

THE FARM TURRAMURRA

PLANNING APPLICATION | LANDSCAPE REPORT

31 May 2019

REVISION D (as per Council comments)



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PROJECT OVERVIEW

Introduction

The Vision for the Farm is to create a modern neighbourhood fresh food precinct which draws upon the long standing uses of the site as an orchard and nursery. The proposal extensively reinstates native planting and introduces significant publicly accessible landscape areas that are in keeping with the local character of the Turramurra area.

Vision for The Farm

- A verdant residential-scale garden surrounding an Australian Homestead
- Light filled spaces
- Blurred lines between indoor / outdoors
- Food, flowers and foliage on display
- Preserve 'nursery cafe' aesthetic
- Filled with greenery to tie in with the leafy streets of Turramurra
- Create a destination for eating and shopping

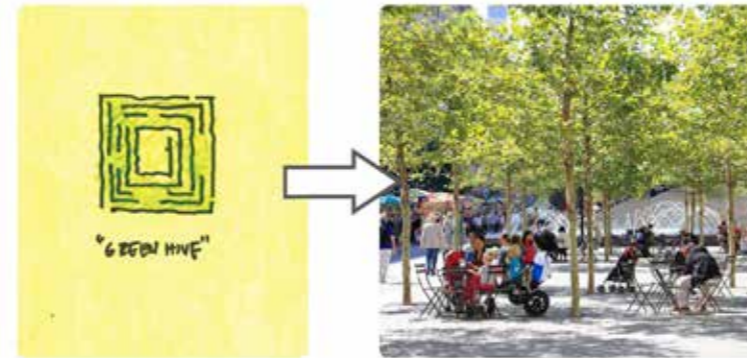
Landscape design principles

- Site layout defined by strong visual and physical axes to enhance connectivity and wayfinding
- An arbour structure used to define edge experience and focus pedestrian movement
- Verdant vegetation proposed throughout to create a diversity of lush planting experiences
- Subtle grade changes, working with the natural terrain, for accessibility and optimal usable space
- Protection of existing vegetation and tree cover to the south and eastern edges to protect and enhance local biodiversity

This landscape report was compiled in conjunction with the following documents:

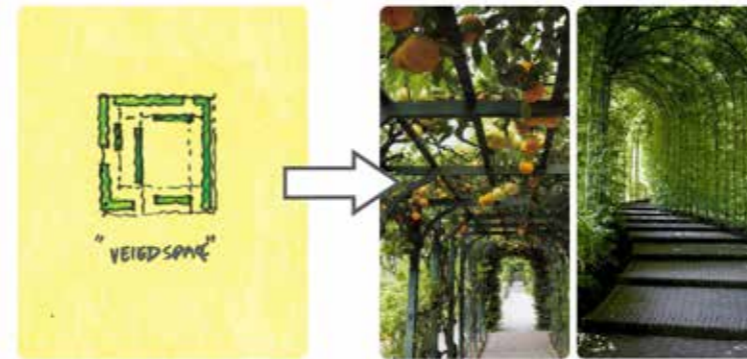
- Arboricultural Impact Assessment and Tree Protection Specification for 45-47 Tennyson Ave and 105 Eastern Road, Turramurra, Tree IQ, May 2019;
- Ecological Report including BoS/BAM Threshold test for Rezoning Application at 45 Tennyson Ave & 105 Eastern Rd, Turramurra, GIS Environmental Consultants, May 2019;
- Combined Phase 1 & 2 Environmental Site Assessment (45, 47 Tennyson Avenue and 105 Eastern Road Turramurra); by CSTS, 20 June 2018;

Concept Aims:



To create a green hive

- To create a destination that draws people into it's core
- A protective and productive outer shell
- Links to urban agriculture and healthy ecosystems



To create a living arbour

- A landscape beneath a veil
- A living fence with framed views
- A welcoming threshold through to a calm interior



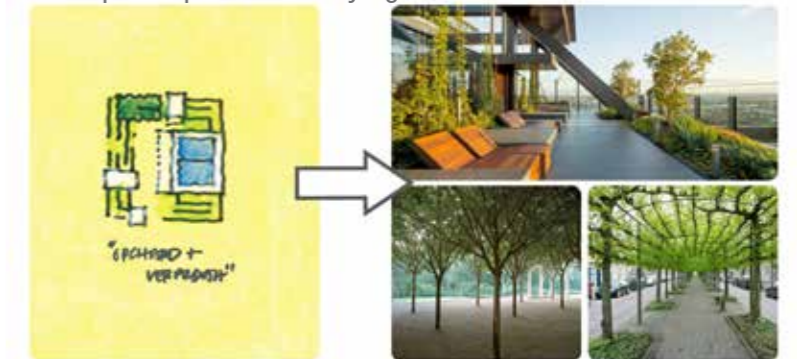
To integrate indoor spaces

- Retail pods pushing out to the street with structured greenery drawing people in
- Blurring the line between indoors and outdoors
- A building wrapped in landscape



To create outdoor rooms

- Ornamental greenery on the exterior
- Productive agriculture at its core
- A progression of urban agriculture experiences
- Framed spaces that create an experiential journey
- Adaptive spaces for varying uses



To create memorable gathering spaces

- Protected, inhabitable green spaces
- Retail spilling into open space
- Gateway entry spaces that tell a story of what is inside
- References rural history



To frame views in and out

- Focus out onto Eastern Road
- Provide screening and noise attenuation to residential interfaces
- Create protected internal gathering spaces
- Framed views in to create allure

SITE HISTORY

PRE 1788

An abundant productive landscape managed by Aboriginal people

Prior to colonisation the area around The Farm would have been a lush and productive bushland, managed by aboriginal people to fulfill their food requirements in abundance. This area has a history of providing food for it's inhabitants, that far predates English settlement. Today, the vast majority of the area's original vegetation has been lost to development.



SITE HISTORY

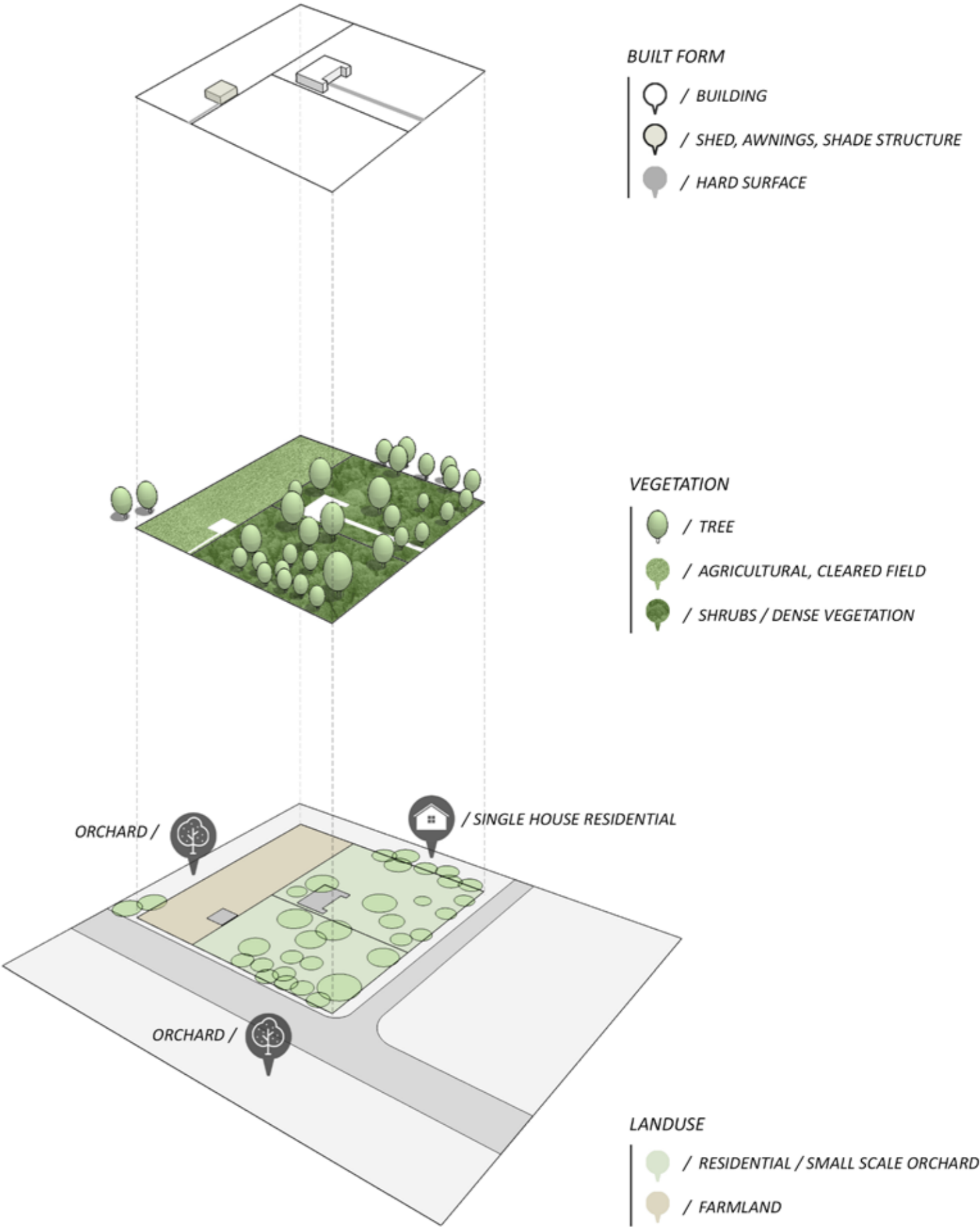
COLONIZATION TO 1950s

Undeveloped Land with Minor Agricultural Use

Up until 1950 the site was largely undeveloped. A 1930 aerial shows the lot to the north with a small shed surrounded by cleared land, which was most likely used for small scale livestock grazing. The southern lot has a building at the centre, possibly a house, with trees and shrubbery spread densely across the site. Some of these trees are likely to have been fruit trees used for local orchard production. More established commercial orchards and market gardens can be seen throughout the surrounding area, which is consistent with Turramurra’s history of fruit production and agriculture.



PHOTO 1930



SITE HISTORY

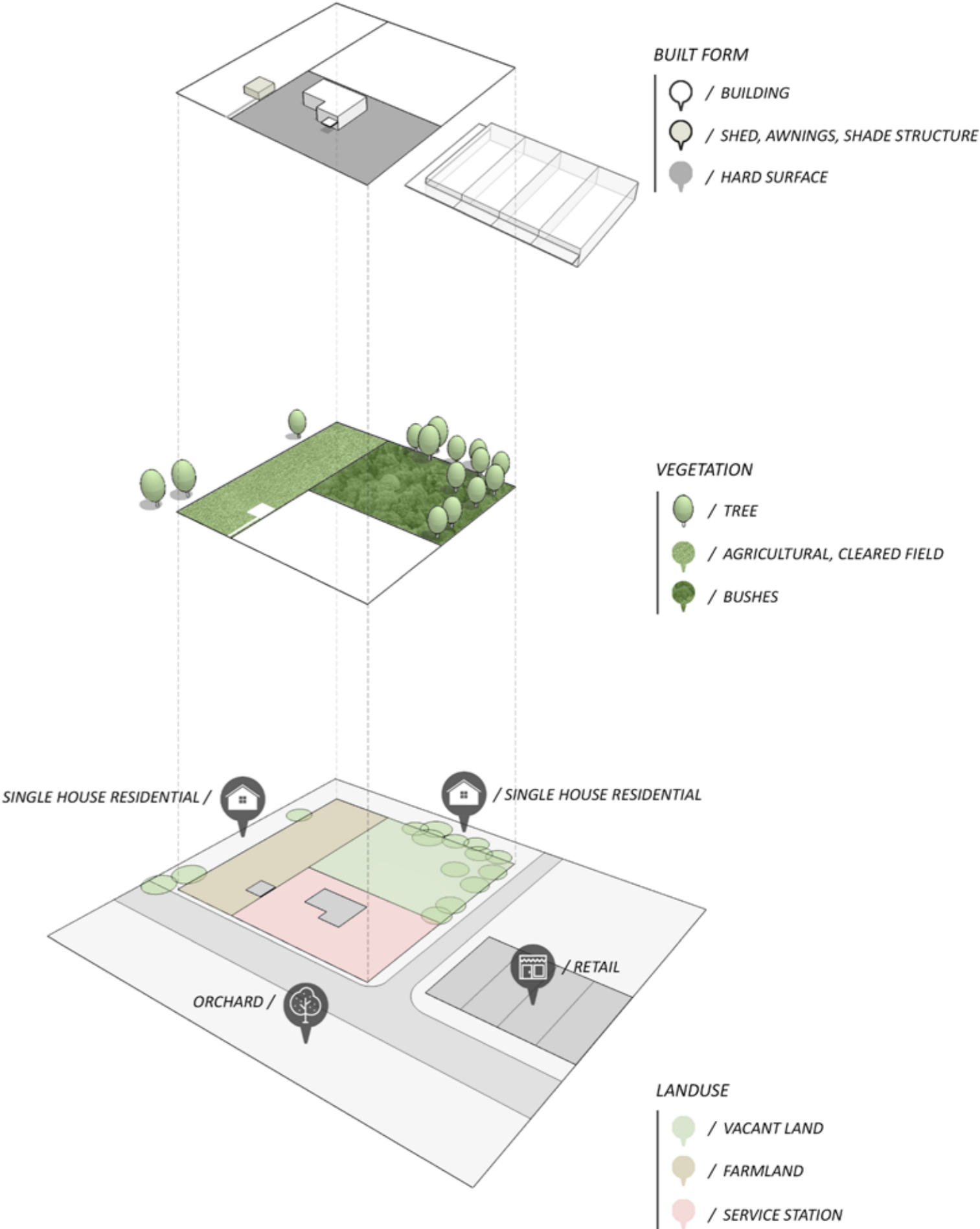
1950 - 1970s

Shop Developed in the South-west Corner of the Site

The building in the centre has been demolished. The south-west corner of the site has been developed as a service station with a building located centrally. The northern lot still has a shed and appears to be used for grazing. The south-eastern site appears vacant.



PHOTO 1961



SITE HISTORY

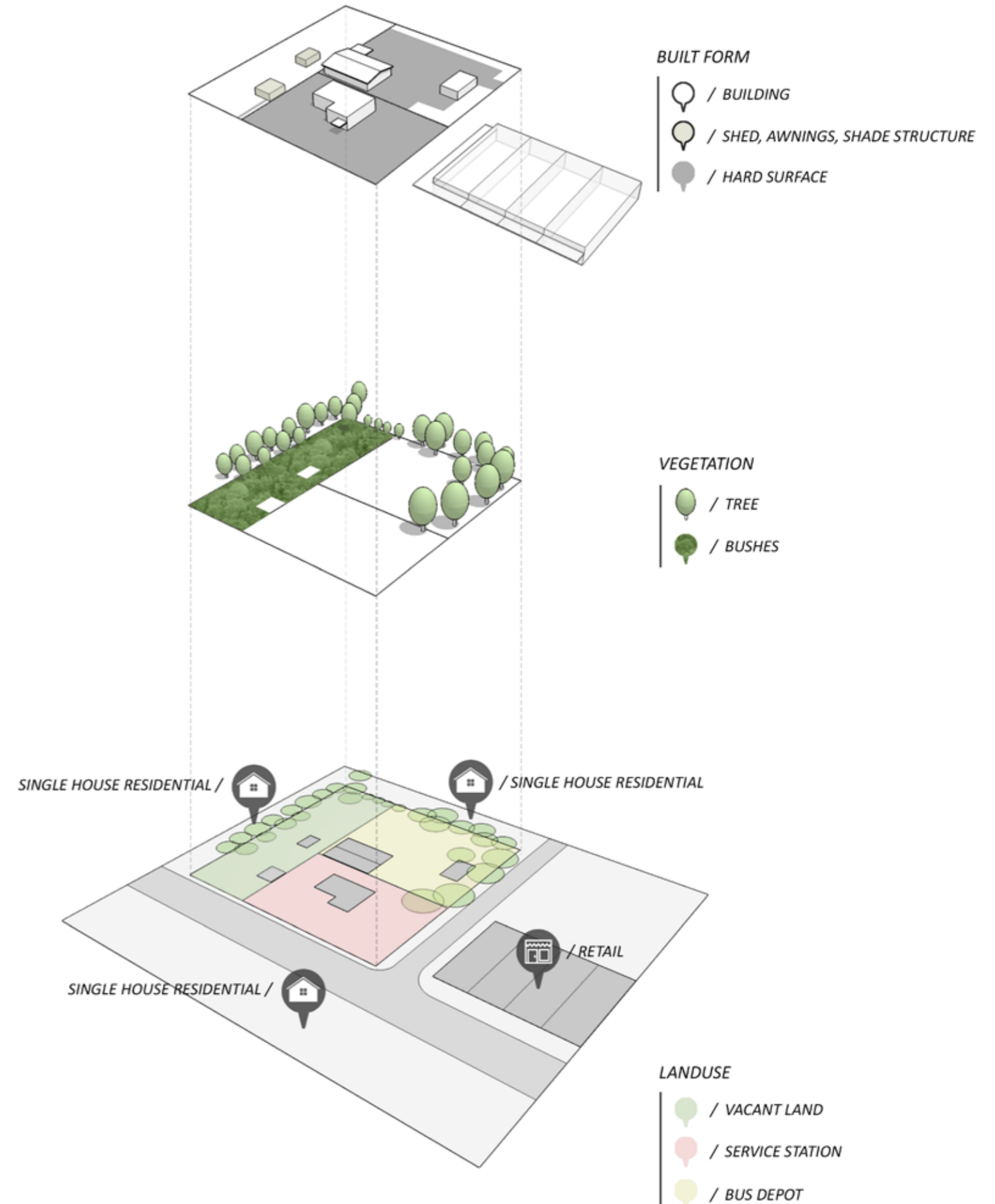
1970's to 1982

Service Station and Bus Depot

The service station remains in operation, while the eastern part of the site has been developed as a bus depot with a large maintenance building adjoining the shop boundary. The orchard to the west has been redeveloped as low density residential. The northern part of the site appears overgrown with shrubbery and no longer used for agriculture. A second small shed has been built here in the centre.



PHOTO 1970



SITE HISTORY

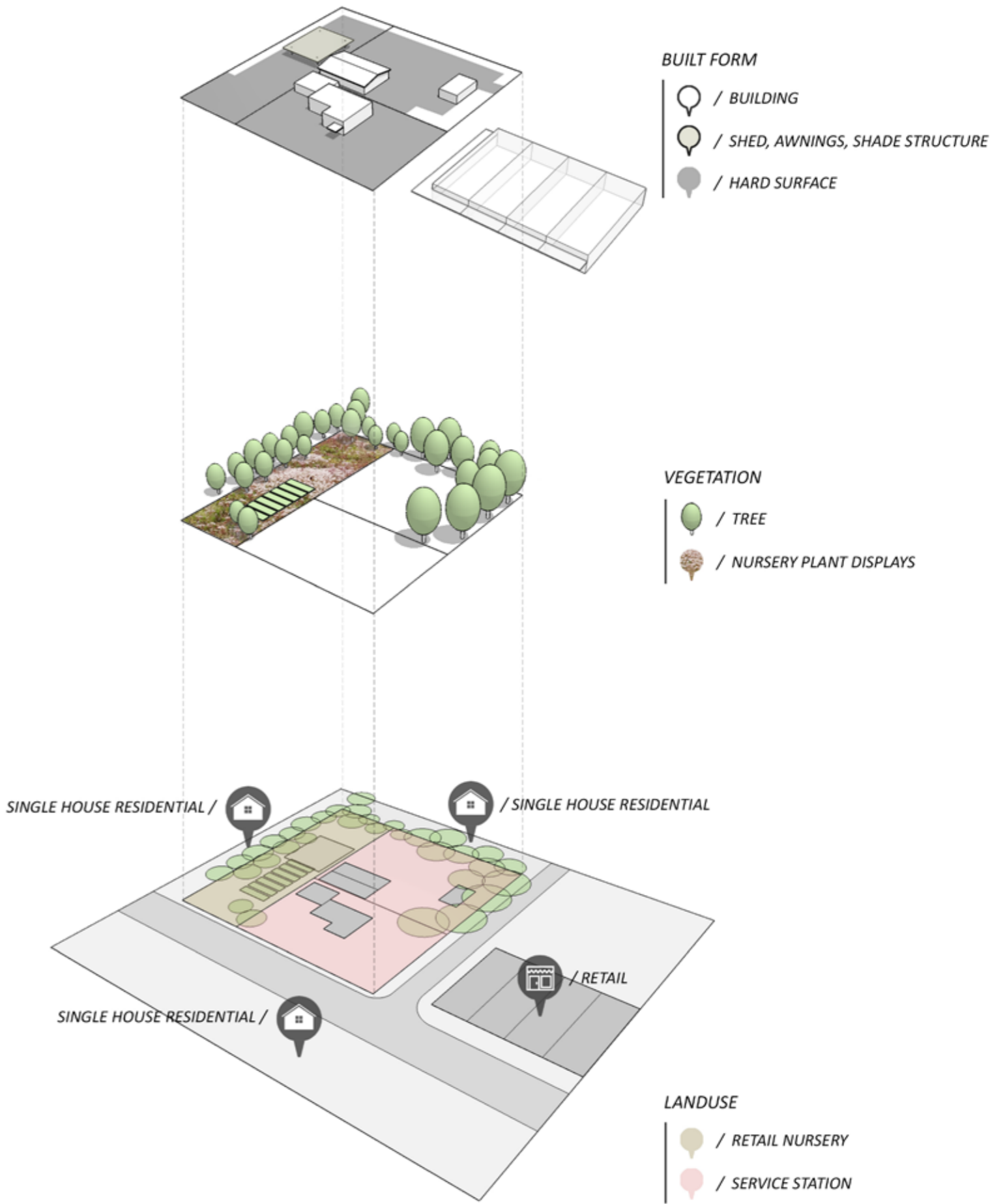
1982 to Current

Service Station and Nursery

The service station is still in operation with an additional building extending to the north. The bus depot is gone with a retail nursery established in its place. The original building here remains, reappropriated as the nursery shopfront. Two small sheds in the north have been removed and replaced with shade structures and nursery plant displays. The site has seen little change since 1982 with both the nursery and service station still in operation today and the building footprint unchanged.

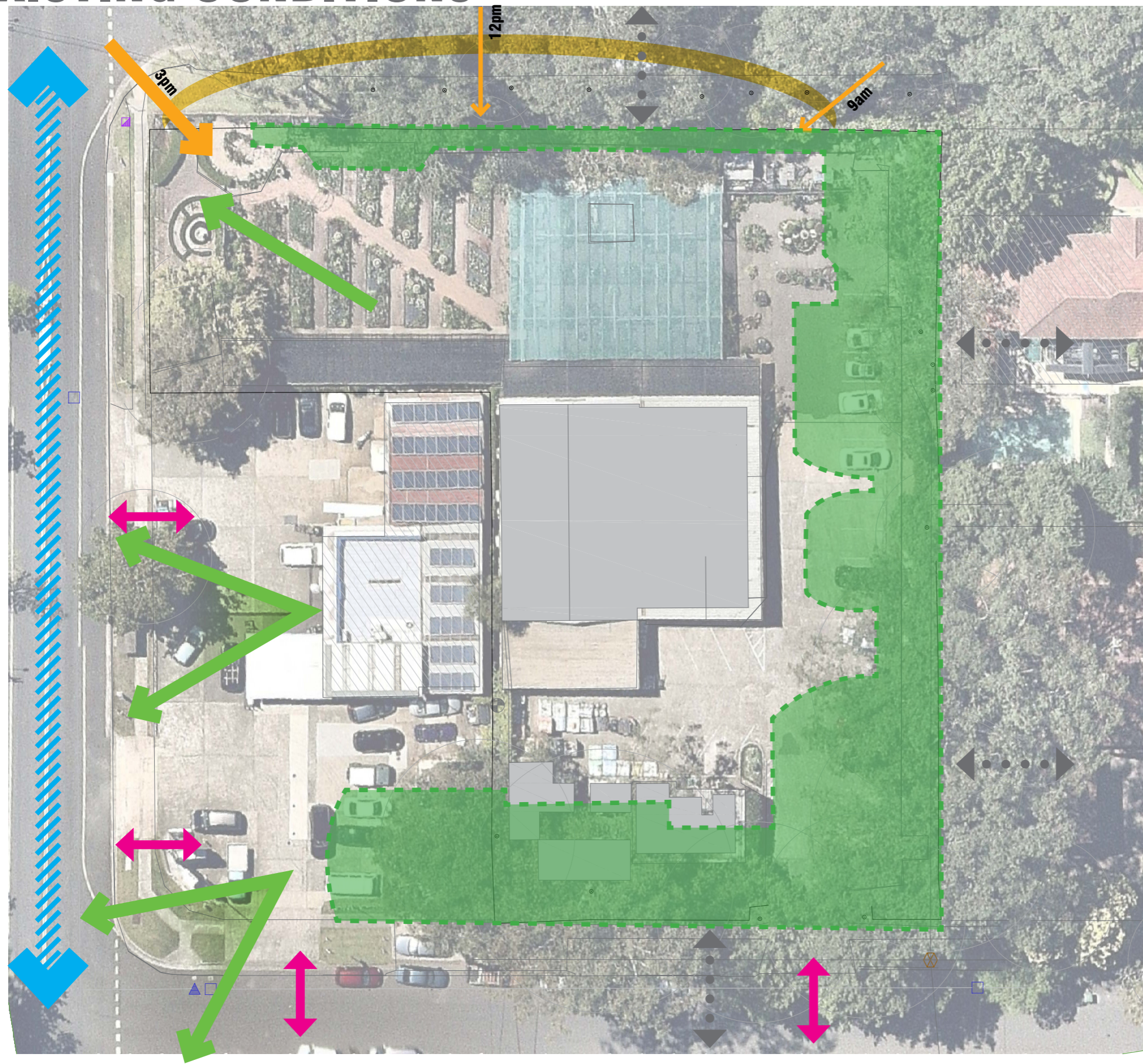


PHOTO 1982








EXISTING CONDITIONS

Revision C



KEY

-  Views out: opportunities to frame and enhance views in and out
-  Pedestrian / Vehicle Access: should focus on Eastern Road to minimise disturbance
-  Solar Access: Optimal opportunities for solar access in NW corner
-  Tree Protection Zone, in accordance with Arborist Report by TreeIQ. No construction disturbance is permitted within this zone. Opportunity to enhance remnant native understory in accordance with recommendations outlined in the Ecological Report
-  Opportunity to enhance exposure along primary vehicle and pedestrian route
-  Need to consider outlook and noise to surrounding existing residential properties

TANDEM O C U L U S

TREE PROTECTION PLAN

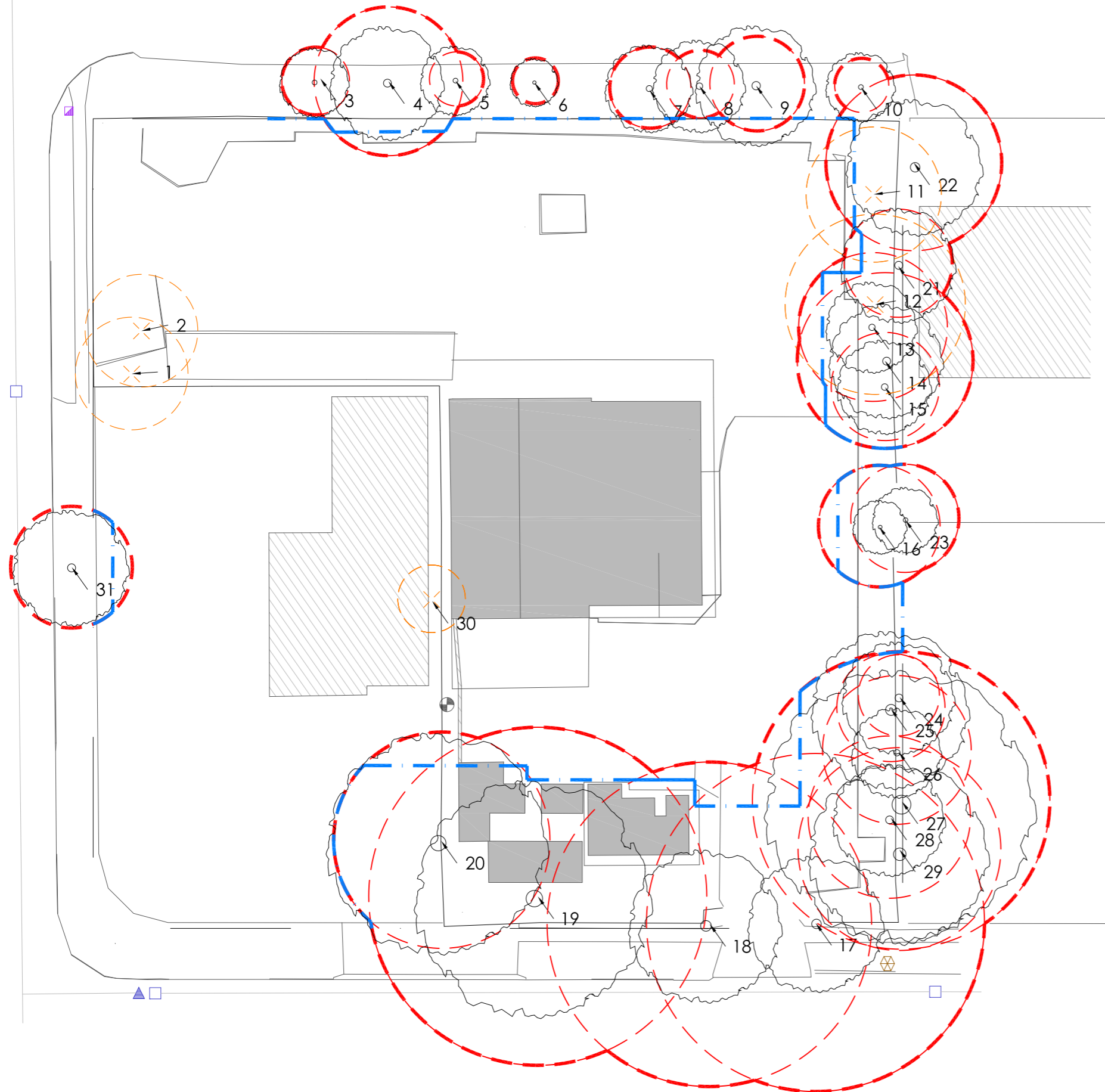
EXISTING CONDITIONS

Revision C

LEGEND

- Diagram illustrating the Tree Protection Zone (TPZ) and Tree Retention/Removal criteria:

 - TPZ WITH 10% MINOR ENCROACHMENT AS PERMITTED UNDER AS-4970** (Red lines)
 - COMBINED TREE PROTECTION ZONE AS PER TreeIQ REPORT** (Red lines)
 - TREE TO BE RETAINED AND PROTECTED** (Dashed circle)
 - TREE TO BE REMOVED** (Dashed circle with X)



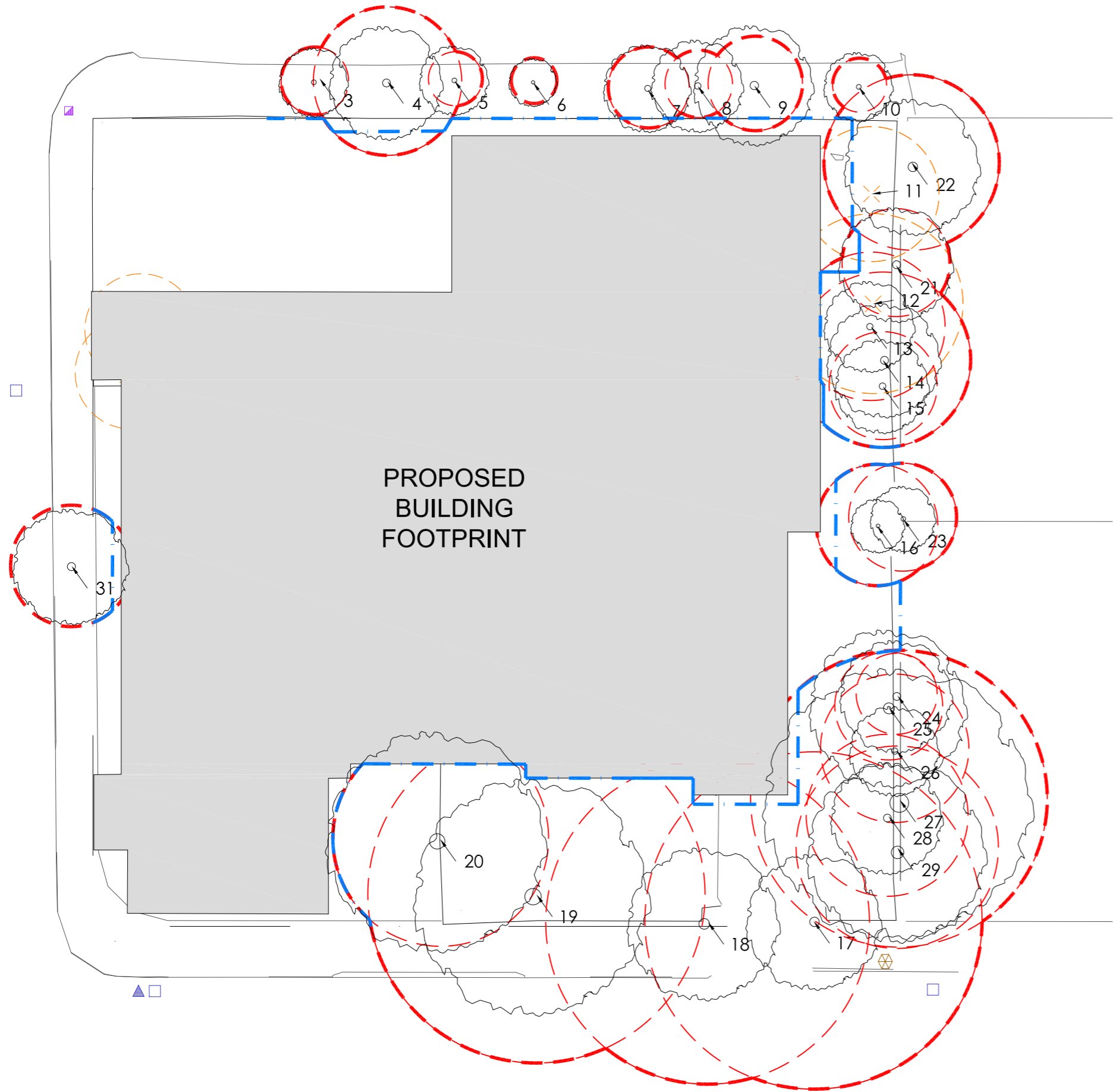
TREE PROTECTION PLAN

PROPOSED BUILDING FOOTPRINT

Revision C

LEGEND

- COMBINED TREE PROTECTION ZONE AS PER TreeIQ REPORT
- TREE TO BE RETAINED AND PROTECTED
- TREE TO BE REMOVED
- TPZ WITH 10% MINOR ENCROACHMENT AS PERMITTED UNDER AS-4970



ILLUSTRATIVE LANDSCAPE PLAN

Revision C



The Orchard - Citrus trees with lawn and seating beneath

Outdoor shelter with nursery retail

Outdoor cafe seating and umbrellas

Entrance to basement carpark with vine covered arbours over

Tree Protection Zone in accordance with Arborist's Report by TreeIQ.
No construction disturbance is permitted within this zone.

Productive rooftop garden

Pedestrian Entry via Verandah

Forecourt / Carpark with planted edges

Increased street tree planting

Existing native vegetation to be retained, protected and enhanced with
new understorey planting

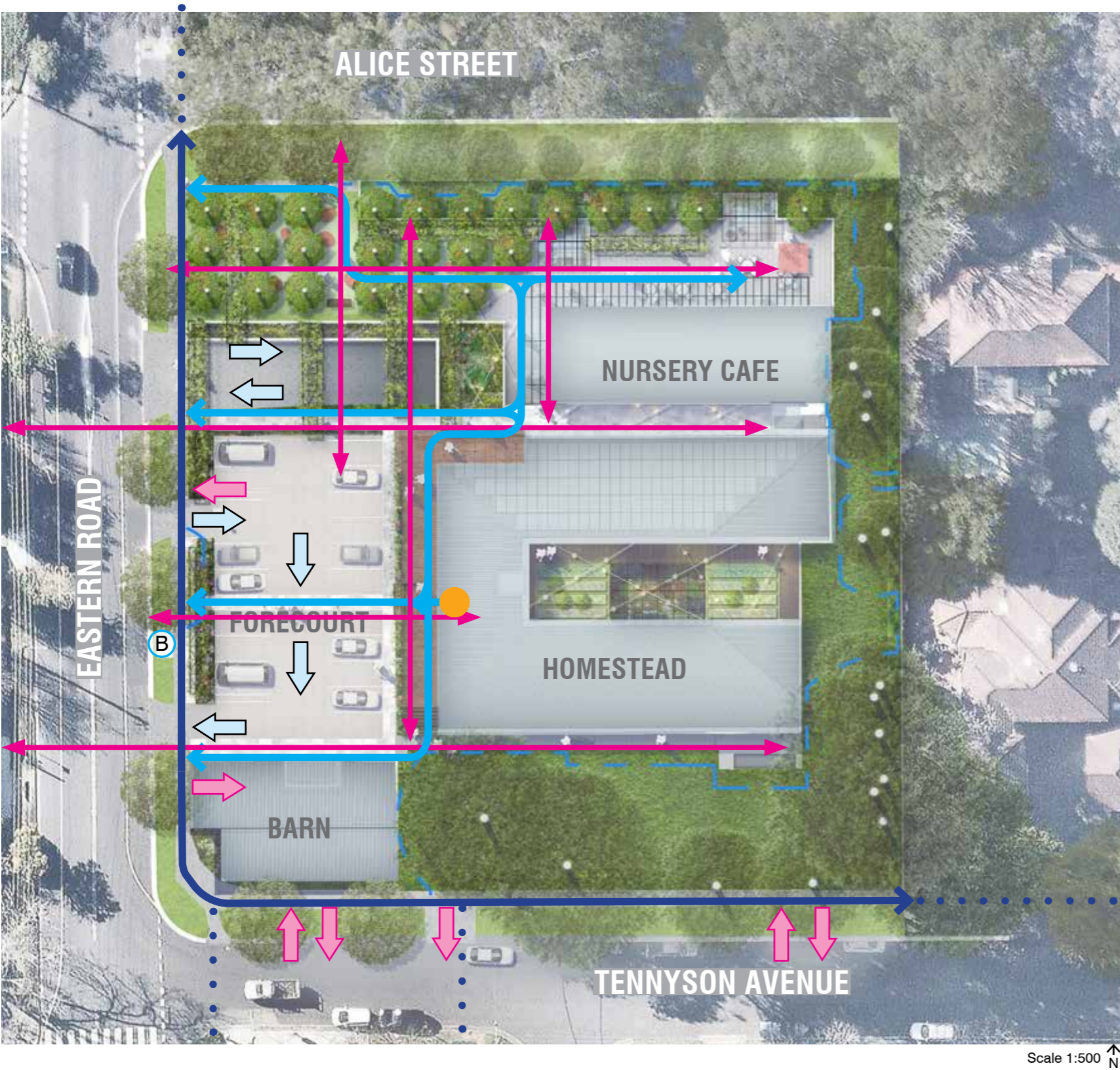
35% DEEP SOIL VEGETATION 4% VEGETATION ON STRUCTURE 61% HARD SURFACE

Scale 1:500
N

ACCESS AND MOVEMENT

CIRCULATION DIAGRAM

Revision C



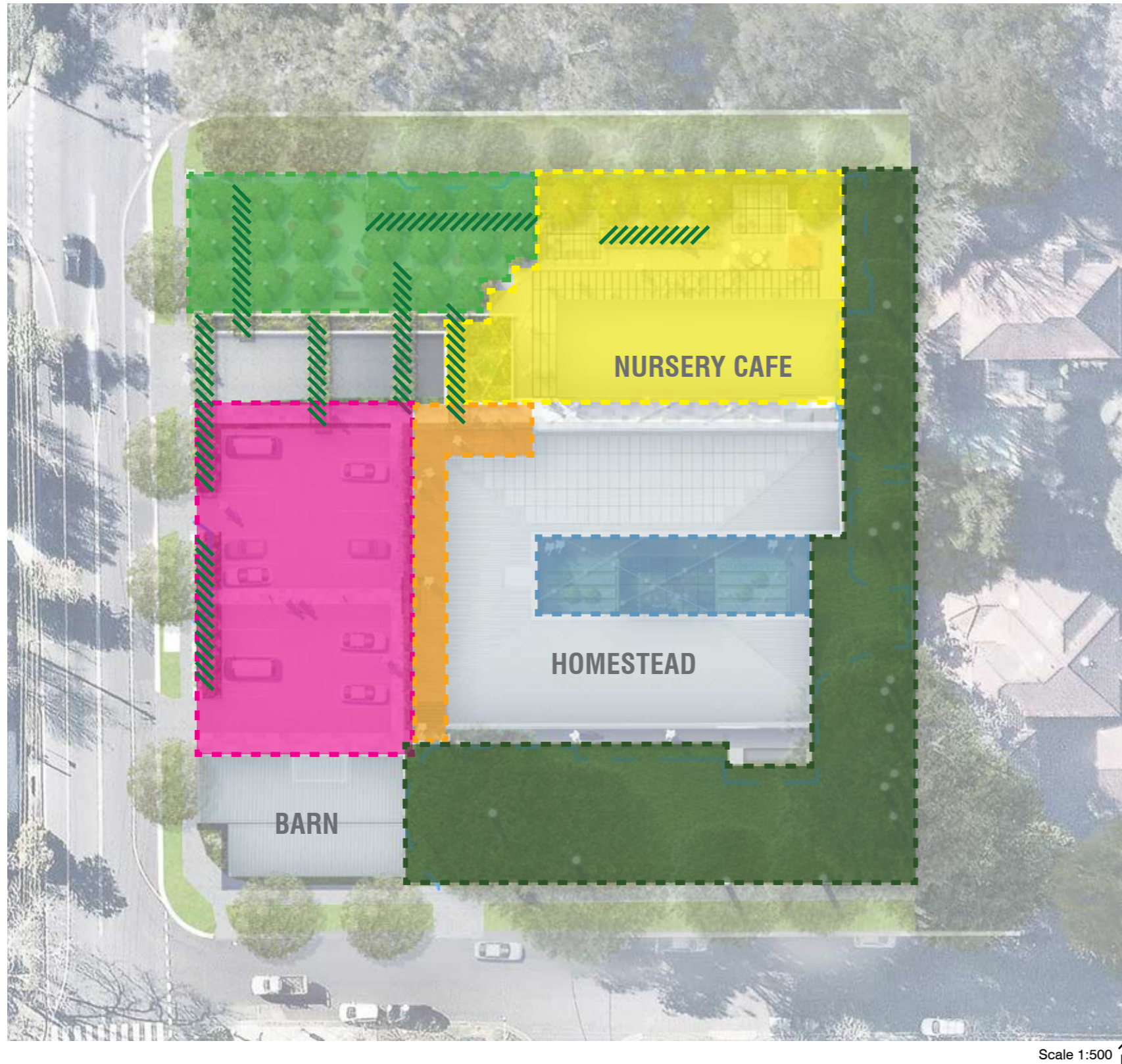
KEY:

- Pedestrian movement around site
- Publicly accessible
- Pedestrian movement onto site
- Vehicle movement
Limited to Eastern Road only
- Existing vehicle movement to be removed
- Existing bus stop
- View lines from Eastern Road
- Pedestrian entry

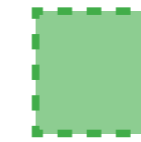
SPATIAL ARRANGEMENT

OUTDOOR ROOMS DIAGRAM

Revision C

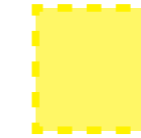


SITE PROGRAM:



The Orchard

A grove of fruit trees over lawn with integrated seating and underplanting to create a gateway for pedestrian entry into the site and as a relaxing space for families and friends to gather.



The Conservatory and Nursery

A space for the propagation and display of plants and a destination for locals to enjoy a coffee with friends.



Forecourt

The Forecourt space provides on grade car parking for 18 cars and is an adaptable space for weekend markets and events. The space is defined by fine grain paving and connected pedestrian pathways, framed by lush greenery.



Rooftop productive garden

A vertical garden will be provided within the rooftop airspace.



The Verandah

A relaxing homely space that defines the entry into the Homestead



Blue Gum High Forest Conservation Zone

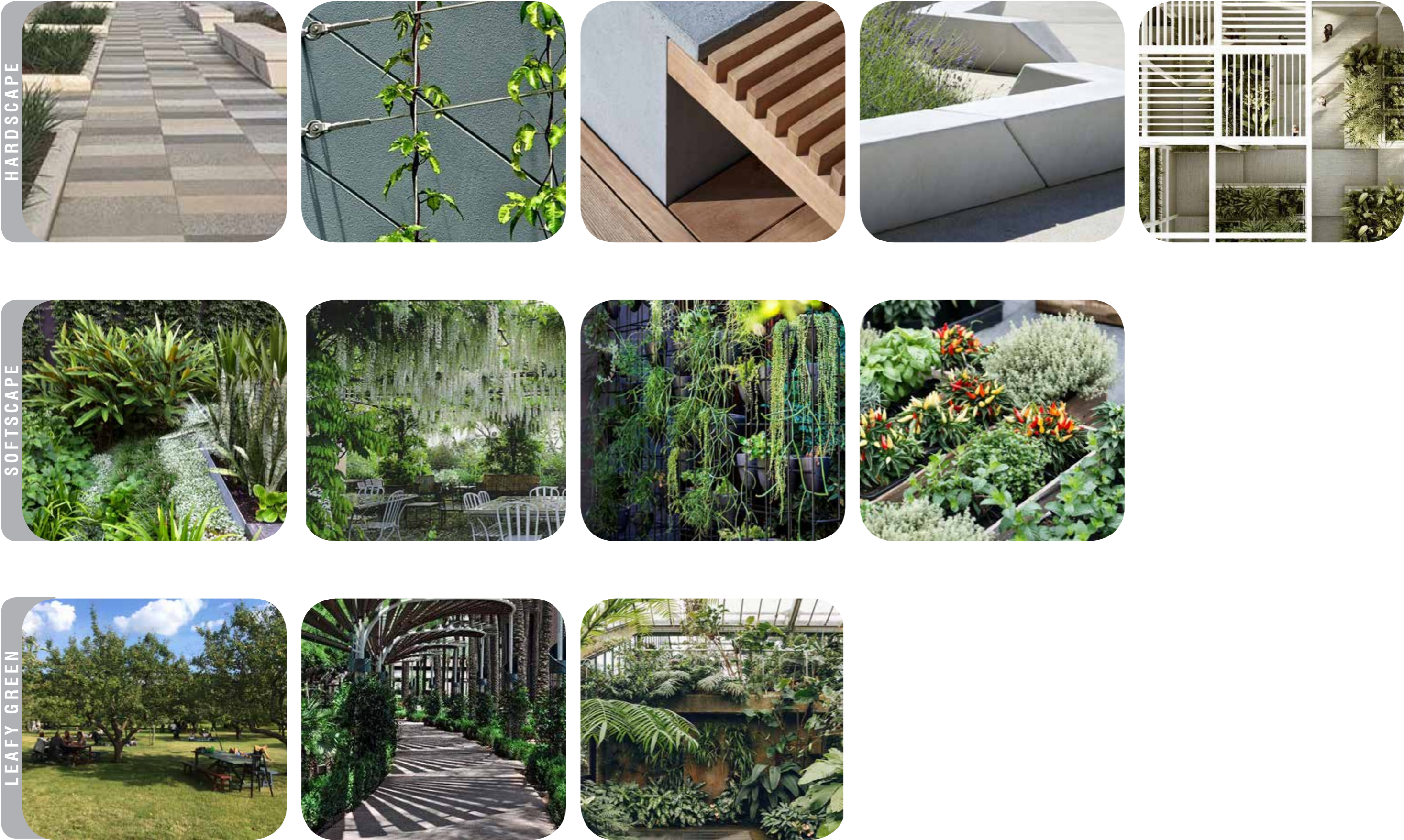
The existing trees are to be retained and protected in accordance with the Arborist's report by Tree IQ. The under-story is to be re-vegetated and enhanced using locally native species in accordance with the Ecology report by GIS Environmental Consultants. This vegetated edge will provide an attractive outlook from the homestead building and provide a visual and noise buffer to the surrounding residential lots.



The Arbour

A steel arbour structure will define the edges of the site and draw people in. This structure will be covered in greenery with varying degrees of transparency to help focus people toward key areas. It will be clad in trellis and steel planters to support a range of planting types, and sit above a lush understory.

MATERIALS AND AESTHETIC



PLANTING DESIGN

THE ORCHARD AND NURSERY CAFE

Continuing the tradition of food production in the area, The Farm will be planted out with heritage variety citrus trees, which will reference those grown in some of the first orchards in the area. The understory planting, in planters and garden beds surrounding the fruit trees, will create a lush and verdant green oasis, utilising shade tolerant species and providing interest via planting with distinctive foliage contrasts. Plants will be used to define distinct areas and soften the adjacent buildings. Low growing species will be used selectively to ensure viewlines are maintained in accordance with the design.

TREES

Citrus aurantium var. sinensis

SHRUBS + GROUNDCOVERS

Acanthus mollis

Alpinia zerumbet

Aspidistra elatior

Calathea zebrina

Clivea 'Shademaster Yellow'

Ctenanthe setosa 'Grey Star'

Helleborus niger

Neomarica gracilis

Philodendron xanadu

Plecranthus argentatus

CLIMBERS & FEATURE PLANTING

Cordyline 'Morning Diamond'

Raphis excelsa

Strelitzia reginae

Cissus antartica



PLANTING DESIGN

THE FORECOURT PLANTERS AND ARBOUR STRUCTURE

The Arbour will provide structure for a diverse range of climbing, cascading, flowering and sprawling greenery. These forms will frame views into and out of the site, and will be inhabitable with small areas for seating and walkways beneath.

CLIMBERS

Mandevilla 'Alice Dupont'

Trachelospermum jasminoides

Aphanopetalum resinum

Clematis montana 'Grandiflora'

Pandorea pandorana 'Snowbells'

PLANTER BOXES

Crassula ovata

Peperomia obtusifolia

Rhipsalis baccifera

Syngonium podophyllum

Neomarica gracilis

Juniperus 'Blue Pacific'

Convolvulus 'Two Moons'

Dichondra argentea 'Silver Falls'

SHRUBS AND GROUNDCOVERS

Acacia 'Minicog'

Agapanthus 'Baby Blue'

Arthropodium cirratum

Anemone x hybrida

Clivea miniata

Cosmos bipinnatus

Dietes bicolor

Escallonia 'Pink Pixie'

Gardenia augusta 'Magnifica'

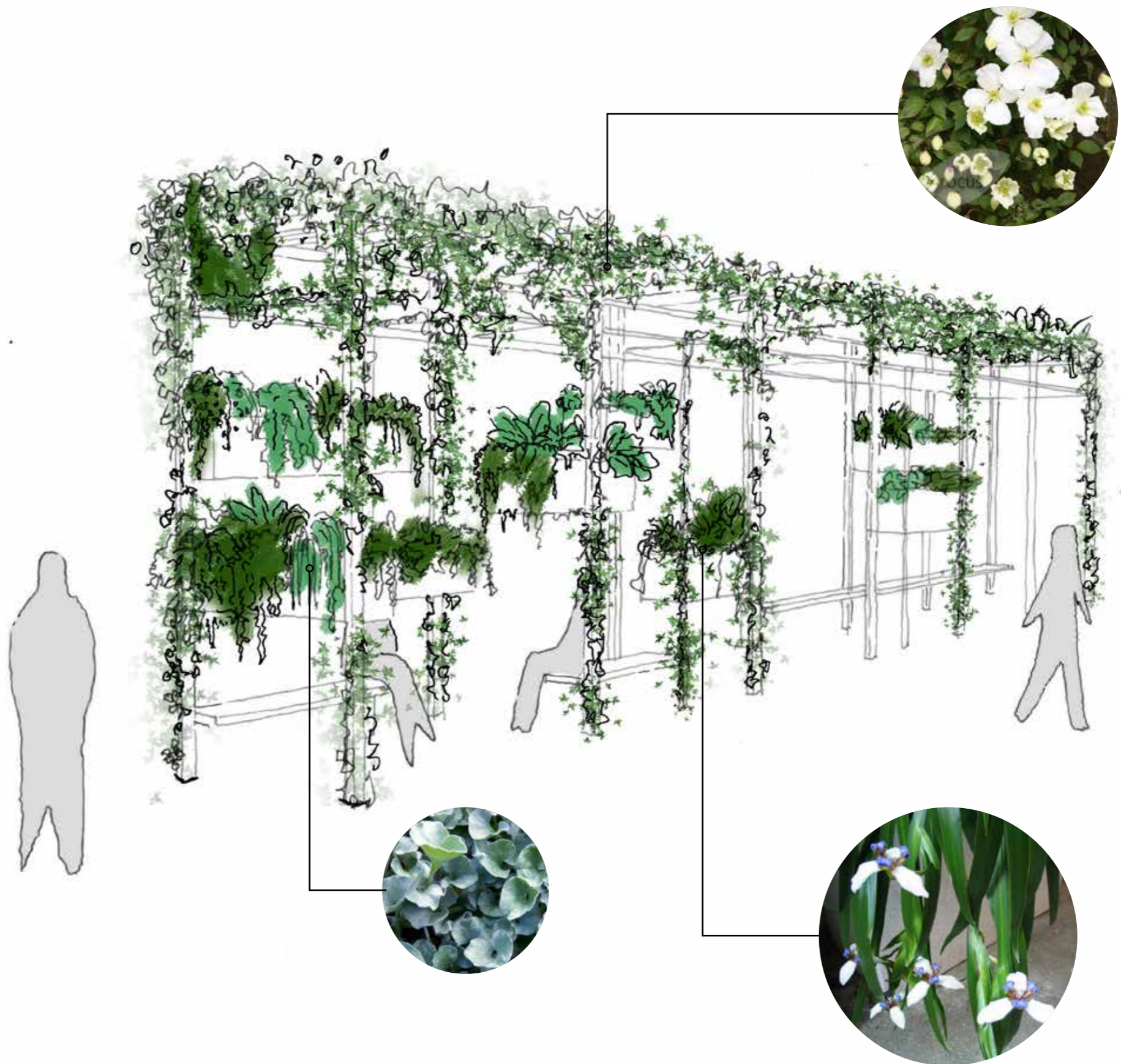
Gaura 'White Butterfly'

Gaura 'Pink Fantasy'

Liriope 'Evergreen Giant'

Viburnum 'Emerald Lustre'

Viola hederacea



PLANTING DESIGN

Revision C

Blue Gum High Forest Conservation Zone

The Blue Gum High Forest Conservation Zone will be protected and enhanced in accordance with the Arborist Report by Tree IQ and the Ecological Report prepared by GIS Environmental Consultants. This Native garden is an opportunity to enhance the understory of the existing native remnant tree species we are protecting by reintroducing plants from this vegetation community that would have once occupied this area. The Native Garden will be planted out in two distinct areas. The areas immediately outlooking the active building frontage will consist of low growing groundcovers and strappy plantings in ornamental displays to create interest while maintaining viewlines and passive surveillance. The space along the eastern boundary of the site will not be accessible to the public, and the planting in this space will introduce layers of mid storey shrubs as well as groundcover planting, utilising species of the Blue Gum High Forest Ecological Community.

EXISTING NATIVE TREES TO BE RETAINED

Eucalyptus saligna

Melaleuca quinquenervia

Syncarpia glomulifera



PROPOSED UNDERSTORY REVEGETATION

Acacia falcata

Acacia longifolia

Billardiera scandens

Bursaria spinosa

Clematis aristata

Clematis glycinoides

Clerodendrum tomentosum

Daviesia ulicifolia

Dianella caerulea

Dichondra repens

Hardenbergia violacea

Imperata cylindrica

Indigofera australis

Kennedia rubicunda

Kunzea ambigua

Leucopogon juniperinus

Lomandra longifolia

Ozothamnus diosmifolius

Pandorea pandorana

Poa affinis

Pratia purpurascens

