

Stephen Dobbs
Senior Planning Officer
Department of Planning and Environment
PO BOX 404, PARRAMATTA NSW 2124

By email: stephen.dobbs@dpie.nsw.gov.au

Dear Mr Dobbs

**State Significant Development (SSD)
Exhibition of Environmental Impact Statement (EIS)
Gregory Place Build-to-Rent – 2A Gregory Place, Harris Park (SSD-31179510)**

Thank you for your referral received 2 August 2022 inviting comments from the Heritage Council of NSW on the above SSD. The proposal is a concept development for an affordable housing and build-to-rent development comprising 483 dwellings within three 4-8 storey buildings and two levels of basement parking.

The site is not listed as a heritage item but is located within a sensitive heritage landscape, directly adjoining colonial State Heritage Register (SHR) items:

- *Hambledon Cottage, Grounds and Archaeology (SHR #01888)*
- *Experiment Farm Cottage (SHR #00768)*

It is also located in close vicinity of SHR items:

- *Elizabeth Farm (SHR #00001)*
- *Public Reserve associated with Elizabeth Farm (SHR #00285)*

Background

In July 2017, the former Department of Planning & Environment (DPE) issued a Site Compatibility Certificate (SCC) to allow the site to be developed for Affordable Housing. It is noted that the design scheme presented with the SCC application proposed a 4 to 35 storey development comprising 1,300 dwellings. The SCC required the Applicant, Pacific Planning, to consult with the Heritage Council of NSW regarding bulk and scale and design principles to protect surrounding heritage items.

Extensive consultation with the Heritage Council Approvals Committee (HCAC) has occurred. The Applicant presented draft concept plans at HCAC meetings of 4 April 2018, 7 November 2018, 31 March 2020, 29 September 2020 and 2 March 2021. During this time, the HCAC Chair and Deputy Chair attended three workshops with the Applicant, while Alex Tzannes and Otto Cserhalmi undertook a peer review process and provided expert advice on issues raised by HCAC.

At the 2 March 2021 meeting, the HCAC acknowledged the additional design work and processes undertaken to date to address the heritage values of the wider Precinct and the previous comments of the Approvals Committee. The HCAC supported the progression of the scheme to Stage 1 Development Application, but also provided the five further points of advice. All HCAC resolutions are included at Attachment A for your information.

Advice on EIS

The HCAC considered the current EIS and a short presentation from the Applicant at its meeting on 6 September 2022. The resolution is provided in the table below.

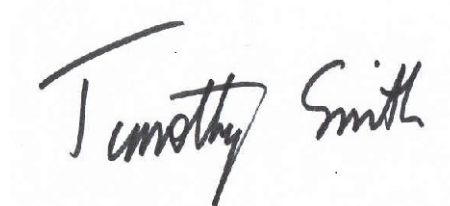
Resolution of the Heritage Council Approvals Committee: 6 September 2022
<p>The Heritage Council Approvals Committee:</p> <ol style="list-style-type: none">1. Noted that the application is a State Significant Development (SSD) application.2. Provided the following comments:<ol style="list-style-type: none">a) Ensure the building setback to the channel is a minimum of 10 meters. <i>Reason: A 10m wide linear open space will deliver a high quality and useable pedestrian experience and enhance the public access between the three State Heritage Register properties of Elizabeth Farm, Hambledon Cottage and Experiment Farm.</i>b) Demonstrate realistic and accurate eye-level views of key sight lines, particularly from Hambledon Cottage and Experiment Farm. <i>Reason: So that visual impacts can be sufficiently understood and assessed.</i>c) Reduce bulk of Building C by using a stepped profile to match other buildings. The height of the western portion should be no higher than 4 storeys. <i>Reason: A stepped profile and reduction in height at the western end will mitigate the visual impacts of the large building only 5m away from the adjacent Experiment Farm Reserve that forms part of the significant landscape setting of Experiment Farm Cottage.</i>d) Include a landscape management plan including the roof gardens and management strategy. <i>Reason: To promote permeability and connectivity between the sites.</i>e) Ensure security fencing to building courtyards have soft landscaping incorporated. <i>Reason: To reduce its visual impact.</i>f) Ensure staged DAs include:<ul style="list-style-type: none">• Clearly detailed plans showing how the landscaping to the ground, elevations and rooftops will mitigate the visual impacts of the building form. The stage 4 reserve should be undertaken in conjunction with Stage 3 or earlier to mitigate the visual impacts of the development.• An Interpretation Strategy to be submitted with the Stage 1 DA. This must include evidence of continued consultation with the Aboriginal community to inform the design.

Please note in point 2b that the HCAC requires an accurate assessment of key views from the grounds of Hambledon Cottage and Experiment Farm to sufficiently understand and assess the visual impacts. The HCAC may amend its advice following receipt of this information.

Please be advised that separate advice has been provided from Heritage NSW in relation to Aboriginal cultural heritage regulation matters.

If you have any questions regarding the above advice, please contact Lily Chu, Senior Assessments Officer at Heritage NSW on 9873 8500 or lily.chu@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "Timothy Smith". The signature is written in a cursive style, with the first name "Timothy" and the last name "Smith" clearly legible.

Tim Smith OAM

Director, Assessments

Heritage NSW, Department of Planning & Environment

As Delegate of the Heritage Council of NSW

20 September 2022



File No.: SF18/84854
Doc No.: DOC18/776815

Mr Matthew Daniels
Pacific Planning

Via Email: mdaniel@pacificplanning.com.au

Dear Mr Daniels

RE: Heritage Council's comments 2A Gregory Place Presentation – Item 2.2 - 7 November 2018 - Heritage Council meeting.

I am writing to inform you of the outcome of the Heritage Council Approval Committee's meeting held on 7 November 2018 to consider the proposed affordable housing development at 2A Gregory Place, Parramatta.

The resolutions from this meeting have been confirmed at their meeting of 5 December 2018 and are provided below for your information.

Resolution 2018-44 endorsed out of session on Thursday, 15 November 2018

After discussion, the Heritage Council Approvals Committee:

1. Thanked the presenters for the amended housing proposal at 2A Gregory Place, Parramatta.
2. Notes that the project team have made substantial changes to the proposal, particularly the reduction in building heights, in response to the Committee's previous comments on the proposal.
3. Remains concerned about the potential impacts on the settings of the three State Heritage listed items surrounding the site.
4. Notes that, notwithstanding the proposed reduction in scale of the proposed development, the current height limit for the site is 9.2m and would like to understand Parramatta City Council's position on the amended proposal before providing any further comments.

Moved by Stephen Davies and seconded by Kerime Danis

(out-of-session on Thursday, 15 November 2018)

The Heritage Division would be happy to meet with you and Parramatta City Council to discuss the proposal to ensure that the Heritage Council stays informed of Parramatta Council's view on the proposal.

If you have any questions on the above advice relating to the presentation by Pacific Planning to the Heritage Council's Approval Committee on 7 November 2018, please feel free to contact Katrina Stankowski, Senior Team Leader, Regional Heritage Assessments North on 9873 8569 or via email on katrina.stankowski@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Cheryl', with a stylized flourish extending to the right.

11/12/2018

Cheryl Brown
Manager, Northern Region
Heritage Division

As Delegate for the NSW Heritage Council

Mr Matthew Daniels
Pacific Planning

Via Email: mdaniel@pacificplanning.com.au

Dear Mr Daniels

RE: Heritage Council Approval Committee comments 2A Gregory Place Presentation – Item 2.1 – 1 April 2020.

I am writing to inform you of the outcome of the Heritage Council Approval Committee's meeting held on 31 March 2020 to reconsider the proposed affordable housing development at 2A Gregory Place, Parramatta (Item 2.1).

The resolutions (2020-14) from this meeting are provided below for your information or can be found online at:

<https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/Heritage-Council/Minutes/approvals-committee-resolutions-2020-march-31.pdf?la=en&hash=65ADF67E8D3742E0774B91A0C13E18C2A832671C>

After Discussion, the Heritage Council Approvals Committee provided the following comments:

- The Committee supports previous Approvals Committee concerns regarding the current bulk and scale of the development of the site and the impact on surrounding SHR listed items and cultural landscape setting. The Committee does not support the current concept proposal.
- The principles lack adequate consideration of the cultural landscape, including the creek line and engagement with Aboriginal culture.
- The proposal is missing adequate consideration of the range of studies done about the interconnection of the sites as a cultural record, how the three SHR listed sites exist in today's cultural context and incorporating this information into the principles.
- The Factory itself may have heritage significance as it was designed by Eric Nicholls, a close associate of the famed Walter Burley Griffin and a noted architect in his own right – because of this, adaptive reuse needs to be considered.
- The Approvals Committee request that Parramatta City Council provide context for this development regarding proposed changes to height and zoning in the CBD.
- The Approvals Committee would like to continue to work with the applicant regarding the heritage principles for the site and how they will ultimately shape the development of the site.
- To support this work, the Committee would like to undertake a synthesis of previous heritage research done around the SHR sites including their past and present cultural landscape

If you have any questions regarding this advice please contact Katrina Stankowski, Senior Team Leader at the Heritage NSW, Department of Premier and Cabinet, on 9873 8673 or Katrina.Stankowski@environment.nsw.gov.au.

Yours sincerely



Katrina Stankowski
STL, Regional Heritage Assessments North
Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW
6 April 2020



Our ref: DOC20/754472

Mr Matthew Daniel
Pacific Planning
Via email: mdaniel@pacificplanning.com.au

Dear Mr Daniel

HERITAGE COUNCIL OF NSW – COMMENTS ON DRAFT 2A GREGORY PLACE HOUSING CONCEPT

At its meeting on 29 September 2020 the Heritage Council Approval Committee considered the above draft proposal and provides the following comments:

The Heritage Council Approvals Committee:

1. Thanks Pacific Planning and their heritage consultants for their presentation on the proposed affordable housing development plan at 2A Gregory Place.
2. Acknowledges the additional design work to address the heritage values of the wider Precinct and the previous comments of the Approvals Committee.
3. Notes that the project will follow the Design Excellence pathway from here.
4. Notes that the applicant has explored up to 12 storeys, above the previously recommended height of 4 storeys up to a maximum of 8 storeys. The Committee appreciates that there is a degree of public amenity including affordable housing, however the extra height negatively impacts the broader landscape setting.
5. Recommends that the redistribution of accommodation at the ground level is explored to reduce the open space and height of the concept development.
6. Recommends that Hambledon Cottage is considered in relationship with the new development spatially from a landscape perspective, as opposed to the landscaping dividing the two properties.
7. Recommends considering the on-flow impacts of the increased density of occupation on the surrounding Parklands in terms of lighting, pathways and the movement of people.
8. Recommends that the applicant obtains independent design review and guidance.
9. Recommends that opportunities to recognise the Aboriginal cultural heritage of the area should be embedded in the design and planning, in collaboration with the local Aboriginal community. This would include the interpretation of the original creek line.

In addition, the Approval Committee would like to ask Pacific Planning to present the proposal back to the AC after the independent design review and requests Graham Brook to supply photos of the viewpoint from the main entry of Hambledon Cottage to the Committee.

If you have any questions regarding these comments please contact Katrina Stankowski, Senior Team Leader, at Heritage NSW on 9873 8569 or Katrina.stankowski@environment.nsw.gov.au.

Yours sincerely

Cheryl Brown
Manager, Northern Region
Heritage NSW, Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW



Our ref: DOC21/100971

Mr Matthew Daniel
Pacific Planning
Via email: mdaniel@pacificplanning.com.au

Dear Mr Daniel

**HERITAGE COUNCIL OF NSW – COMMENTS ON DRAFT 2A GREGORY PLACE HOUSING
CONCEPT – 2 MARCH 2021**

At its meeting on 2 March 2021 the Heritage Council Approval Committee considered the above draft proposal and provides the following comments:

The Heritage Council Approvals Committee:

1. Notes the information provided by the Applicant in their presentation and in the paper presented and its appendices; and
2. Thanks Pacific Planning and their heritage consultants for their most recent presentation on the proposed affordable housing development plan at 2A Gregory Place.
3. Acknowledges the additional design work and processes undertaken to date to address the heritage values of the wider Precinct and the previous comments of the Approvals Committee.
4. Supports progression of the scheme to Stage 1 Development Application.
5. Provides the following advice to the applicant:
 - a) Preserve and enhance public access between Elizabeth Farm and Hambledon Cottage.
 - b) Interpret the original creek line and re-naturalise the current creek (e.g. by adding reed beds).
 - c) Consider carefully the location and extent of car parking under the building, associated access arrangements and archaeological considerations.
 - d) Engage with Aboriginal community prior to submission of a Development Application.
 - e) Reconsider the bulk of Building E by using a stepped profile to match the other buildings.

If you have any questions regarding these comments please contact Katrina Stankowski, Senior Team Leader, at Heritage NSW on 9873 8569 or Katrina.Stankowski@environment.nsw.gov.au.

Yours sincerely

10/03/2021

Steve Meredith
A/Manager, Northern Region
Heritage NSW, Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW