



THE FARM, TURRAMURRA – FREQUENTLY ASKED QUESTIONS

Why is Harris Farm proposing to build The Farm, Turramurra?

At Harris Farm, we want to provide a neighbourhood fresh food offering. We expect the majority of our customers to come from the immediate area and live locally.

We have designed the project with our neighbours in mind. The Farm will be an area for local fresh food shopping with a café, orchard for families to relax and native garden that will provide privacy for our neighbours. There would be three low-rise buildings on site with parking and other facilities located underground.

There is no intention to ‘upsized’ the proposal and the current Development Control Plan (DCP) provides limits on the ability to do this, which we in support.

How would the new store impact local traffic?

We have ensured that the new store will not significantly impact local traffic. Under Road and Maritime Services guidelines, traffic changes are within acceptable limits. Local intersections and the local road network will be able to accommodate the increase in traffic.

Traffic is a major concern across the Sydney’s metropolitan area, and we are mindful of how we use our sites, manage traffic accessing our stores and work with our neighbours to minimise impacts. We understand that the existing road and traffic system is under strain and, notwithstanding our assessment of impacts, will continue to work with both RMS and Council to contribute to solutions if and when we can.

Our proposal provides for all loading and unloading to take place in the underground loading dock. All delivery vehicles will have a designated time to unload which will be determined in consultation with the local community.

Why is the planning proposal seeking to change the zoning of the land from Residential to Neighbourhood Centre?

This land has always been part of the Eastern Road retail precinct and has been used for commercial purposes since the 1950s. While it was zoned Residential in the former Ku-ring-gai Planning Scheme Ordinance, the continued use of the land is not changing and the existing buildings on the site require work to remain viable.

The rezoning of the site to Neighbourhood Centre reflects the long-term use of the land for neighbourhood purposes.

Will tree removal be required?

We have consulted with an arborist to guide any tree removal and are only removing one tree of 'High Landscape Significance'.

We are also proposing to:

- plant more trees of 'High Landscape Significance'
- introduce a publicly accessible orchard
- create an area to propagate more 'High Landscape Significance' trees including the valued Sydney Blue Gum to donate to Landcare and the community.

We have a strong commitment to the environment and sustainability and very much want to maintain a site that is attractive and contributes to the local ecosystem. We are very interested in working with local community groups to support their work and explore opportunities such as the propagation scheme.

Is the proposal the same as the ALDI proposal?

No. Our proposal retains its existing floor space ratio (FSR), which is the same as the surrounding low-density Residential zone. Our proposal also has a total floor space area that is less than half the size of the previous ALDI proposal, meaning the overall bulk, scale and function of future developments on the site has much less impact compared to ALDI's proposal.

We are not proposing to build a supermarket, a large 'big box' building or anything other than what is proposed in the planning proposal. We want to develop an attractive, low-size 'homestead' style building that will speak to the neighborhood scale of the area.

What will be the impact of the proposal on the existing Eastern Road shops?

We do not plan or want to drastically impact local businesses. If approved, The Farm Turramurra, as a fresh food grocer, would provide additional choice to the community as part of their local shopping experience.

We are proposing to provide a fresh food grocery store that will revitalise the Eastern Road shopping centre and provide additional options to the community. Our recent experience has shown other complementary businesses experience an increase in custom when Harris Farm opens in their local area.

We want to be a good neighbour, not just to local residents but also to local shops. We will work closely with owners to discuss how we can promote the precinct as a whole and are committed to creating a thriving neighbourhood shopping destination for the local community.

Our proposal provides much-needed additional carparking to the Eastern Road shops precinct and will also improve pedestrian linkages across Tennyson Avenue.

How many jobs will be created by the proposal?

In all of our stores, the majority of Harris Farm team members are local residents. For example, 60% of team members at our St. Ives and Lindfield stores live on the North Shore. A similar local workforce proportion is expected at Turramurra, which is expected to create up to 80 full-time and part-time jobs.

We pride ourselves on not just providing jobs, but also young people with solid training and support in what is often their first work experience.

We provide jobs with career pathways and support for all our employees and are able to proudly support part-time workers, older workers and people with diverse backgrounds to work in our local stores.