

# 2 FITZWILLIAM ST

Parramatta, NSW

Darug Country

PREPARED FOR

URBAN PROPERTY GROUP  
DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE



Prepared for

URBAN PROPERTY GROUP

Suite 110 Level 1/180-186 Burwood Rd, Burwood NSW 2134

State Significant Development Application [2]

This report 2024045-LR-DA000 [2] should be read in conjunction with  
Landscape Development Application drawings [2] (Appendix A) Prepared by  
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# Introduction & Context

# Introduction & Overview

## Project Overview

This report is submitted to the Department of Planning, Housing and Infrastructure on behalf of the the Applicant in support of the project comprising residential, hotel and retail uses at 2 Fitzwilliam Street, Parramatta.

Following the approval of the Stage 1 Concept State Significant Development Application (SSDA) (SSD-49808717) and the completion of a design competition for the project, UPG are now pursuing the next stage of planning approvals, which include a State Significant Rezoning, a Detailed Stage 2 SSDA.

## Design Process

Land and Form Studios in collaboration with SJB were the successful design team to win the design competition undertaken for the project in April 2024-July 2024. Since winning the competition, the project has gone through the Design Integrity Panel (DIP) process to ensure high-quality outcomes.

Pre-DA sessions were also conducted with relevant stakeholders from the City of Parramatta, which has directed the landscape and public domain design throughout the precinct.

This document provides an outline of the context, the brief, concepts, and principles that have played a role in the preparation of the overall design.



# State Strategic Context

## RELEVANT POLICIES, GUIDELINES & CONTROLS

### BETTER PLACED & GREENER PLACES (GANSW)

Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

- To promote good design and amenity of the built environment
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)

GANSW policies and guidance form the line of sight from the Environmental Planning & Assessment (EP&A) Act amendments to include the promotion of good design and amenity of the built environment.








Apartment Design Guide

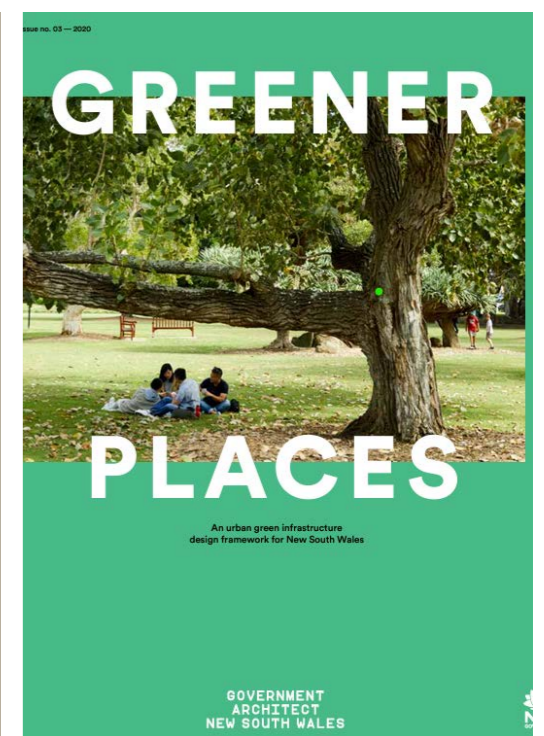
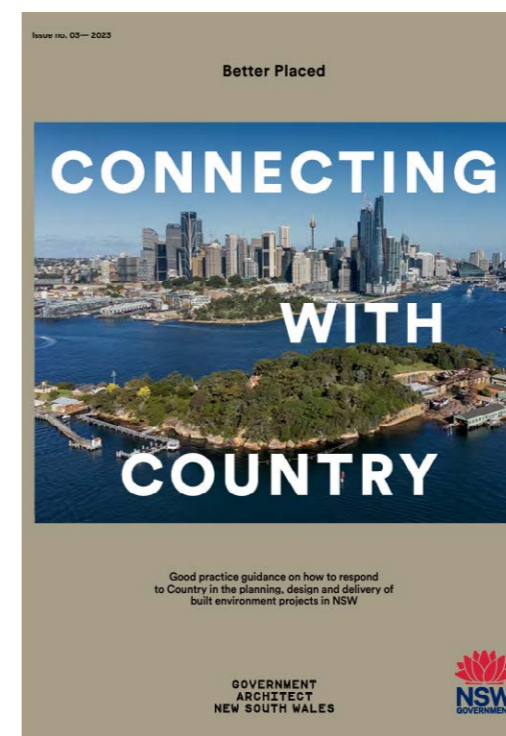
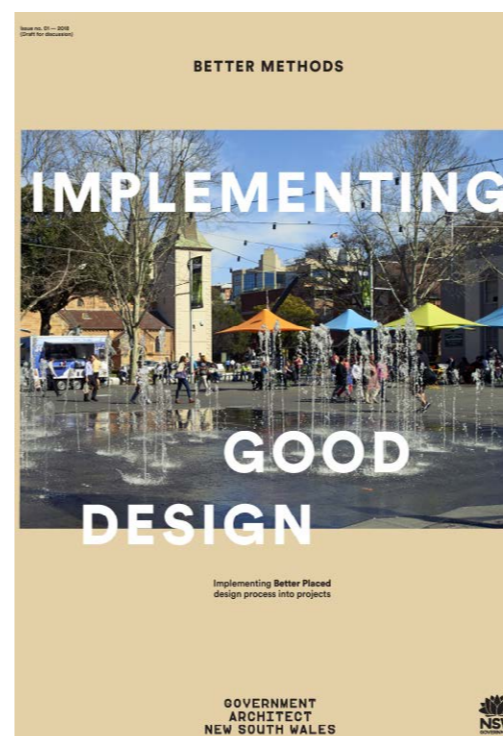
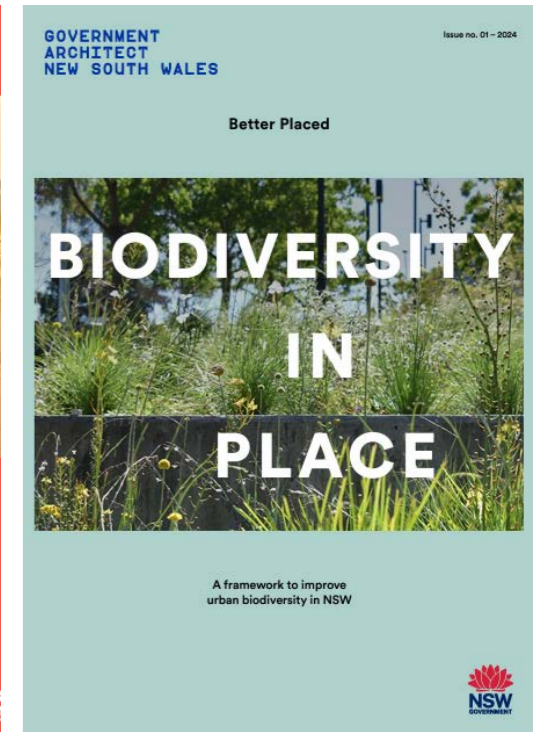
Part 3: 3D Communal & Public Open Space

Part 4: 4O Landscape Design

Part 4: 4P Planting on structures

## OBJECTIVES FOR GOOD DESIGN (GANSW)

 <b>OBJECTIVE 1.</b> <b>Better fit</b> contextual, local and of its place	 <b>OBJECTIVE 2.</b> <b>Better performance</b> sustainable, adaptable and durable
 <b>OBJECTIVE 3.</b> <b>Better for community</b> inclusive, connected and diverse	 <b>OBJECTIVE 4.</b> <b>Better for people</b> safe, comfortable and liveable
 <b>OBJECTIVE 5.</b> <b>Better working</b> functional, efficient and fit for purpose	 <b>OBJECTIVE 6.</b> <b>Better value</b> creating and adding value
 <b>OBJECTIVE 7.</b> <b>Better look and feel</b> engaging, inviting and attractive	



# Local Strategic Context

This SSDA relates to the site located at 2 Fitzwilliam st. As illustrated in the below figures, the site is located in the Parramatta Central Business District/ City Centre and is bordered by Argyle st to the north, Fitzwilliam st to the South.

## Parramatta City Centre Development Control Plan 2023

Although Development Control Plan's do not apply to SSDA, the proposed landscape design has considered the general objectives outlined in Section 9.1.2 of the Parramatta City Centre DCP 2023, which are excerpted below:

### General Objectives

Create a legible, coherent and attractive City Centre characterised by lively streets of human scale and detail, and a distinctive skyline of tall, slender towers set back from the streets.

Ensure that the spaces of the public domain - streets, squares and parks - are of high quality and amenity.

Contribute to a thriving City Centre at street level with a well-designed interface at active frontages.

Prioritise pedestrian movements to enhance pedestrian safety and enjoyment of the city.

Promote urban and architectural design quality through planning procedures that foster design excellence.

Protect public parks and places from undue environmental impacts from development.

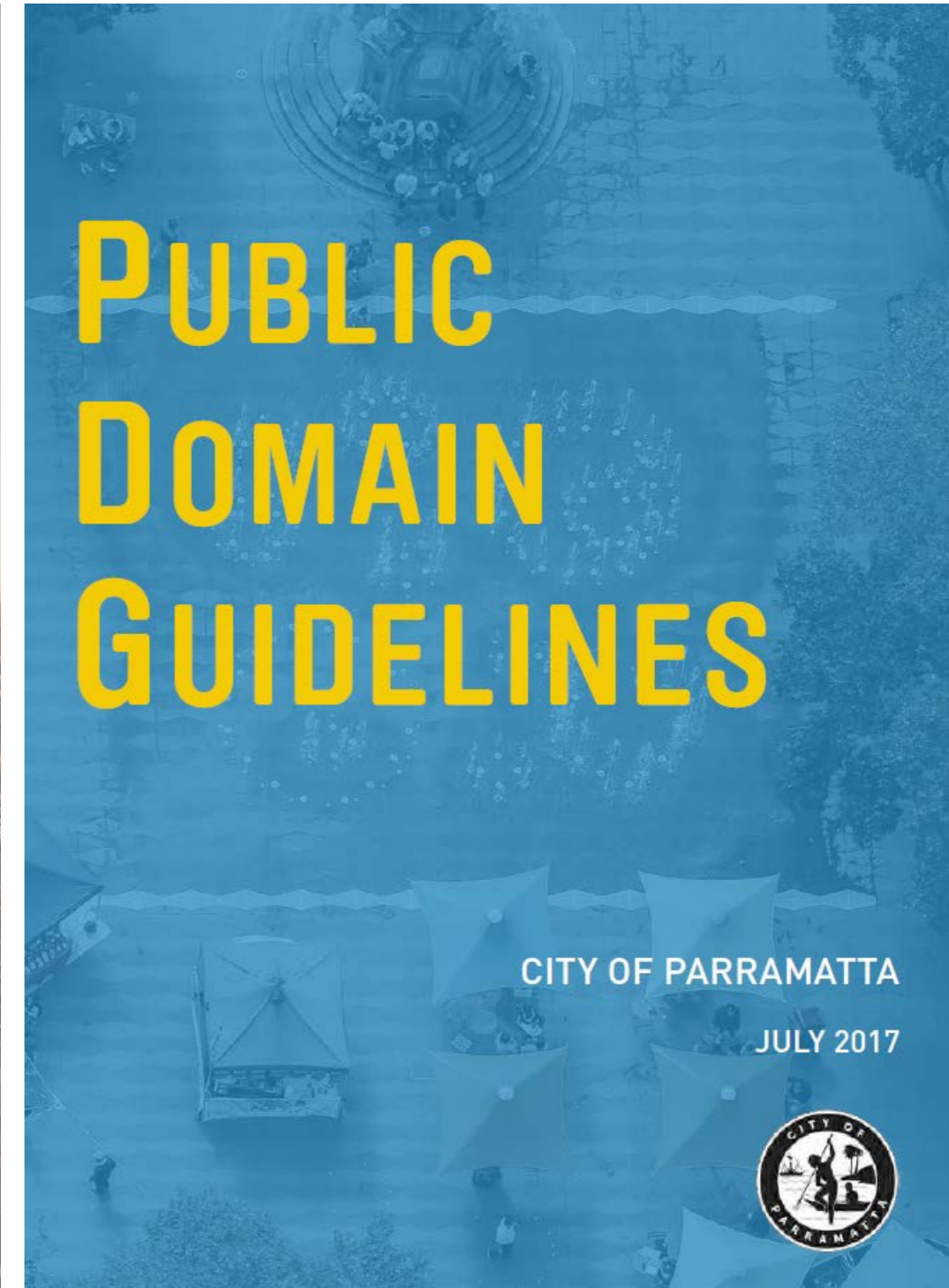
Reinforce the distinctive attributes and qualities of Special Areas in the City Centre.

Protect and celebrate heritage and provide for its conservation and interpretation.

Manage flood waters to protect and enhance the quality of the public domain and private property in the City Centre.

Limit the impact of growth and development on the City Centre environment with reduced energy and water use, greenhouse gas emissions and urban heat.

Protect and improve the natural environment.



# Site Context



QUEENS WHARF PARK

PARRAMATTA RIVER

GEORGE ST

CHURCH ST

ST JOHN PARK

PARRAMATTA LIBRARY

PARRAMATTA SQ

L

10 MIN WALK

MACQUARIE ST

SMITH ST

5 MIN WALK

HASSALL ST

ST JOHN'S CEMETERY

T

PARRAMATTA TRAIN STATION

CHURCH ST

FITZWILLIAM ST

SITE

HASSALL ST

JAMES RUSE RESERVE

CAMPBELL ST

SMITH ST

PARKES ST

WENTWORTH ST

VALENTINE DR

PARKES ST

WIGRAM ST

UNA ST

GREAT WESTERN HIGHWAY

CHURCH ST

PARKES ST

JUBILEE PARK

2 FITZWILLIAM ST

LANDSCAPE ARCHITECTURE & PUBLIC DOMAIN SSDA [2]

# Connecting with Country

## TEAM INTENTIONS

The Fitzwilliam Street project team is dedicated to maintaining ongoing communication with Traditional Custodians, Elders, Knowledge Holders, and Aboriginal community groups and organizations. This commitment ensures that Aboriginal knowledge is thoughtfully incorporated into both the built environment and the landscape of the Fitzwilliam Street project.

## THE PROCESS SO FAR

The process began with a First Nations Knowledge Holder and a local Elder from Ngurra Advisory joining a “Walk on Country” alongside Uncle Chris Tobin, a Dharug man recognized as a researcher, educator, and artist. Representatives from Urban Property Group, Landform Landscape Architects, and SJB Architects also took part in this session. During the walk, Uncle Chris provided valuable insights into caring for Country and highlighted the cultural significance of the Parramatta area to the First Aboriginal Peoples. This engagement has played a key role in shaping a “Connecting with Country Guide” tailored specifically for the project.

The guide focuses on the following areas:

1. Ongoing community engagement
2. Caring for Country
3. Understanding Country

## WHAT WE HAVE DONE SO FAR

### -Project initiation meeting

Discussed the project’s objectives and established a clear plan moving forward, including the project’s scope, timelines, and responsibilities to set a solid foundation.

### -Research and preparation

Conducted research and reviewed Aboriginal cultural heritage.

### -Walk on Country

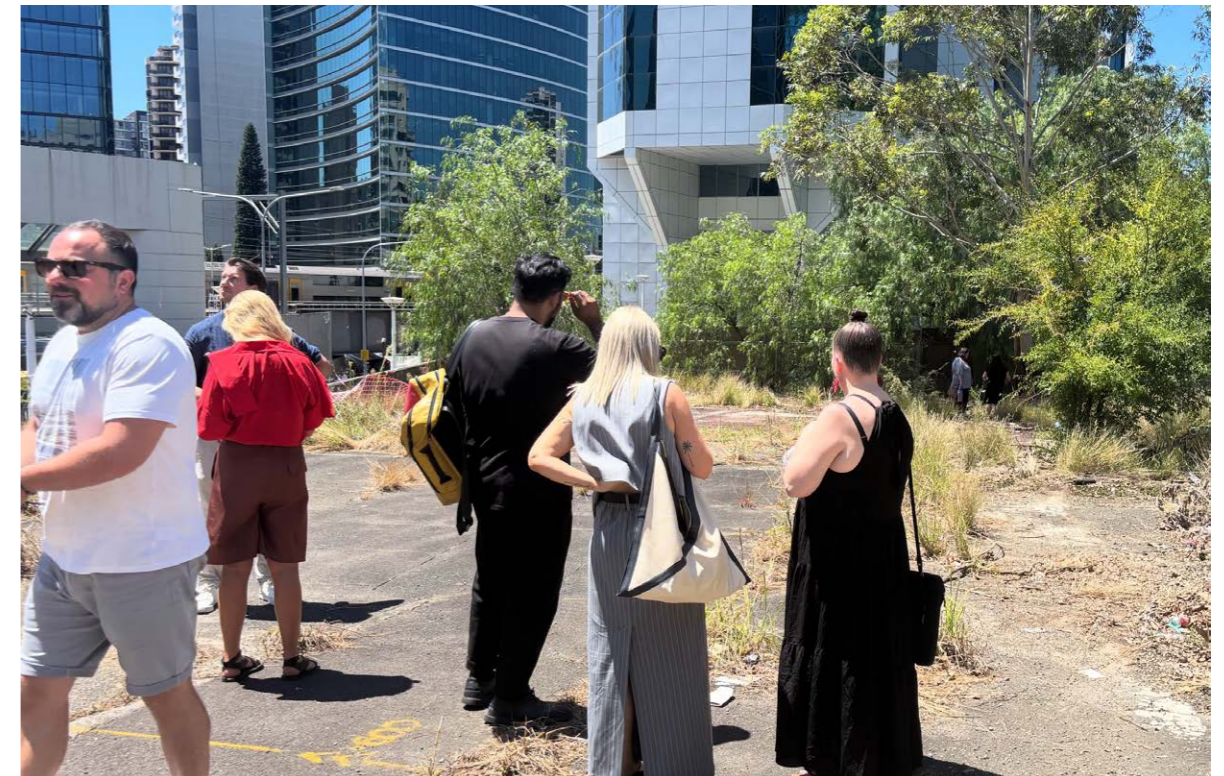
Participated in a Walk on Country led by Dharug Traditional Custodians and Knowledge Holder Uncle Chris Tobin.

### -Meetings with the community

Ngurra Advisory engaged with the Baramadagal/Dharug Traditional Custodians, Elders, and Knowledge Holders to build awareness, listen deeply, and better understand the history, purpose, and needs while interpreting cultural narratives.

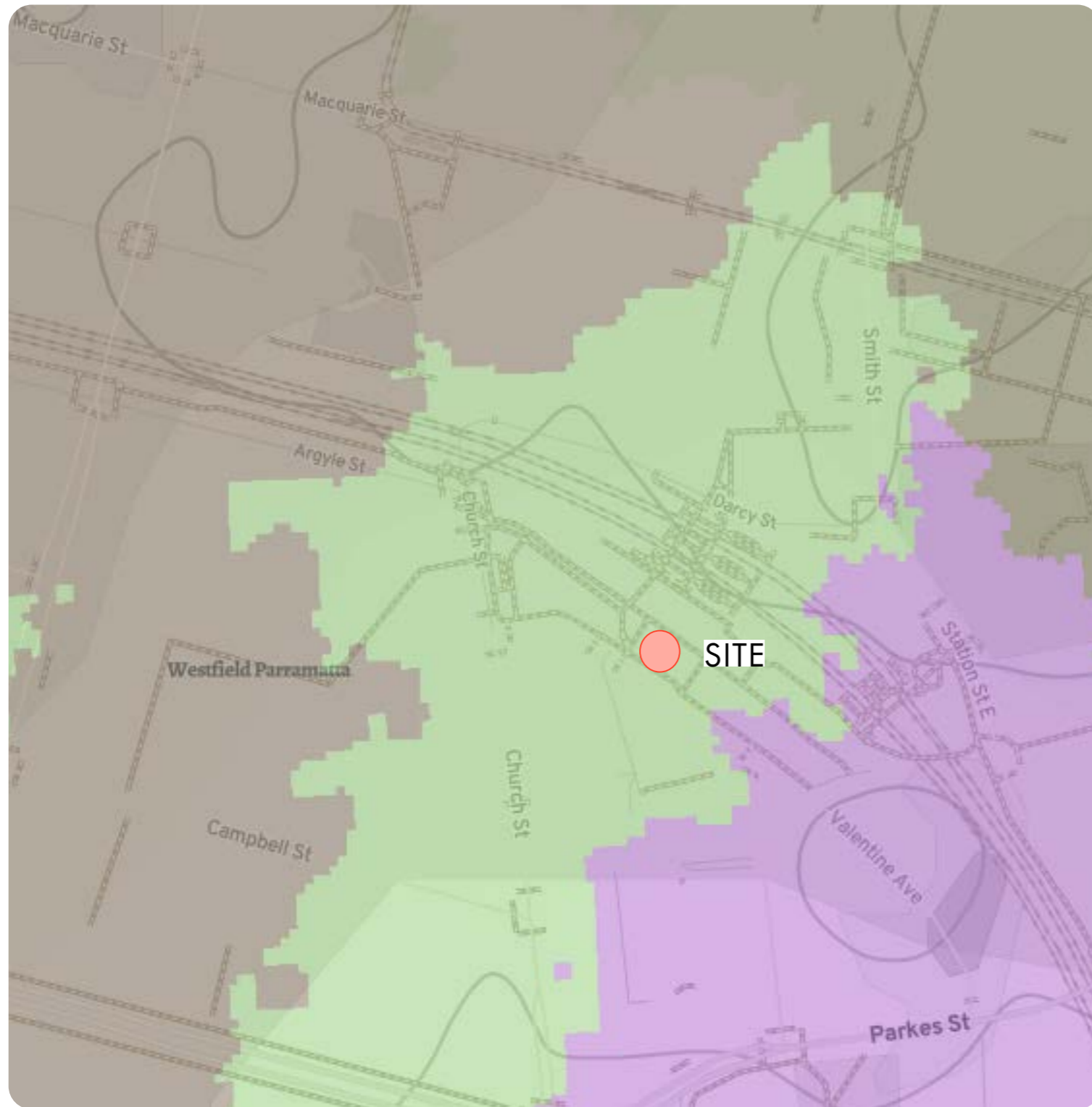


22ND OCTOBER 2024  
WALK ON COUNTRY WITH UNCLE CHRIS TOBIN (DARUG KNOWLEDGE HOLDER)



28TH JAN 2025  
RECONNECTION TO SITE WITH BARAMADAGAL TRADITIONAL CUSTODIANS

# Mapping Country



Vegetation communities that covered the site & the Lane Cove region pre-clearing

- Sydney Coastal Sandstone Gully Forest
- Sydney Turpentine Ironbark Forest
- Cumberland Shale Plains Woodland



SYDNEY RED GUM  
*Angophora costata*



RED BLOODWOOD  
*Corymbia gummifera*



SUPERB FAIRYWREN



BROAD-LEAVED PAPERBARK  
*Corymbia gummifera*



SYDNEY PEPPERMINT  
*Eucalyptus piperita*



BARKING OWL



OLD MAN BANKSIA  
*Banksia serrata*



SUNSHINE WATTLE  
*Acacia terminalis*



SHORT-BEAKED ECHIDNA

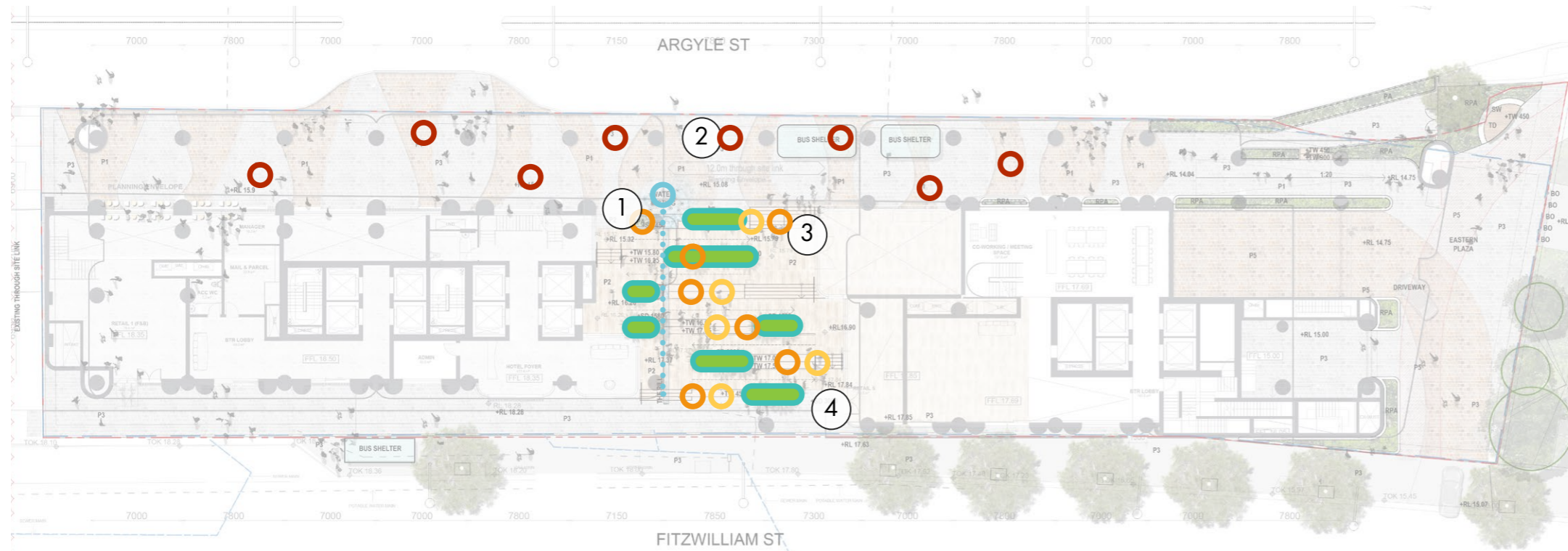


YELLOW BUTTONS  
*Chrysocephalum apiculatum*



LEMON MYRTLE  
*Backhousia citriodora*

# Cultural Narrative Inclusion & Public Art



Designing with country map - Incorporating Cultural Narratives into Design

- Rivers & Fresh Water
- Story Telling
- Native Plants
- Scar Trees - Timber Reuse
- Artwork
- Native Wildlife Habitat

## 1 The Water Rill

A playful, iconic landscape art element, a running water mill which carves through the terrace and pays homage to the importance of water on this country

## 2 Argyle St Canvas

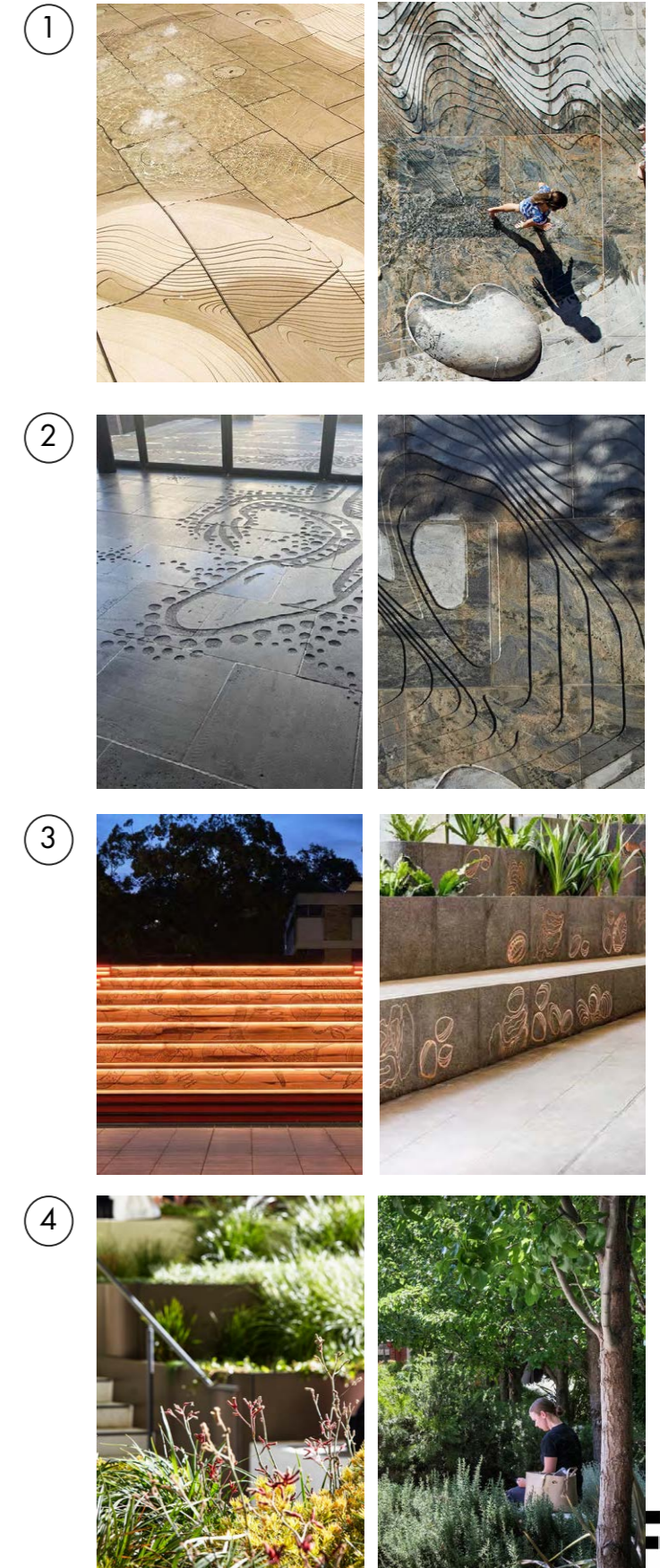
A playful paving canvas acting as the 'front door mat' to the development highlighting the ground plane in a playful and subtle manner, with opportunities to incorporate Aboriginal artwork conveying the Baramadagal people's knowledge of the land, events and beliefs.

## 3 Potential seating artwork

A protected civic terrace and through site link connecting Fitzwilliam St to Argyle St, with opportunities to reuse on-site timber into sustainable, functional seating that honors the tree's history and natural beauty.

## 4 Endemic landscape planting to through site link

Raised planters along Fitzwilliam place celebrating Baramadagal heritage while supporting the endangered Cumberland Plain Woodland ecosystem, fostering biodiversity, cultural connection, and ecological awareness in an urban setting.



# The Design

# Landscape Vision

To create a place that embraces movement, experience, and flux—key mechanisms of a growing CBD—while providing a healing experience through connections with nature via sight, touch, and sound.



# Design Statement

## Ground floor & Streetscapes

Extensive ground floor communal open space is provided throughout both Eastern and Western precincts creating a continuous green corridor through the site embedding the built form in landscape at every interface. Streetscape and open space embellishments have also been provided as part of a separate development application.

## Green Roofs

Non-trafficable green roofs has been provided to reduce temperatures across the building, reduce noise, provide urban habitat and increase the capacity of solar panels for energy collection & production.

## Access, Egress & Connectivity

All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required. Definition of a hierarchy of pedestrian pathways has been created to ensure numerous access points and circulation options for the local community.

## CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times.

## Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception, lobby and retail areas at maximum 1:21 grades where possible reducing the amount of handrails and clutter in the public realm.

## Deep Soil, Soil Depths on Podiums & Permanent Planting

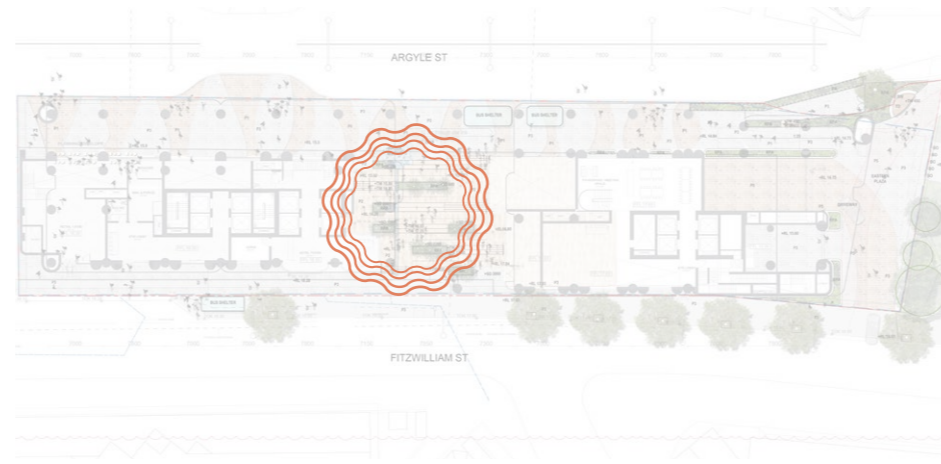
All planters have a minimum soil depth of 450-600mm including slab setdowns. This allows planter walls to be at low heights promoting visual permeability and ADG soil depths for trees achieved through



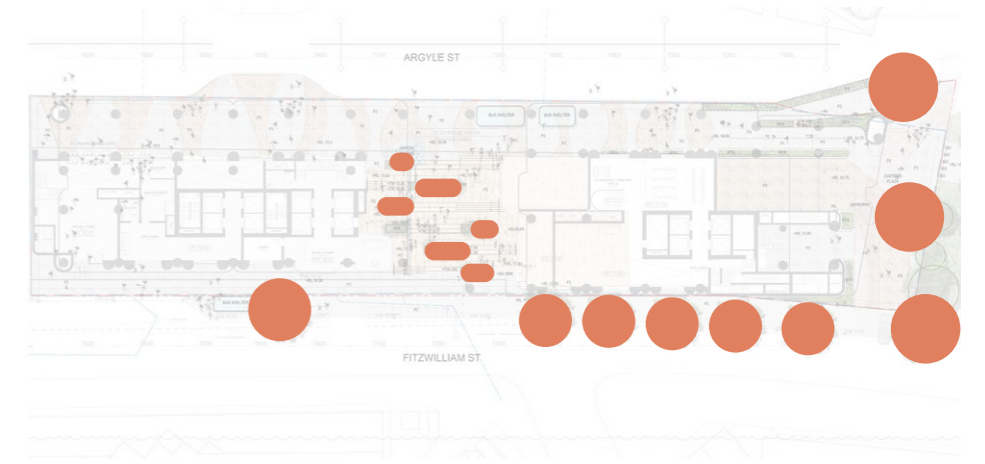
# Key Design Principles



Celebrating Confluence and Flow



Creating an iconic 'city' moment



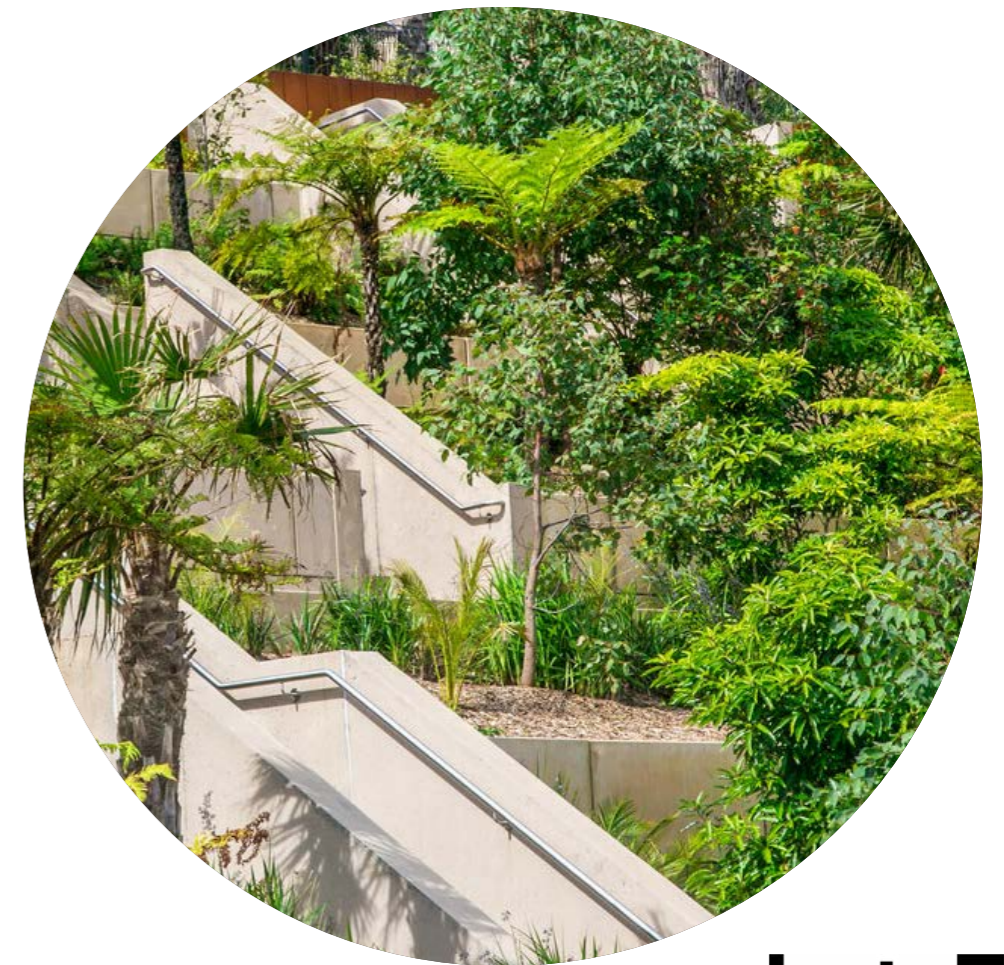
Healing Through Landscape



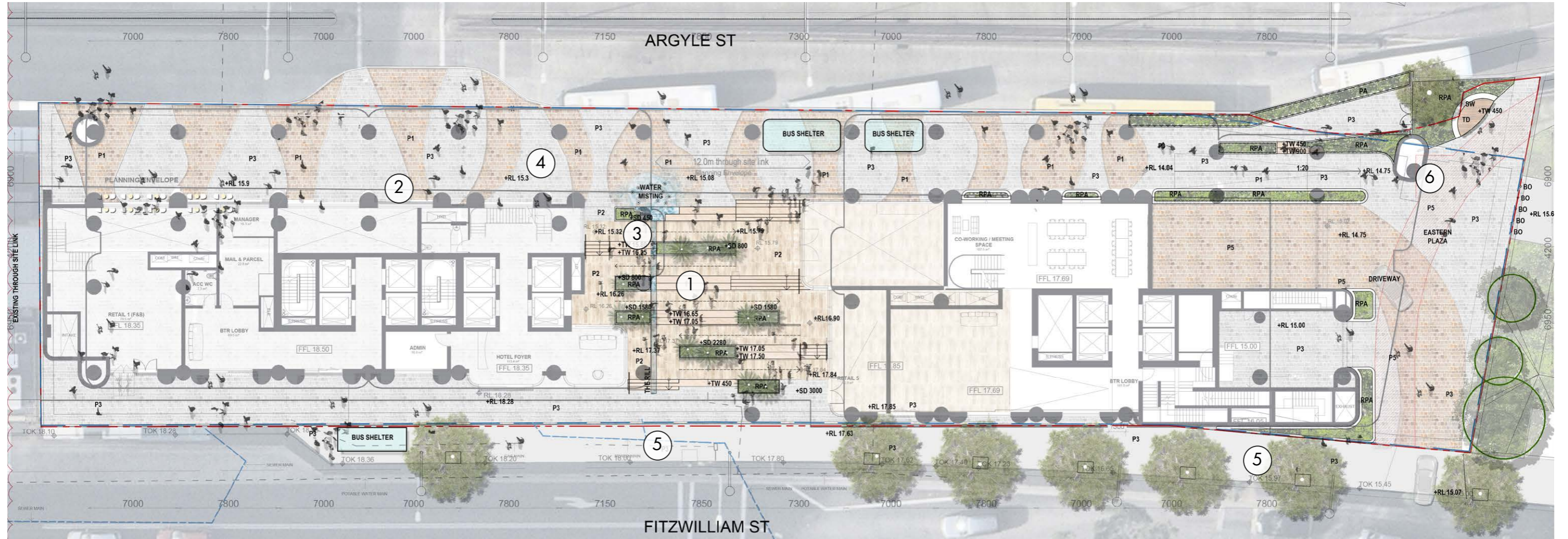
2 FITZWILLIAM ST



LANDSCAPE ARCHITECTURE & PUBLIC DOMAIN SSDA [2]



# Ground Floor Landscape & Public Domain Plan



SCALE 1:300





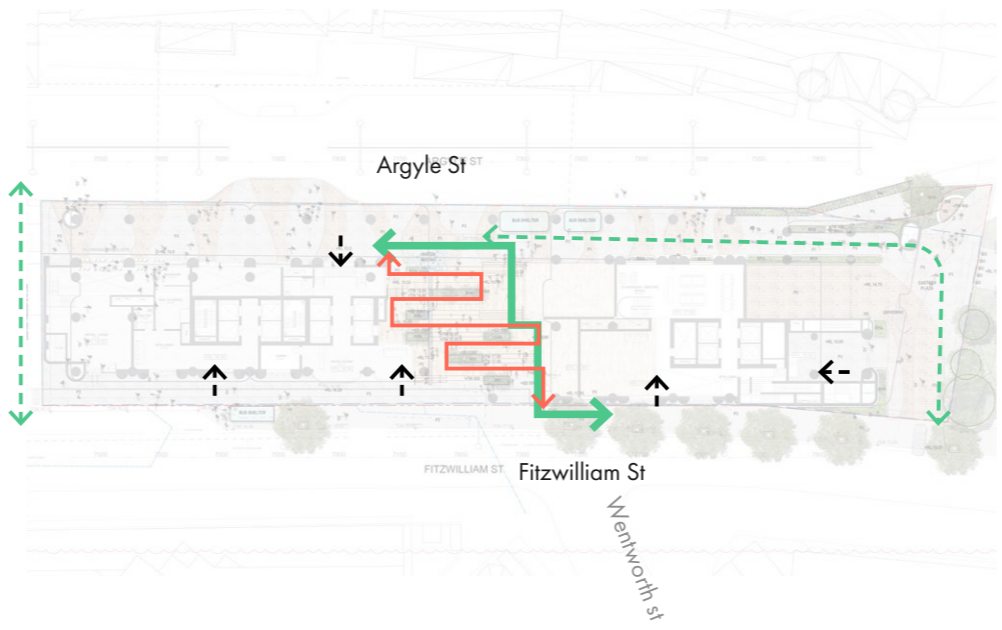
- ① **The Cove** - A protected civic terrace and through site link connecting Fitzwilliam St to Argyle St
- ② **Outdoor Dining/Retail Spill-Out** - with light touch landscaping, incidental seating terraces and informal gathering spaces
- ③ **The Water Rill** - A playful, iconic landscape art element, a running water mill which carves through the terrace and pays homage to the importance of water on this country
- ④ **Argyle St Canvas** - A playful paving canvas acting as the 'front door mat' to the development highlighting the ground plane in a playful and subtle manner
- ⑤ **Fitzwilliam St Upgrades** - provision to reintroduce new street trees to Fitzwilliam St reinforcing a green urban canopy creating a comfortable and cooler precinct
- ⑥ **Eastern Plaza** - A space that facilitates many functions for both vehicles and pedestrians. This once former public place will be re-established in great northern sun, it provides a different experience to the through site link, a place to sit in the sun amongst landscape

# Ground Floor Landscape & Public Domain - Design Layers







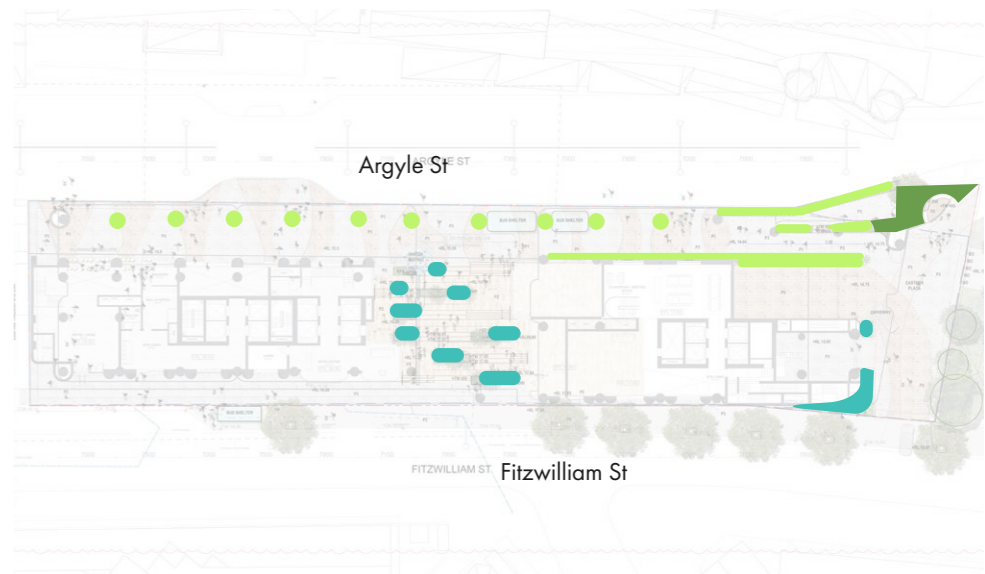
Key Gathering Spaces

-  Public Puddles - Opportunities for diverse public gatherings
-  Protected Outdoor Dining / Retail Spill-Out






Pedestrian Circulation and Access

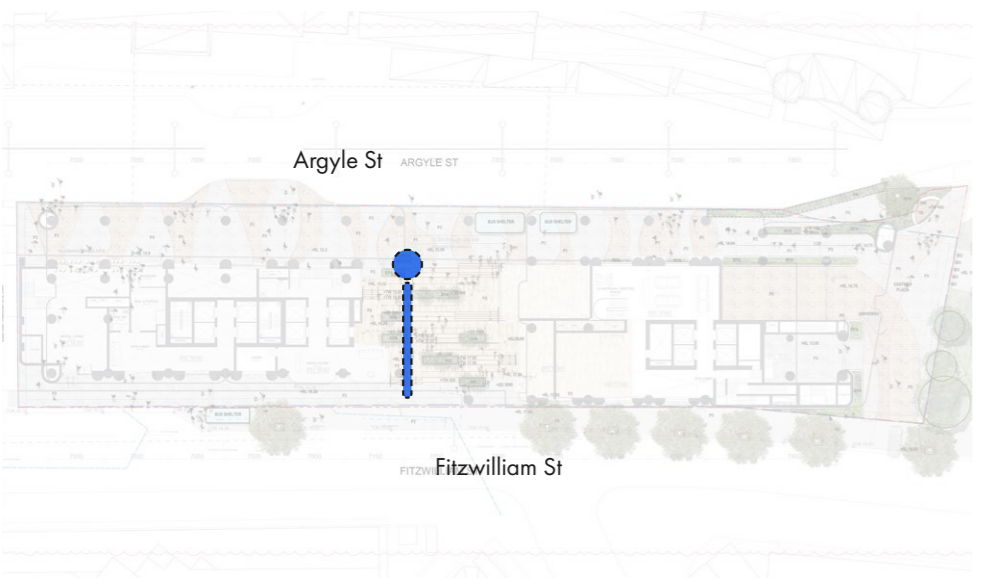
-  Primary Link
-  Universal Access
-  Secondary Links
-  Lobby Entries



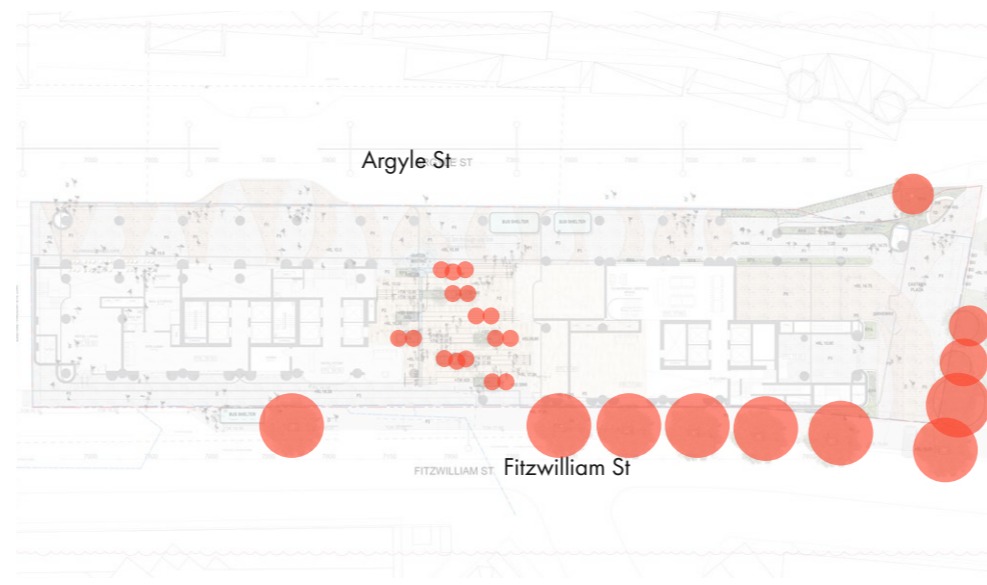
Planting Zones

-  Full Sun low Planting
-  Eastern Plaza full sun native planting
-  "Cove" planting - shade tolerant ferns & shrubs

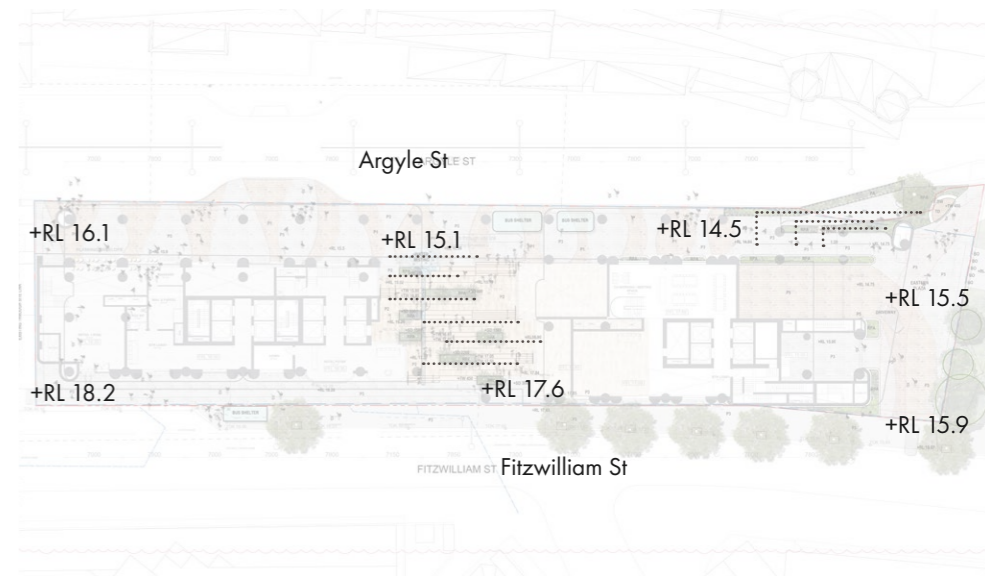
# Ground Floor Landscape & Public Domain - Design Layers



Public Art Opportunities



Tree Canopy



Leves & Terraces





# Eastern Plaza



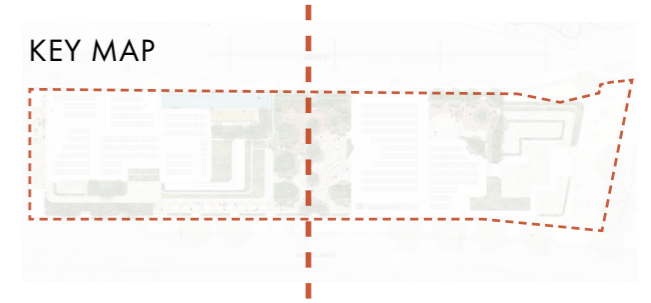
- ① 1:20 ACCESSIBLE RAMP
- ② KIOSK & RETAIL  
with spill-out space to the adjacent
- ③ SITTING NOOK
- ④ EASTERN PLAZA WITH ENTRY TO 2 VALENTINE
- ⑤ RAISED PLANTER WITH CASCADING PLANTS
- ⑥ MAKE GOOD OF FITZWILLIAM ST PUBLIC DOMAIN - GRANITE PAVERS TO COUNCIL STANDARDS
- ⑦ EASEMENT EXTENT FOR SYDNEY TRAINS / TFNSW

KEY MAP



# Landscape Section

KEY MAP



# Public Domain & Landscape - Character Images

KEY WATER FEATURE / WATER MIST



THE WATER RILL



THE TERRACE



# Eastern Plaza - Character Images

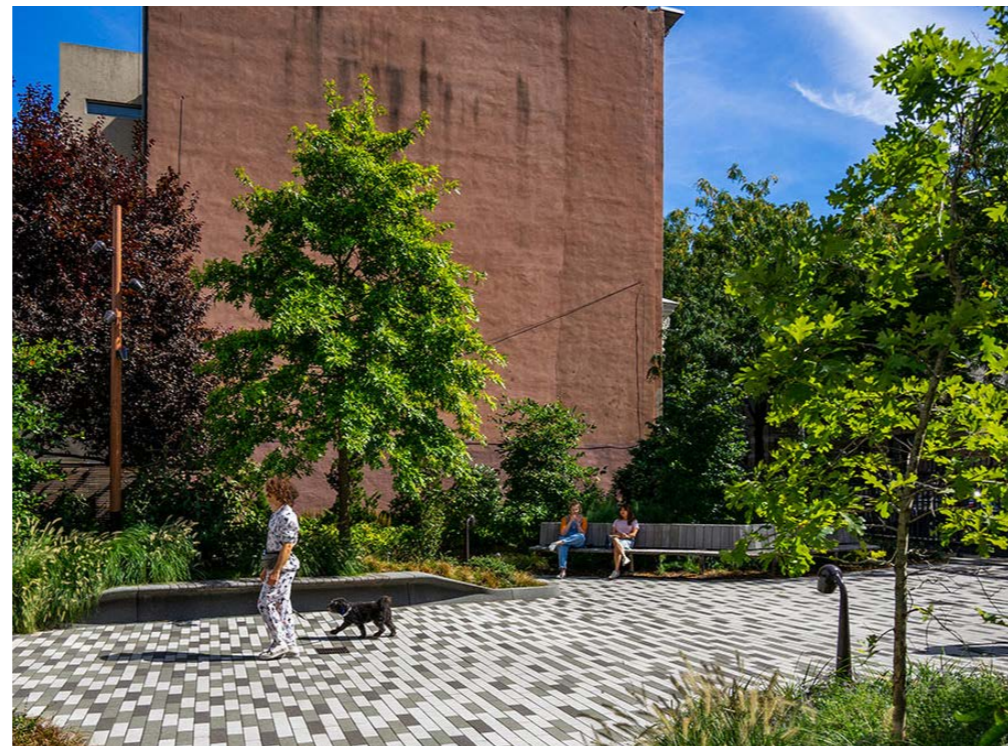
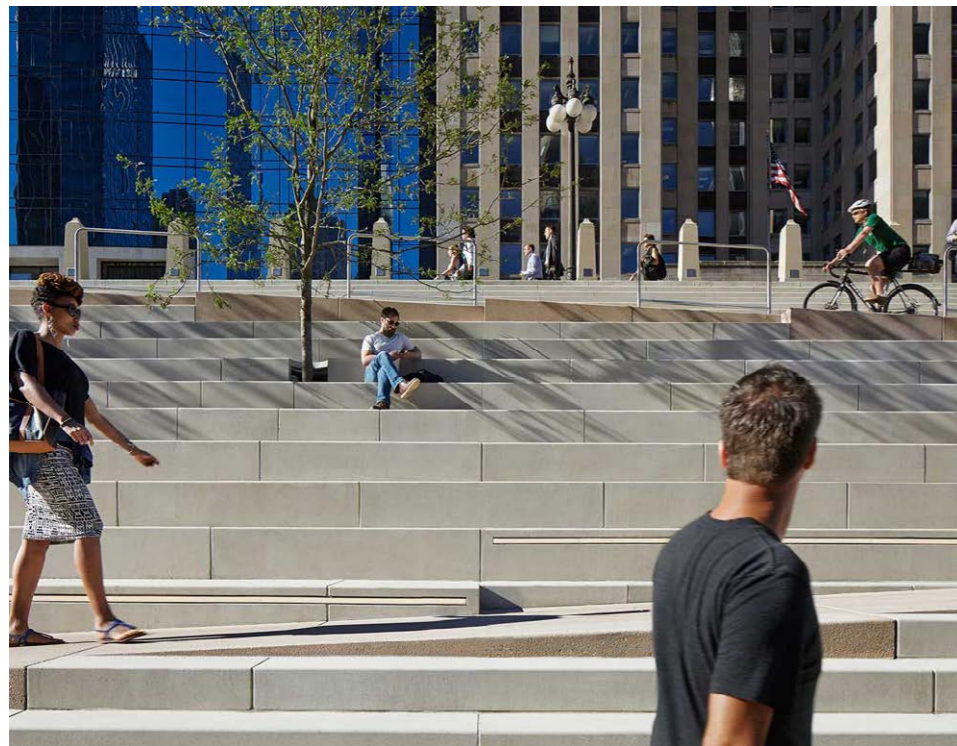
STEP TERRACES TOWARDS ARGYLE ST



PASSIVE SITTING NOOK

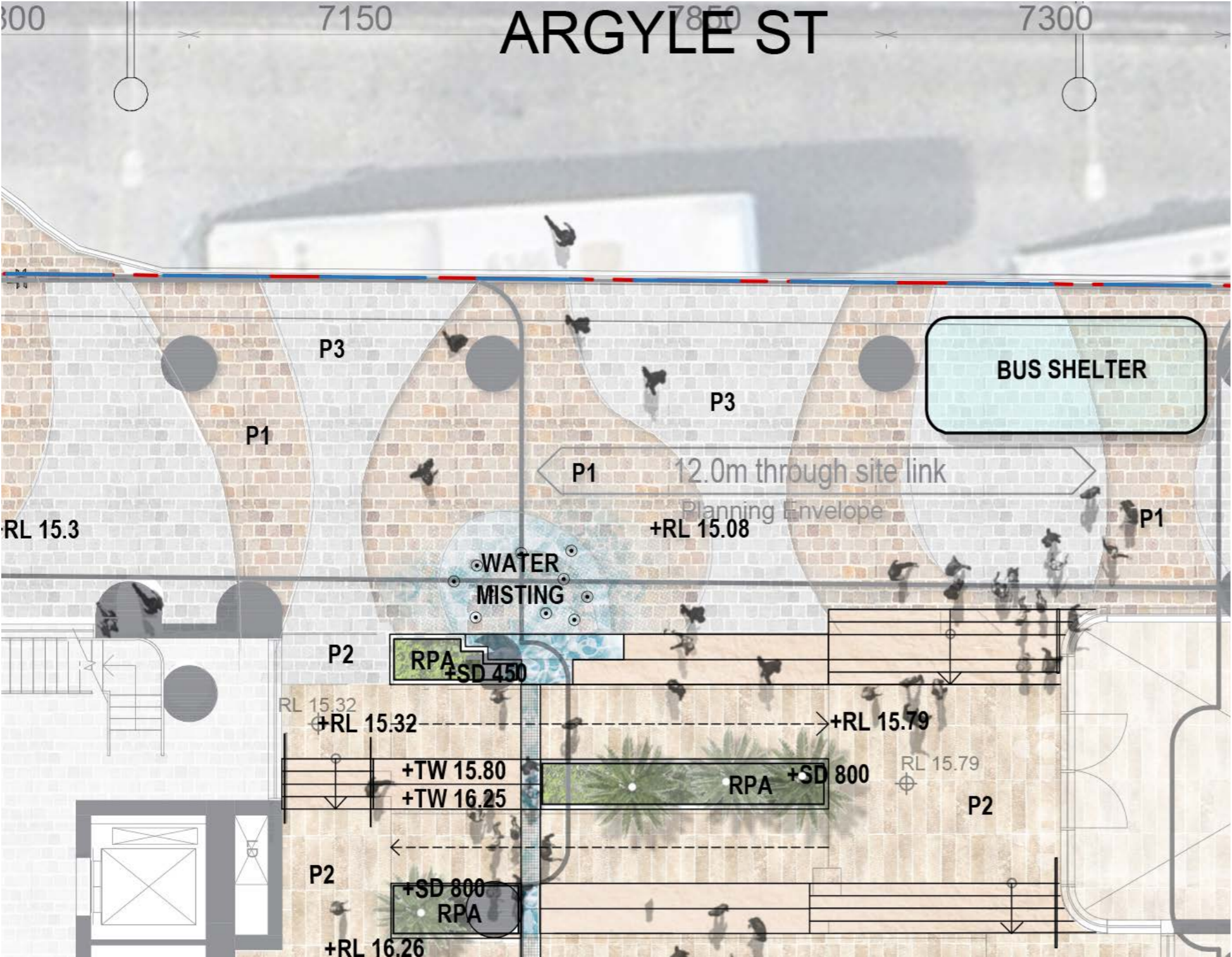


SHARED ZONE



# Public Domain Paving Strategy

The paving strategy looks to create a special canvas and door mat for the development along Argyle St whilst ensuring elements of Parramatta's Public Domain palette are integrated to create a unique but consistent offering in the public domain. To be further developed with Council's public domain team.



① PAVING TYPE 1 - HONEY JASPER GRANITE PAVERS - TO MATCH COUNCIL STANDARD PAVING SIZES



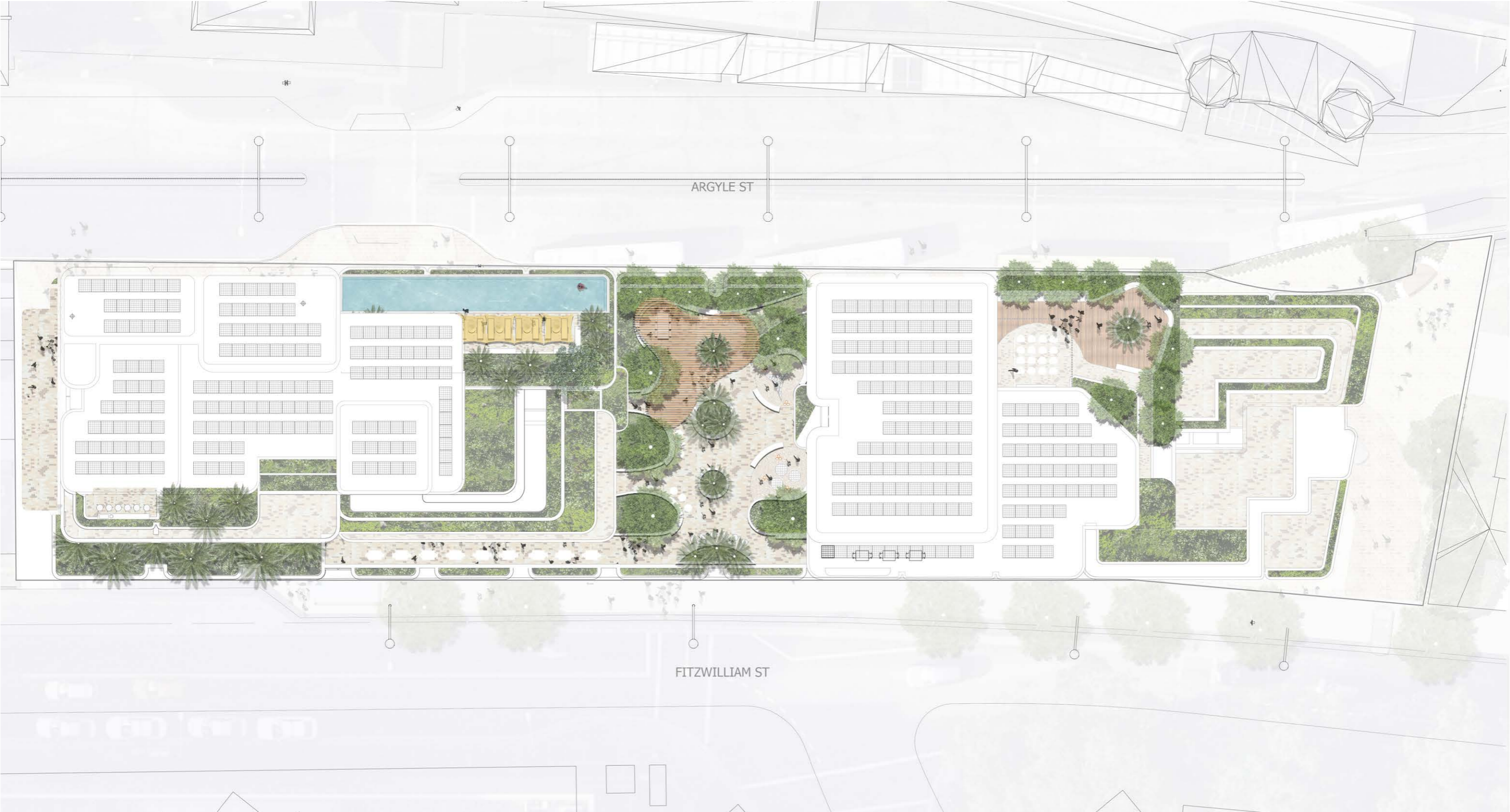
② PAVING TYPE 2 - HONEY JASPER GRANITE PAVERS COBBLE PAVERS



③ PAVING TYPE 3 - ADELAIDE BLACK OR AUSTRAL BLACK - TO MATCH COUNCIL STANDARD PAVING SIZES



# Overall Rooftop Plan



ARGYLE ST

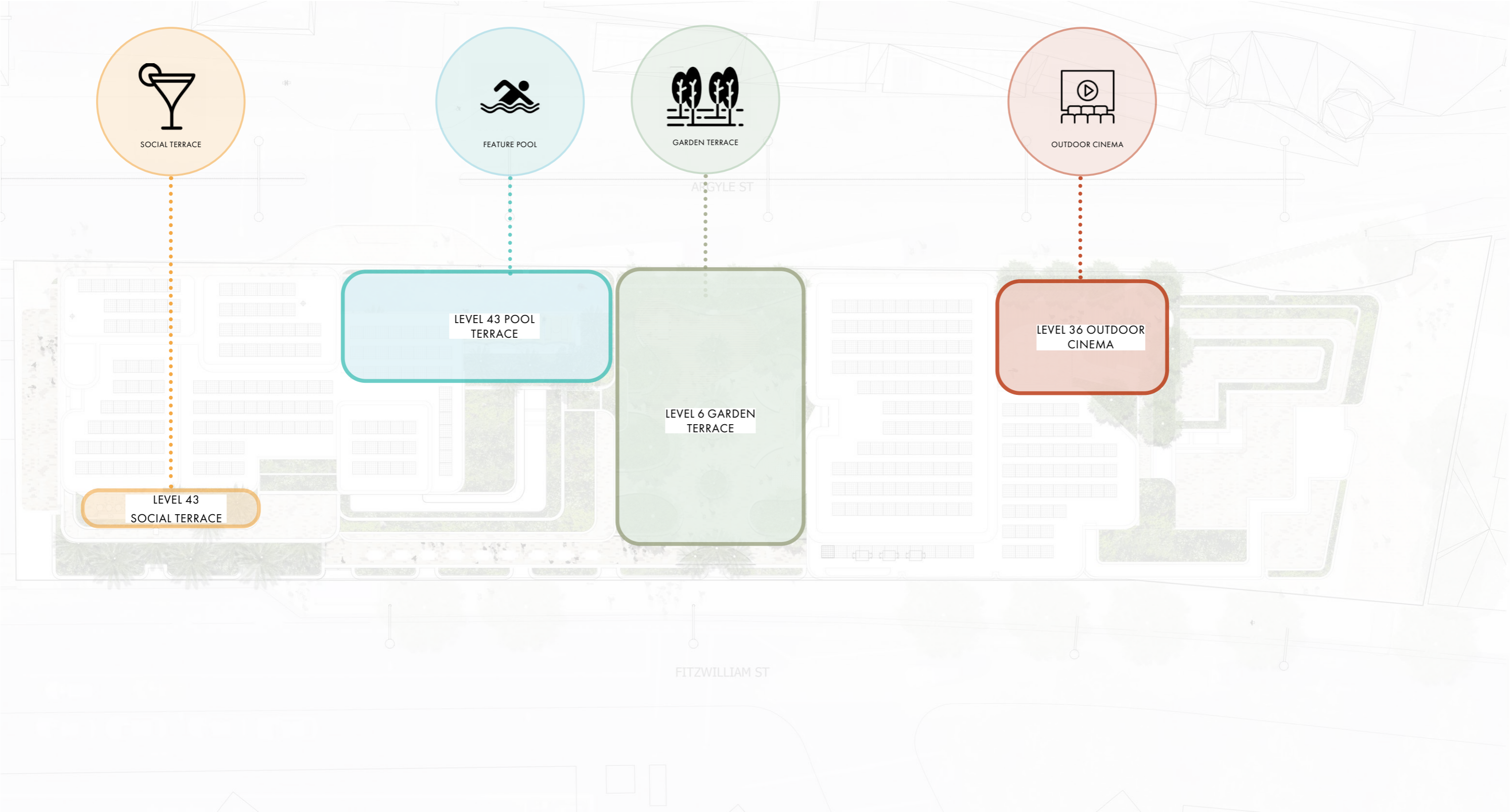
FITZWILLIAM ST



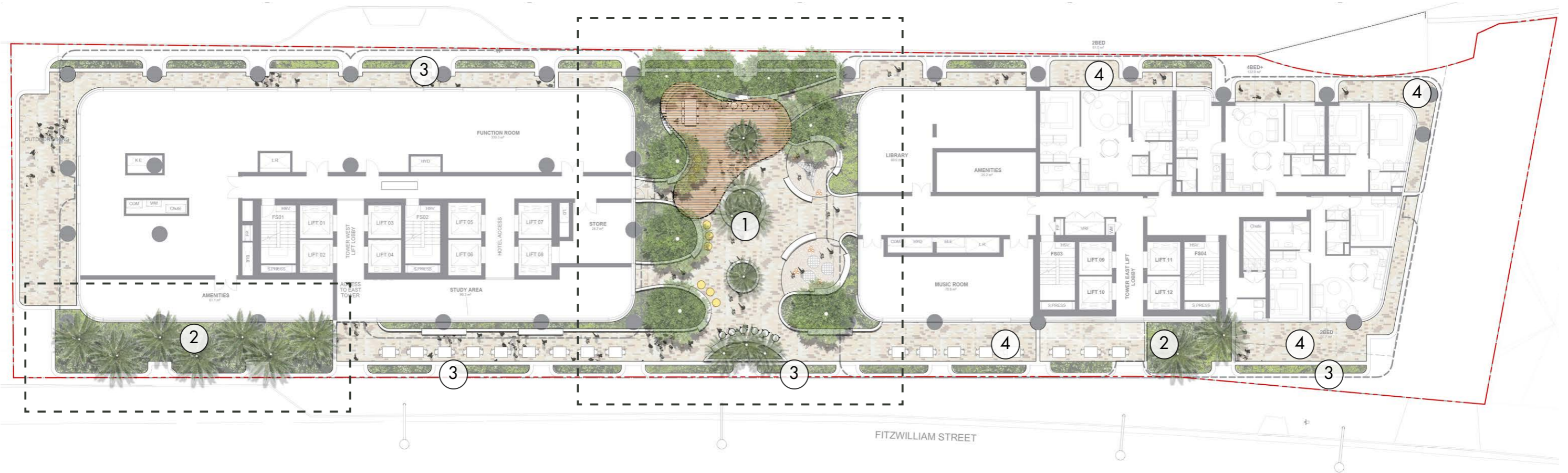
SCALE 1:300



# Rooftop Program



# Level 6 Landscape Plan



SCALE 1:300



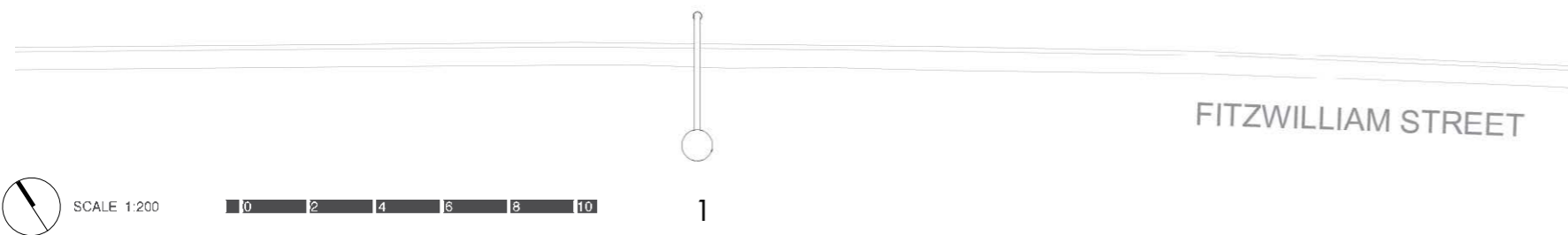
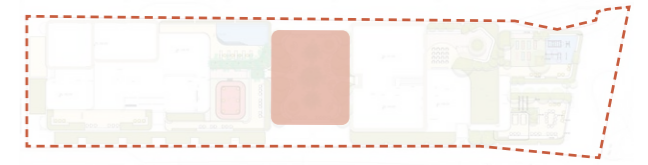
① Garden Terrace with seating nooks, BBQ outdoor dining & intergeneration play - refer to next page for zoomed in plan

② Southern terraced planters - with shade tolerant native tree ferns, extensive cascading plantings - refer to p28 for section

③ Cascading plantings to Level 6 building edges

④ Communal balcony terraces

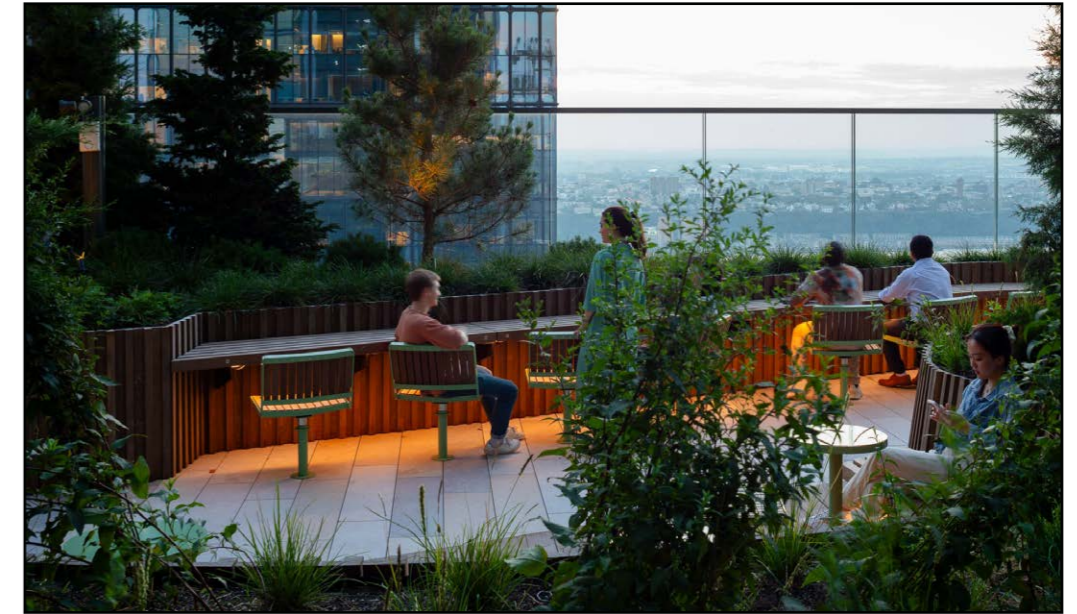
# Level 6 Garden Terrace



① Weather protective pergola with BBQ & dining space

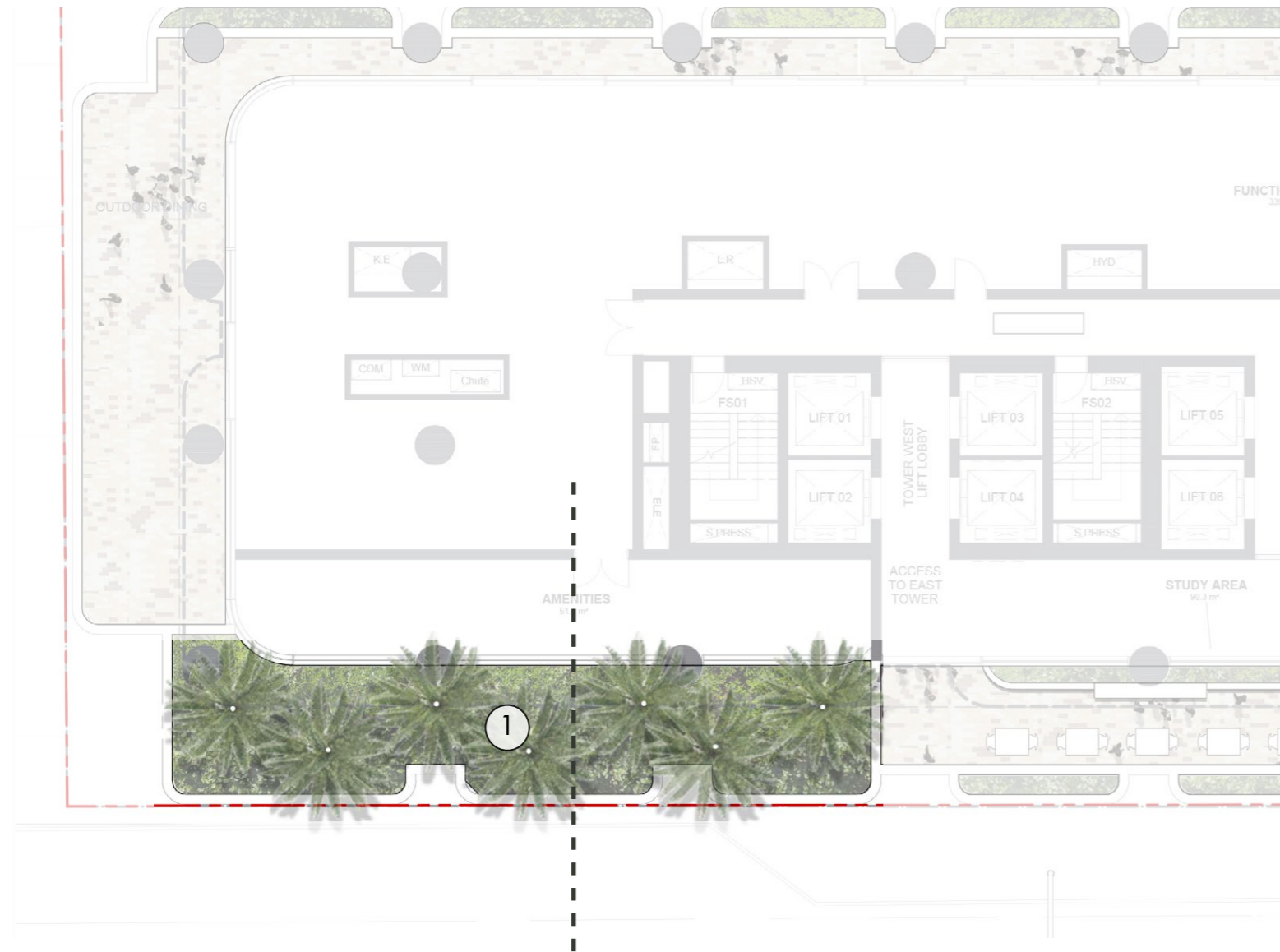
② Feature Cabbage Tree Palms in raised planters with seating edge

③ Nature play zone with nets / stepping pods





# Level 6 Terraced planters



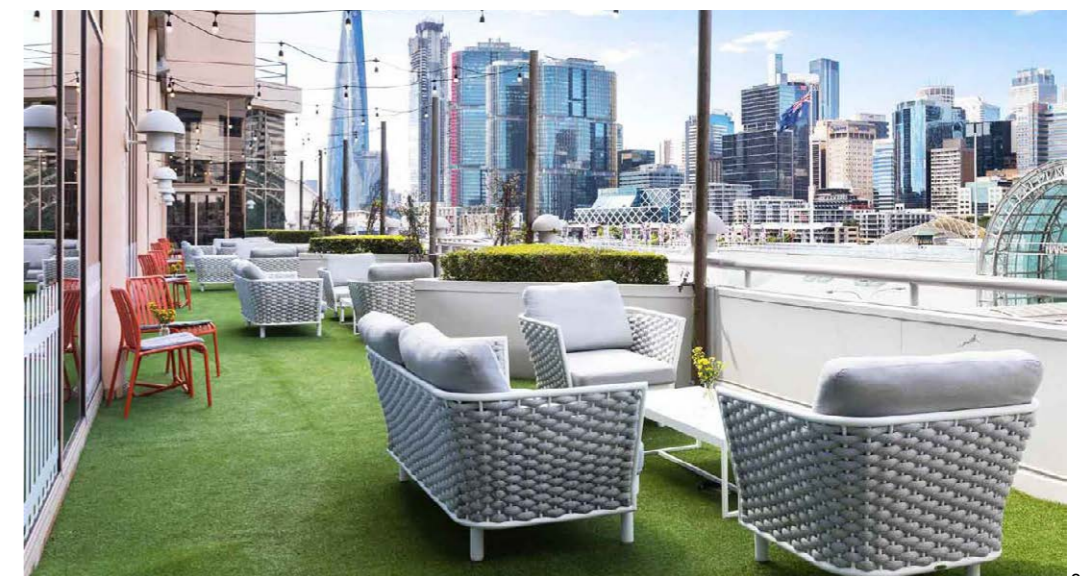
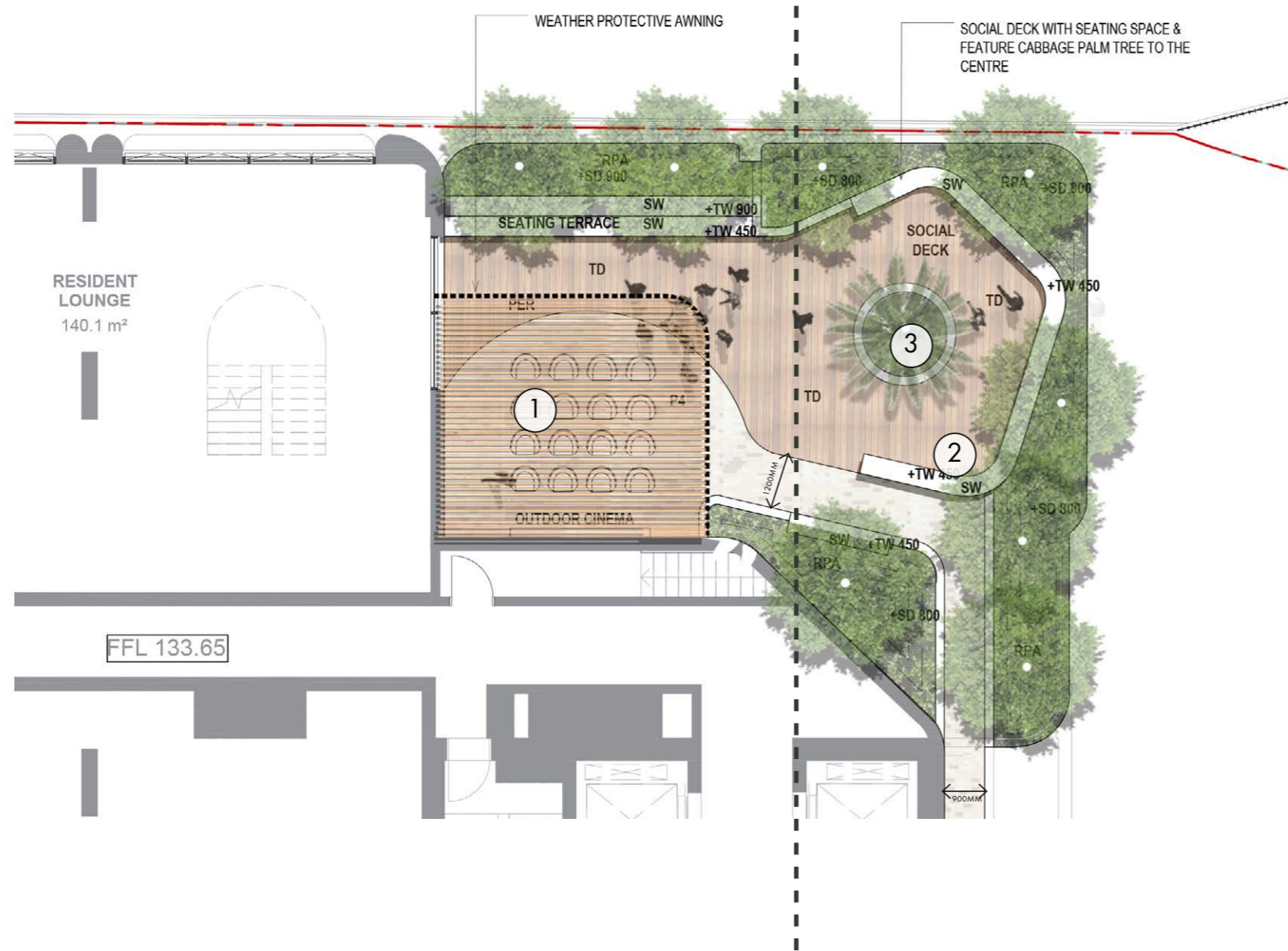
① Level 6 south facing terraced vertical planters - with native Australian tree ferns & extensive cascading plantings to the edge

FEATURE NATIVE SHRUBS AND CASCADING PLANTING IN PLANTERS WITH 800mm SOIL DEPTH PROVIDED. REFER TO ARCHITECTURAL ELEVATIONS

FEATURE NATIVE FERNS WITH EXTENSIVE SHADE TOLERANT SHRUBS & CASCADING PLANTS WITH 1M SOIL DEPTH



# Level 36 Rooftop - Outdoor Cinema Terrace

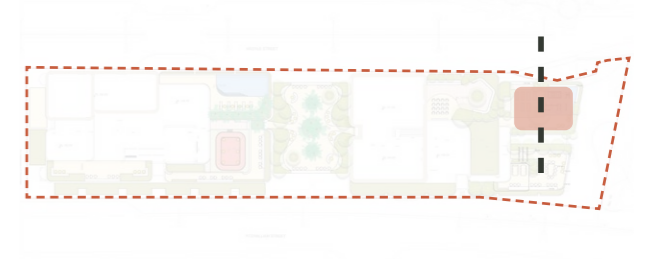


- ① Outdoor Cinema space with weather protective awning above
- ② Social terrace with timber flooring & seating edge
- ③ Feature Cabbage Tree Palm to central space

SCALE 1:200



# Level 36 Rooftop - Typical Landscape Section

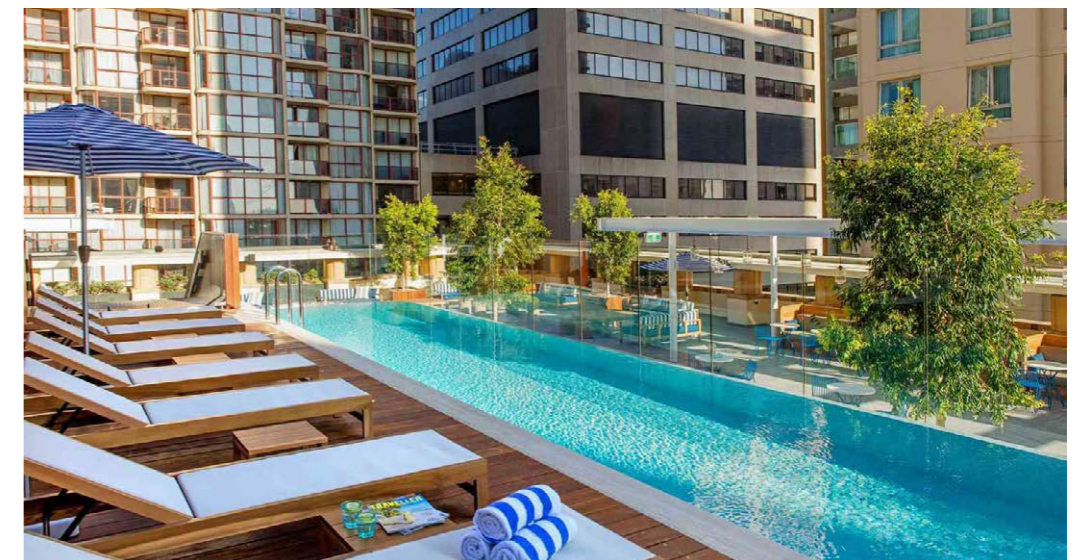
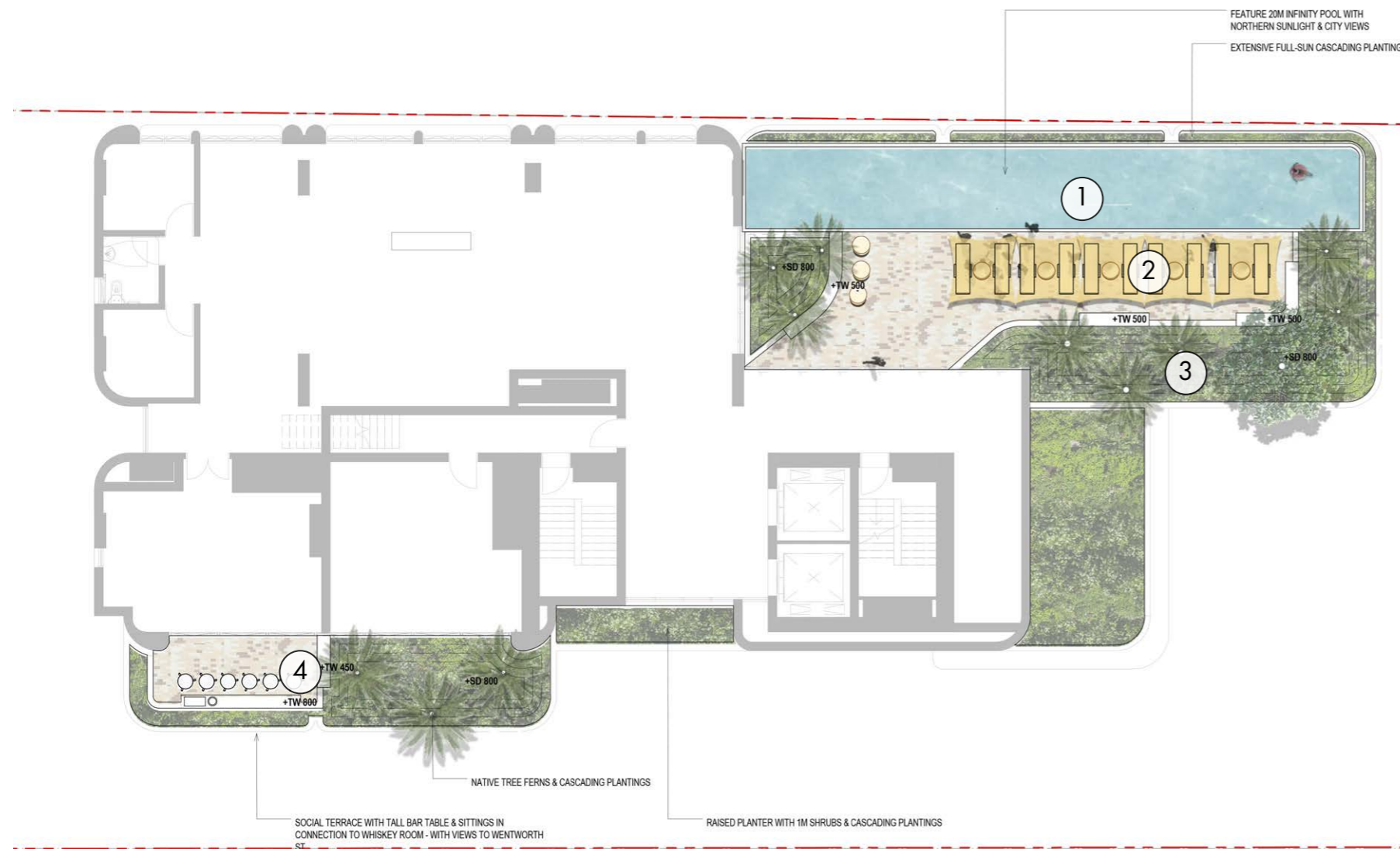
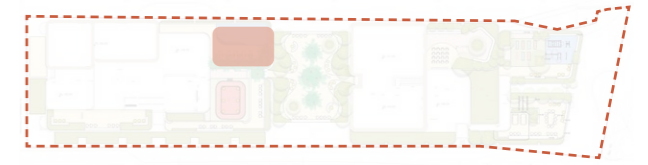


2 LEVEL 36 TYPICAL COMMUNAL OPEN SPACE LANDSCAPE SECTION  
1:30

SCALE 1:100



# Level 43 Rooftop - Pool Terrace

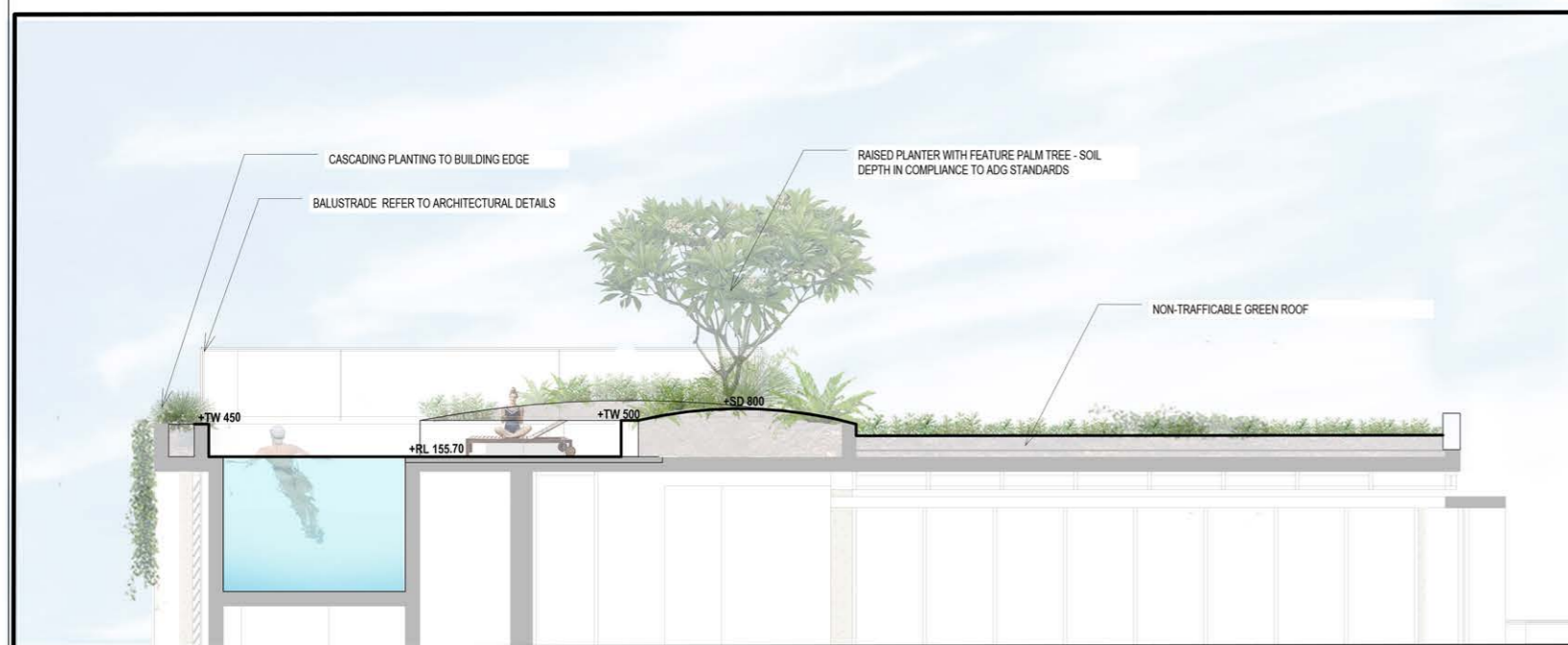
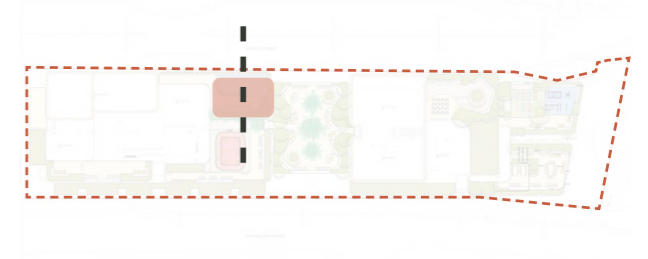


- ① Feature Pool with northern sunlight
- ② Sun Deck with sun beds & side tables
- ③ feature planter to the edge with palms
- ④ South facing outdoor sitting social area

SCALE 1:200



# Level 43 Rooftop - Pool Terrace Section



1 LEVEL 43 LANDSCAPE SECTION  
1:50

SCALE 1:100



# Plantings & Material Palette

# Planting Palette - Trees



Angophora Costata



Cyathea cooperi



Elaeocarpus reticulatus



Acacia longifolia



Banksia Serrata



Cyathea australis



Livistona australis



Banksia ericifolia



Backhousia citriodora



Fraxinus pennsylvanica 'Urbidell'-Urbanite

Refer to Planting Plans and  
schedules in Landscape DA  
Drawing Set

# Planting Palette - Understorey

## MIX TYPE 1 - FULL SUN/PART SHSADE



Dietes grandiflora



Banksia spinulosa



Lomandra tanika



Chrysocephalum apiculatum



Acacia terminalis



Myoporum parvifolium



Carpobrotus glaucescens



casuarina glauca cousin it



Themeda australis

## MIX TYPE 2 - PART SHADE/SHADE TOLERANT



Alpinia caerulea



Dianella revoluta



Trachelospermum jasminoides



Persoonia levis



Lomandra Longfolia LM400



Viola hederacea



Broadleaf lady palm



Dichondra repens



Oplismenus imbecillis

## MIX TYPE 3 - CASCADING PLANTINGS



Carpobrotus glaucescens



Dichondra argentea



Viola hederacea

## MIX TYPE 4 - GREEN ROOF MIX



Poa poiformis



Themeda australis



Dictichlis distochophylla

Refer to Planting Plans and schedules in Landscape DA Drawing Set

# Materials Palette



SW - Concrete seating wall



W1: Insitu wall



W2: Sandstone Wall



W3: Raised steel edge



P1: Granite Pavers Honey Jasper



P2: Granite Pavers (Smaller Format)



P3: Granite Pavers to council public domain standards



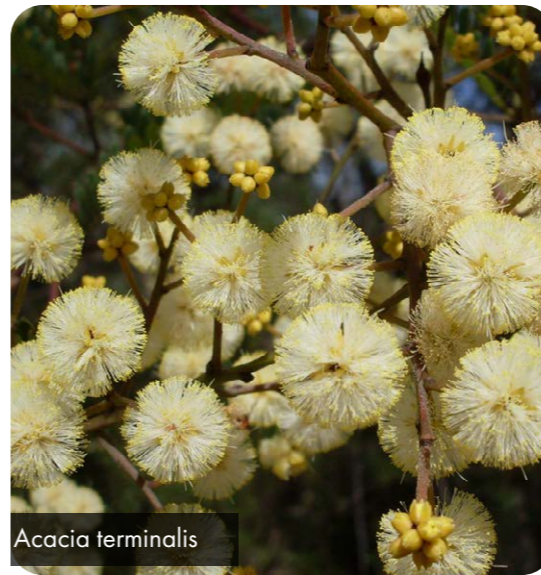
P4: Pavers on Pedestals



P5: Trafficable Stone Pavers

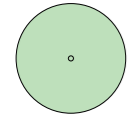
Refer to Legends and Schedules in Landscape DA Drawing Set

# Materials Palette - Healing Country



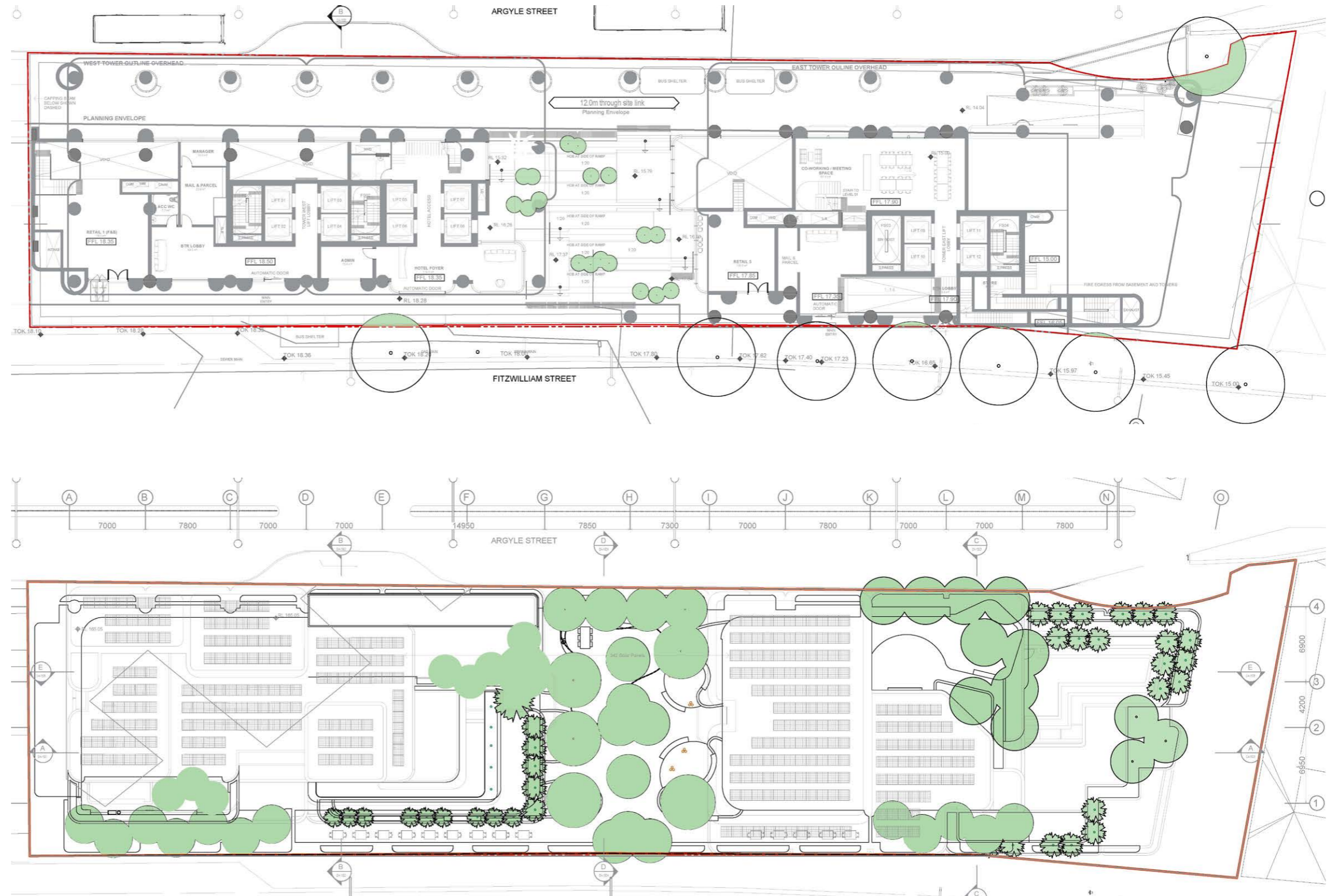
# Landscape Performance

# Compliance Diagrams - Tree Canopy Coverage



Proposed Tree Canopy

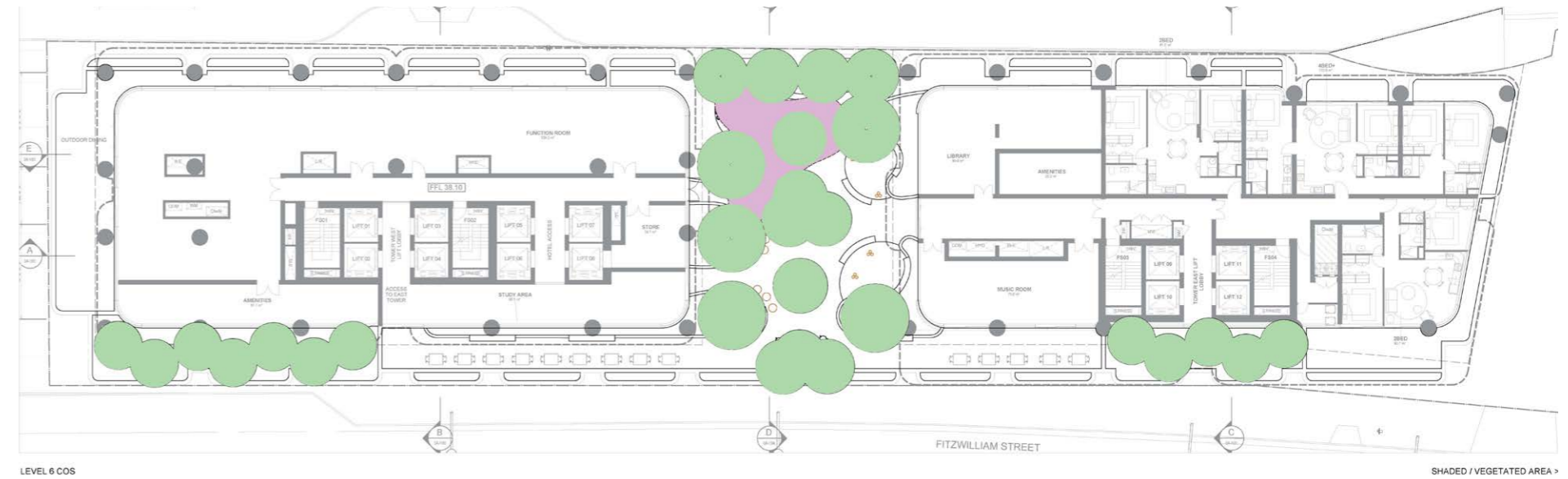
Total Tree canopy Coverage = 31.3%

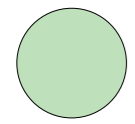
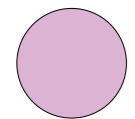


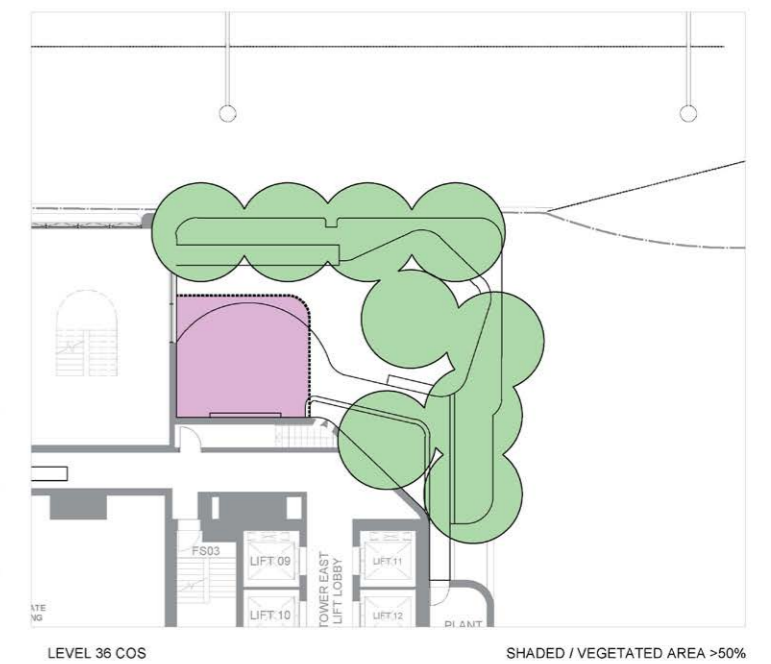
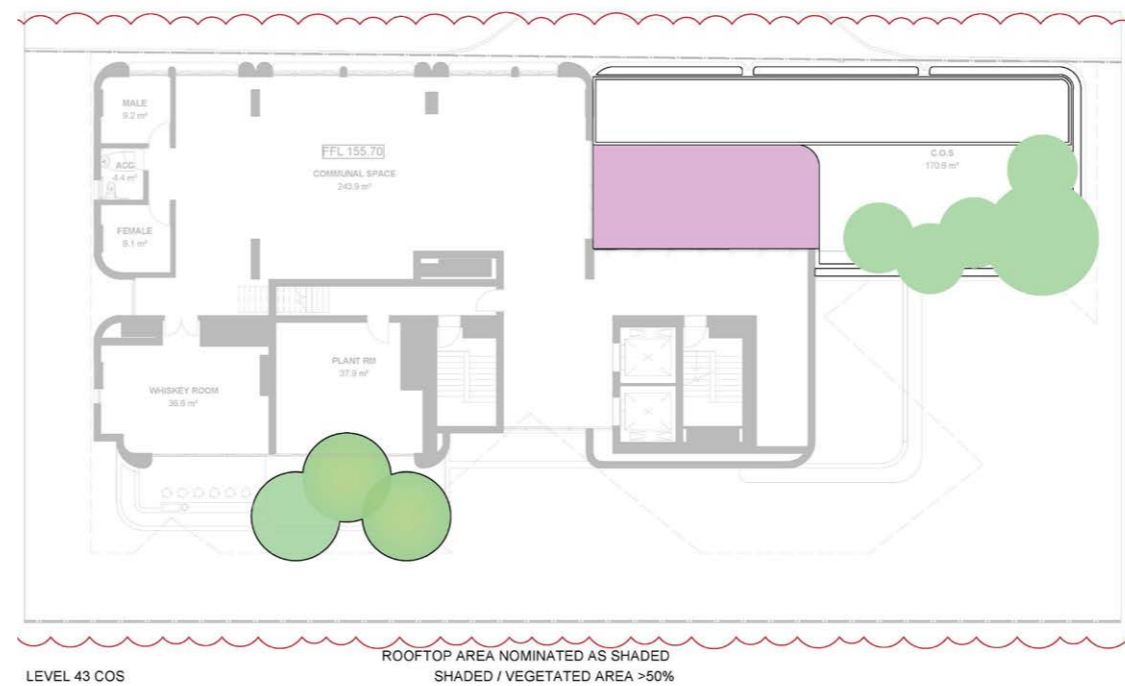
# Compliance Diagrams - ESD

To support heat resilience in accordance with the Parramatta Development Control Plan (DCP), developments must ensure:

- 50% of accessible roof area to be shaded / vegetated
- All non accessible roof area must meet SRI provisions
- Mitigate solar reflectively impacts at grade and podium roof level
- Assess the integratio of green roofs and walls



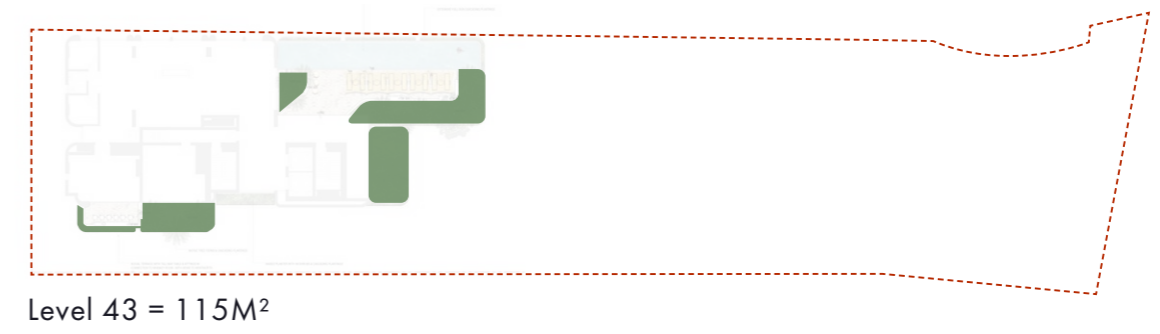
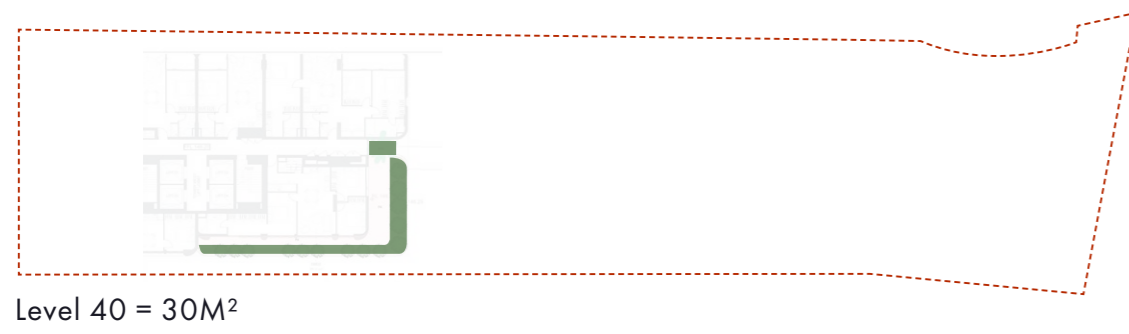
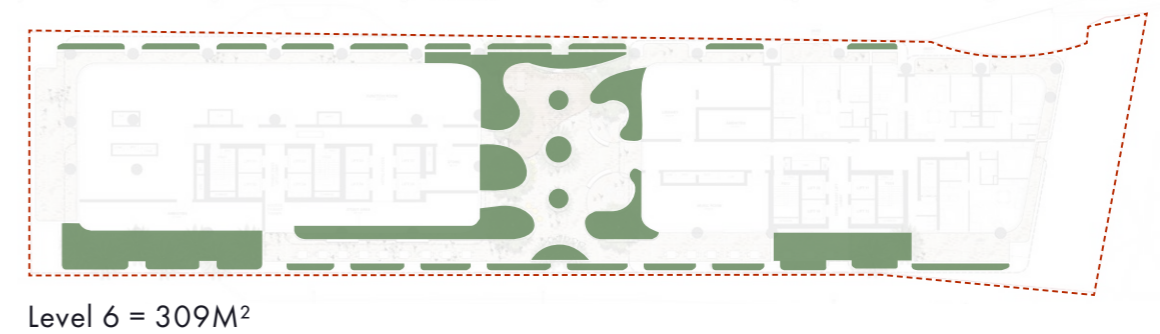
-  Shaded area under proposed trees
-  Shaded area under proposed structure / awning



# Soft Landscape Calculation



SOFT LANDSCAPE AREA - EXCLUDING LAWN = 654M<sup>2</sup>



# Soil Depth - Planters on Structure



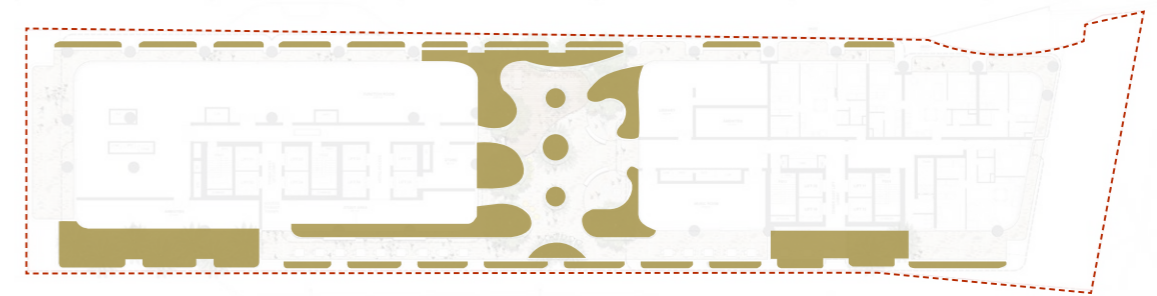
800MM OR MORE SOIL DEPTH INCLUDING MOUNDING



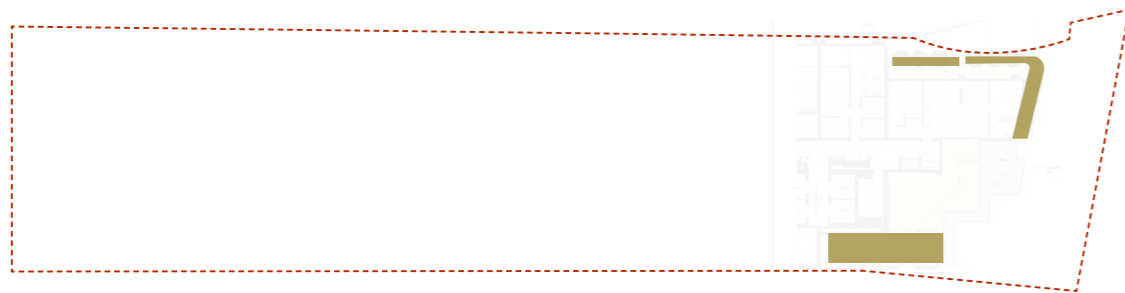
450MM SOIL DEPTH INCLUDING MOUNDING



Ground Floor



Level 6



Level 34



Level 36

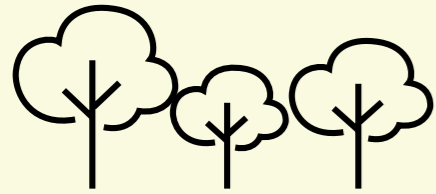


Level 40



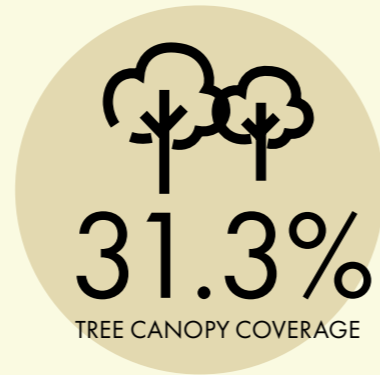
Level 43

# Design Outcomes



## INCREASED TREE CANOPY

The retention of key existing trees and the provision of existing public domain spaces will enable the site to retain its current tree canopy to further mitigate Urban Heat Island effect and create comfortable spaces around homes and within the public domain.



## INCREASED NUMBER OF TREES

The inclusion of new trees will enable the site to retain and enhance its current tree canopy to further mitigate Urban Heat Island effect and create comfortable spaces around homes and within the public domain.



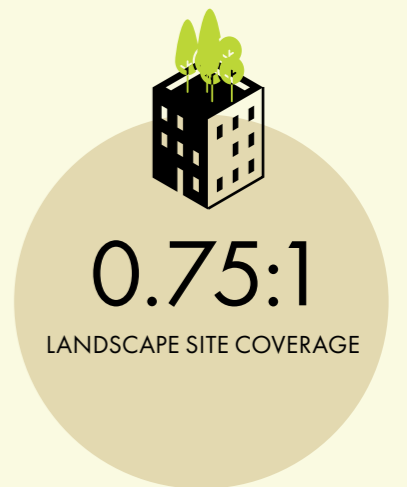
## IMPROVED THROUGH SITE LINK

The proposal will create a series of green corridors that cool down buildings and surrounding urban environment by providing high quality landscaped areas throughout the precinct that support vegetation and tree growth across a range of species.



## CREATING URBAN HABITATS

The project will activate the precinct and become a catalyst for the area with vertical habitats corridor for local flora and fauna and a generous site coverage of 75% of soft and hard landscape



\*Note figures indicative only and are subject to design development.

LAND AND FORM  
STUDIOS

LANDSCAPE  
ARCHITECTURE +  
PUBLIC REALM  
DESIGN

FLOURMILL STUDIOS  
208/3 GLADSTONE ST  
NEWTOWN



Appendix A  
Landscape  
DA Drawings