



Case Study 28

Applewood

Doncaster VIC

**Representing Australia's clay
brick and paver manufacturers**

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APPLEWOOD

During Melbourne's boom of the late 1800s, Australia's first electric tram took potential land buyers on a short trip to the orchard district of Doncaster. The products of a later boom moved into the area in the 1960s when market gardens were finally displaced by the urban sprawl.

Nestled in the valley in what is now Tram Road is Applewood, a retirement complex that combines apartment living with a villa estate. Its many grand old trees are a defining characteristic of the 11 hectare site.

Commissioned by The Gandel Group and designed by project architect Paul Norio of DL Design, Applewood's focal point is a seven-level apartment building capped with a prominent tiled roof.

The high level of façade detailing uses brick and render elements, large windows and broad arches to enhance its residential appeal. A succession of slightly recessed courses (string courses) are another clever detail that creates interest.

Dotted around the site will eventually be 260 villas and villa terraces, from two to four bedrooms. The villa terraces place one single-level unit atop another, eliminating the need for steps across the site.

The units share a common architectural theme, with expressed window heads and sills, soldier courses over major openings such as garage doorways, and banding at first floor level and under eaves. The subtle blend of facade modulation, materials and colours combines with the excellent landscaping to enhance interest, individuality and choice.

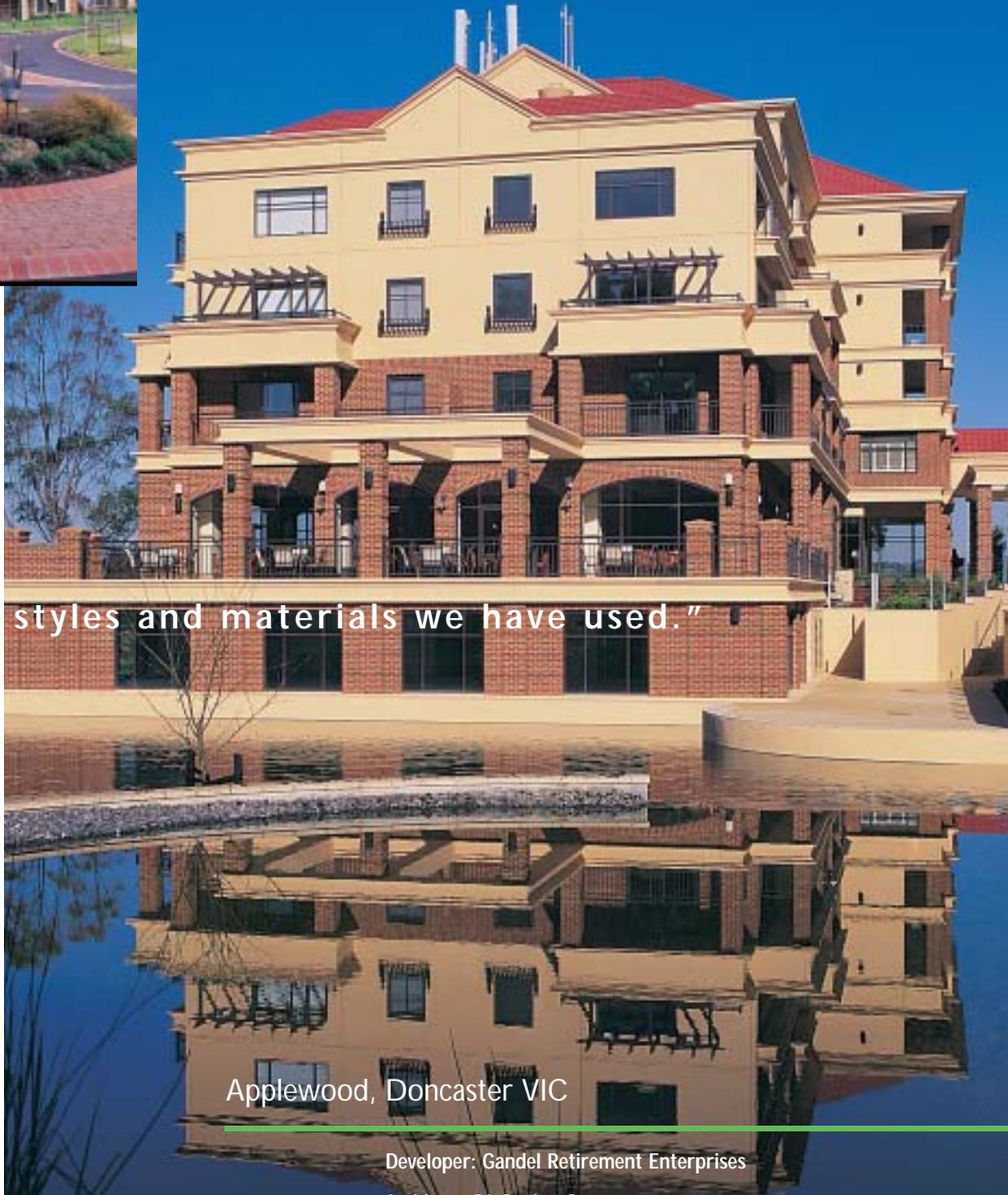
"... I don't think there's much I'd change

The asphalt roadways are flanked with clay pavers in header courses or kerb-and-channel units. Parking aprons are also clay paved.

"It's a fully planned, themed development," explains Gandel's development manager Philip David. "We wanted to create a lifestyle that is about open space and green elements complemented by some good solid colours and natural products."

The use of clay bricks and pavers fits in well with his philosophy of selecting building products based on their "longevity, low maintenance and structural integrity. In reviewing everything we have done on this estate, I don't think there's much I'd change in the product styles and materials we have used."





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Right:
A terrace on the highly-decorated eastern face of the apartment building overlooks an ornamental pond.

Above:
Two-part kerb-and-channel clay pavers are used on this roundabout and on road verges.

Top left:
Facade modulation and fine detailing reduces the apparent mass of the southern face.

Inset left:
Development manager Philip David selected building products based on their "longevity, low maintenance and structural integrity."

Left:
The villas and villa terraces share an architectural theme with expressed window heads and sills, banding, and soldier courses over major openings.

Applewood, Doncaster VIC

Developer: Gandel Retirement Enterprises

Architect: DL Design Group

Construction: (apartment building) John Holland/Fletcher
Construction Australia (units) Glenvill Homes

Landscape architects: GBLA landscape Architects

Construction cost: \$85 million

Photography: Roger du Buisson, Mike Scully