

**BUILD TO RENT + AFFORDABLE HOUSING
RESIDENTIAL DEVELOPMENT
2A GREGORY PLACE, HARRIS PARK**

**DESIGN REPORT
SCOPING REPORT SUBMISSION
25 OCTOBER 2021**

DRAFT
NOT FOR SUBMISSION



stanisic architects

Hallmark

Pacific Community Housing

The team

This report has been prepared by Stanisic Architects and incorporates information from reports and drawings prepared by the specialist consultant team as noted:

Architecture + Urban Design
_Frank Stanisic LFRAIA

stanisic architects



Community Housing Provider
_Matthew Daniel

Pacific Community Housing

GBA
Heritage

Heritage
_Graham Brooks

Indigenous + Archaeology
_Dominic Steele

Dominic Steele Consulting Archaeology

Strategic Design
_Andrew Broffman

THE FULCRUM AGENCY

Landscape Architecture
_Matthew Taylor

TaylorBrammer

Traffic
_Craig Hazell

Traffic Solutions

Flooding
_Stephen Gray



Statutory Planning +
Development Managment +
Economic
_Matthew Daniel
_James Matthews



PACIFIC PLANNING

Peer Review - Design + Heritage

_Emeritus Professor Alec Tzannes AM LFRAIA, Director - Tzannes

_Otto Cserhalmi, Director - OCP Architects



^ Aerial photo looking south west



^ Aerial photo looking west



References

- Site Primer, Revision A, 20 August 2021, The Fulcrum Agency
- Aboriginal and non-Aboriginal Archaeological Heritage Impact Assessment, Harris Park 20 September 2021, Dominic Steele Consulting
- Cultural Hertiage Issues Discussion - SEARS Scoping Study, October 2021, GBA Heritage
- Landscape Architecture Package, 14 September 2021, Taylor Brammer Landscape Architects
- 1% AEP Peak Depth and Level - Existing Conditions, April 2021, GRC Hydro

	Consultant Team	2
	Contents	3
1	Introduction	4
	1.1 Background	4
	1.2 Concept design	8
2	Evolutionary Drivers	12
	2.1 Pre-contact	12
	2.2 Colonial settlement	14
	2.3 Post-contact	16
3	Context	18
	3.1 Location	18
	3.2 Site	19
	3.3 Site analysis	22
4	Concept Design	23
	4.1 Concept plan	23
	4.2 Placemaking principles and plan	24
	4.3 Materiality	26
	4.4 Illustrations	28
	4.5 Ground plane	31
	4.6 Concept envelopes	32
	4.7 Contextual linkages + open space	37
5	Design Support	38
	5.1 Sustainability	38
	5.2 Landscape	40
	5.3 Open space networks	42
	5.4 Visual analysis	44
	5.5 Relationships to Country	45
	5.6 Accommodation + affordability	48
	5.7 Amenity	49
	5.8 Density	50
	5.9 Flooding + stormwater	51
	5.10 Traffic + parking	52
6	Design Review + Guidance	53
	6.1 Heritage Council	53

The subject site, a disused former pharmaceuticals assembly and light industrial complex (ca.1950s) of no contemporary heritage significance, is located within one of the most significant and sensitive historical cultural landscapes in the Parramatta locality. Although not individually heritage listed by either state or local authorities, the site is located to the immediate south of the State Heritage Register (SHR) listed Hambledon Cottage and its historic landscaped setting. It is also in the vicinity of the SHR listed Elizabeth Farm and Experiment Farm properties, the Parramatta Sand Body to the north west, and is in between the expansive Parramatta LEP 2011 listed Experiment Farm and Elizabeth Farm Heritage Conservation Areas.

The proposal, is for a build-to-rent housing development under State Environmental Planning Policy (Affordable Rental Housing) 2009, Division 6a, comprising three buildings that range in height from 4-8 storeys with a significant amount of new landscaped open space that includes a public through site link along the southern boundary. The site is currently zoned IN1 - General Industrial under Parramatta LEP 2011 and permits industrial, neighbourhood shops and warehouses, but prohibits residential accommodation. It also permits a maximum building height of 9.2m (3 storeys) and with no specific FSR.

A Site Compatibility Certificate (SSC) was issued in July 2017, under Clause 37(2) of the State Environmental Planning Policy (Affordable Rental Housing) 2009. Prior to the issue of this certificate, the City of Parramatta Council and the NSW Office of Environment and Heritage made comments about preliminary concepts for the site regarding the suitability of the site for development in the vicinity of significant heritage items surrounding the site, flooding, access and the bulk and scale of the development.

The SSC imposes requirements on the development and satisfaction that “the development is not likely to have an adverse effect on the environment and would not cause any unacceptable environmental risks to the land”, specifically in relation to:

- Surrounding heritage items;
- Form, height, bulk, scale, setbacks, landscaping and residential amenity; and
- Traffic and access, flood risk management and soil contamination.

This Design Report accompanies a scoping report for a State Significant Development and briefly outlines how these issues have been addressed in the proposal.

The concept design that accompanied the SSC application is included with the scoping report. Key improvements that have been incorporated in the development of the design, taking into consideration guiding recommendations of Heritage NSW and expert peer review process with Alec Tzannes and Otto Cserhalmi, are detailed below:

- Reduced building heights and density;
- Orthogonal layout of built form across the site;
- Varied building forms heights that have been adjust to the surrounding context, including the relocation of built form to the south of the site along the existing stormwater channel;
- Development of a draft framework that is embedded within design and planning that can be developed in collaboration with the local Aboriginal community to explore opportunities to recognise the Aboriginal cultural heritage of the area;
- Increased landscape open space, particularly behind Hambledon Cottage;
- Publicly accessible through site links;
- Implementation of a sustainability framework that will guide the development;
- Landscape design principles to ensure compatibility with the existing landscape and further define the site as a special precinct within Harris Park; and
- Incorporation of roof terraces.



^ Existing factory from western boundary



^ Existing factory directly behind Hambledon Cottage

1.1 Background

Heritage NSW briefing

As required by the Site Compatibility Certificate, extensive liaison has taken place with the Office of Environment and Heritage, now Heritage NSW, particularly in relation to the issues of bulk and scale of the proposed development.

An initial briefing to the Heritage Council took place on 4 April 2018, where an outline concept, comprising perimeter forms and point towers in an orthogonal arrangement was presented. The Heritage Council encouraged the design team to engage in future consultation with them as well as City of Parramatta Council and stressed that a scheme with lower heights should be explored.

Consultation with City of Parramatta Council

In the later months of 2018, urban design studies were concentrated on advice from City of Parramatta Council's Heritage Officer and GBA Heritage that established a new design parameter to protect view corridors between Hambledon Cottage, Elizabeth Farm and Experiment Farm Cottages. This guidance lead to an outline concept in a radial layout with a built edge that defines a potential through site link at the southern boundary of the site.

On 7 November 2018, a further presentation was made to the Heritage Council Approvals Committee (HCAC). The HCAC noted that the project team had made substantial changes to the proposal since the initial briefing, particularly a reduction in building height. However, HCAC remained concerned about the potential impacts of the setting of the three SHR listings surrounding the site.

Heritage Council Approvals Committee - Working Session 1

A revised proposal, incorporating specialist advice from City of Parramatta Council was presented to HCAC on 31 March 2020 in a first working session, with the discussion summarised below:

- The design principles set out in the presentation lack adequate consideration of the cultural landscape, including the creek line and engagement with Aboriginal culture.
- The proposal is missing adequate consideration of today's cultural context.
- The factory on the subject site may have heritage significance and could be considered for adaptive reuse.
- HCAC request that the City of Parramatta Council provide context for this development regarding proposed changes to height and zoning in the CBD.
- A preference was given to the initial versions of the site layout, based upon an orthogonal layout of the overall subdivision and street patterns that now define the contemporary cultural landscape of Harris Park.

Heritage Council Approvals Committee - Working Session 2

A further revised design concept was explored, comprising an orthogonal layout with reduced building height was presented at a second working session to HCAC on 13 May 2020 with the discussion summarised below:

- The revised concept is a positive improvement and has the potential to achieve a good balance between heritage, social and urban design outcomes.
- A total of 13 items of specific advice were offered to further progress the design and improve the heritage outcomes.

Heritage Council Approvals Committee - Working Session 3

The preferred scheme was further developed, adopting the advice of the HCAC, and was presented at a third working session to HCAC on 13 July 2020, with the discussion summarised below:

- A total of 18 design principles (expanded from the 13 specific advisory comments of Working Session 2) were developed.
- The new scheme provided a very large amount of landscaped open space immediately to the south of Hambledon Cottage buildings with screen landscaping.
- A two storey 'solid' base has the potential to relate the new buildings to the scale of Hambledon Cottage.
- The scale, character and complexity of the surrounding cultural landscape is respected, by varying the heights of new buildings and the addition of a pedestrian pathway along the southern boundary of the site that connects Elizabeth Farm to Experiment Farm.

Heritage significance of the existing factory

At Working Session 3, the HCAC were provided with detailed historical research undertaken by GBA Heritage, regarding the surrounding cultural landscape and forces that shaped development both during the initial settlement period and subsequently as waves of suburban subdivision swept across the early land grants. The research concluded that the remnant integrity of the early sections of the factory, designed by Eric Nichols had been swamped by later additions and alterations to the extent that retention and some form of adaptive re-use in the context of the Site Compatibility Certificate were not warranted or worthwhile.

Heritage Council Approvals Committee - progress update

At a meeting on 29 September 2020, the HCAC was given an update and opportunity to comment on the developed design. The HCAC supported the scheme progressing to a Design Excellence pathway with further consideration of a number of guiding recommendations to be considered by an independent design review process.

The progressive review and guidance process through Heritage NSW (the Heritage Council and HCAC) has been be a successful and important process to assist and achieve the requirements of the Site Compatibility Certificate schedule in considering the appropriate cultural heritage response, urban planning, built form and design methodology.

Subsequent to this meeting, a letter of additional responses and guiding recommendations was provided and is summarised below:

The following items were noted:

- Thanks Pacific Planning and their heritage consultants for their presentation on the proposed affordable housing development plan at 2a Gregory Place.
- Acknowledges the additional design work to address the heritage values of the wider precinct and the previous comments of the HCAC.
- Notes that the project will follow the Design Excellence pathway from here.
- 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 HCAC appreciates that there is a degree of public amenity including affordable housing, however the extra height negatively impacts the broader landscape setting.

- Recommends that the redistribution of accommodation at the ground level is explored to reduce the open space and height of the concept development.
- 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.
- 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.
- Recommends that the applicant obtains independent design review and guidance.
- 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.

Aboriginal heritage archaeology

The advice from the HCAC advised that opportunities to recognised 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 response to Heritage NSW, The Fulcrum Agency, who are are experienced strategic design consultants was engaged to manage the projects interface with the local Aboriginal community and develop opportunities for the interpretation of their history and Caring for Country.

In addition to this, Dominic Steele Consulting, who is an experienced heritage consultant, was engaged to prepare a detailed Aboriginal and Non-Aboriginal Heritage Impact Assessment to specifically consider the significance of the site pre-contact.

Peer review process

A Peer Review Process was established, comprising Alec Tzannes and Otto Cserhalmi, who are both highly experienced and respected Architects, to provide expert advice on these specific issues raised by the HCAC. The review process allowed for design testing to balance the need to achieve a level of density in the scheme to maintain economic viability that supports the social benefits outcomes of reduced-cost affordable rental housing, the impact on the heritage landscaped setting, proposed built form, amenity and sustainable framework for the development.

Three workshops were held over a number of months, with guiding comments recorded in a Peer Review Report.



^ Existing factory along the southern boundary



^ Stormwater channel looking east

State Significant Development (SSD)

The progression of a Design Excellence process as supported by the 29 September 2021 meeting of the HCAC has been encouraged by the Peer Review Process as part of a State Significant Development. This will include a process where the design progression is guided by an Independent Design Review Panel, managed by Government Architect NSW.

The first and future development applications will utilise the Concept DA provision from Division 4 of the EPA Act. The Concept DA will form the detailed development control for the site and will draw on all the review and study process and advice from the Heritage NSW process to date, since the issuing of the Site Compatibility Certificate in 2017.

A Concept DA is described as a development application that sets out concept proposals for the development of a site and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications. The Concept DA determination which is issued by the Department of Planning, Industry + Environment, will also set out the future assessment criteria that the subsequent staged DAs will require. It is noted that future staged Development Applications will be required to be in accordance with that approved Concept DA consent.

A Concept DA determination will form a statutory approval of the items requested for assessment by the application and will include the building location, bulk and scale, parking and maximum gross floor area for the development.

Design excellence process

Stanisic Architects, the architectural design team, has been nominated as the Design Architect that will develop the Concept DA with the oversight of the appointed Design Review Panel to ensure the preservation of design excellence. This will include review of the brief and proposed uses within the buildings and site, site analysis, placemaking and principles, design criteria, design concept, estimated project budget and construction costs.

It is intended that the process of review and consultation of the project will continue throughout the project lifecycle leading up to final occupation. Certification that the design is substantially the same and retains the design excellence exhibited in the Concept DA will be required at key project milestones, including lodgement of detailed DA stages, issue of any construction certificates and at completion of the project. The outcomes of the design excellence process will form an important advice to that assessment process.

The design architect will be responsible for the verification of design quality and compliance with the principles of SEPP 65 and the amenity standards of the Apartment Design Guide at each stage of the design and development of the project.

As the site is in the vicinity of heritage items the Heritage NSW will be consulted further as part of the design excellence and statutory process to review the heritage impact assessment and ensure that any conservation guidelines are considered.



^ Gregory Place

Vision

The vision for the development is to create a breathing, living environment that is responsive to the sun, light, air and outlook that complements its residential parkland setting and rich cultural history.

The existing site is blighted industrial land that has the potential to be made much better in many respects. The proposed development is a large project that is embedded in being different to its context, while also being compatible. Most importantly, the site able to better Connect with Country.

The site is located within a rich cultural landscape that has been occupied for many thousands of years and physically transformed following colonisation and later with multiculturalism. It has evolved into a distinctive place that is a special sub-precinct, an island that is defined by a parkland landscape to the north, stormwater channel to the south with only one street interface.

The existing industrial uses on the site are now redundant and there is an opportunity to rejuvenate it for residential occupation to take advantage of its prime location and excellent amenity. In doing so, there is an added responsibility to balance the relationship between density and social outcomes - economics, environment and social benefits. Density should be located on good land with good amenity in order to contain urban sprawl and it should be offset by creating a high-quality and connected public domain.

While respecting the significant colonial history of the four key state heritage register listings (Hambledon Cottage, Elizabeth Farm and Experiment Farm) and Parramatta Sand Body to the north, any significant development also has an obligation to Care for Country. Acknowledging the history pre-contact as well as contemporary stories, provides a deeper understanding of our history and develops our thinking of Australia as a Country. This can be achieved by embedding place into the interpretation of the built form and significant open space, and by permitting pedestrian movement through the site once again. Furthermore, there is also an opportunity to make a strong sustainable commitment towards the future.

Architectural Design Concept

The architectural design concept is for 3 x freestanding building forms that are arranged into an orthogonal layout of five fingers that vary in height from 4-8 storeys and adjust to the scale of the existing and future context, including remaining colonial cottages. The built form has been embedded within a parkland setting of courts and passages that creates a framework for permeable pedestrian movement to enable physical and visual connections to the rich cultural landscape setting.

Density

The proposed density is 2.5:1 (48,685.13m² GFA) on a site area of 19,480m². There is no maximum density identified within the Site Compatibility Certificate (SCC). Parramatta LEP 2011 currently permits a maximum of 0.9:1 on the site which reflects is IN2 - General Industrial zoning.

This project is required by the SCC to provide 50% of all housing for affordable rental housing for a minimum of 10 years. This density is needed to activate redevelopment of the site and achieve this important social outcome, sustainability and public domain benefits. However, under the State Environmental Planning Policy (Affordable Rental Housing) SEPP, Division 6a (commenced in February 2021), the affordable rental housing is conditioned for a minimum of 15 years.

The project is compatible at this density as it is well serviced by significant transport infrastructure, its proximity to the Parramatta City Centre, Parramatta Station and future light rail as well as all of the jobs, community facilities and existing residential apartment developments in the vicinity of the site - particularly to the south of the site in between Experiment Farm and Harris Park Heritage Conservation Areas.



^ Concept Plan

1.2 Concept design

1 INTRODUCTION



Height

The site has a diagonal cross fall of 1340mm from the north west corner of the site to the existing stormwater channel to the south west of Gregory Place. On the small triangular parcel of land to the south of the stormwater channel, the site rises by 3.7m – the Clay Cliff. The existing ground levels along Gregory Place are RL 4.00 to RL 5.14 and to the west of the site RL 5.34 to RL 9.04.

Parramatta LEP 2011 currently permits building height up to 9.2m on the site. The SCC enables heights to exceed this maximum.

The building heights vary within the precinct, with residential apartment buildings up to a height of RL 49.02 to the south of the site along Alice Street and Our Lady of Lebanon Cathedral adjoining the site which has a height of RL 44.50.

The existing factory buildings on the site vary in height up to RL 28.70. The existing tree planting along the west and northern boundary largely screen the taller forms on the site.

Building height has been distributed across the site to adjust to the surrounding context, including the remaining colonial cottages. The distribution of height has been subjected to detailed review by Heritage NSW and Peer Review and is consistent with the outline concept plan supported by the Heritage Council Approvals Committee on 29 September 2020 to proceed to a design excellence process. This progressive review and guidance process through Heritage NSW has been be a successful and important process to assist and achieve the requirements of the Site Compatibility Certificate schedule in considering the appropriate building height.

The built form varies in height from RL 18.40 to RL 32.40, adjusting to the scale of the existing and future context. Immediately behind Hambledon Cottage, the built form has been reduced in height and increases to the south along the stormwater channel. Roof terraces are integrated on the lower forms to provide additional communal open space and mitigate the impacts of built form on the site.

Along Gregory Place, the built form has been setback above the street wall, at the height of the existing and future tree canopy and to adjust to the low-rise existing buildings along Gregory Place. The proposed building heights will be taller than those that currently exist on Gregory Place, but they do not need to be the same to be compatible. In order to separate existing low-scale built form from proposed taller forms on the site, mature tree planting along Gregory Place is used as a tool to clearly define a boundary between the two different places - and is a common technique in Sydney.

Bulk + scale

The bulk of the building, defined by its setbacks, building height and landscaped area is compatible with its context as:

- The proposed street setback along Gregory Place is 5.5m to 8.0m, setting back to 8.0m above the street wall. The existing street setbacks along the eastern side of Gregory Place vary from 8 to 12m. While the lower-level street setback is less than existing setbacks along Gregory Place, there are no other buildings along the western side of Gregory Place and this site is already different from its context being a factory with high site coverage. The reduced setback to Gregory Place is offset by increased open space directly behind Hambledon Cottage as recommended by Heritage NSW (HCAC) and is the result of redistributing accommodation across the site to maintain lower building heights in accordance with HCAC further guiding recommendations.
- The northern setback, along the boundary with Hambledon Cottage, varies from 6m to the west, 24m directly behind Hambledon Cottage and 10m to the east. These setbacks are consistent with the built form supported by the HCAC to proceed to a design excellence process. This setback allows for the retention of large tree screen planting and a large main court to mitigate the impact of the built form directly behind Hambledon Cottage.
- There is a 5.0m side setback to the west boundary with the parkland which maintains existing large tree screen planting.

- The southern setback is 6m from the stormwater channel easement to the south of the site. Other existing buildings along the channel have a 0 - 3m setback.
- The site achieves 13,210m² (67.10%) landscaped area on the ground plane, comprising courts, passages, accessways, parks and the channel walk, which greatly exceeds the minimum recommended communal open space area of the Apartment Design Guide (ADG) of 25% (Clause 3D-1).
- The site achieves 5,700m² (29.3%) landscaped deep soil which greatly exceeds the ADG guidance of 15% of the site area).
- The large area of deep soil planting and reduced site coverage (32.9%) compared to the existing factory on the site (45.6%) provides the opportunity for additional tree planting to realise the design concept for the site and to further counteract the new built forms on the site.

The scale of the building, comparing the proposed development to one or more existing or future developments within its setting, defined by its height, articulation and detail is compatible with its context as:

- The proposed buildings will not be the tallest within the context. Our Lady of Lebanon Cathedral, immediately adjoining the site to the south will continue to be the most a dominant form within the context at RL 44.50 to the top of the statue. While the character of a residential apartment development is different to the character of a Cathedral that is directly adjacent to the site, the proposed buildings will be 12.1m to 26.1m lower.
- Other residential apartment developments in a precinct located between the Experiment Farm and Elizabeth Farm Conservation Areas are taller than the Cathedral, with a height up to RL 49.02. This compares to the maximum building height proposed on the site at RL 32.40. The proposed buildings will also be between 16.62m and 30.62m lower than existing residential apartment buildings within the surrounding context.
- The increased northern setbacks accommodate a main court directly behind Hambledon Cottage where residential accommodation has been redistributed towards the south of the site. The setbacks and lower building heights directly behind Hambledon Cottage result in a proposal that has a compatible scale and is not alien to its existing or future setting.
- The existing factory building has unarticulated walls that are approximately 100m long and are distinctively different to the surrounding context. The proposed finger forms are modulated to ensure walls are not longer than 45m with further articulation and detail to be explored as part of future design excellence process to achieve a fine grain that is much more complementary with the surrounding residential apartments, multi-dwelling housing and dwelling houses.
- It is proposed that the predominant building material will be face brickwork, acknowledging the significance of clay on the site pre-contact and post-contact. Brickwork is also the predominant building material along Gregory Place.
- In addition to the built form, the landscape open space on the site is compatible with its pastoral landscape context – with 32.9% site coverage, remarkable for the size of the development. It extends the physical and visual pastoral landscape from Experiment Farm and Hambledon Cottage to Experiment Farm with significant tree planting.

Draft strategic framework

A draft strategic framework has been developed for the site that identifies the following design principles to be used to guide the development, in particular the landscape open space:

1. Agency
- Ensure appropriate community engagement and decision-making in the ongoing governance and development of the development. Engagement should be based upon shared knowledge exchange between technical experts and cultural authorities.
2. Remuneration and ICIP
- Protect and respect Cultural Knowledge. Remunerate Knowledge Holders for their cultural expertise.
3. Dialogue and Restoration
- Look for opportunities to restore landscape and encourage dialogue across shared histories. This is as much about habitat restoration as it is about repairing relationships with Country.
4. Care
- Seek opportunities to embed custodianship within the project plan. Look for economic opportunities through ongoing landscape care and maintenance.
5. Language and Naming
- Optimise opportunities for use of language in the naming of places, wayfinding and historical interpretation of the area.
6. Truth Telling
- Find opportunities to tell stories of dispossession, frontier conflict, and other painful but important aspects of Australian history.

This draft strategic framework that seeks to bring together existing information and publicly available documents and attempts to bring this together in an accessible way. It will also be expanded moving forward in collaboration with the Aboriginal community prior to submission of a Development Application as recommended by Heritage NSW and Government Architect NSW, Draft Connecting with Country Framework,

Landscaping

The site was once part of a fertile landscape that was a rich source of food and water for the First Nations peoples being at the confluence of fresh and salt water environments. This was also recognised by the European colonisers who occupied the site and its surrounds and created pastoral landscapes to grow food to feed the growing colony. While colonial occupation is clearly evident at Gregory Place and within the key State Heritage Listed items (Hambledon Cottage, Elizabeth Farm and Experiment Farm), “quieter elements exist on this place: the soil underfoot, the plants and animals that still find refuge here and the traces of water that have been diverted by not silenced”. The rejuvenation of this landscape has significant opportunities, to acknowledge the importance of place and the overlapping and shared experiences of First Nations Peoples, European Colonisers and Multicultural communities.

The landscape concept plan for the site has been developed with the design principles of the draft strategic framework in mind, and has the following characteristics:

- Original line of the original Clay Cliff Creek interpreted with native grasses and reeds.
- Parramatta Sand Body and topographical fluctuations over time acknowledged through interpretation.
- Creek walk with interpretation of Indigenous and European shared experiences including stories of land dispossession and conflict.
- ‘Restoring the Rivers’ with native reeds and incorporation of natural features to the creek.

- Markers that Acknowledge and Welcome to Country and key precinct entries.
- Planting palette that incorporates endemic species.
- Fertile landscapes that embrace the theme of bountiful harvest with productive garden areas.
- Shared-way with native tucker walk to include interpretation and discussion on Aboriginal land management and those of early colonial times.
- Connection between sustainability measures and connection with Country.
- Exploration of Aboriginal foods through the use of bush tucker plants, endemic to the area.
- Neale’s Cottage interpreted in brick foundation and gravel.

Specifically, the landscape concept illustrates how the rejuvenation of the landscape is capable of creating open space that is compatible with its context due to the following characteristics:

- The establishment of major plantings along Hassall Street that reinforce the existing vegetated mass to the area. The role of these new trees and other established trees within the immediate curtilage of Hambledon Cottage is retain and supplement the major vegetated open space gateway to the Parramatta City Centre.
- The installation of large and statuesque street trees along Gregory Place to define a vegetated interface to the low-rise built form to the east of Gregory Place that marks the boundary to this special sub-precinct.
- Retention of existing trees retained, particularly the line of Brush box trees to the west of Hambledon Cottage to reinforces the landscape and heritage curtilage of the Cottage and to accentuate the significant landmark plantings around Hambledon Cottage.
- Creating new publicly accessible connections through the site that extend existing pathways through the context.

Residential amenity

The Apartment Design Guide, Parts 3 + 4, contain objectives and design criteria and design guidance for the siting, design and amenity of apartment development. An outline concept design has been prepared to verify the potential for the concept envelopes to achieve design quality.

It is noted that under the State Environmental Planning Policy (Affordable Rental Housing) SEPP 2009, Division 6a (commenced in February 2021), there is flexibility in applying the design criteria set out in the Apartment Design Guide, including, in particular, the design criteria set out in Part 4, items 4E (private open space and balconies), 4G (storage) and 4K (Apartment Mix).

The proposed development is compatible with its context which contains residential flat buildings and achieves a high level of residential amenity as:

- The development provides excellent amenity to all residents with large open spaces at ground level and on roof terraces that receive direct sunlight between 9am and 3pm at mid-winter due to their northern orientation
- Lift and stair cores are contained within the overall form of the building and are organised around multiple cores with 8-10 apartments off a single core.
- All living rooms achieve the minimum width of 3.6m for 1 bed apartments and 4m for 2 and 3 bedroom apartments. All apartments have private open spaces that are accessed directly from the living and have external areas of 8m² for 1 bed apartments, 10m² for 2 bed apartments and 12m² for 3 bed apartments which satisfy the guidelines of the ADG.
- Visual and acoustic privacy is achieved through orientation, internal layouts and acoustic treatment internally and between communal open spaces.
- 70.2% (339/483) apartments achieve in excess of 2 hours of direct sunlight to all to living rooms and private open spaces at mid-winter which meets the guidelines of the ADG.
- 62.1% (298/483) of apartments are naturally cross ventilated utilising corner ventilation or through ventilation. The



ADG guidelines recommend 60% (274.8) apartments are naturally cross ventilated.

- Communal open spaces at ground level are extensive spaces for passive recreation and social interaction. Roof terraces are active spaces and have individual characteristics that appeal to a broad range of users including well-ness spaces, BBQ and dining, viewing platforms, harvest gardens and a child play space.
- The site achieves 13,210m² (67.10%) landscaped area on the ground plane, comprising courts, passages, accessways, parks and the channel walk, which greatly exceeds the minimum recommended communal open space area of the Apartment Design Guide (ADG) of 25% (Clause 3D-1).
- The site achieves 5,700m² (29.3%) landscaped deep soil which greatly exceeds the ADG guidance of 15% of the site area).
- The large area of deep soil planting and reduced site coverage (32.9%) compared to the existing factory on the site (45.6%) supports significant tree planting.
- Communal open spaces achieve excellent direct sunlight at mid-winter, well in excess of the minimum guideline (12.5% of the site area) of 2 hours between 9am and 3pm at mid-winter, as recommended by the ADG due to their northern orientation.
- Ground level apartments are elevated 1m above natural ground level which ensures visual privacy is achieved and are accessed directly from the street, passages, walkways and courts.

The proposal includes 483 apartments, 229 (50% of the total number of apartments) that are affordable rental apartments in 1, 2 and 3 bed configurations that are suited to older people, people with a disability, essential key workers and first home buyers. Apartments are generally arranged with an east-west orientation and maximise direct sunlight.

The Site Compatibility Certificate and State Environmental Planning Policy (Affordable Rental Housing) 2009, Division 5, requires that:

- for 10 years from the date of the issue of the occupation certificate, at least 50% of the accommodation to which the development application relates will be used for the purposes of affordable housing
- all the accommodation that is used for affordable housing will be managed in partnership with a social housing housing provider.

Under the State Environmental Planning Policy (Affordable Rental Housing) SEPP, Division 6a (commenced in February 2021), the affordable rental housing is conditioned for a minimum of 15 years. Division 6a, build-to-rent housing also extends the guiding recommendations of the ADG to include consideration of: the amenity of the proposed common open spaces, shared facilities and services, options for prospective tenants in relation to size and layout of dwellings and the ease of relocation to other dwellings that will better accommodate a tenant's requirements as they change.

The proposal caters to build-to-rent housing, comprising a wide variety of communal open spaces, apartment types and sizes suited to a wide range of households. In particular, the communal open spaces will be designed to encourage social interaction within the development and have equitable access.

In addition, 20% apartments will be designed to achieve 'silver level' Liveable Housing Guideline's universal design features.

All adaptable apartments will also meet the Specialist Disability Accommodation (SDA) design requirements under the National Disability Insurance Scheme (NDIS) – improved and robust. From 1 July 2021, all dwelling enrolment applications for SDA will be required to include a certificate from an Accredited SDA assessor, nominating the Design Category the dwelling to be enrolled satisfies based upon Design Standards in the NDIS Specialist Disability Accommodation Design Standard.

The proposed affordable residential apartments are compatible with existing apartments within the immediate context and will meet the needs of the City of Parramatta population, particularly housing for older people, people with a disability, essential key workers and first home buyers. The apartments have been designed with compact apartments with excellent amenity and are supported by well-designed communal open spaces to encourage social interaction.

Traffic + access

The site has only one street frontage to Gregory Place. A second access point to Hassall Street was extinguished many years ago, when the parkland surrounding Hambledon Cottage and Experiment Farm Cottage was consolidated.

All parking is contained within two basement levels including a loading area for garbage collection.

There are currently two access points into the site being to the north of the site and one at the south. The northern access point provided access to the large at-grade carpark to the west of the site. The southern access point provided access to a large loading area for the factory.

Similarly, it is proposed that there are two separated access points along Gregory Place for residents and their visitors and another for loading. In between the two driveways is a substation – with access and servicing extending about 30% of the street frontage at level 1. The visual impact of this is largely concealed by mature tree planting, low level planting and high-quality pavement along the street interface.

There is a shared way along the northern boundary of the site, similar to what currently exists that will be used primarily by pedestrians, but will permit access for emergency services when required. The added benefit of this is that the southern channel walk will be pedestrian only and can contain planting, seating and welcoming spaces.

The basement is contained within a large perimeter wall that is setback a minimum of 6m from all site boundaries/ stormwater channel. The area beyond this contains deep soil planting zones for existing and supplementary tree planting.

The loading area is contained within a two-storey high space that permit heavy rigid vehicles to collect garbage and for loading and unloading of goods.

The residential entry into the basement continues below ground along an access spine for ease of navigation and to minimise the travel distances to the furthest parking spaces. This aisle also connects all the different building cores. It is desirable that there are skylights to bring natural light down into the basement from the courtyards above.

Both driveways have a crest at the flood planning level and flood gates will be installed to the maximum possible flood level.

As the site is an island, separated by a stormwater channel to the south and a heritage item to the north, wayfinding is an important consideration to provide access to each building and core. To facilitate easy access, a network of passages, courts and walkways has been established to create permeable pedestrian movement through and across the site, connecting to existing pathways within the context. A pathway has long been earmarked along the stormwater channel/ Clay Cliff Creek to the Parramatta City Centre – some redevelopment sites currently implementing publicly accessible though site links into their developments.

These through site links also provide new connections that establish or extend circuits for better access and appreciation of the cultural heritage of the site. A bridge connection over the stormwater channel is desirable to provide access to the small triangular parcel of land to the south of the site – a space earmarked for truth-telling and the potential regeneration of estuarine landscape that would have been here prior to colonisation, which can be seen in stark contrast to the existing pastoral landscape.

Flood risk

The site, like much of Parramatta City Centre, is on flood prone land which existed prior to colonisation, on low lying land which has been managed in recent times by the formalisation of the creek or series of ponds into a stormwater channel. This channel is critical to the management of water within the wider precinct, starting at the Parramatta River to the north east of the site adjacent to James Ruse Drive and terminating to the west at Ollie Webb Reserve.

Flood engineering maps have confirmed that flooding on the site is focused to the west and along the edges of the stormwater channel. The flood planning levels are approximately 1m above the natural ground level.

The existing factory occupies 45.6% of the site area, whereas, the proposed residential apartment buildings occupy 32.9% of the site area. Combined with the added permeability of the site with new passages and walkways, the overland flow paths are able to be directed towards the stormwater channel, the increased deep soil able to absorb more water and the flood risk to neighbouring sites is unchanged or reduced subject to further detailed study.

Parramatta Sand Body

The Quaternary-age soils and sediments associated with the river that represent a sedimentary archive of these long-term environmental and landscape changes include the Parramatta Sand Body (PSB) that is a flood and wind-born sand deposit that is currently known to extend (on the southern bank of the river) between Parramatta Park in the west and east to about James Ruse Drive. The PSB contains a culturally and scientifically significant archaeological record about Aboriginal life in Parramatta dating back over 35,000 years and contains information about how the landscape has evolved over this timeframe.

Historic landuse and potential archaeological evidence

The 2A Gregory Place property comprises a consolidation of land that was subdivided (in the 1910s) from two early 1790s historical land grants (Experiment Farm and Elizabeth Farm) that are significant to the history of the City of Parramatta. In general terms, this land parcel will have had a long history of agricultural use prior to the development of the site in the early 1950s. The land may have been used in the past for growing crops, for animal grazing, as a source of drinking water, and possibly for clay-extraction for brick-making. However, no direct historical evidence for these specific activities has been sourced.

The land was not built-upon until the second half of the nineteenth century. It is expected that the types of archaeological evidence of the pre-1850s use of the site that may have originally been present and that will have reflected this landuse (before features were obscured/destroyed by later phases of site use) would likely have comprised archaeologically ephemeral items such as post-holes from agricultural fence-lines, drainage control features, and agricultural furrows evident in the soil profiles. The soils themselves may also contain pollen and other chemical signatures which may show indication of how the land was used over time.

In general terms, it would not be expected however that such ‘light’ early historical landuse evidence will survive in the archaeological record because the creek-side landform taken in by the Gregory Place site has been used intensively and continuously since c.1789 and has seen a number of large-scale changes that have altered the original topography and drainage terrain and in places also removed entirely large parts of the subsurface soil profiles to a considerable depth.

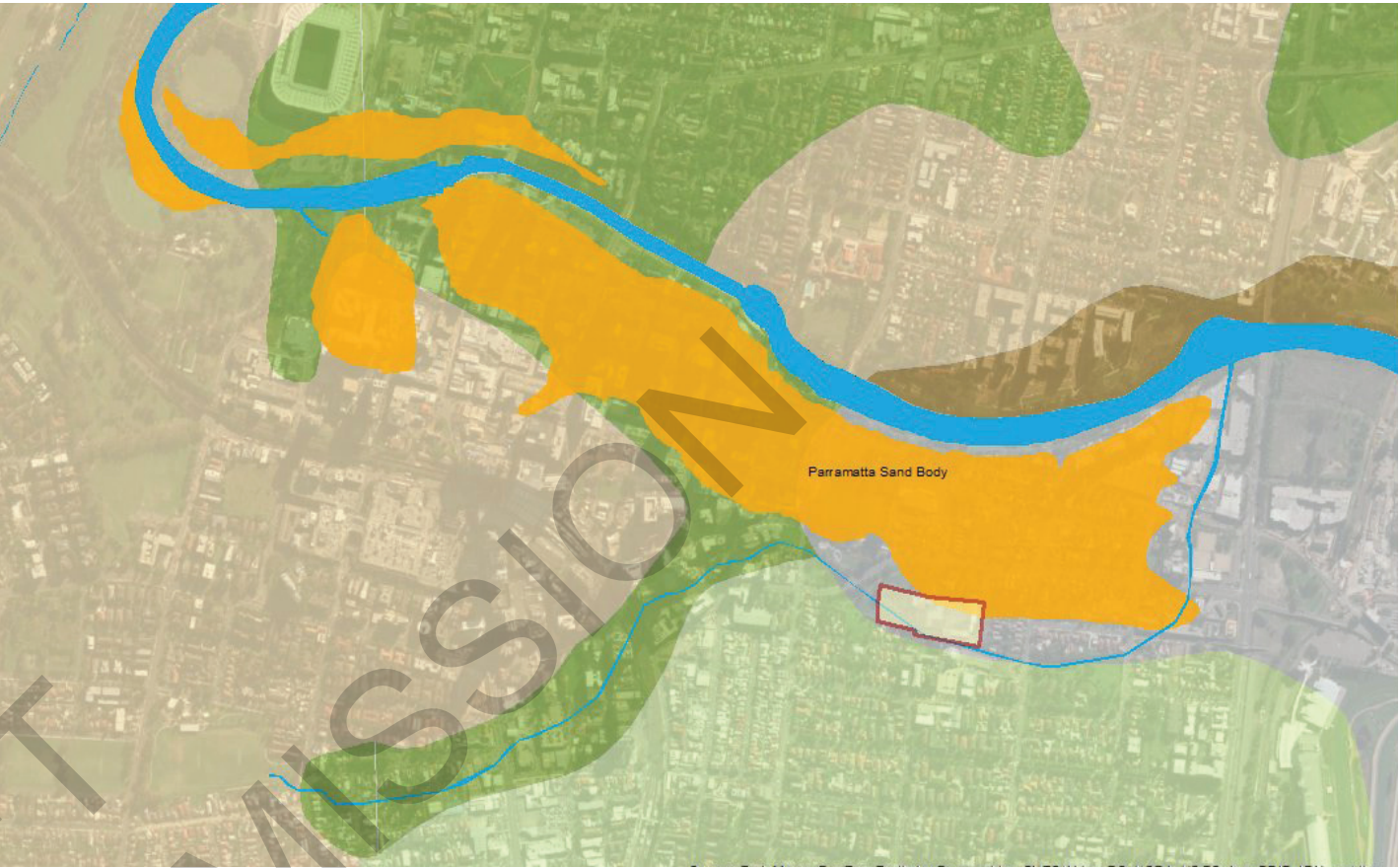
A brick cottage was built on the property in the early 1850s and this building and any associated outbuildings were demolished by 1943, although this may have occurred earlier and possibly around c.1917 when the former alignment of Clay Cliff Creek that crosses the southern boundary of the site was changed and the watercourse was confined into a concrete stormwater channel.

It not known whether the demolition of the cottage left any subsurface archaeological remains in the ground. It is most likely that any trace of the cottage would be in the form of deep-cut footings or those for features such as wells, but it is equally likely that the former farm and all of its fabrics were removed following demolition. Along the same lines, the precise nature and extent of landscape disturbance that resulted from the construction of the existing stormwater channel on the original form, alignment and topography of Clay Cliff Creek (and any historical-archaeological deposits and relics potentially along its margins) is opaque but is very likely to have been extensive in nature and to have required a construction (impact) corridor wide and deep enough to enable the building of a 6m wide and 3m concrete channel.

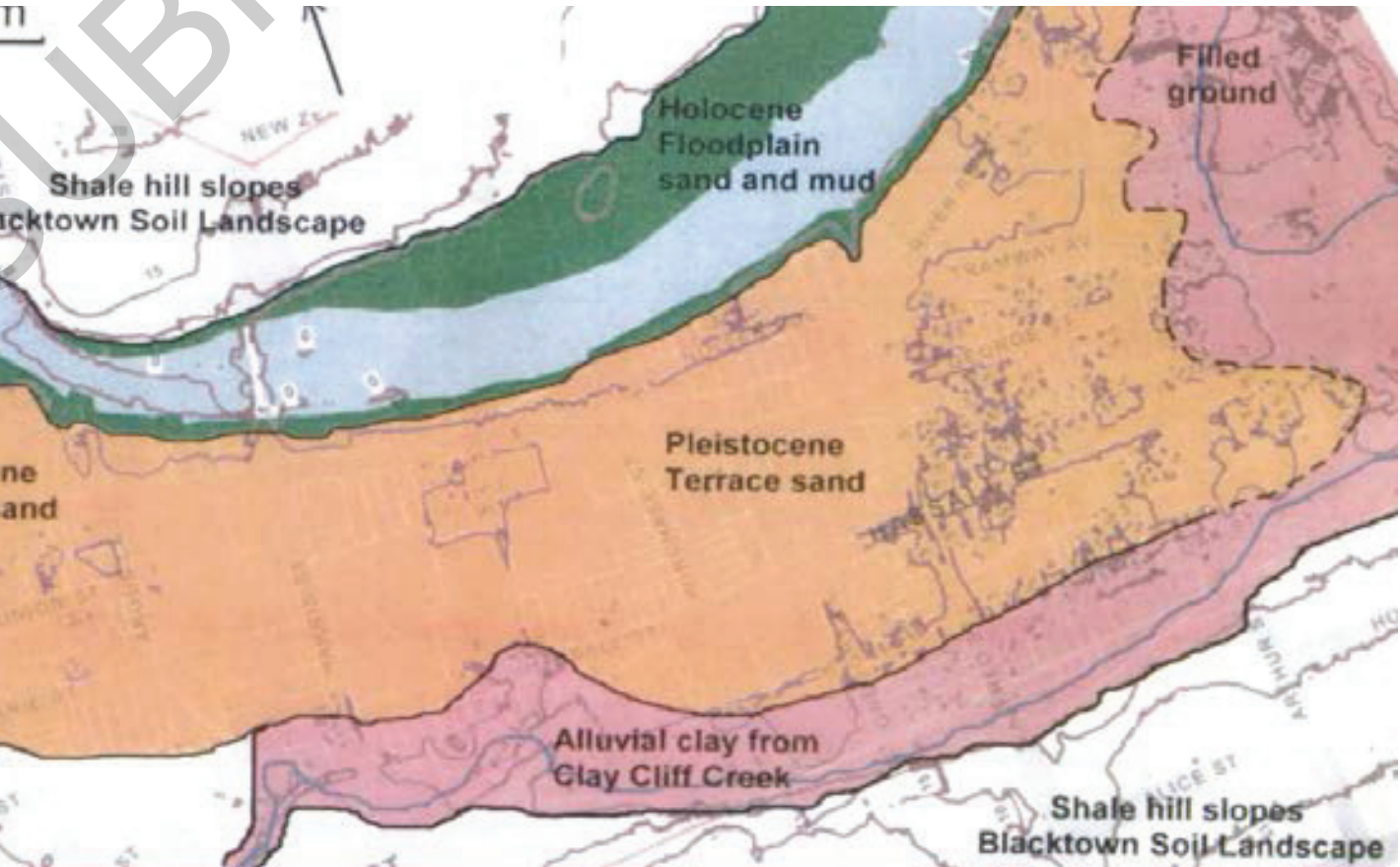
Expected potential archaeological evidence

The results of archaeological testing at the skate facilities in James Ruse Reserve in 2004 (AHMS Pty Ltd 2004) provide a guide to the nature of the potential Aboriginal archaeological evidence that may survive at the Gregory Place site. The two sites are located on the same creek landform, are of similar elevations, and likely to have had similar agricultural landuse histories up to the mid nineteenth century. Testing at the skate park showed that the stratigraphy was modified/introduced loam topsoil over brown clayey silt that transitioned into light brown clay to about 850mm after which no artefacts were found) and plastic silty clay was identified below this to a depth of 1.2m. The whole stratigraphic profile was found disturbed and only a small number of finds were recovered (all in secondary contexts) and no in situ evidence was identified because it was unclear whether the stone artefacts recovered originally came from the site.

It is reasonable to extrapolate from the conclusions that were drawn for the Aboriginal landuse that is believed to be reflected by the nature and density of stone artefacts that were found in 2004 at nearby skate park to the Gregory Place site and section of Clay Cliff Creek it contains. At the skate park it was suggested the low-lying area was probably



^ Approximate distribution of Parramatta Sand Body (Mitchell 2006)



^ Mapped distribution of the Parramatta Sand Body + deposits associated with Clay Cliff Creek (Mitchell 2006)

2.1 Pre-contact





^ Elizabeth Farm Cottage showing the fence separating Elizabeth Farm estate from Harris Farm Estate (c.1828)



^ Text

Source: GBA Heritage

not a highly favourable Aboriginal campsite for occupation for long periods (that would have created more substantial archaeological signatures) and unlike the higher ground (PSB terraces) closer to the river that attracted repeated Aboriginal visitation and use in the past, the skate park was located on an alluvial flood plain of a tributary creek at the back of the river.

Historic landuse impacts on potential historical-archaeological resources

It is expected that cumulative impacts on original soils from continued agricultural landuse, followed by almost total modification of Clay Cliff Creek during the early twentieth century, and then the construction of the current factory building on the site in the 1950s is likely to have removed or at least extensively disturbed any Aboriginal archaeological evidence that may have formerly been present.

Original ground surfaces may survive beneath the western carparking area but the construction of the carpark has cut-down the and levelled the former soils and it is likely that this has removed or disturbed to depth original soil profiles with potential to have contained Aboriginal objects.

Significance and evaluation of potential Aboriginal archaeological impact

The former creek has been entirely modified and the eastern two-thirds of the site has been cut down for building foundations and the western-third for a carpark. The site is highly disturbed and is unlikely to contain intact soil profiles with potential to contain Aboriginal objects. It is considered that the proposed redevelopment is unlikely to result in impacts to Aboriginal objects and that an AHIP approval under the NPW Act 1974 is not required.

Historic landuse impacts on potential historical-archaeological resources

The construction of the current factory building on the site has very likely removed all historical-archaeological evidence that may have formerly been present on the property. The eastern two-thirds of the site in particular has been cut down deep for building foundations. This group of buildings include a basement boiler-room and at least one (large) underground storage tank. The buildings are also large multi-storey items and their footings are likely to extend to some depth below ground.

It is anticipated that the depth of excavations that appear to have been carried out for the preparation of the site for building and for the construction of the building foundations will have extended to such a depth below original ground levels to have removed all former soil profiles beneath the built footprint with potential to have contained historical-archaeological deposits and relics.

It is possible that original ground surfaces and soil profiles survive beneath the western carparking area, and there is a potential that these soils may contain historical-archaeological relics. However, ground levels shown on detail survey plans of the site and its immediate surrounds (StratSurv 2006: Drawing Number:245det-01) show that the construction of the carpark involved lowering the ground level whereby the top of the asphalt is below the ground level of the adjacent land to the north.

It is likely that the carpark was constructed by cutting-down the ground and levelling the area before surfacing and this activity is likely to have removed or disturbed former soil profiles with potential to have contained historical-archaeological relics.

Significance and evaluation of potential historical-archaeological impact

On the basis of the landuse history previously outlined, and from an evaluation of the likely nature and extent of subsurface archaeological impacts that are likely to have resulted within and below the footprint of the site from twentieth-century stormwater works and light-industrial building construction, it is assessed that the site as a whole retains low archaeological potential to contain relics and historical-archaeological deposits that will require management under the Heritage Act 1977.

It is not expected that significant and intact archaeological deposits or features are present and survive on the site. It is also considered unlikely but possible that isolated pockets of original soils survive, and that these have potential to contain relics, but even with allowing for this, the site as whole is unlikely to yield a significant sample of archaeological material of with sufficient integrity to provide new information that may not be able to be sourced from documentary-based avenues of research.

Influences on the evolving cultural landscape

Exploration of Parramatta (Rose Hill):

- Aboriginal habitation.
- Gentle topography and fertile geology.
- Confluence of salt (river) and fresh water (creeks).
- Ridge line behind Clay Cliff Creek.

Exploration of Parramatta (Rose Hill):

- Early land clearing.
- Land alienation to privatise agricultural production.
- Initial urbanisation.
- Establishment of the town.

Early (initial) land grants:

- Government Domain locked out the western backdrop.
- Relatively small grants to south and east, providing access to fresh water.
- Progressive consolidation of early grants, creating large scale Elizabeth Farm Estate and Harris Farm Estate.

Development of the cultural landscape

- Transportation routes and technologies provided massive economic stimulus from 1850s.
- Mid to late 19th century and 20th century subdivision of Harris and western section of Macarthur estates.
- Slow initial development due to external economic factors.
- Post war industrial building on subject site and larger scale development to the south.
- Growing public awareness of and protection for the early cottages and their immediate landscape settings.

Primary evolutionary influences

- Productivity of the eastern landscape.
- Fresh water.
- Inertia of intergenerational large estate ownership.
- Economic stimulus from transportation and suburban subdivision.

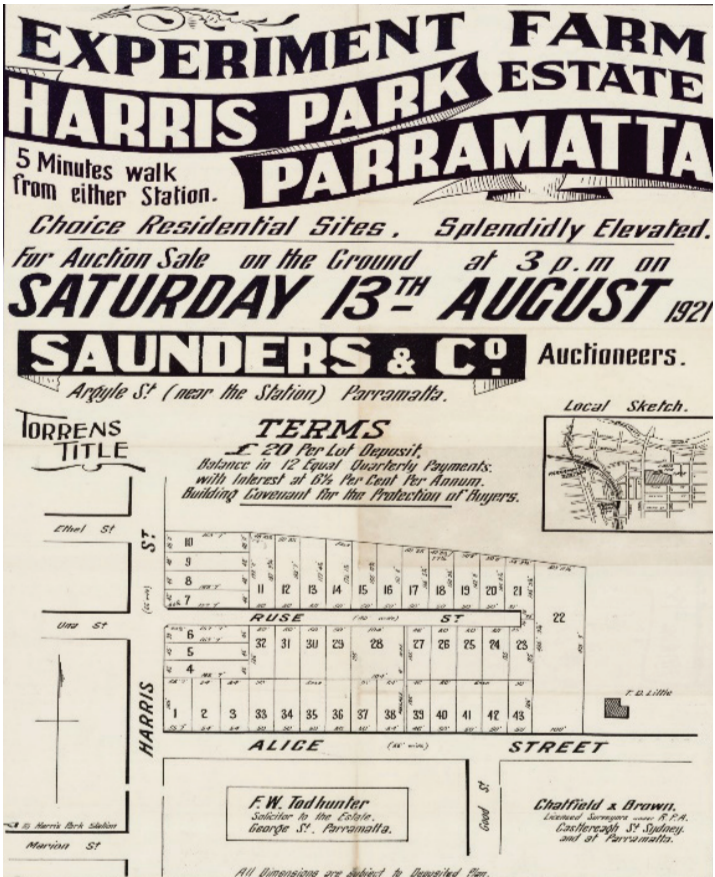
2.2 Colonial settlement



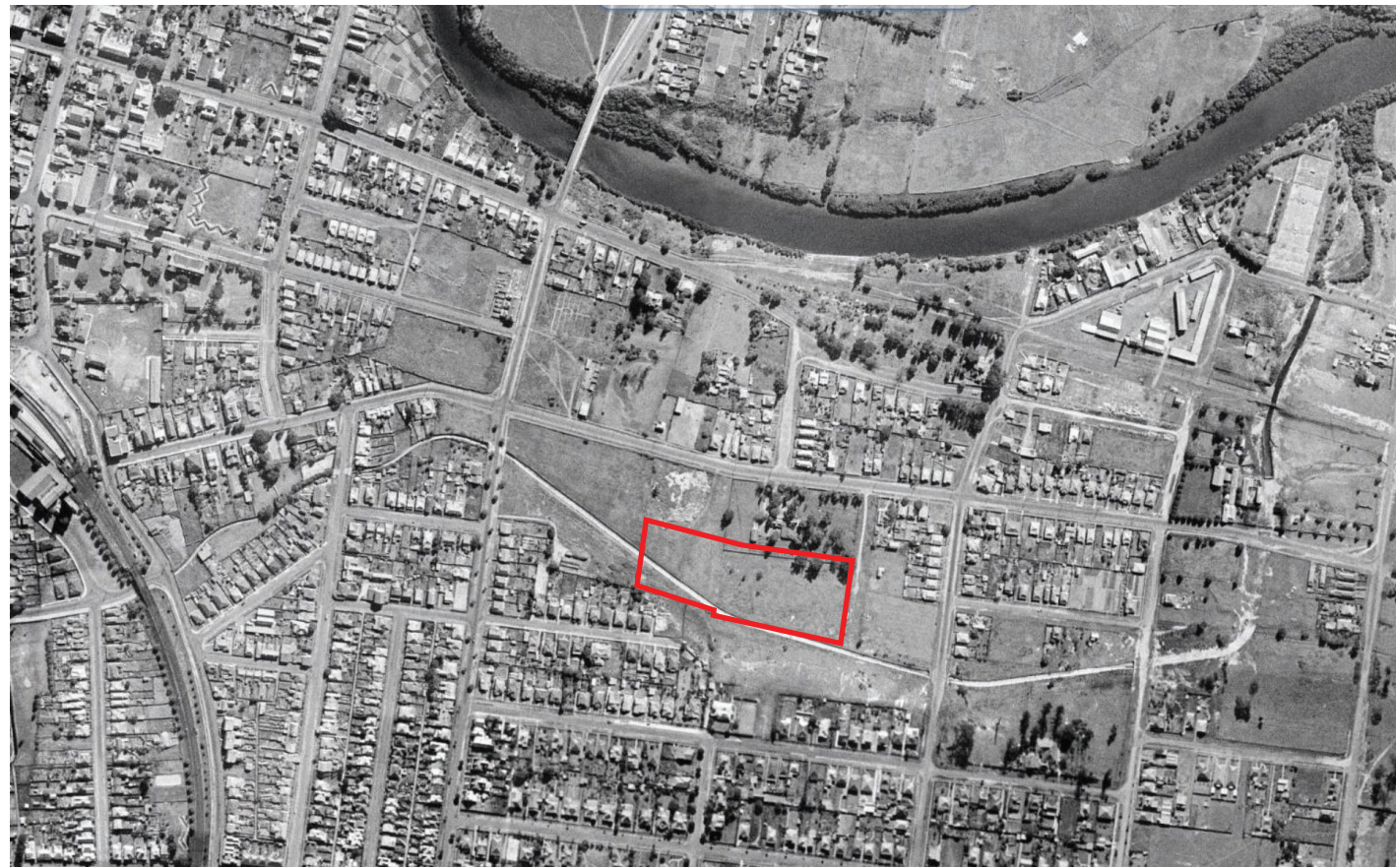
Map (YEAR)



Real estate advertisement (1884)
SLNSW, X-SP-H3-10



Real estate advertisement (1921)
SLNSW, File Number 8948366



^ Aerial photo (1943)



^ Aerial photo (2005-2012)

Source: Sixmaps

Existing site development and context

- Industrial building.
- Adjoining Hambledon.
- Dedicated Parkland.
- Hassall Street realignment.
- Gregory place.
- Stormwater channel.
- OLOL.
- Medium-rise residential.

Cultural heritage management framework

The subject site has no formal heritage management requirements. The entire framework revolves around SHR items in the vicinity and HCA to the south.

Primary design responses to evolving cultural landscape

GBA Heritage analysis provides a thorough understanding of the evolving cultural landscape context and setting:

- Celebrate the importance of Clay Cliff Creek and Aboriginal habitation.
- Retain and enhance the SHR settings and historical linkages.
- Change from previous radial planning layout to extension of orthogonal grid from surrounding late 19th and early 20th century subdivisions, to south, east and west.
- Remove incongruous light industrial factory to facilitate residential continuity.
- Continue the emerging urban scale of 8 storey buildings along Alice Street and Our lady of Lebanon.



The existing cultural landscape includes important elements that are significant to First Nations' People including the Parramatta River, Clay Cliff Creek, remnants of the Parramatta Sand Body and Clay Cliff. It also includes significant built form and pastoral landscape from colonial settlement.

Most recently, there are a number of significant built elements and urban artifacts that are representative of a multicultural overlay following colonial settlement.

These include Our Lady of Lebanon Cathedral, formalisation and realignment of the Clay Cliff Creek into a stormwater channel, residential apartment developments between the Experiment Farm and Elizabeth Farm Conservation Areas, realignment of Hassall/ Parkes Street, St John Greek Orthodox Church, Robin Thomas Reserve and related community facilities and further subdivision of surrounding land for housing.

Importantly, the site is currently occupied by a pharmaceuticals assembly and light industrial complex (ca.1950s) that would have offered employment for the surrounding community. A vehicle connection to the west of the site, allowing access to Parkes Street, was also recently removed, with access to the site limited from Gregory Place.

Our Lady of Lebanon Cathedral is an important cultural icon within the community and is highly visible from a distance, particularly when travelling along Hassall Street into the Parramatta City Centre. The building is ringed by decorative stained glass with a spire that towers above the surrounding low-rise buildings. Within the building, services are directed to the centre of the Cathedral. As the site is located to the north-west of the Cathedral, built form is unlikely to overshadow the stained glass as services are typically offered in the morning or evening. There are no views out from the Cathedral over the site towards the Parramatta River or Parramatta City Centre. Views will be maintained from distance beyond Hassall Street, with glimpses from within the site.

Much of the pastoral landscape has been reduced and confined to the curtilage of Experiment Farm and Elizabeth Farm. The removal of the blighted industrial land offers immense opportunities to create a distinctive place that is a special sub-precinct, an island that is defined by a parkland landscape to the north, stormwater channel to the south with only one street interface.

By embedding place into the interpretation of the built form and significant open space, and by permitting pedestrian movement through the site once again, all of these cultural overlays can be acknowledged in parallel. Furthermore, there is also an opportunity to make a strong sustainable commitment towards the future.



^ Aerial view of Harris Park looking west



^ Aerial view from Gregory Place over Our Lady of Lebanon Cathedral towards Experiment Farm

1.3 Post-contact





^ Aerial view looking north east over the site above Experiment Farm



^ Aerial view of site showing existing industrial building



^ Location plan

3.1 Location





^ Context plan



3.2 Site



^ View looking south along Gregory Place from Hassall Street



^ View looking at Elizabeth Farm from Alice Street



^ View looking along north boundary at Gregory Place



^ View looking east at Elizabeth Farm from Alfred Street



^ View looking west along north boundary adjacent to Hambledon Cottage



^ View looking south towards Hambledon Cottage



^ View looking at existing industrial building from Hassall Street



^ View looking along northern boundary from west



^ View looking along southern boundary towards Gregory Place



^ View of Experiment Farm from Hassall Street



^ View looking south east along Ruse Street



^ View from southern boundary looking at Gregory Place



^ View looking north east from Experiment Farm verandah



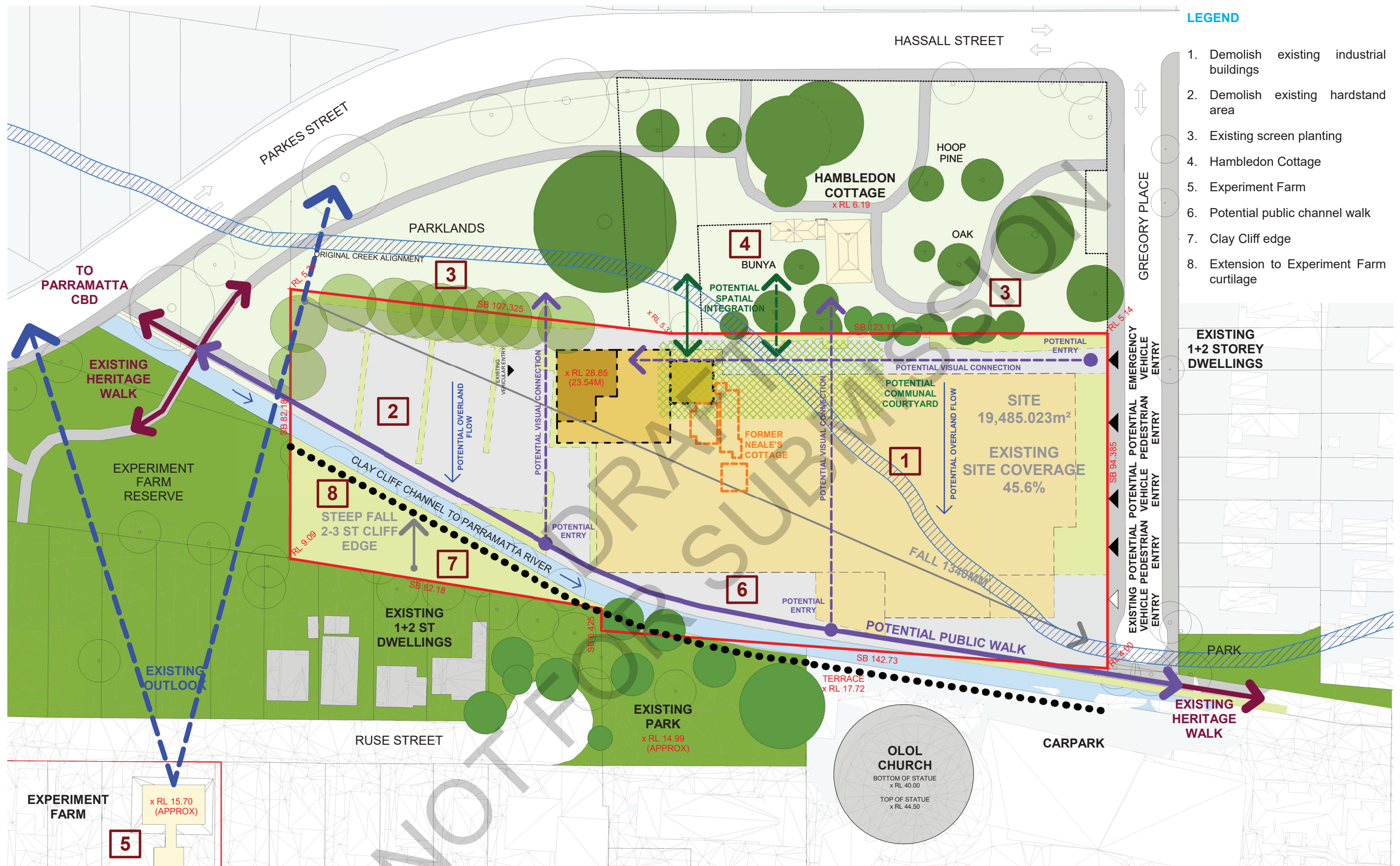
^ High density apartments south of site east of Experiment Farm



^ View looking at existing factory from south



^ View of stormwater channel from west of site



3.3 Site analysis



^ Concept Plan

4.1 Concept plan

The subject site, a disused former pharmaceuticals assembly and light industrial complex (ca.1950s) of no contemporary heritage significance, is located within one of the most significant and sensitive historical cultural landscapes in the Parramatta locality. Although not individually heritage listed by either state or local authorities, the site is located to the immediate south of the State Heritage Register (SHR) listed Hambledon Cottage and its historic landscaped setting. It is also in the vicinity of the SHR listed Elizabeth Farm and Experiment Farm properties, the Parramatta Sand Body to the north west, and is in between the expansive Parramatta LEP 2011 listed Experiment Farm and Elizabeth Farm Heritage Conservation Areas.

PLACEMAKING PRINCIPLES

1. Connect with Country + interpret colonial + post context heritage
2. Create orthogonal layout, courtyard + fingers
3. Create new main court + 24m setback to Hambledon Cottage (2,800m²)
4. Restore visual connection between Hambledon Cottage + main court
5. Retain existing screen planting
6. Step building forms
7. Locate roof gardens on 4-8 storey buildings
8. Adjust scale to existing 2 storey buildings
9. Locate emergency vehicle + pedestrian shared way
10. Access basement carparking
11. Dedicate potential park
12. Rejuvenate landscape
13. Protect visual outlook
14. Create Channel Walk
15. Locate lighting, pathways + movement of people in surrounding parklands

^ Placemaking principles

4.2 Placemaking principles + plan



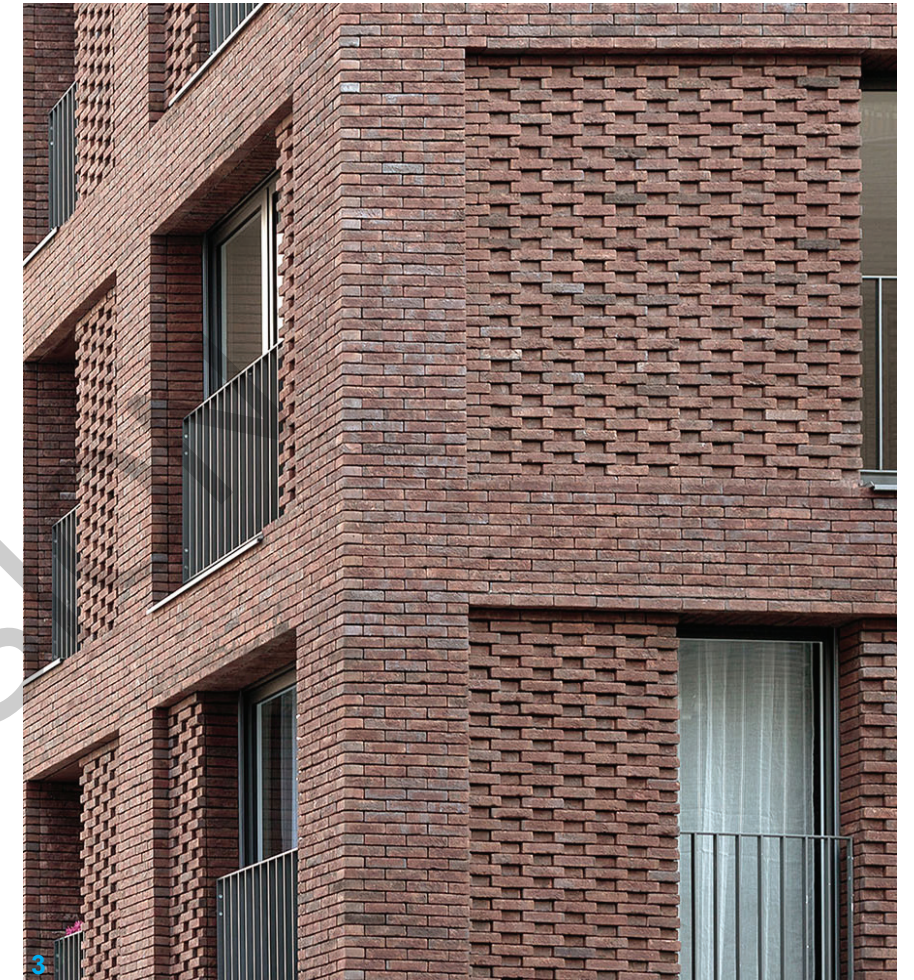
^ Placemaking plan



1



2



3



4



5

^ Reference Images

4.3 Materiality

- 1-5 https://www.archdaily.com/960723/copa-building-ca-arquitectura?ad_source=search&ad_medium=search_result_projects
- 6 <https://www.dezeen.com/2019/03/22/maitland-riverlink-chrofi-mcgregor-coxall>
- 7 <https://www.dezeen.com/2016/11/02/shenzhen-university-campus-terracotta-bricks-architecture-foster-partners-shenzhen-china>
- 8 <https://silvesterfuller.com/projects/one-sydney-park>
- 9 <https://www.dezeen.com/2016/11/02/shenzhen-university-campus-terracotta-bricks-architecture-foster-partners-shenzhen-china>
- 10 <https://www.archdaily.com/918888/arlington-grove-residential-building-smart-design-studio>



^ Reference Images



^ View 1: View along Gregory Place

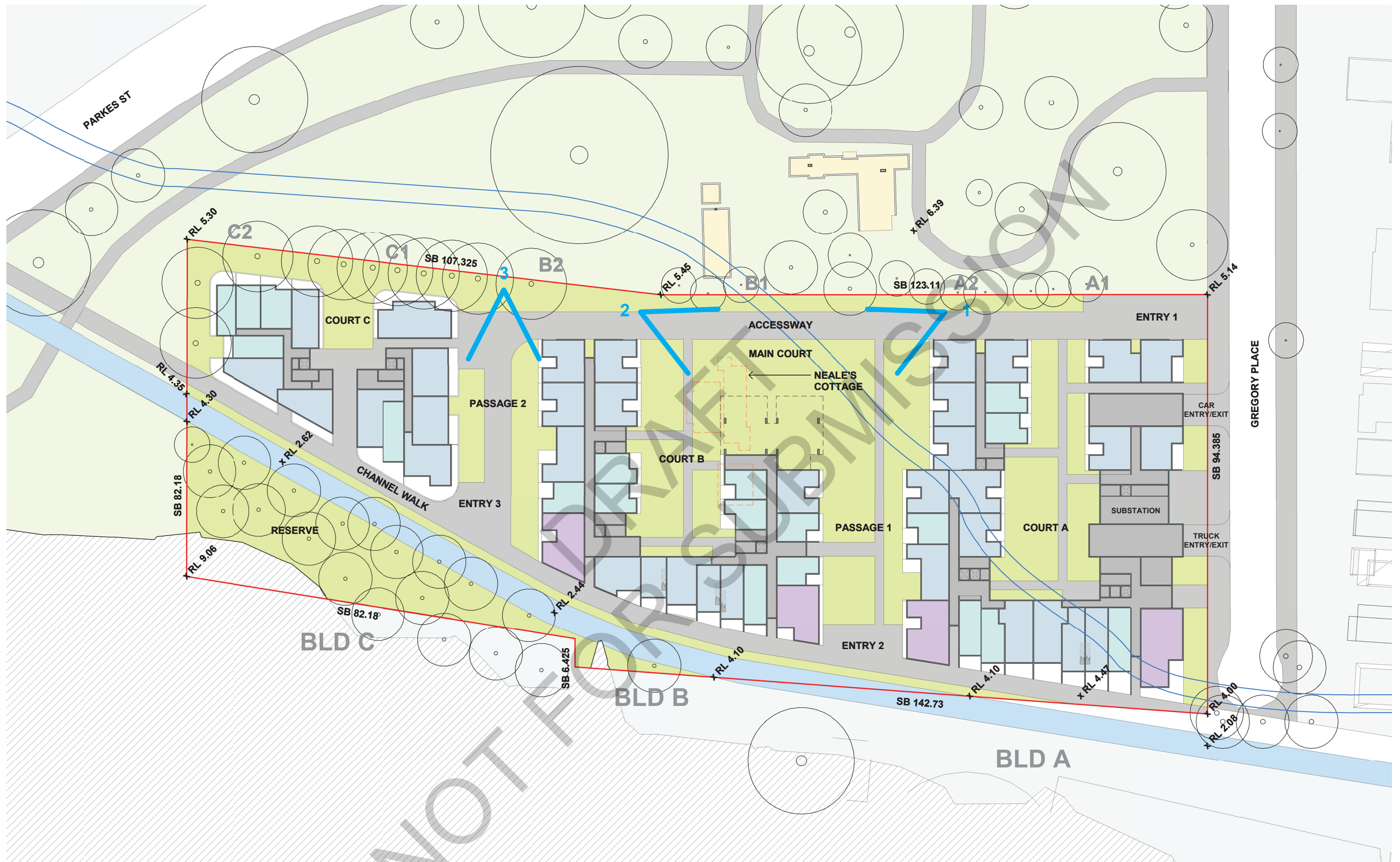
4.4 Illustrations



^ View 2: Main court



^ Concept aerial view



^ Ground plane

4.5 Ground Plane



^ Concept envelope looking south west

4.6 Concept envelopes



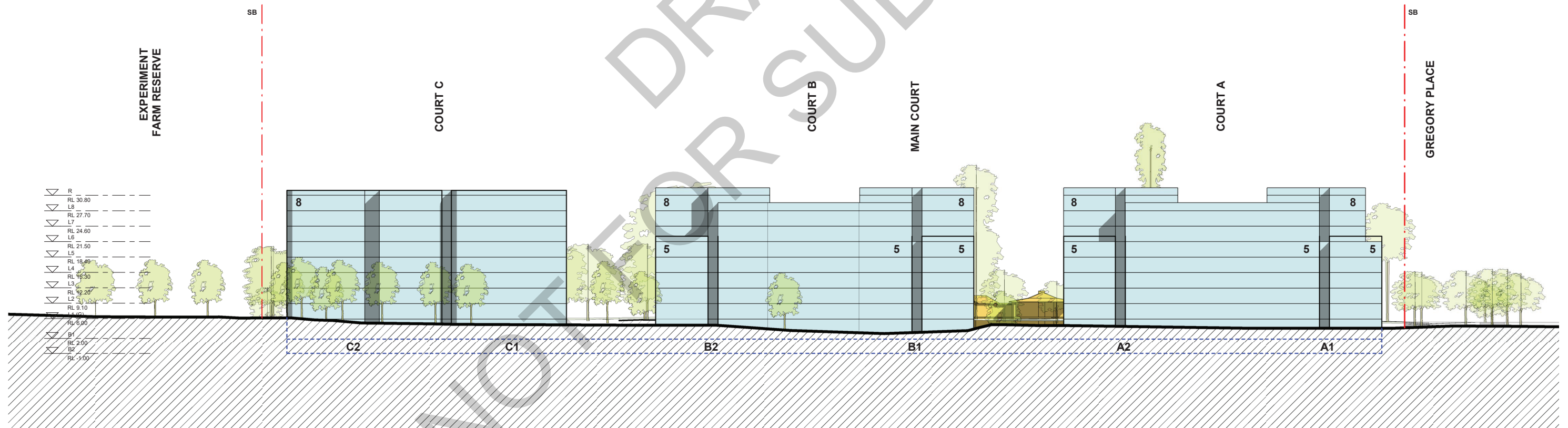
^ Concept envelope looking south west



^ Concept envelope looking north east

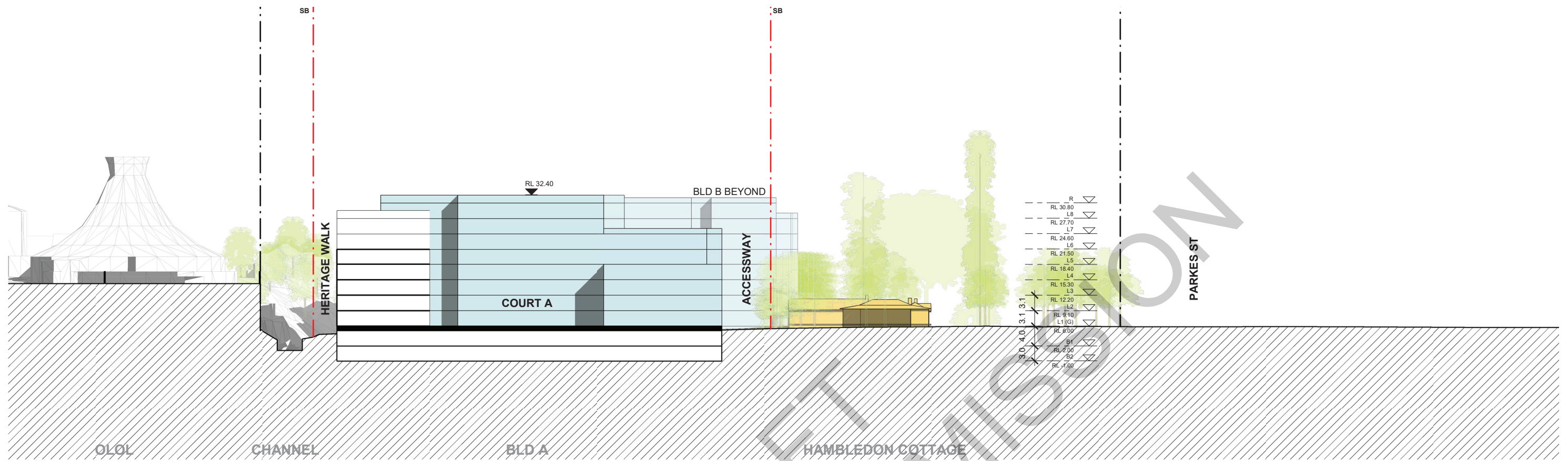


^ North elevation

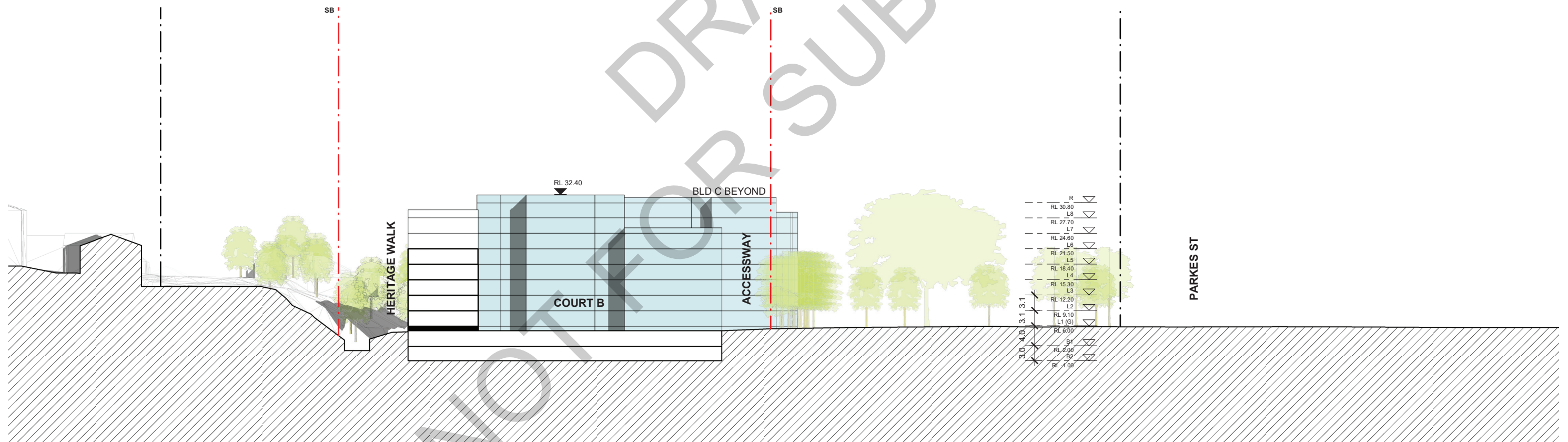


^ South elevation

0 5 10 15 20 25



^ Cross section 1



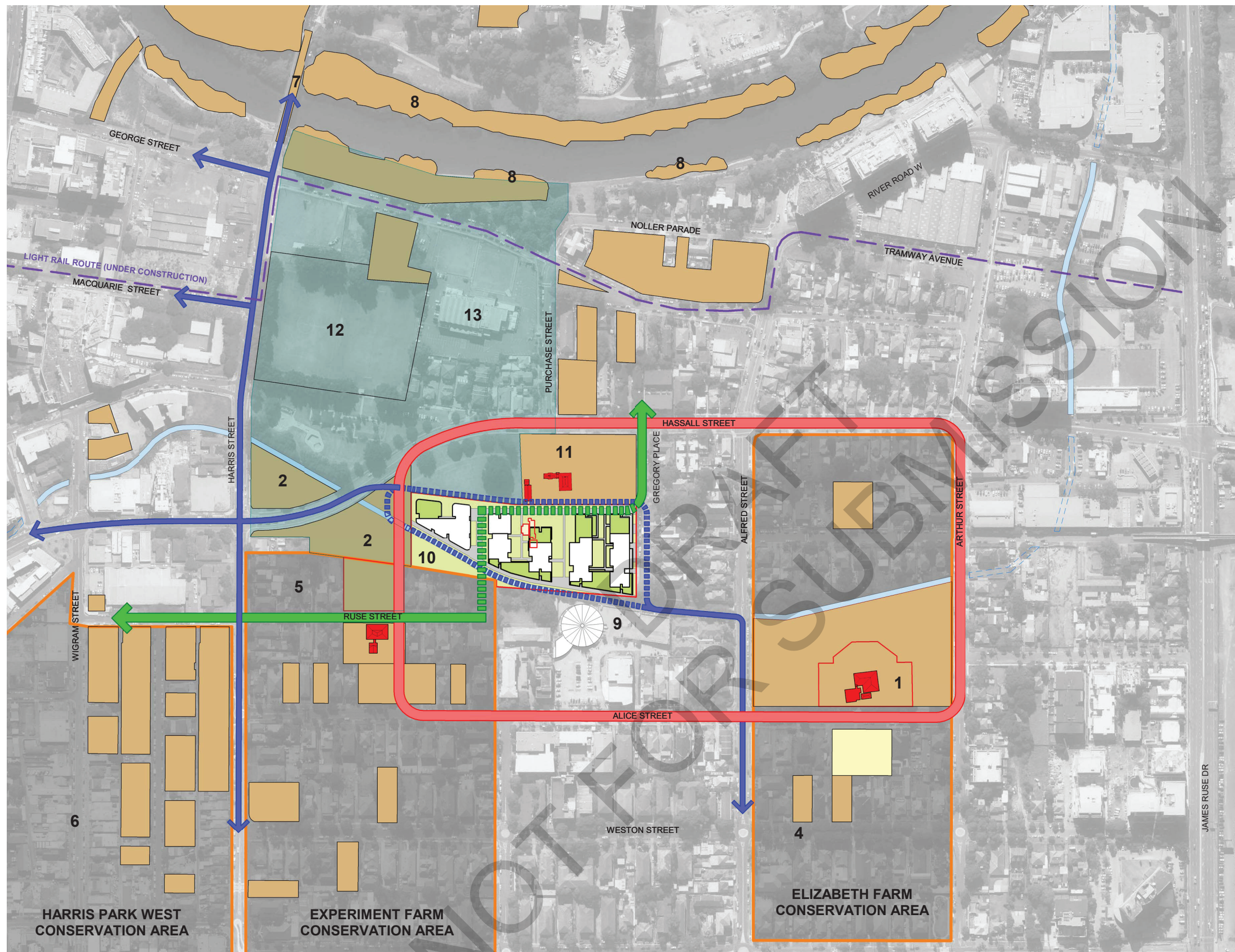
^ Cross section 2

0 5 10 15 20 25



^ View 3: View looking west along the channel at Entry 3

4.7 Contextual linkages + open space



LEGEND

1. Elizabeth Farm House
2. Experiment Farm Cottage
3. Hambledon Cottage + trees
4. Elizabeth Farm Conservation Area
5. Experiment Farm Conservation Area
6. Harris Park West Conservation Area
7. Gasworks Bridge
8. Wetlands
9. Our Lady of Lebanon Cathedral
10. Experiment Farm Curtilage Extension
11. Hambledon Cottage
12. Archaeological Site
13. Potential Future Park

^ Contextual linkages plan



1.1

WHOLE OF LIFE CARBON (WLC) APPROACH

Aim and assessment

- Aim is to reduce carbon (green house gas) emissions associated with the building design over the entire life cycle of the building to limit global warming to well below 2 degrees C.
- Life cycle assessment (LCA) is fundamental to a whole life carbon (WLC) assessment. It can be summarised as a “systematic set of procedures for compiling and examining the inputs and outputs of materials and energy and the associated environmental impacts directly attributable to the functioning of a building throughout its life cycle.” cradle to the grave.

Life cycle stages - overview

- Product (raw material extraction, transport, manufacturing and fabrication).
- Construction process (transport to project use).
- Use (use, maintenance, repair, replacement, refurbishment; and operational energy use and operational water use.
- End of life (demolition, transport to disposal facility, waste processing for reuse, recovery and recycling, disposal).
- 50% carbon emissions and embodied carbon emissions to practical completion.
- 20% embodied carbon emissions over life cycle and 30% operational emissions.

CARBON REDUCTION THROUGH BUILDING DESIGN

Energy

- Achieve 5 Green Star for Green Star Design and As Built v1.1 Tool.
- Utilize passive thermal performance and cooling through solar access and natural cross ventilation.
- Use off-site renewable electricity.
- Use efficient HVAC and lighting.
- Use photo voltaic panels on roofs for lighting of communal courtyards and roof terraces.

Transport

- Use electric vehicle charging infrastructure in basement carpark and Green Travel Plan with bicycles and car sharing.

Water

- Minimise potable water consumption, rain water harvesting for irrigation and toilets, rated fittings.

Materials

- Conduct life cycle assessment (LCA) to inform design and as-built outcomes.
- Reuse materials such as bricks and concrete from existing buildings.
- Use long life brick skin - while brick can be a high carbon cost material to produce it is outweighed by extreme durability, good example of a long life and low carbon typology; consider new carbon neutral bricks by Austral Bricks and Daniel Robertson (sawdust instead of gas to fire kilns).

Land Use + Ecology

- Reduce Heat Island Effect by 75% of the whole site area, to comprise vegetation and green roofs, water bodies and hard scaping shaded by overhanging trees, water bodies.
- Locate deep soil for water infiltration and tree planting.

Emissions

- Minimise peak stormwater outflows from site and reduce pollutants.
- Minimise light pollution from external lighting.

5.1 Sustainability

Sustainability Measures



Wilkinson et al (2017) note that 'a property has to have economic viability to be considered wholly sustainable'



"the built environment contributes 40% of total global greenhouse gas emissions and 87% of the buildings we will have in 2050 are already built".



Optimum sustainability can be better achieved through changes to building fabric.



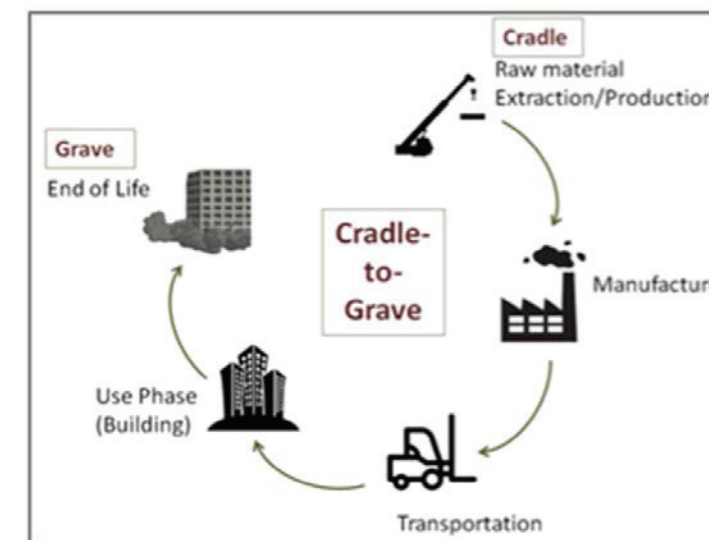
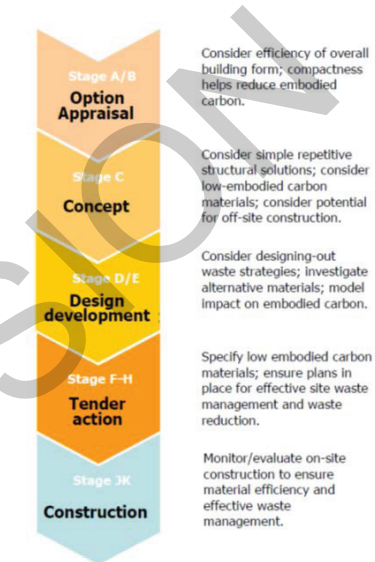
Collaboration is vital: Iteratively during the negotiation with the assessment authority, for a works DA process, a process of measurement of the sustainability measures proposed to implement will be presented to the council, including their cost, carbon reduction targets and other sustainability benefits.

Summary of project methodology to drive sustainability.

1. Seek a clear commitment to sustainability at the client level.
2. Prepare thoroughly: have early consideration of the methodology of sustainability.
3. Get the right team on board, define the project and the scope to guide the suitability matrix.
4. Embed sustainability objectives throughout the team and supply chain.
5. Identify and use low impact, responsibly sourced products and materials with good supply chain management.
6. Support a project structure that supports a collaborative approach while maintaining and environment of challenge; achieved by ensuring that the right experts are formed in the team and operate in an Integrated Design Process (IDP) methodology.
7. Organise procurement so services can be coordinated and shared across the project.
8. Settle on a measurement sustainability tool that is practical and supports sustainable project delivery and lifecycle management.
9. Iteratively during the negotiation with the council, for a works DA process, a process of measurement of the sustainability measures proposed to implement will be presented to the council, including their cost, carbon reduction targets and other sustainability benefits.

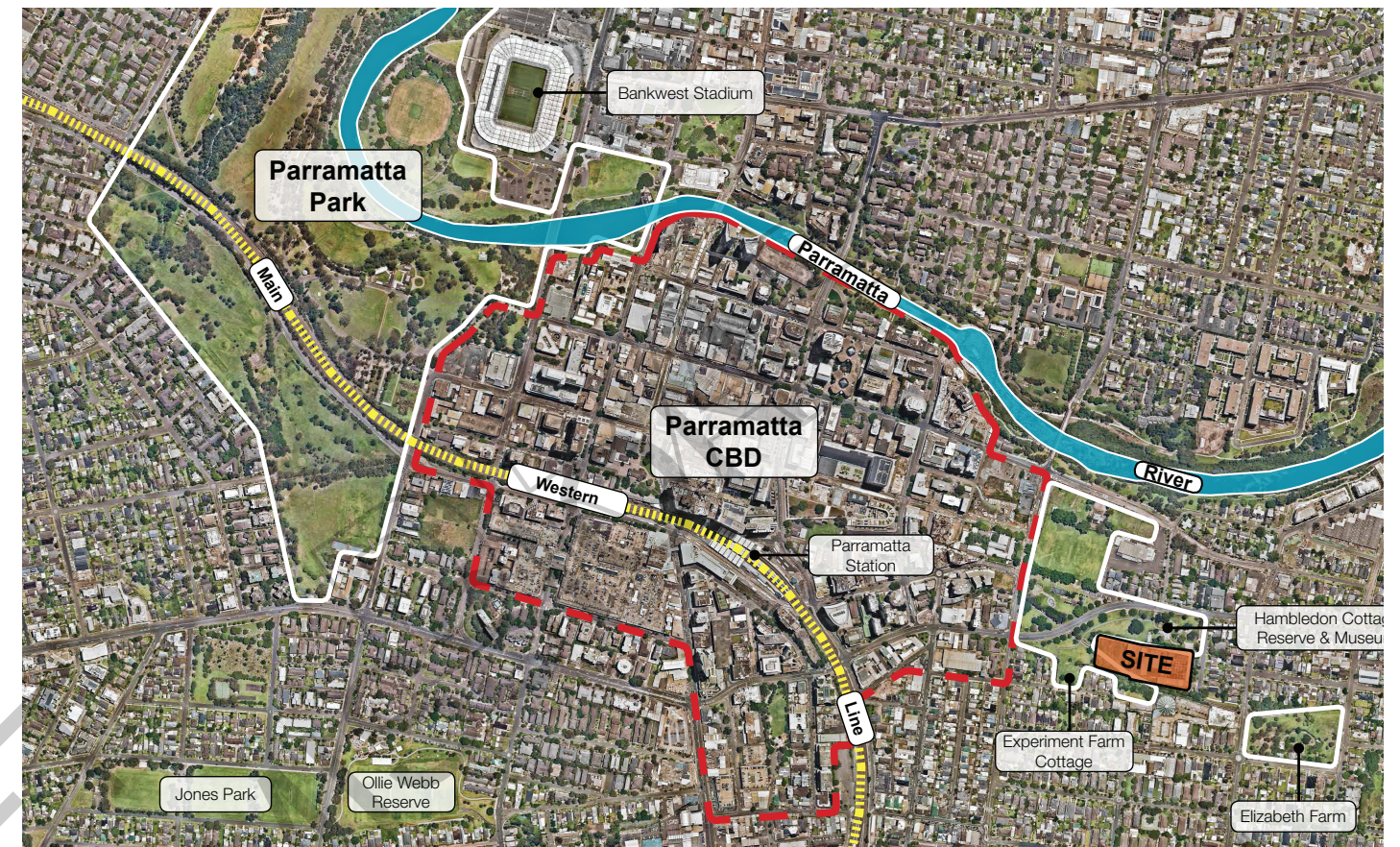


Selection of Lower Carbon Materials



- The project team's decisions on construction methodologies and materials selection is vital in the strategy to reduce the carbon footprint of the building.





^ Urban context analysis



^ Relationship analysis



Source: Taylor Brammer Landscape Architects

5.2 Landscape



^ Aerial site view

Source: Taylor Brammer Landscape Architects

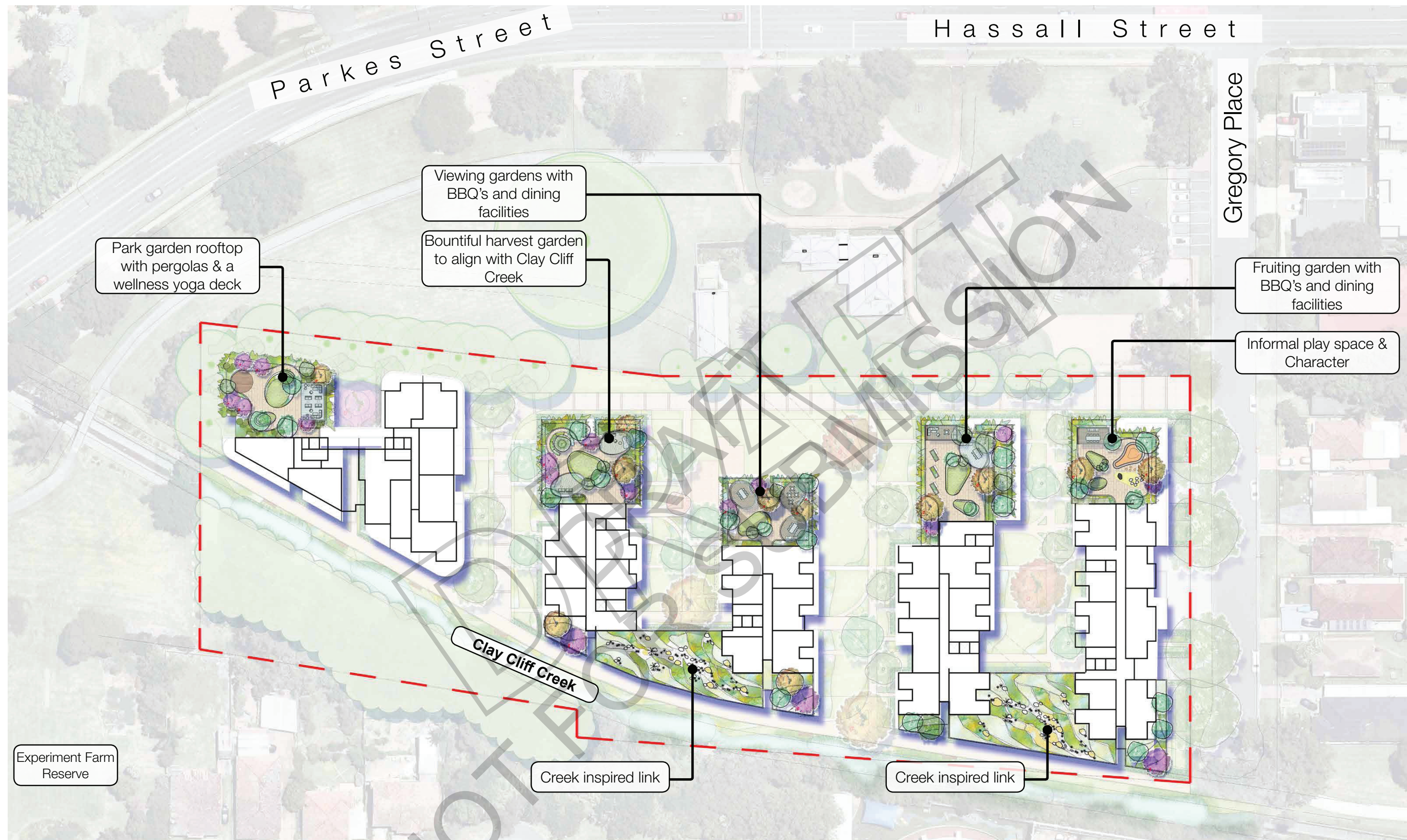


^ Outline landscape plan - Level 1 (Ground)



5.3 Open space networks

Source: Taylor Brammer Landscape Architects



^ Outline landscape plan - Roof plan



Source: Taylor Brammer Landscape Architects



^ View of site from Experiment Farm Reserve



^ View of site from corner of Hassall Street + Gregory Place



^ View of site from Hassall Street



^ View of site from Parkes Street

5.4 Visual analysis

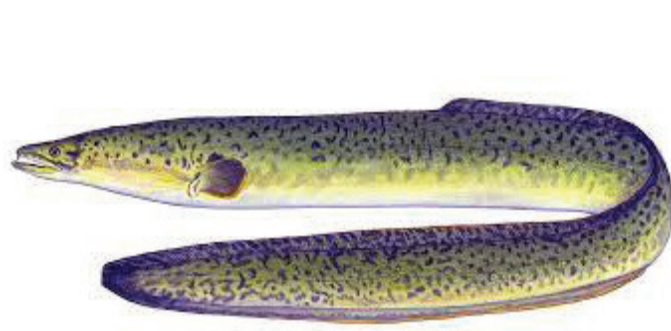


4 The swift parrot is native to this area

HISTORY & HERITAGE

Precontact

- Evidence of Aboriginal occupation dating to the Last Glacial Maximum, 27,000 – 17,000 years.
- 20,000 years ago, Parramatta was an inland valley drained by freshwater streams. Sea level was 120m lower and coastline further east.
- Warmer inter glacial periods saw melting of ice sheets and rising sea levels. Parramatta become inundated or 'drowned'.
- Current sea levels from 7,000 years ago, but once 1-2m higher.
- Aboriginal people lived through this change when fresh water became estuarine and had to adjust and renegotiate their traditional boundaries.
- Changes to vegetation, from sclerophyll forest to grasslands.
- Two species of eel, *Anguilla Australis* and *Anguilla Reinhardtii*, migrate between the freshwater of the river and to the Coral Sea.
- The Burramattagal took their name from the place where these eels swam at the headwaters of the river. This lent itself to the naming of the second European settlement, 'Parramatta', and the name of the river.
- Cumberland Plain an important camping/meeting place for Aboriginal people travelling across Blue Mountains to Parramatta and Sydney.
- Eastern Creek and Prospect Creek to the west and south west. Aboriginal camping place with good aspect and access to water. Diet of inland groups included fruits, berries, burrawany yams, fern root, Banksia flower nectar, ants, quail, possums, mullet, bass, eel, yabbies, freshwater mussels, tortoises, water birds. Kangaroo hunting as a social function.



Parramatta takes its name from the Burramattagal people, which means place where the eysls lay

HISTORY & HERITAGE

Postcontact

- February 1788, expedition party with Captain John Hunter and Lieutenant William Bradley reached Duck River.
- The site is located near three areas/buildings of significant European heritage:
 - Elizabeth Farm –
 - Hambledon Cottage – part of Elizabeth Farm, associated with Macarthur family, and an exemplar of 'European land management'
 - Experiment Farm – first European land grant in Australia, part of Governor Phillip's experiment to develop self-sufficiency.
- European occupation marked the beginning of dispossession in the Parramatta area.
- Located close to the Parramatta Sand Body Conservation Area - containing significant Aboriginal and colonial archaeological record.
- Clay Cliff Creek concrete stormwater channel (constructed in the 1890s) has drastically modified the watercourse. Small remnants of the Creek near Elizabeth Farm at Alfred Street and at Hassall/Grand.
- Archaeological evidence may shed light on 'urban Aboriginal history during the Macquarie period set within 'domestic' town settings that contrast with Parramatta's better known 'institutional' Aboriginal history.' (Refer DSCA Report).
- No archaeological evidence found on site. Nearby sites with known AHIMS recordings include:
 - Robin Thomas Reserve with 59 artefacts including worked glass indicating relationship with colonial settlement - a 'resource and gathering site' overlooking southern bank of the Parramatta River).
 - Parramatta Skate Park, near Harris Street
- Colebee and Nurragingy land grant (1819), first land grant to Aboriginal people in Australia (close to Parklands on Richmond Rd. near Bells Creek). Now part of the Nurragingy Reserve. Given as reward for guiding Gov. Macquarie's 'punitive expedition' of 1816 to the western areas to 'capture or kill' Aboriginal people. Colebee received breast plate, "Chief of the South Creek Tribe".



The Residence of John McArthur Esquire

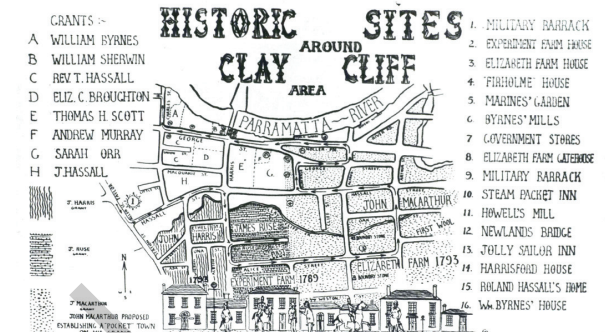
HISTORY & HERITAGE

History of Resistance

- Toongabbie and Prospect Hill (located at Pemulwuy), associated with colonial conflict and Aboriginal resistance to convict settlement. Battle of Parramatta in 1797, Bidjigal warrior Pemulwuy attacks military barracks.
- Dharug Strategic Management Group have voiced opposition to Powerhouse Museum development and demolition of Willow Grove which may contain Aboriginal artefacts and burials. (see Guardian). The site may be "the only building in Parramatta that doesn't have a history of colonial violence." Original owner (Annie Gallagher) did not prevent Aboriginal people from accessing the river front as many other homes along the river did. Later used as a maternity hospital in early 20th century and allowed Indigenous women.



Pemulwuy was a leader of the Aboriginal Resistance



The River Foreshore of Early European settler Parramatta





The Yam Daisy was an important local plant and a staple of the diet

6

FLORA

- The site lies within the endangered Cumberland Plain:
- Observations of landscape by exploration party in 1788 was of open grassland and widely spaced trees and shrubs free of underwood, described as resembling 'park-like country'. Evidence of land management, mosaic patterns of fire use.
- Prior to 1788 woodlands of grey box (*Eucalyptus moluccana*), forest red gum (*Eucalyptus tereticornis*) and open grasses. Common reed (*Phragmites communis*), paper bark (*Melaleuca linariifolia*), native apple (*Angophora floribunda*).
- Two heritage significant trees on the site: hoop pine and bunya tree at Hambledon Cottage.
- Importance of Midyini, daisy yam (*Micoseris lanceolata*), as a staple of the diet of people living across the Cumberland Plain. (See planting program with DSMG and Muru Mittigar at Parramatta Park. VIDEO
- Endangered plant species include:
 - Native Pear
 - Narrow-leaved Geebung
 - Spiked Riceflower
 - Matted Bush-pea
 - Sydney Plains Greenhood
- Cumberland Plain Woodland (CPW) - 'critically endangered ecological community', "is the name given to the ecological community in the Sydney Basin bioregion associated with clay soils derived from Wianamatta Group geology, or more rarely alluvial substrates, on the Cumberland Plain, a rain shadow area to the west of Sydney's Central Business District."
- Agricultural use, grazing, use of chemical fertilisers, industrialisation and development have all lead to fragmented and endangered habitat.

FAUNA

- Endangered animal species include:
 - Cumberland Land Snail
 - Swift Parrot
 - Regent Honeyeater



The common reed was common in the area prior to European settlement

GEOLOGY & HYDROLOGY

- Classified as 'Disturbed Terrain' due to historical development, previous estuaries and wetlands. Soil profile includes loose black sandy loam, compacted mottled clay, transported fill.
- Hydrogeological Landscape (HGL) characterised by flat extensive floodplains and alluvial plains and ponding. Prone to flooding.
- Volcanic latites as well as alluvial sand and gravel deposits formed during the Permian period (approx. 299-252 million years ago).
- Clays of Clay Cliff Creek extracted for brick making.



Aboriginal Languages in NSW & ACT

DESIGN PRINCIPLES

The following design principles can inform the concept plan and be further explored as the project develops:

1. Agency

Ensure appropriate community engagement and decision-making in the ongoing governance and development of the development. Engagement should be based upon shared knowledge exchange between technical experts and cultural authorities.

2. Remuneration and ICIP

Protect and respect Cultural Knowledge. Remunerate Knowledge Holders for their cultural expertise

3. Dialogue and Restoration

Look for opportunities to restore landscape and encourage dialogue across shared histories. This is as much about habitat restoration as it is about repairing relationships with Country.

4. Care

Seek opportunities to embed custodianship within the project plan. Look for economic opportunities through ongoing landscape care and maintenance.

5. Language and Naming

Optimise opportunities for use of language in the naming of places, wayfinding and historical interpretation of the area.

6. Truth Telling

Find opportunities to tell stories of dispossession, frontier conflict, and other painful but important aspects of Australian history. (The nearby Blacktown Native Institute for example has obvious linkages to the Stolen Generation).



The flax-leaved paperbark was an important plant in the Cumberland Plain Woodlands

7



The following presents some opportunities to integrate the principles and aspirations of the Connecting with Country Framework into the Gregory Place Project. It must be emphasised that these are intended as high level conversation starters. These suggestions are not exhaustive, nor are they all likely to be seen as priorities by local Aboriginal stakeholders. Emphasis should be on genuine engagement with Aboriginal stakeholders.

Frame views and outlook to the Parramatta River to help re-establish a connection to Country.

Integrate endemic species into landscape plan of gardens and courtyards.

Provide markers that Acknowledge and Welcome to Country at significant precinct entries.

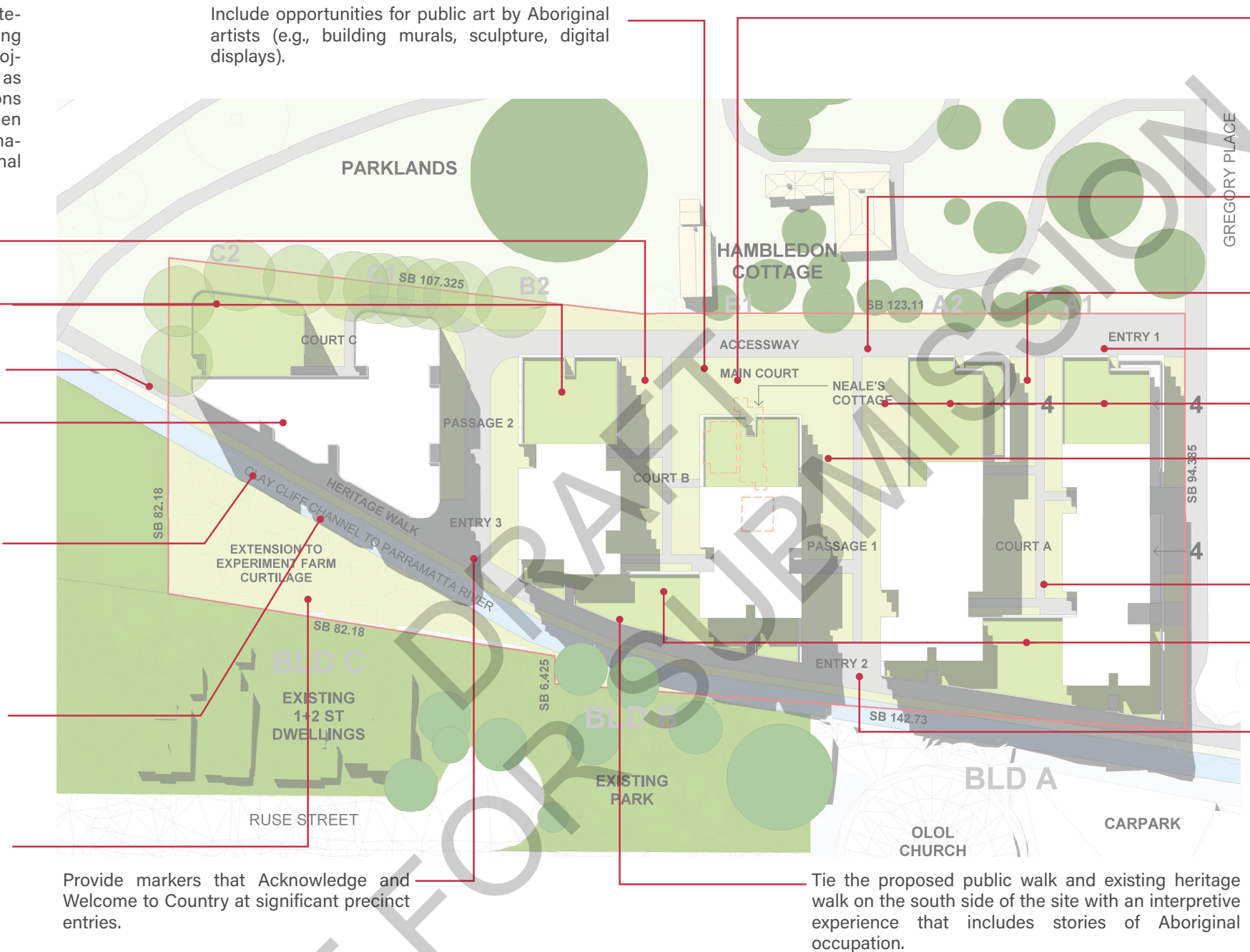
Make a deliberate connection between the proposed sustainability initiatives and the 'measures of success' for connecting with Country (e.g., healthier Country, fewer floods, better land management).

Restore Clay Cliff Creek stormwater channel, consistent with Heritage NSW recommendations, item (b) *Interpret the original creek line and re-naturalise the current creek (e.g. by adding reed beds)*. While the original Creek will never remerge, the opportunity here is to repair relationships and access to Country.

Replace concrete elements of Clay Cliff Creek stormwater channel with natural features, and tie this to broader flood management of the area, consistent with Harris Park Cultural Landscape Master Plan.

Tell stories of land dispossession and frontier conflict (e.g. Bidjigal man Pemulwuy at Toongabbie; Macquarie's war in the Cumberland Plain). These stories might be conveyed along an interpretive trail adjacent to a restored Clay Cliff Creek.

Include opportunities for public art by Aboriginal artists (e.g., building murals, sculpture, digital displays).



Elizabeth Farm was considered a prototype of European land management in Australia. How does this example compare with that of Aboriginal land management practices (e.g., mosaic burning)? There is a story to be told here that might find its way into landscape design and species selection, juxtaposing alternative methods of land management.

Consider the story of land grants: the first to Europeans (James Ruse) at Experiment Farm and the first to an Aboriginal person (Coolbee) near the site of Blacktown Native Institute.

Frame views and outlook to the Parramatta River to help re-establish a connection to Country.

Provide markers that Acknowledge and Welcome to Country at significant precinct entries.

Integrate endemic species into landscape plan of gardens and courtyards.

Consider use of clay as a building material, referencing Clay Cliff creek and the clay extracted to make bricks at the time of European occupation. Note also the use of lime mortar from riverbank middens.

Integrate public art by Aboriginal Artists into courtyards and public spaces

Integrate endemic species into landscape plan of gardens and courtyards.

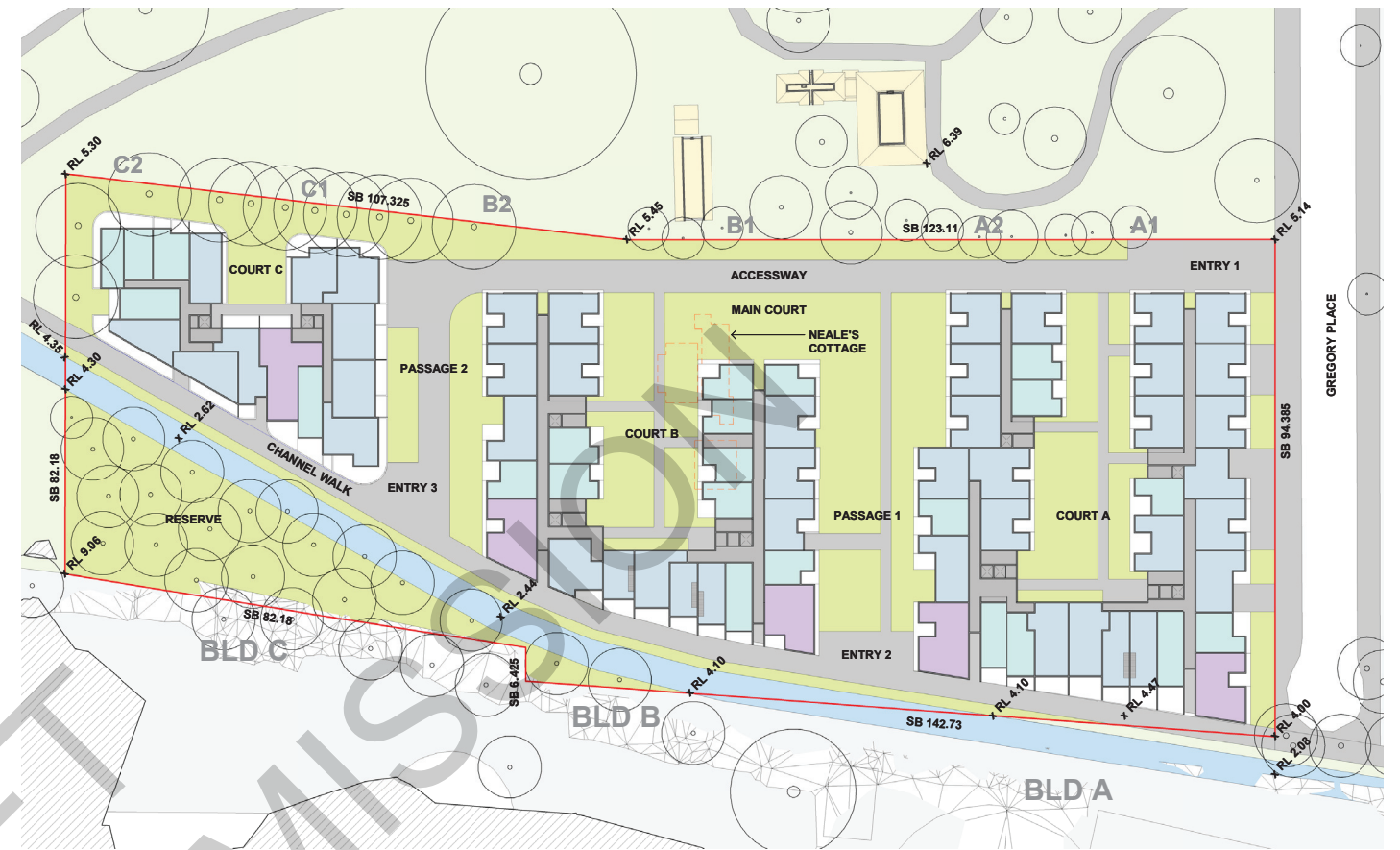
Provide markers that Acknowledge and Welcome to Country at significant precinct entries.

△ Draft opportunities plan

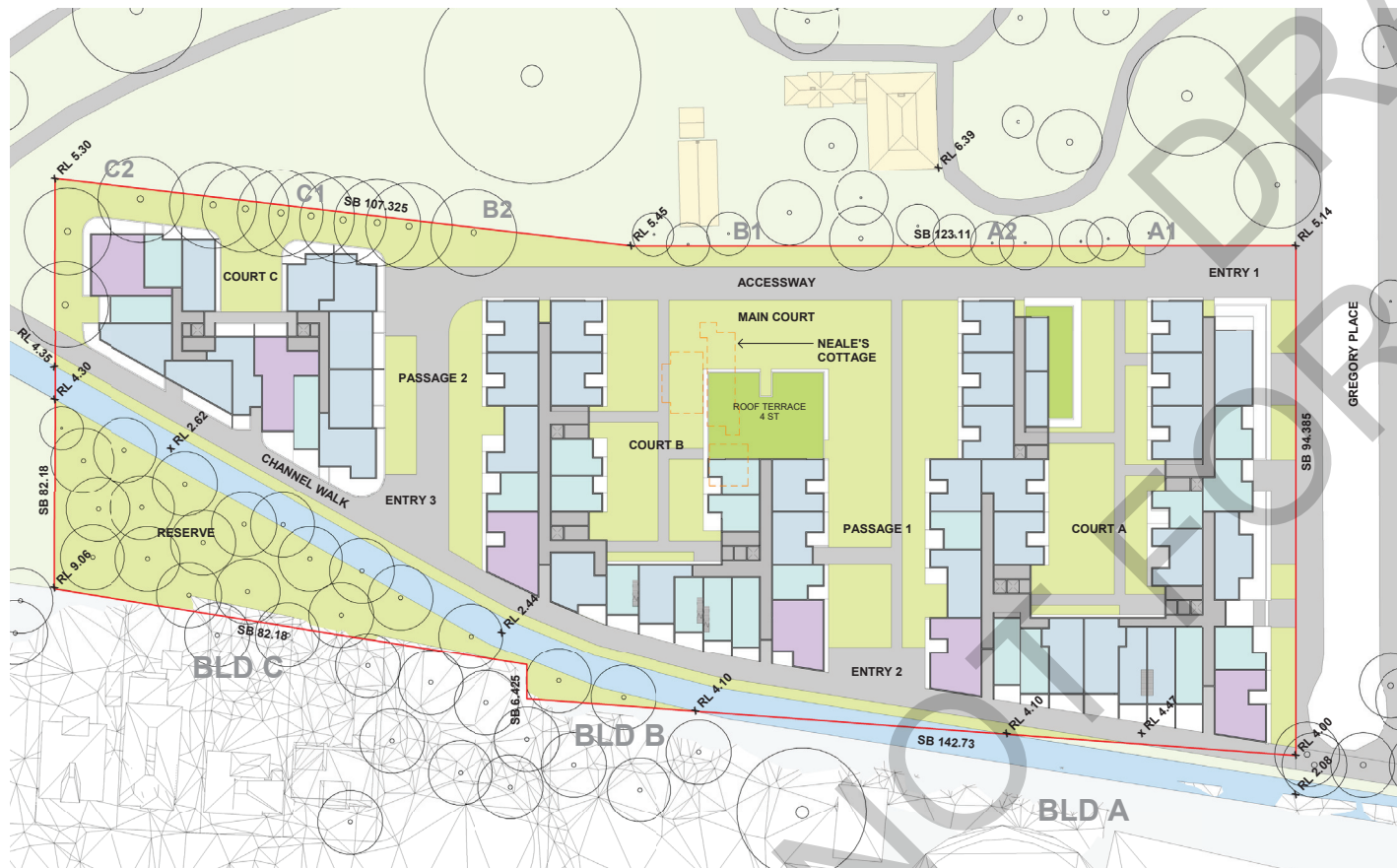
Source: The Fulcrum Agency



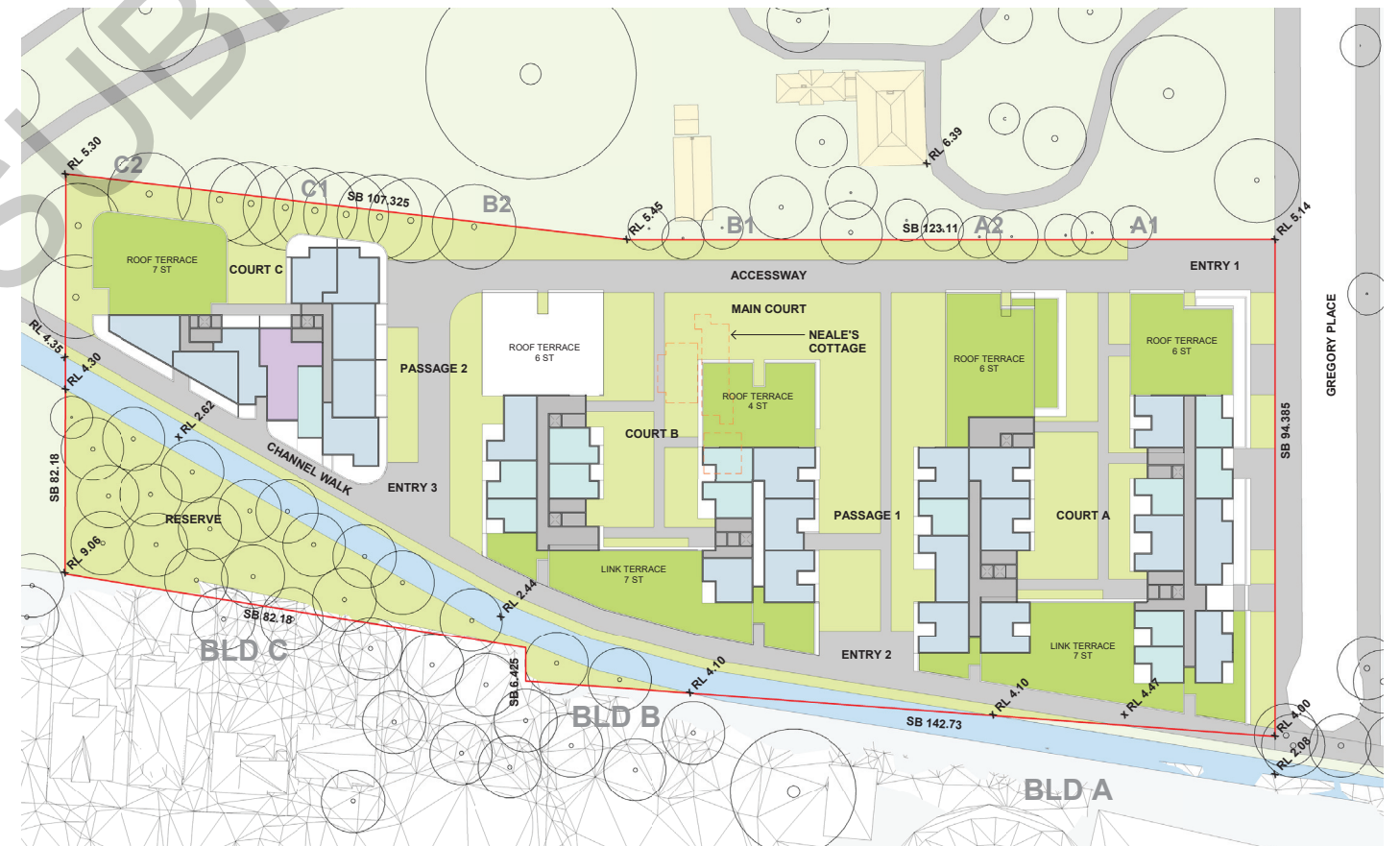
^ Level 1 (ground) plan



^ Level 2-4 plan



^ Level 5-6 plan



^ Typical upper level (Level 8) plan

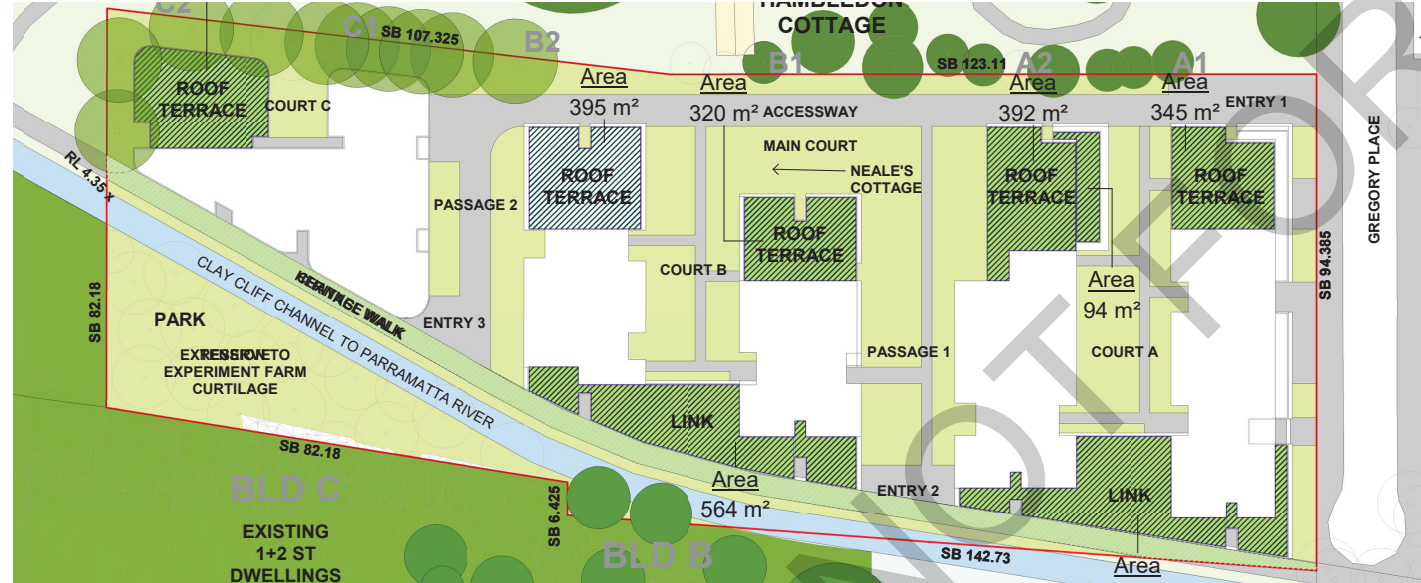
5.5 Accommodation + affordability



^ Typical lower level solar access diagram



^ Typical lower level natural cross ventilation diagram



^ Common open space diagram

5.6 Amenity

UNIT TYPES

1 BED	140	154	(33.6%)
1 BED + S	23		
2 BED	255	272	(59.4%)
2 BED + S	25		
3 BED	32		(7.0%)
Grand total: 475			

ADDITIONAL 2 STOREYS TO LINK BUILDING
Grand total: 483

NATURAL CROSS VENTILATION

YES
A: 131
YES
B: 106
YES
C: 67
304 (65.1%)

ADG GUIDELINE = 274.8 (60%)

SOLAR ACCESS (9AM-3PM)

YES
A: 151
YES
B: 89
YES
C: 84
324 (70.7%)

ADG GUIDELINE = 320.6 (70%)

UNIT TYPES - BLD A

1 BED	50	57	(28.4%)
1 BED + S	11		
2 BED	116	134	(66.7%)
2 BED + S	22		
3 BED	10		(4.9%)
Grand total: 209			

UNIT TYPES - BLD B

1 BED	71	71	(48.0%)
1 BED + S	5		
2 BED	68	67	(45.3%)
2 BED + S	3		
3 BED	10		(6.7%)
Grand total: 157			

UNIT TYPES - BLD C

1 BED	19	26	(23.9%)
1 BED + S	7		
2 BED	71	(65.1%)	(11.0%)
3 BED	12		
Grand total: 109			

COMMON OPEN SPACE

SITE AREA 19,480m²

ADG GUIDELINE :
MINIMUM COMMUNAL OPEN SPACE REQUIRED
IS 25% OF SITE AREA (25% x 19,480 = 4,870m²)

MINIMUM DIRECT SUNLIGHT REQUIRED TO 50%
PRINCIPAL USABLE COS (50% x 4,870m²=2,435m²)

COURTYARD, PASSAGES
+ ACCESSWAYS 7,737m²

HERITAGE WALK 943m²

PARK 1,530m²

TOTAL (AT GROUND) 13,210m² (67.10%)

ROOF TERRACES 1,982m²

GREEN ROOF LINK 1,151m²

TOTAL (GREEN ROOFS) 3,133m² (16.01%)

TOTAL LANDSCAPED AREA 16,343m² (83.9%)

GFA SCHEDULE	
LEVEL	GFA
BUILDING A:	
L1 (G)	2815.79m ²
L2	3414.72m ²
L3	3414.72m ²
L4	3414.72m ²
L5	3115.84m ²
L6	2509.57m ²
L7	1739.13m ²
L8	1776.13m ²
	22200.62m ²
BUILDING B:	
L1 (G)	2143.23m ²
L2	2417.90m ²
L3	2417.90m ²
L4	2417.90m ²
L5	2115.21m ²
L6	1510.10m ²
L7	1095.92m ²
L8	1090.68m ²
	15208.84m ²
BUILDING C:	
L1 (G)	1297.42m ²
L2	1481.00m ²
L3	1483.21m ²
L4	1483.00m ²
L5	1483.00m ²
L6	1483.00m ²
L7	1483.00m ²
L8	1082.04m ²
	11275.67m ²
PROPOSED GFA	48685.13m ²
PROPOSED FSR	2.5:1
SITE AREA	19,480.00m ²

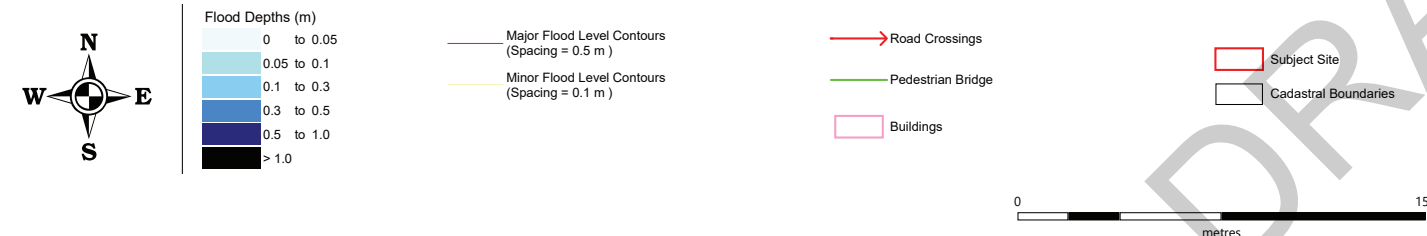
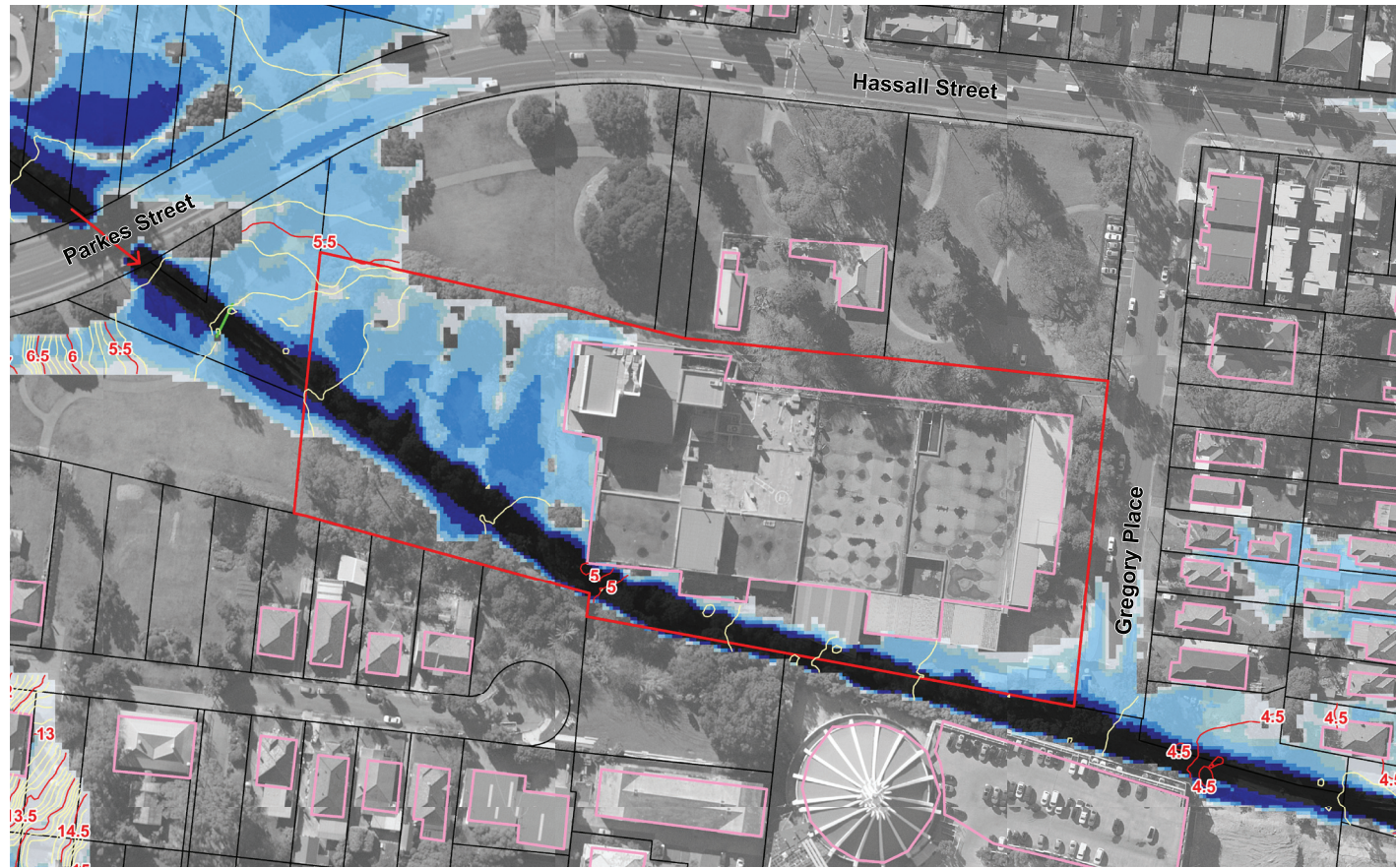


^ Concept Aerial view



^ Concept envelope looking south west

5.7 Density



The site, like much of Parramatta City Centre, is on flood prone land which existed prior to colonisation, on low lying land which has been managed in recent times by the formalisation of the creek or series of ponds into a stormwater channel. This channel is critical to the management of water within the wider precinct, starting at the Parramatta River to the north east of the site adjacent to James Ruse Drive and terminating to the west at Ollie Webb Reserve.

Flood engineering maps have confirmed that flooding on the site is focused to the west and along the edges of the stormwater channel. The flood planning levels are approximately 1m above the natural ground level.

The existing factory occupies 45.6% of the site area, whereas, the proposed residential apartment buildings occupy 32.9% of the site area. Combined with the added permeability of the site with new passages and walkways, the overland flow paths are able to be directed towards the stormwater channel, the increased deep soil able to absorb more water and the flood risk to neighbouring sites is unchanged or reduced subject to further detailed study.

^ 1% AEP peak depths + level - existing conditions

Source: GRC Hydro

5.8 Flooding + stormwater

The site has only one street frontage to Gregory Place. A second access point to Hassall Street was extinguished many years ago, when the parkland surrounding Hambledon Cottage and Experiment Farm Cottage was consolidated.

All parking is contained within two basement levels including a loading area for garbage collection.

There are currently two access points into the site being to the north of the site and one at the south. The northern access point provided access to the large at-grade carpark to the west of the site. The southern access point provided access to a large loading area for the factory.

Similarly, it is proposed that there are two separated access points along Gregory Place for residents and their visitors and another for loading. In between the two driveways is a substation – with access and servicing extending about 30% of the street frontage at level 1. The visual impact of this is largely concealed by mature tree planting, low level planting and high-quality pavement along the street interface.

There is a shared way along the northern boundary of the site, similar to what currently exists that will be used primarily by pedestrians, but will permit access for emergency services when required. The added benefit of this is that the southern channel walk will be pedestrian only and can contain planting, seating and welcoming spaces.

The basement is contained within a large perimeter wall that is setback a minimum of 6m from all site boundaries/ stormwater channel. The area beyond this contains deep soil planting zones for existing and supplementary tree planting.

The loading area is contained within a two-storey high space that permit heavy rigid vehicles to collect garbage and for loading and unloading of goods.

The residential entry into the basement continues below ground along an access spine for ease of navigation and to minimise the travel distances to the furthest parking spaces. This aisle also connects all the different building cores. It is desirable that there are skylights to bring natural light down into the basement from the courtyards above.

Both driveways have a crest at the flood planning level and flood gates will be installed to the maximum possible flood level.

As the site is an island, separated by a stormwater channel to the south and a heritage item to the north, wayfinding is an important consideration to provide access to each building and core. To facilitate easy access, a network of passages, courts and walkways has been established to create permeable pedestrian movement through and across the site, connecting to existing pathways within the context. A pathway has long been earmarked along the stormwater channel/ Clay Cliff Creek to the Parramatta City Centre – some redevelopment sites currently implementing publicly accessible though site links into their developments.

These through site links also provide new connections that establish or extend circuits for better access and appreciation of the cultural heritage of the site. A bridge connection over the stormwater channel is desirable to provide access to the small triangular parcel of land to the south of the site – a space earmarked for truth-telling and the potential regeneration of estuarine landscape that would have been here prior to colonisation, which can be seen in stark contrast to the existing pastoral landscape.

Basement 1 plan

Basement 2 plan

5.9 Traffic + parking



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

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124
P: 02 9873 8500 ■ E: heritagemailbox@environment.nsw.gov.au



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

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124
P: 02 9873 8500 ■ E: heritagemailbox@environment.nsw.gov.au

6.1 Heritage Council



DRAFT
NOT FOR SUBMISSION

stanisic architects

Level 10
257 Clarence St
Sydney NSW 2000
T 02 9358 2588
www.stanisic.com.au