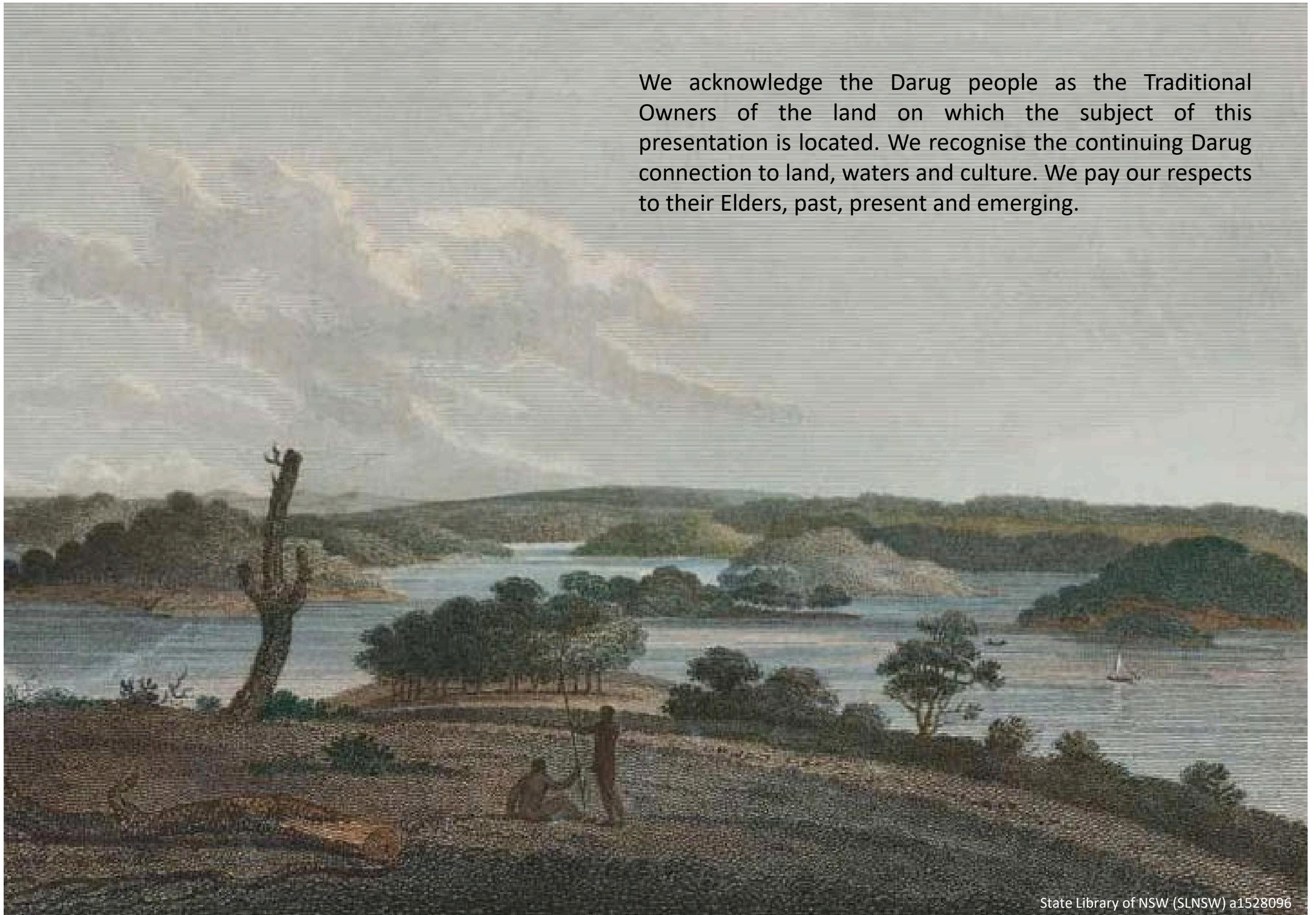


We acknowledge the Darug people as the Traditional Owners of the land on which the subject of this presentation is located. We recognise the continuing Darug connection to land, waters and culture. We pay our respects to their Elders, past, present and emerging.



State Library of NSW (SLNSW) a1528096

## WHAT ARE WE SEEKING TO ACHIEVE?

- Agreement from HCAC that the Project Direction formulated with the HCAC Sub-Committee is acceptable in principle
- Identification of any outstanding issues or opportunities
- Confidence that we can move into consultation phase with PCC and other relevant agencies
- Confidence that the Project Team can move to preparation of the Concept DA submission
- Endorsement of Design Excellence Process.

## INFLUENCES ON THE EVOLVING CULTURAL LANDSCAPE

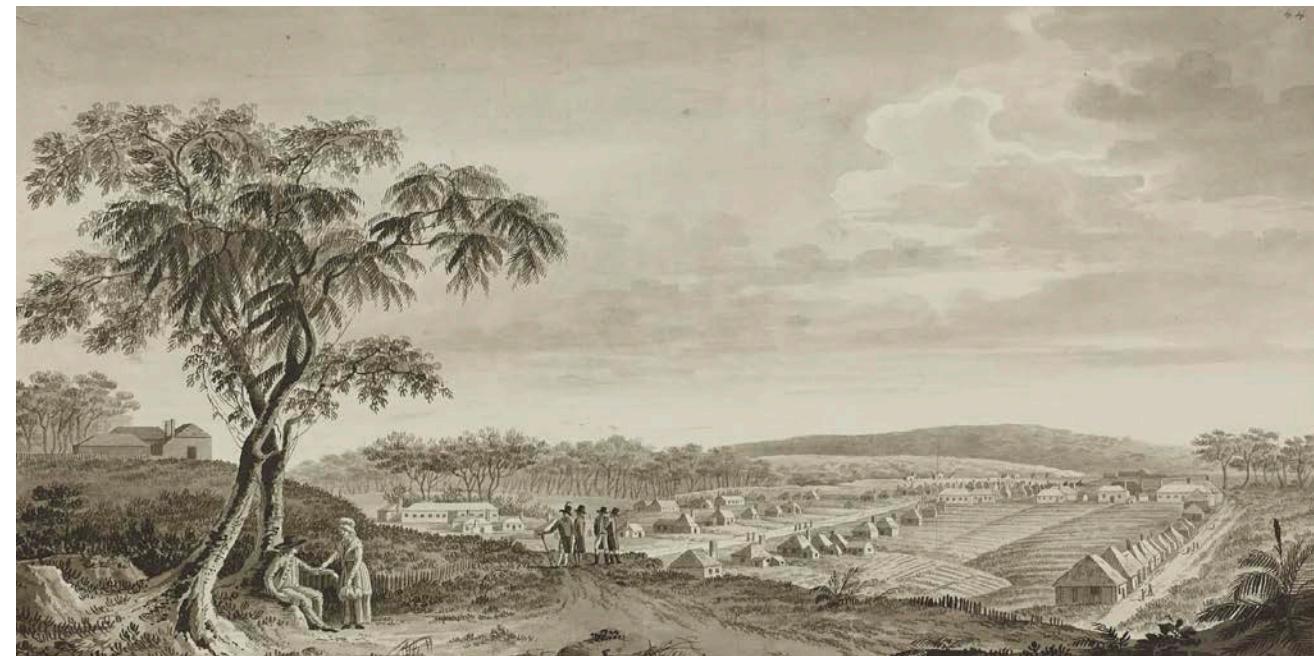
### Exploration of Parramatta (Rose Hill)

- 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.



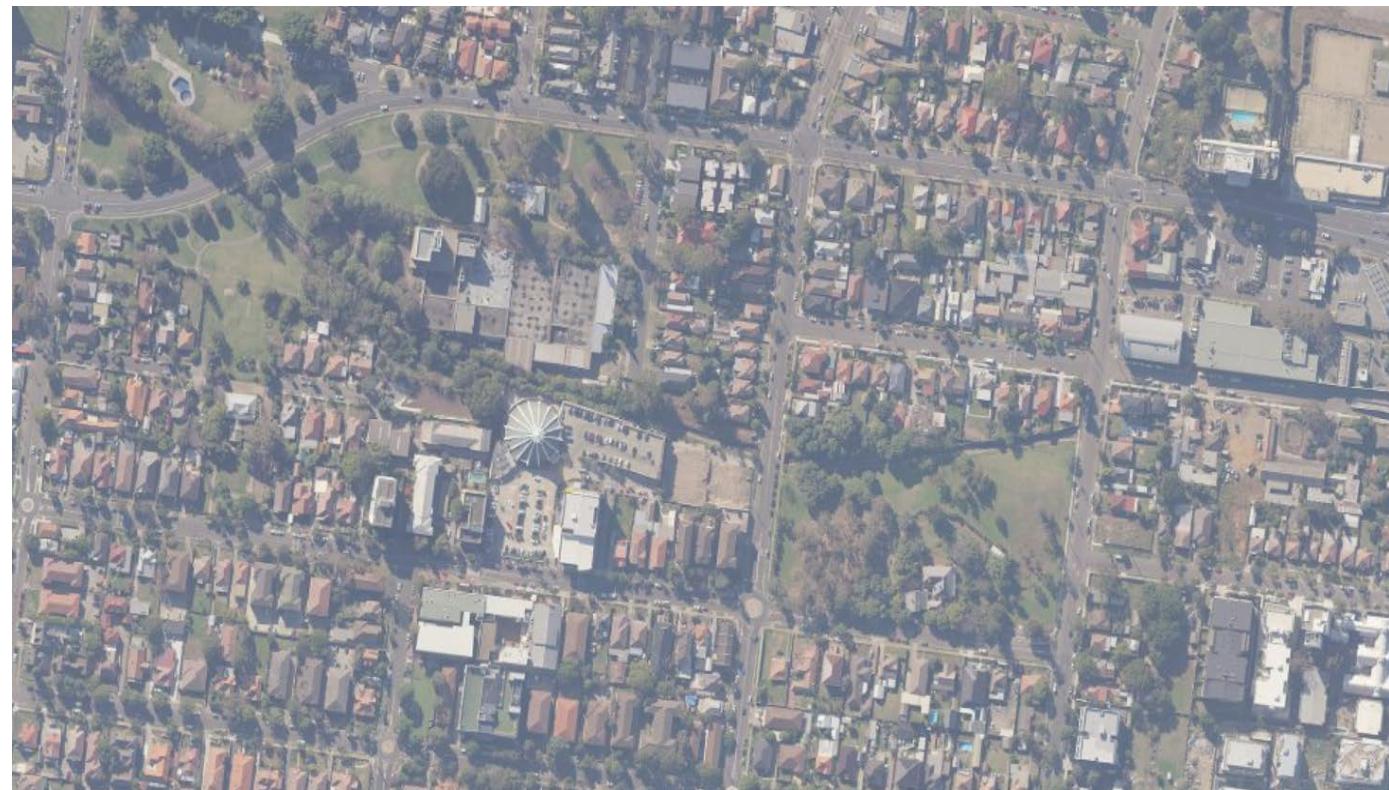


## PRIMARY EVOLUTIONARY INFLUENCES

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

## EXISTING SITE DEVELOPMENT AND CONTEXT

- Industrial building
- Adjoining Hambledon
- Dedicated parkland
- Gregory place
- Stormwater channel
- OLOL
- Medium rise residential.



## **CURRENT HERITAGE MANAGEMENT FRAMEWORK**

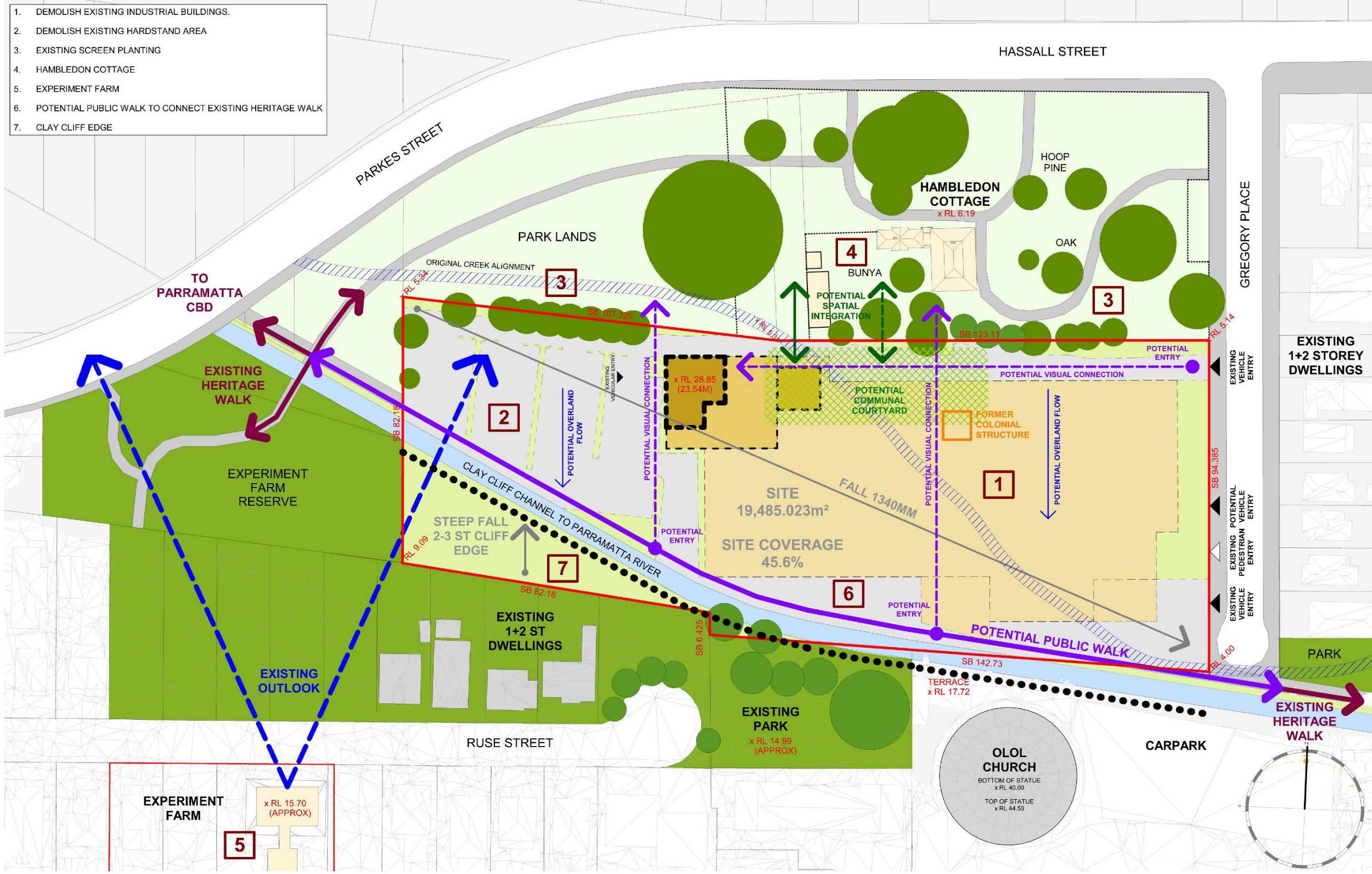
Subject site has no formal heritage management requirements. The entire framework revolves around SHR items in the vicinity and HCA to the south.

## **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 19<sup>th</sup> and early 20<sup>th</sup> 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

1. DEMOLISH EXISTING INDUSTRIAL BUILDINGS.
2. DEMOLISH EXISTING HARDSTAND AREA
3. EXISTING SCREEN PLANTING
4. HAMBLEDON COTTAGE
5. EXPERIMENT FARM
6. POTENTIAL PUBLIC WALK TO CONNECT EXISTING HERITAGE WALK
7. CLAY CLIFF EDGE



SITE ANALYSIS

1. CREATION OF NEW OPEN SPACE + 24M SETBACK TO HAMBLEDON BOUNDARY (2800m<sup>2</sup>).
2. EXISTING SCREEN PLANTING.
3. RESTORE VISUAL CONNECTION BETWEEN HAMBLEDON COTTAGE AND PROPOSED COURTYARD.
4. ABORIGINAL + COLONIAL HERITAGE INTERPRETATIVE ELEMENTS.
5. ORTHOGONAL LAYOUT + COURTS + 6 x FINGERS.
6. ROOF GARDENS ON 4-6 STOREY BUILDINGS STEPPING UP TO HIGHER BUILDINGS.
7. SOLID BASE WITH LIGHTER TRANSPARENT BUILDINGS ABOVE
8. HERITAGE WALKS + EMERGENCY SHARED WAY.
9. RELATE TO 2 STOREY DWELLING SCALE.
10. POTENTIAL PARK DEDICATION (1,530m<sup>2</sup>)
11. SUPPLEMENT CLIFF TOP TREES.
12. BASEMENT CARPARKING.
13. LIGHTING, PATHWAYS + MOVEMENT OF PEOPLE IN SURROUNDING PARKLANDS + RESERVE.
14. PROTECT VISUAL OUTLOOK



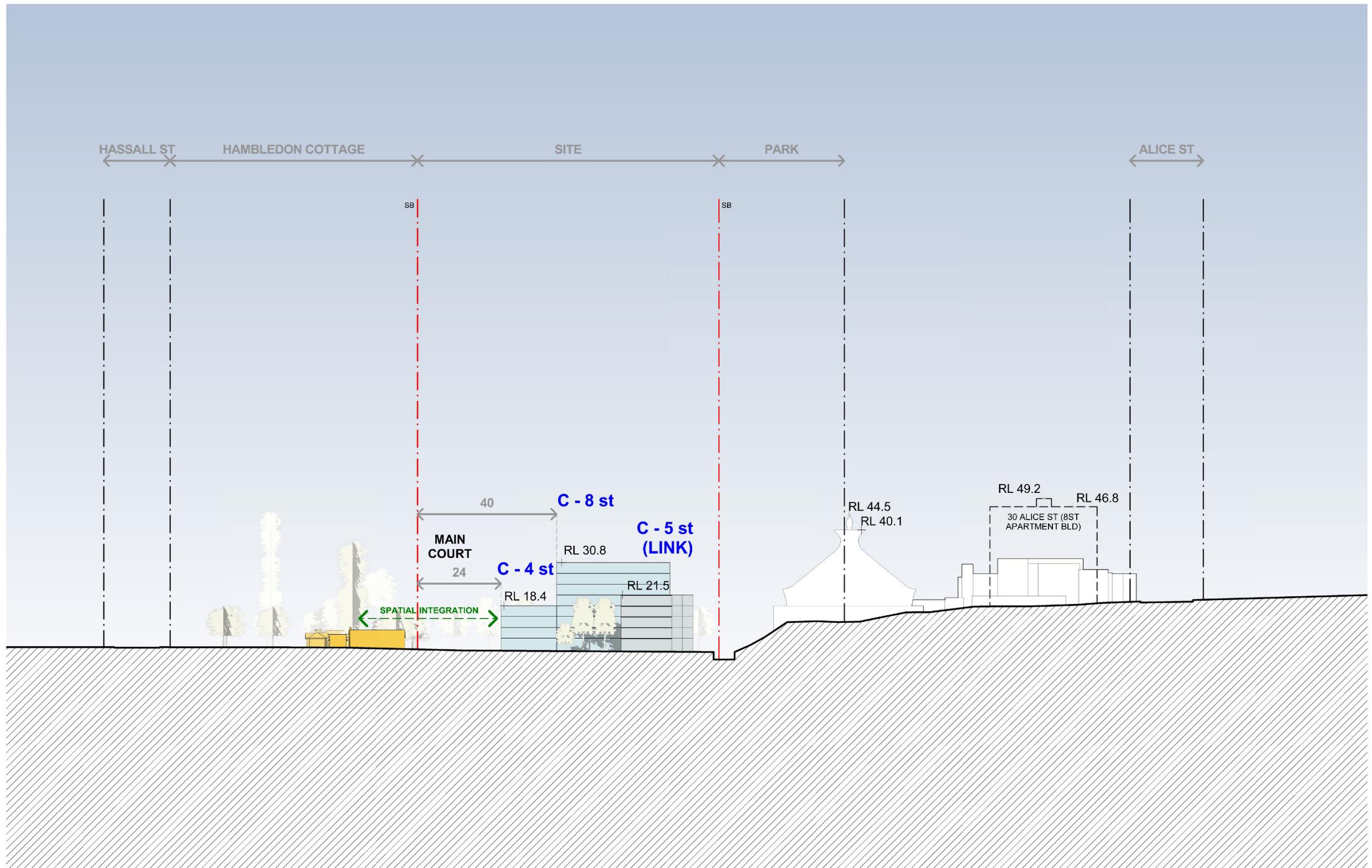
PLACE MAKING + PRINCIPLES



INTERPRETIVE STRATEGY



(AERIAL VIEW - NORTH WEST) CONCEPT DESIGN



(NORTH SOUTH) TYPICAL CROSS SECTION

## SITE COMPATIBILITY

On 19 July 2017, the delegate of the Secretary of the Department of Planning and Environment issued a site compatibility certificate under the SEPP (Affordable Rental Housing) 2009. The Certificate certified that:

*“the development prescribed in Schedule 1 is compatible with the surrounding land uses, and that development for the purposes of affordable rental housing is not likely to have an adverse effect on the environment”.*

### Key Compatibilities Considerations:

#### **Heritage Impact:**

- Detailed consideration of the drivers of the cultural landscape
- Consider heritage linkages as a ‘Synthesis Drawing’ that develops the narrative for the overall design
- 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
- Design excellence process to guide and preserve design excellence

#### **Bulk, scale and form:**

- Reduction in height to 8 storeys from 35 storeys
- Creation of 2,800m<sup>2</sup> of open space
- Tree screen planting along cottage boundary
- Orthogonal layout of buildings and spaces, with a stepped southern edge to the stormwater channel, reflecting the 19th century urban subdivision pattern

#### **Flooding:**

- Flood assessment supports application for development

#### **Aboriginal interpretation:**

- Appointment of specific project expert to advise and manage Aboriginal interpretation in the project and consultation with local Aboriginal groups.



Elizabeth  
Farm

Experiment  
Farm

Hambledon  
Cottage

4st Church  
Aged Care Centre  
(under construction)

AERIAL MONTAGE – SOUTH EAST

Elizabeth  
Farm

Hambledon  
Cottage

Experiment  
Farm



AERIAL MONTAGE – NORTH EAST