

# 17 MILE ROCKS RD SINNAMON PARK SINNAMON FARM RESIDENTIAL DEVELOPMENT

JAMIESON PROJECTS

## INTRODUCTION

Form Landscape Architects have been engaged by Jamieson Projects to prepare a Landscape Design Intent document to support an application for a residential development at 693 17 Mile Rocks Road, Sinnamon Park, Brisbane. As part of a collaborative design team, Form Landscape Architects endeavor to provide a landscape design which respectfully acknowledges the heritage value of the site while integrating new built form into a rural context. Consultation with heritage landscape specialist Catherine Brouwer has been undertaken to facilitate this outcome.

## SITE DESCRIPTION

The subject site is located at 693 17 Mile Rocks Road, Sinnamon Park Brisbane. The site has approximately 265m frontage to the street and an average depth of approximately 47m.

The Sinnamon Farm is a valuable example of early rural settlement during the 1860's - 1890's and still reflects much of its original function. It is occupied by three heritage buildings requiring restoration, a number of significant trees, remnants of a former orchard, and open grassland. The southern edge of the site is bound by 17 Mile Rocks Rd, a row of established hoop pines, and both white picket/post and wire fencing. To the north, a number of cul de sac streets from an established residential subdivision terminate. Each of these is connected by a pedestrian easement running in perpendicular alignment. A number of established shrubs and trees line the northern property boundary. A wide pedestrian easement lined with established trees lines provides a boundary between the Western side of the site and a multi-tenanted commercial property. To the east, a similar houses a church. The majority of the lot is open grassland with a number of significant trees lining the property boundary.

The subject site slopes gently toward the north. A number of established hoop pines, figs, jacarandas, poincianas, and mango trees are dotted around the boundary. In the north west corner of site, remnant vegetation pertaining to an orchard can be found.

## LANDSCAPE DESIGN PHILOSOPHY

The proposed landscape design intent offers an approach for integrating a new residential development into a site of significant heritage value. It presents a landscape solution which acknowledges and compliments an existing rural language evident in the architecture, orchids, and plantings found on site. Respecting the historical intent of these site attributes while restoring them for future use is central to the design philosophy. The landscape design process and resulting design outcomes will be guided by the following principles, ideals and objectives:

To undertake an historical investigation of former site function that will inform future design processes.

To restore and reuse existing elements that will facilitate

historic recognition within the proposed site use.

To retain a high number of the established hoop pines and orchid plantings which reference the site's rural history.

To provide a simple landscape design referencing heritage site attributes.

To incorporate a palette of plants and materials throughout the site's heritage precincts which are of historical significance.

To introduce a design language within new precincts which ties in with the strong rural identity of the site.

To introduce the use of quality, durable and stylised design elements which have both an historical and rural relevance

To balance hardscape elements and features with a high proportion of green space.

To provide adequate buffers and setbacks to soften introduced built form.

These objectives have produced a concept retaining much of the site's original character. The majority of landmark specimens such as *Araucaria cunninghamii*, *Magnifa indica*, *Callitis columellaris* & *Macadamia tetraphylla* have been integrated into the design. Heritage buildings Beechwood, Glenross, and the school are to be restored and set amongst historically significant plantings.

The primary vehicular and pedestrian entry to the development is via the north west end of 17 Mile Rocks Road. The retained Orchid, restored QLD colonial Glenross, heritage picket fences and rural vehicle gates signpost this node as the primary entry. Pedestrian access will be through the orchid via an informal network of decomposed granite paths. Glenross will be highly visible from 17 Mile Rocks road and will reinforce the presence of heritage to arriving residents, visitors, and passing commuters.

The center of the site has been identified as the recreation precinct. The existing farmhouse "Beechwood" provides the central axis from which several recreational facilities stem. Community gardens, pathways, swimming pools, lawn and timber terraces have been organised with a formal symmetry around the iconic structure.

Landscaped areas between the townhouse & duplex precincts and 17 Mile Rocks Rd has been left intentionally minimal. By retaining the existing open space and significant boundary tree plantings, the proposed design preserves the site's rural heritage. Open style post and rail fencing strengthen this aspect while promoting visibility from the public domain.



SITE LOCATION



SITE CONTEXT

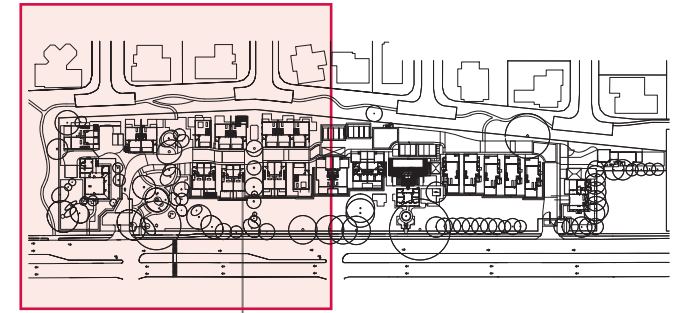
## LANDSCAPE DESIGN INTENT

101103 | 16 DEC 11 | DA05

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FORM LANDSCAPE ARCHITECTS | 2

- 1 PRIMARY VEHICULAR ENTRY
- 2 PRIMARY PEDESTRIAN ENTRY
- 3 ORCHARD
- 4 EXTENSION TO EASEMENT FOOTPATH ON EXISTING GROUND
- 5 EXISTING PEDESTRIAN CROSSING
- 6 OPEN GRASSED AREA
- 7 RETAINED SIGNIFICANT TREES
- 8 SECURE RESIDENT ACCESS VIA EASEMENT
- 9 CENTRAL ACCESS ROAD
- 10 NORTHERN PEDESTRIAN EASEMENT
- 11 WESTERN PEDESTRIAN EASEMENT
- 12 BIORETENTION
- 13 RECYCLED TREE STUMP SEATS
- 14 EXISTING VEGETATION
- 15 LANDSCAPED BUFFER TO PROPERTY BOUNDARY
- 16 BUSHMATES OR SIMILAR ROAD TREATMENT



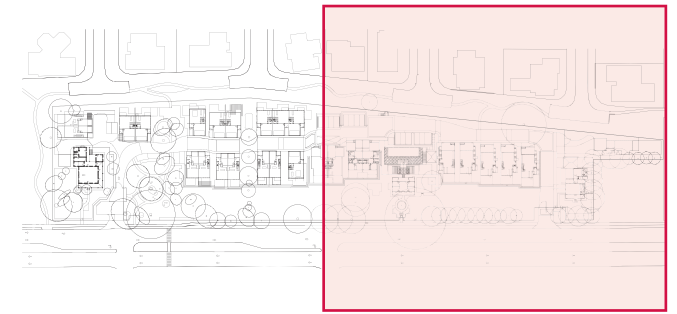
KEY PLAN



## SINNAMON FARM - MASTERPLAN A

101103 | 16 DEC 11 | DA05 | NORTH | SCALE 1:500 @ A3  
 17 MILE ROCKS RD SINNAMON PARK | CLIENT JAMIESON PROJECTS

- 1 RETAINED SIGNIFICANT TREES
- 2 PEDESTRIAN ACCESS TO BEECHWOOD
- 3 RESIDENT RECREATION PRECINCT
- 4 GRASSED OPEN SPACE
- 5 RETAINED FRANGIPANI WITH BENCH SEAT UNDER
- 6 SECONDARY VEHICULAR ENTRY
- 7 SECONDARY PEDESTRIAN ENTRY
- 8 ADJACENT LOT
- 9 CENTRAL ACCESS ROAD - BUSHMATES OR SIMILAR
- 10 NORTHERN PEDESTRIAN EASEMENT
- 11 EXISTING VEGETATION
- 12 BEECHWOOD EVENTS AREA
- 13 EXISTING BOULDER RETAINING WALLS
- 14 SECURE RESIDENT ACCESS VIA EASEMENT
- 15 EXTENSION TO EASEMENT FOOTPATH ON EXISTING GROUND

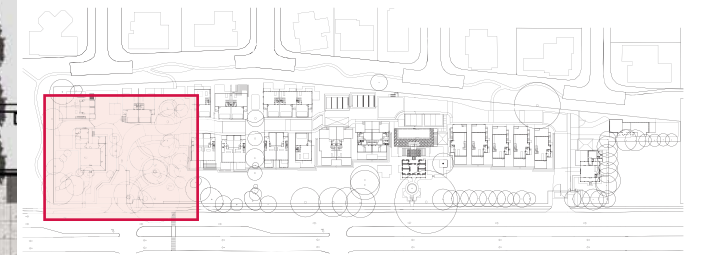


KEY PLAN



## SINNAMON FARM - MASTERPLAN B

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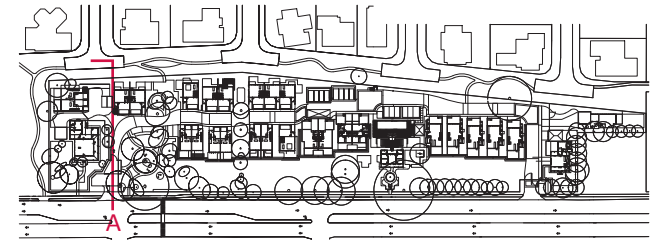
KEY PLAN

- 1** PRIVATE OPEN SPACE TO GLEN ROSS
- 2** HERITAGE POST AND RAIL FENCE
- 3** RURAL CHARACTER ENTRY GATE
- 4** RESIDENTS LETTER BOX WALL
- 5** PEDESTRIAN ENTRY OFF SEVENTEEN MILE ROCKS RD
- 6** HERITAGE PICKET FENCE
- 7** TURF CELL VISITORS CARPARKS
- 8** RETAINED SIGNIFICANT TREES
- 9** ORCHARD
- 10** PEDESTRIAN EXIT TO REAR EASEMENT
- 11** RETAINED OPEN SPACE
- 12** GARDEN BED UNDER RETAINED MANGO/SYZYGIUM
- 13** PEDESTRIAN CROSSING
- 14** RECYCLED TREE STUMP SEATS
- 15** COMPACTED DECOMPOSED GRANITE PATHS (PERMEABLE)
- 16** DIRECTIONAL SIGNAGE
- 17** PRIVACY HEDGE
- 18** PEDESTRIAN ENTRY TO GLEN ROSS
- 19** BUSHMATES OR SIMILAR ENTRY ROAD

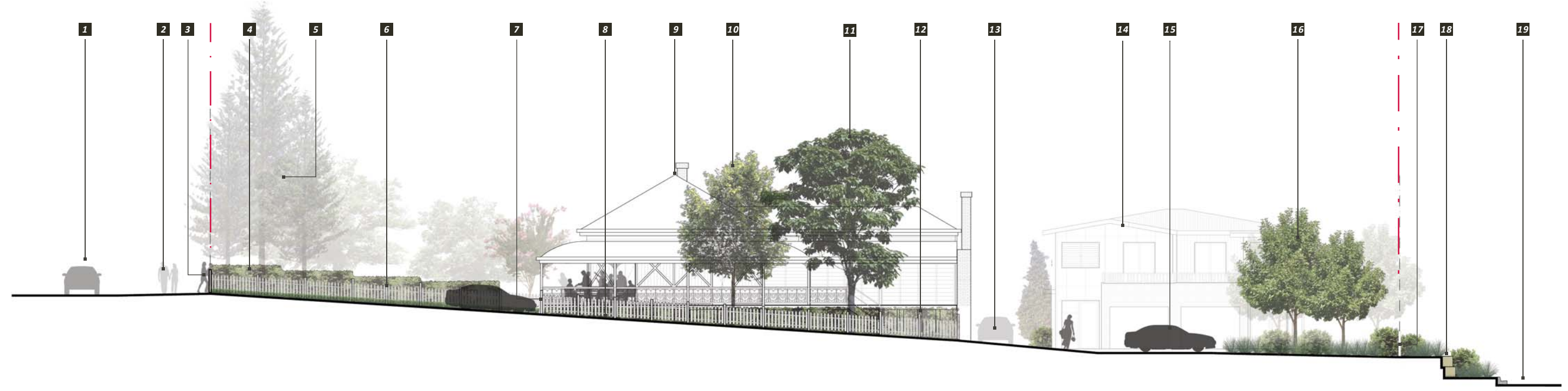
**DETAIL PLAN - PRIMARY ENTRY**

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- 1 17 MILE ROCKS ROAD
- 2 BCC VERGE
- 3 PRIVATE ENTRY GATE TO GLEN ROSS
- 4 1500 STEPPED SCREEN HEDGE
- 5 RETAINED EXISTING TREES
- 6 900H HERITAGE PICKET FENCE
- 7 SECURE VEHICULAR GATED ACCESS
- 8 COMPACTED GRAVEL ACCESS ROAD
- 9 GLEN ROSS
- 10 RETAINED SYZYGIUM FRANCISII (T69) GARDEN BED UNDER
- 11 RETAINED MANGIFERA INDICA (T70) GARDEN BED UNDER
- 12 HEDGE MAINTAINED TO VERANDAH BALUSTRADE
- 13 ACCESS TO GARAGE REAR OF GLEN ROSS
- 14 TOWN HOMES 2-3 IN REAR
- 15 REINFORCED TURF CARPARK
- 16 LANDSCAPED BUFFER
- 17 POST & RAIL BOUNDARY FENCE
- 18 EXISTING SANDSTONE RETAINING WALL
- 19 WINSTER PLACE ROAD RESERVE



KEY PLAN



HERITAGE PICKET FENCE



COMPACTED GRAVEL ROAD



TRADITIONAL HEDGE PLANTING



REINFORCED TURF CARPARK



POST & RAIL FENCE

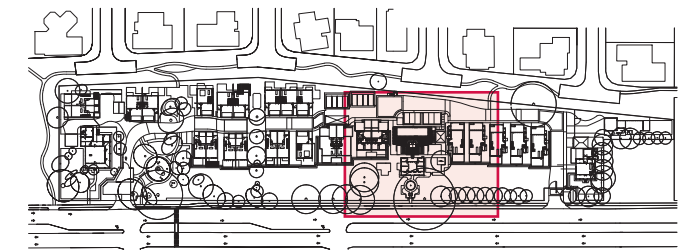


ACCESS AVENUE

## SECTION A

101103 | 16 DEC 11 | DA05 | SCALE 1:100 @ A3

17 MILE ROCKS RD SINNAMON PARK | CLIENT JAMIESON PROJECTS



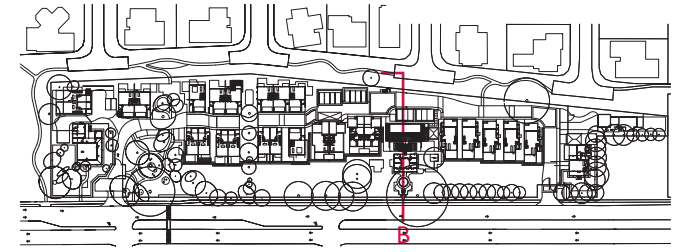
KEY PLAN

- 1** RETAINED SIGNIFICANT TREES
- 2** HERITAGE POST AND RAIL FENCE
- 3** HERITAGE PICKET FENCE
- 4** BEECHWOOD EVENTS AREA
- 5** FORMAL HEDGE
- 6** HERITAGE SHADE STRUCTURES
- 7** TIMBER DECKING ALFRESCO AREA
- 8** GLASS POOL FENCE
- 9** PAVED POOL TERRACE
- 10** SWIMMING POOL
- 11** LOW LEVEL HEDGE
- 12** TURF CELL VISITORS CARPARK
- 13** RETAINED FRANGIPANI WITH BENCH SEAT UNDER
- 14** CENTRAL ACCESS ROAD
- 15** BUFFER PLANTING
- 16** RECREATION PAVILION
- 17** PEDESTRIAN ENTRY TO BEECHWOOD
- 18** RETAINED BOOK LEAF PINE
- 19** RETAIN 1 X EXISTING CAPE JASMINE

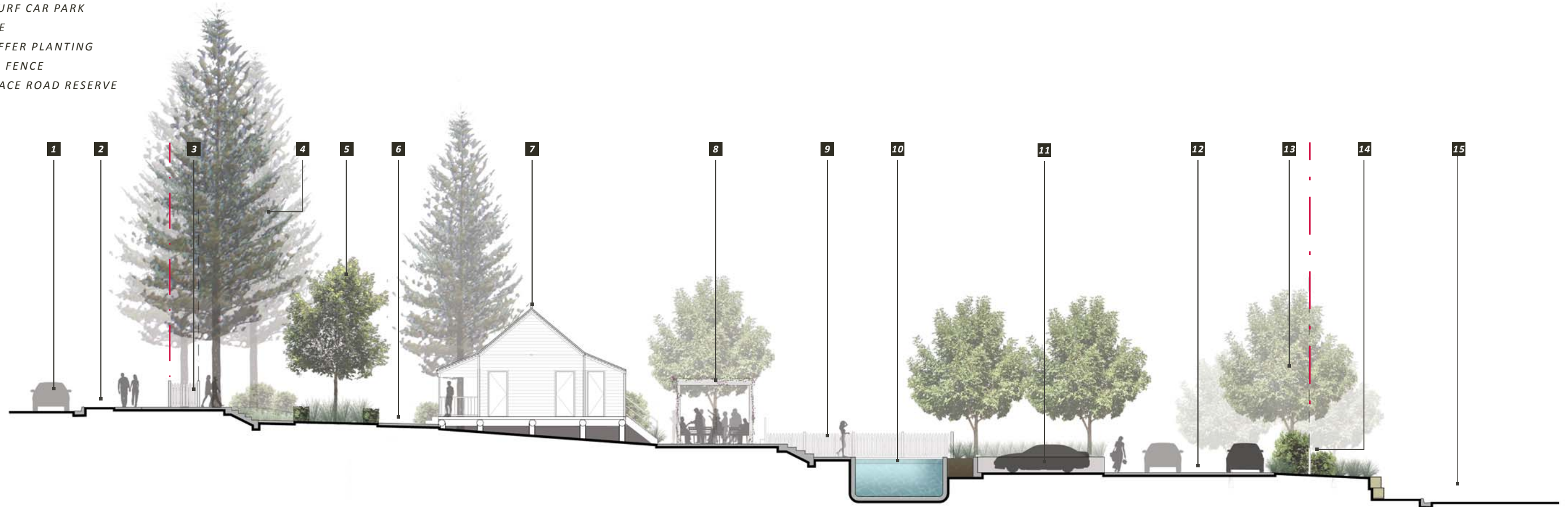
**DETAIL PLAN - RECREATION/HERITAGE PRECINCT**

101103 | 16 DEC 11 | DA05 | NORTH | SCALE 1:250 @ A3  
 17 MILE ROCKS RD SINNAMON PARK | CLIENT JAMIESON PROJECTS

- 1 17 MILE ROCKS ROAD
- 2 BCC VERGE
- 3 HERITAGE PICKET GATE
- 4 RETAINED HOOP PINES
- 5 RETAINED BOOK LEAF PINE
- 6 PEDESTRIAN ENTRY PATH
- 7 BEECHWOOD
- 8 OUTDOOR TERRACE WITH SHADE ARBOUR
- 9 HERITAGE PICKET POOL FENCE
- 10 SWIMMING POOL
- 11 REINFORCED TURF CAR PARK
- 12 ACCESS AVENUE
- 13 BOUNDARY BUFFER PLANTING
- 14 POST AND RAIL FENCE
- 15 COLTHOUSE PLACE ROAD RESERVE



KEY PLAN



HERITAGE PICKET FENCE



ENTRY STEPS



ARBOUR



POOL



REINFORCED TURF CARPARK



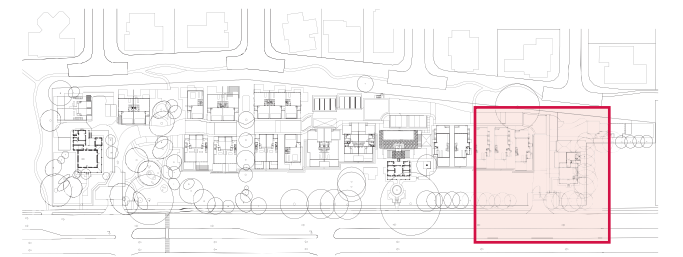
ACCESS AVENUE

## SECTION B

101103 | 16 DEC 11 | DA05 | SCALE 1:100 @ A3

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KEY PLAN

- 1** RETAINED NORFOLK PINES
- 2** HERITAGE POST & RAIL FENCE
- 3** HERITAGE PICKET FENCE
- 4** SECONDARY PEDESTRIAN ENTRY
- 5** PRIVATE OPEN SPACE TO OSB
- 6** RURAL CHARACTER ENTRY GATES
- 7** AVENUE TREE PLANTING
- 8** PRIVATE OPEN SPACE TO E2
- 9** OPEN SPACE TO ADJACENT LOT
- 10** CENTRAL ACCESS ROAD - BUSHMATES OR SIMILAR

**DETAIL PLAN - SECONDARY ENTRY**

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TREES



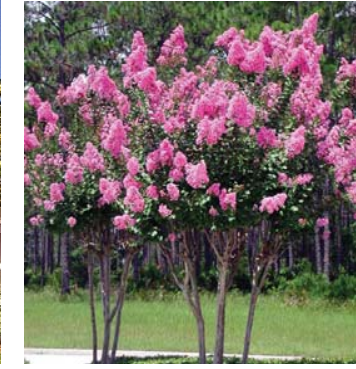
*BRACHYCHITON RUPESTRE*  
BOTTLE TREE



*GREVILLEA BAILEYANA*  
WHITE OAK



*HYMENOSPORUM FLAVUM*  
NATIVE FRANGIPANNI



*LAGESTROEMIA INDICA*  
CREPE MYRTLE



*STENOCARPUS SINENSIS*  
WHEEL OF FIRE TREE

SHRUBS



*ABELIA GRANDIFLORA*  
GLOSSY ABELIA



*AZALEA INDICA*  
AZALEA



*CAMELIA JAPONICA*  
CAMELIA



*MALPHIGIA COCCINEA*  
SINGAPORE HOLLY



*NANDINA DOMESTICA*  
SACRED BAMBOO



*ROSA SP*  
HYBRID TEA ROSE



*HYBISCUS SCHIZOPETALUS*  
SKELETON HYBISCUS



*HIBISCUS SYRIACUS*  
ROSE OF SHARON



*SPIRAEA CANTONENSIS*  
MAY BUSH



*SYZYGIUM AUSTRALAE*  
LILLY PILLY



*ZANTEDESCHIA AESTHIOPICA*  
ARUM LILY

GROUNDCOVERS



*AMARYLLIA BELLADONNA*  
BELLADONNA LILY



*CHRYSANTHEMUM FRUTESCENS*  
MARGUERITE DAISY



*DIETES GRANDIFLORA*  
DAY IRIS



*EPIDENDRUM IBAGUENSE*  
CRUCIFIX ORCHID



*ERIGERON KARVINSKIANUS*  
SEASIDE DAISY



*GERBRA JAMESONII*  
GERBRA



*HIPPEASTRUM*  
HIPPEASTRUM



*ZEPHERANTHES CANDIDA*  
CROCUS

HERITAGE PLANT PALETTE - BEECHWOOD

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TREES

SHRUBS



*ABELIA GRANDIFLORA*  
GLOSSY ABELIA



*BUXUS SEMPERVIRENS*  
EUROPEAN BOX



*BELOPERONE GUTTATA*  
SHRIMP PLANT



*HIBISCUS ROSA SINENSIS*  
HIBISCUS



*HIBISCUS SCHIZOPETALUS*  
SKELETON HIBISCUS



*HIBISCUS SYRIACUS*  
ROSE OF SHARON



*HYPERICIUM PATALUM*  
ST JOHN'S WORT



*JASMINUM MESNEYI*  
CAPE JASMINE



*SPIRAEA CANTONENSIS*  
MAY BUSH



*PHOTINIA GLABRA*  
JAPANESE PHOTINIA



*ZANTEDESCHIA AESTHIOPICA*  
ARUM LILY

GROUNDCOVERS



*AMARYLLIA BELLADONNA*  
BELLADONNA LILY



*EPIDENDRUM IBAGUENSE*  
CRUCIFIX ORCHID



*ZEPHERANTHES CANDIDA*  
CROCUS



*ZEPHERANTHES GRANDIFLORA*  
PINK STORM LILY



*ZEPHERANTHES GRANDIFLORA*  
ZEPHERANTHES

# HERITAGE PLANT PALETTE - GLEN ROSS & ORCHID ENTRY

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TREES

SHRUBS



AGAVE ATTENUATA  
AGAVE



BROMELIAD SPP  
BROMELIAD



BEOPERONE GUTTATA  
SHRIMP PLANT



CORDYLINE FRUTICOSA RUBRA  
RED CORDYLINE



CORDYLINE STRICTA  
SLENDER PALM LILY

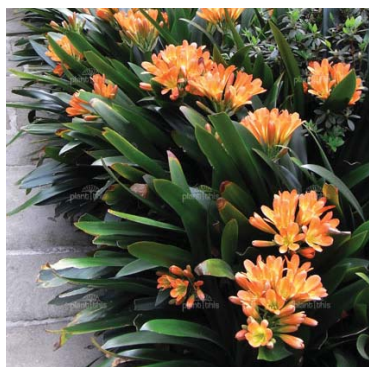


CTENANHTE LUBBERSAINA BAM  
BRAZILIAN SNOW



MONSTERA DELICIOSA  
MONSTERA

GROUNDCOVERS



CLIVIA MINTA  
CAFFRE LILY



HIPPEASTRUM  
HIPPEASTRUM



PHYLA NODIFLORA  
CONDAMINE COUCH



CISSUS RHOMBIFOLIA  
ELLEN DANICA

## HERITAGE PLANT PALETTE - ORCHARD

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TREES



ACMENA SMITHII VAR MINOR  
LILY PILY



BACKHOUSIA CITRIODORA  
LEMON SCENTED MYRTLE



ELAEOCARPUS EUMUNDII  
EUMUNDI QUANDONG



HARPULIA PENDULA  
TULIPWOOD



WATERHOUSIA FLORIBUNDA  
WEeping LILY PILY



XANTHOSTEMON CHRYSANTHUS  
GOLDEN PENDA

SHRUBS



ACMENA ALYNS MAGIC  
ALYNS MAGIC



BUXUS MICROPHYLLA  
DWAFR BUXUS



CAMELIA SASANQUA  
CAMELIA



GARDENIA AUGUSTA  
GARDENIA



LAVANDULA DENTATA  
FRENCH LAVENDER



MICHELIA FIGO  
PORT WINE MAGNOLIA



PHYLLANTHUS MINUTIFLORUS  
PHYLLANTHUS



ROSEMARY OFFICINALIS  
ROSEMARY



SYZYGIIUM AUSTRALAE  
LILY PILY



SYZYGIIUM CASCADE  
CASCADE



VIBURNUM ODORATISSIMA  
VIBURNUM

GROUNDCOVERS



AGAPANTHUS AFRICANUS  
AGAPANTHUS



GARDENIA RADICANS  
CREEPING GARDENIA



HEDERA CANARIENSIS  
CANARY ISLAND IVY



LIRIOPE MUSCARI "JUST RIGHT"  
JUST RIGHT



LAMANDRA HYSTRIX  
SLENDER MAT RUSH



PANDORREA JASMINOIDES  
BOWER VINE



VIOLA HEDERACEA  
NATIVE VIOLET

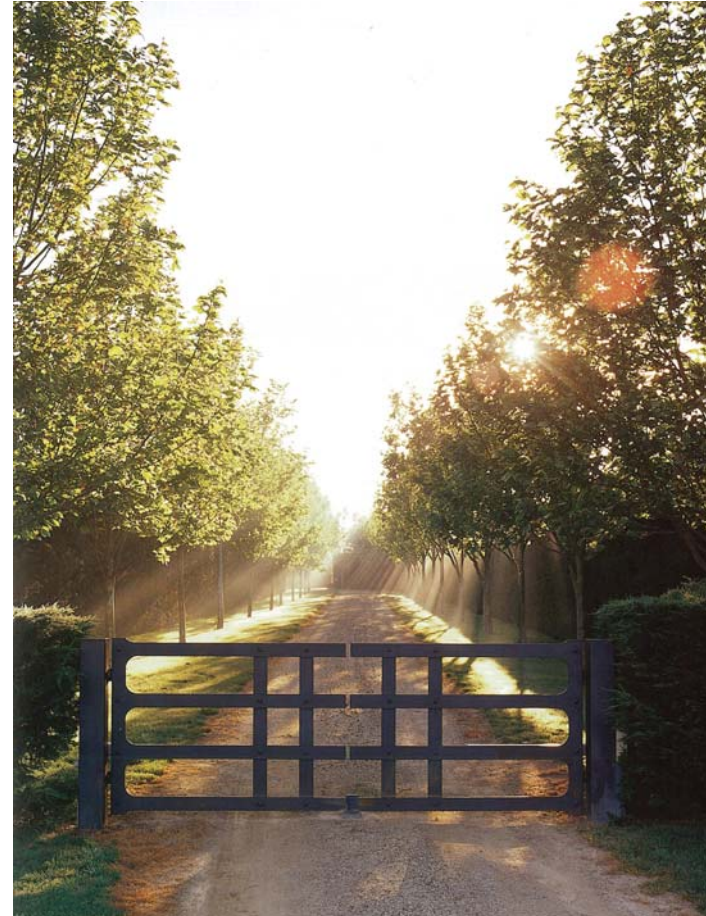
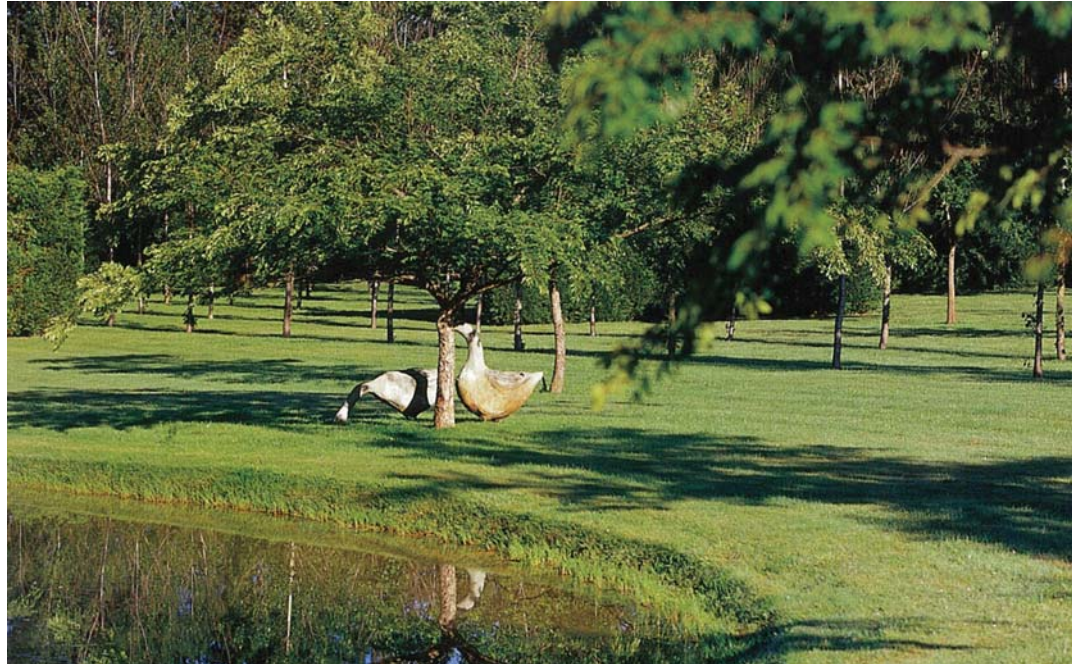


WISTERIA SINENSIS  
WISTERIA

NEW PRECINCT PLANT PALETTE

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PROPOSED LANDSCAPE CHARACTER

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## PROPOSED LANDSCAPE CHARACTER

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