

Site Precincts Strategy



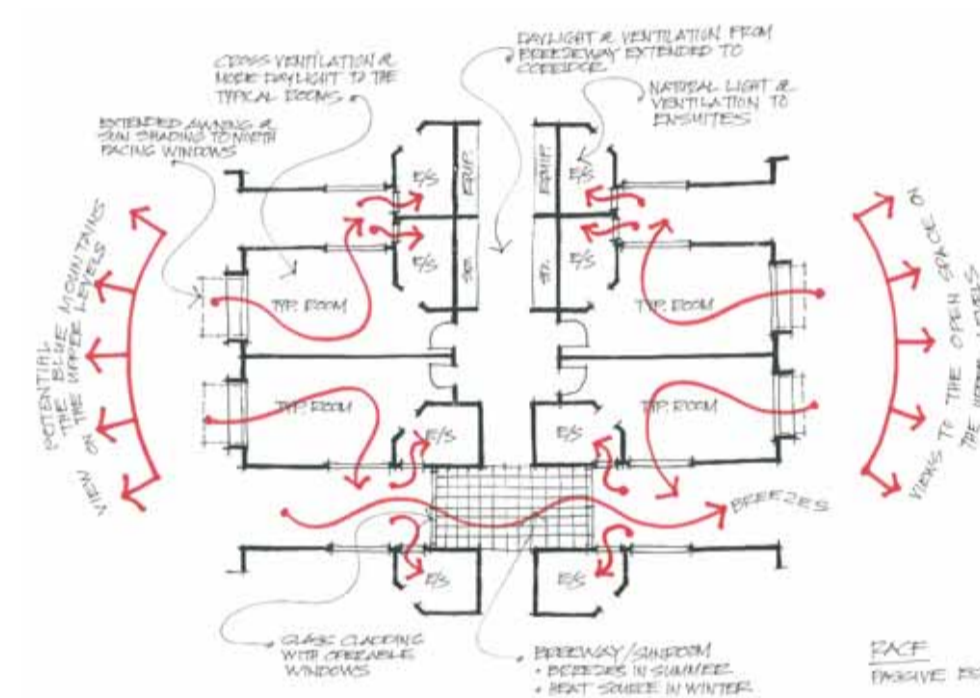
Open Space Strategy



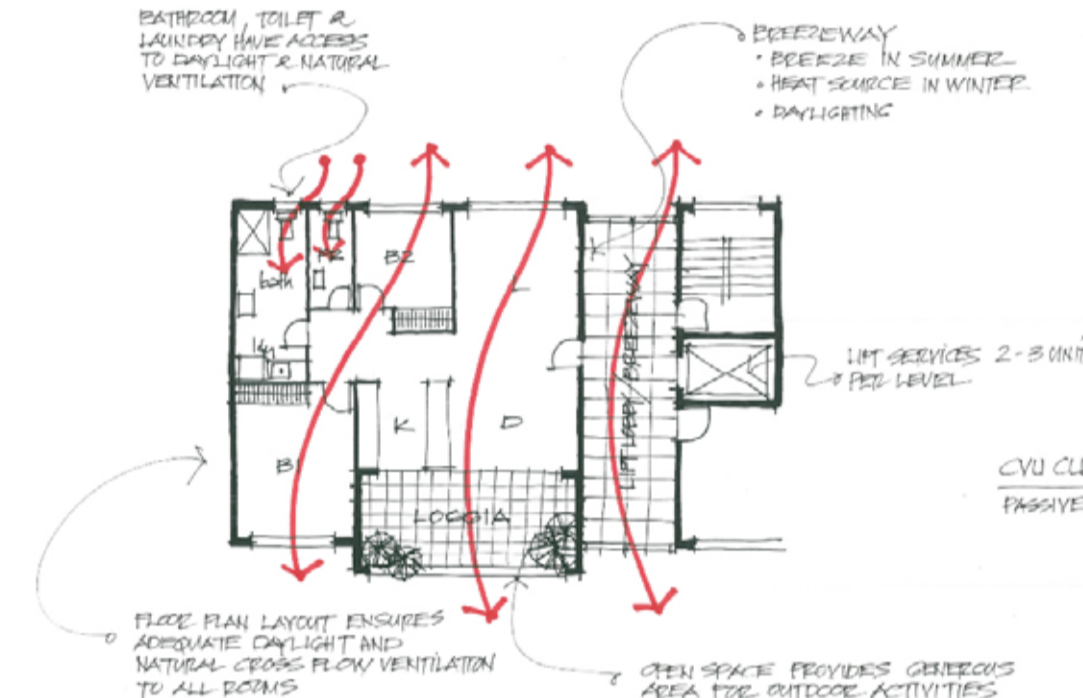
Site Circulation Strategy



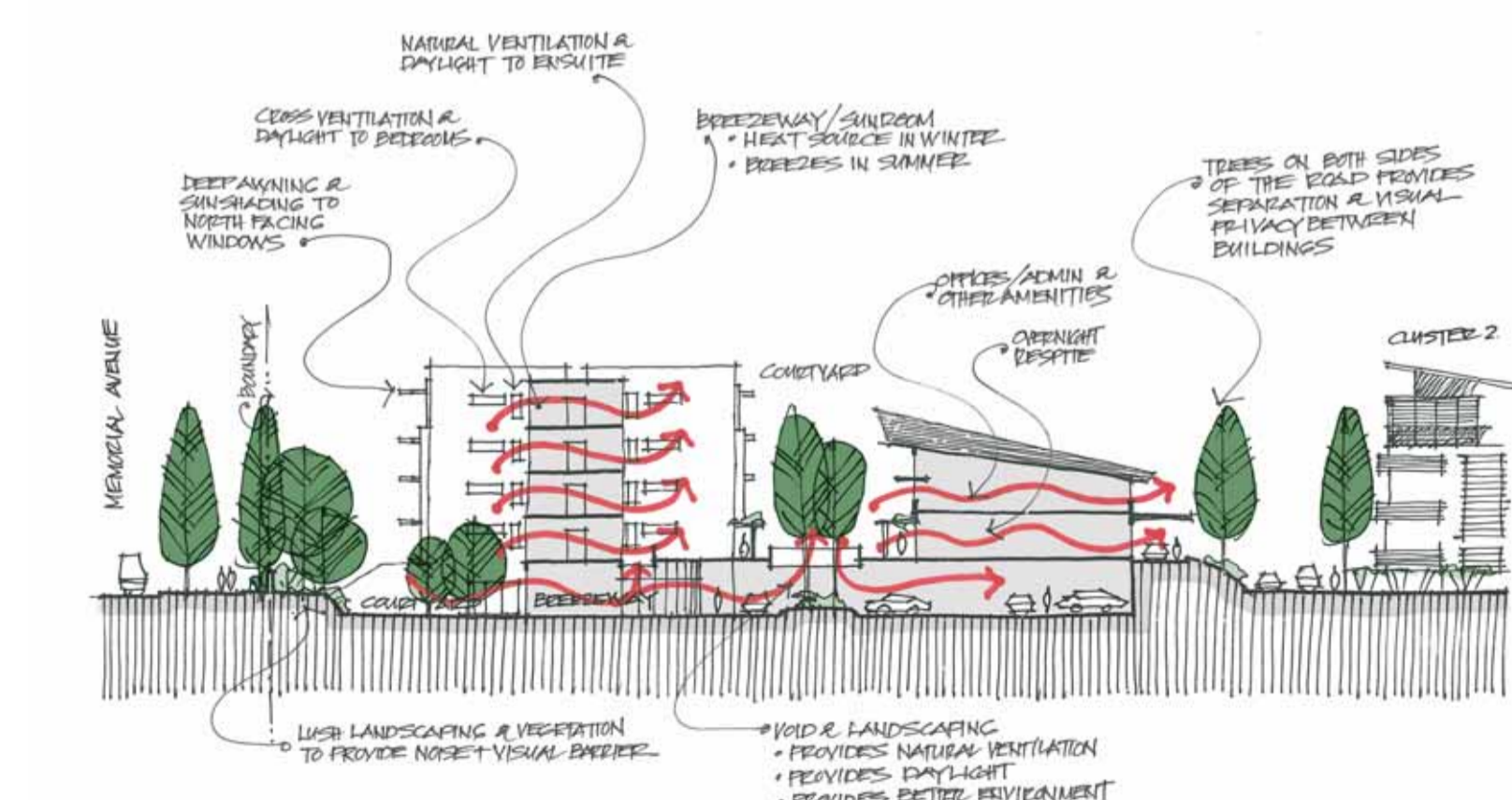
Concept Masterplan



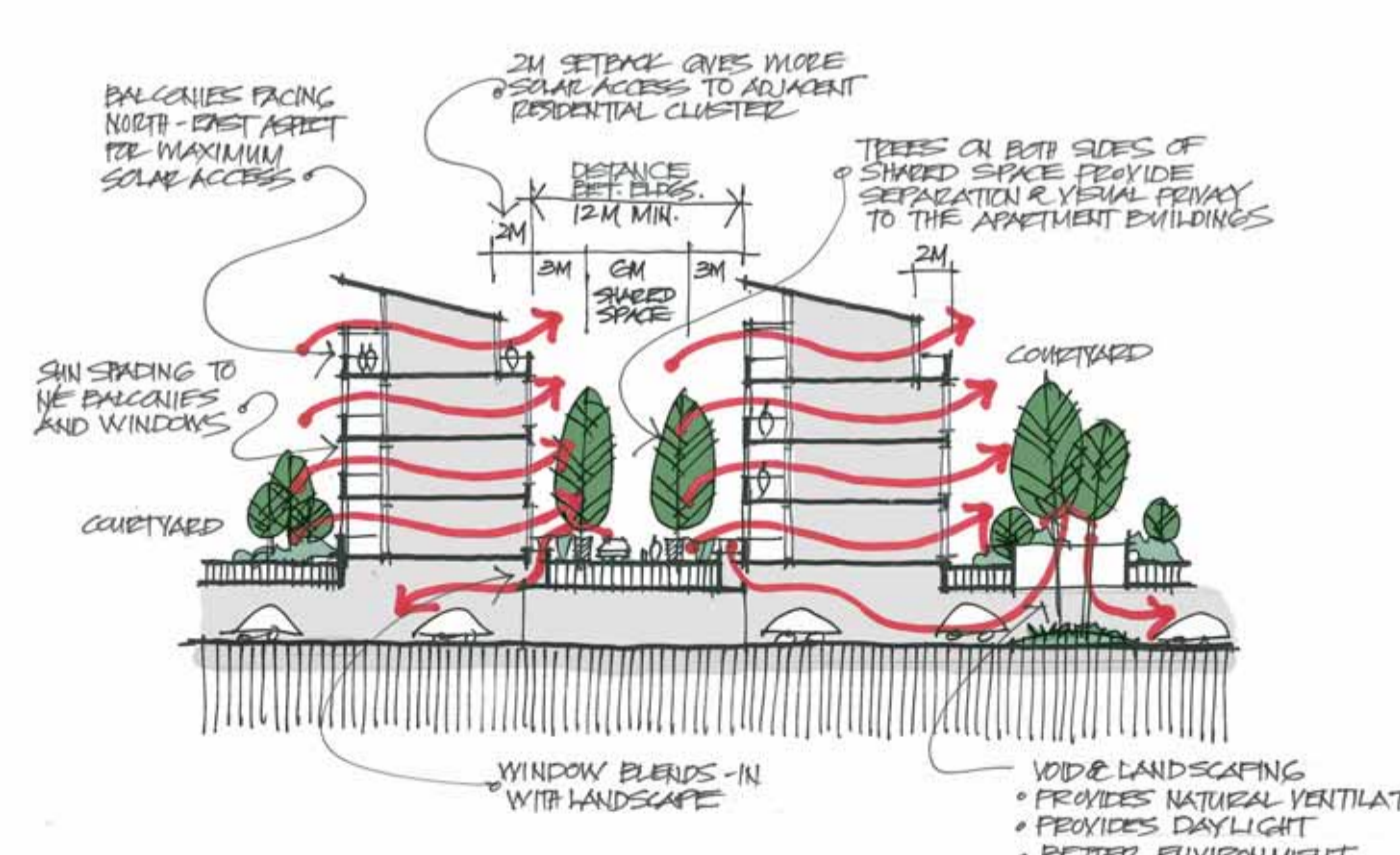
Typical RACF Rooms



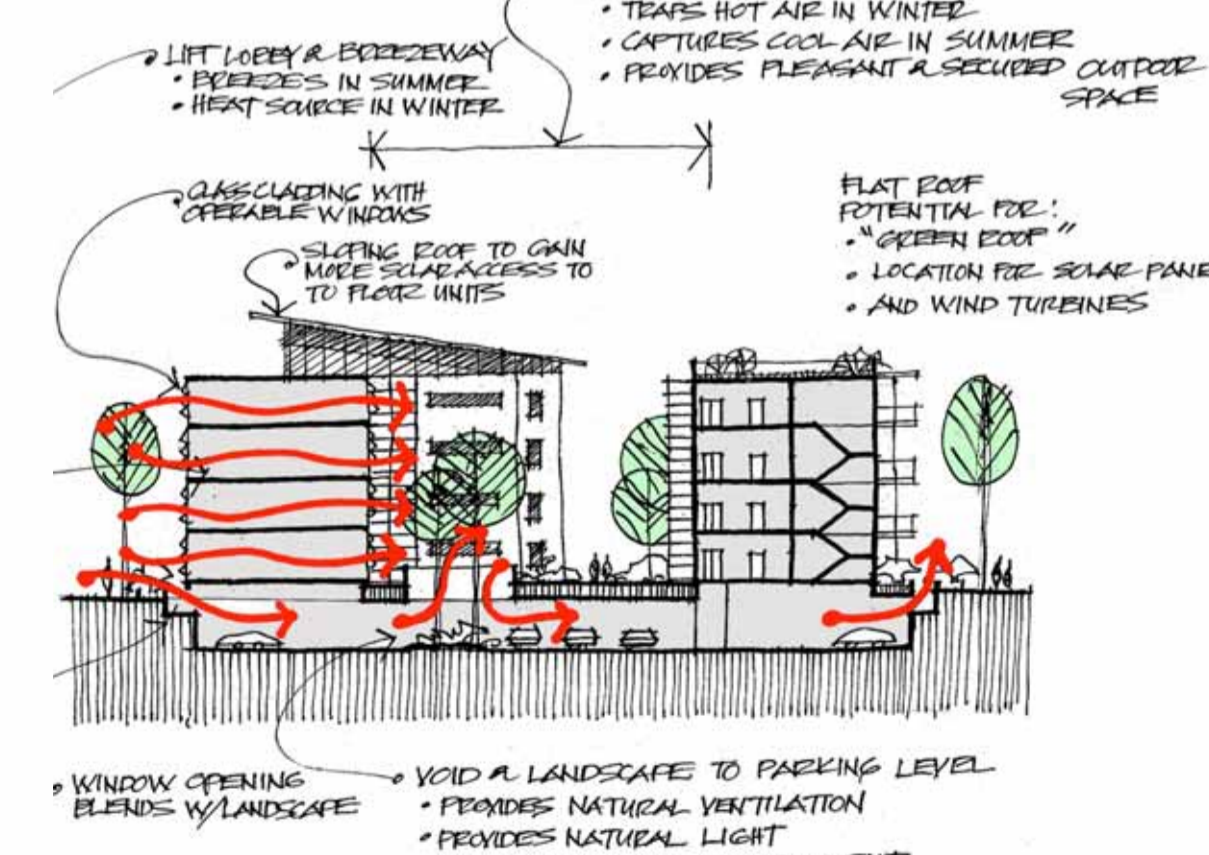
Typical CVU Plan



RACF Section



CVU Section



CVU Section

DESIGN CONCEPTS

- \* Creation of a 'community for life' design concept
- \* Integration into the future urban structure of the area including adjacent Balmoral Road Transit Centre and surrounding neighbourhood.
- \* Urban design based on open space, view corridors and links from adjacent residential development through to future transit centre and strong open space concepts within the site.
- \* Site ecological sustainability recognizing existing stands of significant trees and open space links to west and eastern boulevard link.
- \* Sustainability and energy resource efficiency in built forms and servicing of buildings, maximising natural lighting, solar access and natural ventilation.

- \* Articulation and modelling of facades and streetscapes to maintain appropriate human scale to buildings.
- \* High quality amenity design and accessibility for residents.

PRINCIPLES

- \* Solar Access - Passive heating
- \* Solar Control - Sun Shading
- \* Natural Ventilation - Cross Flow Passive Cooling, Breezeways, Sunrooms
- \* Natural Daylighting
- \* Ambient views of open space site focus
- \* Internal/External space connection
- \* Accessibility
- \* Open plan spaces

DESIGN PRINCIPLES

- \* BCS care model brief
- \* ESD principles
- \* High amenity interior environments and spaces
- \* Articulated, modulated and materialised facades

FEATURES

- \* Common entry lounge
- \* Lower level naturally lit and ventilated car park garage
- \* Accessibility - lift access
- \* Landscaped central courtyard linked to site open space focus
- \* Ground floor garden apartments