AMAROO GOSNELLS

ARCHITECTURAL DESIGN REPORT



REVISION A | SEP 2026

silver thomas hanley
ARCHITECTURE

CaPA

Amaroo

ACKNOWLEDGMENT OF COUNTRY

WE ACKNOWLEDGE THE WHADJUK NOONGAR PEOPLE AS THE TRADITIONAL CUSTODIANS OF THE LAND. WE PAY RESPECT TO THE PEOPLE, CULTURE, HISTORY AND ELDERS PAST PRESENT AND EMERGING.

CONTENTS

AMAROO VILLAGE - GOSNELLS

INTRODUCTION

SITE OVERVIEW

GREATER CONTEXT PLAN
EXISTING SITE PLAN
EXISTING 3D SITE PLAN
EXISTING SITE CONDITIONS - BUILDING FUNCTIONS
EXISTING SITE CONDITIONS - VEHICULAR CIRCULATION
EXISTING SITE CONDITIONS - PEDESTRIAN ACCESS
EXISTING SITE CONDITIONS - AMAROO OWNED SITES
EXISTING SITE CONDITIONS - BUILDING AGES
EXISTING SITE CONDITIONS - POTENTIAL DEVELOPMENT ZONE

MASTERPLAN

EXISTING SITE CONDITIONS - RETAIN & INTEGRATE
EXISTING SITE CONDITIONS - RETAIN HIGH DENSITY MATURE TREES
EXISTING SITE CONDITIONS - CENTRAL LINK CONNECTION
EXISTING SITE CONDITIONS - POTENTIAL GREEN SPACES
EXISTING SITE CONDITIONS - POTENTIAL GATHERING SPACES
EXISTING SITE CONDITIONS - DEVELOPMENT ZONES
EXISTING SITE CONDITIONS - PROPOSED SITE CIRCULATION
PROPOSED MASTER PLAN
PROPOSED 3D MASTER PLAN
PROPOSED MASTER PLAN - STAGING PLAN

STAGE 1 - DESIGN PRINCIPLES

01 CONTEXT & CHARACTER

LOCAL HERITAGE BUILDINGS
LOCAL CONTEMPORARY BUILDINGS
CONTEXT PLAN
SITE IMAGES - AMAROO VILLAGE
SITE IMAGES - SURROUNDING BUILDINGS
SITE HISTORY
EXISTING SITE PLAN
SITE CONSTRAINTS
SITE OPPORTUNITIES

02 LANDSCAPE QUALITY

LANDSCAPE SUMMARY
SITE CONTEXT
LOCATION PLAN
LANDSCAPE PLAN - OVERALL
LANDSCAPE PLAN - EUDORIA STREET ENTRY
LANDSCAPE PLAN - MAIN ENTRY
LANDSCAPE PLAN - DEEP SOIL & TREES
LANDSCAPE PLAN - DOROTHY STREET PARKING
LANDSCAPE - EXISTING TREES
INDICATIVE SOFTSCAPE PALETTE - PROPOSED TREES
INDICATIVE SOFTSCAPE PALETTE - EUDORIA STREET
INDICATIVE SOFTSCAPE PALETTE - HAMILTON COURT
INDICATIVE SOFTSCAPE PALETTE - ENTRY / DROP-OFF
INDICATVE SOFTSCAPE PALETTE - RESIDENT FORECOURT
PLANTERS - RESIDENTIAL UPPER LEVELS

03 BUILT FORM & QUALITY

PLANNING REQUIREMENTS – FORM AND SETBACKS
PLANNING REQUIREMENTS – FORM AND SETBACKS
EUDORIA STREET – SITE ELEVATION
HAMILTON COURT – SITE ELEVATION
CONCEPT MASSING DEVELOPMENT
SHADOW DIAGRAMS – SUMMER
SHADOW DIAGRAMS – WINTER

04 FUNCTIONALITY & BUILD QUALITY

PROPOSED SITE PLAN
GROUND FLOOR PLAN
LEVEL 01 FLOOR PLAN
LEVEL 02 FLOOR PLAN
LEVEL 03 FLOOR PLAN
ROOF PLAN
SECTIONS
TYPICAL APARTMENT AND RAC LAYOUT

05 SUSTAINABILTIY

SUSTAINABILITY CONSIDERATIONS

06 AMENITY

PROPOSED AMENITY – GROUND FLOOR
PROPOSED AMENITY – LEVEL 01

07 LEGIBILITY

PROPOSED ZONING
PROPOSED VEHICULAR MOVEMENT
PROPOSED PEDESTRIAN MOVEMENT
SITE WAYFINDING PERSPECTIVES

08 SAFETY

KEY CPTED PRINICPLES

09 COMMUNITY

KEY COMMUNITY CONSIDERATIONS SUMMARY

10 AESTHETICS

CONTEXUAL AND PROPOSED MATERIALITY
PROPOSED MATERIALITY
PROPOSED MATERIALITY
ELEVATIONS
PERSPECTIVE
PERSPECTIVE
PERSPECTIVE
PERSPECTIVE
PERSPECTIVE
PERSPECTIVE

INTRODUCTION

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.

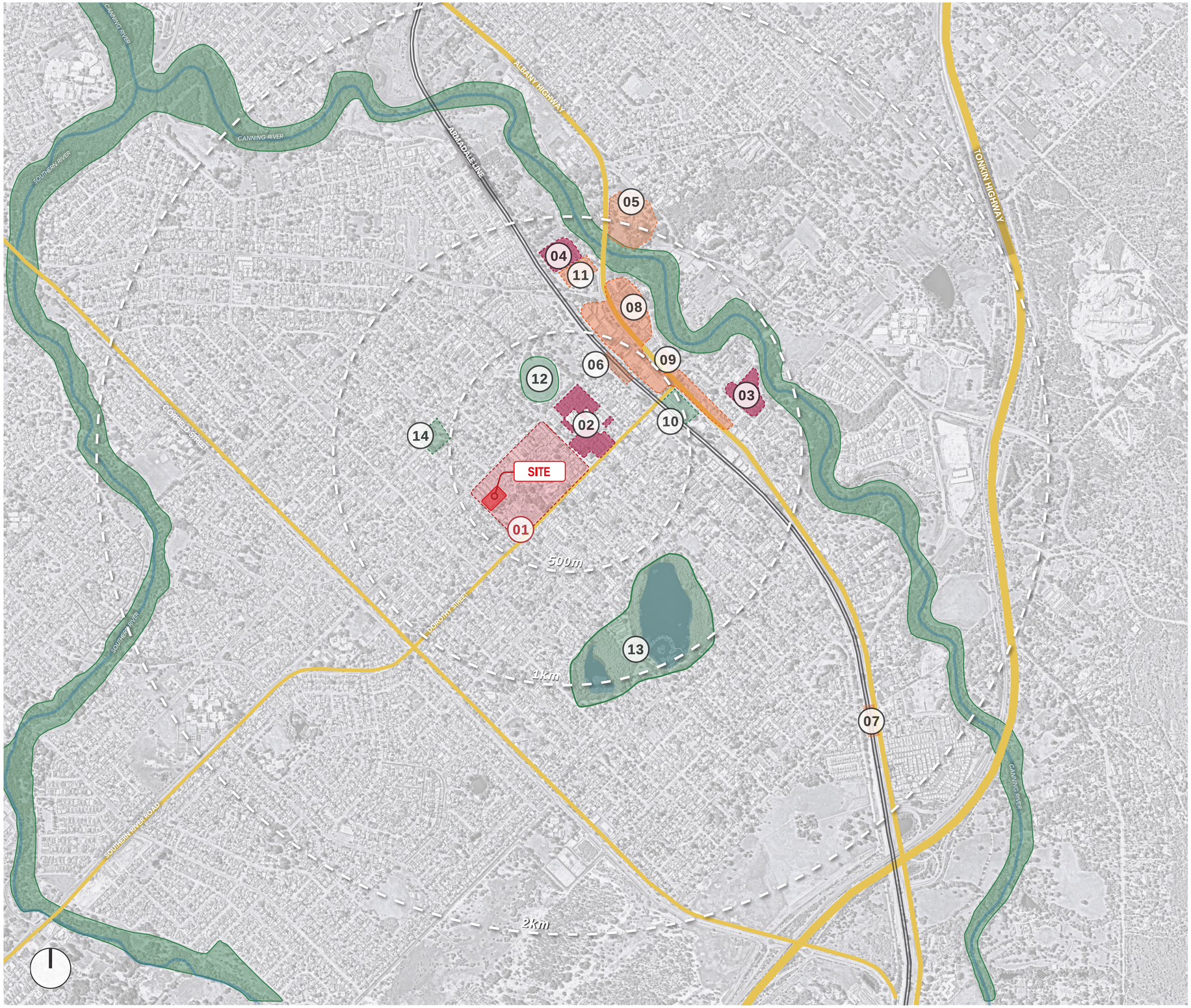
IT IS ANTICIPATED PERTH AND THE BROADER WA REGION WILL REQUIRE AN ADDITIONAL 2700 ADDITIONAL AGED CARE RESIDENTIAL BEDS BY 2030. FEW PROVIDERS ARE IN A POSITION TO INCREASE BED CAPACITY RESULTING IN A SIGNIFICANT SHORTFALL.

00

SITE OVERVIEW

00 | SITE OVERVIEW - AMAROO VILLAGE GOSNELLS

GREATER CONTEXT PLAN



KEY LOCATIONS

- 01 SITE
- 02 AMAROO VILLAGE - WESLEY GARDENS
- 03 AMAROO GARDENS
- 04 AMAROO VILLAGE MCMAHON CARING CENTRE
- 05 CITY OF GOSNELLS CIVIC CENTRE
- 06 GOSNELLS TRAIN STATION
- 07 SEAFORTH TRAIN STATION
- 08 RETAIL
- 09 THE AGONIS
- 10 GOSNELLS BOWLING CLUB
- 11 GOSNELLS RAILWAY MARKETS
- 12 GOSNELLS OVAL
- 13 MARY CAROLL PARK
- 14 CHALE STREET RESERVE

00 | SITE OVERVIEW - AMAROO VILLAGE GOSNELLS

EXISTING SITE PLAN



1:500 @ 1:A0

20m 15m 10m 5m 0m 40m

00 | SITE OVERVIEW - AMAROO VILLAGE GOSNELLS

EXISTING 3D SITE PLAN



00 | SITE OVERVIEW - AMAROO VILLAGE GOSNELLS

EXISTING SITE CONDITIONS - BUILDING FUNCTIONS



1:500 @ 1:A0 20m 15m 10m 5m 0m 40m

00 | SITE OVERVIEW - AMAROO VILLAGE GOSNELLS

EXISTING SITE CONDITIONS - VEHICULAR CIRCULATION



1:500 @ 1:A0

20m 15m 10m 5m 0m 40m

00 | SITE OVERVIEW - AMAROO VILLAGE GOSNELLS

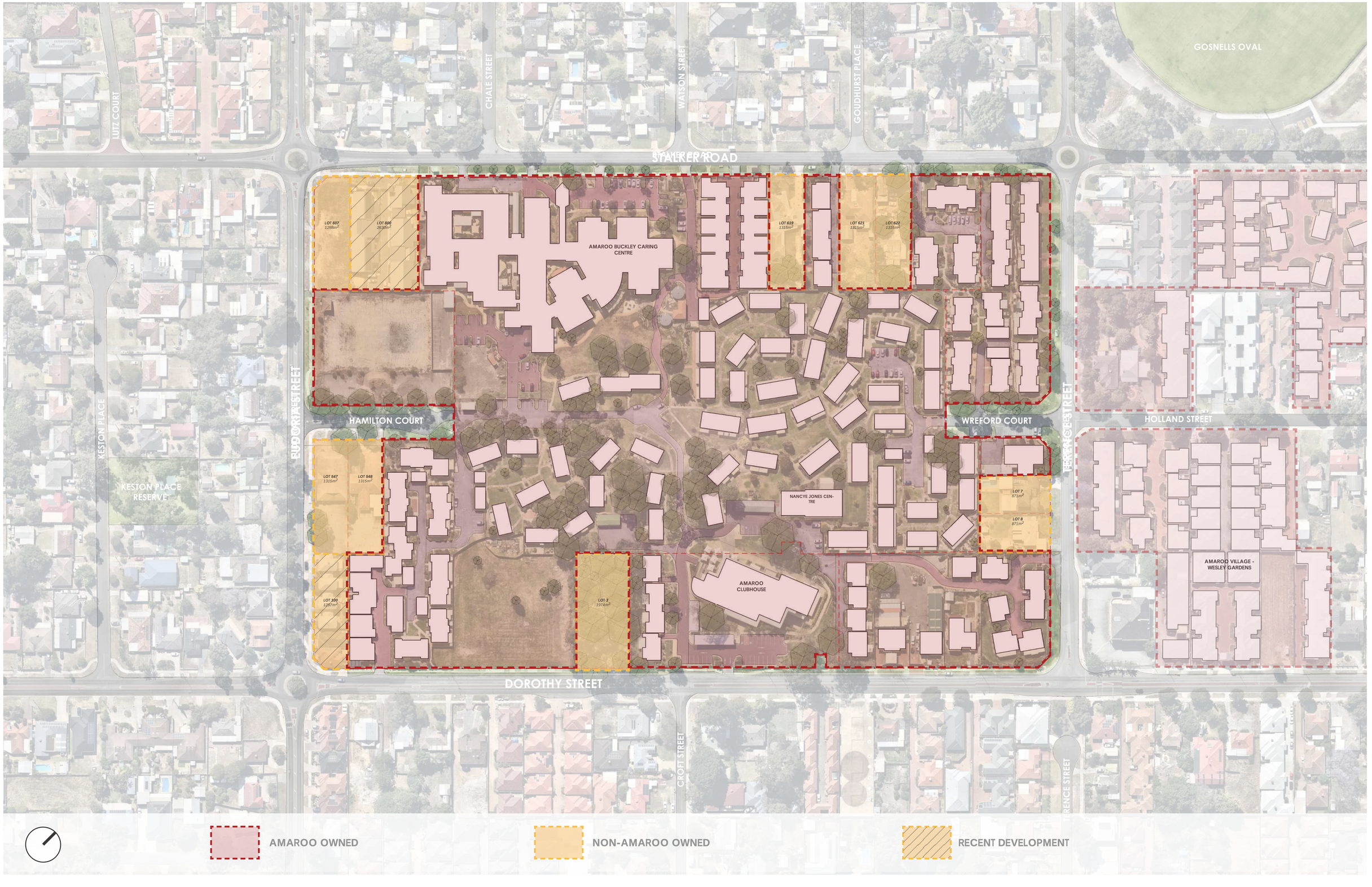
EXISTING SITE CONDITIONS - PEDESTRIAN ACCESS



1:500 @ 1:A0 20m 15m 10m 5m 0m 40m

00 | SITE OVERVIEW - AMAROO VILLAGE GOSNELLS

EXISTING SITE CONDITIONS - AMAROO OWNED SITES



1:500 @ 1:A0 20m 15m 10m 5m 0m 40m

00 | SITE OVERVIEW - AMAROO VILLAGE GOSNELLS

EXISTING SITE CONDITIONS - BUILDING AGES



1:500 @ 1:A0 20m 15m 10m 5m 0m 40m

00 | SITE OVERVIEW - AMAROO VILLAGE GOSNELLS

EXISTING SITE CONDITIONS - POTENTIAL DEVELOPMENT ZONE



06

MASTERPLAN

00 | MASTERPLAN

EXISTING SITE CONDITIONS - RETAIN & INTEGRATE



00 | MASTERPLAN

EXISTING SITE CONDITIONS - RETAIN HIGH DENSITY MATURE TREES



1:500 @ 1:A0

20m 15m 10m 5m 0m 40m

00 | MASTERPLAN

EXISTING SITE CONDITIONS - CENTRAL LINK CONNECTION



1:500 @ 1:A0 20m 15m 10m 5m 0m 40m

00 | MASTERPLAN

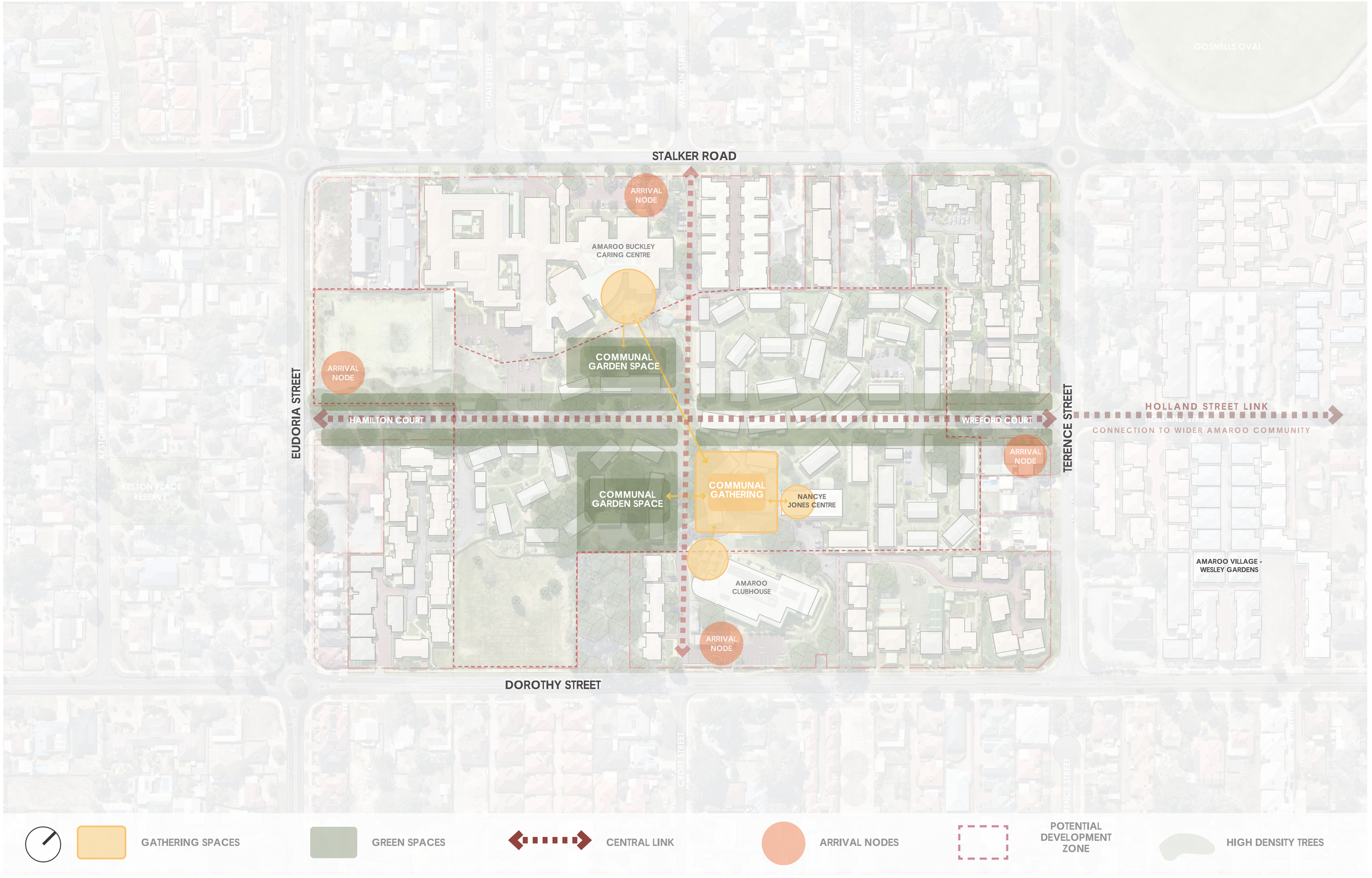
EXISTING SITE CONDITIONS - POTENTIAL GREEN SPACES



1:500 @ 1:A0 20m 15m 10m 5m 0m 40m

00 | MASTERPLAN

EXISTING SITE CONDITIONS - POTENTIAL GATHERING SPACES



1:500 @ 1:A0 20m 15m 10m 5m 0m 40m

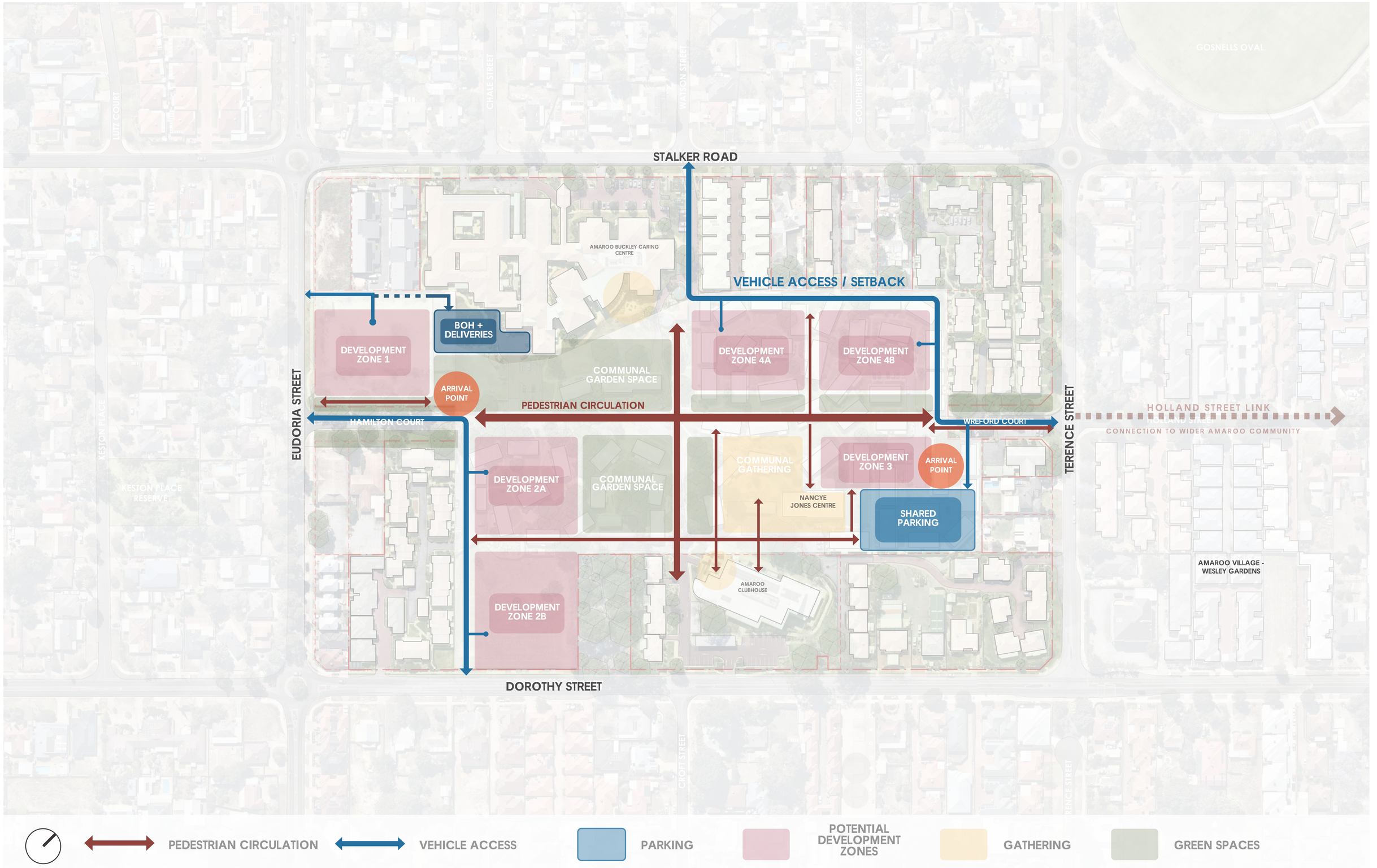
00 | MASTERPLAN

EXISTING SITE CONDITIONS - DEVELOPMENT ZONES



1:500 @ 1:A0 20m 15m 10m 5m 0m 40m

EXISTING SITE CONDITIONS - PROPOSED SITE CIRCULATION



1:500 @ 1:A0 20m 15m 10m 5m 0m 40m

00 | MASTERPLAN

PROPOSED MASTER PLAN

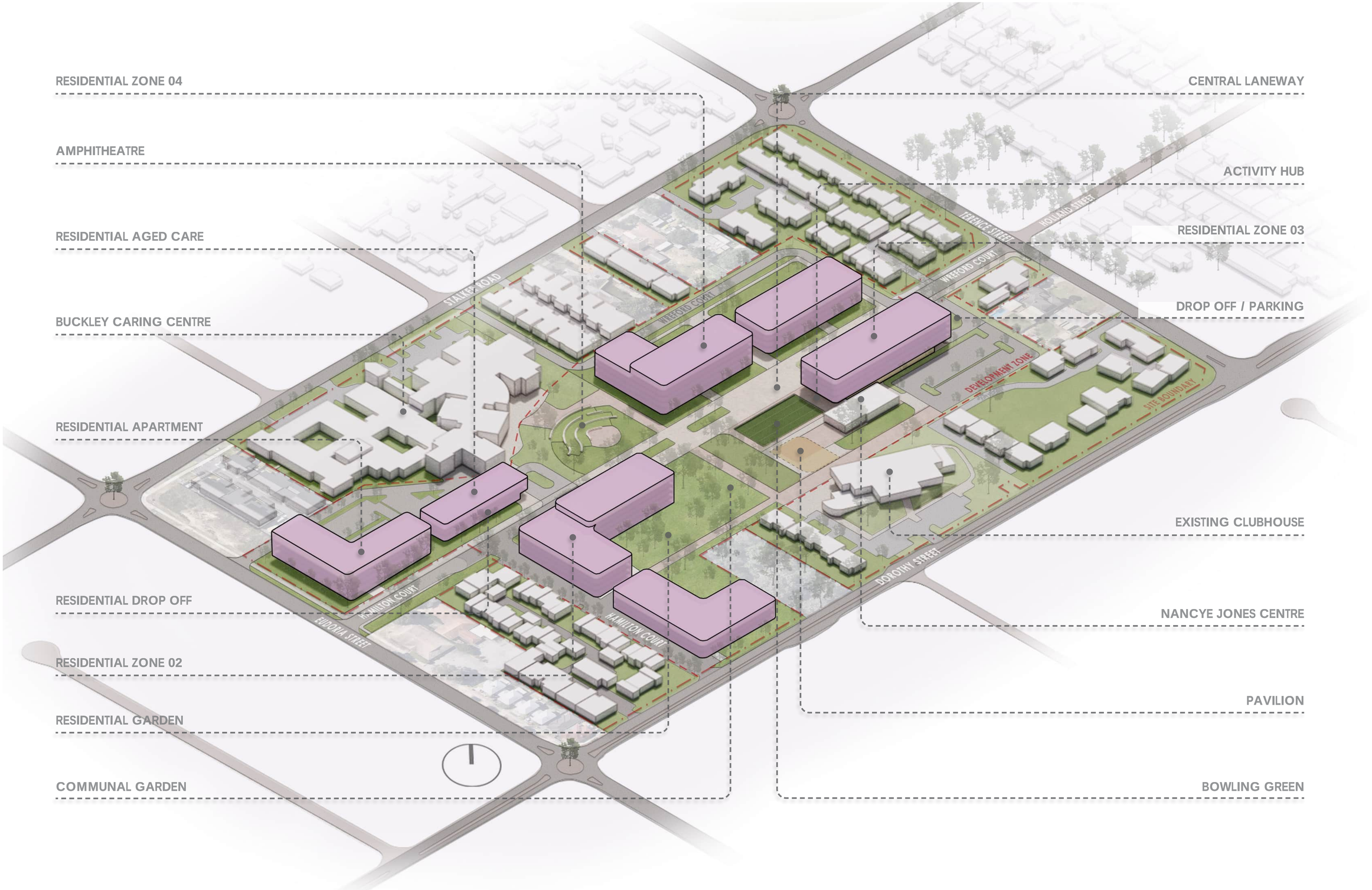


1:500 @ 1:A0

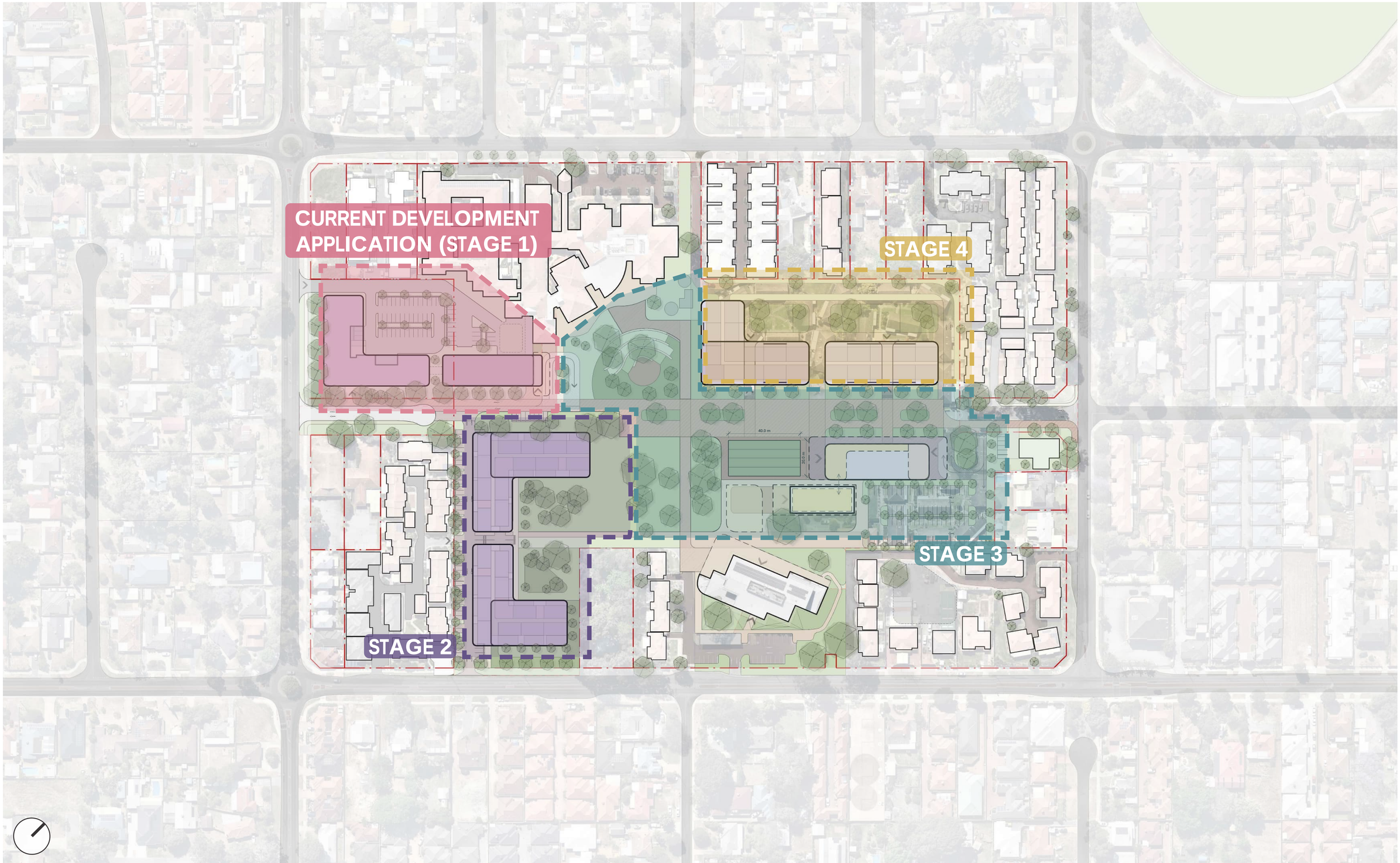
20m 15m 10m 5m 0m 40m

00 | MASTERPLAN

PROPOSED 3D MASTER PLAN



PROPOSED MASTER PLAN - STAGING PLAN



1:500 @ 1:A0 20m 15m 10m 5m 0m 40m

DEVELOPMENT APPLICATION

STAGE 1 DESIGN PRINCIPLES



REVISION A | AUG 2026

silver thomas hanley
ARCHITECTURE

CaPA

Amaroo

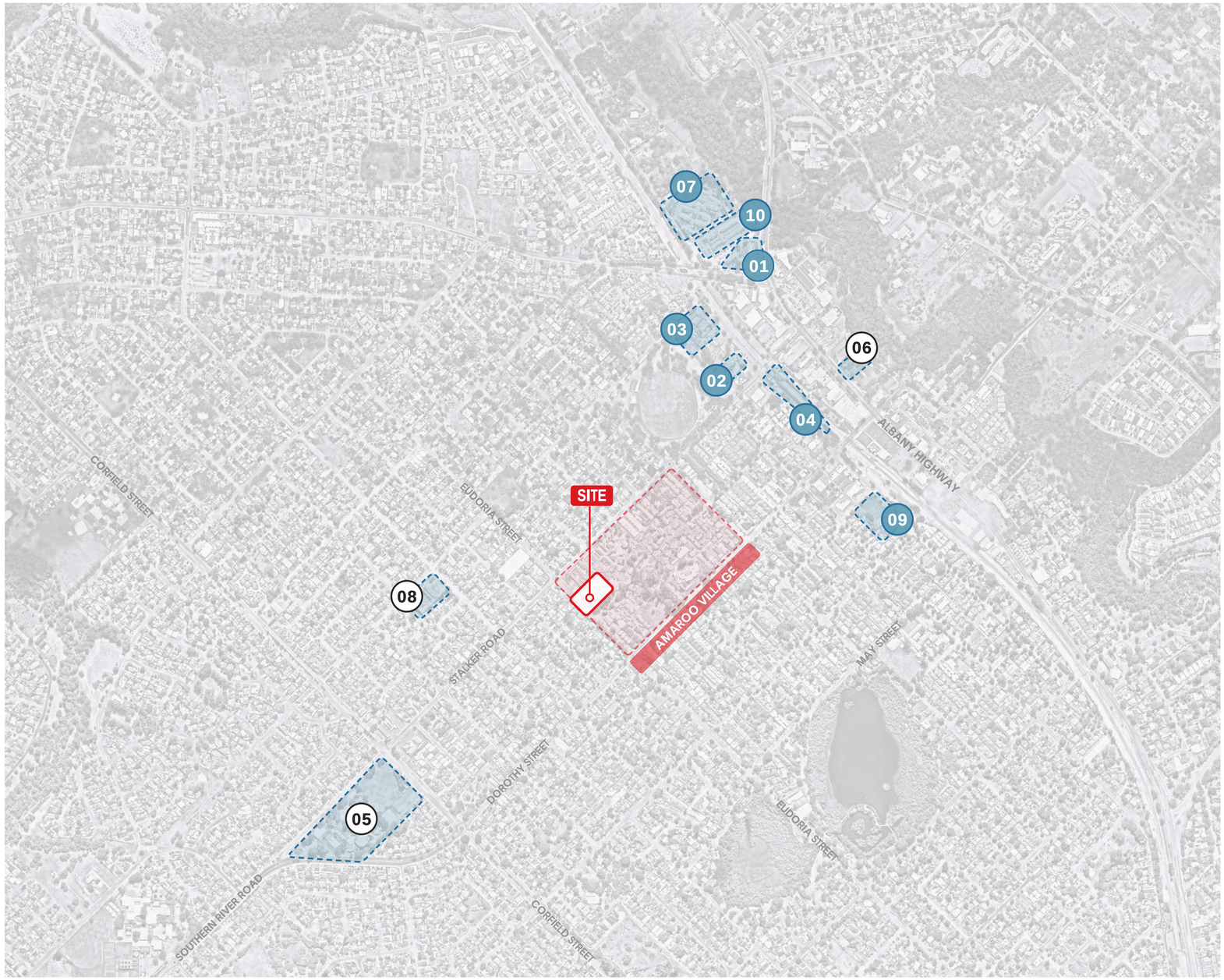
01

PRINCIPLE 01

CONTEXT & CHARACTER

01 | CONTEXT & CHARACTER

LOCAL HERITAGE BUILDINGS

















KEY CONTEXT

01 - *GOSNELLS HOTEL*

02 - *MCFARLEANE HOUSE LEARNING CENTRE*

03 - *FORMER SWINGLER RESIDENCE*

04 - *GOSNELLS TRAIN STATION*

05 - ST MUNCHIN'S CATHOLIC SCHOOL

06 - GOSNELLS TOWN SQUARE

07 - *AMAROO MCMAHON CARING CENTRE*

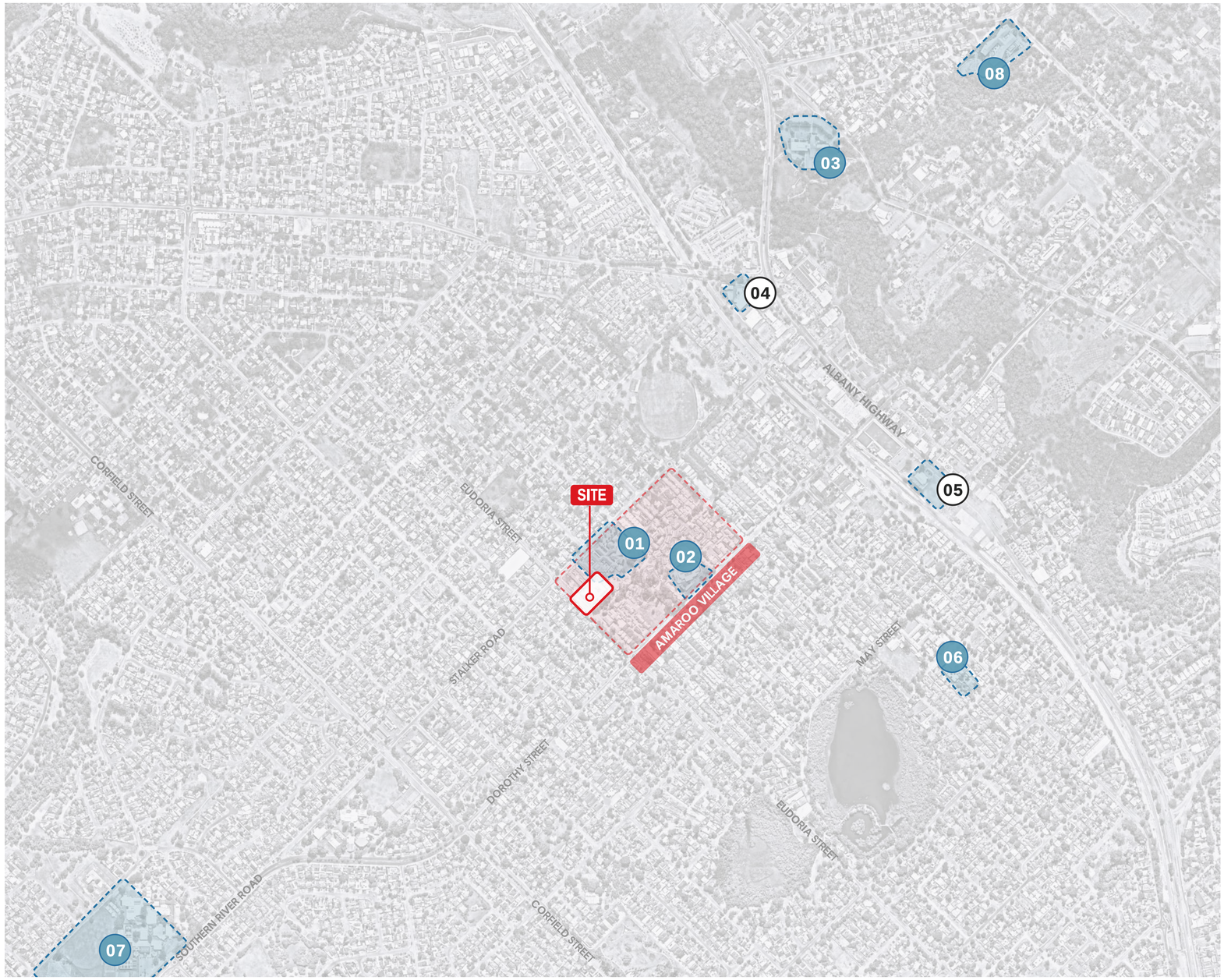
08 - GOSNELLS SUBSTATION

09 - *GOSNELLS CROQUET CLUB*

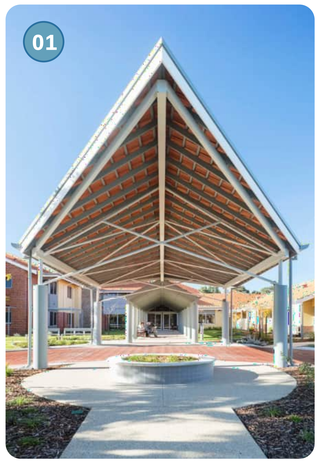
10 - *GOSNELLS RAILWAY MARKETS*

01 | CONTEXT & CHARACTER

LOCAL CONTEMPORARY BUILDINGS















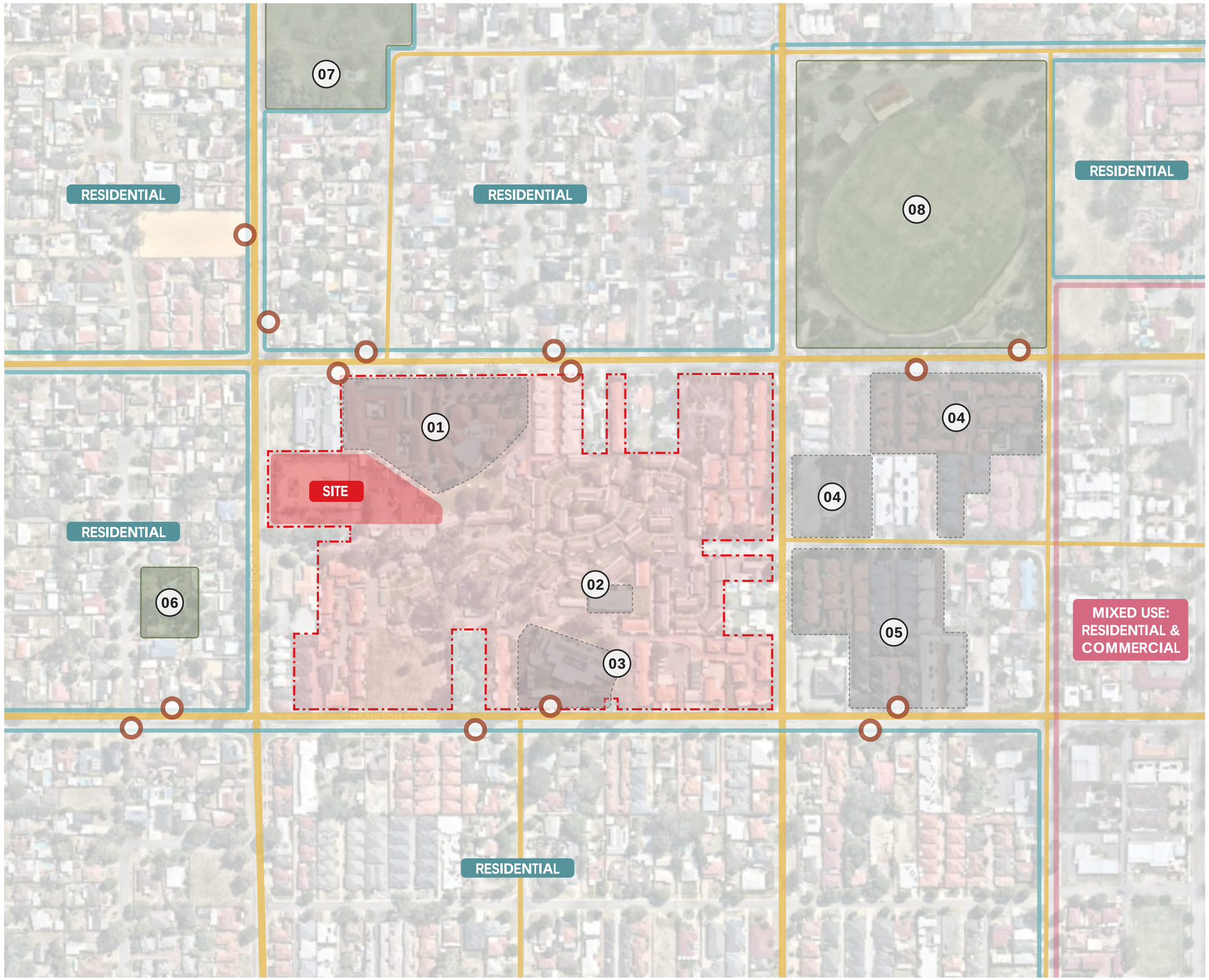


KEY CONTEXT

- 01 - *AMAROO BUCKLEY CARING CENTRE*
- 02 - *AMAROO VILLAGE CLUBHOUSE*
- 03 - *CITY OF GOSNELLS CIVIC CENTRE*
- 04 - WORKSKIL AUSTRALIA
- 05 - GOSNELLS POLICE STATION
- 06 - *SURROUNDING APARTMENTS - CLARA STREET*
- 07 - *SOUTHERN RIVER COLLEGE*
- 08 - *JUNIPER HAYLOFT RESIDENTIAL AGED CARE*

01 | CONTEXT & CHARACTER

CONTEXT PLAN



KEY LOCATIONS

01 AMAROO BUCKLEY CARING CENTRE
02 NANCYE JONES CENTRE
03 AMAROO CLUBHOUSE
04 AMAROO RETIREMENT VILLAGE
05 AMAROO RETIREMENT VILLAGE
06 KESTON PLACE RESERVE
07 CHALE STREET RESERVE
08 GOSNELLS OVAL
BUS STOPS

01 | CONTEXT & CHARACTER

SITE IMAGES - AMAROO VILLAGE

