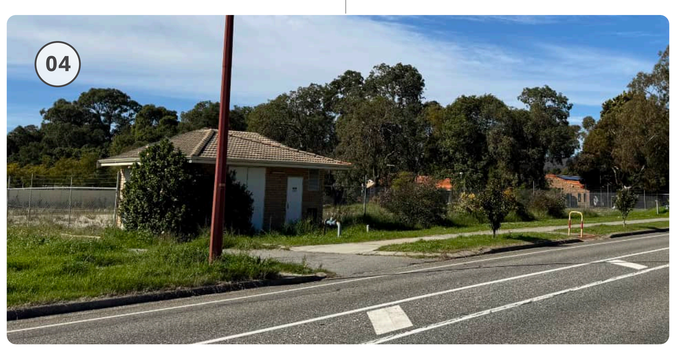
01 PRIVATE PROPERTY LOCATED ON STALKER ROAD

02 AMAROO BUCKLEY CARE CENTRE

03 AMAROO RETIREMENT UNITS

04 EXISTING SUBSTATION

05 OUR PLACE HEALTH CENTRE





1:200 @ 1:A0

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