

TaylorBrammer

Visual Impact Statement



Illustration of Aerial view from the North East
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2a Gregory Place, Harris Park

Project Reference: 21-087s
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1.0 Introduction

1.1 Background

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

The specific requirements of that Certificate called for:

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

As part of the certificate, a visual impact statement is required so as to assess the proposal within the context of the site and its surrounds.

This statement has been prepared to address the visual impact of the proposal in relation to the existing landscape character and built form of the place and mitigation measures that are proposed.

1.2 Project Planning Background

The site has been subject to extensive planning for a number of years. A Planning Proposal has been being prepared with a number of meetings and design workshops in 2015. This was undertaken with the strategic planning, heritage and urban design staff of Parramatta Council.

These workshops considered design principles, preliminary building footprints and potential built forms for the site. Having regard to the significant heritage items within the immediate vicinity of the site, agreement was reached on developable areas, informed by a set of adopted Design Principles such as the protection of view corridors, landscape settings, variation in heights, densities and building forms and active presentation to the site boundaries. These principles were combined with the interaction of productive agricultural landscapes and post war protection of the settings of each historic cottage being Hambledon, Experiment and Elizabeth Farms.

In accordance with the Site Compatibility Certificate, consultation with NSW Office of Environment and Heritage and the Heritage Council of NSW commenced with the concept being refined over a period of years and a series of working sessions.

The outcome of these working sessions is that the building height has been distributed across the site to adjust to the surrounding context, including the remaining colonial cottages. The built form varies in height from 4-8 storeys and adjust to the scale of the existing and future context. Immediately behind Hambledon Cottage, the built form has been reduced in height and increases to the south where the proposal abuts the Clay Cliff Creek. Roof terraces are integrated on the lower forms to provide additional communal open space and mitigate the impacts of built form on the site. Green roofs complement these communal terraces on the remaining roof areas.

The planning outcome as noted above has been approved for progression to Stage 1 DA by the Heritage Council of NSW on the 21st March 2021.

1.3 The Project

1.3.1 Introduction

The subject site is located at 2A Gregory Place, Harris Park. The site is adjacent to extensive parkland areas that include James Ruse Reserve and Hambeldon Cottage, a State Heritage Listed item to the northern boundary of the site and the SHR of Experiment Farm Cottage to the western boundary. These parkland areas form the eastern vegetated gateway to the Parramatta CBD with Parkes Street forming the main roadway through this parkland area. The parkland areas are characterised by mature tree plantings set in a grassed park setting and takes in part of the SHR for Experiment Farm Cottage. The southern boundary is demarcated by Clay Cliff Creek that can be described as a concrete channel with the 'Clay Cliff ' adjacent, a heavily vegetated bank adjacent to residential areas of Harris Park that has an elevation of approximately 5 metres in height. Gregory Place defines the eastern boundary and is a residential street that is characterised by single and two storey residential dwellings.

1.3.2 The Site

The site is currently a disused industrial complex that features a number of substantial metal buildings, extensive concrete paving, a banded brick building that is a substantial built visual element with mature trees and shrubs that are located mainly to the periphery of the site. These trees and shrubs form the main interface between the site and the surrounding parkland. The main vegetation to the periphery of the site are Brushbox trees of an average height of 10-15 metres that are supplemented with numerous weed species, particularly along Clay Cliff Creek.

The built form of the complex is generally of a two-storey form with the substantial brick element that is to the western portion of the site and has an RL 28.85 metres, being approximately 23.68 metres high. This is seen in Fig 1. The site is essentially flat that reflects the alluvial soils associated with the Parramatta River.

1.3.3 Evolution of the site's surroundings

The site's surrounds are the result of a combined interaction of productive agricultural landscapes and post war protection of the settings of each historic cottage being Hambledon, Experiment and Elizabeth Farms. These measures have created an established network of distinctive parkland settings on the eastern perimeter of Parramatta CBD with Clay Cliff Creek providing a physical connection to all three properties.

The present landscape and placemaking outcomes are the result of post WWII sensibilities to heritage with the forming of the National Trust in 1947, the colonial buildings and landscapes



Fig 1 View from James Ruse Reserve looking south east. Note the former brick industrial building relationship of Hambledon Cottage precinct to the right of the photograph (Photograph Author June 2022)



Fig 2: View from James Ruse Reserve noting the established vegetated form of the site boundary planting. (Photograph Author June 2022)



Fig 3 View from veranda of Experiment Farm Cottage looking north over the SHR to the Parramatta CBD. Note the subject site cannot be viewed from this location due to the established vegetation of the site and the view cone from the

of the three cottages were recognised within the constraints of existing land use patterns. This resulted in the recognition of the cottages in their immediate curtilages, with supplementary plantings being undertaken to reinforce the rural colonial character within the noted constraints. A subsequent example of this recognition of the visual curtilage was the clearing of the houses to the north of Experiment Farm Cottage so a clearer relationship of the cottage and Clay Cliff Creek with the broader setting could be appreciated. In the case of Hambledon Cottage, the subject site is to the south of the house and is partially screened by trees and shrubs as noted above.

1.3.4 The site and surrounds - detailed description

Clay Cliff Creek is, as noted above formalised as a concrete lined channel that drains in an easterly direction to the Parramatta River and passes through the Elizabeth Farm SHR. The vegetated hill as noted above is approximately 5 metres in height to the south of the creek that consists of mature trees dominated by exotic plantings, this being the original “Clay Cliff”. The trees and shrubs in this area form a dense thicket that is characterised by numerous weed species that has resulted in a physically and visually impenetrable landscape.

To the eastern portion of the northern boundary, Hambledon Cottage consists of a single storey colonial residence and fenced service area dating from 1821. The property was built by James Macarthur. There is a layout of gravel paths to the north of the cottage that reflect an interpretation of the layout of the garden as it was in the 19th century. To the rear of the cottage, there is an enclosed service area that is fenced. The extent of the heritage curtilage is found in (Appendix 1). James Ruse Reserve is physically linked to the western end of Hambledon Cottage’s SHR through the extension of the reserve to the cottage’s immediate heritage setting. This heritage setting consists of mature statuesque trees that are an integral component of the Hambledon Cottage heritage listing and a visually prominent group of plantings. These plantings are distinctive for their horticultural interest and landmark qualities, consisting of remnant key 19th century plantings that include Hoop Pines, some 30 metres high, English oak trees, 15 metres high and supplementary plantings. These supplementary plantings include a Cork oak, Brazilian Pepper Tree and a large Camphor Laurel. Other species, some of a more recent date, include a Fire wheel tree, Norfolk Island Hibiscus, Jacaranda, a Plum Pine and several Eucalypts. Outside the immediate curtilage to the west, James Ruse Reserve extends to Parkes and Hassall Streets and features a very substantial Port Jackson Fig and a row of more recently planted Port Jackson Figs along Parkes Street. These plantings make a substantial contribution to the visual vegetated amenity of James Ruse Reserve and the identified heritage listed properties.



Fig 4: View from Gregory Place looking west to Hambledon Cottage. Note the established vegetated form on the boundary to the site on the left and the specimen tree to the Hambledon Cottage SHR. (Photograph Author June 2022)



Fig 5: View looking south west from immediate west of Hambledon Cottage looking to the site. The site currently visually exposed in this location. (Photograph Author June 2022)



Fig 6: View of Ruse Street Reserve looking east. Note the established vegetated form to the right hand side of the reserve that is adjacent to the subject site. (Photograph Author June 2022)

To the south west of the site is Experiment Farm Cottage, this being an important State Listed Heritage Property (Appendix 1) Experiment Farm is located on the rise above Clay Cliff Creek. Experiment Farm Cottage is a single storey residence that was built in 1830s on land that was granted to James Ruse in 1879. In all, the site has extensive parkland areas to the north and west that form a continuous “green belt” that takes in the SHRs of both Hambledon and Experiment Farm Cottages.

Elizabeth Farm is visually remote from the site with extensive plantings to the immediate garden of the house and tree plantings to the SHR. It is located on the same rise as Experiment Farm Cottage. To the north of Parkes Street and obscured by dense plantings is the Robin Thomas Reserve listed on the State Heritage Register under the Heritage Act 1977 in recognition of its archaeological heritage significance relating to the Parramatta Sand Body and former site of c.1790 Military Barracks and Soldiers Garden. The current use of the reserve is open space for recreational purposes. (See Appendix 1)

1.3.5 Connection to Country

Connection to Country is being currently investigated and developed as a formal portion of the project, with the location of the site in relation to the Parramatta Sand Body to the north of the site, the place of interface of salt and fresh water and topographical fluctuations over time are being acknowledged through this process. This confluence of freshwater creeks and salt water tidal river environments is important from an Aboriginal celebration of Country through Aboriginal people being either salt water or freshwater peoples. This theme remains current and is being developed with consultant of Country.

Generally, the complexities of the landscape and built urban character reflect the evolution of the place that incorporates pre colonial, colonial and post colonial phases. These values have been incorporated into the selection of the public viewpoints to assess the visual impact of the proposal.

2 Assessment Methodology

2.1 Introduction

As described above, the site is located within a range of varied landscape typologies that demonstrate the evolution of the area. The confluence of the site with the two State Heritage Listed items of Hambledon Cottage and Experiment Farm SHR's curtilage abutting the site and the extensive plantings associated with these colonial landscapes particularly the curtilage to Hambledon Cottage. The subsequent plantings to the boundary of the site and the fig trees planted as an avenue to Parkes Street in the mid to late 20th century create further layering of the public areas adjacent to the site.

To determine the visual impact of the project both the visual effect and visual sensitivity have been considered to determine the impact level. The way in which the visual parameters of visual sensitivity and visual effect are cross referenced and resultant impacts are illustrated below.

Visual Effect	Visual Sensitivity		
	High	Moderate	Low
High	High Visual Impact	High/Moderate Visual Impact	Moderate/Low Visual Impact
Moderate	High /Moderate Visual Impact	Moderate Visual Impact	Moderate/Low Visual Impact
Low	Moderate/Low Visual Impact	Moderate/Low Visual Impact	Low Visual Impact
Very Low	Low Visual Impact	Very Low Visual Impact	Very Low Visual Impact

Fig 7 Visual impact is dependant on the interaction between visual effect and sensitivity

2.2 Public Viewpoints

To assess the impact level a series of public viewpoints that abut the site were identified as appropriate receptors to assess the visual impact of the proposal in relation to the immediate surroundings. These receptors are identified in Fig 7 and in the Appendix. They were selected for their use as major public viewing locations and in close proximity to the SHR properties of Hambledon Cottage and Experiment Farm Cottage. Other SHR properties in the vicinity being Elizabeth Farm and Robin Thomas Reserve have been assessed as not being receptors as the subject site and the site is not visible from these items.

In general, public viewing points along the major streets, Hassall and Parkes Streets, residential views from Gregory Place and views from the SHRs and public recreation zones were assessed as these were deemed the most impacted by the proposal.

2.3 Landscape Impact - Analysis Principles

Landscape impacts refer to the relative capacity of the landscape to accommodate changes to the type and scale proposed. Impacts have been assessed from identified viewpoints and considered through the authors' judgement the scale of change and magnitude including the extent to which the change alters the landscape and built character of the place. Further, the extent of area from which the change is evident and its duration and the physical state of the landscape from its visual, ecological and functional aspects should be considered and taken into account with any proposed mitigation measures.

Large

A substantial /obvious change due to total loss and change to elements, features or characteristics of the landscape.

Moderate

Discernible changes due to the partial loss or change to the elements, features, characteristics of the landscape. May be partially mitigated. Change is likely to impact adversely the integrity/value of the receptor, but recovery is predicted in the medium term. (5-10 years)

Small

Minor loss or alteration to one of more key landscape elements and features or the introduction of elements that may be visible but may not be uncharacteristic within the existing landscape. Change is likely to impact the integrity of the receptor but recovery is expected in the short term (0-4 years)

Negligible

Almost imperceptible or no change in the view as there is little or no loss or change of elements or characteristics of the landscape. The existing landscape quality is maintained but slightly at odds to the scale, landform and pattern of the landscape

2.4 Visual Sensitivity

Visual impacts arise from changes in available views of the landscape that occur as the result of the project. Visual impact is determined through the subjective assessment of sensitivity of the visual receptors such as residents and outdoor recreational users and the scale of the change of the view. Sensitivity is dependent on the receptor's location, the importance of the view, their activity such as working, recreational or travelling through and expectations such as the proximity of the SHRs and the extent of screening of the view.

Assessment of Receptor Sensitivity

Sensitivity

High

Occupiers of residential properties, users of outdoor areas and communities that place a value on the landscape setting

Medium

Outdoor workers who have a key focus on their work who may have intermittent views, outdoor recreation users where their attention is focused primarily on the activity and occupiers of residential properties at a distance from or screened from the proposal.

Low

Road users in motor vehicles or on transport routes that have short term views and viewers indoor at their place of work.

Negligible

Viewers from locations where there is screening by vegetation or structures and occasional viewing are available and viewing times are short.

3.0 Visual Assessment

3.1 Existing Environment

3.1.1 Introduction

Based on the landscape and built form characteristics of the place, seven viewpoints were selected so as to assess the impact of the proposal. These viewpoints acknowledge the complexity of the place with the multiple values of pre-European, Colonial and Post WWII being expressed in the vicinity and on the site.

Generally, the viewpoints incorporate the demonstrated values of the place as noted above. The landscape heritage curtilages of Hambledon Cottage and Experiment Farm Cottage demonstrate the different landscape character of these colonial SHRs. The landscape character of Hambledon is distinguished by mature plantings, this character contrasting to the more open character of the SHR of Experiment Farm Cottage, where this SHR devolves and forms part of the open parkland character of James Ruse Reserve.

3.1.2 James Ruse Reserve to the west of Hambledon Cottage Hambledon

James Ruse Reserve has been described above and forms part of the vegetated character and form of the visual curtilage around Hambledon Cottage. The reserve extends to the west and incorporates the visual curtilage of Experiment Farm Cottage as laid out in the extent of the heritage listing (Appendix 1)

3.1.3 Experiment Farm Cottage

Experiment Farm Cottage is located on the rise to the southwest of the subject site. As such it is visually separated by the extensive vegetation that forms the landscape character to Clay Cliff Creek with the extent of the SHR being identified in Appendix 1. The SHR of Experiment Farm Cottage adjoins the western end of the site. From Experiment Farm Cottage the defined visual cone and heritage curtilage when viewing to the north from the house's veranda, the curtilage includes the built form of the Parramatta CBD and visual links to the location of the Parramatta River from this elevated position.

3.1.4 Gregory Place

The residential character zone to the immediate east of the site on Gregory Place consists of single and two storey residential development. The landscape to the periphery of the residences is supplementary to the built form. Due to the power lines to the eastern side of Gregory Place, there are no street trees to this side of the street with the result that the built form of the housing is visually prominent within the streetscape context. The present housing is

3.1.5 Experiment Farm Cottage

typical of the subdivision patterns and the one to two storey scale of the housing in this area.

To the southern Boundary, Clay Cliff Creek is denied public access with the exception of the western portion of the channel that forms part of the subject site. It is distinguished by dense vegetation. The site is visually defined by the built form of the former industrial building and mature tree planting to the north, west and south with some mature trees evident to the eastern boundary that abuts Gregory Place. These trees consist of in the main Brushbox trees that were planted as a visual amelioration for the industrial use of the site. Their location is deliberate, planted in a row along the northern boundary to the west of Hambledon Cottage. They are visually prominent.

4.0 Visual Impact, Visual Sensitivity and Mitigation

4.1 Introduction

Selected viewpoints selected based on public viewing points around the site. These public viewing points were selected on the basis that the points are on public streets (Gregory Place, Hassall and Parkes Streets) that range from residential use to major traffic arteries to the Parramatta CBD. Other viewing points were in public reserves (James Ruse Reserve) or took in areas that were close to the proposal and combined with the SHR (Viewpoint 5) of Experiment Farm Cottage. Viewpoints to the south of the proposal from public viewing points were obscured by dense vegetation and were therefore not ranked.

4.2 View 1 - Hassall Street looking southwest to Hambledon Cottage

From this viewpoint, the distinctive vegetation associated with Hambledon Cottage SHR is the dominant vegetated element to this viewpoint with the existing built form of the industrial building in the background. Hambledon Cottage is subservient to the existing vegetation of the SHR.

In this view, the proposal is located behind Hambledon Cottage and as such the vegetated curtilage and SHR is retained. 80% of this viewpoint remains unchanged. Filtered views of the new built form is seen through existing and proposed vegetation as shown in Viewpoint 1

The visual impact is Moderate/Low

The mitigating measures proposed are trees and screening shrubs to the ground level of proposal that will be supplemented with plantings consisting of small trees and shrubs proposed for the Level 4 of building B at RL 19.5 that is seen as the first built form. To the rear of this is Level 8 at RL 32.4 which is visually partially mitigated with a green roof that will break the skylining effect of the built form. Recovery of the landscape amenity is expected in the medium term of 5-10 years

4.3 View 2 - Hassall Street looking south to Hambledon Cottage gates and through to site

Existing viewpoint: This viewpoint takes in the street frontage of Hambledon and shows the built form of the former industrial use on the site to the right hand or western side of the site. The 19th century planting of mature trees of Hambledon Cottage are the dominant visual element with Hambledon Cottage presenting a supplementary built form, the built form of the industrial use of the site a major visual element. The mature plantings of Hambledon Cottage are estimated at between 15 – 30 metres in height.

The proposal: The proposal outlines a more substantive built form than what is presently represented by the former industrial building. The foreground of the viewpoint is retained with the gates and mature landscape of Hambledon Cottage insitu. The proposal features a highly modulated architectural form, recessive colours and use of natural materials with brickwork of a brown to dark brown, grey tones supplemented with extensive landscape treatment to the base and rooftops of the proposal. Tree and shrub planting is located in the courts and passages between the building forms with a projected height of 10-12 metres. To the site, Building B is located in the immediate background height at a height of RL 19.5. At this level there is a landscape presence of shrubs and small trees. To the rear of Building B at RL 32.4 the edge of the green roof is perceived.

The visual impact is Moderate.

The mitigating measures proposed are the introduction of tree planting between Hambledon Cottage and the built form of the proposal. Tree and shrub planting is located on level 4 between Passage 1 and Court B and to the foreground of the main courtyard. A green roof is located to RL 32.4. Recovery of the landscape amenity is expected in the medium term of 5-10 years

4.4 View 3 - Parkes Street looking south to the site through James Ruse Reserve

Existing viewpoint: This viewpoint of the site shows the extensive built form of the existing industrial building with mature brush box trees that indicate the northern boundary of the site. To the immediate left and in the foreground of this viewpoint is a portion of the mature Fig tree in James Ruse Reserve.

The proposal: The built form of the proposal matches the height of the existing former industrial building at RL 28.8. The portion of the built form will consist of the visually recessive brown to dark brown and grey tones of the brickwork. At this level there is a landscape presence of small trees and shrubs. To the rear of this level RL 28.8, a further built form is located at RL 31.9. The roof of this built form will consist of a non- trafficable green roof, the edge of which will be viewed from this location.

The visual impact is Moderate

The mitigating measures proposed are the introduction of tree planting to the proposal that will ameliorate the proposed built form. The proposed built structure presents a progressively scaled structure with 8 stories to the southern portion of the site reducing to 7 stories this western portion. All these lower sections have extensive greening of shrubs and small trees with the 8 storey portions being non trafficable green roofs. Recovery of the landscape amenity is expected in the medium term of 5-10 years.

4.5 View 4 - Parkes Street looking east to James Ruse Reserve with subject site

Existing viewpoint: This viewpoint of the site shows the extensive landscape forms of the Fig trees to James Ruse Reserve to the foreground with the higher forms of the Eucalypt trees associated with the site seen above these trees. A small portion of the viewpoint, 5% being the topmost part of the existing former industrial building is perceived through the existing trees.

The proposal: The proposal is as above with the built form matching the height of the former Industrial building at RL 28.8 with a further built form at RL 31.9. The building and landscape components remain as per the description in View 3. The built form is closer to the observer in this location than the identified industrial building.

The visual impact is Moderate.

From this viewpoint, the existing density of the vegetated forms conceals the lower portion of the proposal from the public realm. Proposed planting to the site consisting of green roofs will assist in reducing any sky lining effect that the proposed built form may introduce to this viewpoint will be partially mitigated. Further tree planting to the proposal, particularly to the portion south of Clay Cliff Creek will expand the existing tree canopy and contribute to the landscape amenity of place.

4.6 View 5 - James Ruse Reserve with curtilage of Experiment Farm Cottage

Existing viewpoint: This view is located within the SHR of Experiment Farm Cottage and views directly east to the subject site. The former industrial building is seen above the existing trees with the site defined by the line of rocks to the right hand (southern) side of the photograph that is also the extent of the SHR for Experiment Farm Cottage. Note is made of the mature eucalypts in this location and the dense planting on the subject site obscures the base of the building. To the right and to the rear of the former industrial building are the landmark trees of Hambledon Cottage, being a Bunya Bunya Pine and Hoop Pine, the latter being partially visually obstructed by the trees to the foreground.

The Proposal: The built form of the proposal will be closer to the observer in this location with built form heights of RL 28.8 and RL 31.9. These heights are the result of input by the Heritage Council of NSW

The visual impact is High/Moderate

This view is not seen from Experiment Farm Cottage but is observed within the SHR of Experiment Farm Cottage. The view gained from the SHR is on the river flat below Experiment Farm Cottage and is oblique and not in direct visual connection with the cottage. Further tree planting to James Ruse Reserve and to the subject site will restrict views of the built form in 5 -10 years time. It is noted that the view cone from Experiment Farm Cottage is unaffected by the proposal. (Fig 3)

4.7 View 6 - Gregory Place from Swan Reserve looking west

This view takes in the existing security gates to the site with a formal clipped garden and manicured lawn with the administration building located behind established shrubbery. The tall heritage trees of Hambledon Cottage are viewed in the background with a broad vista of sky.

The proposal: The proposal is for a six to eight-storey building with a 6 metre landscape setback with a further landscape setback at the fourth storey level. The built form will have a 3 metre setback at level 4 with a landscape terrace at level 6 that will consist of small trees and shrubs. To Level 8, there will be perceived the edge of the green roof.

The visual impact will be High/Moderate.

The mitigating measures proposed are the introduction of street trees to both sides of Gregory Place that will provide a vegetated amenity and appropriate scale to the street. The existing landscaped garden will be retained where possible and supplemented. Planting to level 4 will form a landscape margin and vegetated roof terrace that consists of small trees and shrubs to level 6 and the periphery of the green roof to level 8 will ameliorate the top of the built form and assist in breaking the “sky lining” effect of the built form. The stepped massing of Building A along the Gregory Place frontage and the scale in relation to residentially zoned land on eastern side will be mediated in part by the 6 metre landscape buffer form. New street trees of a mature height of 10-15 metres with the under-grounding of wires to the eastern side of Gregory Place provide a further vegetated margin between the proposal and the existing residential dwellings. Recovery of the landscape amenity is expected in the medium term of 5-10 years.

4.8 View 7 - Gregory Place from centre of street looking west

This view takes in the existing administration building to the site with a formal clipped garden and manicured lawn with the administration building located behind established shrubbery. The proposal is for a six to eight-storey building with a 6 metre landscape setback with a further landscape setback at the fourth storey level.

The visual impact will be High/Moderate.

The mitigating measures proposed are the introduction of street trees to both sides of Gregory Place that will provide a vegetated amenity and appropriate scale to the street. The existing landscaped garden will be retained where possible and supplemented with further plantings. Planting to level 4 will form a landscape margin and vegetated roof will ameliorate the top of the built form. New street trees of a mature height of 10-15 metres with the under-grounding of wires to the eastern side of Gregory Place provide a further vegetated margin between the proposal and the existing residential dwellings. Recovery of the landscape amenity is expected in the medium term of 5-10 years.

5.0 Conclusion

The visual impact of the proposal is in general Moderate. The extensive existing landscape plantings around and on the site provide a substantial and immediate vegetated form to the proposed multi storey residential structure. These vegetated features are an integral part of the evolution of the place as noted, reflect the complex layering of the site being the result of a combined interaction of productive agricultural landscapes and post war protection of the settings of each of the two historic Colonial cottages of Hambledon and Experiment Farm in particular. As a result, the landscape parklands that about the site and incorporate the two SHRs of Hambledon and Experiment Farm Cottages.

Supplementary planting as indicated on the landscape plans will complement the existing vegetation and contribute to the visual vegetated amenity of the place. The new landscape measures instigated in relation to proposed built form over time will provide a vegetated amenity with a Moderate Visual Impact of the proposal. The principle of the landscape visual amenity of the parklands is retained.

The proposal through its highly articulated form results in three buildings that allows for views to be gained from the north and south, thus forming visual breaks through the site. The extensive landscape of the site being over 80% of the ground level, landscape terraces and green roofs to the upper levels provides opportunities for a broad landscape treatment that provides a positive contribution to parkland character surrounding the site.

The views taken from public viewing points as layout in this report are as noted representative of persons moving around the site and as laid out the potential effect of the proposal to the range of edge conditions that exist. The viewpoints layout the following detailed outcomes:

To Viewpoint 1, the addition of trees and landscape to the proposal will support in complementing the existing and proposed vegetated form surrounding the site by attenuating the visible built form.

To Viewpoint 2, the landscape measures as noted will provide an appropriate vegetated form that will complement the landscape heritage values of the SHR for Hambledon Cottage.

To Viewpoint 3, the landscape measures will provide an appropriately scaled vegetated form combined with the landscape treatment to the proposal of green terraces and roofs.

To Viewpoint 4, the lower portion of the site is obscured by the existing trees with the proposed level of RL 31.9 of the western building to be seen above the existing vegetation. The proposed landscape treatment to the upper portion of the building will assist in the reduction of the skylining effect and will form 20 % of the view from this location

To Viewpoint 5, the built form will be seen from the SHR of Experiment Farm Cottage. Built form of

Building C will be more apparent from this viewpoint as the current level of RL 28.8 of the former industrial building will be exceeded in part by a further level at RL 31.9 of the proposal. This higher level will be viewed at an angle from the SHR with much of this built form being identified by the landscape terrace at RL 28.8 and the periphery of the green roof at RL 31.9 of Building C. It is noted that the view corridor from Experiment Farm Cottage veranda does not take in the extent of Building C as seen from the lower portion of the SHR as this portion of SHR is obscured by existing vegetation when viewed from Experiment Farm Cottage Veranda. It is noted that the distant view from the veranda of Experiment Farm Cottage takes in a number of high-rise buildings of the Parramatta CBD with a substantial vegetated form of the trees associated with James Ruse Reserve to the foreground. Given the proximity of Building C to the SHR further consideration should be made to ameliorate the built form by the use of vertical vegetation to the façades that are seen from the Experiment Farm Cottage SHR.

Viewpoint 6 and 7 at Gregory Place have high/moderate visual impact with the replacement of a 1-2 storey industrial building with a 6-8 storey residential built form. This form is setback 6 metres that allows for landscape planting to the private open spaces that face Gregory Place. A 3 metre landscape setback at Level 4 will provide a residential scaling to the built form when viewed from Gregory Place. Existing trees will be assessed on site to whether they can be retained and should they be not be able to be retained, that replacement mature trees are provided to the landscape setback. To further reduce the visual impact, appropriately scaled street trees of between 10 – 15 metres mature height with under-grounding of the existing wires on the eastern side of Gregory Place is essential.

Appendix

1. Key plan SHR (State heritage registered)
2. Concept Envelope Plan - Stanisic Architects
3. Concept Landscape Plan - Taylor Brammer Landscape Architects Pty Ltd
4. Key plan view points

View 1 - Hassall Street looking south west to Hambledon Cottage (Survey point 35 mm lens)

View 2 - Hassall Street looking south to Hambledon Cottage (Survey point 35 mm lens)

View 3 - Parkes Street looking south to James Ruse Reserve (Survey point 50 mm lens)

View 4 - Parkes Street looking east to James Ruse Reserve (Survey point 35 mm lens)

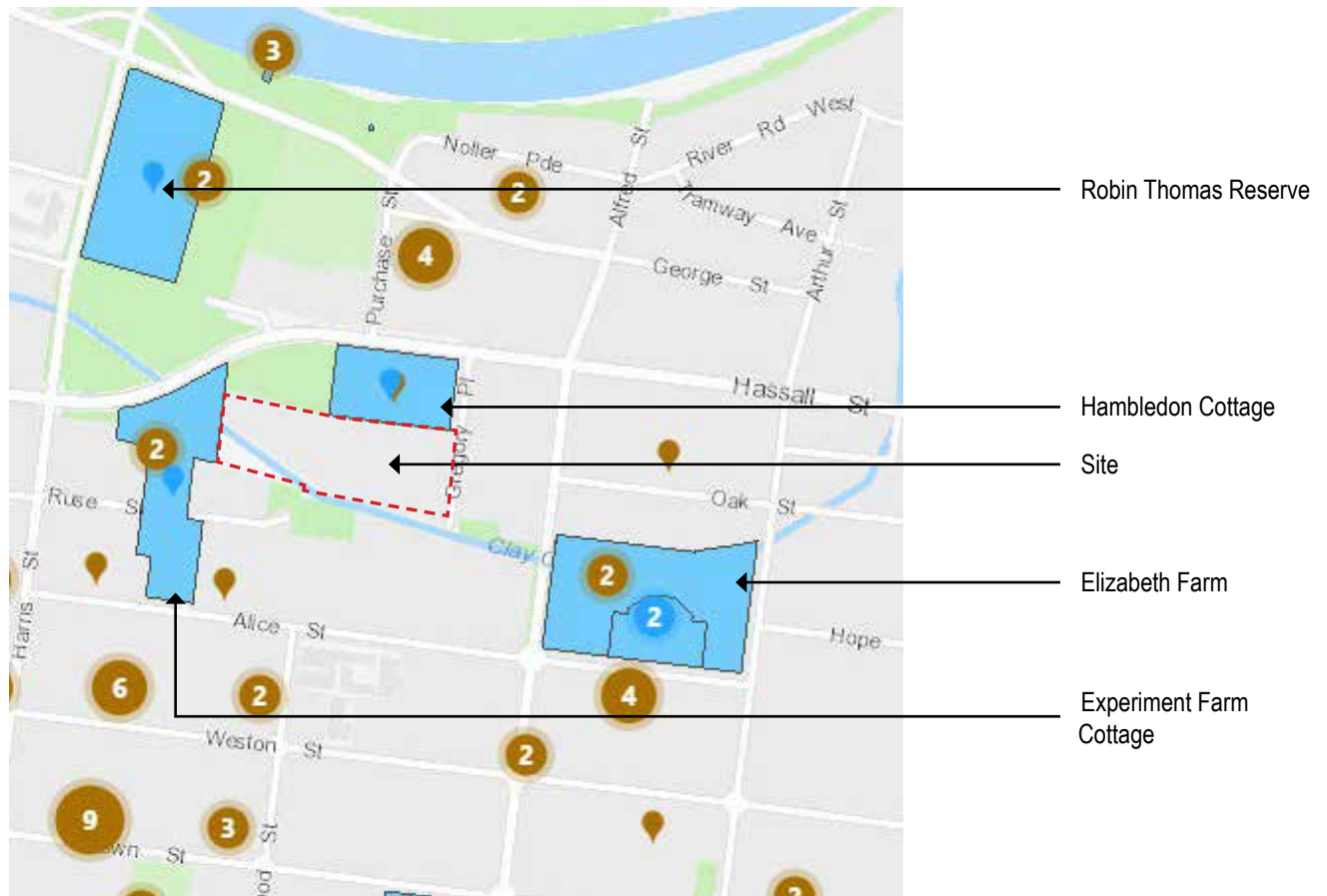
View 5 - James Ruse Reserve within curtilage of Experiment Farm Cottage (Survey point 35 mm lens)

View 6 - Gregory Place from Swan Reserve looking west (Survey point 35 mm lens)

View 7 - Gregory Place from centre of street looking west (Survey point 35 mm lens)

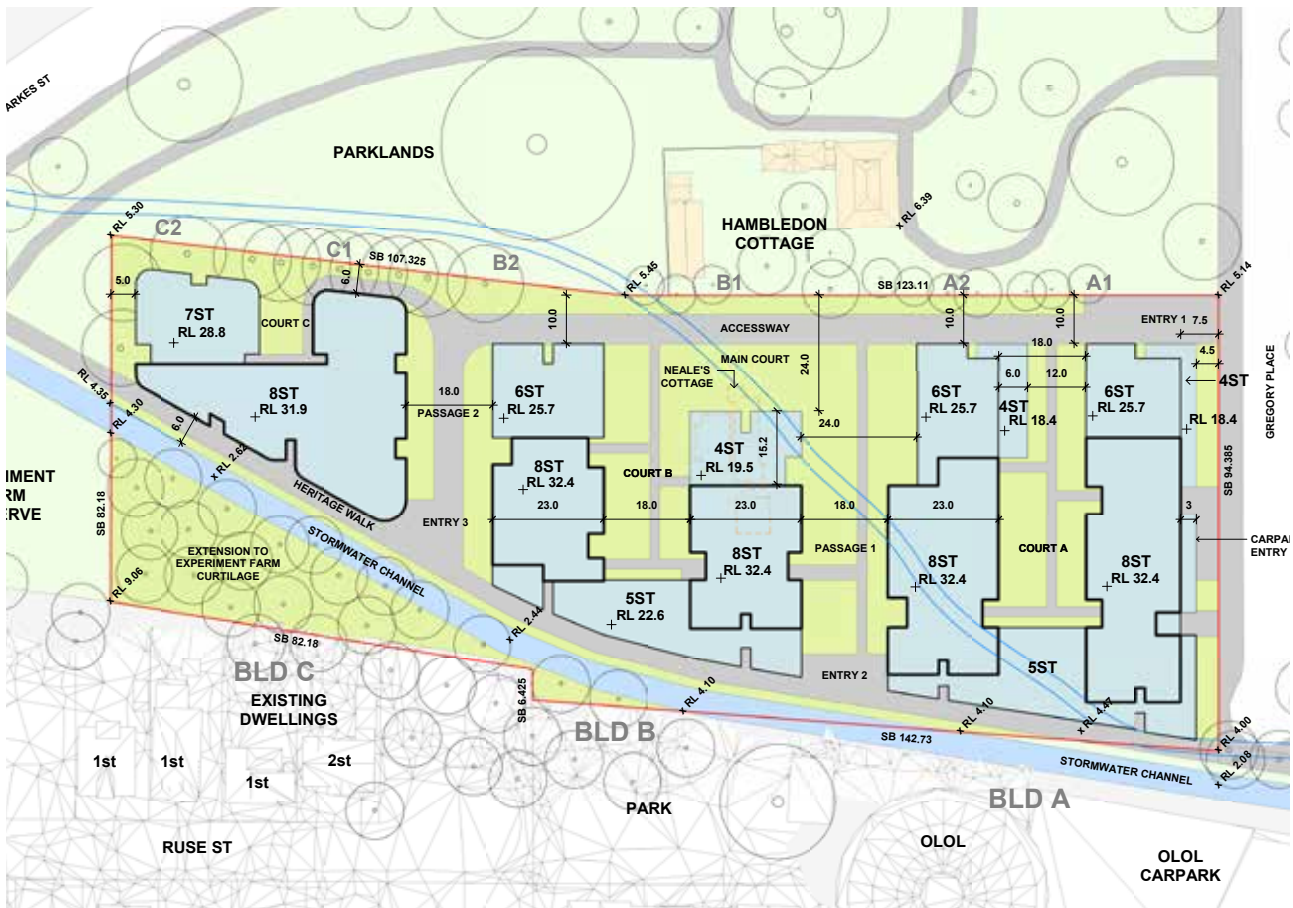
5. Matthew Taylor curriculum vitae

1 Key plan SHR (State Heritage Register)



State Heritage Register, accessed 06-06-2022

2 Concept Envelope Plan - Stanisic Architects



Concept Envelope Plan Stanisic Architects

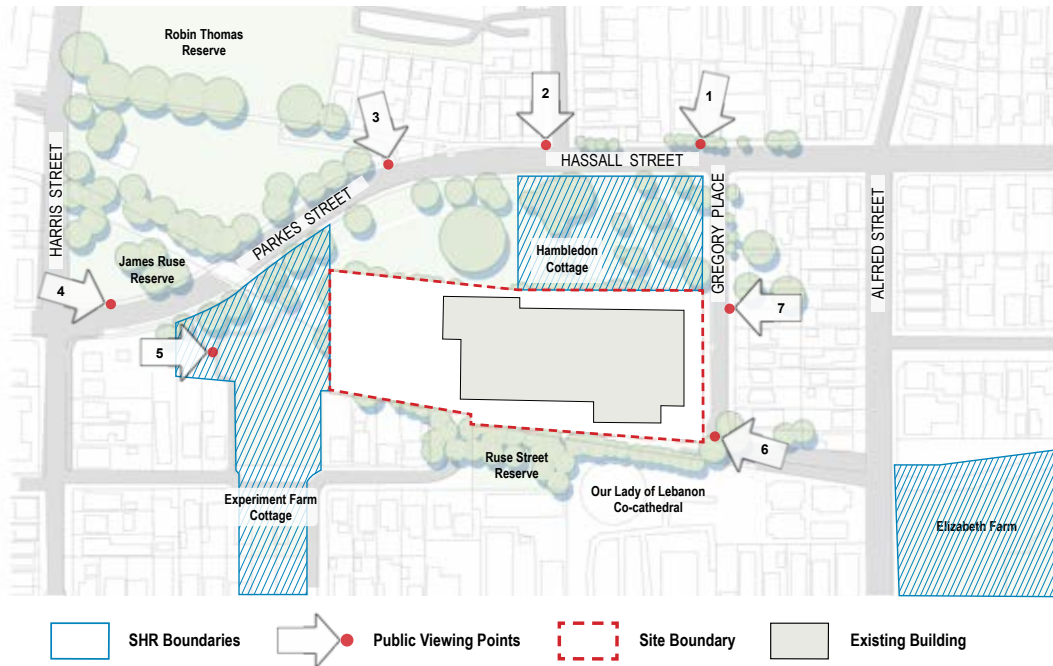
Date: 04.08.2021

3 Concept Landscape Plan - Taylor Brammer Landscape Architects Pty Ltd

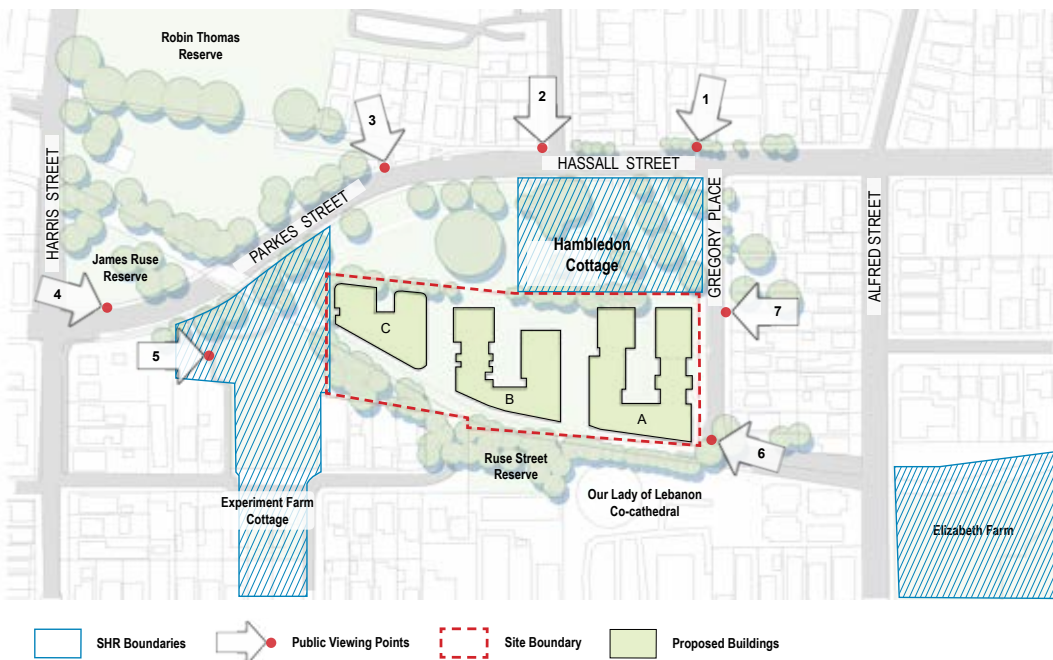


Concept Landscape Plan by Taylor Brammer Landscape Architects Ptd Ltd
Date: 25.05.2022

4 Key Plan view points



Key public viewing points - Existing factory building



Key public viewing points - Proposal

Key point 1



View point 1- Existing



View point 1- Proposed

Key point 2



View point 1- Existing



View point 1- Proposed

Key point 3



View point 3- Existing



View point 3- Proposed

Key point 4



View point 4- Existing



View point 4- Proposed

Key point 5



View point 5- Existing



View point 5- Proposed

Key point 6



View point 6- Existing



View point 6- Proposed

Key point 7



View point 7- Existing



View point 7- Proposed



D MATTHEW TAYLOR

Director

NAME

RESPONSIBILITY

EDUCATION AND PROFESSIONAL QUALIFICATIONS

Bachelor of Landscape Architecture (UNSW, 1983)
 Master of the Built Environment (Building Conservation) (UNSW, 1990)
 Registered Landscape Architect
 Associate of the Australian Institute of Landscape Architecture (1987)
 Chair - AILA Heritage Committee
 Expert in the Land and Environment Court of New South Wales
 Panel member Independent Hearing & Assessment Panel (IHAP) Liverpool City Council (2002-Present)
 Panel member for Independent Hearing & Assessment Panel (IDAP) Fairfield City Council (2002-Present)
 Bayside Council Design Review Panel
 Liverpool Design Excellence Panel
 Blue Mountains Local Planning Panel
 Campbelltown Design Excellence Panel
 Hornsby Shire Council Design Excellence Panel
 NSW State Design Review Panel

COMMUNITY ORGANISATIONS

Member of the Australian Garden History Society
 Member of the National Trust of Australia

PROFESSIONAL EXPERIENCE

A registered landscape architect with over 37 years' experience, Matthew Taylor has worked on diverse range of projects both nationally and internationally. He has specialist expertise in heritage landscapes, master planning, residential subdivisions and the adaptive reuse of former heritage listed industrial sites. His work has been recognised by national design awards from the Australian Institute of Landscape Architects for the ANZAC Commemorative Site in Gallipoli, Turkey and the Kiera View Ponds at the University of Wollongong as well as a number of professional awards.

EMPLOYMENT SUMMARY

2001 – Current	Director Taylor Brammer Landscape Architects Pty Ltd
1988 – 2001	Director D M Taylor Landscape Architects Pty Ltd
1985 – 1988	Senior Landscape Architect Landscan Pty Ltd
1983 – 1985	Senior Landscape Architect Travis Partners Pty Ltd

AWARDS

2020	Greater Sydney Planning Awards - Great Community Collaboration
2020	AILA Health & Education Award - UoW Early Start Children's Discovery Centre
2019	UDIA NSW Award for Excellence - Aged Care Service: Mayflower Gerringong
2016	UDIA NSW Award for Excellence - Aged Care Service: Mark Moran Vaucluse
2014	UDIA National Award for Excellence- High Density Housing: Top Ryde City Living
2013	UDIA NSW Award for Excellence- Concept Design: Eastlakes Town Centre
2008	State Award -The Australian Institute of Landscape Architects (NSW Group) Category: Landscape Design- Cockatoo Island Northern Apron
2002	National Awards -The Australian Institute of Landscape Architects Category of Heritage – ANZAC Commemorative Site, Gallipoli, Turkey
1994	National Awards-The Australian Institute of Landscape Architects Category of Infrastructure and Buildings Settings – Kiera View Ponds Uni of Wollongong
2001	UDIA NSW Award for Excellence - Retirement Lifestyle Development Award - Waterbrook at Yowie Bay
2001	National and NSW Award for the Oz Nouveau Courtyard at the Melbourne Flower and Garden Show
2000	Winner of Olympic Tribute Wall Competition, Illawarra for Australian Olympic Committee

SEMINAR PRESENTATIONS

SPECIAL PROJECTS

HERITAGE

- NICHE-IPM 2016 - Neo International Conference on Habitable Environments: "An Urban World"
- UNSW Faculty of the Built Environment (Heritage Planning) 2009: "The Role of Heritage in an Evolving World"
- Neerg Seminars 2009: "Landscape Requirements for DA's"
- Landscape Contractors Association 2008: "Heritage Preservation and Site Conservation"
- Neerg Seminars 2008: "Heritage Landscaping- Does it Matter?"
- Neerg Seminars 2008: "Landscaping- A Priority, Not an Afterthought"
- Australian Garden Society 2008: "Modernism and Post-Modernism in a Regional World"
- AILA 1985 Cityscape Steering Committee member
- **ANZAC Commemorative Site, North Beach, Gallipoli, Turkey**
Winner of National Merit Award from the Australian Institute of Landscape Architects
Design, planning and detailing of significant international site on the Gallipoli Peninsula in Turkey for commemorative activities and cultural visitation to a major battlefield of World War 1.
- **Australian Corps Park, Le Hamel France - National Monument**
Design, planning and detailing of World War One Memorial in the battlefields of Somme, France.
- **Kokoda Track Memorial Walkway, Concord**
Landscape design, planning and detailing of memorial walkway and centerpiece along the foreshores of the Parramatta River to the centre of Sydney Metropolitan area.
- **Admiralty House, Kirribilli**
Ongoing Landscape design, documentation and construction supervision for the upgrading to the grounds of the Sydney residence of the Governor General
- **Kirribilli House, Kirribilli**
Landscape heritage advice for the upgrading of the grounds of the Sydney residence of the Prime Minister of Australia
- **Parramatta Park, Parramatta**
Mitigation of Potential View Impact
- **Macquarie Field House, Macquarie Fields**
Visual analysis and landscape heritage input into CMP
- **Government House, Canberra**
Design and documentation for new directional signage and outdoor furniture
- **Brush Farm House Heritage Curtilage Upgrade**
Landscape heritage design and documentation for the upgrade of this State Heritage listed property to allow for expanded community use, functions and Council events.
- **Graythwaite, North Sydney**
Landscape heritage masterplan, landscape detailed design and documentation for this State Heritage listed property to provide facilities for Sydney Church of England Grammar School
- **Garden Island Public Headquarters for the Royal Australian Navy**
Landscape heritage advice, design and implementation of the public access strategy for the Department of Defence
- **NPWS Lighthouses, for NSW National Parks and Wildlife Service**
Conservation and Cultural Tourism Plan Landscape analysis, management plan and landscape strategies
- **ANZAC Memorial Park, Townsville, Queensland**
Conservation and Cultural Tourism Plan Landscape analysis, management plan and landscape strategies
- **Hillview, Sutton Forest, New South Wales**
Conservation and Open Space Management Plan for the former summer residence of the State Governor of New South Wales
- **Dame Eadith Walker Estate, Concord**
Conservation and Open Space Management Plan for extensive Edwardian Estate for the Department of Health
- **Bantry Bay former Explosives Depot, Sydney**
Landscape analysis, management plan and landscape strategies
- **Victoria Barracks, Headquarters for the Australian Army**
Landscape Heritage Management Plan
- **Silverwater Correctional Centre**
Conservation Management Plan and Implementation

RESIDENTIAL / COMMERCIAL

- **Bomera and Tarana**
Landscape conservation plan and strategy for two maritime villas former Naval Properties
- **Pymont/Ultimo Heritage Study**
Landscape analysis, inventory and report
- **RAAF Stores Depot, Dubbo**
Landscape heritage advice to Conservation Plan
- **Boomerang, Elizabeth Bay**
Landscape analysis and upgrading on major residential heritage property
- **Rona, Bellevue Hill**
Landscape report and analysis of prominent heritage listed house
- **Warringah Heritage Study**
Landscape report and inventory to regional zone of Sydney Metropolitan area
- **Wyong Heritage Study**
Landscape report and inventory to regional area of New South Wales
- **Windmill Hill Conservation Plan for Sydney Water**
Landscape report and conservation policies and guidelines to historic property in regional New South Wales

MASTER PLANNING

- **Sydney Workshop Company, Botany**
Design of surrounds to new facility for the Australian Army incorporating landscape guidelines and incorporation of cultural landscape features of the area
- **Morisset Shopping Centre (Coles Myer)**
Design and documentation for extension to existing shopping mall.
- **The Ridge Sports Complex club house, Lucas Heights**
Landscape design and documentation for new community facility.
- **Cabravale Diggers RSL Club**
Concept design and design development for alterations to existing RSL club.
- **Zenix Apartments, Sydney Park Rd**
Landscape design and documentation for a 150 unit development
- **Top Ryde City Living, Top Ryde Shopping Centre**
Landscape design and documentation for 480 units for Crown International
- **Monument, Oxford Street, Darlinghurst**
Landscape design and documentation for a 190 unit development

ENVIRONMENTAL

- **Sanderson Park Residential development, Moss Vale**
Landscape masterplan for new residential subdivision, incorporating heritage landscape aspects, riparian zone, pedestrian, cycle and vehicular accessways, boundary treatments, view corridors.
- **Potts Hill Waterboard Reservoir Site**
Landscape masterplan for the resubdivision of existing reservoir site to allow for continuation of use by Waterboard, new residential subdivision, new commercial and light industrial subdivision. Heritage issues, landforms and massing, avenue plantings and vehicular access.
- **Kelman Estate - Pokolbin, Hunter Valley**
Overall landscape plan and implementation for residential estate set in grapevines in the Hunter Valley, NSW.
- **Allandale Downs Golf Course and Tourist Development**
Site planning, landscape concepts for resort in Hunter Valley
- **Port Kembla Heritage Park**
Master Plan for proposed heritage park
- **Kellys Bush Landscape and Management Plan**
Research, development, landscape design and management guidelines of original "Green Ban" site. Team leader and coordinator
- **Wilcannia - Creative Village**
Landscape design, planning and guidelines for isolated country town developed for the Arts Council of New South Wales
- **Mt Piper to Marulan Transmission Line Study**
Report for the visual analysis of proposed transmission line
- **Cabin Ride Taronga Zoo**
Statement of environmental effects for new transportation amenity
- **Gap Bluff Watsons Bay**
Incorporation of cultural landscape items for additional building on a visually sensitive site. Including maintenance manual and guidelines to traffic management and signage