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## REGIS GREENMOUNT

landscape concept | JUNE 2025 [C]



## LEGEND

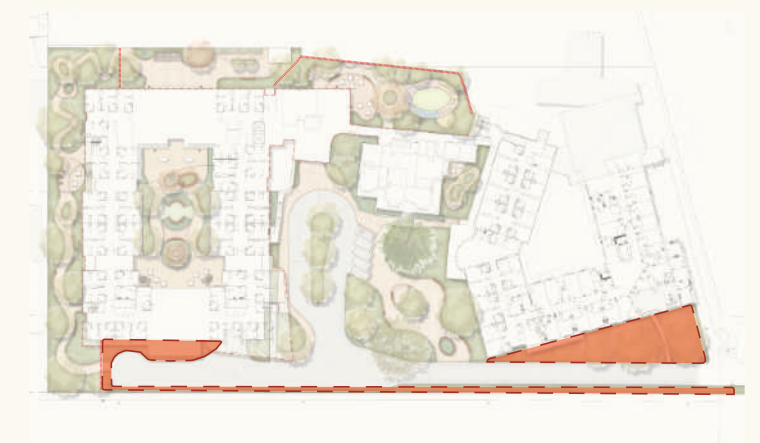
- SECURE FENCELINE BETWEEN COURTYARDS
- PERIMETER ENTRY PLANTING
- ENTRY LANDSCAPE FEATURE GARDEN - COMBINATION OF TURF, NATIVE PLANTING, WALK TRAILS AND SEATING AREAS
- FORECOURT ENTRY LANDSCAPE - COMBINATION OF PAVING AND PLANTING
- FAMILY AND COMMUNITY AREA (RESTRICTED RESIDENT ACCESS)
- CAFE ALFRESCO SPILL OUT
- RESIDENT COURTYARD AREAS
- RAISED PLANTER
- TERRACED/ RAMPED LANDSCAPE AREA (ACCESS AND VISUAL - STAFF ONLY, NO RESIDENT OR FAMILY ACCESS)
- STAFF COURTYARD AREA (ADJACENT STAFF ROOM ON LOWER GROUND LEVEL)
- LANDSCAPE AREAS TO REAR OF BUILDING AND INTERFACE WITH NORTH DEVELOPMENT
- HERITAGE BUILDING LANDSCAPE UPGRADES
- 01 EXISTING SIGNIFICANT TREE RETAINED
- 02 EXISTING TREES TO PERIMETER RETAINED







PERIMETER ENTRY PLANTING



KEY PLAN / NTS







ENTRY LANDSCAPE FEATURE GARDEN - COMBINATION OF TURF, NATIVE PLANTING, WALK TRAILS AND SEATING AREAS



KEY PLAN / NTS







FORECOURT ENTRY LANDSCAPE - COMBINATION OF PAVING AND PLANTING



KEY PLAN / NTS

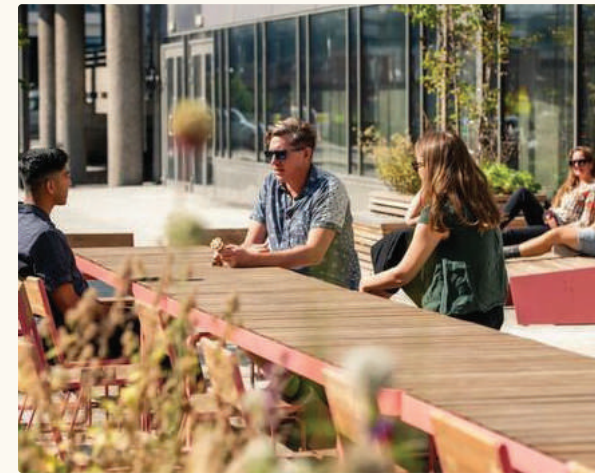




## FAMILY AND COMMUNITY AREA



## CAFE ALFRESCO SPILL OUT



- FAMILY AND COMMUNITY AREA (RESTRICTED RESIDENT ACCESS)
- CAFE ALFRESCO SPILL OUT



KEY PLAN / NTS







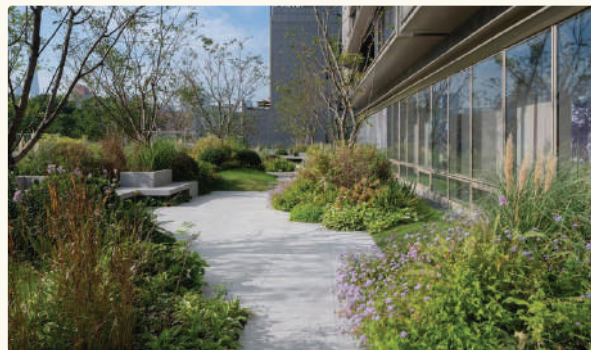
RESIDENT COURTYARD



KEY PLAN / NTS







TERRACED/ RAMPED LANDSCAPE AREA (ACCESS AND VISUAL - STAFF ONLY, NO RESIDENT OR FAMILY ACCESS)



KEY PLAN / NTS

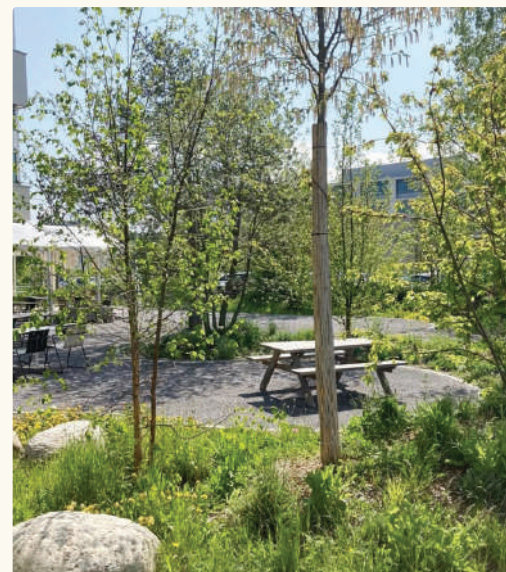




## RAISED PLANTER



## STAFF COURTYARD



RAISED PLANTER  
STAFF COURTYARD



KEY PLAN / NTS







LANDSCAPE AREAS TO REAR OF BUILDING AND INTERFACE WITH NORTH DEVELOPMENT



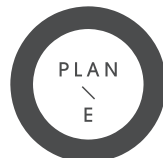
KEY PLAN / NTS







- 01 LOW MAINTENANCE ENTRY LANDSCAPE
- 02 WALKING LOOP, SEATING AREAS AND NATIVE PLANTING AT ENTRY BENEATH EXISTING RETAINED TREES PROVIDING AN EXTERNAL GATHERING SPACE FOR FAMILIES AND BUFFER TO EXISTING FACILITY
- 03 UPGRADE COURTYARD TO EXISTING HOUSE, REMOVE EXISTING SHRUBS
- 04 ENTRY FORECOURT
- 05 FAMILY AREA ADJACENT FOYER AND CAFE PROVIDES ALFRESCO SEATING AND SMALL PLAY AREA FOR FAMILIES INC. TACTILE PATH, OPEN TURF, SENSORY PANELS AND SMALL SAND PIT
- 06 VEGETABLE GARDENS, GARDENING SHED/ POTTING BENCH
- 07 RESIDENT COURTYARD WITH MEANDERING PATH, SEATING NODES AND SHADE ARBOURS,
- 08 ALFRESCO SPILL OUT SPACE, PROPOSED FIXED SHADE OVER
- 09 RAISED PLANTERS WITH INTEGRATED SEATING
- 10 ARTIFICIAL TURF AND RAISED PLANTERS TO CENTRAL COURTYARD ON STRUCTURE
- 11 MEANDERING RAMPED ACCESS (MAINTENANCE AND STAFF ONLY)
- 12 STAFF COURTYARD ADJACENT STAFF ROOM ON GROUND FLOOR
- 13 MEANDERING MAINTENANCE AND STAFF ACCESS PATH. NATIVE BUFFER PLANTING TO ADJACENT HOUSING
- 14 RAISED PLANTER INTEGRATED INTO BUILDING FACADE
- 15 EXISTING RETAINED SIGNIFICANT TREES



## LANDSCAPE ARCHITECTS

LEVEL 1 278 RAILWAY PDE WEST LEEDERVILLE WA 6007  
T: (08) 9388 9566 E: mail@plane.com.au

## REGIS GREENMOUNT

PREPARED FOR REGIS  
JUNE 2025

C1.1011

REV C  
1:400 @ A3





*Conostylis candicans**Grevillea 'Ella Bella'**Acacia lasiocarpa prostrate**Grevillea 'Green Carpet'**Westringia 'Blue Gem'**Westringia 'Low Horizon'**Casuarina 'Cousin It'**Calistemon 'Great Balls of Fire'**Lomandra 'Lime Tuff'**Anigozanthos 'Gold Velvet'**Adenanthos sericeus 'Compact'**Hibbertia scandens**Westringia 'Low Horizon'**Grevillea 'RSL Spirit of Anzac'**Rosmarinus Officinalis 'prostratus'**Liriope 'Just Right'**Dianella 'Streetscape'**Pistacia chinensis**Agonis flexuosa**Cupaniopsis anacardioides**Citrus 'Lemon eureka'*

ALL TREES ARE NOT PREFERRED REPRODUCTIVE HOST OR SUSCEPTIBLE TO POLYPHAGOUS SHOT-HOLE BORER  
(DEPARTMENT OF PRIMARY INDUSTRIES AND REGIONAL DEVELOPMENT - JUNE 2024)



## REGIS GREENMOUNT

### SCHEMATIC LANDSCAPE DESIGN REPORT – JUNE 2025

#### Landscape Design Philosophy

The overall Landscape Philosophy for Regis Greenmount is to present a holistic landscape treatment for the project that addresses all aspects of access and circulation to and around the site. Various external spaces with their own identifiable character provide opportunities for both passive and semi-active recreation for residents and visitors, all within an environmentally sustainable ethos.

The following key objectives for the Landscape Design include:

- Retain two significant heritage trees within the entry landscape. (1 x *Agonis flexuosa* and 1 x *Norfolk Island Pine*)
- Retain other existing trees to the perimeter of the site where possible.
- To create sustainable, comfortable, outdoor spaces which are relevant and welcoming to the whole Regis Greenmount Aged Care facility, including visitors and staff, and to encourage social interaction and a sense of community through good design;
- To create a landscape setting that is complimentary to the building architecture, highly legible to users and accommodates for the different levels of mobility across the site;
- Provide landscape spaces which incorporate familiar “homely” elements and plantings which trigger and stimulate memories;
- Incorporate features and wayfinding to encourage residents to explore the courtyard spaces and gain benefits, social engagement, and movement outdoors;
- To provide spaces that encourage gathering and interaction of residents and visitors, and promote a socially inclusive ethos where residents can “personalise” or “take ownership” of the external spaces through landscape maintenance and planting of seasonal fruiting / flowering species;
- To introduce and establish plant species that are known to tolerate the local conditions, are adaptable to the local soil types and climatic characteristics, and provide seasonal colour, smell and texture to enhance the outdoor areas. To use low-water use plants, with a preference for hardy native and exotic species to ensure that the proposed landscape reaches its full potential;
- Provide areas for herbs, vegies, and fruit trees to encourage residents to engage with the landscape and foster a connection to the outdoors;
- To use materials that complement the colours, textures and forms of the architectural style adopted for the development, and are robust in terms of ongoing maintenance and longevity, and;  
Refer to Crime Prevention through Environmental Design (CPTED) principles for the public realm of the site to ensure safety of residents and public is fully considered. Key aspects of the strategy include no obstructions to lines of sight, low level planting with upper canopy trees, use of robust materials and detailing, and well-lit spaces

#### Key Facilities

##### Entry Landscape

The predominant features of the site are the two significant retained trees located within the entry landscape. A series of garden beds and lawn areas, together with new tree plantings provide a strong landscape setting for the building and create a strong sense of arrival. Meandering paths with seating create passive recreation opportunities for visitors and staff and provide connection to surrounding facilities. Feature paved entries with decorative plantings and feature pots help define major pedestrian access to the facility. New feature shade trees to carpark areas further enhances the overall landscape setting for the project.



### **Café and Family Area**

Adjacent the main entry and administration is a café with alfresco dining area. This open courtyard provides opportunities for family gathering and supervised resident activities. A small accessible play space designed to be intergenerational encourages residents and visiting families to explore the courtyard spaces and gain benefits, social engagement and movement outdoors.

### **Northern Resident Courtyard**

The northern resident courtyard includes shaded passive seating areas, meandering paths as well as an interactive garden space for the residents complete with raised garden sheds, pottery bench, fruit trees and tool shed. Raised planters are incorporated as they are easier for residents to maintain when raised off the ground and provide resting opportunities. It is anticipated these garden beds will be planted with seasonal garden produce and “adopted” by residents keen to establish community gardens.

### **Central Resident Courtyard**

Partially over structure, this central courtyard incorporates a combination of raised planters and planting on ground to create a shaded and inviting landscape. An open artificial turf area, together with a meandering loop path network and low-level lighting, connects all areas of the garden under the canopy of feature shade trees. Evergreen screen planting provides privacy and screens the paths from bedrooms, whilst providing a lush backdrop. A combination of varying materials such as stone tiles elements and smooth exposed aggregate concrete create a richness of colour and texture. Plants with contrasting foliage colour and texture are used throughout, and together with aromatic flower / leaf species, herbs, vegetables and shade trees, creates a contemplative and restful environment. Species selection focuses on reasonably common species to ensure that a sense of familiarity is created. Introduction of bird baths, a water feature and potted plants throughout, enhances the experience for the courtyard.

### **Western Perimeter Landscape**

The perimeter landscape to the facility is predominantly visual landscape and maintenance access. Small seating areas and staff courtyard space is proposed set amongst new and retained trees. The perimeter landscape aims to create a vegetated buffer to the adjacent residential lots.

### **Heritage building**

Upgrades to the existing heritage building landscape will create more accessible space and enhance the heritage aesthetic of this existing building. This space will be accessible to all users, including staff, visitors and residents.

### **Sustainability**

As part of the overall sustainability measures adopted for this project, the landscape proposal considers materials, water consumption and maintenance from a life cycle costing viewpoint with the aim of reducing overall resource consumption during the life of the landscape. Trees, shrubs and groundcovers with low water use and minimal maintenance characteristics have been selected for use in the landscape, while ground plane, wall and seating materials, together with the street furniture fixtures and fittings should be hard wearing, durable and long-lasting.

### **Irrigation**

The source for irrigation water will be provided from a scheme water connection. The proposed irrigation regime will be designed to minimise the amount of water of usage required. This will include phasing out some irrigation over an appropriate period following establishment, where possible. Low volume irrigation fittings will be incorporated into the design, with night-time watering occurring throughout to minimise evaporation and wastage. Water-wise planting will generally be followed throughout the site to further minimise water usage on site. The existing ground water has a high iron content causing staining on the existing facility. The installation of an iron filter will be investigated to assist in minimising staining on hard surfaces.



### **Maintenance**

As part of an overall philosophy to minimise ongoing maintenance costs for this project, plant and turf types with appropriate physical form and growth habit at maturity, longevity and reliability within the site soils will be selected. In addition, specific attention to micro-climatic factors will be considered in the selection of plant species, in order to reduce watering, pruning and fertilising requirements. Water conservation techniques such as both in-organic and organic mulching to increase water retention in the soil and to reduce weed growth will be promoted.

### **Universal Access**

Comply with all the requirements of the current Australian Standard AS 1428.4.1:2009 'Design for Access & Mobility' for all paths, ramps, stairs, courtyards, external spaces and carpark areas associated with the development.

Any hazard or directional Tactiles (TGSIs) to be a minimum of P4 / P5 rated, in accordance with Australian Standard AS 4663: 2013 [1].