

## CULTURAL HERITAGE ISSUES DISCUSSION

2A Gregory Place, Harris Park

SEARS Scoping Study

October 2021

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# 1.0

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## INTRODUCTION

The subject site at 2A Gregory Place, Harris Park is located within a rich, multi-layered and evolved historic cultural landscape, on the eastern edge of the Parramatta CBD. Many of these integrated, interlocking values are related to both the Harris Park locality and the subject site

The site presents a unique opportunity to replace a large, redundant industrial complex with a new high quality, low rise, medium density residential project, containing a high proportion of affordable housing, into an historic parkland setting, located in close proximity to the Parramatta CBD.

The project brings together a deep understanding of the natural and geological background at the tidal head of Parramatta River, of the Aboriginal connections to country, of the evolving historic cultural and natural landscape of Harris Park, with its three early 19th century cottage complexes, and of the urban context of the current site. The site planning and architectural massing have responded to this overlapping complexity to provide a maximum residential yield within an acceptable and well considered development proposal.

The large site is located within a triangle formed by three early Colonial NSW State listed historic properties and by the escarpment backdrop of the central portion of the historic Clay Cliff Creek. Detailed discussions during a series very productive workshops with the Heritage Council Approvals Committee (HCAC), has resulted in the Committee providing its support in principle for the project to move forward.

The structure of this discussion is based on a four-step process that has been derived from the Australia ICOMOS Burra Charter, other best practice guidelines, detailed discussions with Heritage NSW among many stakeholders and to relevant legislation. It seeks to present, in a summarised format, the project team's responses to the Certificate of Compliance and ultimately to the SEARS requirements.

Through this HCAC consultation and design process, a set of primary design responses to the evolving cultural landscape were established.

This includes:

1. Celebrate the importance of Clay Cliff Creek and Aboriginal habitation
2. Retain and enhance the SHR settings and historical linkages
3. 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.
4. Remove incongruous light industrial factory to facilitate residential continuity
5. Continue the emerging urban scale of 8 storey buildings along Alice Street and Our lady of Lebanon

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## THE EVOLVING CULTURAL LANDSCAPE

As part of the discussions with the NSW Heritage Council Approvals Committee during 2020, it became apparent that the location and setting of the subject site at 2A Gregory Place was set within a complex and evolved cultural and natural landscape, and in the vicinity of places of considerable State Heritage Significance.

In mid 2020 The Heritage Council commissioned LSJ Heritage Consultants to prepare a review of the various CMPs that had been prepared for the three State items (Elizabeth Farm, Experiment Farm and Hambledon Cottage) and prepare a commentary on the evolving cultural landscape created by the Harris and Macarthur Estates that forms the immediate context for the subject site.

Simultaneously, GBA Heritage were carrying out background research into the interaction between the natural landscape of the locality and the evolving land ownership and land use across the somewhat wider context of the early settlement of Parramatta township. This research ultimately tracked the subdivision of the Macarthur Elizabeth Farm estate in the 1880s through to the formation of the subject site and its physical relationship with the adjoining Hambledon Cottage property. In recent months this research has been stepped up to gain a wider understanding of that unfolding evolution, including initial consideration of the Aboriginal habitation of the locality.

A more detailed examination of Aboriginal habitation will be forthcoming as part of the proposed EIS formulation.

In addition, and at the suggestion of the HCAC, the applicant's team held a 3 hour workshop with Alec Tzannes and Otto Cserhalmi to review the context of the project in time and space. Notes from that

consultation are appended as a separate briefing document. One of the key recommendations was the importance of the natural topography and landscape as defining influences on the subsequent evolution of European occupation and use.

### **Influences on the evolving cultural landscape**

The research referred to above, has identified a number of key drivers of the way the locality has evolved over the period of Aboriginal habitation and the subsequent European occupation:

1. The topography and fertile geology of the wider landscape at the confluence of the tidal salt water Parramatta River, being an extension of Port Jackson, and the fresh water Clay Cliff and A'Beckett creeks.
2. The early imperative to find and develop productive and sustainable agricultural land on the periphery of the early Colonial settlement.
3. The privatisation of early agricultural production through the granting or leasing of land by the Government.
4. Identification and retention of the extensive Government Domain at the western edge of the nascent township.
5. Small scale urban consolidation and settlement on southern bank of the Parramatta River and its gradual expansion to the south.
6. Subsequent consolidation of private land ownership into several major estates, particularly to the south and south east of the township, including the long-term intergenerational ownership of these estates into the mid to late 19<sup>th</sup> centuries.

7. Progressive expansion of both urban and agricultural land uses to the north of the Parramatta River.
8. Progressive development of public infrastructure, buildings and commercial industrial activities
9. Development of major transportation routes connecting Parramatta with Sydney and subsequently to the south western reaches of the Cumberland Plain.
10. Economic and population growth in the Parramatta locality, within the context of improving transportation links and general economic progress as part of metropolitan Sydney.
11. Progressive subdivision of the major Harris and Macarthur estates in the mid to late 19<sup>th</sup> century.
12. General suburban development across the former private estates
13. Recreational and Industrial development across the eastern reaches of the former Macarthur estate in the mid 20<sup>th</sup> centuries.
14. General urban and infrastructure development in Harris Park locality in the late 20<sup>th</sup> century.
15. Growing public awareness of and protection for surviving historic properties in the later decades of the 20<sup>th</sup> century.

In Summary, the most enduring influences were the productivity of the land to the east of the growing Parramatta, with a ready supply of fresh water, the inertia imposed by the intergenerational ownership of the Harris and Macarthur estates until the mid to late 19<sup>th</sup> centuries, the progressive economic impetus provided by expanding transportation links, and the normal consolidation of open land through progressive subdivision and suburban development.

The examination of these influences suggests the traditional assumptions of the “Victorian Picturesque Landscape” movement, as a major driver of the cultural landscape values of this cultural landscape, were in fact outcomes rather than key influences on the evolutionary processes.

Accordingly, the community and statutory heritage management frameworks currently in place for the three State Listed properties of Experiment, Elizabeth Farm and Hambledon Cottages, can be given more depth and understanding of the complex natural and cultural influences that have driven their evolution.

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## INTEGRATED VALUE SYSTEMS

### 3.1 NATURAL HERITAGE VALUES

1. The end of the last Ice Age saw massive fluctuations in sea levels of up to 120m lower than today. These dramatically affected the topography and ecology of the Parramatta River valley and its relationship with the coastline, which was up to 25 km further east.
2. Parramatta's freshwater river valley progressively gave way over time to estuarine environments featuring a complexity of sub-tidal, inter-tidal and supratidal environments with ecosystems ranging from saltwater-freshwater wetlands to savanna grasslands and woodlands.
3. 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
4. Almost no floodplain landscape survives along Clay Cliff Creek because the watercourse, which formerly could well have been described as a chain of ponds, has been almost totally modified by conversion into a concrete channel along the majority of its length, although there are indications of a clay-based terrace extending along the left bank of Clay Cliff Creek.
5. Construction work for the stormwater channel revealed evidence, a depth of around 5m, of an old water-worn channel, with stones and pebbles evidently rounded by the action of water.
6. It also found red soil of a character only found in the Harris Park/Camelia locality at Redbank on the river frontage at Camelia. The 1790 river survey by W Bradley noted the presence of Red Bank, Red Cliff just to the west of the current Thackery St services crossing.

### 3.2 ABORIGINAL HERITAGE VALUES

1. Changes in the ancient environmental zones suggests the position and nature of Aboriginal land use will have continuously changed as environmental conditions changed, prior to its stabilisation about 2000 years ago.
2. This ancient and evolving landscape was occupied by Aboriginal people resulting in the Harris Park and Parramatta locality having a cultural narrative extending back to before the last Ice Age.
3. Confluence of fresh-water creeks and salt water tidal river environments important from an Aboriginal celebration of Country through Aboriginal people being either salt water or fresh water peoples, this is still current today in the story of Country.
4. Clay Cliff Creek is a very old geological feature of the Parramatta and Harris Park locality and has changed over time leaving very few known Aboriginal archaeological sites on its route.
5. Some probably long-standing meeting and campsite locations along the Clay Cliff Creek watercourse continued to be used by Aboriginal people into the 1830s-1840s
6. The first historical descriptions of Parramatta provide an authentic basis to describe and visualise what the place probably looked like in 1788, as comprising 'Aboriginal country' before it was overprinted and transformed into an agricultural landscape etc
7. The place presented as a long-managed and shaped cultural landscape that appeared park-like and with great agricultural potential to the initial European explorers in 1788.

8. Progressive impact of colonial agricultural on the land the soils, grass, trees, waterholes, creeks and animals of the locality
9. Early contact history, struggle and Colonial institutional responses

### **3.3 HISTORIC HERITAGE INFLUENCES AND VALUES**

1. European exploration of Parramatta river valley and selection of Rose Hill
2. Evidence of Aboriginal habitation in the landscape and early contacts
3. Gentle topography and fertile geology
4. Confluence of reliable salt and fresh water
5. Prominent escarpment behind Clay Cliff Creek
6. Early land clearing for experimental agricultural production
7. Declaration of Government Domain prevented western expansion
8. Establishment of the township and early urbanisation on both sides of the river, with slow initial development due to external economic factors
9. Land alienation for privatised agricultural production, with smaller grants to the south and east of the township enjoying access to fresh-water creeks
10. Progressive consolidation of some early grants to create adjoining large scale Elizabeth Farm and Harris Farm Estates on the eastern edge of the township, with intergenerational ownership inertia preventing eastern expansion
11. Transportation routes and technologies – river, roads and railway - provided progressive economic stimulus throughout the 19<sup>th</sup> century with consequential population growth and pressure for increased housing.
12. Extensive Interwar residential suburban subdivision and development to the south of the Clay Cliff Creek embankment. Multi-cultural demographic changes across the LGA
13. 19<sup>th</sup> and early 20<sup>th</sup> century cultivation of well-watered nurseries in proximity to the river frontage.
14. Post-war construction of industrial building ended long history of stock grazing on subject site
15. Late 20<sup>th</sup> century growth in public awareness of the historic importance of Experiment Farm, Elizabeth Farm and Hambledon Cottage led to protection of their landscaped settings, as the basis for the current network of public parks that enhance their individual settings and outlook towards the river.

### **3.4 CURRENT FEATURES OF THE LOCALITY**

1. Flat topography stretching up from the Parramatta River to the escarpment behind the alignment of Clay Cliff Creek
2. Various parklands along the river frontage to the north, north west of Hambledon Cottage and Experiment Farm create a parkland setting and outlook.
3. Heavy landscaping in close proximity to Elizabeth Farm Cottage encloses the historic buildings from outward view.
4. The Hambledon Cottage complex located on the flat topography immediately to the north of the subject site, surrounded on the north and west by public parkland.



5. Large scale historic trees surround Hambledon Cottage and enhance its setting.
6. Rising ground provides elevated landscape settings to the south-west (Experiment Farm Cottage) and south-east (Elizabeth Farm Cottage) of the subject site
7. A combination of modern parklands that serve to create and protect aspects of the early 19<sup>th</sup> century pastoral setting of the three historic cottages.
8. Each of the three historic cottages serves as a house museum, which is open to the public on a regular basis.
9. The high-rise, large-scale and high-density urban fabric of the Parramatta CBD to the immediate west of Harris Street defines a major urban backdrop to the Harris Park area when approaching from the east.
10. Medium density housing and residential flat buildings to the north of Elizabeth Farm Cottage, stretching across flat topography towards recent high rise residential on the river frontage
11. Late 19<sup>th</sup> century and Interwar suburban housing orthogonal subdivision patterns stretch from away to the south
12. The 1970s Our Lady of Lebanon Cathedral and a number of recent community and tall residential buildings on the escarpment skyline.

### **3.5 CURRENT FEATURES OF THE SITE**

1. Redundant light industrial building occupies the eastern two thirds of the site, in close proximity to the rear of Hambledon Cottage.
2. There is no realistic option available to adaptively re-use the redundant industrial buildings for affordable housing in accordance with the Compatibility Certificate.
3. While largely low scale in massing, one portion of the industrial complex rises to the equivalent of six storeys, above its flat topography
4. The eastern side of the factory site comprises paved parking areas.
5. The north-western frontage of the redundant industrial to the adjacent parkland is lined with mature trees that provide a tall visual screen to the buildings behind. There are no other substantial trees or other landscaping on the site
6. The eastern frontage to Gregory Place faces across to single and two storey interwar housing that continues out to the east and north across the former Elizabeth Farm Estate, with an increasing number of contemporary infill residential buildings.
7. The southern boundary of the site runs in close proximity to the substantial concrete storm water channel that was built in the early 20<sup>th</sup> century to control flooding in Clay Cliff Creek.
8. On the opposite side of the storm water channel the backdrop to the subject site is enclosed by the escarpment that rises to the high ground containing the interwar housing suburban areas that stretch away to the south.
9. There is a small triangular parcel of the subject site located on the rising topography of the escarpment on southern side of the stormwater channel. This parcel extends to the east from the northern parkland foreground of Experiment Cottage.

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## DESIGN QUALITY OBJECTIVES

### 4.1 NATURAL HERITAGE, EVOLVED LANDSCAPE AND PARKLANDS

1. Recognise the modern character and amenity created by the combination of open parklands, densely planted trees, tree lined roads and flat or gently undulating topography riverside topography that creates a unique contrast to the high density western enclosure of the Parramatta CBD.
2. Respect the natural topography stretching across the flat riverside lands to the Clay Cliff Creek escarpment and gently rising topography to the east and west.
3. Recognise the presence of ancient sclerophyll forests by re-vegetation with endemic species to portions of the site
4. Recognise the importance of Clay Cliff Creek by re-vegetation and naturalisation of portions of the stormwater channels engaging natural values of the site in the infilling of reed beds and encouragement of naturalistic flows
5. Recognise that originally the form of Clay Cliff Creek around the study area was most likely not a continuously incised channel but comprised chain-of-ponds drainage that formed in probably swampy-meadow landforms well to the west of Harris Park
6. Interpret the earlier alignments of Clay Cliff Creek as an important interpretative element in the landscape expression of place and links to the Parramatta River
7. Archaeologically investigate the deep geology of the earlier alignments of Clay Cliff Creek to inform future interpretation
8. Recognise how the combined interaction of a productive agricultural landscape and the post war protection of the settings of each historic cottage created a network of distinctive parkland settings on the eastern perimeter of Parramatta CBD
9. Carefully manage the historic flooding risks across the site and the locality
10. Acknowledge and integrate the parkland around the site and the importance of this parkland as part of the overall compatibility of the site and its surrounds

### 4.2 RESPECT FOR ABORIGINAL HERITAGE

1. Recognise the readily accessible nature and potential of this locality for Connecting with Country by the local Aboriginal community in contrast to the extensively developed and privately owned residential and commercial surrounding urban landscapes
2. Recognise the rich environmental sources of food and water with an exploration of Aboriginal foods through the use of bush tucker plants, endemic to the area
3. Recognise the importance of Clay Cliff Creek to the Aboriginal people by partial re-vegetation and naturalisation of the stormwater channel, engaging natural values of the site in the infilling of reed beds and encouragement of naturalistic flows

4. Recognise the confluence of fresh water creeks and salt water tidal river as important environments from an Aboriginal celebration of Country.
5. Recognise the potential of the high ground along the escarpment to have provided outlook opportunities for Aboriginal peoples.
6. Consider the evidence of Aboriginal fire management interpretation on the site in relation to past land management practices and contemporary replanting schemes
7. Acknowledge the nearby presence of the Parramatta Sand Body and topographical fluctuations over time

### 4.3 RELATIONSHIP TO SURROUNDING HISTORIC HERITAGE

1. The primary Objective of the project is to transform a redundant industrial complex into a high-quality residential complex by achieving compatibility with this richly endowed, multi-layered historic location.
2. Recognise that the orthogonal late 19<sup>th</sup> century and interwar urban grid of the residential areas to the south of the three cottages was largely derived from the location, orientation and settings of the three Early Colonial cottages.
3. Recognised the different evolved landscape around each of the three historic cottages
4. **Elizabeth Farm (SHR)** Recognise the relatively recent creation of the densely landscaped heritage curtilage around Elizabeth Farm as a reaction to the increased built scale and density in the adjoining residential areas
5. Recognise that the dense landscape curtilage around the house now obscures Elizabeth Farm from its open surroundings and its broader relationship to the landscape
6. **Hambledon Cottage (SHR)** Recognise the complexity of the open parkland setting to the north and west in contrast with the historically important tall and specimen trees in its eastern garden
7. Recognise the potential for a shared spatial and landscape setting with the open space potential of the adjoining residential project.
8. **Experiment Farm (SHR)** Recognise the specific well-defined visual and heritage curtilage providing views from the house in its elevated setting out to the north.
9. Recognise the opportunity to join together heritage pathways and parkland network associated with Elizabeth Farm, Hambledon and Experiment Farm cottages by opening a connecting pedestrian pathway along the northern edge of the Clay Cliff Creek channel. Additional linkages will be recaptured and enhanced by the extensive ground level landscaped open areas on the subject site, in particular the large northern courtyard located to the immediate south of Hambledon Cottage and its setting.
10. Acknowledge that the larger scale visual curtilage of both Hambledon and Experiment Farm Cottages includes the built form of the Parramatta CBD and visual links to the Parramatta River
11. Recognise that the bricks used for the three early cottages and other nearby buildings may have been sourced from the natural clays along the creek line.
12. Recognise the importance of vegetative screening of the redundant factory site in relation to the adjacent colonial properties, particularly Hambledon Elizabeth Farm? and Experiment Farm Cottages and the greening cities policies of the 1970s instigated by the Whitlam government
13. Recognise the evolved orthogonal subdivision patterns and housing in the nearby HCAs and consider projecting this pattern onto the subject site to achieve enhanced compatibility
14. Recognise the historic of riverside agricultural land uses (market gardens and nursery) as part of the current LEP heritage listed parkland network to the east of the Parramatta CBD

15. Manage flood risks from the development to avoid or minimise flood risk to Hambledon Cottage.

#### 4.4 RELATIONSHIP TO URBAN CONTEXT

1. **Parramatta CBD and Parkland Interface** – Recognise the unique character and opportunity present in the dramatic interface between the extensive parklands of northern Harris Farm and the high density residential and commercial urban density of the adjacent Parramatta CBD.
2. Acknowledge the established contribution of major tree lines and specimen trees along Hassall Street and around Hambledon Cottage and their role as part of the major vegetated open space gateway to the Parramatta CBD This is recognised in the landscape analysis
3. Ensure that the overall character and extent of the parklands is enhanced by new landscaping associated with the replacement of the redundant light industrial complex
4. **Suburban housing and its orthogonal grid** - Recognise the underlying orthogonal grid of the evolved cultural landscape, generated by the large-scale late 19<sup>th</sup> century suburban subdivisions of the two former Colonial Estates.
5. Recognise the subsequent interwar subdivisions and residential development that now characterises the larger urban context of the parkland settings of the historic buildings.
6. Recognise the topographical roles of the Clay Cliff escarpment and the elevated sites of Elizabeth Farm and Experiment Farm, as the transition between the parklands that stretch out to the river and the majority of the suburban development across Harris Park to the south and east
7. Recognise the low scale interface along Gregory Place with nearby post war housing and recent infill, medium density buildings
8. **Larger scale buildings on former Colonial Estate** - Recognise the emerging presence of medium to high rise residential development along the river edge to the north-east and on the high ground to the south of the Clay Cliff escarpment, including the prominent presence of Our lady of Lebanon cathedral.

#### 4.5 SITE PLANNING, ORIENTATION, BULK, SCALE, FORM etc

1. Recognise the natural history of the locality as defined by its topographical, geological and ecological features
2. Recognise Aboriginal Connections with Country through the engagement of Caring for Country principles implemented across the site ? in the selection of landscaping, themes? and interpretation programmes
3. Recognise the fundamental importance of Clay Cliff Creek to the locality and as Connection to Country by exploring techniques for potentially naturalising the current stormwater channel, archaeologically investigating its geology and interpreting its former alignment
4. Recognise the historic presence of Hambledon Cottage and its fine cultural landscaping by locating an additional large open setback to the? new buildings behind the historic complex
5. Connect and upgrade the public walkway between Elizabeth Farm and Experiment Cottage by the creation of a new section across the rear of the site, running in close proximity with the existing channel Clay Cliff Creek ?
6. Recognise the former presence of Neal's Cottage and the redundant industrial complex through interpretive programmes
7. Extend the Harris Park orthogonal urban grid onto the site layout of new buildings as a primary driver of compatibility with the layering of the evolved cultural landscape of the Colonial Estates and Connection to Country.

8. Adopt 8 storeys as the maximum building height for compatibility with the existing urban backdrop to the south
9. Maximise Provide appropriate? FSR yield do you want to say this? within all other constraints to achieve the highest number of affordable housing units within the overall project
10. Step the form of the residential buildings down at their northern end and create a vegetated element to the top of the built form that contributes to the parkland character to ensure? their compatibility creating a backdrop of Hambledon Cottage, and providing landscaped decks for residential use
11. Create open visual connections at ground level between the garden settings of Hambledon Cottage and the new development
12. Maintain and supplement the mature boundary planting along the north-western parkland interface
13. Dedicate the triangular portion of the overall site to the south of the open channel for parkland
14. Concentrate all on site vehicle parking and loading to basement areas, accessed on from Gregory Place
15. Mitigate flood risk threats through upgrading of stormwater management systems and specific design solutions
16. Maximise environmental sustainability throughout the entire project

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## HERITAGE COUNCIL DESIGN PRINCIPLES

The following heritage design principles arose from the discussions with the Heritage Council Approvals Committee:

1. Incorporate opportunities for Aboriginal heritage interpretation, especially in the approximate location/alignment of the former Clay Cliff Creek
2. Introduce public permeability through the site and increase communal open? space at ground level
3. Interpret the location of the former 1850s (Neal's) cottage within the space between the new buildings, and develop an interpretation plan to recognise the 20<sup>th</sup> century industrial use of the site
4. Keep building forms to an orthogonal grid layout, stepping in plan to respond to the channel alignment.
5. Extend the current Harris Park walk westward from Swann Reserve along the stormwater channel at the southern edge of the site, to connect with the pathway to Experiment Farm. Contribute to the improvement of the stormwater channel and its landscaped escarpment backdrop
6. Interface the ground level of new buildings with the extended Harris Park Heritage Walk adjacent to the stormwater channel, create an active residential interface with the channel
7. Break-up the buildings' settings and massing into three overall components or precincts – Gregory Place, Hambledon Cottage backdrop and the Parklands, with the architectural expression of each precinct responding uniquely to the immediate surroundings
8. Set new buildings behind Hambledon Cottage to create a general communal open space within the site
9. Ensure building heights immediately behind Hambledon Cottage are limited to four storey to create a stepped massing
10. Reinforce the landscaped screen along the shared site boundary with Hambledon Cottage to minimise the visibility and visual presence of the new buildings behind, and extend this reinforced tree line to the west along the interface with the surrounding parkland
11. Provide a variety of built forms including a two-storey base for the new buildings to ground them into the landscape and scale of the Hambledon Cottage buildings
12. Provide variety in the built backdrop to the parkland and cottage precincts
13. Appropriately respond to the height and scale of the western parklands and nearby Experiment Farm Cottage, in its elevated location
14. Explore opportunities for higher built form which is responsive to heritage and site conditions so that the highest buildings are outside the visual backdrop of Hambledon Cottage
15. Explore opportunities for higher form which is responsive to heritage and site conditions and responds to the existing and future building height and character of the R3 Zone to the south of the site on the upper Clay Cliff topography
16. Appropriately respond in height to Our Lady of Lebanon while ensuring it remains visually prominent when viewed from the northeast, particularly from Gregory Place

17. Dedicate the triangular parcel of land to the southwest of the stormwater channel to the public as an expansion of the foreground setting of Experiment farm
18. Design appropriate parking spaces and traffic controls to ensure access to and presentation of Hambledon Cottage from Gregory Place is not compromised.
19. Locate the majority of new parking underground
20. Address potential floodwater mitigation opportunities for Hambledon Cottage

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## 2021 DESIGN CONCEPT

Earlier Options underwent major changes in the 2021 design explorations, looking at varying the heights of buildings to achieve diversity, while complying with the ADG building separation guidelines, at a slightly higher density.

Based on the comments provided by the HCAC, the amended proposal was re-presented in February 2021.

### **The design principles included:**

Creation of new open space + 30m setback to Hambledon boundary;

1. Screen planting
2. Aboriginal + colonial heritage interpretative elements;
3. Orthogonal layout and courts with the Six Fingers arrangement for the north-south orientation
4. Roof gardens on 4/6 storey buildings stepping up higher buildings;
5. Solid base with higher transparent buildings above;
6. Heritage walks + emergency shared way;
7. Relate to 2 storey dwelling scale;
8. Potential park extension;
9. Cliff top trees;
10. Consider view to OLOL;
11. Basement carparking;
12. Lighting, pathways + movement of people in surrounding parklands + reserve;
13. Protect visual outlook.

Key compatibility considerations for the proposed concept plan included:

### **Heritage Impact**

1. Detailed consideration of the drivers of the cultural landscape;
2. Consider heritage linkages as a 'Synthesis Drawing' that develops the narrative for the overall design;
3. Impact to Hambledon Cottage is important but the concept needs to be understood from a broader perspective that includes Aboriginal, pedestrian network, bike network and river setting;
4. Design excellence process to guide and preserve design excellence. Bulk, scale and form
5. Reduction in height to 8 storeys from 35 storeys;



6. Creation of 2,800m<sup>2</sup> of open space;
7. Tree screen planting along cottage boundary;
8. Orthogonal layout of buildings and spaces, with a stepped southern edge to the stormwater channel, reflecting the 19th century urban subdivision pattern.

**The Following comments were provided by the HCAC:**

1. The Committee supports progression of the scheme to Stage 1 Development Application.
2. The Committee 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 renaturalise 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 stepped profile to match the other buildings.



# 7.0

## SITE COMPATIBILITY EVALUATION

In July 2017, in accordance with Clause 37(5) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009*, the NSW Department of Planning and Environment issued a Certificate of Compliance for the use of the former industrial site at 2a Gregory Place (Lot 2 DP 802801) for high density housing with a sizeable component of social and affordable housing.

The specific requirements of that Certificate called for:

- Formulation of a respectful project outcome in relation to the sensitive historic location and presence of three SHR listed early 19<sup>th</sup> century cottages in the vicinity, in consultation with the NSW Heritage Council Approvals Committee. This respect is to be based on a deep understanding of the layered and evolving Natural, Aboriginal, and Historic Cultural Landscape and particularly its relationships with the development of Parramatta and Harris Park since 1788.
- A successful project outcome achieved by resolving form, height, bulk, scale, setbacks, landscaping, residential amenity, traffic management, flood risk management and soil contamination
- Production of the most affordable housing possible subject to all constraints and objectives.

Compatibility Criteria	Evaluation
Demonstrated understanding of natural, Aboriginal and evolved historic cultural landscape of the locality	Yes
Extended and successful consultation workshops with NSW Heritage Council Approvals Committee	Yes
Respectful relationship with Elizabeth Farm Cottage	Yes
Respectful relationship with Hambledon Cottage and its historic plantings	Yes
Respectful relationship with Experiment Farm Cottage	Yes
Respectful relationship with surrounding Heritage Conservation Areas	Yes
Respectful revitalisation of redundant light industrial land for medium density residential accommodation and amenity	Yes
Inclusion of a high proportion of Affordable Housing	Yes
Respectful resolution of architectural form, height, bulk, scale and setbacks	Yes
Respectful resolution in landscaping design with Caring for Country objectives and surrounding parkland characters	Yes
Resolution of traffic and access	Yes
Resolution of flood risk management and soil contamination issues	Yes