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Carmelite Stage 2 Development

Landscape Concept Plan

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Overview

Introduction

The Carmelite site has an engaging history of religious use, horticulture and gardening. Still evident are some of the local species trees aligned to a natural water course that previously flowed through the site, coupled with some established ornamental trees and the Italianate planting of Pines that previously lined the carriageway to the Archbishops residence. Remaining religious iconography and stone structures/follies can also be seen.

To the east and south of the site are stone and masonry walls that 'soften' the effects of adjacent traffic whilst also enclosing the edges of the gardens. The Glen Woodley Estate Retirement Living villas are to the north with residential dwellings to the west on Spence Avenue.

The adjacent Aged Care gardens have been developed to a high standard and will integrate seamlessly into the Stage 2 Development.

Vision for the Site

Stage 2 of the Carmelite development provides a vibrant, contemporary garden setting for the new apartment residents and community hub. The design complements the qualities of the Archbishops residence and reflects the former spatial arrangement of the site through a series of gardens, lawns and terraces. Access and connectivity through the grounds is a key initiative of the design and allows users of varying mobility to enjoy and experience the gardens.

The landscape design is focused on creating a sense of community and making residents feel at home in an aged-care environment. By carefully considering the needs of the residents, the landscape is shaped to promote autonomy and facilitate meaningful social interactions. It encourages connection and engagement between residents, their families and friends within the community.

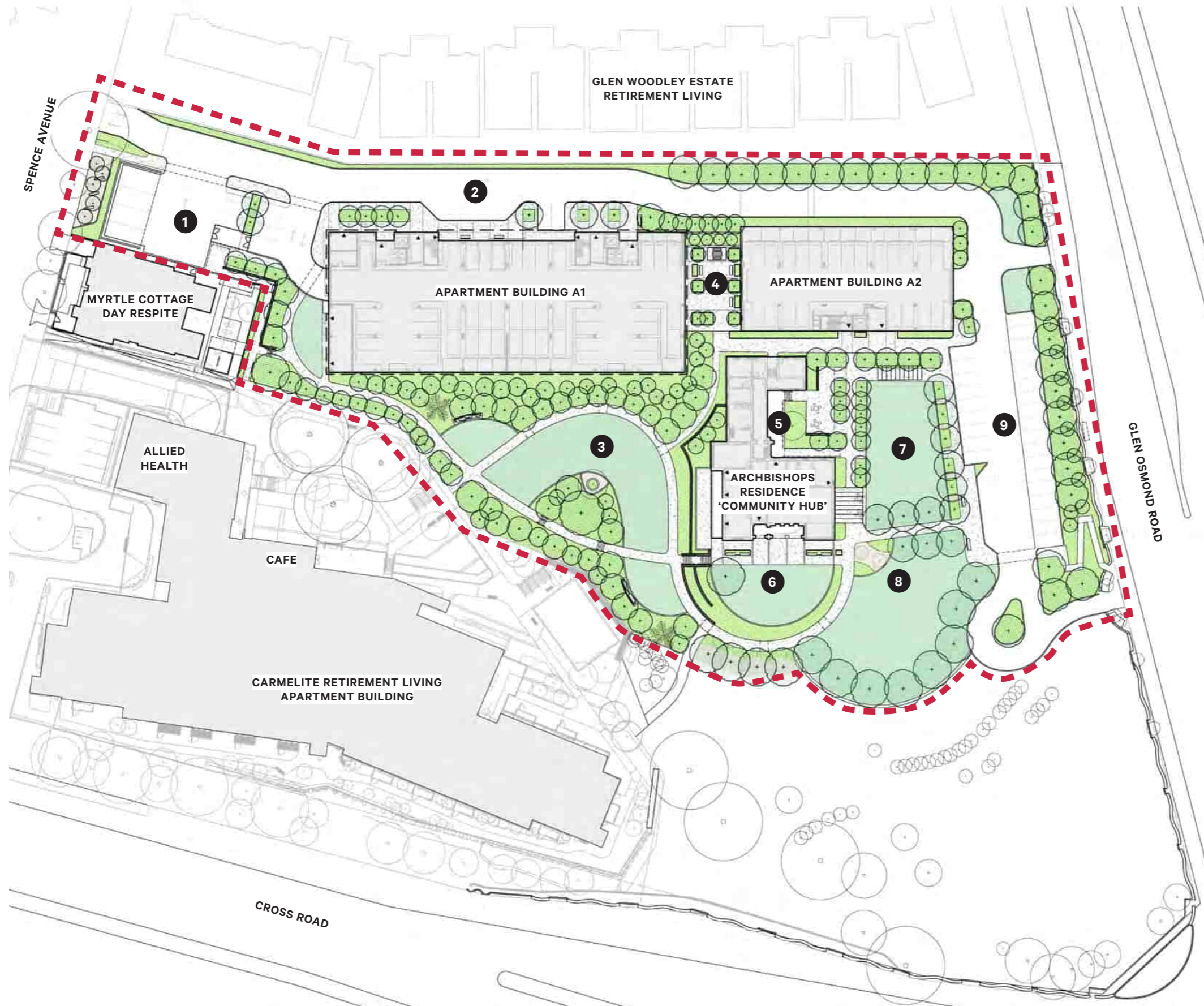
With a focus on recreation and interaction, the outdoor spaces also provide opportunity for reflection and contemplation, consistent with the culture of the Carmelite gardens.

Key elements include:

- Formal lawns, arbours and gardens around the Archbishops Residence 'Community Hub'
- A central lawn area to create a common 'Green' for residents to meet and interact
- Integration of existing trees and landscape features
- Pedestrian connectivity through the site and to the adjacent aged care apartment building and streets
- Raised planters and seating opportunities on the terrace between the Apartment buildings
- Diversity in the tree and ornamental planting species to enhance the natural environment and allow for the varying microclimates throughout the site
- Defined key entrance, arrival and departure points
- Use of contemporary materials that are both robust and reflective of the inherent site qualities and characteristics



Landscape Concept Plan



Landscape Concept Plan

The Landscape Concept Plan illustrates the overall organisation of the site, the inter-connection between gardens and key outdoor spaces together with pedestrian and vehicle paths.

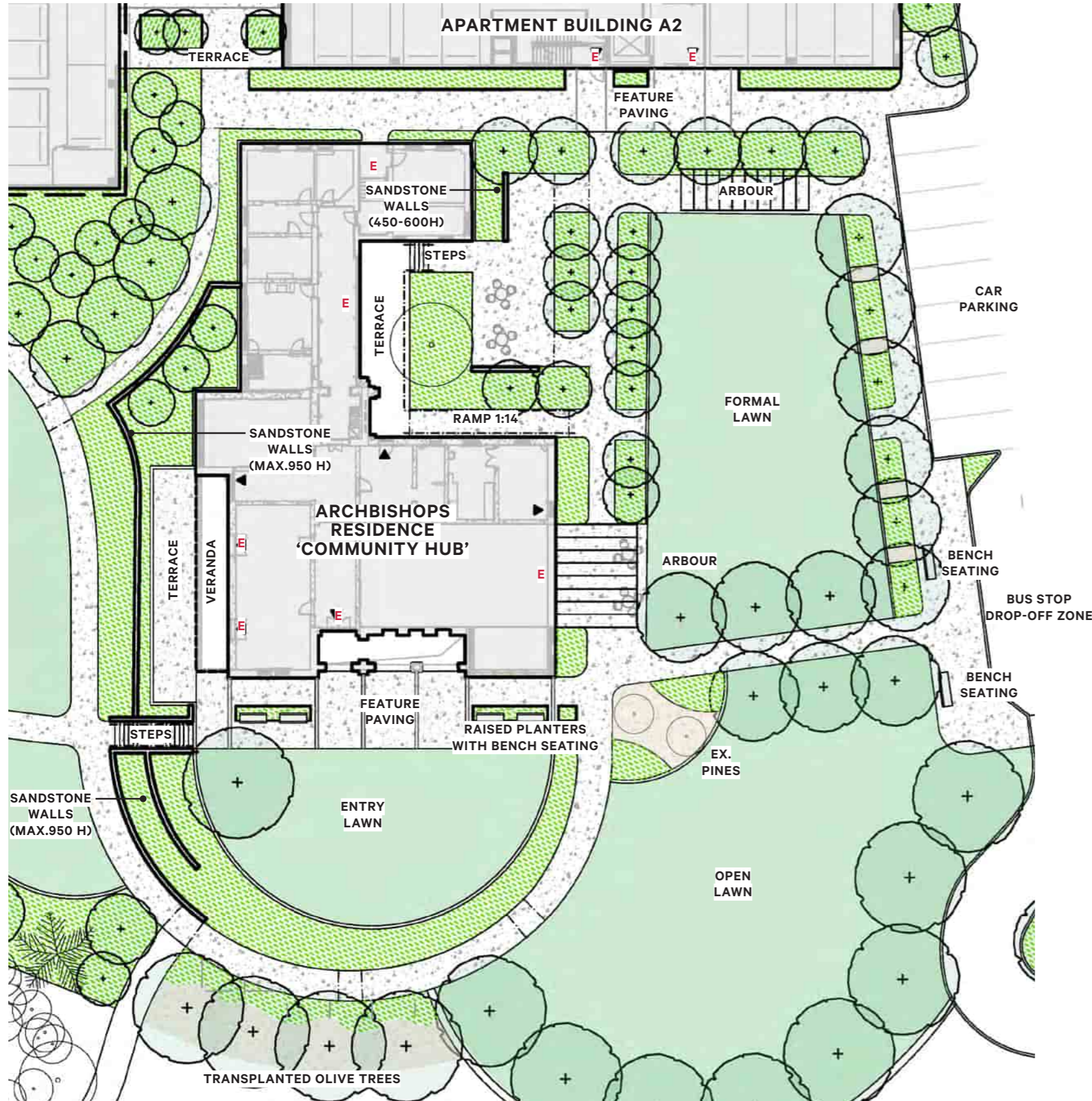
Key zones for the Carmelite gardens include:

1. Eastern entry from Spence Avenue, bus park, visitor car park, bin store and access to Myrtle Cottage Day Respite
2. Apartment A1 entry, community bus drop-off zone and car parking
3. Central 'Green' with access paths, lawns, various planting zones and seating areas
4. Apartment Terrace with raised planters, small trees, seating opportunities and shelter
5. Courtyard garden adjacent the Archbishops Residence 'Community Hub', stone walls, seating opportunities and terrace with ramped access
6. Formal entry to Archbishops Residence 'Community Hub' with feature paving, raised planters, seating and lawn with access to the proposed community hub terrace and building veranda
7. Formal lawn framed with tree planting and arbours
8. Open lawn with tree planting and existing Pine trees
9. Vehicle and pedestrian access from Glen Osmond Road with community bus stop drop-off zone, car parking, seating and tree planting to eastern boundary

*With the Stage 2 development works the area south of the site and planting along the Glen Osmond Road minor landscape management and maintenance improvements



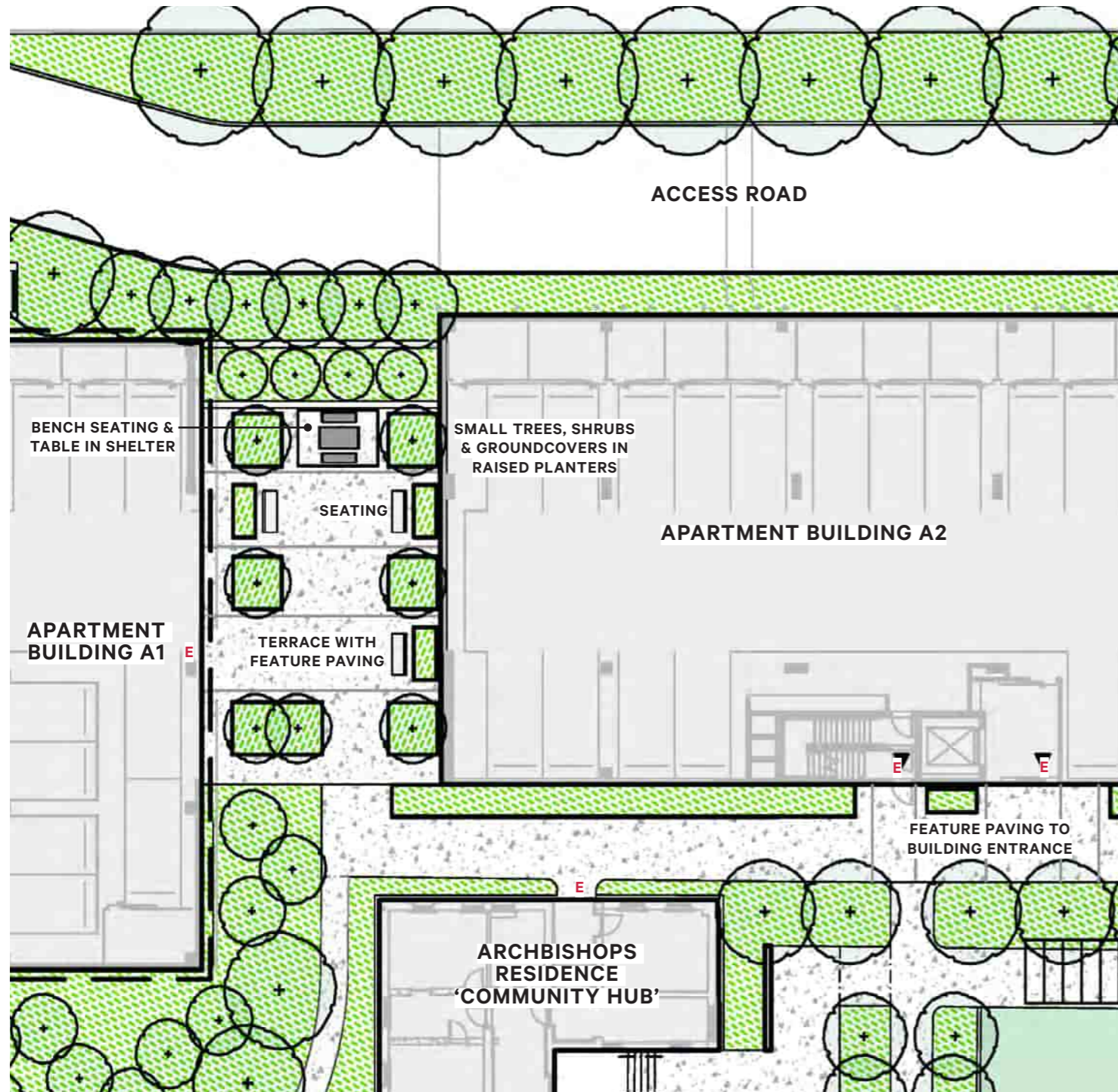
Archbishops Residence 'Community Hub'



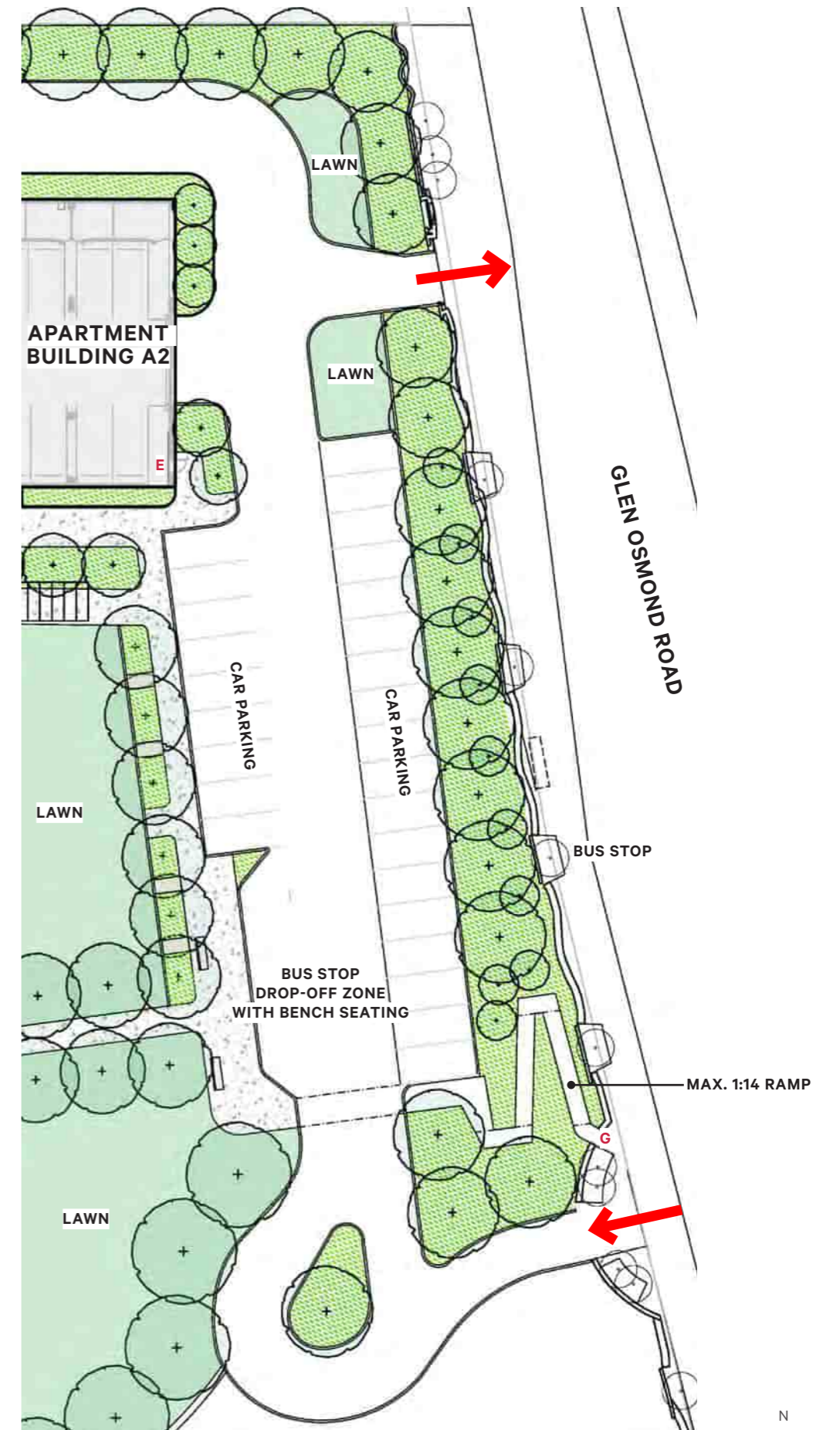
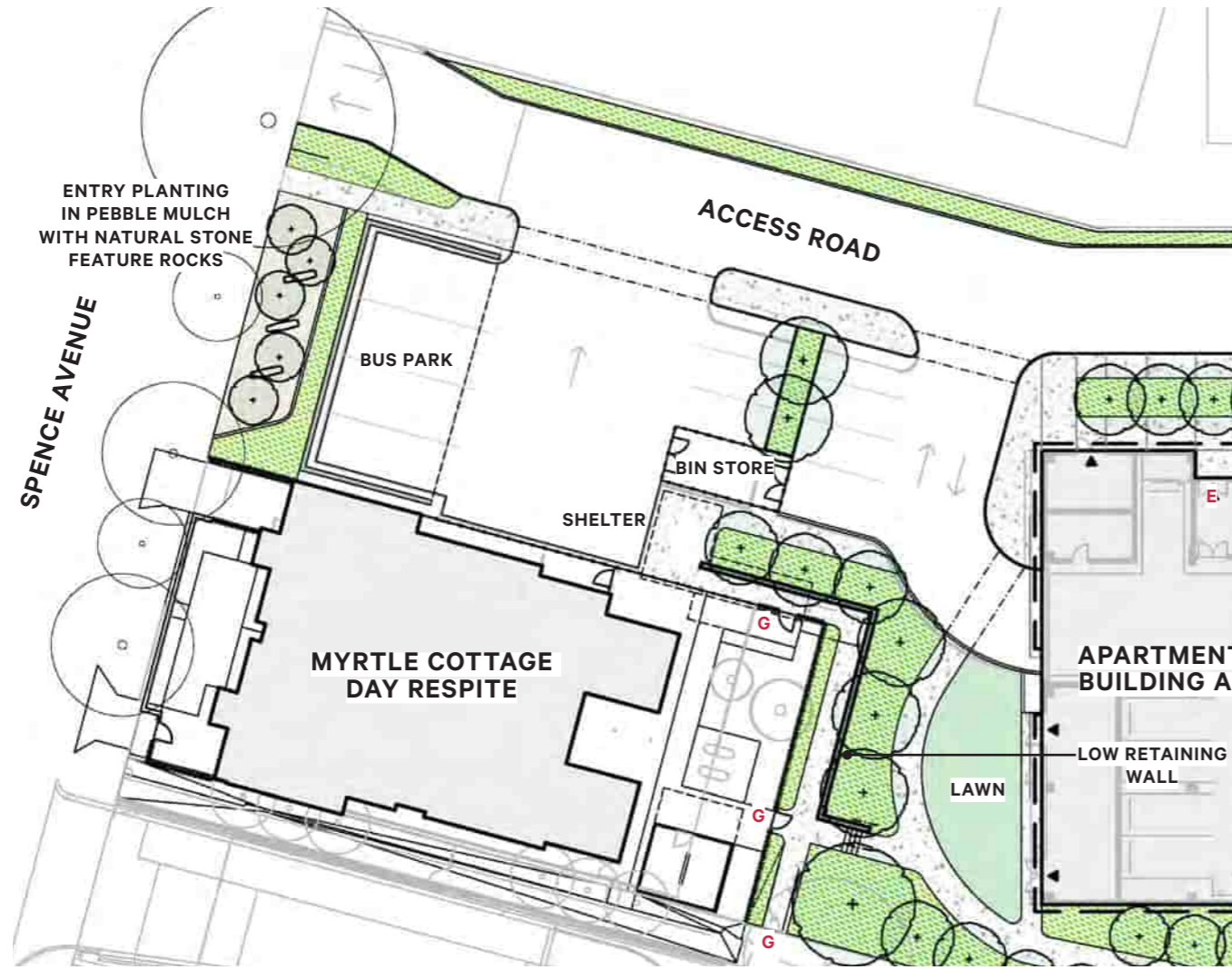
Central 'Green' & Gardens



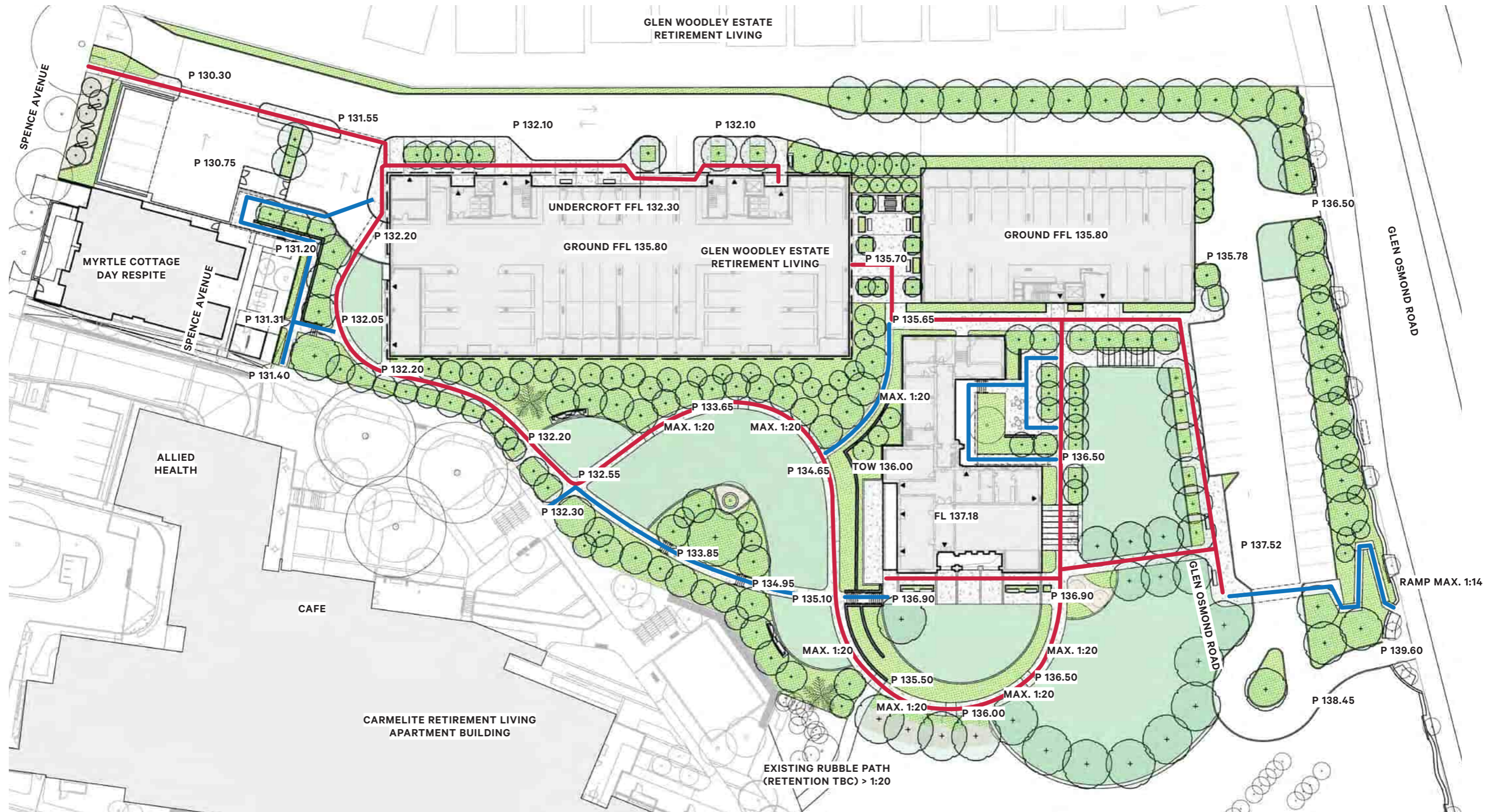
Apartments Terrace



Entries & Car Parking



Walkways & Key Levels



- Primary pedestrian access walkways (with maximum 1:20 grades where required) provides step-free access throughout the site.
- Secondary pedestrian walkways may have steps with handrails where required and maximum 1:14 ramps to connect with existing levels

*Indicative levels are shown on the plan as a guide for the grades and spot levels throughout the site. Final levels to be determined by the civil engineer.



Materials & Elements

Landscape Elements



INSITU CONCRETE PAVING
INSITU CONCRETE WITH LIGHTLY WASHED EXPOSED AGGREGATE FINISH

USE: PATHWAYS THROUGHOUT SITE



FEATURE STONE
STONE UNIT PAVERS INLAID INTO INSITU CONCRETE

USE: FEATURE PAVING AT BUILDING ENTRANCES



STONE WALLS
LOCAL SANDSTONE WALLS

USE: RETAINING WALLS AND SEATING WALLS AROUND ARCHBISHOPS RESIDENCE 'COMMUNITY HUB'



ARBOURS & SHELTERS
STEEL AND TIMBER ARBOURS AND SHELTERS

USE: FORMAL LAWNS AND APARTMENTS TERRACE



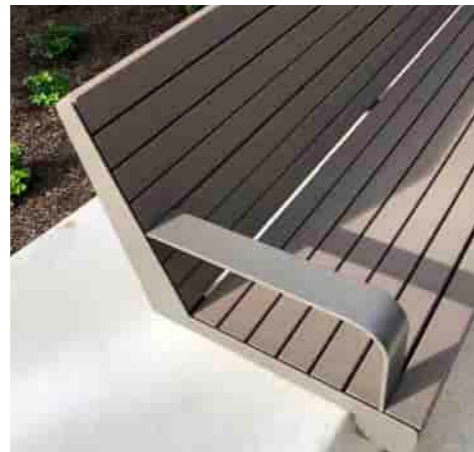
RAISED PLANTERS
RAISED MASONRY PLANTERS

USE: ON PODIUM LEVEL TERRACE BETWEEN THE APARTMENT BUILDINGS



NATURAL STONE FEATURE ROCKS
LOCALLY CUT STONE PLACED SET IN STONE AGGREGATE

USE: ENTRY TREATMENT ON SPENCE AVENUE



BENCH SEATING
ERGONOMICALLY DESIGNED SEATING WITH PAINTED STEEL AND COMPOSITE TIMBER FINISH

USE: RAISED PLANTERS & SEATING WALLS

Tree Species

*The tree species list provides for a variety of microclimates from deep shade to full sun. Indicative mature sizes are shown for ideal growing conditions but are typically smaller in this setting.



Acer 'Sensation'
Box Elder (9 x 6m)



Brachychiton rupestris
Bottle Tree (5-10 x 4-6m)



Cercis canadensis 'Forest Pansy'
Purple-leafed Eastern Rosebud (5 x 5m)



Lagerstroemia indica 'Natchez'
Crepe Myrtle (8 x 6m)



Lagerstroemia 'Biloxi'
Crepe Myrtle (7 x 5m)



Fraxinus 'Urbanite'
Green Ash (11 x 8m)



Magnolia 'Little Gem'
Little Gem Magnolia (4-6 x 2-3m)



Betula nigra 'Dura Heat'
River Birch (10 x 6m)



Malus ioensis 'Plena'
Bechtel Crab Apple (6 x 4-5m)



Hymenosporum flavum
Native Frangipani (6-10 x 5-6 m)



Acer palmatum 'Atropurpureum'
Purple Japanese Maple (3.5 x 3m)



Pistacia chinensis
Chinese Pistache (8 x 6m)



Sophora 'Princeton Upright'
Japanese Pagoda Tree (9 x 6m)



Brachychiton 'Bella Pink'
Bella Pink Flame Tree (8-10 x 4-6m)



Eucalyptus leucoxylon 'Euky Dwarf'
Dwarf SA Blue Gum (5-8 x 4-5m)

Shrub & Groundcover Species

*Indicative shrub & groundcover species list provides for a variety of microclimates from deep shade to full sun.



Russelia equisetiformis
Fire Cracker Plant (1-1.5 x 1-1.5m)



Viburnum tinus
Laurestinus (2.5 x 4.0m)



Grevillea 'Winter Delight'
Lavender Grevillea (0.4 x 1.0m)



Liriope 'Evergreen Giant'
Giant Lilyturf (0.6 x 0.5m)



Raphiolepis 'Snow Maiden'
Indian Hawthorn var. (0.5-1.0 x 0.5-1.0m)



Goodenia 'Goldcover'
Sticky Goodenia (0.25 x 1-1.5m)



Santolina chamaecyparissus
Lavender Cotton (0.6 x 0.6-0.9m)



Westringia 'Low Horizon'
Coastal Rosemary (0.3 x 0.7m)



Doryanthes excelsa
Gymea Lily (2-4 x 1-3m)



Trachelospermum 'Flat Mat'
Prostrate Star Jasmine (0.4 x 3m)



Strelitzia reginae
Bird of Paradise (1-2 x 1-2m)



Philodendron 'Xanadu'
Xanadu Philodendron (1 x 1m)



Lavandula stoechas 'Avonview'
Italian Lavender (0.8 x 0.8m)



Escallonia 'Pink Pixie'
Dwarf Pink Escallonia (0.5-1.0 x 1-1.5m)



Myoporum parvifolium
Creeping Boobialla (0.2 x 1-2m)



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