

BUPA Morphettville

Landscape Concept Package

BUPA MORHETTVILLE

OVERVIEW

Introduction

The BUPA Morphetville Redevelopment Master Plan comprises a set of strategies, diagrams and text that depict the framework for establishing a successful Master Plan for the site. It describes the character of the mix of public and private spaces, the types of intended activities to be accommodated, and the high level intentions for gardens, lighting and furniture that contribute towards quality and function.

Vision for the Site

An innovative, inspirational and vibrant site bringing together people from all walks of life and a range of ages in one place. The project aims to create a community rich in culture and sense of community. A mix of aged-care, social accommodation, assisted living, commercial and retail opportunities interwoven with a vibrant and dynamic ground plane creates connected, open and distinct spaces.

Strategies

The Landscape Master Plan describes strategies that explain how the site works. The Master Plan describes the design, realising spaces and uses that meet the needs and expectation of a broad population of users.

Strategies outline movement. New tree planting reinforces the structure of small and large spaces increasing the amenity for residents and pedestrians. A layer of under-storey planting increases seasonal experience and relates to sensory gardens aimed at specific user groups eg. in aged care. Implementation of the Master Plan also outlines lighting, street furniture and public art opportunities.



BUPA MORPHETTVILLE CONTEXT

DRAFT

The site is also located within a predominately residential area that benefits from its location near the Sturt Linear Park Trail and Sturt River/Warriparri, and local community facilities. These assets are the building blocks informing redevelopment.



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GUIDING PRINCIPLES & VISION

The following guiding principles shape and guide the Landscape Master Plan.



SAFETY

- Design with clear sight lines
- Create unobtrusive areas/pathways
- Level access across thresholds
- Avoid steps and tripping hazards unless for rehabilitation
- Fencing to match specific safety requirements



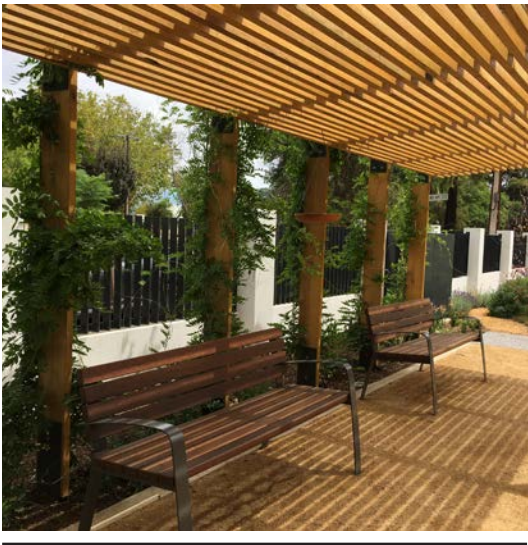
SENSORY

- Planting palette to have variation in colour, smell, texture
- Seasonal change
- Robust planting
- Use sensory planting (smell + touch) as navigational aid/marker



ACCESSIBILITY

- Path widths to allow for two people walking side by side and/or wheelchair access
- Provide clear path without obstacles and complex decision points with opportunities for ‘looped’ walks



COMFORT

- Provide spaces that are enjoyable to use and promote a positive effect for users
- Include design elements for shade and refuge
- Incorporate seating options along path for rest



PARTICIPATION

- Allow opportunities for users to engage with each other through landscape design
- Provide a variety of spaces to allow for small groups with family and friends or individual places for rest and reflection
- Include outdoor spaces for physical activities

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EXISTING TREES



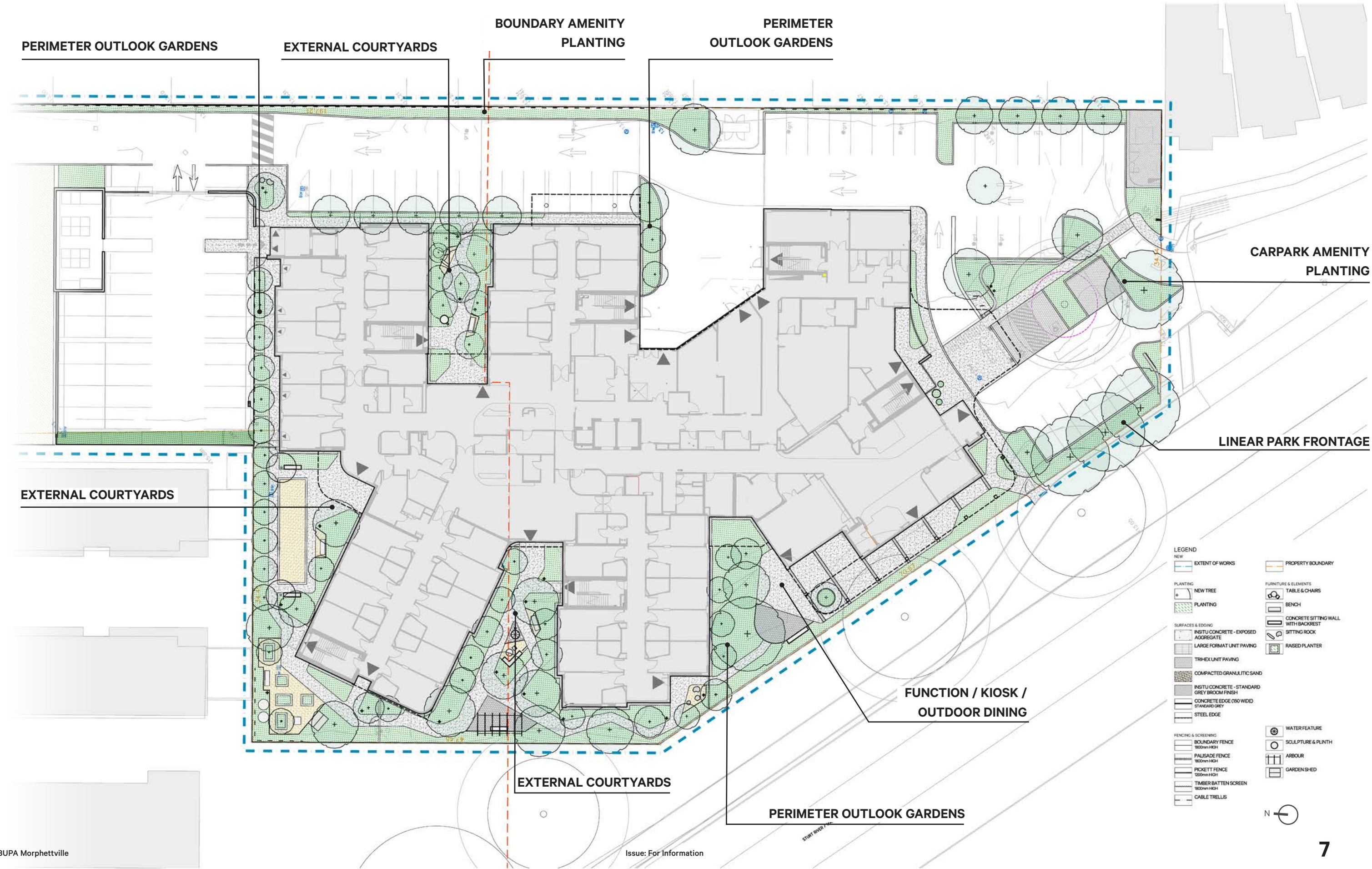
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OVERALL SITEWIDE PLAN



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RAC GROUND FLOOR



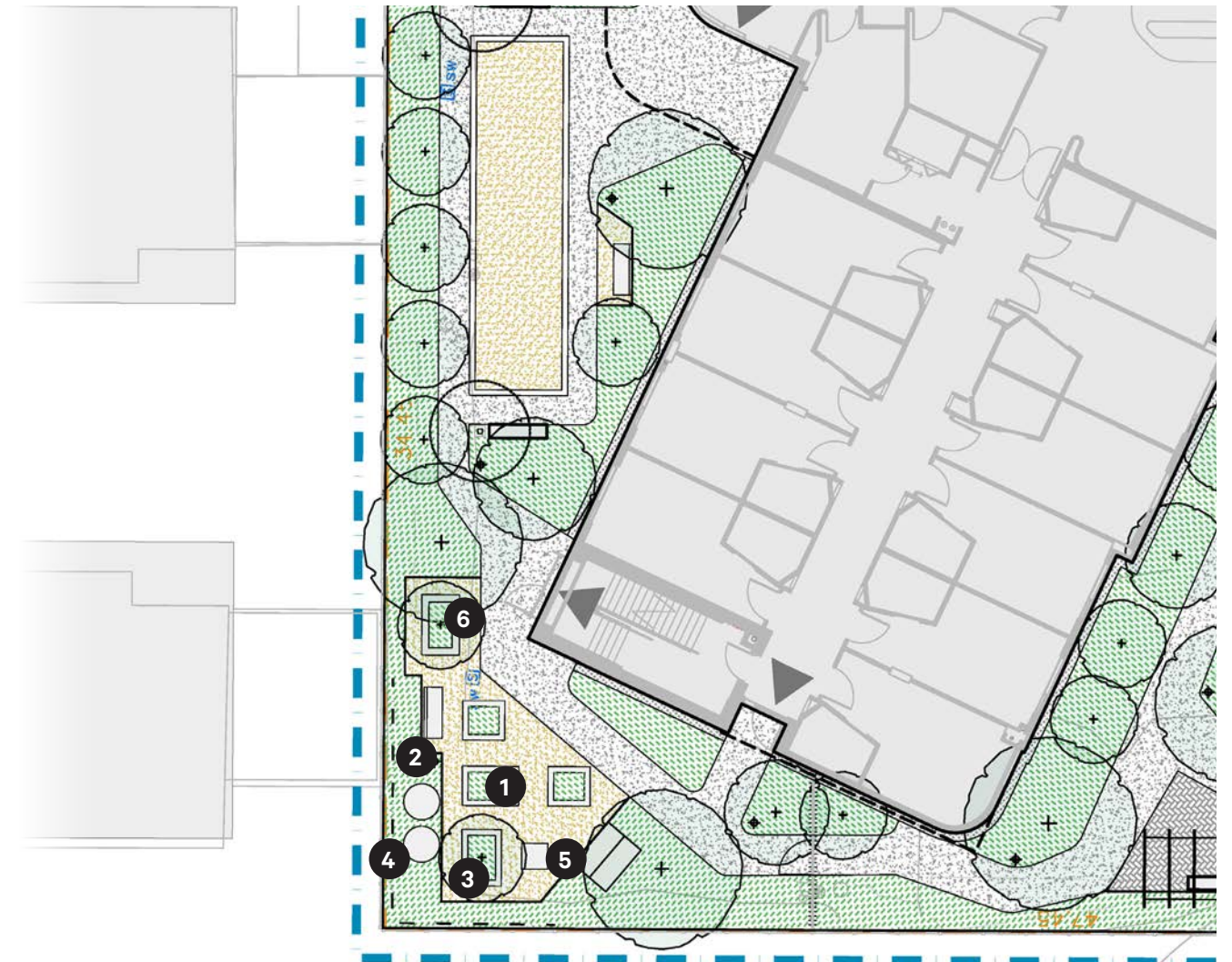
GARDEN TYPOLOGIES

PRODUCE GARDEN

- Community produce gardens for residents and visitors
- Place where users can meet and be productive
- Can be useful with rehabilitation programs
- Sense of time and seasonality
- Direct engagement of sense of ownership

KEY MOVES

- | | |
|---------------------------------|-----------------------------------|
| 1 — Raised produce planter beds | 5 — Garden shed & potting station |
| 2 — Resting nodes | 6 — Feature produce tree |
| 3 — Espalliered fruit trees | |
| 4 — Climbing trellis | |



GARDEN TYPOLOGIES

SENSORY GARDEN

- Planting types associated with the 5 senses: touch, smell, sight, sound, taste
- Actively experience the garden
- Catering for range of people, in particular dementia

KEY MOVES

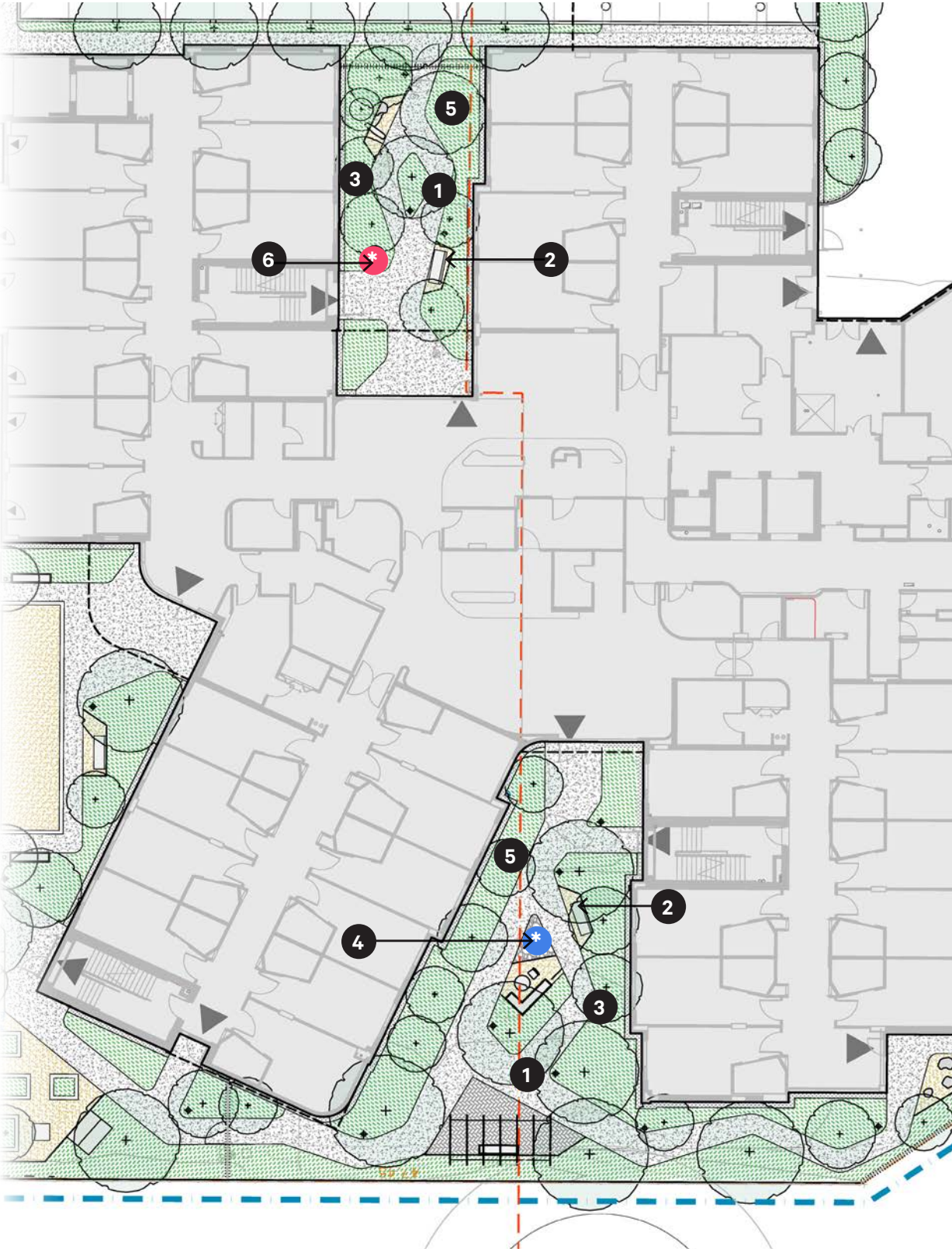
- 1 — Circulation pathways

2 — Resting nodes

3 — Seasonal planting

4 — Water feature
- 5 — Fringe sensory planting

6 — Sculpture / Art



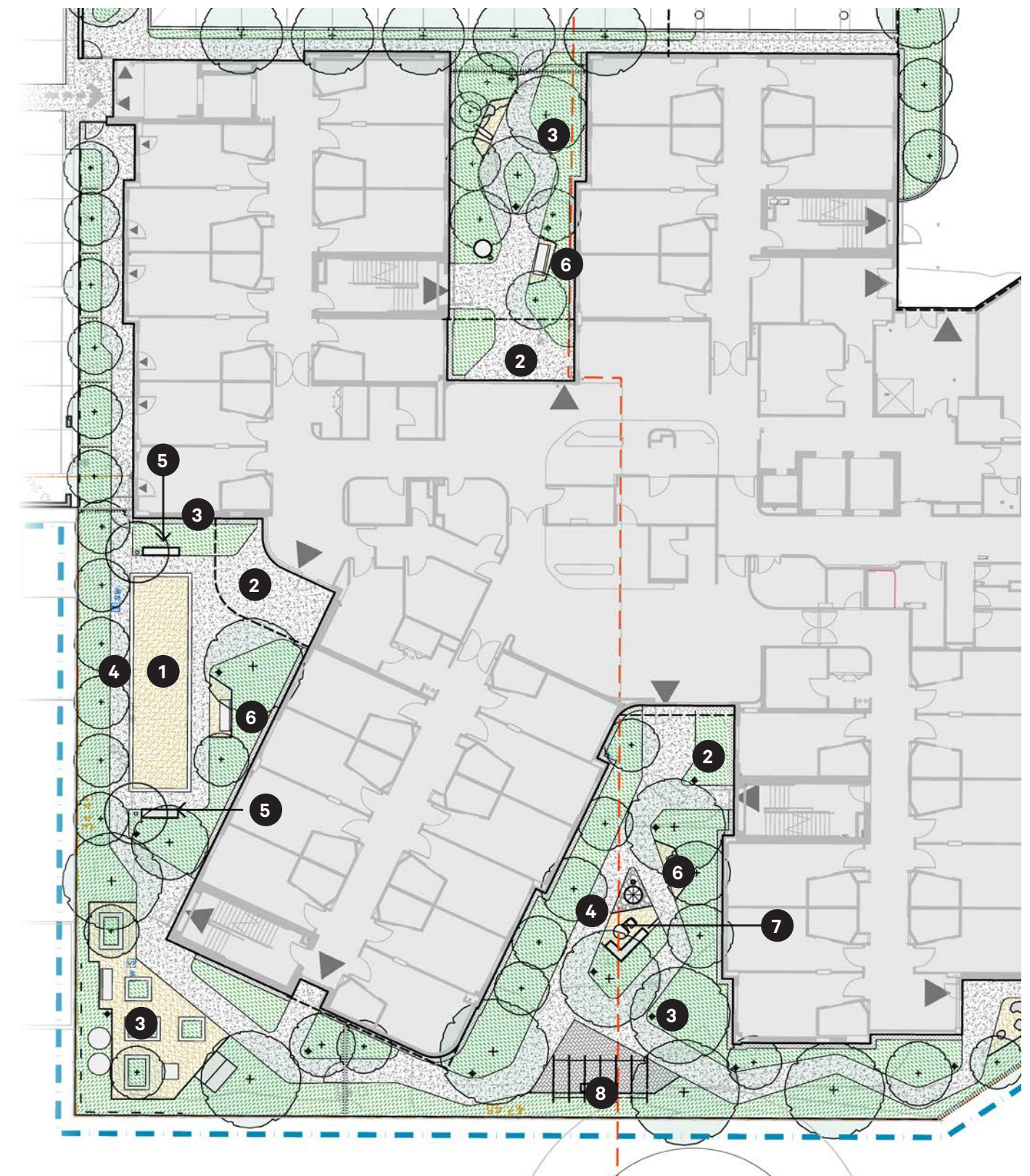
GARDEN TYPOLOGIES

RECREATION GARDEN

- Areas where people can gather and meet
- Looped walking paths with markers along the way
- Bench seating with arm rests
- Familiar planting palettes to evoke memories
- Space for group activity such as petanque and board games
- Areas for outdoor dining

KEY MOVES

- | | |
|--------------------------|---------------------------------|
| ① — Petanque court | ⑤ — Seating walls with backrest |
| ② — Outdoor dining | ⑥ — Benches |
| ③ — Seasonal planting | ⑦ — Chess/checkers table |
| ④ — Circulation pathways | ⑧ — Arbour |



GARDEN TYPOLOGIES

AMENITY GARDEN

- Interfaces with roads, entries, and carparks
- Rooftop gardens for community and public use
- Responding to buildings adjacent gardens

KEY MOVES

- 1

— Raised planters
- 2

— Outdoor furniture
- 3

— Perimeter planting beds
- 4

— Boundary fencing
- 5

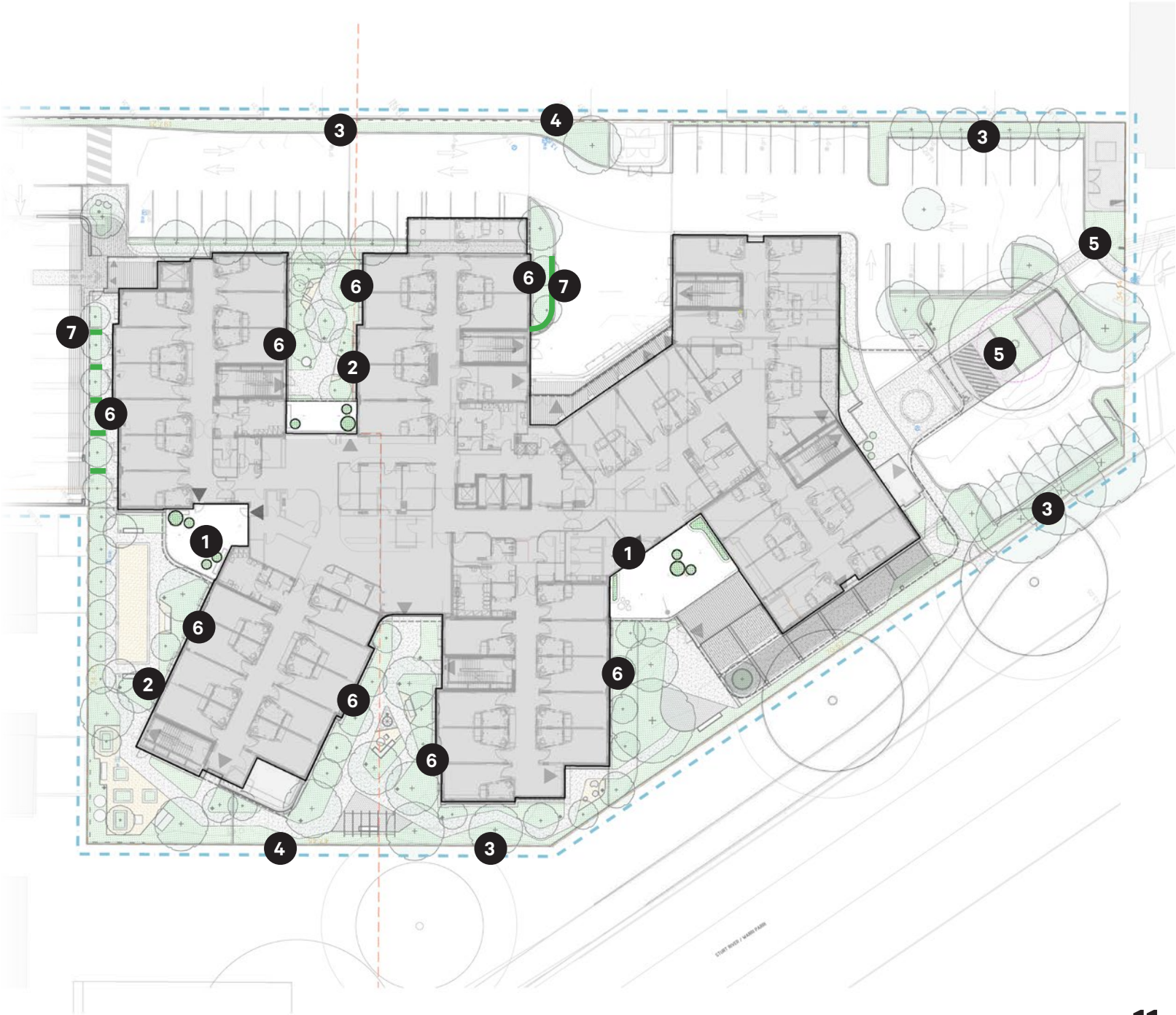
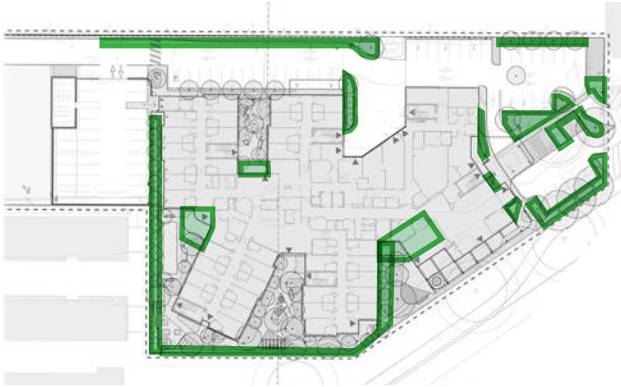
— Mulched garden bed below significant tree.
- 6

— Outlook gardens
- 7

— Privacy screens



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Issue: For Information

GARDEN TYPOLOGIES

SOCIAL GARDEN

- Areas where people can gather and meet
- Space for events and activities such as markets, yoga, functions
- Attracts people from outside of the precinct
- Variety of spaces catering to all ages and needs

KEY MOVES

- 1

— Outdoor seating
- 2

— Seating walls
- 3

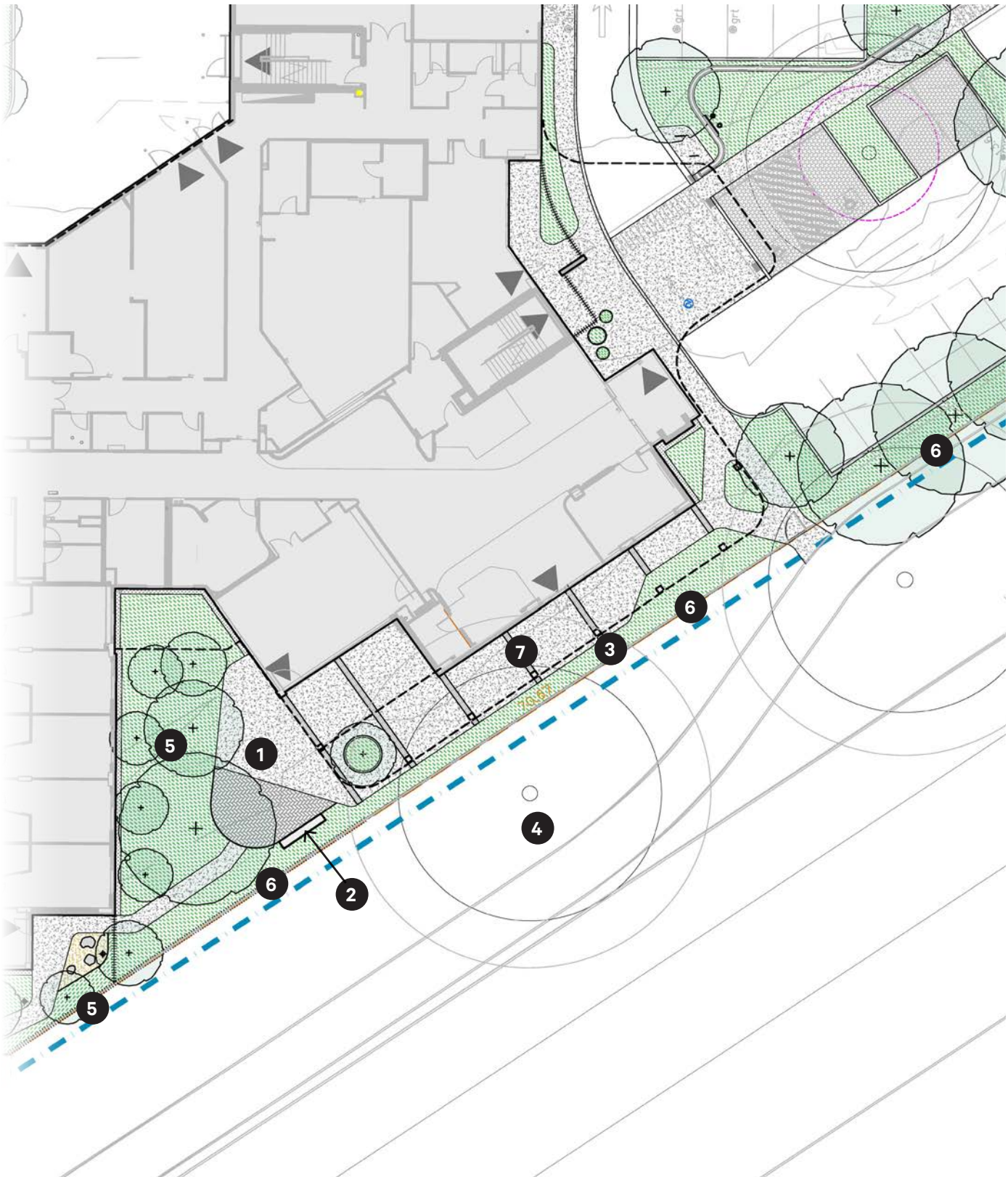
— Boundary planting
- 4

— Existing borrowed landscape amenity
- 5

— Palisade fence (1800H)
- 6

— Palisade fence (1200H)
- 7

— feature paving bands



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FENCING & SCREENING



EXTERNAL BOUNDARY FENCE

- 1.8m high good-neighbour fence, tapered to verge
- Neutral panel colour. Articulated post colour.



PALISADE FENCE (1200)

- High quality semi-permeable boundary fence.
- 1.2m high to cafe/kiosk courtyard



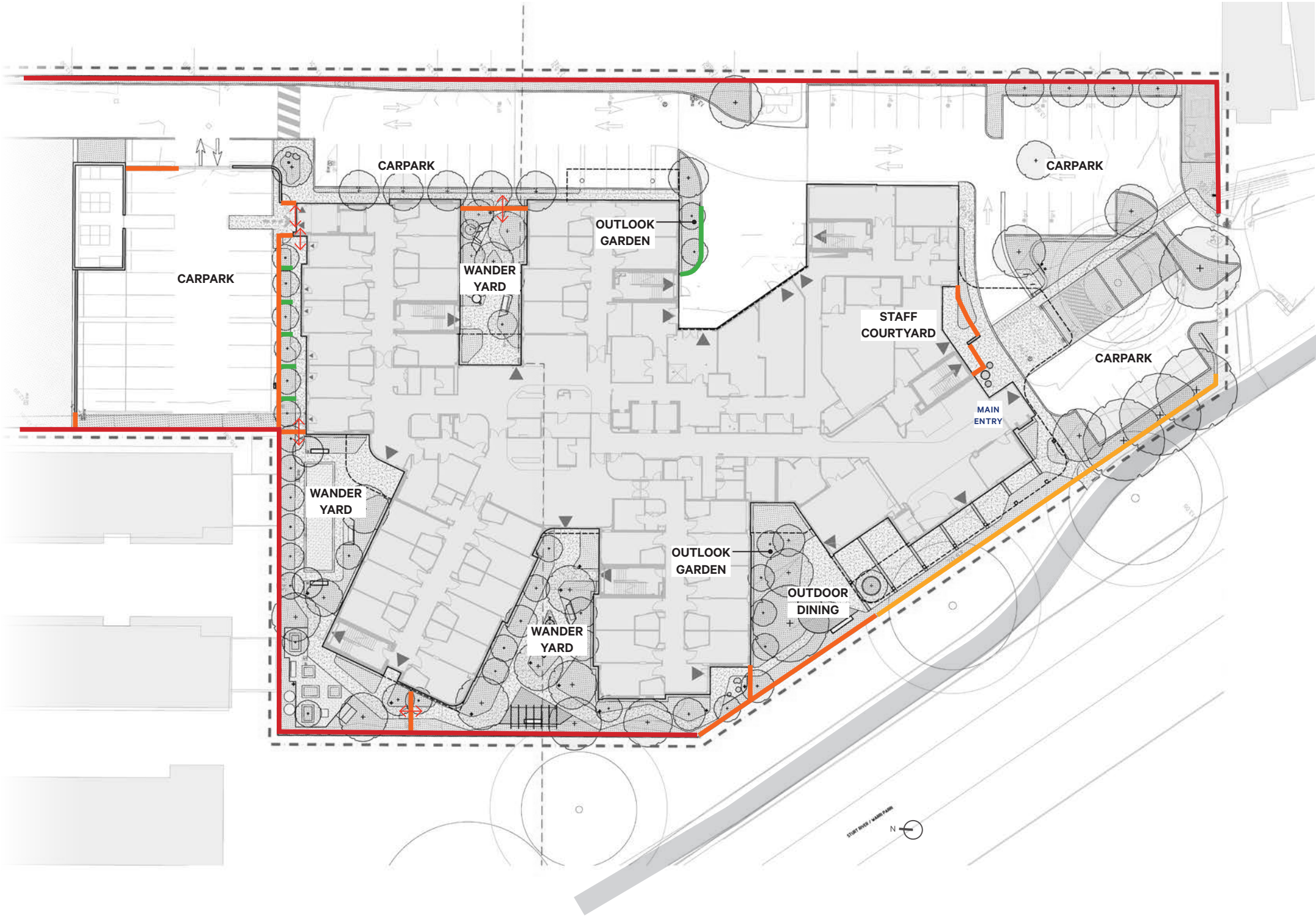
PALISADE FENCE (1800)

- Max 1.8m high open blade fence
- Internal boundary fence to wander yards



SCREEN

- Max 1.8m high timber batten screen



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MATERIALS & ELEMENTS



INSITU CONCRETE PAVING
INSITU CONCRETE WITH LIGHTLY WASHED EXPOSED AGGREGATE FINISH

USE: PATHWAYS THROUGHOUT SITE



FEATURE STONE UNIT PAVING
STONE UNIT PAVERS INLAID INTO INSITU CONCRETE

USE: FEATURE PAVING AT BUILDING ENTRANCES



PAVING BANDS
SLIM PROFILE BRICK PAVER INLAID INTO INSITU CONCRETE

USE: CAFE / KIOSK



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: BREAKOUT RESTING NODES



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

USE: RAISED PLANTERS & SEATING WALLS

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TREES



Corymbia maculata 'Gamai'
Dwarf Spotted Gum

- Evergreen
- Native
- Canopy: 4m
- Mature height: 10m



Eucalyptus pulverulenta 'Baby Blue'
Silver leaved Mountain Gum

- Evergreen
- Native
- Canopy: 3m
- Mature height: 6m



Banksia marginata
Silver Banksia

- Evergreen
- Native
- Canopy: 4m
- Mature height: 8m



Lagerstroemia indica 'Natchez'
Crepe Myrtle

- Deciduous
- Exotic
- Canopy: 4m
- Mature height: 5-6m



Cercis canadensis 'Forest Pansy'
Burgundy Redbud

- Deciduous
- Exotic
- Canopy: 5m
- Mature height: 5m



Pistacia chinensis
Chinese Pistachio Tree

- Deciduous
- Exotic
- Canopy: 6m
- Mature height: 8m



Eucalyptus leucoxylon 'Euky Dwarf'
Dwarf Blue Gum

- Evergreen
- Native
- Canopy: 4-5m
- Mature height: 7m



Plumeria rubra
Frangipani

- Deciduous
- Exotic
- Canopy: 4m
- Mature height: 8m



Prunus x Pissnshzam 'Pink Snow Showers'
Weeping Cherry

- Deciduous
- Exotic
- Canopy: 1.5-2
- Mature height: 2.5m



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PLANTING PALETTE

GROUNDCOVERS + CLIMBERS



SPECIES LIST (INDICATIVE)

- Anigozanthus flavidus*
- Arthropodium strictum*
- Banksia spinulosa* 'Birthday Candles'
- Eremophila* 'Amber Carpet'
- Eremophila* 'Kalbarri Carpet'
- Goodenia ovata* 'Gold Cover'
- Dianella* 'Little Jess'
- Grevillea* 'Winter Delight'
- Hardenbergia violacea*
- Liriope muscari*
- Mentha australis*
- Monstera deliciosa*
- Myoporum parvifolium* (Broad Leaf form)
- Pandorea jasminoides* 'Lady Di'
- Philodendron* 'Xanadu'
- Rosmarinus officinalis* Prostrate
- Scaevola* 'Purple Fusion'
- Strelitzia reginae*
- Trachelospermum jasminoides*
- Westringia* 'Zena'