



PACIFIC PLANNING

## Pacific Planning

Property | Planning | Project Management

T 9522 6575

E [info@pacificplanning.com.au](mailto:info@pacificplanning.com.au)

ABN 88 610 562 760

## Response to submissions – amendment report

Gregory Place Build-to-Rent

SSD-31179510 | April 2026



## Table of contents

Executive summary .....	1-1
1 Introduction.....	1-2
2 How this report is structured .....	2-2
3 What has changed in the project .....	3-3
4 Submission response register .....	4-4
5 Strategic response to the main issues .....	5-7
5.1 Flooding and life safety .....	5-7
5.2 Heritage, built form and visual setting .....	5-7
5.3 Aboriginal cultural heritage and archaeology .....	5-7
5.4 Access, public domain and landscape .....	5-7
5.5 Groundwater, utilities and standard agency requirements .....	5-8
5.6 Community submissions .....	5-8
6 Detailed response schedules .....	6-8
6.1 Council .....	6-9
6.1.1 City of Parramatta Council.....	6-9
6.2 Government agencies .....	6-57
6.2.1 NSW State Emergency Service (SES) .....	6-57
6.2.2 Fire and Rescue NSW .....	6-71
6.2.3 Endeavour Energy.....	6-72
6.2.4 Transport for NSW .....	6-72
6.2.5 NSW Department of Climate Change, Energy, the Environment and Water – Heritage NSW – Aboriginal Cultural Heritage .....	6-73
6.2.6 NSW Department of Climate Change, Energy, the Environment and Water – Heritage NSW .....	6-76
6.2.7 NSW Department of Climate Change, Energy, the Environment and Water – Conservation Programs, Heritage and Regulation (CPHR Group).....	6-80

6.2.8 NSW Department of Climate Change, Energy, the Environment and Water – Water Group .....	6-89
6.3 Public submissions.....	6-90
6.3.1 National Trust, Parramatta Regional Branch .....	6-90
6.3.2 Parramatta and District Historical Society.....	6-104

## List of figures

Figure 1 The channel walk view from west .....	6-47
Figure 2 The channel walk view from east .....	6-48
Figure 3 PMF duration at the site .....	6-87
Figure 4 DCP Historic view corridor 7 (source: Visual Impact Assessment) .....	6-99
Figure 5 Visual Survey Views 5 and 6 .....	6-106
Figure 6 Placement of Built Form .....	6-108
Figure 7 View from east overlooking Hambleton cottage.....	6-110

## List of tables

Table 1 Project amendments.....	3-3
Table 2 Response register .....	4-5

## Attachments

Attachment	Document	Prepared by
1	Water Management Response	MJD Environmental
2	Traffic and Parking Response	SCT Consulting
3	Updated Arboricultural Impact Assessment	Horticultural Management Services
4	Arboricultural Impact Response	Horticultural Management Services
5	Aboriginal Cultural Heritage Response	Dominic Steele Consulting Archaeology
6	Archaeological Works Method Statement	Dominic Steele Consulting Archaeology

## List of abbreviations

Abbreviation	Term	Explanation
ACHAR	Aboriginal Cultural Heritage Assessment Report	Assessment addressing Aboriginal cultural heritage values, consultation and recommended management measures.
AHIMS	Aboriginal Heritage Information Management System	NSW Heritage database and search system for recorded Aboriginal sites and information.
AEP	Annual Exceedance Probability	Standard probability measure used in flood modelling and risk assessment.
AWMS	Archaeological Work Method Statement	Method statement to guide archaeological monitoring and response during future works.
BTR	Build-to-Rent	Residential development held and operated as long-term rental housing.
CPHR	Conservation Programs, Heritage and Regulation	DCCEEW referral unit that commented on flooding and related life-safety matters.
DA	Development application	Application for planning approval under the EP&A Act.
DPHI	Department of Planning, Housing and Infrastructure	Consent authority and assessment agency for the SSD application.
EIS	Environmental Impact Statement	The environmental assessment documentation originally exhibited for the concept proposal.
FRNSW	Fire and Rescue NSW	State fire authority providing fire and emergency response advice.

HCAC	Heritage Council Approvals Committee	Committee of the Heritage Council that reviewed the amended scheme.
LEP	Local environmental plan	Principal local planning instrument applying to the site.
PMF	Probable Maximum Flood	Upper-bound flood event used to test extreme flood hazard and life-safety outcomes.
RAP	Registered Aboriginal Party	Party consulted in relation to Aboriginal cultural heritage matters.
RtS	Response to submissions	This report and the associated technical responses to agency and community submissions.
SCC	Site Compatibility Certificate	Certificate confirming the concept proposal may proceed under the Housing SEPP pathway.
SDRP	State Design Review Panel	Government Architect NSW review panel that provided design feedback on the scheme.
SES	State Emergency Service	Combat agency for flood response and emergency management.
TfNSW	Transport for New South Wales	State transport agency that reviewed the amended proposal.
VIA	Visual Impact Assessment	Assessment of visual impacts on heritage items, public streets and view corridors.
WAL	Water Access Licence	Licence that may be required for groundwater take associated with future aquifer interference activities.

## Contact

This report has been prepared on behalf of 2A Gregory Place Pty Ltd and Pacific Community Housing by:

**Matthew Daniel**, MPM, MBA (major PM) Grad Cert (Urban Planning).

**James Matthews**, BSc (City and Regional Planning) Dip. (Town Planning)

### Pacific Planning Pty Ltd

Level G, 16 Leavesden Place

Sylvania

NSW 2224

M 0404 007 700, 0437 521 110

E: mdaniel@pacificplanning.com.au

E:jmatthews@pacificplanning.com.au

ABN: 88 610 562 760



**PACIFIC PLANNING**  
Property | Project Management | Planning

## Document Control

Version	Date	Prepared	Reviewed
v 6	14 March 2026	Matthew Daniel	James Matthews
v 7	16 March 2026	Matthew Daniel	James Matthews
v 8	24 March 2026	Matthew Daniel	James Matthews
V 9	25 March 2026	Matthew Daniel	James Matthews
V 10	21 April 2026	Matthew Daniel	James Matthews

All Rights Reserved. No material may be reproduced without prior permission from Pacific Planning Pty Ltd. This draft has been restructured to provide the Department with a clearer front-end summary of amendments, issue status and detailed response schedules for the Gregory Place concept proposal.



**Pacific Community Housing**<sup>®</sup>

PROMOTING AND PROVIDING ACCESS TO SAFE  
AND SECURE AFFORDABLE HOUSING

## Acknowledgement of Country

*Pacific Planning acknowledges the Dharug people as the Traditional Custodians of the land at Harris Park and pays respect to Elders past and present. We recognise that the Gregory Place site sits within a layered cultural landscape shaped by Country, water, Aboriginal custodianship, colonial settlement and later migration, and that these histories should be approached with care and respect in the planning and design process.*

## Executive summary

This report responds to the submissions and referral advice received following DPHI's acceptance of the amendment to the Gregory Place Build-to-Rent concept proposal on 16 December 2025, and request for additional information on 19 January 2026.

The Amended concept was circulated for targeted consultation in December 2025 and January 2026 with public agencies and key stakeholders. The amended proposal materially reduced the intensity of the originally exhibited scheme. It reduced the dwelling yield from approximately 483 dwellings to 320 dwellings, reduced gross floor area, lowered and redistributed building height, introduced a finer-grain ground plane, provided a 30 metre landscaped public connection, and reworked the access arrangements and parking. These changes are not cosmetic. They go directly to the key issues raised during and after exhibition, particularly heritage setting, built form transition, public domain quality, access, and the relationship of development to the wider landscape system.

A number of submissions were received from public agencies and key stakeholders following targeted consultation. This report responds to those matters and comments raised, and in doing so has not required or resulted in any material change to the scheme, which was significantly amended through the amendment report process.

In broad terms, heritage, public domain and built form matters have been materially improved by the amended scheme. Heritage NSW advised that the Heritage Council's Approvals Committee considered the amended design to be a substantial improvement on the EIS scheme and supported, among other matters, the 30 metre public park connection, the reduction in Building C, and the two-storey interface in the immediate vicinity of Hambledon Cottage. That advice is important context for the assessment of Council's continuing preference for a uniform four-storey outcome across the site.

Flooding remains the principal technical matter requiring close-out before determination. This report therefore frames the flood response as a technical verification and life-safety exercise rather than as a generalised dispute with Council. Consistently with the agency close-out register, the task is to demonstrate model governance, side-by-side comparison, life-safety performance, emergency management outcomes and peer review. The same disciplined approach has been adopted for Aboriginal cultural heritage evidence, groundwater licensing and dewatering matters, utilities coordination and other standard agency requirements.

Read as a whole, the lodged amended proposal and supporting technical material demonstrate a project that has responded positively and materially to referral feedback through the EIS process. The matters raised through the amended scheme targeted consultation in December 2025 and January 2026 are identifiable, manageable and capable of being resolved through the documented close-out actions, conditions and the detailed design stage without requiring a redesign or amendments to the amended concept proposal. This report responds to each matter raised.

## 1 Introduction

This report related to the Gregory Place Build-to-Rent concept State Significant Development application and responds to the referral material issued by DPHI, on 19 January 2026, following receipt of the amended proposal. It has been prepared to assist the department in its assessment of the amendment scheme and responds to and closes out outstanding issues and matters related to the concept application. It does not propose further amendments to that made by the amended scheme under the amendment report.

## 2 How this report is structured

Section 2 explains the structure of this report.

Section 3 summarises the recent history of the project and identifies the principal amendments made to the project through the amended scheme, the changes made and the basis for those changes. This background is important to inform the current status and context of the recent submissions made, and conclusion that no further material amendments are required.

Section 4 sets out the response register of recent submissions made to the amended scheme, identifying where further technical evidence has been provided, a future commitment to resolve, and where no changes at concept level have been required or made.

Section 5 provides a concise thematic explanation of the project response to the main assessment issues. Section 6 then contains the detailed response schedules organised by referrer.

This structure is deliberate. It allows the Department to first see the strategic effect of the amendment process and the present status of issues, before turning to the underlying submission-by-submission material. That sequence is more useful for assessment because it distinguishes between matters that are now substantially resolved, matters that remain technically open, and matters that are suitable to be controlled through conditions or reserved for later design development.

### 3 What has changed in the project

The original EIS and SSD concept application were publicly exhibited in 2022. Following exhibition, DPHI received submissions from public authorities, City of Parramatta Council (the council) and members of the community. In response, the applicant prepared a comprehensive RTS report in 2025, supported by updated architectural, heritage, social, visual, landscape, archaeological, traffic, flooding and environmental assessments. That material presented an amended concept scheme which significantly recalibrated the proposal.

The department subsequently appropriately requested that the updated concept scheme and supporting technical material be presented as an amendment application with an accompanying amendment report. The Amendment Report was lodged in December 2025 and accepted on 16 December 2025. In December 2025 and January 2026, the amended proposal was circulated for targeted consultation with public authorities and key stakeholders.

To recap, Table 1 below summarises the principal project amendments made through the amendment report process. The table gives the Department an immediate summary of where the proposal has moved in response to submissions and where the present exercise is one of explanation, evidence or conditioning rather than redesign, noting that no further redesign has occurred as an outcome of the recent targeted consultation on the amendment report.

**Table 1 Project amendments**

Element	Amended position	Design change?	Assessment consequence
Residential yield	Reduced from approximately 483 dwellings to 320 dwellings.	Yes	Reduces development intensity and assists in addressing built form, traffic and heritage concerns.
Gross floor area	Reduced from the exhibited scheme.	Yes	Assists in reducing overall built form intensity and site coverage.
Building height and massing	Height redistributed from a heavier 7-8 storey scheme to a varied 2-8 storey outcome.	Yes	Improves transition to heritage items and parkland edges while retaining an urban infill outcome.
Ground plane and public domain	Introduces a 30 metre landscaped public connection and reworked open-space network.	Yes	Improves permeability, legibility and the relationship to surrounding community and heritage assets.
Clay Cliff Creek interface	Channel walk and edge treatment refined rather than removed.	Yes	Strengthens public domain quality and landscape

			response rather than adopting a simple uniform setback solution.
Vehicular access	Introduces an east-west shared way / cul-de-sac access arrangement.	Yes	Provides clearer access structure while prioritising the pedestrian and landscape character of the site.
Parking and basement	Single shared basement retained with reduced parking provision.	Yes	Lowers vehicle intensity relative to the earlier scheme.
Retail component	Retail GFA introduced at concept level.	Yes	Supports activation and local convenience in the refined neighbourhood structure.
Concept approval pathway	No further amendment is proposed through this report itself.	No	This report explains and justifies the amended proposal already before the Department rather than introducing a new concept scheme.

## 4 Submission response register

Targeted consultation occurred with public agencies and key stakeholders in December 2025 and January 2026. Table 2 below, provides a register of the submissions received, including the referrer, principal issues raised, the project response to those matters raised and the current status.

The response register, and detailed responses under section 6, is also supported by the following attachments:

Attachment 1 – Water Management Response

Attachment 2 – Traffic and Parking Response

Attachment 3 – Updated Arboricultural Impact Assessment

Attachment 4 – Arboricultural Impact Response

Attachment 5 – Aboriginal Cultural Heritage Response

Attachment 6 – Archaeological Works Method Statement

Attachment 7 – Agency issues register and close-out actions

Table 2 Response register

Referrer	Principal issue	Project response	Status
City of Parramatta Council	Flooding, built form, heritage setting, access, public domain	Mixed – design change and further technical response	Further technical close-out For flooding, refer to the following attachments to the Amendment Report: Appendix O – Updated Flood Assessment Appendix P – Flood Emergency Response Plan For built form in the heritage setting, refer to the following attachments to the Amendment Report: Appendix F – Visual Impact Assessment Appendix Q – Updated Statement of Heritage Impact
NSW SES	Flood life safety, PMF, egress / isolation, shelter-in-place	Further technical evidence	Further technical close-out Refer to Appendix P – Flood Emergency Response Plan of the Amendment Report submission
Fire and Rescue NSW	Fire safety compliance pathway	No concept change	Detailed design / compliance pathway
Endeavour Energy	Asset protection and servicing conditions	No concept change	Condition / detailed services coordination
Transport for NSW	Road network / classified roads	No concept change	Closed in principle
Heritage NSW – Aboriginal cultural heritage	RAP consultation continuity, AHIMS, PAD mapping	No concept change; additional evidence	Further evidence package. Refer to attachments to this response to RFI: Attachment 5 – Aboriginal Cultural Heritage Assessment Attachment 6 – Archaeological Works Method Statement
Heritage NSW	Built heritage commitments, HIP, fencing, archaeology	No concept change; commitments carried forward	Addressed in principle / detailed design Refer to attachments to the Amendment Report: Appendix Q – Updated Statement of Heritage Impact Appendix S – Aboriginal and Historical Archaeology

			<p>Appendix T – Updated Aboriginal Cultural Heritage Assessment</p> <p>Appendix U – Updated Historical Archaeological Report</p>
DCCEEW CPHR	Flood model verification, life safety, climate change	Further technical evidence and peer review	<p>Further technical close-out</p> <p>Refer to the following attachments of to the Amendment Report:</p> <p>Appendix O – Updated Flood Assessment</p> <p>Appendix P – Flood Emergency Response Plan</p>
DCCEEW Water	WAL, groundwater take, dewatering / aquifer interference	No concept change	<p>Detailed design / post-approval pathway</p> <p>Refer to Attachment 4 of this response to RFI</p>
National Trust	Heritage context and visual impact	No further concept change	<p>Addressed by heritage and visual evidence</p> <p>Refer to appendices attached to Amendment Report:</p> <p>Appendix F – Visual Impact Assessment</p> <p>Appendix Q – Updated Statement of Heritage Impact</p> <p>Appendix S – Aboriginal and Historical Archaeology</p> <p>Appendix T – Updated Aboriginal Cultural Heritage Assessment</p> <p>Appendix U – Updated Historical Archaeological Report</p>
Parramatta and District Historical Society	Heritage context and archaeological concerns	No further concept change	<p>Addressed by heritage and archaeological evidence</p> <p>Refer to appendices attached to Amendment Report:</p> <p>Appendix S – Aboriginal and Historical Archaeology</p> <p>Appendix T – Updated Aboriginal Cultural Heritage Assessment</p> <p>Appendix U – Updated Historical Archaeological Report</p>

## 5 Strategic response to the main issues

### 5.1 Flooding and life safety

Flooding is the principal technical issue that remains open for close-out. The relevant task is not simply to restate competing positions. It is to provide a disciplined package addressing model governance, side-by-side comparison with Council’s adopted model, quantified deltas, life-safety performance, emergency management consequences, climate change assumptions and independent peer review. Flooding, and the response to the matters raised, including that of the CPHR, are discussed and addressed in detail under section 6.

### 5.2 Heritage, built form and visual setting

The amended scheme materially responded to heritage and visual concerns through reduced yield, reduced massing, redistribution of height, refinement of interfaces, and a stronger public-domain structure. Heritage NSW has already recorded that the Heritage Council’s Approvals Committee regarded the amended design as a substantial improvement on the exhibited scheme and supported the 30 metre public connection, reduction in Building C, and two-storey interface near Hambledon Cottage. In this context, the continuing Council preference for a uniform four-storey scheme is best understood as an alternative design preference rather than the only supportable planning outcome.

### 5.3 Aboriginal cultural heritage and archaeology

The Aboriginal cultural heritage task is evidentiary and procedural rather than one of concept redesign. The report therefore identifies the need for a clear annex-based evidence package including RAP consultation chronology, consultation records, AHIMS updating and PAD / disturbance mapping. The amendment report was supported by an Aboriginal and Historical Archaeological Amendment Report (Appendix S), an Updated Aboriginal Cultural Heritage Assessment Report (Appendix T) and an Updated Historical Archaeological Heritage Impact Report (Appendix U). Historical archaeology is further addressed, to the extent that it responds to further matters raised, by the attached Aboriginal Cultural Heritage Response (attachment 5) and an Archaeological Works Method Statement (attachment 6).

### 5.4 Access, public domain and landscape

The amended concept deliberately moved away from a vehicle-dominated site plan toward a more legible pedestrian and landscape structure. The shared way, channel walk, 30 metre landscaped connection and refined network of public and communal spaces are central to that response. The

issue for assessment is whether those spaces are coherently designed and publicly useful, not whether they replicate a conventional Council-owned public park model.

## 5.5 Groundwater, utilities and standard agency requirements

Groundwater licensing, aquifer interference, utilities protection and fire compliance are not matters that presently warrant redesign of the concept proposal. They are matters to be acknowledged, documented and carried into appropriate conditions, commitments and future detailed design submissions. This report therefore deals with them proportionately.

## 5.6 Community submissions

The public submissions are heritage-focused and reflect continuing concern about visual setting, context and the role of the site between nearby heritage assets. Those matters were addressed through the amendment report process and amended concept design. In fact, they were fundamental to the vision and revised layout that materially reduces intensity while improving public access and landscape connections. Refer to the new Visual Impact Assessment in particular that supported the amendment report at Appendix F. The theme of visual impact within the heritage setting are similarly raised as part of the amendment report consultation, and the previous reports have carefully responded to those submissions, and this theme, while maintaining a clear planning distinction between concern about change and a demonstrated unacceptable impact.

## 6 Detailed response schedules

The schedules below retain the substance of the detailed submission responses, but they have been repositioned after the project amendment summary and issue register so the Department can first see the strategic outcome of the amendment process. The material should be read with the front-end tables in Sections 3 and 4.

DPHI's letter and note that it does not raise any key issues, only asking for additional information and/or responses to the items raised.

We note that the letter identifies a number of submissions forwarded under email cover and notes the expectation of further to be provided. For completeness, we list the following as having been received.

- City of Parramatta Council, dated 22 January 2026
- NSW State Emergency Service, dated 15 January 2026
- Fire and Rescue NSW, dated 13 January 2026
- Endeavour Energy, dated 16 January 2026

- Transport for NSW, dated 19 December 2025
- Department of Climate Change, Energy, the Environment and Water – Heritage NSW – Aboriginal Cultural Heritage, dated 16 January 2026
- Department of Climate Change, Energy, the Environment and Water – Heritage NSW, dated 16 January 2026
- Department of Climate Change, Energy, the Environment and Water – Conservation Programs, Heritage and Regulation (CPHR) Group, dated 5 February 2026
- Department of Climate Change, Energy, the Environment and Water – Water Group, dated 27 January 2026
- National Trust – Parramatta Regional Branch, dated 6 January 2026
- Parramatta & District Historical Society, dated 12 January 2026

In addition to the responses provided within this document, the following additional documents are provided.

- Attachment 1 – MJD Environmental response letter, dated 6 February 2026
- Attachment 2 – SCT Consulting response letter, dated 23 February 2026
- Attachment 3 – Updated Arboricultural Impact Assessment, Tree Protection and Management Plan, version 7, dated 26 February 2026
- Attachment 4 – Horticultural Management Services response letter, dated 26 February 2026.
- Attachment 5 – Dominic Steele Consulting Archaeology response letter, dated 3 March 2026
- Attachment 6 – Dominic Steele Consulting Archaeology – Archaeological Works Method Statement, dated 25 February 2026

## 6.1 Council

### 6.1.1 City of Parramatta Council

#### 6.1.1.1 Overview of submission

Council lodged a detailed submission objecting to the amended application and raising matters relating principally to flooding, heritage, urban design, landscape, public domain, stormwater and associated technical matters. Relevant extracts of the submission are reproduced in italic text below and are followed, in each instance, by the proponent response.

#### 6.1.1.2 Submission C1

*Submission dated 22 January 2026*

*Council acknowledges that the amended application is lower in density than the previous scheme and Council continues to be supportive of the provision of affordable housing within our City.*

*Notwithstanding, upon review of the amended application Council considers there are significant outstanding issues therefore on this basis, Council objects to the proposal for the following reasons.*

- 1. The site is subject to significant inundation and high hazard conditions, representing a significant risk to life of residents from flash flooding. Council remains concerned that the proposal has not adequately assessed or responded to flood risk. Council notes that there continues to be significant differences in the submitted flood study compared to Council's adopted flood study. Council requests that the flood assessment be independently peer reviewed.*

#### 6.1.1.3 Response C1

The updated flood work explains that the divergence between Council's flood results and the proponent's results is driven principally by identified parameter and level discrepancies in the adopted Parramatta River Flood Study model. Section 5 and Table 1 of the Updated Flood Assessment, at appendix O of the Amendment Report, compare the respective inputs and explain the basis of the revised modelling.

GRC Hydro also records that Council has previously acknowledged errors within the adopted model and has advised consultants to work around those issues pending broader model correction.

The report further notes that, in other recent assessments, project-specific modelling has been accepted where the adopted model was shown to be unreliable for site-level decision-making. That context is relevant because it demonstrates that model divergence is not unique to this site.

Importantly, the updated modelling applies a higher flow regime than the PRFS by incorporating a climate change allowance equivalent to a 19 per cent increase in rainfall.

Accordingly, the broader stakeholder comments about flood levels, off-site impacts and site suitability need to be read in light of the threshold issue of the appropriate flood model and design levels. The Updated Flood Assessment at appendix O of the Amendment Report sets out the basis for the standalone model, its validation, and the resulting design response.

Further detail is provided in section 5.1 of the Updated Flood Assessment at appendix O of the Amendment Report.

#### 6.1.1.4 Submission C2

*The proposed raising of the site levels will likely affect flood behaviour in a way that detrimentally impacts other properties and therefore does not meet the requirements of Clause 5.21 of the Parramatta LEP 2011.*

#### 6.1.1.5 Response C2

The amended scheme raises levels in some areas and lowers them in others so that on-site flood storage is balanced on a pre- and post-development basis. Item 1 on page 37 of the Updated Flood Assessment states that the modelling identifies no material off-site flood impact other than a small section of Gregory Place’s western gutter becoming wet where it was previously dry in the 1 per cent AEP event inclusive of climate change. On that basis, the material does not support a finding of detrimental impact on other properties.

#### 6.1.1.6 Submission C3

*The amended site layout and built form does not address the requirements imposed on determination set out in Schedule 2 of the Site Compatibility Certificate applying to the subject development. The proposal requires design changes in order to appropriately respond to the adjoining heritage; the Clay Cliff Creek corridor as well as the flooding and site access issues.*

#### 6.1.1.7 Response C3

Council’s submission states that the amended layout and built form do not address schedule 2 of the Site Compatibility Certificate, but it does not identify the specific respects in which those requirements are said to remain unmet. The response below addresses each schedule 2 matter directly.

Schedule 2 of the SCC states the following:

- 1. Prior to lodgement of a development application, a partnership with a social housing provider will be in place in accordance with Division 5 of State Environmental Planning Policy (Affordable Rental Housing) 2009.*
- 2. Consultation with the NSW Office of Environment and Heritage and the Heritage Council of NSW regarding bulk and scale, and design principles to protect surrounding heritage items is to be undertaken through the development application process.*

3. *The final development layout, design and number of dwellings will be subject to the consent authority being satisfied with the resolution of issues relating to:*

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

Regarding item 1, the required partnership was in place before lodgement. Appendix G to the EIS confirms that 2A Gregory Place Pty Ltd had entered into the relevant partnership arrangement with Pacific Community Housing Pty Ltd. On that basis, this requirement is satisfied.

Regarding item 2, the applicant has undertaken an extensive program of consultation with Heritage NSW and the Heritage Council of NSW, including its Approvals Committee, since the issue of the Site Compatibility Certificate. Section 6.18.1 of the EIS, page 95 onwards, provides an overview of that engagement prior to lodgement, which culminated in the Heritage Council Approvals Committee minutes of 2 March 2021 recording support for progression of the scheme to the stage 1 development application.

Post EIS lodgement, the EIS scheme was commented on by the Heritage Council. Through extensive stakeholder engagement the design was reconsidered and an amended scheme presented to, and supported by the HCAC on the 30 September 2025. Refer to section 5.4.3 of the Updated Community and Stakeholder Engagement Report, page 23, appendix Z of the Amendment Report for an overview of the post EIS heritage engagement.

That consultation requirement has therefore been satisfied.

Regarding item 3, the amended scheme should be read with the design analysis that informed both the EIS and the subsequent amendment package.

The Design Amendment Report, appendix C of the Amendment Report, is the outcome of the co-design response of Tzannes and Yerrabingin. In this report, the existing and desired future character are re-assessed taking into account the wider context including the heritage items (section 2.3). Part 4 develops the design framework summarised in Part 5.

The design framework sets out the parameters for a revised concept design addressing; landscape including connections and views; vehicular and pedestrian movement including access and street addresses; and proposed envelopes addressing height, bulk, scale, setback, amenity and heritage impact.

Parts 6 and 7 provide detailed design analysis to underpin the Design Guidelines in Part 8 to ensure that future Design Applications have clear assessment criteria to achieve the objectives of this document.

Taken together, the Design Amendment Report addresses the interface with surrounding heritage items and the questions of form, height, bulk, scale, setbacks, landscape and residential amenity.

The SCC requirements are addressed through a site design approach that responds to First Nations history, colonial heritage and contemporary migration, as reflected in the project vision and in the design framework set out in the report.

The amended concept has also been reviewed positively by the Heritage Council Approvals Committee and the State Design Review Panel.

Regarding Traffic and Access, the Amendment Report is accompanied by a Transport and Accessibility Impact Assessment prepared by SCT Consulting, appendix V, supporting the access arrangement, and confirming that the proposal will have less impact on the road network than the current site under full occupancy.

Regarding Flood Risk Management, the Amendment Report is accompanied by an updated Flood Assessment, appendix O and updated Flood Emergency Response Plan, appendix P. together, these reports would satisfy the consent authority that the site is suitable for the proposed use, with the Updated Flood Assessment concluding at page 48 that ‘... *the proposed development is compatible with the flood risk for the site...*’.

Similarity regarding soil contamination, the EIS was supported by a Phase 2 Detailed Site Investigation at appendix EE, and a Remediation Action Plan at appendix FF. To address the passing of time between the EIS and the Amendment Report, the same consultant, Sullivan Environmental Sciences, prepared a contamination response to accompany the Amendment Report, at appendix R. the Phase 2 Detailed Site Investigation concluded that ‘...*the site can be made suitable for the proposed high density residential use...*’.

It is reasonable to conclude that the proposal addresses the requirements imposed via schedule 2 of the SCC.

#### 6.1.1.8 Submission C4

*The proposed height of buildings, stepping of building and proposed 30 metre wide open space are not supported as it will have significant adverse visual impact on the heritage*

*parklands and Hambledon Cottage. Council seeks a consistent 4 storeys across the site with well-defined public and private spaces.*

#### 6.1.1.9 Response C4

The issue is noted. The response below addresses the design and technical material relevant to Council's preferred lower-scale alternative.

The Design Amendment Report in Parts 1, 2, 3, 5, 5, 6, 7 and summarised in Part 8 (Design Guidelines), appendix C of the Amendment Report, provides the rationale for sensitive, urban infill built form with varying heights and landscaped connections to enrich the urban experience and optimises the use of land. The built form principles developed in this amended proposal align with optimising the use of land to address more sustainable development and the imperative to deliver housing infrastructure.

We note that the amended scheme has been developed with the guidance of the State Design Review Panel and the NSW Heritage Council's Approvals Committee.

The application as amended is supported by a comprehensive variation to development standards report. That report that details how the proposal responds to the reasonableness of the scheme when considered within the statutory framework concludes justification. The council has not raised response to that report in its submission.

#### 6.1.1.10 Submission C5

*The current scheme does not provide a street address to all buildings within the development which impacts on site navigation, legibility and access. A new local street access for all buildings is required.*

#### 6.1.1.11 Response C5

The amended proposal provides a street address to all buildings and the open space network within the development. New local street access has been provided in a form that is appropriate to the parkland setting.

Refer to sections 5.3, 5.5, 6.1, and 6.2 of the Design Amendment Report provided at appendix C of the Amendment Report.

### 6.1.1.12 Submission C6

*The current setback to Clay Cliff Creek is inadequate at less than 6 metres and should be widened to a minimum of 10 metres to create a meaningful, safe and activated creek-edge interface, and the potential to address flooding issues.*

### 6.1.1.13 Response C6

The setback to the Clay Cliff Creek Stormwater Channel is not less than 6m along the frontage, is modulated to provide resting places, containment, vistas, and connections to the parklands, community facilities, heritage items and residential neighbours beyond.

The amended design creates a meaningful, safe, activated creek edge interface.

As addressed in the Design Amendment Report, appendix C of the Amendment Report, the updated design reduces the length of buildings along the Channel Walk, varies building heights and connects the Channel Walk to a variety of open spaces (Section 1.4 Key Design Updates). These changes improve solar access as previously noted, from late morning to the afternoon (Section 7.4.2 Shadow Diagrams). Areas of shelter from the summer sun are also included in the design.

With a reduction in building length between the EIS scheme and the Amended Scheme, building length along the Channel Walk has reduced by 40m(20%). Section 7.4.2 Shadow Diagrams confirm that the updated built form improves solar access to the Channel Walk during mid-winter from 9am to 3pm, with exposure to direct sunlight provided at regular walking intervals from 10am to 2pm.

The Channel Walk offers a high level of amenity through its integration with the broader landscape and pedestrian network. Its spatial design is deliberately varied, creating a sequence of experiences that range from open vistas and courtyard views to more intimate, human-scaled moments. The walk maintains a minimum width of 6m, which is a perceived width of at least 12m when including the channel itself, ensuring a generous and comfortable public realm even when at the minimum width. From this width for a relatively short distance the walk expands to a variety of widths and moments where vistas connect heritage to the church and community focussed landscaped gathering spaces.

The modulation of the built form also enriches the Clay Cliff Creek Channel Walk reinforcing variation in experience ranging from slower-paced movement to areas for social interaction. Spaces are strategically located adjacent to key built form elements, to enhance their role as community gathering points. The walk remains visually and physically connected to surrounding heritage and landscape features, reinforcing its role as a continuous, legible and engaging public space.

At no point is the Channel Walk as an experience compromised by the built form or adjoining conditions given the variety of spatial experiences and the connectivity to adjoining places of interest.

In summary, the design as presented in the amended scheme is a result of the first principles approach to site analysis. The variety of setbacks, enhance pedestrian experience rich in moments of expansive outlook and nodal points that engage with the whole of the site. Refer to ‘Introducing a channel walk’ page 102 in section 5.2 Public Domain Strategies. The Channel Walk features significant views and landscaped connections to the park.

The Channel Walk is also designed to be connected to a dynamic and engaging environment, with boardwalks and viewing platforms that offer immersive experiences. The inclusion of interpretive elements that tell the story of the element of water and its importance to the local ecosystem further enhances the user experience and encourages users to engage with the natural environment.

Refer section 7.6 Photomontages for artist impression of the proposed Channel Walk experience.

Further detail can be referred to in 4.1.8 Clay Cliff Creek Stormwater Channel, 5.1.5 Interpreting Distinctive Site Attributes, 5.2 Public Domain Strategies, 5.4 Built Form Strategies, 5.5.5 Landscape Key Moves, 5.5.6 Landscape Typologies and 6 Concept Design - Landscape.

It is pertinent to note that the amended scheme was well received by both the SDRP and HCAC. These review bodies in their capacity of supporting the consent authority and the Heritage Agency are directly linked to the SCC schedule 2 conditions

Furthermore, whilst Council recommend that the setback to the Clay Cliff Creek Stormwater Channel should be a minimum of 10 metres, siting activation and flooding issues, it is noted that Council's controls along the remainder of the Clay Cliff Creek Stormwater Channel do not stipulate the setbacks that Council is seeking to prescribe here, but require a 6 metre setback.

In respect to flood impact, the Updated Flood Assessment, appendix O of the Amendment Report, notes on page 2 that the site is not flood liable in the 1% AEP event, meaning that the channel contains the total flood waters, and therefore there is no substance to Council's claim that a 10 metre setback is necessary to address flooding issues.

#### 6.1.1.14 Submission C7

*Furthermore, Council requests that the State Design Review Panel review the amended application. The outstanding design matters raised by the SDRP raised in their last advice on the application (12 April 2024) are numerous and complex. The amended application*

*requires careful design oversight, noting that the SDRP specifically recommended in its last advice that it be returned to the SDRP for their review.*

#### 6.1.1.15 Response C7

The submission does not explain how Council has surmised that the application has numerous and complex outstanding design matters.

We refer to section 3.6, page 48 to 51, of the Design Amendment Report, appendix C of the Amendment Report which provides an itemised response to the SDRP advice. Additionally, the Response to Submissions Report, appendix A of the Amendment Report, addresses in section 7.3, pages 165 – 174 the SDRP comments.

#### 6.1.1.16 Submission C8

*Council's detailed submission is provided in Attachment A. Please note this response has been prepared by Council Officers and has not been endorsed by Council.*

#### 6.1.1.17 Response C8

A detailed response to Attachment A has been prepared against each item raised. Please see below.

#### 6.1.1.18 Submission C9

*Due to the numerous community and stakeholder objections and Council's objection, the matter ultimately should be considered by the Independent Planning Commission.*

#### 6.1.1.19 Response C9

The question of referral to the Independent Planning Commission is a matter for the Department under the applicable statutory framework.

#### 6.1.1.20 Submission C10

*Attachment A: Detailed Submission*

*Flooding, Stormwater and Riparian Corridor Strategy*

*Based on a high-level review of the updated Flood Assessment (GRC Hydro 31 July 2025), within the given timeframe, Council maintains its objection to the proposal based on flood impacts and contends that it does not meet the requirements of Clause 5.21 of Parramatta Local Environmental Plan 2011 (as it applies to this development application).*

#### 6.1.1.21 Response C10

Compliance with the Parramatta LEP was assessed on page 48 of the Updated Flood Assessment, appendix O of the Amendment Report, and found to be compliant.

Any difference in conclusion arises principally from the different design levels and flood model assumptions. Refer to item 1, key issues, and our response.

#### 6.1.1.22 Submission C11

*The site is subject to significant inundation and high hazard conditions, representing a significant risk to life of residents from flash flooding. Council notes that there continues to be significant differences in the submitted flood study compared to Council’s adopted flood study. Council remains concerned that the proposal has not adequately assessed or responded to flood risk. The following comments and recommendations are provided:*

#### 6.1.1.23 Response C11

This comment is based on the discrepancy in design levels. Refer to item 1, key issues, and our response.

#### 6.1.1.24 Submission C12

*a) The submitted flood model understates extent and impact of flooding*

*The Updated Flood Assessment indicates minimal flood affectation either pre- or post-development in the 1% AEP on the site. This is not considered valid. Council’s 2024 study has been extensively and independently peer reviewed and adopted by Council. It shows significant flooding across the site in the 1% AEP event (as compared in Figures 1 and 2 below). It also shows extreme hazard H6 flooding across the whole site in a Probable Maximum Flood (PMF).*

*Recommendation: The submitted models should be independently peer reviewed by a suitably qualified engineer/flood modeller. The results of the peer review should be documented and submitted to the DPHI and Department of Environment Climate Change and Water (DECCW).*

#### 6.1.1.25 Response C12

This comment is based on the discrepancy in design levels. Refer to item 1, key issues, and our response.

### 6.1.1.26 Submission C13

*b) The submitted flood model does not adequately address current climate change national rainfall intensity standards. Flood Assessment must meet Flood Impact and Risk Assessment (FIRA) standards set out by NSW Government and Council and the current climate change national rainfall intensity standards.*

*Recommendation: Any further planning and design must take account of the flood affectation of the site and be set within a Flood Impact and Risk assessment in accordance with the NSW Flood Risk Management Manual and Council Guidelines (Flood Studies – Overland Flow and Riverine Flooding, and Flood Impact Risk Assessment (FIRA) CoP Feb 2025) and the Australian Rainfall and Runoff Chapter 6 updated August 2024.*

### 6.1.1.27 Response C13

Climate change impacts have been addressed in the Updated Flood Assessment, appendix O of the Amendment Report. Please refer to page 13.

A Flood Impact and Risk Assessment (FIRA) has been provided. It is identified as the Updated Flood Assessment, appendix O of the Amendment Report. It takes into consideration the documentation identified in this comment.

### 6.1.1.28 Submission C14

*c) The impact of extensive filling of the site within a floodplain*

*Council's flood study shows that to the west of the site there is a large area that is below the predicted 1% AEP flood level, with flood depths predicted of up to 1.5m (refer Figure 2). This is extreme hazard in a 1% flood and the proposal is to fill this area as well as other flood prone parts of the site. The filling of the site will result in a significant loss of large low-lying areas acting as flood storage. Any fill within the floodplain displaces floodwaters and causes adverse impacts on other properties. Council does not permit filling of the floodplain below the 1% AEP flood level. Clause 5.21 of the Parramatta LEP 2011 requires that the consent authority be satisfied that the flood behaviours will not result in a determinantal increase in the potential flood affection of other properties.*

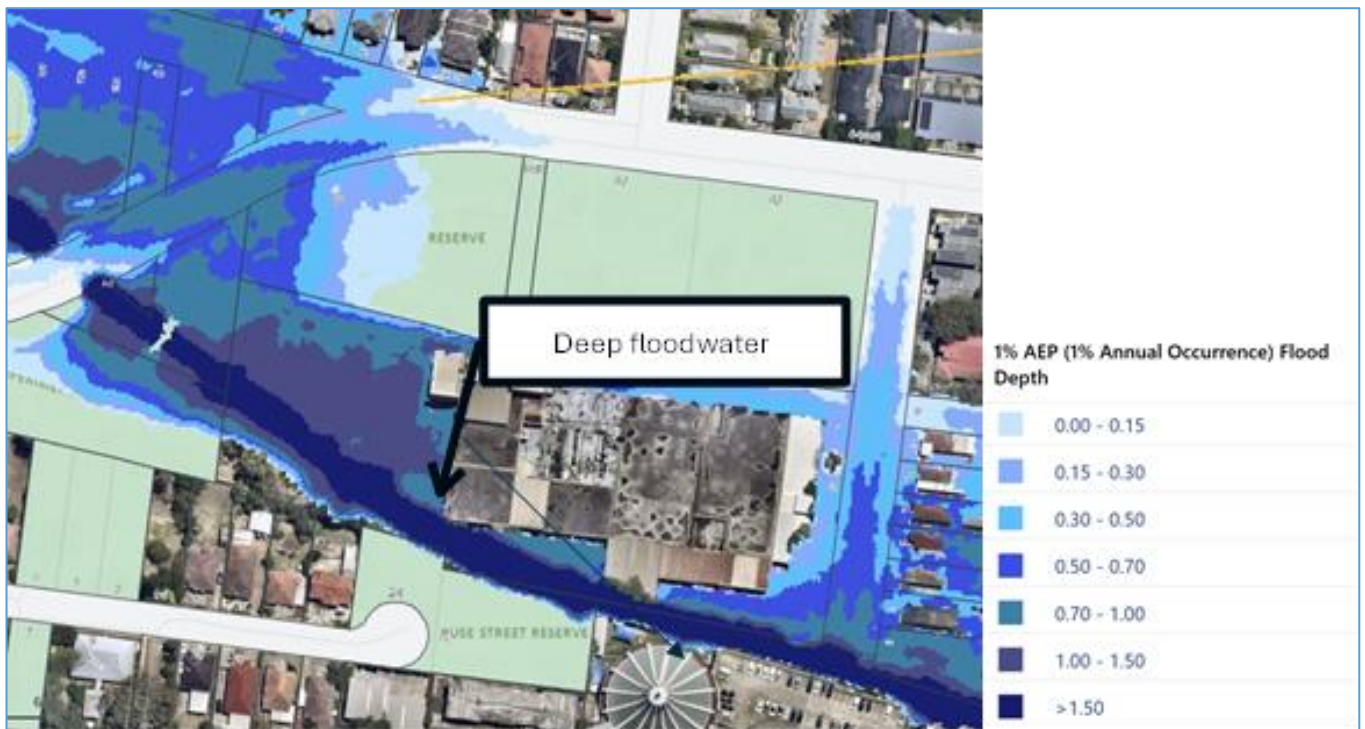
6.1.1.29 Response C14

Please refer to the response above to item 2 of key issues. Additionally, this comment is based on the discrepancy in design levels. Refer to item 1, key issues, and our response.

6.1.1.30 Submission C15

*Recommendation: It should be demonstrated in a revised Flood Report based on valid post development model that the development results in:*

- *No worsening of the adjacent properties in terms of flood levels, flood hazard, velocity and duration of inundation, impact maps to be included.*
- *No loss of existing flood storage, a comparison table needs to be included. There are no details on compensatory flood storage proposed, as mentioned in flood report. A separate drawing including levels, cross sections, hazard needs to be included. It is recommended that all flood storage to be above ground.*
- *No increase in flow, flood levels and velocities in creek downstream of the subject site. A comparison table needs to be included in the report.*



Council adopted flood study - 1% AEP water depths (Stantec, 2024)

6.1.1.31 Response C15

Council’s comment is unclear. It initially refers to large areas of flooding to the west, while the arrow in their figure 2 (above) points to the stormwater channel to the south of the site.

The only area of the site that will incur flood levels greater than 1.5 metres is the Clay Cliff Creek stormwater channel. The development does not propose to alter the channel.

Notwithstanding, section 6, page 12 onwards of the Updated Flood Assessment, appendix O of the Amendment Report, details the results of the proponent's flood modelling demonstrating the proposal satisfies the concerns Council has raised.

#### 6.1.1.32 Submission C16

*d) Clay Cliff Creek main floodway across site obstructed by the development*

*Clay Cliff Creek passes across the site, partly contained in a concrete channel with estimated capacity 1 in 5 years (20%) AEP, but mostly conveyed across the site in an overland floodway. This is a significant flow, estimated between 28 and 40 m<sup>3</sup>/second. Council's 2024 Flood Study indicates this floodway and the impact of the existing buildings that are built across it. The wide floodway across the site, parallel to the concrete channel, is delineated by the H3-H4 Boundary in 1% AEP flood (refer Figure 3). The latest proposal severely obstructs this floodway and contravenes acceptable flood risk management practice and guidelines as set out in the NSW Flood Risk Management Manual as well as Council policies, planning controls and codes.*

#### 6.1.1.33 Response C16

Due to error in the PRFS model, flow upstream of the site were doubled in the PRFS model, leading to discrepancy in design levels and flows.

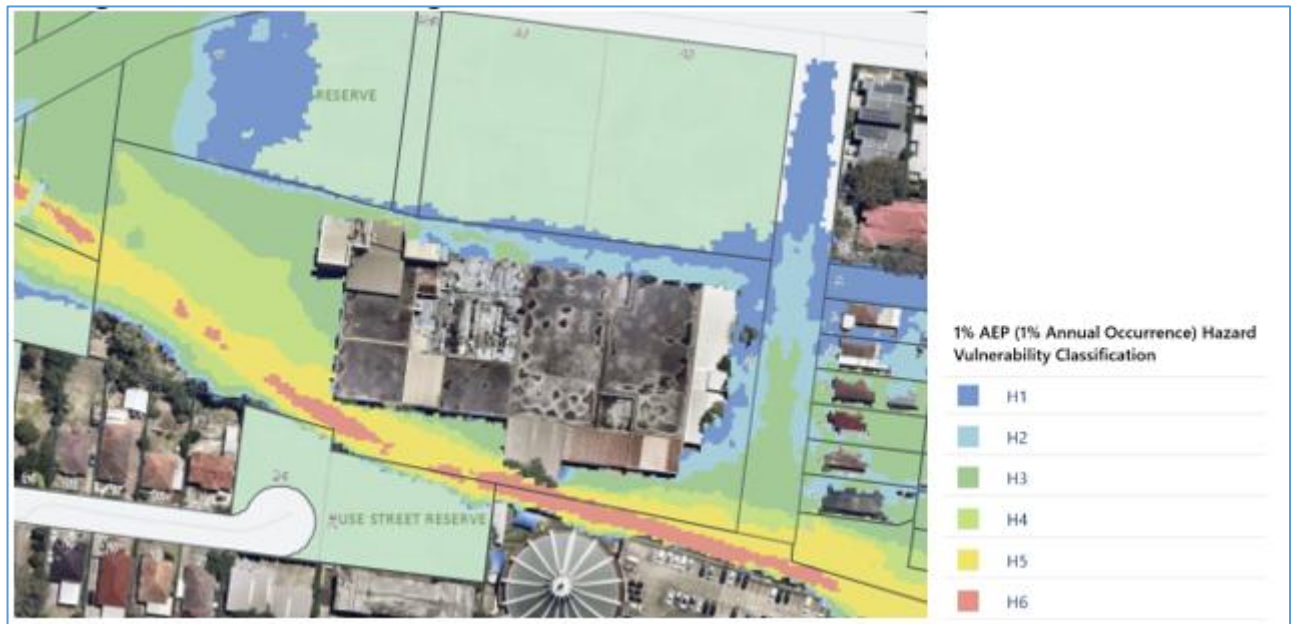
This has been raised in the Updated Flood Assessment, appendix O of the Amendment Report, acknowledged by Council in various parts of the catchment, and addressed in our response to item 1, key issues.

In the 1% AEP event, the site experiences only inundation along the southern boundary with low hazards mostly H1 and small areas of H2 as can be seen on the mapping provided in the Updated Flood Assessment.

#### 6.1.1.34 Submission C17

*Recommendation: The proposed building footprints should be amended to avoid flood impacts and to avoid the high flood risk area. Suspended slab structures over a high hazard area are not supported, given bulk and scale concerns. There is high risk associated with*

floodwater surrounding the buildings with regards to safe access and egress that needs to be assessed.



1% AEP Hazard vulnerability Council flood maps (Stantec 2024)

#### 6.1.1.35 Response C17

This issue should again be read in the context of the differing design levels and flood model assumptions. On the proponent’s model, inundation in the 1% AEP event is confined principally to the southern boundary of the site.

#### 6.1.1.36 Submission C19

*H6 Extreme Hazard condition impacts building stability and shelter in place.*

*Council’s flood model shows almost the entire site would be subject to extreme hazard conditions H6 in a PMF event (Refer Figure 4 below). It is noted that Council’s flood model does not yet factor in the recently adopted Commonwealth and NSW climate change guidelines (refer AR&R 2019 updated August 2024, Chapter 6) and so significantly underestimates rainfall and flooding. Under these conditions almost all normally constructed buildings would not survive.*

*Shelter in Place is not appropriate in H6 Extreme Hazard Environment and puts occupants at high risk of harm, as set out in the NSW Department of Planning, Housing and Infrastructure Shelter in Place Guidelines for flash flooding (2025):*

“... the Flood Impact and Risk Assessment (FIRA) being undertaken for the site must provide advice for the consent authority to consider the suitability of the site for shelter in place. The FIRA should include:...

- 8. the flood behaviour at the site, with consideration of climate change and assessment of the potential maximum duration of isolation up to and including the PMF to identify that:...
- ...and c. the development is not subject to high hazard flooding (e.g. floodways, high hazard H5 or H6 areas) or surrounding roadways are not subject to high hazard flooding.



PMF Hazard Vulnerability – Council Flood Map (Stantec 2024)

In conclusion the proposal as designed is not a suitable development for this site. The site is severely flood affected and the proposal seeks to significantly increase the population on the site at all times with corresponding increase in risk to life.

In summary, any revised flood impact and risk assessment for the site must incorporate the following:

- a) flood modelling post development based on Council’s adopted flood model
- b) modelling to include allowance for increased rainfall intensity from climate change using methodology from AR and R 2019 updated 2024 using SSP 3 – 7.0 projected to 2100
- c) all flood and climate change modelling shall be satisfactory to Council and in accordance with Council requirements.
- d) amended building design and footprint to remove obstruction to Clay Cliff Creek floodway setting back building footprints to the boundary between H3 and H4 in 1% AEP – details subject to Council approval.

- e) *engineering and landscape design of Clay Cliff Creek floodway to Council and Sydney Water requirements.*
- f) *no afflux in 1% AEP upstream or down stream more than 20mm.*
- g) *no filling in the 1% AEP floodplain.*
- h) *amended building design to withstand H6 extreme hazard vulnerability conditions including Shelter in Place Flood Refuge Facilities.*
- i) *deletion of basement because of practical difficulty of excluding H6 floodwaters from it.*
- j) *This modelling does not include current national and state standards for climate change as set out in Australian Rainfall and Runoff Chapter 6 updated August 2024 which must be applied to any modelling.*

#### 6.1.1.37 Response C19

Please refer to the response above to item 1, key issues as it pertains to the discrepancy in design levels.

#### 6.1.1.38 Submission C20

*f) Stormwater Management*

*Council comments contained in our previous submission of 1 September 2022 in relation to stormwater management have not been addressed and recommend that the proposal address these matters.*

#### 6.1.1.39 Response C20

We refer to the Updated Integrated Water Management Plan, appendix N of the Amendment Report, specifically from page 9 onwards where each of Council's comments from their previous submission of 1 September 2022 have been addressed. We additionally refer to the Response to Submissions Report, appendix A to the Amendment Report, section 7.4, page 188 onwards.

We note that the responses provided acknowledge the comment raised, confirm that the request can be accommodated, and respond that the level of detail requested is appropriately provided within subsequent Detailed Design Applications, and not this current Concept Application.

The proponent does not accept that the earlier stormwater comments remain unaddressed. The relevant material identifies the response pathway for the concept stage and the matters to be carried into detailed design.

#### 6.1.1.40 Submission C20

##### *g) Riparian Corridor Strategy*

*Council's recommends, as per previous submission, that the applicant undertake a Riparian Corridor Strategy. It is noted by the applicant in the amended submission that an exemption to the Controlled Activity under Part 2, Schedule 4 Cl 28 is allowed. Notwithstanding Council requests, via the DPHI, that under Part 3, Division 7, Clause 113D of the Water Management Act, that the Minister (DPHI delegation) use discretion to impose conditions for the applicant to undertake a Riparian Corridor Study.*

#### 6.1.1.41 Response C20

Firstly, we note Council acknowledges the response that a Controlled Activities exemption exists, as stepped through in section 7, page 28 onwards, of the Updated Flood Assessment, appendix O of the Amendment Report, and in section 7.4, page 176 onwards of the Response to Submissions Report, appendix A of the Amendment Report.

In addition, we provide written advice by the project's ecologist, MJD Environmental<sup>1</sup>, reconfirming that the project has the benefit of the exemption due to Clay Cliff Creek being fully concrete lined. It goes onto stating that the Guidelines for riparian corridors state that "*Riparian corridors perform a range of important environmental functions...*", and these functions are not applicable and/or present on the site and therefore the site does "*...not qualify as a plant community type (PCT) and would not constitute functional native riparian vegetation*". In addition, the Site provides minimal connectivity as vegetation on Site does not occur between other patches of native vegetation within the area.

Therefore, the proposals impact on the Clay Cliff Creek VRZ will not impact on a diversity of habitats for terrestrial, riparian and aquatic plants (flora) and animals (fauna), or on bed and bank stability and result in increases in bank and channel erosion, or result in impacts to connectivity between wildlife habitat, or impact water quality as sediment, nutrients and other contaminants will be controlled during construction and occupation through appropriate construction controls."

We are of the understanding that Council sought to impose similar constraints on the NOVUS BTR project, SSD-34919690, and in the IPC's Statement of Reasons for Decision, paragraph 120, they state "*The Commission agrees with the Department that due to the non-continuous ownership of land along Clay Cliff Creek and the fact that the land is not yet identified as a riparian corridor by*

---

<sup>1</sup> Attachment 1 – MJD Environmental Letter dated 6 February 2026

*Council, a publicly accessible corridor is not currently possible to implement. The Commission notes that opportunities for rehabilitation of Clay Cliff Creek as a riparian corridor could be pursued by Council (in consultation with EHG, the community, and impacted adjacent landowners) in the future and separate to this Application”.*

The same reasoning is relevant here. In that context, the material does not identify a sufficient planning basis for the additional riparian corridor condition requested by Council.

#### 6.1.1.42 Submission C21

##### *2. Heritage*

*The proposal has made some improvements to address heritage concerns raised by Council in its previous submission, for example the increased setbacks to Hambelton Cottage and Experiment Farm are positive.*

*However, the retained maximum height of 29m (8 storeys) and the concentration of height in the central and southern parts of the site will still impact on views and surrounding vistas. As per the urban design advice provided below, the best outcome for this site would be not to exceed 4 storeys across the site.*

#### 6.1.1.43 Response C21

Firstly, we understand that this comment in made in the context of Heritage, and perceived impact. It is noted that the Heritage Council Approvals Committee in their minutes from 2 March 2021 state that “...it supports progression of the scheme to Stage 1 Development Application”. Refer to appendix F of the EIS for these minutes.

Secondly, we refer to section 5 of the Design Amendment Report, appendix C of the Amendment Report, which steps through the Design Framework, including amenity impacts of height in section 5.2, page 100, and section 5.4, page 104. These sections discuss the proposed heights as well as the logic and reasoning behind the strategies that has nominated them.

Thirdly, we refer to the Visual Impact Assessment, appendix F of the Amendment Report, prepared by Tzannes with Heritage Input from GBA Heritage. It states in section 1.1, on page 6, that “*The VIA evaluates the visual impacts of the development on these heritage sites as well as on the surrounding public spaces and streets. A visual survey assesses the existing views towards the project site and surrounding heritage and cultural items. Views that are identified as being significant and sensitive to the proposed development are then critically assessed for visual impact through a photomontage of the proposed envelope, an assessment of the sensitivity of the view and an*

*objective judgement on the magnitude of the impact as defined by the scale and quality of the proposed envelope. The assessment also considers the broader urban design principles and that it balances the desirable elements of the existing character of the area, with new residential infrastructure.”* Therefore, this VIA didn’t single out flattering views of the proposal but undertook a visual survey consisting of over 150 views from which the actual visibility, not the assumed visibility was analysed. This analysis concludes that the visibility of the proposal from the wider context is predominantly minor or minimal, or improved due to the topography and existing development.

No further particulars are provided in the submission. The response therefore directs the Department to the relevant visual and heritage material.

#### 6.1.1.44 Submission C22

*It is recommended that the Department ensure through any conditions of consent that future detailed development application(s) focus on the design and materials of the block closest to these heritage items. Any new buildings must use materials that harmonize with the warm tones and fine grain of colonial architecture.*

#### 6.1.1.45 Response C22

The material before the Department already includes part 8, page 176 onwards, of the Design Amendment Report, (appendix C of the Amendment Report, the Design Guidelines), to inform future detailed design. These guidelines are a result of the extensive analysis of the place by the project team. Regarding materiality, section 8.4.2 on page 183 is referred to, where under the subheading of ‘Material Selection’ is states:

- Select materials that are long life durable, and sustainable and reflects the historical and cultural context. Prioritise masonry materials including low carbon brick, concrete and steel.
- Ensure materials complement the surrounding landscape, blending seamlessly with natural elements such as stone and timber.
- Choose high-quality, resilient materials that require minimal maintenance, designed for a minimum 100 year life.
- Reflect the site’s cultural and historical significance with materials and details that enhance the site’s narrative.
- Minimize environmental impact by prioritising sustainably sourced, low carbon footprint, and recyclable materials. Use energy-efficient materials and construction techniques to reduce overall environmental impact.

Furthermore, the photomontages indicate the use of materials with warm tones and fine grain detailing.

#### 6.1.1.46 Submission 23

*Further detailed comments in relation to the development's relationship with and impact on the significant surrounding heritage context is provided in the urban design section below.*

##### *3. Urban Design*

*The revised scheme continues to fall short of the recommended changes and requirements outlined in Council's previous submission. The amended proposal does not adequately resolve the design issues for such a significant heritage context. Further refinement is required to ensure the design responds appropriately to its heritage and site setting.*

#### 6.1.1.47 Response C23

We note that Council's Heritage and Urban Design submission is not specific about any shortcomings in the response documents prepared by the proponent other than in relation to heritage and site setting. These concerns have been partly addressed in previous responses within this document.

A fuller response to Council's urban design comments is extensively outlined in the Response to Submissions Report, appendix A of the Amendment Report, section 7.4, from page 174 and onwards, and in the Design Amendment Report, appendix C of the Amendment Report, where the relevant themes from Council's submission are addressed in section 3.3, from page 41.

In summary, whilst Council is inferring that the proposal as Amended contains outstanding design issues, the proponent's amended scheme addresses all of Council's concerns including the height of built form above 4 storeys. The amended scheme has been well received by both the Heritage Council Approvals Committee and the State Design Review Panel. Outstanding comments by those agencies are most appropriately responded to within the detailed Design Application.

#### 6.1.1.48 Submission C24

*Furthermore, it is recommended that the proposal be re-referred to the State Design Review Panel for review.*

#### 6.1.1.49 Response C24

The proponent does not object to the amended scheme being re-referred to the State Design Review Panel at the detailed design works stage.

#### 6.1.1.50 Submission C25

*This proposal should not be approved for the following urban design reasons.*

##### 1.1 Site Planning

*Council has consistently advised that redevelopment must take a holistic approach that respects this area of national heritage significance, respects existing urban context, strengthens external connectivity and responds to flooding constraints. The current scheme, although reduced in density, requires further design refinement, as outlined below, in consultation with Heritage NSW and SDRP.*

#### 6.1.1.51 Response C25

The redevelopment has been prepared on the basis of a whole-of-site and whole-of-context approach, which is a foundation principle of the Design Amendment Report, appendix C of the Amendment Report. Specifically, we refer to section 4, Reanalysing Place, from page 57 onwards, and section 5, Design Framework, from page 88 onwards. These sections, in the context of the entire body of work prepared and presented in support of the Amendment Report, confirm that a holistic approach has been undertaken.

This amended scheme has had the benefit of being reviewed by the State Design Review Panel, and the Heritage Council's Approval's Committee. Both provided general support for the amended scheme, with specific commentary to guide the next level of design, which will come to fruition with the detailed Design Applications.

#### 6.1.1.52 Submission C26

*The submitted documentation does not provide a clear understanding of the level of earthworks proposed on the site. A review of the Survey Plan and the Architectural drawings indicate a raising of the site between 1.5m and 2m above natural ground level. This has significant implications for site design and flood planning.*

#### 6.1.1.53 Response C26

The concept application does not propose any works and only seeks consent for envelopes within which future Detailed Design Applications will be progressed.

Regarding ground floor reduced levels, they are a result of detailed flooding analysis, which can be found in the Updated Flood Assessment, appendix O of the Amendment Report. This Updated Flood Assessment has analysed the amended building footprint and concludes in section 1, page 2, that

the building footprint does not impact adjoining properties in a 1% AEP flood event. Therefore, it does not have “significant implications” for flood planning as Council state.

Furthermore, the site design, specifically the ground plane, has been progressed to a level of design resolution as shown in section 6, specifically section 6.2.1, page 126, of the Design Amendment Report, appendix C of the Amendment Report, illustrating that the site planning results in functional and appropriate spaces for the future residents and the wider community.

Additionally, section 6.2.5, being page 130, of the Design Amendment Report, identifies how appropriate level change promotes passive surveillance of the public realm.

#### 6.1.1.54 Submission C27

*The proposed buildings fronting Gregory Place or the new accessway along the northern boundary have clear entries. Mid-block buildings still rely on side entries, undermining legibility. As advised below in relation to setbacks, a new road should be introduced that addressed and provides a street address for all buildings.*

#### 6.1.1.55 Response C27

A key characteristic of the site is its immediate context of neighbouring open space to two boundaries and being in the centre of disconnected movement networks. Refer to part 4 titled Reanalysing Place, of the Design Amendment Report, being appendix C of the Amendment Report, page 57 onwards and specifically page 62. Following on from the extensive site analysis, referring to part 5 titled Design Framework, of the Design Amendment Report, being appendix C of the Amendment Report, page 88 and onwards and specifically page 103, it is clear that the best movement outcome for the site and its role as the lynchpin in the neighbourhood is one which is pedestrian biased. Therefore, a new ‘road’ in the traffic engineering sense of the word is not the best outcome as evident in the urban analysis. Instead, a Shared Way is proposed as the road access in a cul-de-sac form this is found nearby in two other locations, see section 5.3, page 103, of the Design Amendment Report. All three cul-de-sacs terminate adjacent to parkland providing appropriate road and pedestrian access to all buildings and public land.

Regarding building legibility, the Design Framework introduces a hierarchy of movement across the site, in an orthogonal configuration to aid intuitive wayfinding. The resultant space planning places each building with a frontage to either the main east/west movement corridors being the northern shared way and the southern Channel walk, or the main north/south movement corridors being the eastern landscaped view corridor and the western movement corridor.

Side entries add distractive attributes to some of the buildings increasing legibility. The side entry to buildings are a short walk from the Shared Way noting that all building foyers also have direct access from the basement to the core with capacity for drop off adjacent to each lift.

Through the co-design process, the proposed ground level movement network contributes to ‘healing’ Concepts in ‘Country’ by creating places of connection, as referred to the Landscape Key Moves in section 5.5.5, page 111 of the Design Amendment Report.

In summary, the proposed ground plane provides a considerable benefit to the wider neighbourhood by enhancing legibility, pedestrian connectivity and providing two options for vehicular access to each building.

Finally, we note that the Amended scheme had the benefit of a review by the SDRP who provided in principle support.

#### 6.1.1.56 Submission C28

*There are four courtyard type spaces in the proposed scheme - two are nominated as publicly accessible and two private communal open space. The publicly accessible courtyards, in particular the 30-metre-wide link, are inappropriate for public use and should be removed from the scheme. The areas proposed are not suitable for publicly accessible spaces as they appear privatised, have poor visibility, access and permeability and do not meet Council’s basic criteria for new public open space. This is consistent with SDRP’s advice that private and public spaces must be clearly separated.*

#### 6.1.1.57 Response C28

As identified in the response above, the resultant site planning is the result of extensive and rigorous analysis.

We acknowledge that Council may have criteria for new public open space, however this application is not seeking to provide open space to be dedicated to Council, but to provide publicly accessible open space which complements and enhances the existing and adjacent open space network, and the surrounding heritage and cultural assets in line with the project vision set out on page 2 on the Design Amendment Report, appendix C of the Amendment Report. How this space will function has been considered through the ‘Day in the Life’ key uses analysis presented in section 6.1.6, pages 124 and 125 of the Design Amendment Report.

Regarding the SDRP’s comment that private and public spaces must be clearly separated, we refer to the consideration of separation in section 6.1.2, being page 117, of the Design Amendment Report, which highlights where and how the public-private interface will be managed.

We further note that the 30 metre publicly accessible private open space will provide a distinctive and we believe, popular amenity in the wider precinct as it connects heritage and community facilities with safe, high quality and landscaped spaces.

Whilst we disagree with the proposition that a 30-metre-wide link is not suitable for public access, this concept application will lead into a Detailed Design Application which will allow for the analysis, consultation on and resolution of perceived issues around visibility, access and permeability at the granular level.

#### 6.1.1.58 Submission C29

*If new public open space is considered beneficial, it should be located at the western end of the site, contiguous with existing adjacent open space area, occupying the most constrained flood prone land, to accommodate and protect existing significant trees, and where its edges are not privatised by direct access to residential development.*

#### 6.1.1.59 Response C29

We refer to our previous response regarding open space and publicly accessible space on the site.

Firstly, the proposed development is pulled back from the western and northern boundaries to ensure accommodation and protection to the existing trees and is contiguous with the park. This design has been supported further on in Council's submission where Council state “The area surrounding the trees has since been replaced with a cul-de-sac road configuration which appears sufficiently setback subject to confirmation at final design stage.” It is not necessary to setback further for the benefit of the existing trees or for any other reason as noted below.

Secondly, the Updated Flood Assessment, appendix O of the Amendment Report, confirms on page 2 that there is “no impact on adjoining property in a 1% AEP event as the site is not flood liable in the 1% AEP event’. The 1% AEP event is the scenario considered by flood engineers when considering the impacts of a proposal. Therefore, it is not necessary to setback further for the benefit of flooding.

What the proposal allows for, is for the interpretation of the mosaic approach to the site design, one which considers First Nations, English Colonisation and current migration, and as set out in the project’s vision, page 2 of the Design Amendment Report, appendix C of the Amendment Report. This is not achieved if Council's critique is developed into an alternative proposal.

Therefore, with due consideration to the extensive analysis of the place, and the design approach undertaken with the amended scheme, the current proposal is the most appropriate and considered outcome for the site.

This position is reinforced by the in-principle support for the amended scheme from both the HCAC and the SDRP.

#### 6.1.1.60 Submission C30

*Therefore, Council requests the following:*

*Clarification of site levels and the impact of raising the site.*

#### 6.1.1.61 Response C30

We refer to the current drawings for both existing and proposed levels designed to address flooding and the landscaped design. Additionally, we refer to the earlier discussion regarding potential impacts, reiterating that the design outcome achieves no offsite flooding impact, and providing extensive passive surveillance for the future neighbourhood.

Flood impacts are presented on Figure 7 for the 1% AEP event are discussed on Page 12 of the Updated Flood Assessment, appendix O of the Amendment Report. The proposed raised ground floor is represented in the proposed conditions model.

#### 6.1.1.62 Submission C31

*Each building to have a clear and legible street address*

#### 6.1.1.63 Response C31

Refer to our previous response.

Each building has a clear and legible address from the movement network, including through site links, publicly accessible Channel Walks, basement access and a shared way. The impact of introducing an above ground road network is negative, and inappropriate.

#### 6.1.1.64 Submission C32

*Provision of well-defined public and private spaces.*

#### 6.1.1.65 Response C32

As discussed earlier, the proposal provides well-defined public and private spaces.

#### 6.1.1.66 Submission 33

*Removal of the 30 metre publicly accessible space.*

#### 6.1.1.67 Response C33

We refer to previous commentary, the Amendment Report, the supporting documentation and the consultation with the various stakeholders. The open space has been well received by the Heritage Council's Approval's Committee and the Government Architect's State Design Review Panel.

We contend that the removal of the 30 metre landscaped area is against the public interest.

#### 6.1.1.68 Submission C34

*Consideration of removal of Building C in light of revised flood modelling and the desire to provide public open space.*

#### 6.1.1.69 Response C34

We are unclear of the comment. The flood modelling presented in the Updated Flood Assessment, appendix O of the Amendment Report does not identify that Building C's inclusion causes flooding issues.

Likewise, the sites consideration of publicly accessible open space is a nuanced network concept enhancing the park and connectivity to all adjacent developments.

#### 6.1.1.70 Submission C35

##### 1.2 Building Height and Scale

*The proposal does not adequately respond to this important heritage precinct, the unique site characteristics, streetscape and existing and future character of the locality.*

*The proposed 8 storeys is an excessive visual dominance within a low-lying heritage landscape. The proposed built form occupies the centre of the block in a manner that disrupts the established low-scale heritage setting.*

#### 6.1.1.71 Response C35

The Design Amendment Report, appendix C of the Amendment Report, undertakes a reanalysis of the site and neighbourhood which is presented in Part 4. From this extensive analysis, Part 5, and specifically section 5.4, discusses the proposed heights as well as the logic and reasoning behind the proposed height. The statement makes no reference to this extensive body of work, nor provides alternative analysis to substantiate the statement made, disregarding the approximate 4 storey rise

in topography immediately behind the site, a remnant of the original clay cliff, nor the existing buildings on the site or on the skyline, including Our Lady of Lebanon Co-Cathedral and the desired future character reflected in approved developments of greater than 4 storeys.

The resultant envelopes of the amended proposal have been reviewed and generally supported by the NSW Heritage Council's Approval's Committee and the NSW Government Architect's State Design Review Panel. Careful consideration has been undertaken to develop a proposal that delivers supportable heights.

#### 6.1.1.72 Submission C36

*From an urban design perspective, the stepped building heights (from 2 storeys directly behind the cottage, up to 8 storeys towards the creek) creates a negative visual impact on Hambledon Cottage and is not supported. Stepped buildings have a very restrictive benefit to mitigating the impact of building heights, particularly when intended for a single heritage item. Where a stepped approach is used, a greater number of building faces are exposed. This exposure increases the perception of density, weakens the termination of individual buildings, lacks visual cutoff or strong delineation of parkland space (to which the heritage property belongs) and produces a disorderliness to the articulation.*

#### 6.1.1.73 Response C36

We note Council's comment and concern, however, also note the lack of supporting evidence for these statements. The proposed built form articulation controls for architectural design address the concerns about the perception of density and related assertions.

Firstly, the amended proposal is the result of extensive analysis of the place and consideration of the concerns raised with the EIS scheme. This is stepped through in parts 2, 3 and 4 of the Design Amendment Report, appendix C of the Amendment Report.

Secondly, the amended proposal is a concept application, with the detailed design to be guided in future applications by the Design Guidelines in Part 8 of the Design Amendment Report.

Thirdly, the NSW Heritage Council's Approval's Committee, and the Government Architect's State Design Review Panel, have both provided general support for the amended proposal.

#### 6.1.1.74 Submission C37

*Furthermore, the large 30 metre break in built form that is intended as a publicly accessible connection is not supported. From an urban design perspective, the larger 30m wide space*

*highlights the relationship between Our Lady of Lebanon Co-Cathedral and the back of Hambledon Cottage. The different scales, styles and siting of the two buildings diminish the visible role and value of Hambledon Cottage. It also creates an inconsistent backdrop to Hambledon Cottage and reduces the opportunity for the development to provide a consistent backdrop to the cottage.*

#### 6.1.1.75 Response C37

This statement fails to consider that the Cathedral already exists as a backdrop to the cottage and accordingly, appears to contradict the observation.

The proposal sets out to establish what the author of this comment is seeking to prohibit, that is a more effective connection between Our Lady of Lebanon Co-Cathedral and Hambledon Cottage in the form of a longer distance vista through landscape as the predominant context for Hambledon Cottage.

The site exists within a vibrant neighbourhood and the proposal, as established in the project vision on page 2 of the Design Amendment Report, appendix C of the Amendment Report, reinforces the connection of community facilities and Hambledon Cottage in a landscape setting.

We note that the Heritage Council’s Approval’s Committee, and the State Design Review Panel both generally support the proposal, inclusive of the approach to massing taken by the proposal.

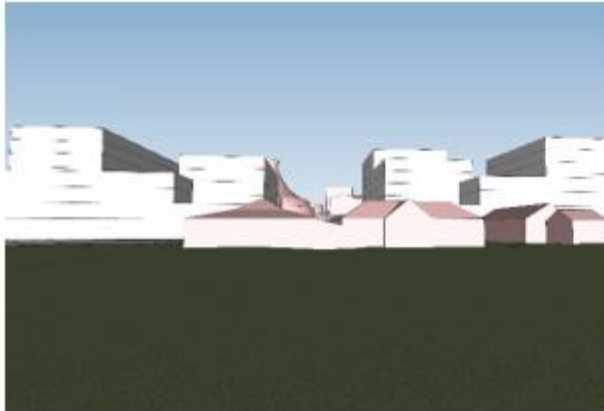
Furthermore, we refer to the Visual Impact Assessment, appendix F of the Amendment Report, and specifically comparative view 8 – Hambledon Cottage, page 85, which highlights the visual relationship between the sites, and identifies that the extensive vegetation on the skyline creates a greater impression on the perceived view, than anticipated when considering the landscape corridor in plan view.

#### 6.1.1.76 Submission C38

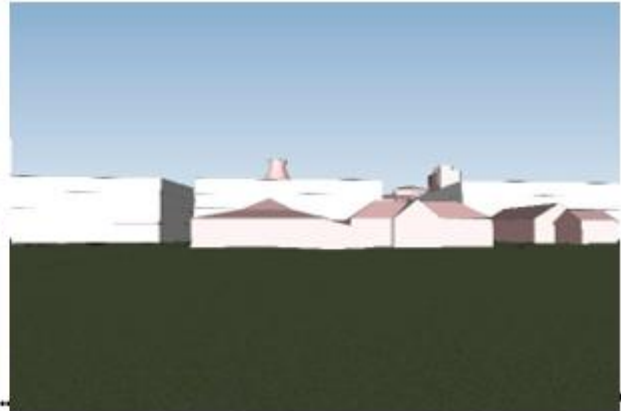
*Council has produced a comparison images (refer Figures 5 to 8) which demonstrate the negative impact of the proposed stepping of buildings and of the 30-metre-wide visual link. Figures 6 and 8, shows the reduced impact of a consistent 4 storeys across the site, with more blue sky, less ‘distraction’ caused by the stepped building form and a more legible built form. Council Officers consider that the submitted Visual Impact Assessment provided is not a fair representation of the effects of the development on Hambledon Cottage. Vegetation proposed to be removed due to construction has been maintained in the visuals and new*

mature trees have been added. Furthermore, the views are taken in selective locations and the proposed massing colour helps it blend with the sky and therefore minimise impact.

*Recommendation: A simple, legible and consistent building height of four storeys should be applied throughout the development and the 30 metre visual link should be removed or reduced in width.*

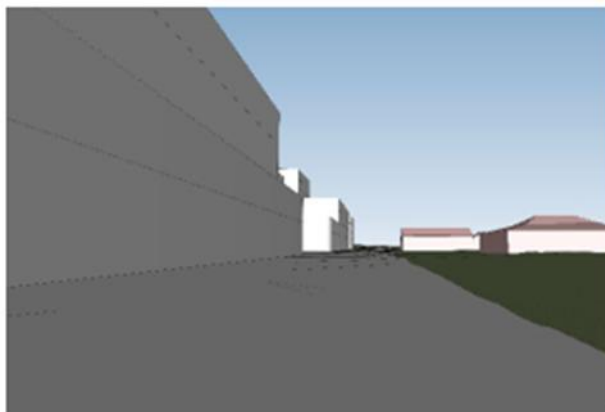


Proposed scheme (Figure 4)

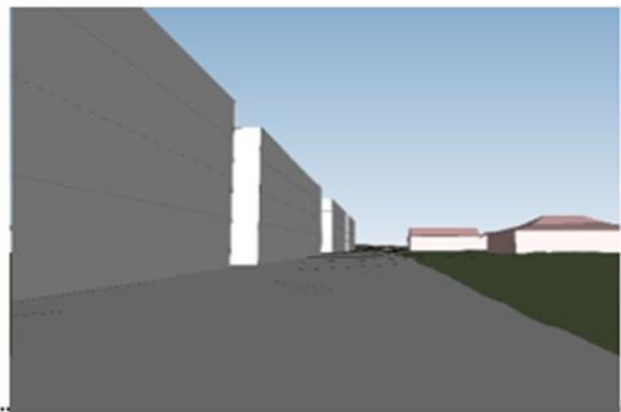


Council recommendation (Figure 5)

Figure 4 shows The proposed scheme design (as modelled by Council) as viewed from Hambledon Cottage Reserve, with the Cottage in foreground. Figure 5 Council Officer’s recommended 4 storey scheme as viewed from Hambledon Cottage Reserve, with the Cottage in foreground.



Proposed scheme NE view (Figure 6)



Council recommended NE view (Figure 7)

Figure 6 Model of the proposed scheme design (as modelled by Council) as viewed from north-east boundary of site. Figure 7 Council Officer’s recommended 4 storey scheme design as viewed from north-east boundary of site.

### 6.1.1.77 Response C38

The proponent does not accept the criticism of the Visual Impact Assessment. The response below identifies the objective survey methodology and the supporting material relied upon.

The Visual Impact Assessment, appendix F of the Amendment Report, initially establishes an objective zone of visibility, section 2.1, page 11. This visual survey objectively determines which views are appropriate to take through for further assessment, and for the generation of comparative views.

Furthermore, the Response to Submissions Report, appendix A of the Amendment Report, addresses the submission theme, theme 10, “Cottage blue sky background is impacted by the proposal”.

Additionally, the commentary fails to consider the impact of the existing 24-25 metre existing built form in the background to Hambledon Cottage.

Regarding vegetation, Council’s massing has no consideration of existing and proposed vegetation. Page 118 of the Design Amendment Report, appendix C of the Amendment Report, identifies new trees proposed to be included with the development. It also identifies the existing trees proposed to be retained. It is those trees that Council is nominating as being; “...Vegetation proposed to be removed due to construction”.

Finally, an examination of the Council diagrams demonstrates that a varied built form with the lowest number of storeys immediately adjacent to Hambledon Cottage provides a more modulated and consequently desirable outcome than a continuous four storey built form throughout the proposed development.

#### 6.1.1.78 Submission C39

##### 1.3 Setbacks / Street Address

###### *Northern boundary street to Hambledon Cottage Reserve*

*The northern setback provides an opportunity to respect the cottage and its curtilage, retain existing trees and vegetation, provide additional planting and allow for the establishment of a local road with a dedicated pedestrian path which provides a legible street address to all buildings within the development. The proposal is providing an irregular accessway that does not clearly read as public, it is recommended that the following further design amendments are incorporated:*

#### 6.1.1.79 Response C39

We refer to the responses to the specific items of concern as follows:

Regarding trees, the building setbacks enable the retention of the significant trees to the north, as supported by the Arboricultural Impact Assessment, Tree Protection and Management Plan,

appendix GG of the Amendment Report, and Council’s own statement under item 5 of Council's own submission, under the heading ‘Trees’, which states *“The design has been revised to provide adequate setback to the proposed buildings. The area surrounding the trees has since been replaced with a cul-de-sac road configuration which appears sufficiently setback subject to confirmation at final design stage.”*

Regarding, a local road network, reading as public, we note that the emphasis for the ground plane is for a pedestrian centric design, within the landscaped setting. The provision of further infrastructure for vehicles is contrary to the design objectives of the amended proposal, and detrimental to the ability of the scheme to deliver wider public benefits including to the surrounding neighbourhood.

#### 6.1.1.80 Submission C40

*(a) Provide minimum of 18m setback between the development boundary and any new building and basement edge (inclusive of a 3m private front setback to the ground level interface) to establish an appropriate street condition.*

#### 6.1.1.81 Response C40

As addressed in the balance of the response, Council’s desire appears to be to create a standard street corridor condition. This has the implication of segregating Hambledon Cottage from the rest of the proposal’s movement networks, and impacts on the proposals ability to promote a pedestrian biased ground plane and establish a extension to the public domain through and onto the site. Section 5.4 of the Design Amendment Report, appendix C of the Amendment Report, provides detail relating to the ground plane, setbacks and the strategies behind them. The setback from the northern boundary is 12 meters. Council’s position that this setback should be 18 meters, an additional six meters, is not provided with any evidence or support, nor does it make comment on the proposed setback.

#### 6.1.1.82 Submission C41

*(b) Turning circle not supported as it impacts existing trees.*

#### 6.1.1.83 Response C41

We note that the area in question is currently a paved carpark. Furthermore, the proposed “shared landscape buffer” achieves the result identified as a requirement of this item. We refer to the following statement under item 5 of Council's own submission, under the heading ‘Trees’, which

states “*The design has been revised to provided (sic) adequate setback to the proposed buildings. The area surrounding the trees has since been replaced with a cul-de-sac road configuration which appears sufficiently setback subject to confirmation at final design stage.*”

#### 6.1.1.84 Submission C42

*(c) The new road should read as a public street extension of the local street network, not as a private driveway.*

#### 6.1.1.85 Response C42

Section 6.2 of the Design Amendment Report, appendix C of the Amendment Report, discusses the design logic behind the inclusion of a landscaped shared way in place of an internal roadway. It is intended that this area will form a “soft” barrier between the park and the residential zone. The Shared Way is proposed as publicly accessible – there is no benefit in creating a public street nor objection to do so. Redesigning or removing the Shared Way would be detrimental to the movement networks identified as traversing the neighbourhood.

#### 6.1.1.86 Submission C43

*(d) Provision of a street of a conventional park edge set out, with footpath beside private development edge into, verge, kerb, two-way vehicle carriageway and then kerb again to parkland. The provision of a conventional public street will aid in the breakup of the singular basement slab with opportunity for separate parking basements and entries for individual blocks. The proposed street should terminate against building form, turning southward to be between two development blocks to ensure each development block has a street address.*

#### 6.1.1.87 Response C43

Refer to previous commentary.

The proposal presents a ground plane that is pedestrian centric, not vehicular centric, to ensure that the site provides the important, and currently lacking, connections and integration into the surrounding neighbourhood, which is one of adjoining parklands and heritage and cultural assets.

By limiting vehicular access to a single basement entry/exit point, and through the provision of a landscaped share way, the proposal achieves the pedestrian bias.

The proposed landscape and movement infrastructure is a ‘place specific’ proposition.

Accordingly, the proponent strongly objects to the suggestion that the development be revised to become similar to a standard greenfield subdivision pattern.

Regarding building address, refer to the earlier response.

#### 6.1.1.88 Submission C44

*e) A new street within the development parcel should support new entries to basement parking.*

#### 6.1.1.89 Response C44

Please refer to the response to item (d) Response C30 above.

#### 6.1.1.90 Submission C45

*(f) A buffer zone will need to be established between the new street and the developments boundary to protect certain trees that are located close to the boundary both within Hambledon Reserve and the development parcel itself. This is critical for the vegetation directly behind Hambledon Cottage which form part of the heritage items setting.*

#### 6.1.1.91 Response C45

The proposed “shared landscape buffer” achieves the result identified as a requirement of this item. We refer to the following statement under item 5 of Council's own submission, under the heading ‘Trees’, which states “*The design has been revised to provided (sic) adequate setback to the proposed buildings. The area surrounding the trees has since been replaced with a cul-de-sac road configuration which appears sufficiently setback subject to confirmation at final design stage.*”

#### 6.1.1.92 Submission C46

*Clay Cliff Creek channel, setback and interface with the development*  
*The setback to Clay Cliff Creek is inadequate. The scheme provides an average 6 metre setback along the western and southern edges, reducing to 3 metres near the eastern boundary. This is insufficient to create a meaningful, safe and activated creek-edge interface, and it does not allow adequate space to address current and future flooding issues.*

#### 6.1.1.93 Response C46

Refer to previous response commentary.

The setback to the Clay Cliff Creek Stormwater Channel is a minimum 6m, not an average of 6m, and it does not reduce to 3m at the eastern edge.

We refer to the analysis provided in section 5.2, page 102, of the Design Amendment Report, appendix C of the Amendment Report, which analyses the width of the space created along the channel. This width, and the experience of a pedestrian passing through and dwelling in the space is a consideration of the proposed building locations, the channel width itself, and the conditions of the opposite side of the channel. The totality of that dimension is what guides the pedestrian experience and establishes the spatial qualities of the space. It is not simply only the consideration of a one dimensional ‘setback’.

Regarding flooding, the Updated Flood Assessment, appendix O of the Amendment Report, has considered the proposed footprints and confirmed that they are acceptable, and therefore, from a flooding consideration, there is no requirement for the setback to be of a greater dimension than proposed.

#### 6.1.1.94 Submission C47

*Furthermore, the proposal has not adequately considered the nature of the interface between Clay Cliff Creek and new buildings addressing the new thoroughfare. The creek top of bank level is RL4.0 for the majority of its length along the southern boundary of the site. New building FFLs at RL6.0 will sit approximately 2m above the existing creek line. A more generous setback will allow better integration of level changes via retaining walls, stairs and ramps required within the thoroughfare to access adjacent buildings.*

#### 6.1.1.95 Response C47

Section 5.5 of the Design Amendment Report, appendix C of the Amendment Report, articulates the landscape design strategies based on the reanalysis of place. Section 6.2.7 of the Design Amendment Report, having consideration of the landscape design strategies postulated in part 5, focusses on the Clay Cliff Creek Stormwater Channel Walk, providing an indicative layout as well as several strategies for addressing any level difference. These include leveraging the level difference to delineate areas of public from private open space, and integration of passive surveillance.

#### 6.1.1.96 Submission C48

*The proposal relies on land outside the development site to deliver the proposed public path connection to Gregory Place. This connection needs to be achieved within the development boundary.*

#### 6.1.1.97 Response C48

The Clay Cliff Creek Stormwater Channel walk is aligned to Council’s vision to connect to the wider neighbourhood.

Additional pedestrian bridge crossings of the Channel Walk are suggested and not mandatory.

#### 6.1.1.98 Submission C49

*Recommendation: The provision of a minimum 10 metre ground setback (final dimension to be confirmed in detailed design) from the top of Clay Cliff Creek embankment which can accommodate the following:*

- *Provision of a shared path 3-4 m wide as per the Parramatta Bike Plan 2024. A 2 metre path cannot function as an accessible, compliant or safe public shared path along the creek.*

#### 6.1.1.99 Response C49

Refer to the Design Amendment Report, appendix C of the Amendment Report, specifically section 6.2.7 Clay Cliff Creek Stormwater Channel Walk. It is proposed that the Channel Walk is designed around slower movement, to allow pedestrians to dwell, and to incorporate interpretive elements.

#### 6.1.1.100 Submission C50

- *Retention of existing significant trees and planting of new trees for privacy and a natural outlook for residents. New trees need to be planted at least 3m from any existing or proposed major infrastructure (i.e. creek channel or basement structure).*

#### 6.1.1.101 Response C50

Noted and can be conditioned within the determination.

#### 6.1.1.102 Submission C51

- *clear delineation between public and private spaces with minimal use of fences, more relaxed terracing and grading to navigate level differences between natural ground level and proposed buildings.*

#### 6.1.1.103 Response C51

Noted. Refer to the extensive concept design for the ground plane prepared and presented by Tzannes and Yerrabingin in Part 6 of the Design Amendment Report, appendix C of the Amendment Report.

#### 6.1.1.104 Submission C52

*Provide WSUD opportunities which could support the naturalisation of the creek in the future.*

#### 6.1.1.105 Response C52

WSUD principles have been integrated into the stormwater management for the site, refer to the Updated Integrated Water Management Plan, appendix N of the Amendment Report.

Regarding future naturalisation of the stormwater channel, we are not aware of any City of Parramatta Council of Sydney Water policy or study investigating the possibility of naturalisation, as it will require an asset wide approach, not an individual site approach.

#### 6.1.1.106 Submission C53

*Increased building separation between the proposal and the steep embankment and Our Lady of Lebanon Church on the Southern side of the creek, which will increase views to sky and access to sunlight.*

#### 6.1.1.107 Response C53

Council's comment is noted. However, the submission does not identify an evidentiary basis for any specific sunlight or sky-view impact requiring additional separation beyond that already tested in the amended scheme. The proposal also provides substantial open sky outlook from the publicly accessible 30 metre landscaped corridor aligned with Our Lady of Lebanon Co-Cathedral.

The amended design acknowledges, embraces and makes key moves regarding OLOLC and its integral place in the future neighbourhood of Gregory Place.

The outcome of this analysis can be found in the Design Amendment Report, appendix C of the Amendment Report, and specifically including the following:

Section 4.7 Safety and Privacy; which looks at the relationship between roof, balcony and ground plane relationships between the two.

Section 5.2 Public Domain Strategies including;

- a) protecting solar access Young Academics Early Learning Centre - Harris Park. While not the Cathedral itself, does provide benefit to the Cathedral.
- b) Channel walk studies discussing setback and view Section 5.4 Built Form Strategies
- c) Discussing setback and curtilage of nearby elements including the Cathedral
- d) solar access plane review, specifically looking at the Cathedral.

Regarding views and view impact, the Amendment Report was accompanied by a comprehensive Visual Impact Assessment at appendix F, prepared by Tzannes with Heritage Input from GBA Heritage. It states in section 1.1, on page 6, that *“The VIA evaluates the visual impacts of the development on these heritage sites as well as on the surrounding public spaces and streets. A visual survey assesses the existing views towards the project site and surrounding heritage and cultural items. Views that are identified as being significant and sensitive to the proposed development are then critically assessed for visual impact through a photomontage of the proposed envelope, an assessment of the sensitivity of the view and an objective judgement on the magnitude of the impact as defined by the scale and quality of the proposed envelope. The assessment also considers the broader urban design principles and that it balances the desirable elements of the existing character of the area, with new residential infrastructure.”* Therefore, this VIA didn’t single out flattering views of the proposal, but undertook a visual survey consisting of over 150 views from which the actual visibility, not the assumed or romanticised visibility was analysed. This analysis concludes that the visibility of the proposal from the wider context is predominantly minor or minimal, due to the topography and existing development.

The visual survey identified that due to existing development in the surrounding streets, OLOLC is not highly visible on the skyline as assumed. This is further addressed in the Response to Submissions Report, appendix A to the Amendment Report, specifically:

Theme 10 of the public submissions, page 266, being “Cottage blue sky background is impacted by the proposal”.

Theme 15 of the public submissions, page 271, being “The proposal does not consider the views into and out from OLOLC, including the importance of OLOLC on the skyline and the current openness”.

Theme 26 of the public submissions, page 283, being “Concerns were raised about the VIA not adequately showing views around and from OLOLC, the cottages and the heritage view corridor.”

Therefore, the amended scheme provides for an appropriate and considered interface with OLOLC. The detailed design will see further consultation with OLOLC as the design of the interface develops.

#### 6.1.1.108 Submission C54

*Adequate separation and clear delineation between private ground floor uses and the new public accessway.*

#### 6.1.1.109 Response C54

Refer to the previous responses regarding public and private spaces.

Furthermore, refer to the Design Amendment Report, appendix C of the Amendment Report, specifically sections:

6.1.2 Public and Private Access

6.1.3 Accessibility and Circulation

6.1.4 Landscaped Shared Zone & Landscape Buffer

These provide details of how private and public spaces will be delineated.

#### 6.1.1.110 Submission C55

*Establishment of a welcoming public thoroughfare alongside the creek for the full length of the site. In its current form, the creek-edge path reads as a backyard walkway along the development boundary rather than a genuine public space or linear open-space corridor.*

#### 6.1.1.111 Response C55

Refer to previous commentary.

Council's description of the Clay Cliff Creek Stormwater Channel walk is not supported by the design material. The walk has been developed through detailed analysis to provide a varied and legible landscape sequence rather than a residual or backyard condition.

We specifically refer to section 5.2, page 102 of the Design Amendment Report, being appendix C of the Amendment Report which establishes the base conditions to generate diverse spatial experiences. This becomes interwoven with the key landscape moves in section 5.5.2, page 111 of said report, where the articulation of the channel walk to enhance pedestrian experience into the areas of publicly accessible space is further explained.

Part 6 establishes the concept landscape design, page 115 onwards of said report, layering the conditions and experiences of the channel walk.

Whilst only a concept application, the level of analysis and design resolution results in the ‘Day in the life’ inserts in section 6.1.6, page 125 of said report, showing the levels of usage of the spaces at the ground plane inclusive of the channel walk.

Furthermore, the richness of the proposed experience is shown in the photomontages provided in section 7.6, page 170 onwards of said report, and specifically visualisations 1 and 4, repeated below.

Finally, the Detailed Design Application is guided by the Design Guidelines provided at part 8 of said report, the result of establishing the principles to deliver on the vision. As can be established by the level of rigor and analysis, this is not a backyard path.



**Figure 1** *The channel walk view from west*



**Figure 2** *The channel walk view from east*

**6.1.1.112** Submission C56

*A greater setback from the creek edge at the eastern end that aligns with the width of Swan Reserve across Gregory Place. This provides a continuous visual alignment to the channel-walkway entry, ensures delivery of the path within the confines of the development site, and reduces visual bulk at a point where the proposed building platform sits almost 2 metres above existing ground level, exacerbating dominance.*

**6.1.1.113** Response C56

Refer to previous commentary.

The amended concept application is the product of extensive place-based analysis. Part 4 of the Design Amendment Report explains the reanalysis that informed the revised setbacks, landscape structure and public domain response. Part 5 establishes the contextual framework and objectives.

The future detailed design, guided by the Design Guidelines presented in part 8 of the Design Amendment Report, ensures the appropriateness of the movement network, including appropriate and necessary visual alignment.

The proposal offers more than Swan Reserve, offering little in the way of natural setting, interest or respite. Instead, it is not the backyard walkway that Council has referenced in its previous comment. The development proposes something significantly more engaging.

#### 6.1.1.114 Submission C57

*This is consistent with SDRP's advice on Clay Cliff Channel edge treatment and setbacks*

#### 6.1.1.115 Response C57

Council's submission appears to attribute a 10 metre setback position to the State Design Review Panel. That position is not reflected in the material before the Department. The panel's advice should be read as supporting further design refinement rather than prescribing the setback now asserted by Council.

More broadly, the SDRP was supportive of the amended scheme subject to continued development of the detailed design response.

#### 6.1.1.116 Submission C58

*Recommendation: Clarification of the land ownership along Clay Cliff Creek must be provided, The development is relying on part of the adjoining lot in the southeast corner to deliver the proposed walkway/accessway.*

#### 6.1.1.117 Response C58

The Clay Cliff Creek Channel Walk appropriately follows the alignment of the channel. The channel doesn't follow the alignment of the property boundaries. As is typical in these matters, the various land-owners complete their relevant sections to create an overall piece of infrastructure.

#### 6.1.1.118 Submission C59

*Future pedestrian linkages from Clay Cliff Creek*

*Council is supportive of the investigation for future linkages across Clay Cliff Creek, however many considerations must be taken into account, including accessibility, flood risks, land ownership patterns. Council cannot support the proposed bridges in their current form until further investigations are undertaken.*

#### 6.1.1.119 Response C59

Noted and supported.

#### 6.1.1.120 Submission C60

*Recommendation: In the event that a consent is issued, that a condition be placed requiring that any future development applications submit a Pedestrian Access Study which investigates direct pedestrian connection/s between the subject site over Clay Cliff Creek connecting to adjoining sites. The Access study must be prepared in consultation with landowners, Sydney Water and City of Parramatta Council.*

#### 6.1.1.121 Response C60

The development of the Detailed Design Application will be undertaken in accordance with the Design Guidelines presented in part 8 of the Design Amendment Report, appendix C of the Amendment Report. These Design Guidelines have been informed by the extensive analysis undertaken by the wider project team, and are best placed to appropriately inform and guide the detailed development of the movement strategy both through and across the site.

Therefore, the project will already be undertaking the work we describe above, and it is unnecessary to prescribe a condition of consent in the manner suggested by Council.

#### 6.1.1.122 Submission C61

*Traffic and Parking*

*Parking*

*The amended application proposes 272 residential parking spaces and 87 visitor / retail parking spaces. Council Officers note that whilst this number of spaces is more than Council's previous recommendation, it is below the Parramatta DCP 2011 and 2023 rates of sites within 800m of a railway station. For the scale of the development proposed (FSR of 1.59:1 and max height of 29m) and noting the surrounding low density residential developments, the proposed amount is considered appropriate.*

#### 6.1.1.123 Response C61

Noted.

#### 6.1.1.124 Submission C62

*Recommendation: Any consent recommend conditions of consent which requires future development application are restricted to a maximum number of carparking spaces to 272 residential parking and 87 visitor parking. In addition, any condition of consent should require further applications provide EV ready car parking spaces, provision of 1 car share space, and*

*provision of minimum number of bicycle storage cages in accordance with Council’s Development Control Plan.*

#### 6.1.1.125 Response C62

Noting this proposal is a concept application, the number and condition of parking and EV ready spaces is most appropriately dealt with within the subsequent Detailed Development Applications. Furthermore, there is no planning control, with the DCP, LEP, SCC or SEPP which obligates this application to a ‘maximum’ quantum of parking. Therefore, we do not support a condition of consent as proposed by Council.

The traffic evidence from SCT Consulting<sup>2</sup> supports the position that a parking cap is unnecessary at concept stage and that detailed parking supply, EV infrastructure and related operational matters are more appropriately resolved through the subsequent detailed development application.

#### 6.1.1.126 Submission C63

##### *Swept Path Plans*

*The swept path plans for a heavy rigid vehicle (HRV) entering and leaving the site should be revised to account for parked vehicles in the street. For HRVs, it is considered acceptable if a truck uses the full width of the driveway provided there are sufficient sight lines between oncoming vehicles.*

*Recommendation: Revised swept path analysis is required to be undertaken for HRVs.*

#### 6.1.1.127 Response C63

The point is noted. As this is a concept application, the request for additional swept path testing is appropriately addressed through the detailed development application. SCT Consulting<sup>3</sup> also confirms that the concept design contains sufficient capacity to demonstrate compliance at that later stage.

#### 6.1.1.128 Submission C64

##### *Intersection of Hassall Street and Gregory Place*

*The submitted Transport and Accessibility Impact Assessment (SCT Consulting, May 2025) model shows delays of over 100 seconds post development (Loss of Service F) at the intersection of Hassall Street and Gregory Place for vehicles turning right out of Gregory.*

---

<sup>2</sup> Attachment 2 – SCT Consulting response letter dated 23 February 2026

<sup>3</sup> Ibid

*Further, Council is aware of a pattern of rear end collisions in Hassall Street within this area which could be made worse with an increase in vehicles waiting to turn right in Hassall Street. Recommendation: A condition be included on any consent that a median island restrict access into Gregory Place to left in left out be constructed as part of any future developments associated with this concept application to mitigate against the traffic generation by the development. Recommended wording is as follows:*

*“Any future development applications associated with this concept approval, provide a detailed engineering design plan of a median island in Hassall Street sufficient to restrict turning movements at the Gregor Place intersection to left in, left out. The design detail shall be reviewed and approved by City of Parramatta Council. The construction of the approved treatment is to be carried out by the applicant and all costs associated with the supply and construction of the traffic facility and appropriate signage are to be paid for by the applicant at no cost to Council*

*Reason: To ensure maintenance of traffic flow and safety on the surrounding road network.”*

#### 6.1.1.129 Response C64

The material does not support a requirement for intersection upgrades at this stage. TfNSW has raised no concern with the amended concept application, and the traffic evidence indicates that the proposal would generate fewer impacts on the road network than a fully occupied industrial use of the site.

In support of our position, we refer to the response provided by the project traffic engineers, SCT Consulting<sup>4</sup>, who state:

*“The future modelling indicates a Level of Service F for vehicles turning right from Gregory Place into Hassall Street, the lowest priority movement at a Give-Way controlled T-intersection. Roughly 32 vehicles are expected to make this movement during the AM peak hour, and even fewer vehicles in the PM peak hour. Due to the low demand for this right turn movement, intersection upgrades are not recommended. For the reverse movement, vehicles turning right from Hassall Street into Gregory Place, the average delays increase by less than two seconds during peak periods and performs at Level of Service A. Likewise, intersection upgrades are not recommended...”*

*The existing site is currently zoned for industrial land uses and is vacant. Under operations over the last decade, it generated significantly fewer trips than a typical industrial site due to its limited use.*

---

<sup>4</sup> Attachment 2 – SCT Consulting response letter dated 23 February 2026

*If the site were to be occupied at full capacity or redeveloped for an industrial use to its full maximum potential capacity, the impacts on the road network would be greater than those of the proposed concept application.*

*In summary, the traffic evidence does not indicate that intersection upgrades are warranted. TfNSW has also advised that the development will not impact the surrounding classified road network...”*

#### 6.1.1.130 Submission C65

##### *5. Landscape and Trees*

##### *Trees*

*The Arboricultural Impact Assessment, Tree Protection and Management Plan (Horticultural Management Services. 16 July 2025) has several inaccuracies which should be addressed.*

*Recommendation: That the applicant address the following matters relating to tree protection:*

- *The report indicates removal of trees/vegetation within the adjoining Hambledon Cottage site which is not supported. Documentation is required to be updated to reflect the retention of trees and vegetation located within the adjoining site and trees with shared ownership.*

#### 6.1.1.131 Response C65

This is a concept application and does not seek approval for tree removal works. Any such works, if later required, would need to be justified and assessed as part of the detailed design stage.

Additionally, should there be a need in the subsequent Detailed Design Applications for the removal of trees outside the subject site, such as if the vegetation were a weed species, then the application would be accompanied by landowner’s consent.

However, we acknowledge that version 6 of the updated Arboricultural Impact Assessment, Tree Protection and Management Plan identifies trees T121, T122 and T127 as being proposed for removal. A further updated Arboricultural Impact Assessment, Tree Protection and Management Plan<sup>5</sup> has been provided identifying that said trees are to remain.

---

<sup>5</sup> Attachment 3 - updated Arboricultural Impact Assessment, Tree Protection and Management Plan, version 7, dated 26 February 2026

To confirm the design intention, we refer to the Design Amendment Report Section 6.1.5 Tree Retention & Removal, page 123, appendix C of the Amendment Report, which identifies all three of these trees to be retained.

#### 6.1.1.132 Submission C66

- *The report should considered works proposed within the parcel of land located on the southern side of the channel.*

#### 6.1.1.133 Response C66

The only works proposed within the southern parcel of land is a potential bridge over the stormwater channel. Due to the need to liaise with Sydney Water during detailed design, it was deemed appropriate that a further updated Arboricultural Impact Assessment, Tree Protection and Management Plan be prepared and accompany the future detailed Design Application and appropriately considers the final agreed alignment of said bridge and corresponding pathway. In addition, it would be located to have the least impact on the existing vegetation.

Therefore, with the exception of tree 151 which is a privet and weed species, all trees within the parcel of land located on the southern side of the channel are identified as being retained.

#### 6.1.1.134 Submission C67

- *An accurate and to scale series of tree protection plans is required to be provided to enable detailed assessment.*

#### 6.1.1.135 Response C67

Please refer to section 8 of the Arboricultural Impact Assessment which identifies tree protection zones.

#### 6.1.1.136 Submission C68

- *The report should be updated to reflect the current Australian Standard for Protection of Trees on development sites AS4970-2025*

#### 6.1.1.137 Response C68

We acknowledge that AS4970-2025 superseded AS4970-2009. We also note that this change in standard occurred post design advice to the wider design team. The project arborist, Horticultural

Management Services has prepared a letter<sup>6</sup> which identifies the high level changes between the 2009 and 2025 versions of AS4970, and concludes that “...it is our opinion, and as concluded in the current revised Arboricultural Impact Assessment, Tree Protection and Management Plan, that the concept application satisfies the requirements of AS4970-2009, and therefore will satisfy the requirements of AS4970-2025.” Furthermore, there is confirmation that a further updated Arboricultural Impact Assessment, Tree Protection and Management Plan will be prepared to AS4970-2025 and accompany the further detailed Design Application.

#### 6.1.1.138 Submission C69

*Council raised concerns in its previous submission in relation to inadequate setback given to significant trees T181, 190, 191 and 192 located within the northwestern corner of the site.*

*The design has been revised to provided adequate setback to the proposed buildings. The area surrounding the trees has since been replaced with a cul-de-sac road configuration which appears sufficiently setback subject to confirmation at final design stage.*

*Recommendation: It is recommended that DPHI draft a condition on any consent requiring that any future application(s) must submit a revised Arborist Report which specifies tree protection measures and setbacks to retain and protect trees across the site, including the abovementioned.*

#### 6.1.1.139 Response C69

The point is noted. A further updated Arboricultural Impact Assessment, Tree Protection and Management Plan will accompany the detailed design application.

#### 6.1.1.140 Submission C70

*Landscape*

*Council supports the revised Landscape Plan planting palette which focuses upon indigenous/endemic planting.*

*The proposed slab setdown/lower basement level for ground level planting is supported to allow seamless transition into the through site links. It is recommended that the proposed structured soil areas be contiguous with the adjoining deepsoil area to allow for maximum tree root volume.*

---

<sup>6</sup> Attachment 4 – Horticultural Management Services Letter dated 26 February 2026.

*Additional canopy tree planting has been incorporated within the northern and southern portions of the site to address previous comments. The additional tree planting is encouraged, however further consideration for species selection and placement will be needed at detailed design stage to ensure areas of deepsoil are maximised and future conflicts with infrastructure are minimised. Consideration should be given to additional planting area along the creek to allow for canopy tree planting.*

*Recommendation: That DPHI draft condition on any consent requiring that any future applications must submit a detailed Landscape Plan which includes planting plans and soil volume plans demonstrating Apartment Design Guide compliance for all on structure planting.*

#### 6.1.1.141 Response C70

Noted.

#### 6.1.1.142 Submission C71

##### *Waste Services*

*Council's Waste Management Team have reviewed the relevant plans and documentation relating to amendments to construction waste and waste service provisions.*

*The bulky waste storage area is currently located in the Central Waste Room. Council recommends that the bulky waste storage room be separated from the central waste room, as outlined in the DCP. This separation is important because bulky items can obstruct access to general waste bins, creating operational inefficiencies and hindering safe movement for residents and collection contractors.*

*Recommendation: That any condition of consent require that future development applications:*

*Must demonstrate a swept path analysis that allows for heavy rigid vehicles (HRV) collection trucks to move in a forward direction when entering and leaving the site.*

*Submission of a Waste Management Plan that addresses storage, collection and management of waste and recycling (including FOGO) associated with the development.*

#### 6.1.1.143 Response C71

The submission is noted.

## 6.2 Government agencies

### 6.2.1 NSW State Emergency Service (SES)

#### 6.2.1.1 Overview of submission

The SES submission, dated 15 January 2026, focuses on flood behaviour, emergency management, safe access and egress, evacuation assumptions and life-safety matters. Relevant extracts of the submission are reproduced in italic text below and are followed, in each instance, by the proponent response.

#### 6.2.1.2 Submission SES1

*Thank you for the opportunity to provide additional advice on the State Significant Development Application for Gregory Place Build-to-Rent at 2A Gregory Place, Harris Park, NSW. It is understood that the project is enabled by a Site Compatibility Certificate (SCC) for a building for the purpose of an affordable housing scheme. Although the site is zoned Industrial, the SCC enables residential development to facilitate the social benefits associated with affordable housing. The project includes approximately 320 build-to-rent dwellings, however we note the Environmental Impact Statement includes 483 dwellings across three (3) freestanding buildings that vary in height from 4-8 storeys.*

*The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunamis in NSW. This role includes planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood-prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.*

*We recommend flooding issues are considered in accordance with the requirements of NSW Government's Flood Prone Land Policy as set out in the Flood Risk Management Manual 2023 (the Manual) and supporting guidelines, including the Support for Emergency Management Planning and relevant planning circulars and directions under the Environmental Planning and Assessment Act, 1979, including 4.1 Flooding and PS24-001.*

#### 6.2.1.3 Response SES1

The development has been considered by the proponent's flood engineers GRC Hydro. They prepared the Updated Flood Assessment and Flood Emergency Response Plan, appendix O and P, respectively, of the Amendment Report. The documents have been prepared with consideration of

Council’s DCP and LEP and NSW SES’s principles and guidelines. The updated documents also specifically address the SES’ comments made against the original proposal. Please refer to page 39 of the Updated Flood Assessment.

#### 6.2.1.4 Submission SES2

*We refer to our previous correspondence dated 29 August 2022 and emphasise that intensifying development on land below the Flood Planning Level (FPL) will pose a significant increase in risk to life, particularly where there are existing evacuation constraints.*

#### 6.2.1.5 Response SES2

As noted on page 39 of the Updated Flood Assessment, appendix O of the Amendment Report, “*The proposed development is compliant with Council’s flood-related planning requirements. These requirements have been developed in recognition that development in the vicinity of flood-liable areas should be designed in a manner that is safe for future occupants and the community at large.*”

#### 6.2.1.6 Submission SES3

*In summary, we:*

*Recommend clarifying the proposed dwelling yield of this development.*

#### 6.2.1.7 Response SES3

This application is for a concept approval. The subsequent detailed Development Application will clarify the development yield.

#### 6.2.1.8 Submission SES4

*Note the GRC Hydro changes to the Council-provided modelling, and advise seeking advice from Parramatta City Council and the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) in relation to the modelling approach, and the impact of the proposed development on flood behaviour at the site and adjacent areas. If the flood risks are not clearly and fully outlined and understood then they cannot be appropriately managed/mitigated, as this is critical in developing appropriate building design, flood mitigation measures and emergency management strategies for the site.*

### 6.2.1.9 Response SES4

GRC Hydro has identified a number of locations of objective error in Council's adopted model, the Parramatta River Flood Study 2024 (PRFS), which leads to the difference between Council and the proponent's flood results.

GRC Hydro has provided examples of Council confirming that there are errors in its model and directed the proponent's consultant to work around these. In the case of the Clay Cliff Creek sub catchment, the PRFS effectively doubled the upstream flows, resulting in the discrepancies in design levels and flows.

Additionally, a proponent model was adopted over the PRFS model for a project at WSU on Vineyard creek due to the inaccuracies in the PRFS model. Likewise, under consideration of the NOVUS BTR project, SSD-34919690 by the IPC, the proponent's flood model was preferred over the (at the time draft) PRFS.

As part of the climate change assessment, the proponent's modelling adopts a greater flow than that adopted in the PRFS model, incorporating a climate change factor equivalent to a 19% increase in rainfall.

For Additional detail relating to this item please refer to section 5.1, page 8 of the Updated Flood Assessment, appendix O of the Amendment Report.

#### 6.2.1.10 Submission SES5

*The Flood Impact and Risk Assessment (FIRA), developed in accordance with the NSW Government Guidelines, should include:*

- *consideration of flooding from any source and coincident flooding, for the full range of flooding events up to and including the PMF event;*

#### 6.2.1.11 Response SES5

The Updated Flood Assessment, appendix O of the Amendment Report, considered the full range of flood events, being the 5% AEP, 1% AEP and PMF event. The results of the modelling can be found in section 6, page 12 onwards.

#### 6.2.1.12 Submission SES6

*flood risks at the site and access/egress roads (including any proposed internal roads and the broader road network), and any risk of isolation. The analysis of the impact of flooding on*

*the roadways should go beyond immediately adjacent to the site to fully understand the isolation risks and evacuation constraints.*

#### 6.2.1.13 Response SES6

The Updated Flood Assessment, appendix O of the Amendment Report, considers evacuation limitations and Shelter in Place options in Section 8, page 30 onwards.

#### 6.2.1.14 Submission SES7

*time to onset, duration of inundation, depth, velocity and hydraulic hazard of any flooding; impacts of the development on flood behaviour at the site, neighbouring and downstream properties (pre- and post-development conditions);*

#### 6.2.1.15 Response SES7

The Updated Flood Assessment, appendix O of the Amendment Report, includes impact maps from page 14, figure onwards. Modelling indicates that impacts are largely contained within existing site with only a small section of Gregory Place’s western gutter becoming wet where it was previously dry in the 1% AEP event. Depth and hydraulic hazard have also been mapped.

#### 6.2.1.16 Submission SES8

*Impacts of the development of flood behaviour at the site, neighbouring and downstream properties (pre- and post- development conditions)*

#### 6.2.1.17 Response SES8

Refer to previous response.

#### 6.2.1.18 Submission SES9

*consideration of climate change impacts, in line with NSW Government guidelines.*

#### 6.2.1.19 Response SES9

It is noted that the Updated Flood Assessment, appendix O of the Amendment Report, has considered and assessed climate change by the introduction of a 19% rainfall increase factor in line with the City of Parramatta Council’s guidelines. It is noted that Council’s own Parramatta River Flood Study does not consider climate change. Furthermore, the 19% climate change factor is higher than the requirements of ARR4.2.

### 6.2.1.20 Submission SES10

*Emphasise that the strategy of isolation or sheltering in buildings surrounded by flood water are not equivalent, in risk management terms, to evacuation, and it should not be used to justify future development in high hazard areas. The consent authority should request the proponent to demonstrate consistency with the Shelter in Place Guideline prior to granting consent, to ensure the risk to life is adequately managed and/or mitigated. This includes addressing (not limited to) the following:*

- *detailed assessment of evacuation off-site (the primary emergency management strategy) to determine that evacuation off-site is not achievable. (7)*

### 6.2.1.21 Response SES10

This issue again turns on the differing design levels and flood model assumptions addressed under item 1 of Council’s letter.

The relatively small Clay Cliff Creek catchment upstream results in flooding with little warning and short duration, therefore, as with the balance of the Parramatta CBD, Shelter in Place is the appropriate strategy. The Shelter in Place Guideline has been considered in the assessment of the proposal, resulting in the Floor Emergency Response Plan provided at appendix P of the Amendment Report.

### 6.2.1.22 Submission SES11

- *the flooding occurs within less than 6 hours from the commencement of causative rain and the duration of shelter in place due to isolation by floodwaters is less than 12 hours from the commencement of rainfall (8b)*

### 6.2.1.23 Response SES11

Events are of relatively short duration and flood water recedes rapidly. This has been addressed on page 30 of the Updated Flood Assessment, appendix O of the Amendment Report. PMF duration above 6 mAHD (proposed lowest habitable floor level) is 8 hours. Whilst actual duration could vary around this estimate (for the peak event), overall, it is apparent that duration will fall within the Shelter In Place guidelines.

### 6.2.1.24 Submission SES12

- *development is not subject to high hazard flooding (e.g. floodways, high hazard H5 or H6 areas) or surrounding roadways are not subject to high hazard flooding. (8c)*

#### 6.2.1.25 Response SES12

The updated Flood Assessment, appendix O of the Amendment Report, has addressed this on page 33, where it states, in response to the previous comment ‘The site is classified as a High Hazard Flood area’, that “Figures 5, 8, 11 and 14 shows the site as well as Gregory Place to have hazard H1 in the 5% and 1% AEP events, with the high hazard being contained to the open channel area only. In the PMF, Gregory Place is predominantly H3, the raised area of the development is mainly H1, while lower-lying areas of the built-form have hazard ranging from H3 to H5. Therefore, the development is not subject to high hazard flooding.

#### 6.2.1.26 Submission SES13

- *how shelter in place will be used as part of the site’s emergency management response and communicated to occupants (9)*

#### 6.2.1.27 Response SES13

The shelter in Place strategy is presented on page 46 of the Updated Flood Assessment, appendix O of the Amendment Report. Additionally, a Flood Emergency Response Plan has been developed and provided at appendix P of the Amendment Report.

#### 6.2.1.28 Submission SES14

- *an understanding of the secondary risks and how the proponent proposes they will be managed is outlined in the FIRA. Secondary risks include medical emergencies, building fire, health and wellbeing. (10)*

#### 6.2.1.29 Response SES14

The Updated Flood Assessment, appendix O of the Amendment Report, addresses this on page 31. It states that in the event of secondary risk, emergency response vehicles may access the site and the route to the site is either not flooded or subject to H1 overland flow.

#### 6.2.1.30 Submission SES15

- *demonstrate that any proposed refuge location is above the height of the PMF and aligns with the design criteria in the Guideline and the Red Cross Preferred Sheltering Practices for Emergency Sheltering in Australia, including water supply, waste management, sanitation, food, and shelter and space management.*

### 6.2.1.31 Response SES15

The Updated Flood Assessment, appendix O of the Amendment Report, discusses this on page 46 where it notes that the first floor level is higher than the PMF level and provision will be made in the detailed design to allow ground floor occupants to travel up to the first floor.

### 6.2.1.32 Submission SES16

*Note a Flood Emergency Response Plan has been submitted; however, we recommend the flood emergency response strategy is developed once flood risks are clearly understood based on a robust Flood Impact and Risk Assessment (FIRA), and therefore it should be reviewed and updated once the FIRA is resubmitted. We emphasise that private flood emergency management plans alone are insufficient to address flood at the site. Also, the NSW SES does not have statutory authority to endorse or approve flood emergency response plans.*

### 6.2.1.33 Response SES16

The Proponent has provided revised flood modelling which have been provided in the Updated Flood Assessment, appendix O of the Amendment Report. This flood modelling, when considered against a corrected Parramatta River Flood Study, provides more conservative outcomes. Therefore, it is the proponent's opinion that the flood risks pertaining to the site are clearly understood.

### 6.2.1.34 Submission SES17

*Should the development progress, despite the flood risks not being clearly understood, we further recommend:*

- *Building design that considers the potential flood and debris loadings of the PMF, that can be significant up to H6 at this site, so that structural failure is avoided during a flood.*

### 6.2.1.35 Response SES17

Firstly, it is reiterated that the application is for a concept proposal, which does not grant consent to building detailed design.

Secondly, the structural design will be appropriately considered to the extent necessary, within the further detailed Design Application.

Thirdly, we clarify that as identified in the Updated Flood Assessment, appendix O of the Amendment Report, in the 1% AEP event high hazards are contained wholly within the channel and in the PMF the

site is only subject to H5 hazards in a small corridor at the western end of the site. Refer to figure 8, page 19, and figure 16, page 27 respectively.

#### 6.2.1.36 Submission SES18

- *The basement is passively protected from events up to and including the PMF, ensuring that all openings to the basement (ramp, vents, etc.) are situated above the PMF as a condition of consent. If this is not feasible reconsider basement carparking as any openings to the basement below the PMF will pose risk to life and property. The installation of retractable flood gates is not an appropriate measure to manage risk to life in the event of a flood as it is reliant on external factors such as human intervention, electricity source, etc., we therefore recommend requesting the proponent investigate alternative mitigation measures.*

#### 6.2.1.37 Response SES18

The basement car park will be fully protected for all events up to and including the PMF. Protection will be provided via passive measures above the 1% AEP event (solid walls and a driveway crest with 0.2 m freeboard). An active flood gate at the driveway will provide flood protection to the PMF level. Refer to page 39 of the Updated Flood Assessment, appendix O of the Amendment Report.

#### 6.2.1.38 Submission SES19

*ATTACHMENT A: Principles Outlined in the Support for Emergency Management Planning Guideline7*

*Principle 1 Any proposed Emergency Management strategy should be compatible with any existing community Emergency Management strategy.*

*Any proposed Emergency Management strategy for an area should be compatible with the strategies identified in the NSW State Flood Plan and the Parramatta LGA Flood Emergency Sub Plan, where evacuation is the preferred emergency management strategy for people impacted by flooding.*

#### 6.2.1.39 Response SES19

As per SES guidelines where it is safer to remain in-situ than evacuate the former should occur in preference and that is what GRC Hydro have proposed in their Flood Emergency Response Plan, appendix P of the Amendment Report. This is consistent with all development in the Parramatta CBD.

#### 6.2.1.40 Submission SES20

*Principle 2 Decisions should be informed by understanding the full range of risks to the community.*

*Decisions relating to future development should be risk-based and ensure Emergency Management risks to the community of the full range of floods are effectively understood and managed.*

#### 6.2.1.41 Response SES20

The full range of flooding events are considered up to and including the PMF are addressed in the Updated Flood Assessment, appendix O of the Amendment Report.

#### 6.2.1.42 Submission SES21

*It is noted that the site itself is subject to mainstream flooding of the Parramatta River, creek flooding from the channelised Clay Cliff Creek which runs along the southern boundary and through the site, as well as overland flow flooding. The Parramatta River Flood Study suggests that the site itself (the area surrounding the existing building) becomes almost entirely inundated in a 20% Annual Exceedance Probability (AEP) event, with fairly shallow flooding to the east and higher depths of up to 0.7 metres in the western part and in excess of 1.5 metres within the creek channel.*

#### 6.2.1.43 Response SES21

We note that Riverine flood liability of the site has also been raised by CPHR including the issue of duration. PRFS results indicate a lack of flood liability at the site due to Riverine flooding for the 1%, 0.5% and 0.2% results. Only events rarer than the 0.2% AEP may flood the site.

#### 6.2.1.44 Submission SES22

*It is unclear if the modelling provided includes flooding from all sources, however there appears to be a discrepancy between the Parramatta River Flood Study flood extent, showing the entire site (around the existing building) as well as all surrounding roads to the north east and west completely inundated by flood depths in excess of 1.5 metres and H5 – H6 flood hazard level in a Parramatta River PMF event, while the modelling provided in the Updated Flood Assessment suggests the area to the north to be flood free in a PMF event and lower hazard suggesting this modelling may have Clay Cliff Creek flooding as the dominant feature and may not fully reflect mainstream flooding of the Parramatta River. The Study shows that*

*a significant part of the site (surrounding the existing building) is categorised as floodway in the 1% AEP event and in a PMF the area within the site surrounding the existing building, as well as the surrounding road network providing access to the site are categorised as floodway.*

#### 6.2.1.45 Response SES22

The site lies on the Paramatta River floodplain albeit is not flood liable to Paramatta River flooding except for events rarer than the 1% AEP event. This comment pertains to the discrepancy in design levels, which is addressed in the response to Council's letter, item 1, key issues.

#### 6.2.1.46 Submission SES23

*We recommend seeking advice from Parramatta City Council and the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) in relation to the modelling approach and the impact of the proposed development on flood behaviour at the site and adjacent areas.*

#### 6.2.1.47 Response SES23

We are unsure of the basis of this comment. The Updated Flood Assessment, appendix O of the Amendment Report is more conservative than Council's PRFS once the object errors as set out on section 5, page 6 onwards are resolved, again noting that Council has confirmed that the PRFS contains errors in various locations, leading to the discrepancy in design levels.

#### 6.2.1.48 Submission SES24

*It is understood that the development would be relying on shelter in place as the flood emergency strategy. While in flash flood environments the risk of remaining in a building above the PMF level may be safer than evacuating, due to the little to no warning time available for the community to appropriately respond, it should not be used to justify future development that would expose more people to the flood risk. We emphasise that the strategy of isolation or sheltering in buildings surrounded by flood water are not equivalent, in risk management terms, to evacuation. The consent authority should request the proponent to demonstrate consistency with the Shelter in Place Guideline prior to granting consent, to ensure the risk to life is adequately managed and/or mitigated. This includes addressing (not limited to) the following:*

- *detailed assessment of evacuation off-site (the primary emergency management strategy) to determine that evacuation off-site is not achievable. (7)*
- *the flooding occurs within less than 6 hours from the commencement of causative rain and the duration of shelter in place due to isolation by floodwaters is less than 12 hours from the commencement of rainfall (8b)*
- *development is not subject to high hazard flooding (e.g. floodways, high hazard H5 or H6 areas) or surrounding roadways are not subject to high hazard flooding. (8c)*
- *how shelter in place will be used as part of the site’s emergency management response and communicated to occupants (9)*
- *an understanding of the secondary risks and how the proponent proposes they will be managed is outlined in the FIRA. Secondary risks include medical emergencies, building fire, health and wellbeing. (10)*
- *demonstrate that any proposed refuge location is above the height of the PMF and aligns with the design criteria in the Guideline and the Red Cross Preferred Sheltering Practices for Emergency Sheltering in Australia, including water supply, waste management, sanitation, food, and shelter and space management.*

#### 6.2.1.49 Response SES24

The above has been addressed in the submitted Updated Flood Assessment and Flood Emergency Response Plan, appendices O and P of the Amendment Report, and in the various responses within this response document.

#### 6.2.1.50 Submission SES25

*We note a Flood Emergency Response Plan has been submitted; however, we recommend the flood emergency response strategy suitable for the is developed once flood risks are clearly understood based on a robust Flood Impact and Risk Assessment (FIRA), and therefore it should be reviewed and updated once the FIRA is resubmitted. We emphasise that private flood emergency management plans alone are insufficient to address flood at the site and that the NSW SES does not have statutory authority to endorse or approve flood emergency response plans.*

#### 6.2.1.51 Response SES25

The Proponent has provided revised flood modelling which have been provided in the Updated Flood Assessment, appendix O of the Amendment Report. This flood modelling, when considered against a corrected Parramatta River Flood Study, provides more conservative outcomes. Therefore, it is the proponent’s opinion that the flood risks pertaining to the site are clearly understood.

#### 6.2.1.52 Submission SES26

*Should the development be progressed, we recommend building design that considers the potential flood and debris loadings of the PMF, that can be significant up to H6 at this site, so that structural failure is avoided during a flood.*

#### 6.2.1.53 Response SES26

Firstly, it is reiterated that the application is for a concept proposal, which does not grant consent to building detailed design.

Secondly, the structural design will be appropriately considered to the extent necessary, within the further detailed Design Application.

Thirdly, we clarify that as identified in the Updated Flood Assessment, appendix O of the Amendment Report, in the 1% AEP event high hazards are contained wholly within the creek and in the PMF the site is only subject to H5 hazards in a small corridor at the western end of the site. Refer to figure 8, page 19, and figure 16, page 27 respectively.

#### 6.2.1.54 Submission SES27

*We understand that the basement will be flood protected passively to above the 1% AEP level with additional flood protection to the PMF level via active flood gates (specific details to be confirmed during detailed design). We recommend that the basement is passively protected from events up to and including the PMF, ensuring that all openings to the basement (ramp, vents, etc.) are situated above the PMF as a condition of consent. If this is not feasible reconsider basement carparking as any openings to the basement are below the PMF will pose risk to life and property. The installation of retractable flood gates is not an appropriate measure to manage risk to life in the event of a flood as it is reliant on external factors such as human intervention, electricity source, etc., we therefore recommend requesting the proponent to investigate alternative mitigation measures.*

#### 6.2.1.55 Response SES27

Float-activated flood barriers that are self-powered and commonplace could be considered within the detailed Design Application which require neither human intervention nor an electricity source.

#### 6.2.1.56 Submission SES28

*Principle 3 Development of the floodplain does not impact on the ability of the existing community to safely and effectively respond to a flood.*

*The ability of the existing community to effectively respond (including self-evacuating) within the available timeframe on available infrastructure is to be maintained. It is not to be impacted on by the cumulative impact of new development.*

#### 6.2.1.57 Response SES28

Impacts in the 1% AEP event (including the climate change scenario) are negligible and largely remain within the site as discussed on page 13 of the Updated Flood Assessment, appendix O of the Amendment Report. The PMF does not impact hazard categories on surrounding roads.

#### 6.2.1.58 Submission SES29

*Risk assessment should have regard to flood warning and evacuation demand on existing and future access/egress routes. Consideration should also be given to the impacts of localised flooding on evacuation routes. Evacuation must not require people to drive or walk through flood water.*

#### 6.2.1.59 Response SES29

This is addressed in Section 8 of the Updated Flood Assessment, appendix O of the Amendment Report.

#### 6.2.1.60 Submission SES30

*Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES.*

#### 6.2.1.61 Response SES30

The point is noted. The Flood Emergency Response Plan at appendix P of the Amendment Report is based on a shelter-in-place strategy rather than reliance on mass rescue. That is the prevailing approach for comparable sites in the local catchment where evacuation lead times are limited.

#### 6.2.1.62 Submission SES31

*Principle 4 Decisions on development within the floodplain does not increase risk to life from flooding.*

*Managing flood risks requires careful consideration of development type, likely users, and their ability to respond to minimise their risks. This includes consideration of:*

*Isolation – There is no known safe period of isolation in a flood, the longer the period of isolation the greater the risk to occupants who are isolated.*

#### 6.2.1.63 Response SES31

The PMF duration above 6 mAHD (proposed lowest habitable floor level) is 8 hours, and therefore a Shelter in Place strategy, as employed through the catchment, is appropriate.

#### 6.2.1.64 Submission SES32

*Secondary risks – This includes fire and medical emergencies that can impact on the safety of people isolated by floodwater. The potential risk to occupants needs to be considered and managed in decision-making.*

#### 6.2.1.65 Response SES32

This is addressed in Section 8 of the Updated Flood Assessment, appendix O of the Amendment Report.

#### 6.2.1.66 Submission SES33

*Consideration of human behaviour – The behaviour of individuals such as choosing not to remain isolated from their family or social network in a building on a floor above the PMF for an extended flood duration or attempting to return to a building during a flood, needs to be considered.*

#### 6.2.1.67 Response SES33

This is addressed in Section 8 of the Updated Flood Assessment, appendix O of the Amendment Report.

#### 6.2.1.68 Submission SES34

*Principle 5 Risks faced by the itinerant population need to be managed.*

*Any Emergency Management strategy needs to consider people visiting the area or using a development.*

#### 6.2.1.69 Response SES34

We note that the application is a concept application and does not consider the detailed design of the buildings and common areas. During the detailed Design Application, ample refuge will be available for sheltering in place above the PMF level.

Additionally, the Flood Smart warning System operates in this catchment. This is addressed on page 32 of the Updated Flood Assessment, appendix O of the Amendment Report.

### 6.2.1.70 Submission SES35

*Principle 6 Recognise the need for effective flood warning and associated limitations.*

*An effective flood warning strategy with clear and concise messaging understood by the community is key to providing the community an opportunity to respond to a flood threat in an appropriate and timely manner.*

#### 6.2.1.71 Response SES35

The Flood Smart warning System operates in this catchment. Operation measures have been recommended so as to separate all occupants from flooding well in advance of flooding impacting the site. This is addressed on page 32 of the Updated Flood Assessment, appendix O of the Amendment Report.

### 6.2.1.72 Submission SES36

*Principle 7 Ongoing community awareness of flooding is critical to assist effective emergency response.*

*Development within a floodplain will necessitate ongoing involvement from the NSW State Emergency Service (SES) in community awareness, preparedness, and response activities.*

#### 6.2.1.73 Response SES36

The point is noted. Consultation with the SES will continue through the detailed design application process.

## 6.2.2 Fire and Rescue NSW

### 6.2.2.1 Overview of submission

Fire and Rescue NSW provided comments on 13 January 2026 relating to emergency access, fire-fighting operations and related operational considerations. Relevant extracts of the submission are reproduced in italic text below and are followed, in each instance, by the proponent response.

#### 6.2.2.2 Submission FRNSW1

*Fire and Rescue NSW (FRNSW) acknowledge correspondence received on 17 December 2025, requesting advice on the AMENDMENT REPORT FOR GREGORY PLACE BUILD-TO-RENT 2A GREGORY PLACE, HARRIS PARK (SSD-31179510). FRNSW have reviewed the Amendment Report.*

*FRNSW refers to our previous letter dated 4 August 2022, Advice on EIS, (D22/66252), for GREGORY PLACE BUILD-TO-RENT (SSD-31179510). All recommendations made in this letter*

*remain applicable to this project. FRNSW submit no additional comments or recommendations for consideration, nor any requirements beyond that specified by applicable legislation at this stage.*

### 6.2.2.3 Response FRNSW1

Fire and Rescue NSW’s earlier advice continues to apply. No additional response is required at this stage.

## 6.2.3 Endeavour Energy

### 6.2.3.1 Overview of submission

Endeavour Energy provided standard utility and servicing comments relating to electricity infrastructure, easements, protection measures and connection requirements. Relevant extracts of the submission are reproduced in italic text below and are followed, in each instance, by the proponent response.

### 6.2.3.2 Submission EE1

*Submission dated 16 January 2026*

### 6.2.3.3 Response EE1

Endeavour Energy’s standard servicing requirements are noted and can be addressed through detailed design and connection approvals.

## 6.2.4 Transport for NSW

### 6.2.4.1 Overview of submission

Transport for NSW commented in their submission on 19 December 2025 on traffic, transport access, movement networks and related transport planning considerations. Relevant extracts of the submission are reproduced in italic text below and are followed, in each instance, by the proponent response.

### 6.2.4.2 Submission TfNSW1

*TfNSW has reviewed the amendments and advises that the development will not impact the surrounding classified road network as the amended application is reducing the number of dwellings. This results in 163 less dwellings and 275 parking spaces.*

*As such, TfNSW has no further comment.*

### 6.2.4.3 Response TFNSW1

TfNSW’s advice that the amended concept does not affect the classified road network is noted.

## 6.2.5 NSW Department of Climate Change, Energy, the Environment and Water – Heritage NSW – Aboriginal Cultural Heritage

### 6.2.5.1 Overview of submission

This submission dated 16 January 2026 addresses Aboriginal cultural heritage matters, including consultation, assessment methodology, archaeological interpretation and appropriate management measures. Relevant extracts of the submission are reproduced in italic text below and are followed, in each instance, by the proponent response.

### 6.2.5.2 Submission ACH1

*Following the review of the above documents, Heritage NSW requests additional information to inform its advice to the Department on whether the Aboriginal Cultural Heritage Assessment Report (ACHAR) adequately addresses the Secretary's Environmental Assessment Requirements (SEARs) for the project, including the associated recommendations for the management of Aboriginal cultural heritage.*

*Attachment A — Detailed Aboriginal Cultural Heritage Advice Aboriginal Community Consultation*

*Aboriginal Community Consultation*

*Heritage NSW notes that the last recorded consultation with the Registered Aboriginal Parties (RAPs) was in 2022. Heritage NSW requires that consultation with RAPs is continuous and under our policy and guidelines, breaks in consultation of over six months may not constitute continuous consultation. Please outline how continuous consultation has been maintained with RAPs throughout this assessment.*

### 6.2.5.3 Response ACH1

Refer to written response prepared by the project Archaeologist, Dominic Steele Consulting Archaeology<sup>7</sup>, which incorporates a timeline of consultation.

We note the comment regarding breaks in consultation over six months may not constitute continuous consultation. The submission does not explain what policy and guidelines are referred to. The proposal followed the four consultation stages identified in the “*Aboriginal cultural heritage*

---

<sup>7</sup> Attachment 5 – DSCA Response letter dated 3 March 2026

*consultation requirement for proponents 2010*” document, which resulted in the endorsement by the Registered Aboriginal Parties (RAPs) of the draft (at the time) Cultural Heritage Assessment Report. this report was issued as final and appended to the submitted EIS.

Subsequent to the public exhibition period late 2022, the project proposition was reconsidered, culminating in the lodgement of an Amendment Report in 2025. The Department of Planning, Housing and Infrastructure accepted the Amendment in December 2025. As noted in the written response prepared by the project Archaeologist, Dominic Steele Consulting Archaeology<sup>8</sup>, whilst the built form above ground may have changed, the approach to the next steps remains as agreed with the RAPs.

It appears that the 2010 policy document does not contemplate the functionality of the planning system and the time necessary for projects to flow through the system.

Notwithstanding, the RAPs have been issued a copy of the current ACHAR.

#### 6.2.5.4 Submission ACH2

*In accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (Consultation Guidelines), please provide all consultation records (including all letters and email correspondence and a consultation log) undertaken for the project.*

#### 6.2.5.5 Response ACH2

Refer to written response prepared by the project Archaeologist, Dominic Steele Consulting Archaeology<sup>9</sup>, which incorporates a timeline of consultation.

#### 6.2.5.6 Submission ACH3

*Archaeological Assessment*

*Please provide an updated Aboriginal Heritage Information Management System (AHIMS) search. AHIMS searches are only valid for a period of 12 months.*

#### 6.2.5.7 Response ACH3

Refer to the written response prepared by the project Archaeologist, Dominic Steele Consulting Archaeology<sup>10</sup>, which incorporates updated AHIMS searches at attachment B.

---

<sup>8</sup> Attachment 5 – DSCA Response letter dated 3 March 2026

<sup>9</sup> Attachment 5 – DSCA Response letter dated 3 March 2026

<sup>10</sup> Attachment 5 – DSCA Response letter dated 3 March 2026

#### 6.2.5.8 Submission ACH4

*Heritage NSW understand that the level of subsurface disturbance within the project area is currently not fully understood, and that additional detailed contamination assessment is recommended to inform an updated assessment of archaeological potential. To inform the management of Aboriginal cultural heritage within the project area however, a preliminary assessment of archaeological potential is required, as informed by current understanding of disturbance and contamination.*

*Accordingly, please update the ACHAR to include a map of areas of Potential Archaeological Deposit (PAD). The preliminary archaeological assessment should be updated following completion of additional contamination assessment and testing, with any PAD registered on AHIMS.*

#### 6.2.5.9 Response ACH4

Refer to the written response prepared by the project Archaeologist, Dominic Steele Consulting Archaeology<sup>11</sup>, which acknowledges that the ACHAR will be updated following the completion of additional contamination assessment and testing, and in consultation with the Registered Aboriginal Parties. Notwithstanding, attachment C incorporates a draft Potential Archaeological Deposit map.

#### 6.2.5.10 Submission ACH5

*Please update the ACHAR to outline mitigation measures for managing Aboriginal cultural heritage within the project area, based on the findings of the additional contamination assessment. The ACHAR should specify mitigation measures for areas with minimal or no disturbance and contamination, as well as tailored mitigation for areas identified as contaminated.*

#### 6.2.5.11 Response ACH5

Refer to the written response prepared by the project Archaeologist, Dominic Steele Consulting Archaeology<sup>12</sup>, which acknowledges that the ACHAR will be updated following the completion of additional contamination assessment and testing, and in consultation with the Registered Aboriginal Parties.

---

<sup>11</sup> Attachment 5 – DSCA Response letter dated 3 March 2026

<sup>12</sup> Attachment 5 – DSCA Response letter dated 3 March 2026

### 6.2.5.12 Submission ACH6

#### *Aboriginal Cultural Heritage Management Plan*

*Please update the ACHAR to include a recommendation for preparation of an Aboriginal Cultural Heritage Management Plan (ACHMP) to guide the management of Aboriginal cultural heritage within the project area, including any future archaeological investigations.*

### 6.2.5.13 Response ACH3

Refer to the written response prepared by the project Archaeologist, Dominic Steele Consulting Archaeology<sup>13</sup>, which notes that the updating of the ACHAR with this recommendation is accepted, and best placed to occur as part of the holistic ACHR update following the completion of additional contamination assessment and testing, and with consultation with the Registered Aboriginal Parties.

## 6.2.6 NSW Department of Climate Change, Energy, the Environment and Water – Heritage NSW

### 6.2.6.1 Overview of submission

This submission dated 16 January 2026 addresses non-Aboriginal heritage matters, including setting, built form, visual relationships and heritage impact management. Relevant extracts of the submission are reproduced in italic text below and are followed, in each instance, by the proponent response.

### 6.2.6.2 Submission HNSW1

*As delegate of the Heritage Council of NSW, we provide the following advice:*

- *The SSD amendment and RtS was considered by the Heritage Council’s Approvals Committee on 30 September 2025. The committee found the amended design to be a substantial improvement on the EIS scheme and a positive response to previous Heritage Council concerns. The committee passed resolution 2025-43 in response to the SSD amendment and RtS – please refer to Attachment A.*
- *Should the SSD proceed to the developed design phase it is recommended that that the following issues be addressed.*
  - *The boundary fencing between the SSD site and Hambledon Cottage, including provision for any access points between the two properties, should be developed in*

---

<sup>13</sup> Attachment 5 – DSCA Response letter dated 3 March 2026

*consultation with Hambledon Cottage management. Heritage NSW considers that the provision of fencing along the boundary would clearly delineate the property boundary and would assist in management of both properties. We would be happy to advice further if requested.*

### 6.2.6.3 Response HNSW1

The Design Amendment Report, being appendix C to the Amendment Report, specifically section 6.1.2, pages 119 and 120 identifies variations to the treatment of the interface between the site and the grounds surrounding Hambledon Cottage.

The proposal, and the numerous submissions fielded by this application, talk to the need for permeability and connectivity throughout the neighbourhood, of which this site currently sits as a barrier. Therefore, the proposal makes recommendation that the treatment along the northern boundary is one whereby there isn't a hard border, but the public domain blends into the site. It was noted in the City of Parramatta Council's submission to the public exhibition of the EIS that the "proposed site planning results in the impression of a private gated estate", which is not the desired outcome.

Furthermore, the Heritage Council's Approval's committee's review supported the scheme as amended.

Notwithstanding the above, the proponent is committed to working with the Parramatta and District Historical Society on a mutually beneficial outcome for this important interface.

### 6.2.6.4 Submission HNSW2

- *A heritage interpretation plan (HIP) should be prepared an early stage in to inform the detailed design. The HIP should be submitted as part of any future development application for detailed design.*
- *Later design phases should carefully consider visual impacts on Hambledon Cottage and Experiment Farm. It is recommended that the design should be contemporary in character but sympathetic in colour and materiality and should not detract from or visually overwhelm the SHR listed items in the vicinity. Detailed design should also consider breaking down of visual mass as noted in Item 9 of the Approvals Committee resolutions (Attachment A);*
- *The HAHIAA assesses that the SSD site is not expected to contain substantially intact archaeological remains that meet the threshold of significance, but recommends that*

*archaeological monitoring should be undertaken. Please refer to Attachment B for further advice in this regard.*

- *As local heritage items and conservation areas are in the vicinity, advice should be sought from the relevant local council.*

#### 6.2.6.5 Response HNSW2

Noted

#### 6.2.6.6 Submission HNSW3

*Attachment A - Gregory Place Build to Rent (SSD-31179510)*

*Heritage Council Approvals Committee – 30 September 2025*

*Resolution 2025-43*

*The Approvals Committee resolved to:*

1. *Note the draft Response to Submissions report prepared by Pacific Planning.*
2. *Note that the current scheme has responded to a number of concerns previously raised by the Approvals Committee and potential impacts on the context, setting and visual connections between Hambledon Cottage, Experiment Farm Cottage, and Our Lady of Lebanon Co-Cathedral have been reduced.*
3. *Note the material reduction in massing and scale of the building envelopes as part of the proponent's response to submissions, including the reduction from approximately 483 to 320 dwellings.*
4. *Note the importance of continuity of design excellence through to the construction.*
5. *Support the Connection with Country and landscape design and recommend that it inform the wider public domain*
6. *Support the proposed 30-metre-wide public park connection as a minimum, which will provide a visual link between Hambledon Cottage and Our Lady of Lebanon CoCathedral.*
7. *Support the reduction in Building C's footprint and height from 7–8 storeys to 4–6 storeys. This adjustment adds additional parkland in the vicinity of Experiment Farm Cottage and improves view lines.*
8. *Support the proposed current scheme with a maximum of 2-storey heights for buildings in the immediate vicinity of the Hambledon Cottage.*
9. *Consider in later design phases breaking up the visual mass, particularly on the northern elevation.*

### 6.2.6.7 Response HNSW3

The matter is noted and will be addressed through the detailed design application.

### 6.2.6.8 Submission HNSW4

*Attachment B - Gregory Place Build to Rent (SSD-31179510)*

*Recommendations – Historical Archaeology*

*Archaeological Work Methods Statement*

*1. An Archaeological Work Method Statement (AWMS) is to be completed for the project in accordance with the guideline Archaeological Assessments (Heritage Office and DUAP 1996) to inform and guide archaeological monitoring. The AWMS must:*

- a. identify the potential archaeological resource on site, and how it will be impacted by the proposed works.*
- b. identify research questions to guide the archaeological program.*
- c. propose a methodology for archaeological monitoring on site.*
- d. provide a methodology for post-excavation analysis and reporting.*
- e. provide an Unexpected Finds Procedure for the proposed works. This should include a provision for a stop-works procedure and notification to Heritage NSW, should substantially intact relics, or potential relics be identified.*
- f. Include a requirement for provision of an Archaeological Research Design and Excavation Methodology (ARDEM) if archaeological testing and/or open-area salvage excavation is recommended as mitigation based on the results of the monitoring. The ARDEM should detail the proposed excavations and methodology and should be developed in consultation with Heritage NSW.*

*2. The AWMS is to be provided to the Secretary of the Department of Planning, Housing and Infrastructure for approval in consultation with Heritage NSW.*

*3. A Final Excavation Report is to be prepared and provided to Heritage NSW within 12 months of the completion of archaeological investigations for accession to the Heritage Library.*

### 6.2.6.9 Response HNSW4

Refer to the Archaeological Works Method Statement prepared by the project Archaeologist, Dominic Steele Consulting Archaeology<sup>14</sup>.

### 6.2.6.10 Submission HNSW5

*Nominate an Excavation Director*

*A suitably qualified and experienced Excavation Director should be nominated for the archaeological monitoring works. The nominated Excavation Director is to meet the requirements of Criteria for Assessing Excavation Directors (Heritage Council of NSW 2019). The ARDEM and nominated Excavation Director should be submitted to Heritage NSW for approval prior to the commencement of archaeological works.*

### 6.2.6.11 Response HNSW2

The recommendation is noted and can be implemented through the archaeological management framework for the detailed design stage.

## 6.2.7 NSW Department of Climate Change, Energy, the Environment and Water – Conservation Programs, Heritage and Regulation (CPHR Group)

### 6.2.7.1 Overview of submission

This section summarises the issues raised by NSW Department of Climate Change, Energy, the Environment and Water – Conservation Programs, Heritage and Regulation (CPHR Group) in their submission dated 5 February 2026, and provides the proponent response to each relevant point. Relevant extracts of the submission are reproduced in italic text below and are followed, in each instance, by the proponent response.

### 6.2.7.2 Submission CPHR1

*In Summary*

*Flooding – The Secretary’s environmental assessment requirements have not been satisfied. CPHR highlights that City of Parramatta Council (Council) previously objected to the development, citing flooding as a major concern, supported by issues raised by the NSW SES.*

### 6.2.7.3 Response CPHR1

We are unclear how the SEARS, or which specific requirements haven’t been satisfied.

---

<sup>14</sup> Attachment 6 – DSCA Archaeological Works Method Statement dated 25 February 2026

Our flooding consultant, GRC Hydro, has identified a number of locations of objective error in Council's adopted Parramatta River Flood Study 2024 (PRFS) model, which leads to the difference between Council and the proponent's flood results.

GRC Hydro has provided examples of Council confirming that there are errors in its PRFS model and directed the proponent's consultant to work around these.

Additionally, a proponent model was adopted over the PRFS model for a project at WSU on Vineyard creek due to the inaccuracies in the PRFS model.

The proponent's modelling adopts a greater flow than the PRFS model due to the incorporation of a climate change factor equivalent to a 19% increase in rainfall.

For additional detail relating to this item please refer to section 5.1 on page 8 of the Updated Flood Assessment, appendix O of the Amendment Report.

#### 6.2.7.4 Submission CPHR2

*Key unresolved matters include the need for refinement of the flood model in consultation with the Council, assessment of the full range of flooding scenarios, including the Parramatta River Probable Maximum Flood (PMF), and detailed consideration of the suitability of the land for residential use. Additional work is also required to assess structural integrity, emergency management arrangements, and the appropriateness of relying on shelter-in-place during flash flooding.*

#### 6.2.7.5 Response CPHR2

The Parramatta Riverine PMF has been considered, and the first-floor level is 0.5m above the Riverine PMF estimate. Flood emergency response has been discussed on page 30 of the Updated Flood Assessment, appendix O of the Amendment Report. PMF duration above 6 mAH (proposed lowest habitable floor level) is 8 hours. Whilst actual duration could vary around this estimate (for the peak event), overall it is apparent that duration will fall within the Shelter in Place guidelines.

#### 6.2.7.6 Submission CPHR3

*Biodiversity – the development is consistent with the biodiversity development assessment report (BDAR) waiver granted by CPHR on 24 September 2025. If the proposed development is changed prior to approval so that it is no longer as described in Schedule 1 of the BDAR waiver determination, the applicant will need to lodge a new BDAR waiver request or prepare a BDAR.*

### 6.2.7.7 Response CPHR3

Noted

### 6.2.7.8 Submission CPHR4

*Attachment A*

*FLOODING*

*Key Assessment Issues*

#### *1. Flood Modelling*

*The Updated Flood Assessment has used GRC's own flood model of Clay Cliff Creek for the site, noting issues with the City of Parramatta Council's (Council) adopted model. The comments made by GRC on Council's model do not appear reasonable. CPHR finds it concerning that the resultant flood mapping appears to have all but removed 1% Annual Exceedance Probability (AEP) flooding from the floodplain mapped in several previous studies. CPHR considers it unlikely that the Clay Cliff Creek stormwater channel was designed for or has the capacity to fully convey the 1% AEP flood. Therefore, GRC's flood model warrants further review and verification in consultation with Council.*

### 6.2.7.9 Response CPHR4

Firstly, Council has acknowledged errors in the PRFS Model, evidence of which is identified in Appendix A of the Updated Flood Assessment, appendix O of the Amendment Report. Therefore, it is not unreasonable to consider that there may be errors in the Clay Cliff Creek catchment of the PRFS Model. Regarding the errors identified by GRC Hydro, there are clearly, succinctly and objectively identified in Table 1 of the Updated Flood Assessment, at section 5.1, from page 7 onwards. The major error identified, is the doubling of the upstream flow, leading to the discrepancy in design levels and flows. With the error corrected, GRC Hydro have shown that in fact, their design levels are greater than the PRFS model.

Secondly, the proponent's flood model was adopted over the PRFS model for a project at WSU on Vineyard creek due to the inaccuracies in the PRFS model. Likewise, under consideration of the NOVUS BTR project, SSD-34919690 by the IPC, the proponent's flood model was preferred over the (at the time draft) PRFS.

### 6.2.7.10 Submission CPHR5

*The Updated Flood Assessment states that the Council model includes an error, where a subcatchment is duplicated. The Updated Flood Assessment then states that there is a*

*greater flow in Clay Cliff Creek in GRC’s model than would be in Council’s model without the duplicated subcatchment. However, no further comparisons have been made by GRC between the two models. Detailed map and level comparisons should be made. Alternatively, Council’s model may be used with recommended amendments such as removing the extra subcatchment and changing the channel from 2D to 1D as suggested by GRC.*

#### 6.2.7.11 Response CPHR5

A thorough comparison to the PRFS model is provided on page 6 and following of GRC Hydro’s Updated Flood Assessment, appendix O of the Amendment Report. While direct impact maps comparing the two models were not provided, a clear difference is evident between the respective flood mapping outputs.

#### 6.2.7.12 Submission CPHR6

*The assumption of 100% blockage of pits and pipes in the model is not considered to be a reasonable representation of real world conditions. The approach to pit and pipe blockage should be refined in consultation with Council.*

*The pedestrian footbridge upstream of the site has been excluded on the basis that it is above the 1% AEP flood level. As a minimum, it should be included in the PMF model. Australia Rainfall and Runoff (ARR) blockage assessment should also be undertaken.*

#### 6.2.7.13 Response CPHR6

100% blockage of pits and pipes is a best practice approach to modelling the 1% AEP event. Further any modification to this approach will likely have no impact on design flood levels at the subject site as the subject site is adjacent to the channel. In regards to the upstream bridge, GRC Hydro’s approach is to not block this flow as it provides a conservative estimate of flooding in Clay Cliff Creek. Any presumption of blockage at this upstream structure would non-conservatively reduce channel flow (by diverting flow out of the channel). GRC Hydro have confirmed their modelling approach as the bridge soffit is metres proud of the 1% AEP flood level and as such blockage of this structure in a 1% AEP event is extremely unlikely and non-conservative for subject site flood design.

#### 6.2.7.14 Submission CPHR7

*Climate change modelling should be undertaken because of the latest available guidance, which is the Australian Rainfall and Runoff Version 4.2 (Commonwealth of Australia, May 2019).*

### 6.2.7.15 Response CPHR7

It is noted that the Updated Flood Assessment, appendix O to the Amendment Report, has considered and assessed climate change by the introduction of a 19% rainfall increase factor in line with the City of Parramatta Council’s guidelines. It is noted that Council’s own Parramatta River Flood Study does not consider climate change. Furthermore, the 19% climate change factor is higher than the requirements of ARR4.2.

### 6.2.7.16 Submission CPHR8

*Flood behaviour and therefore flood modelling will impact on flood planning controls and emergency management considerations for the proposed development.*

*Recommended Action:*

*Update the flood assessment with revised modelling in accordance with the comments above. Flood planning controls and emergency management considerations will need to be updated once Council and CPHR are satisfied with the model.*

*Extent and Timing - Pre-determination*

### 6.2.7.17 Response CPHR8

We refer to our response to item 1 of CPHR’s key issues above.

### 6.2.7.18 Submission CPHR9

*2. Flood impacts*

*PMF impacts have not been mapped as required.*

*Recommended Action:*

*Map and discuss flood impacts in the PMF separately for the Clay Cliff Creek and the Parramatta River.*

*Extent and Timing - Pre-determination*

### 6.2.7.19 Response CPHR9

We refer to the Updated Flood Assessment, appendix O of the Amendment Report, and where we refer to our response to item 1 of CPHR’s key issues above.

### 6.2.7.20 Submission CPHR10

*3. Flood Risk*

*While the FERP has used results of Council’s Parramatta River Flood Study (Stantec, 13 June 2024) for the Parramatta River PMF, the Updated Flood Assessment has not presented mapping or discussion of Parramatta River PMF.*

*The site is currently used for industry, and the proposal is for residential development. Given the highly constrained nature of the site, detailed consideration should be given to the suitability of the site for residential use. Residential use carries a higher flood risk profile than employment uses including longer and overnight occupation and the potential higher vulnerability of occupants such as children. Industrial facilities can close early before a flood and can be evacuated more easily.*

*Recommended Action:*

*Provide mapping and discussion of Parramatta River PMF and how it impacts use of the site.*

*Provide detailed consideration as to the suitability of the site for residential development.*

*Extent and Timing – Pre-determination*

#### 6.2.7.21 Response CPHR10

In the Updated Flood Assessment, appendix O of the Amendment Report, the riverine PMF is referred to and Council’s flood certificate provides mapping of the same. The riverine PMF sets the highest flood level at the site and the Flood Emergency Report Plan, appendix P of the Amendment Report, is built around protecting residencies from the riverine PMF risk. Duration of flooding in the PMF has been discussed under item 5 below.

Regarding suitability of the site for residential development, we respond with regards to flooding. The site is not impacted in the 1% AEP, the threshold consideration for impacts. In the PMF, the site is adequately and appropriately supported by a Shelter in Place Strategy, the detailed particulars of which will be addressed in the subsequent detailed design application. Therefore, the site is suitable for residential development.

#### 6.2.7.22 Submission CPHR11

##### *4. Structural Adequacy*

*High hazard flooding in extreme events would risk structural failure. All structures are considered subject to failure in H6 hazard flooding. Therefore, the ability of occupants to remain in the building during and after extreme flood events would be compromised. Details on structural adequacy while sheltering in place in an H6 hazard flash flood environment should be provided.*

### 6.2.7.23 Response CPHR11

In the 1% AEP event high hazards are contained wholly within the creek. In the PMF, the site is subject to H5 hazard only in one small corridor at the west end of the site. This has been addressed on page 41 of the Updated Flood Assessment, appendix O of the Amendment Report. Furthermore, our flooding consultant, GRC Hydro's review of the Parramatta River Flood Study 2024 (PRFS) has identified that only riverine flooding events rarer than the 0.2% AEP may flood the site.

### 6.2.7.24 Submission CPHR12

*Recommended action:*

*Provide preliminary information on structural adequacy, including how building design responds to the site-specific hazards and the consequences of a PMF on structural integrity.*

*Extent and Timing - Pre-determination*

### 6.2.7.25 Response CPHR12

A structural engineer will provide guidance on the structural soundness of the proposal as part of the detailed Design Application.

### 6.2.7.26 Submission CPHR13

#### *5. Emergency Management*

*A Flood Impact and Risk Assessment (FIRA) is the primary flood-related document used to inform development assessment. All discussion informing the suitability of the proposed development for approval/consent should be presented in a FIRA or in this case, the Updated Flood Assessment. A FERP may then be used to support a development once it is approved and should not contain information for planning assessment that is not relevant to ongoing implementation of the FERP. The Updated Flood Assessment needs to consider the Parramatta River PMF and not only the Clay Cliff Creek PMF in emergency management. CPHR is aware of information showing durations of inundation longer than 12 hours in the vicinity of the subject site due to long duration flooding in the Parramatta River. Long duration PMF modelling should be undertaken to ascertain the likely length of isolation if sheltering in place is to be adopted.*

### 6.2.7.27 Response CPHR13

Riverine flood liability of the site has been raised by CPHR including the issue of duration. PRFS results indicate a lack of flood liability at the site due to Riverine flooding for the 1%, 0.5% and 0.2%

results. Only events rarer than the 0.2% AEP may flood the site. Durations are non-trivial but within the Shelter in Place guidelines. We also note that the entire Parramatta CBD area is subject to long duration flooding and that the City of Parramatta Council has adopted a 72 hour duration as being acceptable for Shelter in Place.

As per the image below, extracted from the PRFS 2024, the PMF duration at the site above 6 mAH (proposed lowest habitable floor level) is 8 hours. Whilst actual duration could vary around this estimate (for the peak event), overall, it is apparent that duration will fall within the SIP guidelines.

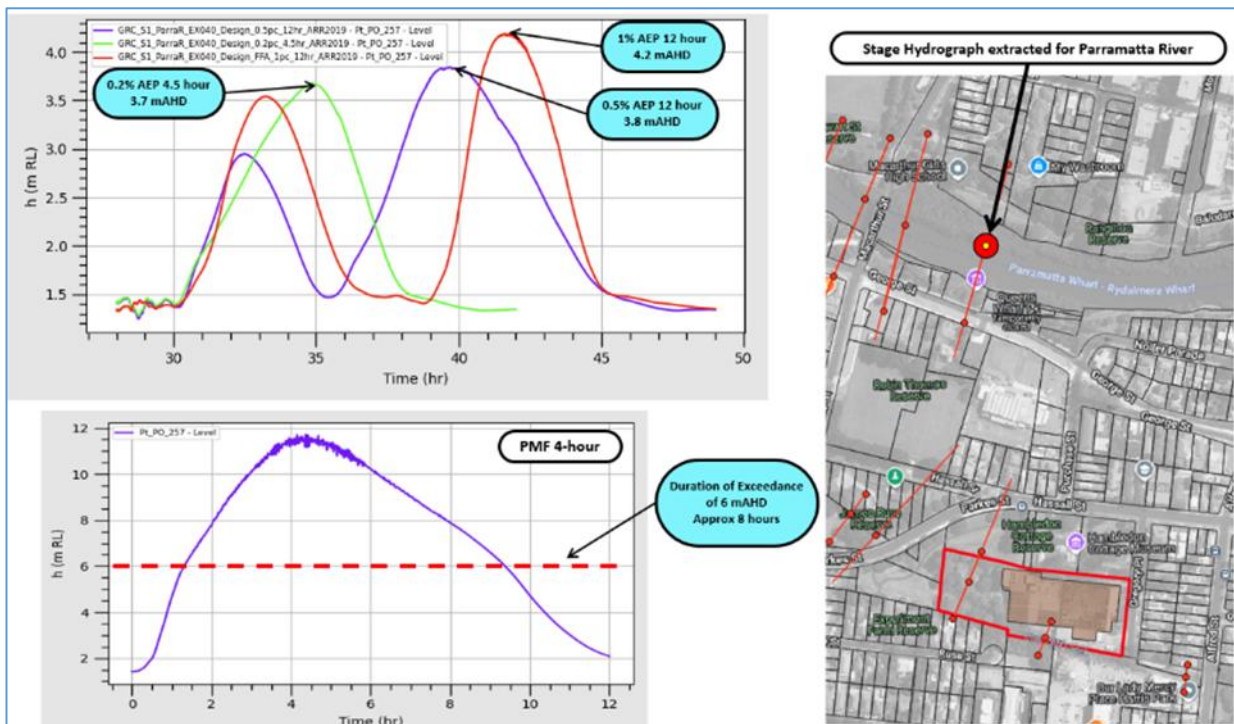


Figure 3 PMF duration at the site

### 6.2.7.28 Submission CPHR14

Basement car parking is not recommended where sheltering in place is proposed. The basement is proposed to have passive protection to 5.1m Australian Height Datum (AHD), which is only 0.2m above GRC’s modelled 1% AEP flood level. A gate is then proposed to 5.85m AHD to protect from creek flooding, but the basement is not protected against riverine flooding. This is considered unacceptable for a development where sheltering in place is proposed. The proposed arrangement would create an unnecessary and unacceptable risk to life.

### 6.2.7.29 Response CPHR14

As addressed previously, the basement will be protected up to the PMF via an active flood gate at the driveway will provide flood protection to the PMF level. Refer to page 39 of the Updated Flood Assessment, appendix O of the Amendment Report. This is a common approach throughout the catchment.

### 6.2.7.30 Submission CPHR15

*The Shelter-in-Place guideline for flash flooding (NSW DPHI, January 2025) should be used to assess the suitability of sheltering in place for this development. The risks associated with sheltering in place with surrounding high hazard flooding need detailed consideration to inform the emergency management strategy.*

### 6.2.7.31 Response CPHR15

This guideline has been utilised to assess and prepare the Flood Emergency Response Plan, appendix P of the Amendment Report.

### 6.2.7.32 Submission CPHR16

*The SES should be consulted for detailed advice.*

*Recommended action:*

- *Update the flood assessment to address the following emergency management points:*
- *Consider longer storm durations for the riverine PMF.*
- *Reconsider basement car parking if sheltering in place is proposed.*
- *Reconsider flood gates.*
- *Use the Shelter-in-Place guideline for flash flooding to assess the suitability of sheltering in place for this development. Consider in detail the risks of sheltering in place in an H6 hazard flash flood environment.*
- *Consultation the NSW SES.*

*Extent and Timing - Pre-determination*

### 6.2.7.33 Response CPHR16

This has been considered and addressed in the above responses.

## 6.2.8 NSW Department of Climate Change, Energy, the Environment and Water – Water Group

### 6.2.8.1 Overview of submission

In its submission dated 27 January 2026, the Water Group commented on waterway, groundwater and water management issues relevant to the site and the proposed development. Relevant extracts of the submission are reproduced in italic text below and are followed, in each instance, by the proponent response.

### 6.2.8.2 Submission WG1

#### *Post Approval Recommendations*

- *quantifying the maximum annual volume of water take due to aquifer interference activities and the ability to acquire sufficient water entitlement*
- *acquiring a water access licence (WAL) to account for the maximum predicted water take*
- *assessment of impacts due to aquifer interference activities*

#### *Attachment A*

##### *1.0 Water supply, take and licencing*

##### *1.1 Recommendation – post approval*

*The Department of Planning, Housing and Infrastructure (DPHI) should request the proponent, at the detailed design stage, to quantify the maximum annual volume of water take due to aquifer interference activities and demonstrate the ability to acquire sufficient water entitlement unless an exemption applies.*

*The recommendation is noted and can be addressed through the post-approval licensing and management framework.*

##### *1.2 Recommendation – post approval*

*DPHI should request the proponent to obtain a water access licence (WAL) to account for the maximum predicted water take for construction and operation activities unless an exemption applies under the Water Management (General) Regulation 2025.*

*The recommendation is noted and can be addressed through the detailed design stage groundwater assessment.*

#### *Groundwater impacts and dewatering requirements*

##### *2.1 Recommendation – post approval*

*At the detailed design stage, DPHI should request the proponent to assess impacts due to aquifer interference activities in accordance with the NSW Aquifer Interference Policy and framework (2012). Please refer to the following documents:*

### 6.2.8.3 Response WG1

The recommendation is noted.

## 6.3 Public submissions

### 6.3.1 National Trust, Parramatta Regional Branch

#### 6.3.1.1 Overview of submission

The National Trust submission, dated 6 January 2026, raises heritage and setting concerns relating to the historic precinct, visual character and the presentation of Hambledon Cottage and surrounding heritage items. Relevant extracts of the submission are reproduced in italic text below and are followed, in each instance, by the proponent response.

#### 6.3.1.2 Submission NT1

*This letter is lodged on behalf of the Parramatta Regional Branch (the Branch) of the National Trust of Australia (NSW). I am the Chair of the Branch, and the submission is supported by the members of the Executive Committee.*

*The Branch strongly rejects the Amended Development Application for build-to-rent dwellings on 2a Gregory Place, Harris Park.*

*Heritage significance of the area's context*

*The Branch believe that the proposed development on this site is inappropriate given the historical context of the precinct that surrounds the site. The proposed development is disrespectful to this heritage context that contains three State-listed heritage items being Elizabeth Farm, Experiment Farm and Hambledon Cottage.*

*These three important properties tell the story of British settlement in the colony of New South Wales. All three buildings and surrounds have been acknowledged as a large part of our heritage and remain in public ownership.*

*This Amended Development Application for build-to-rent dwellings site is in an extremely sensitive location midway between three significant historic houses in Australia, all listed on the NSW State Heritage Register and all in public ownership in recognition of their important cultural values.*

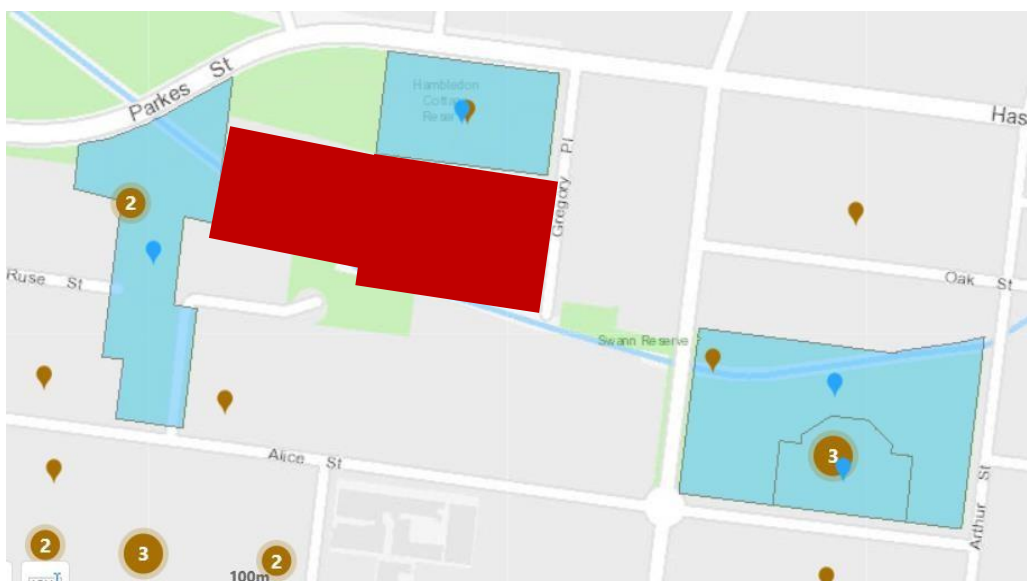
The plan below shows the relationship of these important heritage sites and the site of the proposed development.



Six maps with labels and red crosses by Cheryl Bates OAM

Location of the three SHR sites and their proximity to 2a Gregory Place (depicted by red crosses).

The State Heritage NSW map is shown below with red shading showing the proximity of 2a Gregory Place to the SHR listings shown in blue.



State Heritage NSW map <https://www.hms.heritage.nsw.gov.au/>.

*Boundaries of the three SHR sites in blue and their proximity to 2a Gregory Place depicted by red shading.*

### 6.3.1.3 Response NT1

The Parramatta Regional Branch of the National Trust (PRBNT) has made several statements in the above paragraphs. Succinctly these are:

1. The branch rejects the proposal
2. The proposed development is inappropriate and disrespectful to its heritage context.
3. The three nearby cottages are part of (our) heritage and are publicly owned.
4. The development is in a sensitive location between three houses listed on the NSW State Heritage Register that are publicly owned.

We refer to the Updated Statement of Heritage impact, appendix Q of the Amendment Report, section 10.5, Assessment of Heritage Impact. This document provides considered and specific discussion of the development as it pertains to the nearby heritage items. This includes:

- Creating pedestrian links between the cottages
- Increasing setback around Hambledon Cottage
- Having no significant impact on Hambledon cottage views.
- Connects and regenerates Country
- Improves the subject site.

The proponent notes that, the three cottages are individual heritage items not a precinct and that the subject site that sits between them is not considered to be of heritage significance. The Updated Statement of Heritage Impact considers the evolution of the visual catchment of the immediate locality, considering views in the precinct, and how they have changed with time. The report also states at section 3.3, page 84, that there was no historic, visual or social connection between Hambledon Cottage and Experiment Farm Cottage. Likewise, the report states at page 99 that “A review of the statement of significance for each heritage listed item shows that there is no mention of any physical or visual connection between these three heritage listed items and their grounds, contributing to their heritage significance. A review of the statement of significance shows that the statement of significance for each SHR listed cottage is limited to the cottage itself and its historic association, while the significance of the place prior to European occupation has been overlooked.”

Importantly, and whilst discussed in the above report, the redevelopment of the site offers an opportunity not currently provided by the three cottages, either individually or collectively. That is, to

provide a considered telling of history, from First Nations inhabitants, the impact of English Colonisation, and the modern waves of migration, creating a rich tapestry.

#### 6.3.1.4 Submission NT2

*The Statement of Significance for each of the properties follows.*

##### **Elizabeth Farm**

*On 2 April 1999 the estate was listed on the New South Wales State Heritage Register and was the first property entered on the register, thus recognising its significance to the State.*

*State Heritage Register Listing No: 00001*

*Gazette Date: 02/04/1999*

*Statement of Significance*

*“Elizabeth Farm is associated with major figures who were prominent in the 19th century development of the colony, including John and Elizabeth Macarthur, and the Swann family in the 20th century. There is a large surviving collection of documentary evidence connected to the house, which contains part of the oldest surviving European construction in Australia. The garden contains some of the earliest European plantings in Australia including a Chinese elm (*Ulmus parvifolia*), 1805-planted olive (*Olea europaea*), kurrajong (*Brachychiton populneus*), Bunya pine (*Araucaria bidwillii*) and hoop pine (*A.cunninghamii*). It is an example of early colonial architecture and early agricultural experiments (Bravery 1997:13-14, 24, modified Read, S., 11/2006).*

*The property forms the core of a major historic farm estate which was highly influential in the development of the wool industry in Australia, the introduction and acclimatisation of plants and economic crops such as olives and vines. By its size, location and history of subdivision the property was influential on the development of the town of Parramatta.*

*The property is also significant in the history of conservation in NSW, being the first to be preserved by direct acquisition by the State Government, and the second property to have a permanent conservation order placed over it under the Heritage Act 1977. (Read, S., pers. comm. 2003)” 1*

##### **Experiment Farm Cottage**

*The boundary of the SHR 00768 listing abuts 2a Gregory Place, an area that the heritage community has worked towards interpreting for 70 years.*

*State Heritage Register Listing No: 00768*

*Gazette Date: 02/04/1999*

*Statement of Significance*

*“Experiment Farm Cottage and the site of Experiment Farm is of exceptional cultural significance to Australia, NSW and Parramatta because:*

*it forms part of the first European land grant in Australia;*

*it is associated with the early agricultural pursuits, including Governor Phillip's "experiment" to determine the period required in which a settler could become self-supporting. The initial success of Experiment Farm encouraged Phillip to open the Parramatta area to free settlement;*

*the location demonstrates the importance of the Parramatta area in the agricultural development and early survival of the European colony;*

*Following its purchase by Surgeon John Harris, it became part of "Harris' Farm", one of several large properties established by the "Parramatta Gentry" from the late 18th- mid 19th century, including those owned by the Macarthurs, Marsdens, Kings, Wentworths and Blaxlands. The current Experiment Farm Cottage formed part of "Harris' Farm";*

*It contains evidence of the various phases of the site from the late 18th century to the present, including:*

*the topographical features associated with Ruse's Experiment Farm;*

*the establishment of Harris' Farm and the construction of Experiment Farm Cottage;*

*patterns of subdivision and the emergence of the present suburban setting;*

*Experiment Farm Cottage is a finely detailed colonial bungalow dating to c.1834. Its sophisticated design is demonstrated through the architectural treatment of the front facade, including French doors, delicate columns and main entrance, and the internal treatment of room configuration and its methods of integrating the verandah into the main area of the house;*

*of its visual prominence in the surrounding landscape. The position of Experiment Farm Cottage demonstrates important relationships with the landscape. Situated on a once prominent rise, the current house addresses the north towards Parramatta River and Clay Cliff Creek;*

*of its surviving fabric (both extant and archaeological), and the vast body of records documenting its historical development. In particular, resources from the 19th century provide information on the development and layout of Harris' Farm, including Experiment Farm Cottage and associated farm features such as former fence lines, carriage drive, farm roads, plantings, stables, outbuildings and pattern of subdivision;*

*of its documented association with individuals who have helped shape its form and use, including Governor Phillip, James Ruse, Surgeon John Harris and his descendants, Pieter Laurentz Campbell and the Fraser family;*

*it is a place highly valued by the community. Efforts by the community since the 1920s have assisted in its conservation, culminating in the acquisition of the property by the NSW National Trust in 1961. Local residents have expressed great interest in the ongoing conservation of the property and recognise its heritage significance as contributing towards the identity of Harris Park. (Britton & Morris, 2001)*

*Experiment Farm cottage has a strong association with the earliest free settlement of land in Australia and with the first grant to a freed convict, James Ruse. It also has a strong association with John Harris. The house is a rare example of an early farmhouse in very intact condition. Site possesses archaeological potential to contribute to an understanding of early development in Parramatta.” 2*

### **Hambledon Cottage**

*State Heritage Register Listing No: 01888*

*Gazette Date: 21/09/2012*

*Statement of Significance*

*“Hambledon Cottage is one of the oldest houses in the area. It was built in 1824 by John Macarthur for his children's governess, Penelope Lucas. The house was subsequently used by the Macarthur family for various members of their family and to house visitors from time to time. This association was recognised by Parramatta City Council that acquired the cottage in 1955 and made it the headquarters of the Parramatta and District Historical Society. Hambledon Cottage site is a landmark in the local and the wider area. It was designed by architect Henry Kitchen (1793-1822, active in NSW from 1816), notable in architectural history of the State and Francis Greenway's main rival at the time. The site has high archaeological research potential. Hambledon Cottage is a rare and intact example of an early cottage. The garden retains much of the layouts and species associated with the early colonial period of use. It also has a strong association with the Macarthur family. The physical archaeological evidence within this area may include built landforms, structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Agriculture, Accommodation, Land Tenure, Persons, and Pastoralism. Archaeological*

*evidence at this site is likely to be intact and of State significance. Hambledon Cottage is rare as an example of surviving Macarthur family residences. It is both rare and representative of the early NSW cottages and of the work of the early NSW architect and builder Henry Kitchen.”<sup>3</sup>*

#### 6.3.1.5 Response NT2

The assessment of the amended proposal by GBA Heritage against the statement of significance for each cottage and listing adjoining the site is found in section 8, page 111 onwards of the Updated Statement of Heritage Impact, appendix Q of the Amendment Report.

Furthermore, in acknowledging the rich mosaic provided by the layers of First Nation, Colonial and Contemporary Australians, GBA Heritage and Yerrabingin prepared a combined comprehensive Statement of Significance for the Harris Park Heritage Precinct. This can be found in section 4.2 of said report, from page 92 onwards.

The proponent finds nothing in the above statements that would preclude or curtail the proposed development.

#### 6.3.1.6 Submission NT3

##### ***The existing development on the 2a Gregory Street site***

*The existing factory on the site (c1950s) and later alterations were built at a time prior to LEP 2023. The factory has been vacant for several years.*

*The form of the factory was built at a time where little, if any consideration was given to the heritage significance of the surrounding three State-listed heritage items of Elizabeth Farm, Experiment Farm and Hambledon Cottage. The Branch strongly argues that the form of the existing factory building is an irrelevant consideration in determining whether an appropriate form (if any) is suitable for the site given the undoubted importance of these buildings and their settings.*

#### 6.3.1.7 Response NT3

We would disagree with the proposition that the current factory was built at a time when little, if any consideration was given to heritage significance.

Experiment Farm cottage and its grounds were purchased via Alderman Simpson, Mayor of Parramatta in the 1920s to secure its protection. Refer to page 65 of the Updated Statement of Heritage Impact, appendix Q of the Amendment Report.

Additionally, Hambledon Cottage and its grounds formed part of the land holding acquired by Wyeth Chemical Company, who developed the existing factory. The company transferred ownership of the lot containing Hambledon Cottage in the 1950s as part of the development process, and due to the concern by the Cumberland County Council for the historical character of the area. Refer to page 57 of the Updated Statement of Heritage Impact, appendix Q of the Amendment Report.

Therefore, consideration was given to at the time the original warehouse, and subsequent extensions, were approved.

Furthermore, whilst the PRBNT suggests that there may be no suitable form for the site, we refer to the NSW Heritage Council of NSW's Approval's Committee, and the general support they have provided for the amended proposal.

#### 6.3.1.8 Submission NT4

*The Parramatta Development Control Plan 2023 states its vision for the site in relationship to the three SHR properties:-*

*“This site has the potential to be a ‘linchpin’ site in terms of appreciating the colonial history of the area. In the event of any redevelopment of this site, opportunities should be taken up to improve links between the three key historic sites of Hambledon Cottage, Experiment Farm and Elizabeth Farm House, and provide improved interpretation of Clay Cliff Creek. Any redevelopment of the site for purposes other than light industrial (such as residential development) would require site rezoning. A decision about rezoning would be critically dependent on an appropriate design response to the identified flooding constraints and would also have to be preceded by a close examination of the general suitability of the land for the proposed purposes. Some important issues that would influence future development of the site are outlined below”.<sup>4</sup>*

#### 6.3.1.9 Response NT4

We agree that the site has the potential to be a ‘linchpin’.

Reference to the Design Amendment Report, appendix C of the Amendment Report, and all supporting documents highlight the importance of the site within the neighbourhood.

Regarding being a ‘linchpin’ for appreciating colonial history, the proposal acknowledges and places at the forefront of the analysis, the connection of the site and the lands of Parramatta to the First Nations people, showing that a Connection to Country transcends Colonial history, and covers the rich mosaic provided by the layers of First Nation, Colonial and Contemporary Australians.

Regarding the suitability of the site for residential development, this is enabled through the Site Compatibility Certificate, and via the addressing of the requirements of schedule A.

#### 6.3.1.10 Submission NT5

*Actions to reduce the impact of development on the historical context of the area*

*In 1961, the National Trust (NSW) purchased the Experiment Farm Cottage block at a time when significant heritage buildings were being demolished. The cottage was acquired as a house museum. The building was at that time surrounded by residential development.*

#### 6.3.1.11 Response NT5

The historical context provided in the submission is noted.

#### 6.3.1.12 Submission NT6

*In the early 1970s the National Trust and heritage community rallied to work towards an increased curtilage for the house and to improve the sight lines to the Parramatta River to reinstate more of its original setting. At that time a Federal Government grant was received to acquire a number of houses adjoining Experiment Farm Cottage. These houses were demolished to improve the setting of Experiment Farm Cottage to help create a more credible rural landscape setting for this significant property. The ownership of these lots was transferred to Parramatta City Council (now the City of Parramatta Council) as James Ruse Reserve. Further investment in this precinct came from the National Trust (NSW) and Parramatta Council. The acquisition of these house lots allows a link between Hambledon Cottage and Experiment Farm Cottage.*

#### 6.3.1.13 Response NT6

The historical context is noted. The proposed development does not alter the land use described above.

#### 6.3.1.14 Submission NT7

*Further investment in this area by the National Trust (NSW) and Parramatta Council resulted in the partial closure of Ruse Street to reconstruct an immediate 19th century garden and carriage drive north of Experiment Farm Cottage. These works focussed on the lands around Ruse Street and south toward Alice Street.*

6.3.1.15 Response NT7

The proposed development does not alter or detract from this reconstruction.

6.3.1.16 Submission NT8

*This Amended Development Application will increase the building footprint westward and will impact on previous investments to celebrate the site and significantly destroy the sight lines of Experiment Farm. Additionally, Experiment Farm sits within the State listed Archaeological site and locally listed Heritage Conservation Area.*

6.3.1.17 Response NT8

We refer to the Visual Impact Assessment, appendix F of the Amendment Report.

The views referenced in the PDCP are considered in section 2.7, from page 53 onwards, and then in comparative view 1, page 78, replicated below. The impact of the proposal is classified as having a magnitude of ‘Low’, not ‘significantly destroyed’ as referred to in the submission.



**Figure 4 DCP Historic view corridor 7 (source: Visual Impact Assessment)**

Furthermore, the Updated Statement of Heritage Impact, appendix Q of the Amendment Report, considers the evolution of the visual catchment of the immediate locality, considering views in the precinct, and how they have changed with time. The report also states at section 3.3, page 84, that there was no historic, visual or social connection between Hambleton Cottage and Experiment Farm Cottage. Likewise, the report states at page 99 states that “A review of the statement of significance for each heritage listed item shows that there is no mention of any physical or visual connection between these three heritage listed items and their grounds, contributing to their heritage significance. A review of the statement of significance shows that the statement of significance for each SHR listed cottage is limited to the cottage itself and its historic association, while the significance of the place prior to European occupation has been overlooked.”

### 6.3.1.18 Submission NT9

*The proposal has an unacceptable building height and unacceptable bulk when considered in the heritage context it sits. Surrounding development is predominately low-rise dwellings in this area and the LEP 2023 considers a maximum building height of 9.2 metres under the current IN1 zoning. It must be remembered that the current height under LEP 2013 is a “maximum height” and this does not guarantee an approval at this height as, in this case, the heritage context must be considered and clearly leads to a conclusion that even the maximum height of 9.2m, is unacceptable in this location. A similar conclusion can be easily drawn on the unacceptable bulk and overwhelming presence the proposed building will have on the adjoining heritage items, which is particularly damaging to the setting of Hambledon Cottage.*

### 6.3.1.19 Response NT9

The Design Amendment Report, appendix C of the Amendment Report, undertakes a reanalysis of the site and neighbourhood which is presented in Part 4. From this extensive reanalysis, Part 5, and specifically section 5.4 discusses the proposed heights as well as the logic and reasoning behind the strategies that has nominated them. The PRBNT’s statement makes no reference to this extensive body of work, nor provides alternative analysis to substantiate the statement made, disregarding the approximate 4 storey rise in topography immediately behind the site, a remnant of the original clay cliff, nor the existing buildings on the site or on the skyline, including OLOLC.

### 6.3.1.20 Submission NT10

*Either individually or collectively, the proposal will have an unacceptable impact on the heritage significance of Elizabeth Farm, Experiment Farm and Hambledon Cottage. Collectively these buildings in Harris Park is arguably the most significant heritage and historical area that represents the importance of Parramatta’s settlement to the survival of the colony over 240 years ago.*

### 6.3.1.21 Response NT10

This has been addressed previously, but in summary, the site opens up the neighbourhood and assists in the interpretation of the continuum of history spanning over 65,000 years, from First Nations land management, through English Colonisation and contemporary migration. This extends beyond the last 240 years and is not currently represented by the three sites individually or collectively.

### 6.3.1.22 Submission NT11

*Adjacent to all three heritage properties is the watercourse of Clay Cliff Creek. Clay Cliff Creek was a vital freshwater stream for first nations people who inhabited the land and a significant reason early buildings were erected in this location. The creek flowed through John Macarthur's property (Elizabeth Farm) and was the reason James Ruse selected his historic first land grant (Experiment Farm) here. Major efforts to improve the setting of these three houses over time will be severely impacted by this proposal, and possibilities for further improvement of the historic sites and any future possible restoration of Clay Cliff Creek will be stymied.*

### 6.3.1.23 Response NT11

We refer to the extensive work presented through the Design Amendment Report, Updated Statement of Heritage Impact, and Updated Aboriginal Cultural Heritage Assessment Report, appendices C, Q and T of the Amendment Report, respectively.

The research undertaken and presented in the work identifies that it was highly probable that what is now referred to as Clay Cliff Creek was a chain of ephemeral ponds within a swampy meadows vegetation formation, and not a free-flowing stream in the English sense of the word.

We note that the Clay Cliff Creek Stormwater Channel is a Sydney Water asset. Additionally, there hasn't been any strategic planning undertaken to study the possibility of and reconsideration of the asset.

### 6.3.1.24 Submission NT12

*This Harris Park Precinct was identified by the Branch as, what is arguably, one of the most significant heritage precincts in Australia. The Branch sought the assistance of the National Trust NSW and the Federal Member for Parramatta Dr Andrew Charlton to help with the preparation of a National Heritage listing nomination and to assist its passage through government. This recognition of the precinct as National Heritage will result in a greater understanding of Parramatta's historical importance and add to the already recognised tourist opportunities that will bring visitors to Sydney's second city.*

*This opportunity, now a once in a lifetime decision to protect the Harris Park Heritage Precinct, will be lost to future generations if the proposed development proceeds.*

### 6.3.1.25 Response NT11

The proposed development supports the representation of the full history of the Parramatta/Harris Park neighbourhood, from First Nations effective land management, English Colonisation and contemporary Migration, which will enhance the tourism opportunities. We are aligned with the desire of the PRBNT to support Sydney's second city.

### 6.3.1.26 Submission NT13

#### **Conclusion**

*In summary, the reasons the Branch rejects this Amended Development Application Report are:*

- *The increased building footprint will significantly impact on the settings of: Experiment Farm c.1834 located in the first land grant to convict farmer James Ruse (owned by National Trust (NSW)); Hambledon Cottage c.1824 (owned by City of Parramatta Council); and Elizabeth Farm (owned by Museum of History (NSW));*

### 6.3.1.27 Response NT13

No support has been provided in the submission by the PRBNT for this statement. The proposal is entirely located on privately owned land, land which is not identified as being of heritage significance in any listing.

### 6.3.1.28 Submission NT14

- *The development will compromise the National Heritage Listing nomination for this highly significant precinct;*

### 6.3.1.29 Response NT14

The National Heritage Listing nomination is due for consideration by 30 June 2029. The National Heritage Listing nomination is not a consideration for the consent authority.

### 6.3.1.30 Submission NT15

- *The maximum building height on this site under the City of Parramatta Council Local Environmental Plan 2023 (LEP 2023) is 9.2 metres. This is an acceptable height;*

### 6.3.1.31 Response NT15

The resultant envelopes of the amended proposal have been reviewed and generally supported by the NSW Heritage Council’s Approval’s Committee and the NSW Government Architect’s State Design Review Panel. Careful consideration has been undertaken to develop a proposal that delivers supportable heights. Please refer to Section 5.4 of the Design Amendment Report, appendix C of the Amendment Report and the clause 4.6 report.

### 6.3.1.32 Submission NT9

- *The DA will change the mostly low-rise character of Harris Park area; and*

### 6.3.1.33 Response NT9

We refer to the Design Amendment Report, appendix C of the Amendment Report which studies the desired future character and the evolving context, identifying that this isn’t the case.

We also refer to the HDA recommendation for SSD declaration issued for the Greek Orthodox Church property (EOI 268837) to the north of the subject site, at 163-165 George Street Parramatta, which proposes two towers up to 50 storeys in height.

### 6.3.1.34 Submission NT10

*The DA threatens publicly owned house museum heritage properties that need to be celebrated and protected as a valuable addition to the visitor economy of Parramatta.*

*The Branch calls for this Amended Development Application for high density buildings to be rejected.*

### 6.3.1.35 Response NT10

The proposal is wholly contained within the privately owned lot and does not propose any work which would be deemed threatening.

The proponent supports the place of the Cottages in the visitor economy of Parramatta, and seeks to add to, not detract from, their significance. It does this in a number of ways.

Firstly, it rebalances history by providing a continuous interpretation of habitation of the area from First Nations people, through to English Colonisation, and modern-day migration. This rich tapestry is not currently provided at any of the cottages and is considered appropriate given the context adjoining Little India and adjoining Our Lady of Lebanon Co-Cathedral, both symbols of the migrant story.

Secondly, it improves access throughout the neighbourhood by the removal of the closed off interface of the sites current condition.

Thirdly, it provides alternative experiences to the adjoining parkland, providing places to dwell and explore.

Fourthly, it provides non-residential uses, which can be proposed as cafes etc, which support the practical needs of visitors as they move between the cottages.

In summary, the proposal will increase visitation and more generally, the appreciation of heritage of this nation.

The proponent looks forward to continual engagement with the PRBNT and all stakeholders to active the heritage precinct and assist the visitor economy.

## 6.3.2 Parramatta and District Historical Society

### 6.3.2.1 Overview of submission

The Parramatta and District Historical Society submission, dated 12 January 2026, raises matters concerning local history, heritage values, built form and the presentation of the colonial precinct. Relevant extracts of the submission are reproduced in italic text below and are followed, in each instance, by the proponent response.

### 6.3.2.2 Submission PDHS1

*Submission dated 12 January 2026*

*By way of background, the Society has leased Hambledon Cottage from City of Parramatta Council since 1965 and has operated the cottage as a House Museum since 1966. Hambledon Cottage and the associated Coach House is also utilised as the Head Office of the Society and most of its member activities.*

*Hambledon Cottage, which was built in 1824 by John Macarthur, is an extremely important heritage site and is open each week for guided tours by the general public, community groups and school students. The parkland surrounding the cottage contains what is believed to be some of the oldest European tree plantings in Australia (bicentenary of tree plantings celebrated in 2017).*

*The Parramatta & District Historical Society, whilst acknowledging that the amended proposed State Significant Development at 2A Gregory Place Harris Park is improved from earlier submissions, still has major concerns as follows: -*

*The cottage and its parkland setting amongst heritage listed grand trees is widely recognised as one of the most important heritage vistas in Australia. This development will still have an extremely detrimental visual impact on this site. Unfortunately, the very limited projected views provided in the proposal do not accurately reflect this negative visual impact.*

### 6.3.2.3 Response PDHS1

We acknowledge the parkland setting of Hambledon Cottage, and the location of the site within this setting, and the importance of the site for the wider neighbourhood, as articulated in the project's vision statement, page 2 of the Design Amendment Report, appendix C of the Amendment Report.

The Visual Impact Assessment, by Tzannes with GBA Heritage input, provided as appendix F of the Amendment Report, has considered and responded to a number of submissions made against the previous scheme, including concerns raised by the Parramatta and District Historical Society (P&DHS). The Visual Impact Assessment undertakes a visual survey, to establish an objective zone of visibility, section 2.1, page 11 of said report. This takes into account the analysis of over 150 views. The report then provides comparative views in section 3. These comparative views are not views selected by chance, but through the careful consideration undertaken in section 2, supported by the analysis in section 1.

Through this analysis, the proposal is identified as having a visual impact, however not a detrimental impact as stated, and not substantiated, in the P&DHS submission.

This visual impact is mitigated by the extensive design analysis and the proposed amended scheme as presented in the Design Amendment Report, appendix C of the Amendment Report. Furthermore, the Design Guidelines in part 8 of said report, will guide the future detailed design.

### 6.3.2.4 Submission PDHS2

*The Google Maps image below shows the present view of 2A Gregory Place from Hambledon Cottage car park entrance where visiting groups first enter the historic cottage grounds.*

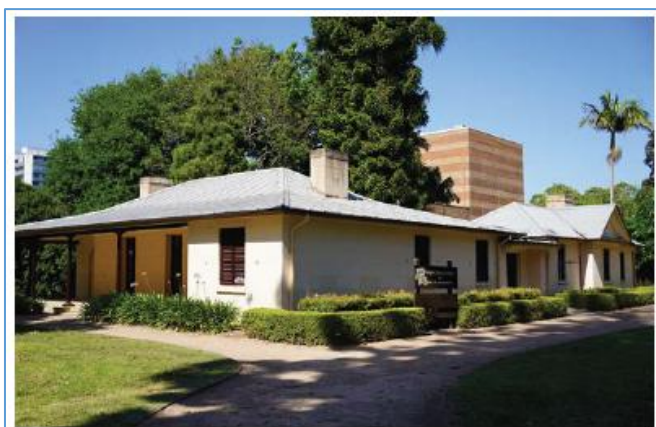


*Google maps view of 2A Gregory Place from Hambledon Cottage*

*This view shows a low-density environment with a sparse level tree line with no concentrated development which harmonises with the heritage parkland.*

### 6.3.2.5 Response PDHS2

We agree that within the view provided, what is seen of the proposed site’s existing structures are of a lower scale. However, the view also shows a number of interesting observations. It shows both the OLOLC and a tall apartment building facing Alice Street on the skyline. It also shows the extent of vegetation in the midground which screens any view of both the cottage and the substantial buildings on the site. An equivalent view from the east of the cottage shows both the substantial buildings on the site, and the emerging high density scale of the Parramatta CBD which prominently features on the skyline. See visual survey view 5 and 6 from the Visual Impact Assessment, section 2.2.3, page 14, being appendix F of the Amendment Report.



**Visual Survey View 5 - Hambledon Cottage North East Corner**



**Visual Survey View 6 - Hambledon Cottage East / Original Entry**

**Figure 5 Visual Survey Views 5 and 6**

Of further note is that the view shown here is taken from the roadway. This is not a view experienced on foot. Additionally, views from mid blocks, of which this view is, aren't dwelling places. We refer to the visual survey undertaken with the Visual Impact Assessment, appendix F of the Amendment Report. The visual survey established an objective zone of visibility, section 2.1, page 11. This visual survey objectively determines which views are appropriate to take through for further assessment. Similar views from Gregory Place are considered in section 2.6.3, page 43. The comparative views 9, 10 and 25 then provide the proposed envelopes within the view.

Finally, the lower built form adjacent to the landscaped Shared Way will enhance the significance of Hambledon Cottage by its placement between the park and the new pedestrian orientated residential neighbourhood.

#### 6.3.2.6 Submission PDHS3

*Contrary to comments in the proposal, the Hambledon Cottage is primarily seen and approached from the north side (Hassall Street). In fact, the entrance to the cottage has been from this direction for over the past 150 years. The intended "landscape view corridor" in the centre of the development would only provide a narrow reduction in the uniform height increase across the former factory site. As can be seen from the following image the additional proposed multi-level buildings will impinge on the background view of the cottage and its historical context.*

#### 6.3.2.7 Response PDHS3

The Amendment Report and its appendices do not disagree that Hambledon Cottage is primarily seen and approached from the north side. This is specifically considered in the Visual Impact Assessment, appendix F of the Amendment Report, where it undertook a visual survey considering visibility from the entire neighbourhood, being over 150 views identified in section 2.1, page 11, including specifically along the heritage walk which includes approaching views from the north; see page 61, section 2.8.2.

The Updated Statement of Heritage Impact, appendix Q of the Amendment Report, identifies that the eastern elevation was the original front to Hambledon Cottage, where it faced in the direction of Elizabeth Farm Cottage. This relationship is referred to in the view corridors of the PDCP, where it states that view 8 and 9 "demonstrates interrelationship between master and servant, the Macarthur family and governess".

Whilst the P&DHS state initially that the approach to Hambledon Cottage has been from the north side for the last 150 years, they go onto state that the buildings will impinge onto the historical context. Therefore, the historical context of Hambledon Cottage, it’s initial configuration in facing Elizabeth Farm Cottage, and therefore having it’s back to Experiment Farm Reserve, and with Neals Cottage over its southern side boundary, are appropriate considerations with respect to context and relationship of built form.

The landscape view corridor provides multiple benefits to the proposal and the wider neighbourhood and is supported by both the Heritage Council’s Approval’s Committee and the NSW Government Architect’s State Design Review Panel. Whilst providing a visual connection between historically and socially important sites within the neighbourhood, it also brings the public parkland into the site, and through the proposed activation with non-residential uses, provides a central community hub, a heart to the proposal. See section 5.1.5, page 99 of the Design Amendment Report, being appendix C of the Amendment Report. This community hub is proposed as being a benefit to the wider community, with opportunity for P&DHS engagement.



**Figure 6 Placement of Built Form**

**6.3.2.8 Submission PDHS4**

*Additional tree plantings would not completely obscure the new buildings. Also, several of the existing large trees along the northern side of the development site that are being relied on to partially mask the proposed development are deciduous and would provide little screening in the cooler months.*

### 6.3.2.9 Response PDHS4

It is noted that the intention is not to completely screen the new buildings. The site's context is of a parkland setting. The proposed development seeks to enhance the setting, to enhance the neighbourhood and the movement network in the immediate vicinity and create a new extension of the surrounding residential precincts with a landscape and pedestrian orientated residential development.

Mature vegetation is an important part of the setting.

Firstly, the amended building envelopes are shaped through the analysis undertaken and provided in the Design Amendment Report, appendix C of the Amendment Report. These building envelopes were generally supported by the NSW Heritage Council's Approval's Committee as the way forward into detailed design.

Secondly, the Design Guidelines proposed in part 8 of the Design Amendment Report, appendix C of the Amendment Report, set out the framework for the future detailed Design Application, to ensure that the design appropriately considers its context.

### 6.3.2.10 Submission PDHS5

*In the amended proposal (see image below) it is indicated that "the concept proposes no fencing to the development boundary". On the contrary, it is essential for the safety of visitors, including school children (approx. 2,500 per year) who have activities in the park around Hambledon Cottage and for the security of Hambledon Cottage buildings and gardens that the fence between the proposed development and the cottage and its off-street carpark be maintained for its sole use by Cottage visitors. The lack of an adequate dividing fence destroys this sole use as a separate Heritage property and results in a merged site that becomes a part of the development. As per previous submission, the fence will need to extend down to Gregory Place beginning at the rear of the Coach House to prevent using Hambledon Cottage or its reserve as a short-cut to the new development and to maintain the integrity of the cottage external and internal grounds for Society activities and site tours as is the current case.*

### 6.3.2.11 Response PDHS4

We refer to the Design Amendment Report, appendix C of the Amendment Report, specifically section 6.1.2, pages 119 and 120. Here variations of the treatment of the interface between the site and the grounds surrounding Hambledon Cottage are presented.

The proposal, and the numerous submissions fielded by this application, talk to the need for permeability and connectivity throughout the neighbourhood, of which this site currently sits as a barrier. Therefore, the proposal makes recommendation that the treatment along the northern boundary is one whereby there isn't a hard border, but the public domain blends into the site. It was noted in the City of Parramatta Council's submission to the public exhibition of the EIS that the *"proposed site planning results in the impression of a private gated estate"*, which is not the desired outcome.

Furthermore, the Heritage Council's Approval's committee's review supported the scheme as amended.

Notwithstanding the above, the proponent is committed to working with the Parramatta and District Historical Society on a mutually beneficial outcome for this important interface.



**Figure 7 View from east overlooking Hambledon cottage**

**6.3.2.12 Submission PDHS6**

*With over 800 residents, the volume of traffic using the only vehicular access (Gregory Place) will be considerably in excess of present volumes – there is a need for traffic lights at the corner of Gregory Place and Hassall Street to prevent possible accidents.*

**6.3.2.13 Response PDHS6**

We refer to the Transport and Accessibility Impact Assessment, Section 5.1.3, page 26 of appendix V of the Amendment Report, which identifies "...the proposed development would generate fewer

vehicle trips and significantly lower heavy vehicle traffic during the peak hours than if the site continued to operate or was redeveloped for industrial use”.

Furthermore, the traffic engineers, SCT Consulting have prepared a response which confirms that:

“The future modelling indicates a Level of Service F for vehicles turning right from Gregory Place into Hassall Street, the lowest priority movement at a Give-Way controlled T-intersection. Roughly 32 vehicles are expected to make this movement during the AM peak hour, and even fewer vehicles in the PM peak hour. Due to the low demand for this right turn movement, intersection upgrades are not recommended. For the reverse movement, vehicles turning right from Hassall Street into Gregory Place, the average delays increase by less than two seconds during peak periods and performs at Level of Service A. Likewise, intersection upgrades are not recommended.

The Gregory Place | Hassall Street intersection is located 94m away from the Hassall Street | Alfred Street signalised intersection and does not meet the spacing requirements to be signalised. Signalised intersections are required to have a minimum spacing between stop lines of 135 metres in areas with a posted speed of 60km/h, according to Transport for NSW Traffic Signal Design Part 1: Planning and Approvals (December 2025). Furthermore, the trip generation does not meet the traffic signal warrants also outlined in Transport for NSW Traffic Signal Design Part 1: Planning and Approvals (December 2025).

The existing site is currently zoned for industrial land uses and is vacant. Under operations over the last decade, it generated significantly fewer trips than a typical industrial site due to its limited use. If the site were to be occupied at full capacity or redeveloped for an industrial use to its full maximum potential capacity, the impacts on the road network would be greater than those of the proposed concept application.”

#### 6.3.2.14 Submission PDHS7

*We also note the existence of a priority listing for assessment by the Australian Heritage Council.*

#### 6.3.2.15 Response PDHS7

The submission is noted.