

Manningham Heritage Garden & Significant Tree Study

Heritage Garden Information Sheet

Garden Identification No.: 70

Name of Property: "Carramar"
Location: 57, O'Briens Lane, Templestowe
Owner: Colin & Liana Joyce

History:

Original owner: Colin & Liana Joyce (House & Garden)

House –Designed By: Unknown
Built by: Ken Dean
Date: 1989
Additions (date) None

Garden -Designed By: Paul Thompson
Built by: Paul Thompson
Date: 1989 -
Additions (date, designer & type): Garden is gradually developing and maturing

Notes – The garden has won a number of awards including "landscape of the year" in 1990 and is a "Land for Wildlife" site. The garden has been written up in a number of publications including:

Landscape Australia, Volume 4, 1991
 P. Thompson, *Australian Planting Design*, Lothian, 2002
 D. Snape, *The Australian Garden*, Blooming Books, 2002

Source: Conversation with property owners
Carramar - a haven for wildlife Australia's Open Garden Scheme information sheet,
 Date unknown



Garden Style:

Geometric		Australian Native	X	English Landscape		Picturesque		Gardenesque (victorian)	
Edwardian		Bush	X	Australian suburban		Plantsman's		Other	X

Other: The garden style is naturalistic, with the design brief being "to put the land back as it was".

Category of Significance:

Significant role in pattern of history		Demonstrating a rare/endangered aspect of history		May yield new historical information		Demonstrating a class of significant places	
Aesthetic value	X	High level of Creative/ Technical development representing a period	X	Valued by community for cultural, social or spiritual reasons		Associated with (or designed by) historical figure	X

Level of Significance: Regional

Main Elements:

Trees	X	Shrubberies	X	Lakes/ponds	X	Other	X		
Walling		Steps		Paving		Hedges			

Other: Garden is comprised of naturalistic ponds, open lawns and shrub and tree masses, with rockwork also present. The site is designed to collect rainwater runoff and channel it into the pond system. The site supports an entire ecosystem including a variety of native animals, frogs and fish.

Features:

Statuary	X	Fountain		Summer house/aviary	X	Gates		Pergola	X
Terraces	X	Urns		Orchard		Kitchen Garden		Other	

Other: The site features a large, freestanding bird feeder, bird aviary and hexagonal gazebo. Three metal bird sculptures by Michael Murphy are located on rustic wooden stands to the rear of the garden, with a metal Emu being in the front. A feature of the site is the deck area off the back of the house, with it's inground swimming pool and glass pool fence, which allows views over the rest of the garden. The garden is also lit at night using low voltage lighting. The major focus of the rear garden is a naturalistic style rammed earth pond with a timber bridge and adjacent granite tables and BBQ area.

Garden Plantings: The garden is comprised of naturalistic native plantings with trees such as *Casuarina sp.*, *Acacia sp.*, *Eucalyptus sideroxylon*, *Corymbia maculata*, other *Eucalyptus sp.*, *Leptospermum sp.*, *Toona ciliata*, *Hymenosporum flavum* and *Albizia leprosa*. Shrubs include Correas, Grevilleas, Banksias, Hakeas (Fine leafed and Pin-cushion) and Waratahs. Other plants such as Bird Nest and Tree Ferns, *Xanthorrhoea sp.* (Grass Tree) and native *Dendrobium speciosum* and *D. kingianum* orchids are also present.

Condition & Integrity:

Excellent	X	Good		Fair		Deteriorated		Ruins	
Intact	X	Altered/extended sympathetically	X	Altered/extended unsympathetically		Disturbed or damaged		Restoration possible?	

Notes: This relatively recent garden is still intact and in keeping with the original intention of the designer and owner. Due to its young age (the garden is 16 years old), it is still developing its full potential, which will not be realised for some time. The earliest development of the site included the wetland/lake system, its bridge and BBQ area. The rest of the site has been added to and continued over time and includes a drainage system which collects the water of the property.

Maintenance Practice/ Requirements: This type of garden requires careful management to maintain its naturalistic style. The level of weeding required has been reduced over the years as the garden has established and mulching has increased. Woody weeds and any trees or large branches that fall or are removed should be mulched for use on site. Ongoing removal and replacement of plantings must also be managed with trees failing and requiring replacement, and other thinning of plantings required. Currently the upper story of the plantings has been completed with the under story being added to, thinned, removed and replanted as required. Careful pruning of native plants is also required to remove deadwood and manage them correctly. This site, with its plants of various life expectancies, requires careful ongoing maintenance. At present this site is under the management and direction of the original owners and designer. Maintenance regimes currently being carried out are sympathetic and appropriate, however if the property was to change hands then care must be taken to ensure its style and atmosphere is preserved. This would include ensuring that significant features listed below were retained as well as the entirely native plant material. Due to the ongoing development of this garden, care must be taken that any planning controls issued do not restrict the development or hinder the maintenance of the site. Planning controls should be implemented if the site changes hands.

**Existing
Overlay Controls:**

Significant Landscape Overlay (SLO1), Significant Landscape Overlay (SLO2).

Significant Elements:

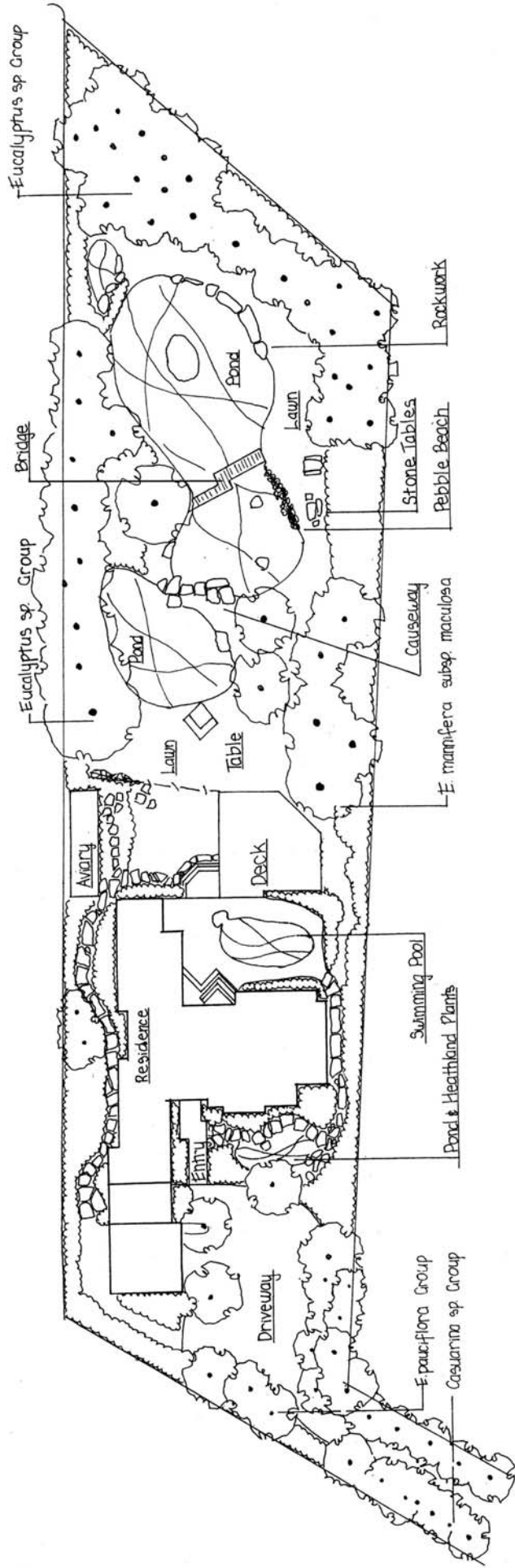
The Australian Bush garden "Carramar" at 75 O'Briens Lane, Templestowe is of regional significance. It is significant for maintaining natural ecosystems, being a clear demonstration of a class of gardens, its high aesthetic qualities and its high level of design merit. Significant features of the garden are the decking and glass pool fence which allows views over the garden; the entire area encompassing the rammed earth wetland system, including the timber bridge, rockwork and planting; the drainage system for the entire site; the granite seating and barbeque area and the entirely Australian native planting scheme.

Recorded by:

Andrea Proctor / Jenny Wade

Date:

7-03-2005



CARRAMAR
 57 O'Briens Lane Templestowe Not To Scale

Additional Photos:

