

THE FARM TURRAMURRA

45-47 TENNYSON ROAD AND 105 EASTERN ROAD, TURRAMURRA

31 MAY 2019

Revision C (as per council comments)



PLANNING APPLICATION | URBAN DESIGN STATEMENT

ARCHITECT

TANDEM

URBAN DESIGN

O C U L U S

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INTRODUCTION



This Urban Design Statement has been prepared to accompany a Planning Proposal for the consolidated site at 45-47 Tennyson Avenue and 105 Eastern Road, Turramurra, which is referred to as 'The Farm'. This report assesses the key urban design issues associated with the proposed rezoning of the site from R2 Low Density Residential to B1 Neighbourhood Centre.

Despite the current zoning designating low density residential, the site has been historically used for non-residential purposes. Its current use as a petrol station with associated mechanics shop, and a retail nursery with cafe, together function as a continuation of the adjacent Eastern Road retail strip, zoned as B1 Neighbourhood Centre.

This report aims to demonstrate how the rezoning of this site to B1 Neighbourhood Centre, will facilitate the regeneration of the site's current existing use into a well-integrated retail precinct that better serves the local community with a vision for the future. The design proposal seeks to combine two disjointed retail sites (zoned residential) into one cohesive site that better addresses the growing needs of Turramurra in line with the local and regional strategic planning framework.

The development proposal will:

- Improve local vehicle and pedestrian movement and visual connections;
- Present an active and welcoming frontage onto Eastern Road, which references the local residential typology creating a heavily vegetated interface to the north, south and east through generous green setbacks that will improve and protect state significant native vegetation, in accordance with the Environmental Site Assessment by CSTS, 20 June 2018;
- Offer greater public amenity with publicly accessible open space, increased tree plantings, lush vegetation and improved native habitat by planting species from the Blue Gum High Forest Ecological Community.
- Offer local retail amenity that complements the existing neighbourhood centre south of the site, (while providing additional above and below ground on-site parking to reduce impact to the surrounding streets).

BACKGROUND



Site Context

The site is located immediately north of an existing neighbouring centre on Eastern Road, which acts as a main thoroughfare for vehicles travelling between the Pacific Highway at Turramurra and Junction Road at Wahroonga. The other surrounding streets; Alice Street, Worcester Place, Wiltshire Place and Tennyson Avenue are all residential streets.

Planning Context

As represented by its current use as a petrol station, nursery and café, the site has extensive road traffic and exposure. The site's position on well trafficked Eastern Road and directly neighbouring the Eastern Road retail strip is an opportunity to better integrate these sites into one well considered scheme. The proposed development will form an extension of the existing Eastern Road retail strip to the site's south, which includes an IGA Supermarket, BWS Liquor, a drycleaner and other specialty shops. The proposal will generate employment, as an extension of the existing neighbouring Eastern Road B1 Neighbourhood Centre retail strip. This injection of jobs aligns with The Greater Sydney Commission's vision expressed in *A Metropolis of Three Cities*, of most residents living within 30 minutes of their jobs and services. The proposed retail offerings aim to be complementary to the existing neighbouring retail uses to better serve the local communities needs, while also benefitting the existing retailers as concluded in the The Economic Impact Assessment carried out as part of this planning proposal.

The proposal will help achieve the aspirations articulated in Ku-ring-gai's Council's *Community Strategic Plan 2038* regarding business and employment opportunities; specifically the 'sustaining local centres to provide jobs, services and amenity' and 'enhancing the quality and improving access to open space, and increasing urban tree canopy' objectives. The *Community Strategic Plan 2038* also details a long term objective to offer a broad range of shops and services to local centres, to create vibrant places where people can live, work, shop, meet and spend leisure time. The two existing disjointed retail sites are not sustainable in the long term with their current use in the existing zoning. Thereby rezoning these two sites is critical to achieving the objectives of both the local and state strategic planning frameworks.

Surrounding Scale

There is an apparent pedestrian scale within the immediate vicinity of the site. Existing tree canopies along with awnings over retail shopfronts at the Eastern Road Shopping Centre to the south maintain the small neighbourhood character of the otherwise residential area. The proposed development seeks to maintain and promote the neighbourhood scale and village character of the area.

Surrounding built form includes:

- A single storey retail development (Eastern Road Shopping Centre) across Tennyson Road to the south of the site, on the corner of Eastern Road and Tennyson Avenue.
- Two storey residential buildings, and two storey townhouses to the east.
- Both single and double storey residential buildings to the north, across Alice Street.
- Both single and double story residential buildings to the west.



View of Eastern Road Shopping Strip from the western side of Eastern Road

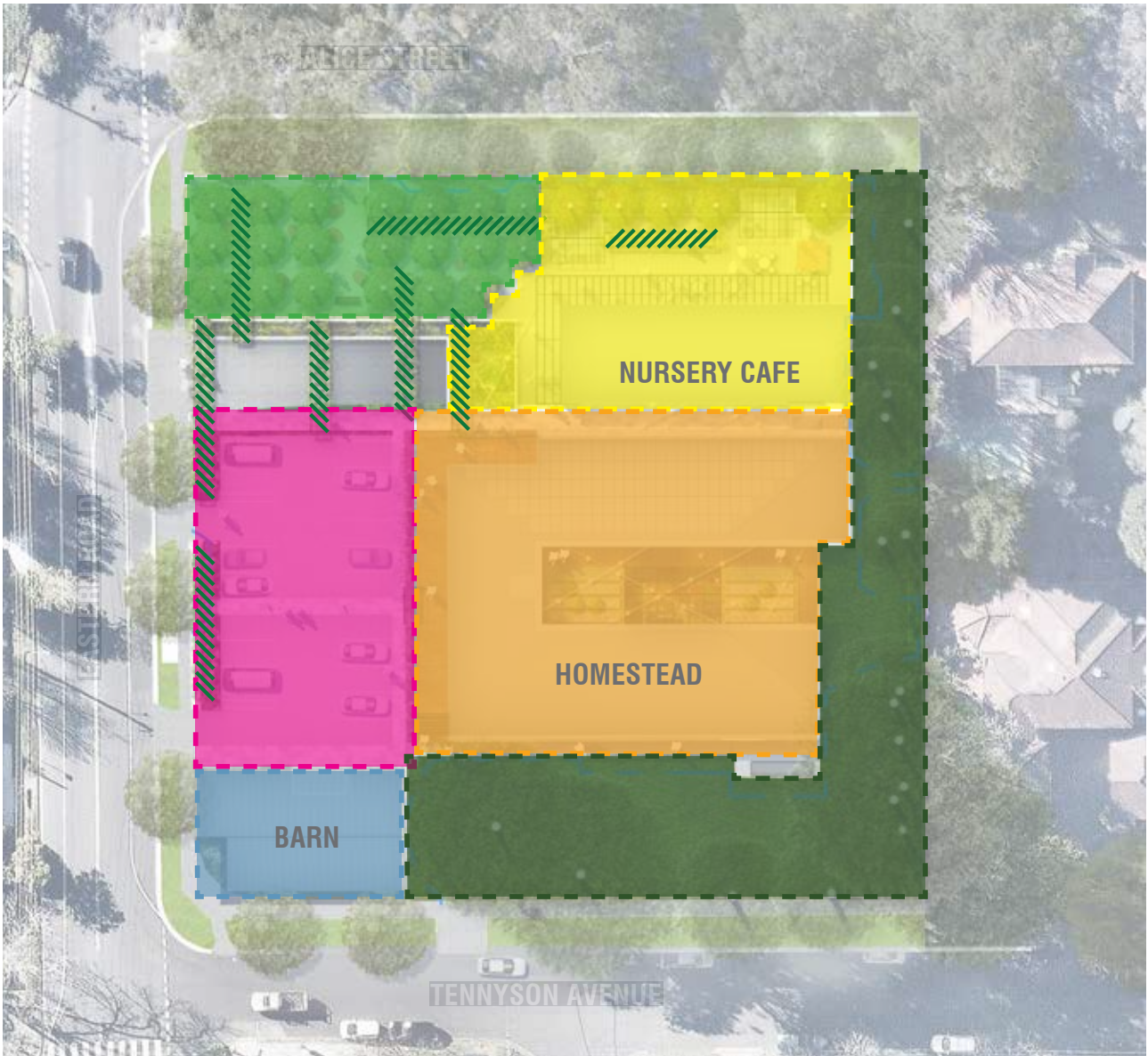


View of Eastern Road Shopping Strip from the south-west corner of the site

DEVELOPMENT CONCEPT


PROPOSED LAYOUT AND USE


REVISION B





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SITE PROGRAM:

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The Orchard
A lush, green corner to the site with publicly accessible park
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Nursery Cafe
Positioned in the vicinity of the existing nursery cafe, a small cafe will continue to provide an intimate space for locals to enjoy a coffee with friends.
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Forecourt
The Forecourt space provides on grade car parking for 18 cars and is an adaptable space for weekend markets and events.
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The Homestead
To house a retail fresh food business, with productive garden mezzanine.
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The Barn
Responds to existing Eastern Road retail strip to the immediate south, to act as an extension of the retail hub. Consistent in street frontage, regarding no setback, and it's small business scale. It's placement draws pedestrian traffic North from Eastern Road retail strip.

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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.

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The Arbour
A steel arbour structure to the site's northern and eastern frontages, and over the basement entrance, will maintain the residential scale of the site. It will be clad in climbing plants and steel planters to support a range of planting types, and sit above a lush understorey.

SETBACKS



KEY:

- Existing neighbouring Retail setback
- Proposed Retail setback to respond to neighbouring retail setback
- B Existing bus stop
- Existing Residential setback to neighbouring sites
- Proposed setback to respond to neighbouring residential setback
- Treatment of boundary setback well considered to address overlooking and noise concerns to adjoining residences.

Scale 1:1000



The layout of the proposed development has been considered carefully to ensure that setbacks respond appropriately to the existing streetscape and adjoining land uses. The Barn, located on the corner of Eastern Road and Tennyson Avenue is coordinated thoughtfully to enable a complementary relationship between the proposed development and the existing Eastern Road retail strip. The Barn responds directly to the Eastern Road retail strip, engaging with the street and footpath to create a continued active street frontage in accordance with clause 6.7 of KLEP 2015. The Barn draws pedestrian movement north along the site's frontage, drawing pedestrians inwards to interact with the retail uses of the development.

The proposed development provides a buffer for noise and traffic from Eastern Road to residential properties to the east. Furthermore, the Homestead and Nursery respond sensitively to the residential qualities of Tennyson Avenue and Alice Street, stepping back from the street beyond neighbouring setbacks. The setback to Eastern Road relates to the homestead vernacular and is consistent with the surrounding residential character. The landscaped forecourt and green arbour structures provide a spill out area for the existing bus stop along the narrow footpath on Eastern Road. The modest accommodation of on-grade car parking here is in keeping with the existing use of this area which is currently used for car parking associated with the petrol station.

In terms of landscape setting, the proposal extensively reinstates native planting and introduces significant publicly accessible landscape areas that are in keeping with the local character of the Turrumurra area. In particular, the proposal provides significant areas of the site devoted to native gardens and a publicly accessible orchard.

The proposed development effectively addresses any potential effects from added activity via a generous vegetated buffer along the eastern boundary adjoining its residential neighbours, to provide noise attenuation and an improved outlook along this aspect.

The key elements relating to residential boundaries include:

- The Nursery cafe. This replaces the existing café with a cafe of a similar scale in a similar location.
- Existing vegetation will be retained and remnant native vegetation enhanced with indigenous under planting to provide ecological improvement, natural noise attenuation and visual screening to adjoining residents.

ACCESS AND MOVEMENT

CIRCULATION DIAGRAM



Pedestrian

Pedestrian movement around the site is consistent with surrounding properties and their existing pathways. Pedestrians will approach the site from the Eastern Road retail strip to the South, across Tennyson Avenue, and also from surrounding residential streets.

Vehicular

Three existing access points on Tennyson Avenue have been removed in the proposal, thereby redirecting traffic from residential Tennyson Avenue. This will reduce noise and traffic movements and deliver positive road safety outcomes.

Proposed visitor and service access is via Eastern Road. Delivery and utility vehicles will access the site through basement entry from Eastern Road, concealing operations and mitigating noise concerns associated with above ground loading docks. The existing bus stop on Eastern Road will continue to service the site and its surrounds.

On site parking

Preferred customer parking is located in the basement, which hosts 58 car spaces.

With a long history of on grade parking (previously a bus depot and now service station), the proposal incorporates limited parking on grade. The small forecourt is available for quick visits to the site, providing parking for 18 cars while being an adaptable space for weekend markets and events. The forecourt has a 30m frontage of the site's total 72m frontage.

Bound by the Barn, Homestead and basement entrance, the forecourt car park provides structure to the siting of the built form. Separated by a considerable distance from nearest houses (25m across Eastern Road and 60m to Alice Street residences), the forecourt is enclosed by raised planters and vegetated arbours, and separated by a grade change between Eastern Road, which all work to integrate this space into the landscape and create an attractive street presence.

Strategically visible upon entrance into the site via Eastern Road, visitors can quickly opt for the basement car park if the forecourt is busy.

ACTIVATION+ SCALE



View of the Orchard, Forecourt, Homestead and Arbours facing Eastern Road



View of the Homestead beyond the Forecourt's vehicular entry.

Activation

The Farm will attract pedestrian traffic along the ground floor street frontage of Eastern Road from the existing retail strip to the south and surrounding residential properties, as per Clause 6.7 of the KLEP 2015.

View lines between the footpath along Eastern Road and The Farm's pedestrian entrance, and the associated materiality change along this axis, act as passive wayfinding and suggests pedestrian prioritisation within the forecourt. This axis perforates the extensive ground planting and is further accentuated by vertical components of vegetated arbours along the site's frontage. In addition to the main pedestrian entrance, the strategic location of the proposed 'Barn' building on the corner of the Eastern Road and Tennyson Avenue, will further promote the activation of the street. In particular it is noted that glazed shop entries will be provided to both the Eastern Road and Tennyson Road frontages. Therefore, the Farm actively engages the street and the external public areas and encourages "interaction and flow between the inside of the building and the external public areas of the building," as per 6.7(3)(b) of the KLEP 2015.

The forecourt acts as a retail offering; an adaptable place for market stalls, further activating the frontage. The location of the Nursery café as the northernmost destination point generates pedestrian traffic that covers the full length of the site's frontage.

Scale + Character

The proposed built form resonates with the surrounding residential village character and neighbourhood scale of the area.

The Homestead architecture is a reinterpretation of traditional house vernacular, with gable roof, verandah and visible chimney. The Farm's architectural form celebrates the area's residential village character while honouring the agricultural history of the site. There is a human scale to the building, with only a one storey frontage to the street. The Barn's form extends the village character of the Homestead, promoting it to the street whilst engaging with the footpath and existing retail strip.

The proposed development maintains a human scale for pedestrians moving around the site. The streetscape is heavily landscaped, continuing the ground planting that exists at the Eastern Road retail strip. Existing street trees will be retained and supplemented with new street tree plantings. This continuous avenue of street trees, combined with the vegetated arbour structures, will create a verdant street frontage that will contribute to the leafy suburban character of the local area.

The scale and character of the proposed development is a highly refined contextual response to it's environment, responding to the neighbourhood scale, and the residential character of the area.

CONCLUSION

The proposal for The Farm responds to its immediate built environment, streetscape and neighbourhood character, complementing both the neighbouring Eastern Road retail strip and the surrounding residential properties. The development concept for the site addresses the limitations of the existing arrangement, and offers improved urban design outcomes that aim to benefit liveability for the local residents and improve ecological and community health.

The proposed massing layout of the site, including the Barn's placement in the south-west corner, offers a fluid transition from the neighbouring Eastern Road retail strip to the south. The Farm engages with the footpath along Eastern Road and improves walkability, maintains a pedestrian scale and extends the active streetfront from the south to best enable a microeconomy to flourish, while also limiting impact to the surrounding residences and existing streetscape typology.

The proposed streetscape along Eastern Road is consistent with the retail strip to the south, as well as the landscape character of the local area. Existing and new trees continue the canopy line, and arbours further contribute to the existing green qualities of Turramurra. Towards the middle of the site's Eastern Road boundary, the landscaped forecourt provides a spill out area for the existing bus stop and is an adaptable space for weekend markets and events. The Homestead's retail use attracts pedestrian traffic along the ground floor street frontage of Eastern Road from the Eastern Road shops and surrounding residential properties, being the objective of Clause 6.7 of the KLEP 2015.

Presenting onto busy Eastern Road, the proposed development provides a buffer for associated noise and traffic to residential properties to the east. The proposed built form offers an appropriate transition to neighbouring residential setbacks and heights, while reinterpreting vernacular homestead architecture with a pitched roof that pays homage to the districts rural history and current residential village character. Vehicular access is relocated from residential Tennyson Street (as it is currently used by the Petrol Station and Nursery with its associated cafe), to Eastern Road to best preserve the neighbouring residential character.

The Farm is a well considered contextual design response that understands the site's surrounding urban fabric. Movement patterns and activity around the site have been carefully considered, with an urban form and frontage response that complements the streetscape and public domain while blending seamlessly with the existing neighbouring commerce.