

Stakeholder Engagement:
2A Gregory Place, Harris Park
Build to Rent

June 2022

A decorative graphic consisting of numerous red 3D geometric shapes, primarily pyramids and prisms, of varying sizes. These shapes are scattered across the lower-left and bottom-center of the page, creating a sense of movement and depth. Some shapes are larger and more prominent, while others are smaller and more numerous, creating a dynamic, abstract composition.

**FORWARD
THINKING**

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EXECUTIVE SUMMARY

This stakeholder engagement process and report has been prepared to accompany a State Significant Concept Plan Development Application (SSD concept DA) to the NSW Department of Planning and Environment at 2A Gregory Place, Harris Park for approximately 483 apartments across three buildings for use as affordable housing and build to rent (BTR), with surrounding publicly accessible open space and a number of proposed place making and landscaping opportunities.

To seek stakeholder input into the concept DA, community and stakeholder engagement was undertaken by Forward Thinking between 25 April and 15 June 2022.

The engagement has been conducted in line with the methodology and requirements outlined in the Department of Planning and Environment *Undertaking Engagement Guidelines for State Significant Projects, 2021*, and a summary of the methodology, findings and proponent response to issues are discussed in this report.

Forward Thinking have also conducted the Social Impact Assessment (SIA) for the SSD concept DA and the two processes have usefully informed one another. The SIA report provides an additional level of detail around social impacts and proposed mitigation measures for the site and can be read in conjunction with this report.

METHODOLOGY

To seek stakeholder input into the concept DA, community and stakeholder engagement was undertaken by Forward Thinking between 25 April and 15 June 2022. The engagement approach and methodology adopted for the project is outlined in Figure 1.

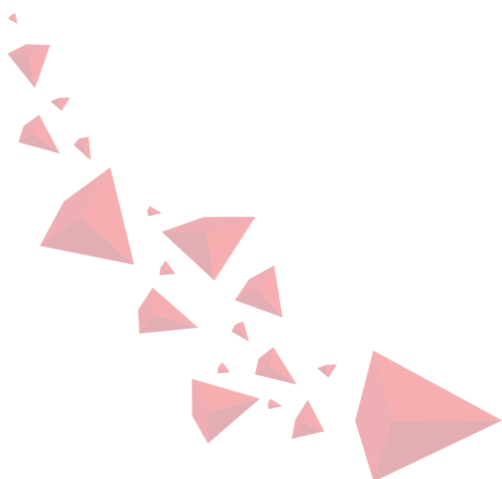


Figure 1 Stakeholder engagement approach and methodology



FINDINGS

As engagement is occurring at the Concept DA stage, the discussions that were conducted with key stakeholders and the community were at a relatively high level, broadly exploring the site and the opportunities/ constraints to the future redevelopment. Notwithstanding the relatively low levels of engagement, the following findings can be made:

- There was agreement across all engagement participants **that the site is of strategic importance and presents unique opportunities for redevelopment and renewal**. It's close proximity to Parramatta CBD, its location on the new Parramatta Light Rail, and its vicinity to state significant heritage items were cited by many participants.
- **History and heritage (including Aboriginal and Colonial history) are highly valued by the community**, and it will be important for development on the site to respect and enhance these values.
- There was **general support from most engagement participants for the sites redevelopment** and many indicated support for the Concept DA on the provision that key impacts such as traffic, parking and overshadowing are managed on the site.

- **A small number of community members who live close to the site are concerned** about the proposal in particular:
 - Height and density of the proposal
 - The increase in traffic to the local area
 - Potential impacts on adjoining church and Hambledon Cottage
- Key agencies including the Department of Planning and Environment and the City of Parramatta Council emphasised the **importance of accessible pedestrian connections through the site**, and the opportunity the proposal provided to “open up” and “re-connect” the site to the surrounding local area.
- The Department of Planning and Environment emphasised the importance of **providing community benefit provisions through each stage of the proposal** and not all at the end of the project. They also emphasised that the distribution and **quality of common places** (e.g. work from, home spaces, prayer spaces or gyms) will be important. These should ideally reflect the types of people likely to live there.
- Most participants were **supportive and positive about the open space, landscaping and place making opportunities** the proposal presented, particularly the Clay Cliff Creek walk. There was a desire for these spaces to be of high quality and useable.
- There was general support for the **affordable housing and BTR component** of the proposal with the exception of one community member who was of the view that it would bring “less desirable characters” to the area. Several key stakeholders acknowledged the **need for affordable housing in the Parramatta LGA**, on the provision that it is a **high-quality living environment, well managed and a suitable density**.
- A couple of stakeholders, including the City of Parramatta Council cited that there is currently **pressure on parks, open space and recreational facilities in the LGA**, and that where possible, the proposal could look to address some of these shortfalls, or at the least take the pressure off the current provision by providing adequate on-site facilities.

Key stakeholders including direct neighbours and key interest groups (including Our Lady of Lebanon Co-Cathedral, Parramatta & District Historical Society and the Parramatta Chamber of Commerce), expressed interest in **further opportunities for engagement and collaboration** during future stages of the site design and planning process.

SUMMARY OF ISSUES RAISED AND PROPONENT RESPONSE

Table 1 Proponent response to issues raised throughout the engagement process

Key theme raised	Response
Community benefit and open space <ul style="list-style-type: none"> Community facilities or benefits of the project are to be provided through each stage of the proposal and not all at the end of the project A desire for plenty of trees and green screening on the site 	<ul style="list-style-type: none"> 67% of the ground plane of the site is used as open space with the majority of open space being permanently publicly accessible (concept plan). Accessible roof tops provide private open space exclusive to residents (concept plan) Developed place making principles for the site (concept plan) New street tree planting and increased tree canopy cover across the site to define the site as a sub-precinct along Gregory Place (concept plan) Community engagement opportunities during detailed design phases to ensure publicly accessible open spaces are designed for maximum use and functionality. This should include further engagement with the Indigenous groups involved in the concept plan design workshop (detailed design/ DA stage) Engagement with Council on public benefit for the site, including meeting community need and demand (detailed design/ DA stage)
Visual impacts <ul style="list-style-type: none"> Visual impacts associated with increased building footprints on the site – changes to the way people view and experience the site (particularly immediate neighbours) 	<ul style="list-style-type: none"> Involvement of direct neighbours and businesses in the detailed design of the buildings on the site including materials, colours etc (detailed design/ DA stage) Placement of buildings on the site in furthest proximity from Hambledon Cottage (concept plan)

Our Lady of Lebanon Co-Cathedral and Hambledon Cottage)	<ul style="list-style-type: none"> Existing tree canopy will be supplemented with new trees to create a green screen directly behind Hambledon Cottage and from the eastern view to the site (concept plan)
Traffic and parking <ul style="list-style-type: none"> Changes to traffic flows and parking on surrounding streets and impacts on how current and future communities move around the site Parking concerns from neighbours holding events and tours including the Our Lady of Lebanon Co-Cathedral and Hambledon Cottage 	<ul style="list-style-type: none"> Provision of spatial allowances to accommodate adequate tenant and visitor parking determined by the future dwelling typology breakup (concept plan) Provision of site accessibility for deliveries, waste and ambulance services to be within the basement level (Concept Plan and detailed design) Fire and Rescue NSW appliance access provided at ground floor (concept plan) Sustainable travel options promoted through a green travel plan, reducing reliance on private vehicle travel (concept plan)
Construction impacts <ul style="list-style-type: none"> Short term construction impacts on nearby residential properties, both noise and traffic impacts 	<ul style="list-style-type: none"> Development of a community consultative committee to discuss construction impacts and mitigation measures (such as relocating vulnerable people sensitive to noise, dust etc) (construction and operational stage) Construction site establishment and management to locate noisiest elements furthest away from sensitive receivers (construction stage) Preparation of a construction noise and vibration management plan (construction stage)
Affordable housing/ BTR uses on site <ul style="list-style-type: none"> Crime, safety, noise, social cohesion, management of site Use compatibility with surrounding neighbours (such as the Our Lady of Lebanon Co-Cathedral who events etc and are concerned about noise impacts on residents) 	<ul style="list-style-type: none"> A Plan of Management for the site that includes issues such as rubbish removal, presentation of any balconies and general site amenity etc (detailed design and DA stage, operational stage) Site specific CPTED measures related to surveillance, access control, territorial reinforcement and activity and space management (see CPTED report by TaylorBrammer for 2A Gregory Place, Harris Park dated June 2022)

	<ul style="list-style-type: none"> • CHP management protocols including conflict resolution, complaints line and register, on site security checks, CCTV • Post occupancy assessment at set intervals, conducted by independent social planning consultant (operational phase)
<p>Common spaces on the site and distribution of private rental and affordable housing</p> <ul style="list-style-type: none"> • The distribution and quality of common places (e.g., work from, home spaces, prayer spaces or gyms) will be important. These should ideally reflect the types of people likely to live there 	<ul style="list-style-type: none"> • Provision of communal facilities on site in a variety of configurations. Type and size to be provided with the first stage construction development application • Provision of functional, high quality, public and private open space across the site • Anticipated communal and shared spaces include the following. These are subject to detailed design and further consultation with stakeholders. <ul style="list-style-type: none"> - Storage spaces capable of accommodating bicycle parking - Quiet spaces to allow those working from home to participate in online meetings and the like. - Community rooms on upper levels for quiet pursuits - Communal rooms on lower levels for louder pursuits including celebrations and the like - Communal edible gardens - The establishment of a complex wide shared space whereby those in need of tools, skills etc can 'share' with neighbours
<p>Pedestrian accessways</p> <ul style="list-style-type: none"> • Creating accessible pedestrian connections through the site, especially adjacent to the stormwater channel will be important 	<ul style="list-style-type: none"> • New publicly accessible connections into and around the site, including walkways, shared paths and significant landscaping and vegetation planting across the precinct (concept plan and detailed design/ DA stage)

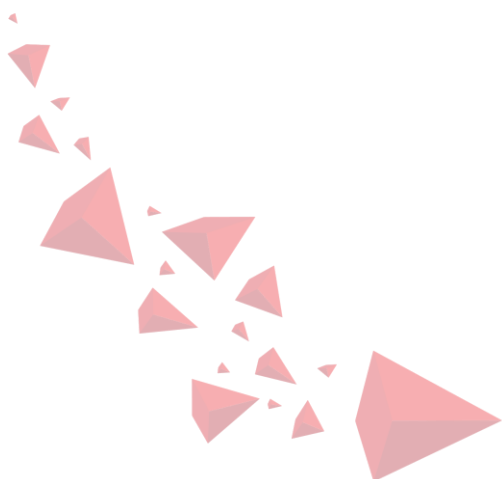
	<ul style="list-style-type: none"> Active transport plan to be developed during detailed design phase of the process (detailed design/ DA stage)
<p>Recreation facilities and open space on site</p> <ul style="list-style-type: none"> Concern there is pressure on open space and parkland in Parramatta due to the high-density developments. The site needs to accommodate for things like sport and recreation facilities, open space to reduce pressure on other facilities 	<ul style="list-style-type: none"> Design of open space on site has considered areas for active and passive recreation, and has considered the need to complement existing active open space and recreation within the vicinity of the site (including nearby James Ruse and Robin Thomas Reserve) Undertake a more detailed assessment, evaluation and benchmarking of surrounding provision of open space and recreation facilities to help inform detailed design on the site
<p>Site interface with Hambledon Cottage</p> <ul style="list-style-type: none"> Concerns about how the Hambledon Cottage site interfaces with the proposed development. Of the view that a defined boundary and separation is needed, to avoid any impacts on groups of people (including children) who gather for tours of the heritage site 	<ul style="list-style-type: none"> At the detailed design stage, conduct an analysis of the current uses and pedestrian movements undertaken on and around the Hambledon Cottage site, and respectively design the interface of the two sites in collaboration with Council (landowner), The Parramatta & District Historical Society, and the Heritage Council
<p>Land contamination</p> <ul style="list-style-type: none"> Concern about land contamination (asbestos) on the subject site, and impacts associated with any excavation and building works to health and safety of people on the Hambledon Cottage site 	<ul style="list-style-type: none"> A preliminary site investigation (desktop assessment) has been undertaken which identified the potential for contamination A detailed site investigation was undertaken which involved physical testing onsite in areas identified with the potential for contamination and to ensure general site coverage A remediation action plan has been prepared to establish the framework both to deal with the anticipated contamination and unexpected finds

LIMITATIONS AND FURTHER ENGAGEMENT OPPORTUNITIES

Despite significant efforts, engagement numbers have been low at the concept plan stage of the planning process. Opportunities have been identified to conduct more detailed engagement as part of future planning stages of the project, including further targeted engagement with the Indian community and hard to reach groups. This current round of engagement has identified a handful of key stakeholders and community representatives who are interested in being involved in future stages of the project, including more detailed design, and are generally supportive of appropriate redevelopment of the site. Given the strategic importance of the site there may be opportunities to involve these stakeholders as part of a reference group that can function throughout all stages of the project through to construction and operation of the site.

CONCLUSION

the stakeholder and community engagement process for the concept DA stage of the project has provided useful insights into the local area, flagged some potential impacts and raised some considerations and ideas for inclusion in the more detailed design stages of the site planning process. As outlined in Section 4 of this report, the proponent has considered and provided a response for the issues raised to date and is committed to further engagement throughout future stages of the development.



1. INTRODUCTION

This stakeholder engagement process and report has been prepared to accompany a State Significant Concept Plan Development Application (SSD concept DA) to the NSW Department of Planning and Environment at 2A Gregory Place, Harris Park for approximately 483 apartments across three buildings for use as affordable housing and build to rent (BTR), with surrounding publicly accessible open space and a number of proposed place making and landscaping opportunities.

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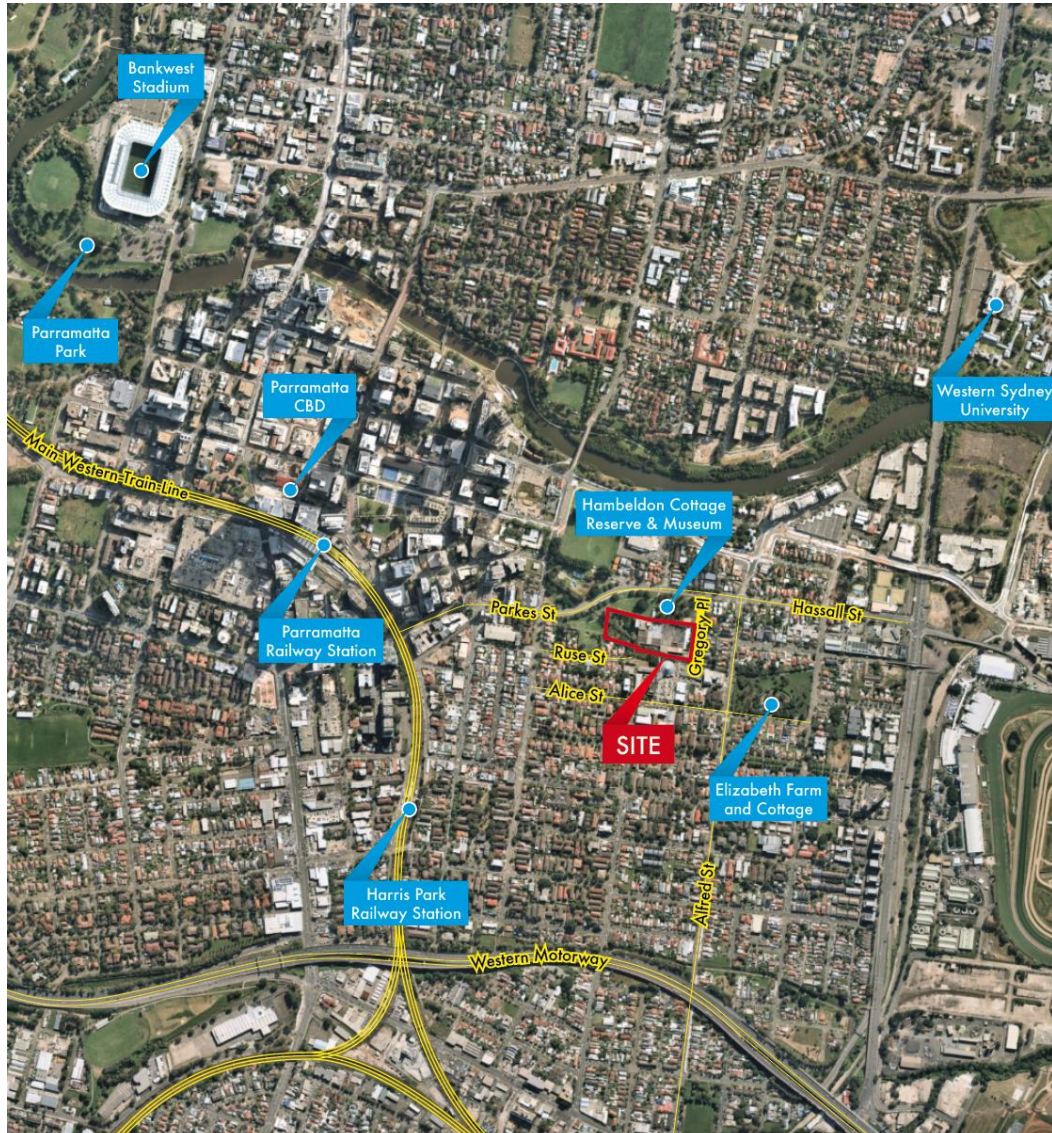
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Forward Thinking have also conducted the Social Impact Assessment (SIA) for the SSD concept DA and the two processes have usefully informed one another. The SIA report provides an additional level of detail around social impacts and proposed mitigation measures for the site and can be read in conjunction with this report.

1.1 The site

The site is located at 2A Gregory Place, Harris Park, just beyond the eastern boundary of the Parramatta City Centre to the south of Hassall Street, adjacent to Hambledon Cottage and Reserve, and the Experiment Farm Reserve. The site is approximately 1.9 hectares, has a frontage to Gregory Place to the east, parkland to the north (incorporating the historical Hambledon Cottage) and parkland to the west (incorporating the historical Experiment Farm curtilage, with the cottage to the southwest). The southern boundary follows an old cliff face, and the property bounds the Our Lady of Lebanon Co-Cathedral, a park and residential dwellings.

Figure 2 The site and its regional context



Source: NearMap 16 April 2022



2A GREGORY PLACE, HARRIS PARK

MAP 1

The site and its regional context

1.2 The proposal

The project seeks concept approval for approximately 483 apartments across three buildings, with surrounding publicly accessible open space, significant landscaped area on the ground plane, accessways, parks and a Clay Cliff Channel walkway. The proposal also includes a number of place making opportunities. The project will be an even mix of Build-to-Rent and affordable housing managed by a Community Housing Provider (CHP).

The current concept plan comprises:

- 483 dwellings across three buildings ranging from four to eight storeys in height with a variety of one, two and three bedroom dwellings and terrace roof gardens
- 67% of the site used as open space with the majority of open space being permanently publicly accessible. Open space for residents would include five separate garden areas for different uses and viewing decks out to Parramatta River
- New street tree planting and increased tree canopy cover across the site to define the site as a sub-precinct along Gregory Place and reduce the impacts of urban heat. Existing tree canopy will be supplemented with new trees to create a green screen directly behind Hambledon Cottage and from the eastern view to the site
- New publicly accessible connections into and around the site, including walkways, shared paths and significant landscaping and vegetation planting across the precinct
- Place making opportunities to celebrate Aboriginal connections to country and the evolving historic cultural and natural landscape of Harris Park, including the restoration of the Clay Cliff Creek stormwater channel, and a pedestrian shareway with native tucker walk, including interpretation on Aboriginal land management and those of early colonial times.



Figure 3 Proposed main courtyard entry to the site (source: artist Mark Gerada 2022)



Figure 4 Proposed channel walk (source: artist Mark Gerada 2022)



Figure 5 Proposed Gregory Place entry (Source: artist Mark Gerada 2022)



Figure 6 Aerial view of proposed development on the site (source: artist Mark Gerada 2022)

1.3 Planning Secretary's Environmental Assessment Requirements

On 28 April 2022, the NSW Department of Planning and Environment issued the Secretary's Environmental Assessment Requirements (SEARS) for the Gregory Place Build-to-Rent Concept Development (SSD-31179510). The SEARS require the applicant to detail engagement undertaken and demonstrate how it was consistent with the *Undertaking Engagement Guidelines for State Significant Projects* (the Community Engagement Guidelines), and detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:

- *The relevant Department assessment team.*
- *any relevant local councils.*

- *any relevant agencies (including the Western Parkland City Authority or development within the Western Parkland City).*
- *the community.*
- *if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.*

1.4 Engagement principles

The Department of Planning and Environment and the proponent are both required to engage with the community, councils and government agencies on State significant projects. The Department has developed community participation objectives to embed best practice engagement in all its planning functions and these are detailed in the Community Engagement Guidelines. They also expect proponents to adopt these objectives when engaging on State significant projects:

- *open and inclusive*
- *easy to access*
- *relevant*
- *timely*
- *meaningful.*

The Community Engagement Guidelines also outline some key factors that proponents should consider when developing their engagement strategy. These include:

- *Plan early*
- *Engage as early as possible*
- *Ensure engagement is effective*
- *Ensure engagement is proportionate to the scale and impact of the project*
- *Be innovative*
- *Be open and transparent about what can be influenced*

- *Implement the community participation objectives.*

HOW THE ENGAGEMENT IS CONSISTENT WITH THE GUIDELINES

This community engagement process has been designed with consideration for the community participation objectives and key factors outlined in the Community Engagement Guidelines.

The site is of strategic significance, and engagement has been planned early and is occurring at the concept plan stage, with further opportunities for engagement at more detailed design and development application stages. As it is the concept plan stage, engagement findings have the ability to genuinely influence more detailed planning and design outcomes at later stages, and there are opportunities for key stakeholders and the community to be involved throughout the evolution of the project.

Engagement has been designed to be proportionate to the scale and impact of the proposal, as further explored in the Social Impact Assessment also written by Forward Thinking that accompanies the SSD application. The community engagement catchment has been designed around the 'immediate social locality' that has been identified for the site, which includes a reach of over 1,500 residences and over 40 businesses in the vicinity of the site.

Engagement has also been targeted, including reaching out to key stakeholder groups and community groups who may have an interest in the proposal, and giving key agencies the opportunity to engage in meaningful discussions around what is being proposed on site and how success can be maximised for the project.

All engagement participants have been made aware of the planning process and what is being proposed at the concept plan stage as opposed to detailed design and development application stages, and have been informed of further opportunities for feedback and comment, including through Department of Planning and Environment led exhibition periods, and engagement at an individual development application stage.



2. METHODOLOGY

This section outlines the engagement approach and methodology adopted for the concept plan stage of the project. It has been designed with reference to the community engagement objectives from the Community Engagement Guidelines and good practice approaches to community engagement.

2.1 Engagement approach

To seek stakeholder input into the concept DA, community and stakeholder engagement was undertaken by Forward Thinking between 25 April and 7 June 2022. The engagement approach and methodology adopted for the project is outlined in Figure 7.

Figure 7 Stakeholder engagement approach and methodology



2.2 Engagement reach

A summary of our engagement reach is provided in Figure 8. Whilst engagement numbers were relatively low, significant efforts were made to reach community and key stakeholders for engagement on the project, including a letterbox drop to over 1,500 residents and businesses surrounding the site.

Figure 8 Summary of engagement reach at time of reporting



3. FINDINGS

This section provides a summary of key findings from the engagement activities undertaken by Forward Thinking between 25 April and 15 June 2022. at part of the SSD concept DA stage of the project.

3.1 Key agency engagement

As outlined in Table 2, key agencies including the Department of Planning and Environment and the City of Parramatta Council have been engaged through detailed meetings and phone discussions with the proponent and the social planning consultants. It is acknowledged that Council have also provided detailed written feedback on the SEARS in a letter dated 20 April 2021, and will also be required by the Department of Planning and Environment to provide a submission when the SSD application is notified.

Table 2 Summary of findings from key agency engagement

Agency	Meeting date and format	Key findings
Department of Planning and Environment Assessment Team and Social Impact Team	Online, 12 April 2022	<ul style="list-style-type: none"> • Need for the SIA to address short- and long-term impacts for both existing and future residents, explain distributive equity, and project specific mitigation measures. • Community facilities or benefits of the project are to be provided through each stage of the proposal and not all at the end of the project. • The physical distribution of the affordable dwellings with the market dwellings on the site will be important. • The distribution and quality of common places (e.g., work from, home spaces, prayer spaces or gyms) will be important. These should ideally reflect the types of people likely to live there. • Creating accessible pedestrian connections through the site, especially adjacent to the stormwater channel will be important.

		<ul style="list-style-type: none"> Ensuring that landscaped areas a high quality and useable. Short term construction impacts on nearby residential properties, both noise and traffic impacts. Long term impacts on the surrounding area, impacts on heritage items and surrounding low density residential areas.
Parramatta City Council (6 representatives from across Council including City Design, Traffic and Development Services, Social Outcomes etc)	<p>Online, 27 April 2022, full presentation of proposed plans and designs by the proponent project team and a free-flowing discussion and Q&A session</p>	<ul style="list-style-type: none"> Discussion around flooding issues on the site and work being done to address this as part of the proposal such as pre and post flood modelling. Discussion around materials used, not being uniform, talking to the place and connecting to the surrounding heritage sites. Discussion around scale of the proposal in relation to the surrounding residential and heritage sites. Separation between Hambledon Cottage and the proposed buildings will be important. Opportunities to re-connect site with the surroundings. Opportunities for place making on the site and creating a precinct and destination for people living and visiting the site – e.g. active public domain along Clay Cliff Creek walk. Discussion around further opportunities for vehicular access to the site beyond just Gregory Place.
Parramatta City Council, Social Outcomes representative	<p>- Telephone, 22 April 2022 for an initial discussion</p> <p>- Offered to have a follow up meeting but this was not taken up by Council.</p>	<ul style="list-style-type: none"> Emphasised the importance of having a well-established CHP operator for the site to manage the site to a high standard. Agreed the site is well located in terms of providing affordable housing with good access to key facilities and infrastructure.

		<ul style="list-style-type: none"> Currently there is pressure on open space and parkland in Parramatta due to the high-density developments. The site needs to accommodate for things like sport and recreation facilities, open space to reduce pressure on other facilities. Emphasised the importance of BTR providing high quality living opportunities including on site facilities and spaces.
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3.2 Key stakeholder engagement

In addition to engaging with key agencies, specific stakeholder and community representatives were approached for meetings and discussions in relation to the proposed Concept DA for the site. Table 3 outlines the stakeholders, the meeting date and format and the findings from these discussions.

Table 3 Summary of findings from key stakeholder engagement

Stakeholder	Meeting date and format	Key findings
Our Lady of Lebanon Co-Cathedral	Face-to-face, 16 May 2022	<ul style="list-style-type: none"> General support for the concept plan and a desire to be closely engaged and involved throughout the process. Requested close engagement with the church and the church community around the more detailed design for the site. Development is occurring on the church site so there is a desire for this to be compatible with what is being proposed on the subject site. Concern about wind, noise and visual impacts from the development. Church holds many events and were concerned that this may present issues for residents in terms of noise.

Maronite College of the Holy Family	Face-to-face, 31 May 2022	<ul style="list-style-type: none"> • General support for the proposal and a view that it would be positive for the school in terms of enrolments. • Interested in public benefit on the site including the use of sporting facilities and open space (identified a shortage of these in the local area). • A desire to improve connections and access between the school and the open space on the site, as well as access to the site more broadly through pedestrian connections. • Opportunities to share parking and a need to manage increased traffic generated from the development.
Local Real Estate Agent	Telephone, 12 May 2022	<ul style="list-style-type: none"> • Strategically important site – on the new light rail, perfectly located between Parramatta and Rose Hill. • Site is currently underutilised and “derelict” and Parramatta is “running out of sites like this” in terms of its accessibility and ability to provide affordable housing options. • Harris Park has a distinctive culture and feel – it is a hive of activity and there has been interest from Council and the Chamber of Commerce to build on its strengths and improve place making initiatives. • Need for high quality residential living – including provision of open spaces, multi-use spaces etc. • Our Lady of Lebanon Co-Cathedral as being a significant physical and cultural presence in the community and a need for the development to tie in with this. • Need for affordable housing and BTR that is high quality, well designed and functional.
Parramatta Chamber of Commerce	Telephone calls x 2 on 12 May, 2022	<ul style="list-style-type: none"> • Generally supportive of activities that improve the amenity of the area and increase business and foot traffic.

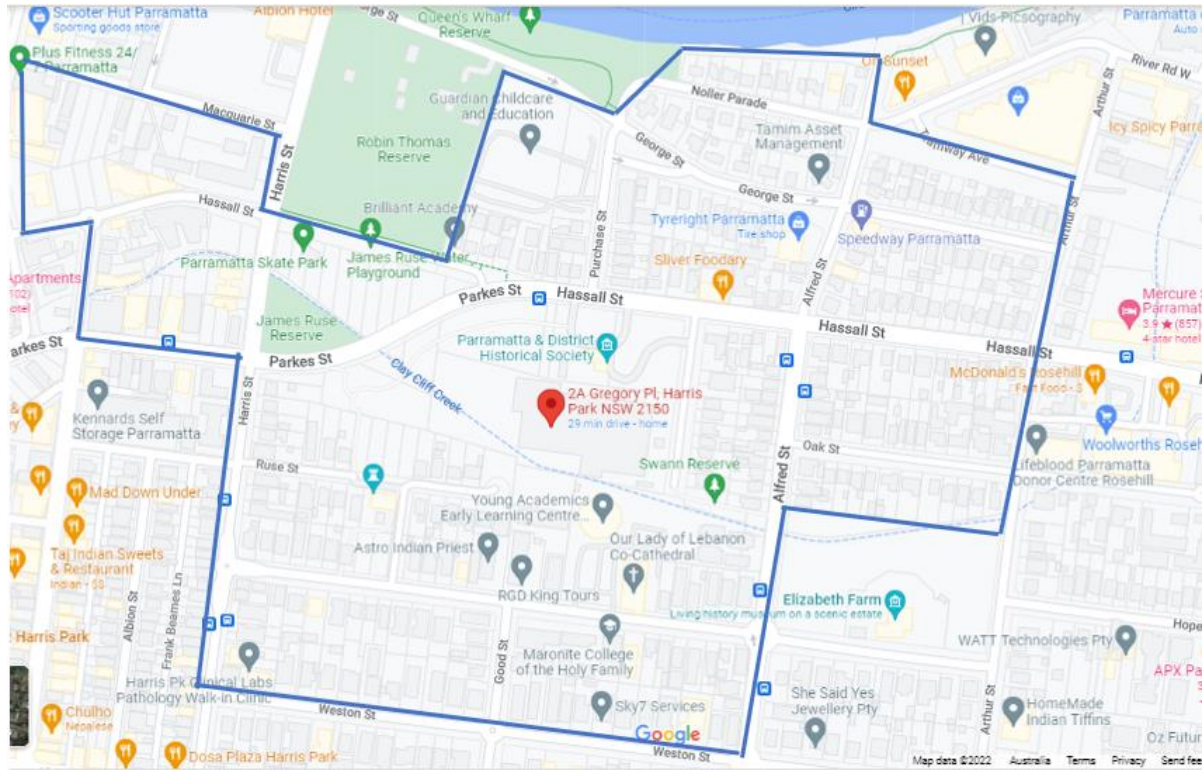
		<ul style="list-style-type: none"> • Site is well located in terms of access to Parramatta CBD and the light rail. • Harris Park is perfectly positioned to contribute to Parramatta and surrounds, support for development that refreshes the amenity and improves the liveability of the area, and builds on the strengths of Harris Park (vibrant, little India etc). • Traffic and parking need to be managed and provided on the site. • Supportive of affordable housing on the site.
Indian community representative 1	<p>Telephone, 8 June 2022</p> <p>Requested a call back but was unable to talk before the time of lodgement</p>	<ul style="list-style-type: none"> • Commenced engagement and will continue involvement as the project progresses through later stages of the planning process
Indian community representative 2	<p>Telephone, 15 June 2022</p> <p>Requested additional information and detail about the proposed development</p>	<ul style="list-style-type: none"> • Commenced engagement and sent project details, will continue engagement as the project progresses through later stages of the planning process
Parramatta & District Historical Society	<p>Online, 7 June 2022</p>	<ul style="list-style-type: none"> • Emphasised the value and significance of heritage to Parramatta, the community and Australia more broadly • The proposal is an improvement on what had been proposed for the site in previous iterations which was high rise residential development • Concerns about traffic and parking. Of the view that the site and surrounds are already at capacity in terms of availability of on street parking. The Historical Society hosts school groups (up to 100), site tours and events, and during these times, parking is limited

		<ul style="list-style-type: none"> Concerns about traffic and truck movements through Gregory Place Concerns about how the Hambledon Cottage site interfaces with the proposed development. Of the view that a defined boundary and separation is needed, to avoid any impacts on groups of people (including children) who gather for tours of the heritage site Concerns about crime and safety issues from increased foot traffic on and around the site Concern about land contamination (asbestos) on the subject site, and impacts associated with any excavation and building works to health and safety of people on the Hambledon Cottage site A desire for plenty of trees and green screening on the site Concerns about the appearance of the apartment buildings including washing hanging on the balconies and general up-keep
Kamilaroi-Yankuntjatjara Working Group (Indigenous community group)	Approached for a meeting but unable to meet before the time of lodgement	<ul style="list-style-type: none"> Commenced engagement through the Indigenous Consultation workshop and will continue engagement as the project progresses through later stages of the planning process

3.3 Community letterbox drop

A distribution company specialising in distribution, print, demographic data, and a range of community engagement outreach services conducted a letterbox drop on 18 May 2022 in the catchment outlined in Figure 9. A copy of the letter is provided at Appendix 3. A total of 1,511 households and 47 businesses were reached.

Figure 9 Immediate social locality and letterbox drop catchment (Source: Google Maps, 2022)



3.4 Community survey

An online survey and associated webpage was launched on 18 May 2022 and remains live at the time of reporting. The survey link and a QR code was provided in the letter and was also distributed to stakeholders who were contacted over the phone but did not have time to participate in a telephone interview. Despite the wide reach, the response rate for the survey was low. Findings from the survey are as follows:

Demographics

- Of the respondents, four were adjoining the site and three were local residents.
- The seven respondents ranged in age, from 25 – over 65 with an even distribution across age groups
- Three respondents had lived in the area for over 10 years.

What people value about the local area

- Open space (including significant trees around Hambledon Cottage, green space, parks)
- Heritage and history of the area
- Peaceful and quiet neighbourhood (including a lack of crime)
- Cultural diversity
- Accessibility to Parramatta, local shops, cafes and train station
- The church
- Houses (including that there are not too many apartments)

Views on the proposal

- Poor built form outcomes (including creating “high rise”)
- Impacts on the church (including height of buildings being proposed too close to church)
- Poor social outcomes (including it will attract “bad character people”)
- Traffic and parking impacts
- Oversupply of apartments and the capacity for the area to cope with more growth.

What would you like included as part of the proposal?

- Low density development/ reduced scale of development
- Plenty of on-site parking.

3.5 Community phone-line and e-mail

As part of the survey, two respondents requested a call back from the project team, only one was reached at the time of reporting. Findings from this conversation is as follows:

- One community member was very concerned that the apartments were small in size and would result in a concentration of poor-quality housing aimed at low socio-economic demographics. He was concerned that this would impact on crime and safety in the neighbourhood, as well as the social fabric of the community.

- This same community member was concerned about the impacts on the heritage of the local area, including the proximity of the development to Hambledon Cottage, and expressed a desire for the site to be open space, with the Clay Cliff Creek walk renewed for the public.

A third community member living on Gregory Place was contacted, and he provided general support for the proposal and the need for affordable housing in the area, with the exception of concern about increased traffic and exacerbated parking issues.

One email was received from a member of the general public, who provided feedback on the site more broadly, including its heritage significance and the opportunities that presented in terms of the site's redevelopment. The participant also suggested that the current buildings on the site are not sensitive to surrounding heritage sites of significance and was of the view these should be removed and replaced.

3.6 Indigenous consultation session

A design workshop was held on the site 12 May 2022. This was facilitated by Indigenous consultant Dominic Steele, attended by Professor Roberta Ryan and 20 participants including Indigenous community groups and representatives. Key findings from the session included:

- There are three cultural layers to the site and project:
 - Indigenous
 - European heritage / location
 - New Australians
- Importance of opening up the site for public access and better connections
- There may be archaeological and Indigenous artefacts uncovered through excavations of the site
- Design ideas including:
 - Use of the six seasons to identify buildings
 - Bush tucker/ medicinal gardens for education/ foraging

- Connection and naturalisation of the Creek (water play and biofiltration planting)
- Creating a sensory experience throughout the development
- Large space for mob to come together for ceremony and events
- Endemic and native planning scheme
- Rooftop gardens with vertical pollinator beacons going up sides of building
- Need for further engagement and design involvement – focus groups, group discussions, design workshops and yarning circles.

3.7 Summary of engagement findings

As engagement is occurring at the Concept DA stage, the discussions that were conducted with key stakeholders and the community were at a relatively high level, broadly exploring the site and the opportunities/ constraints to the future redevelopment. Notwithstanding the relatively low levels of engagement, the following findings can be made:

- There was agreement across all engagement participants **that the site is of strategic importance and presents unique opportunities for redevelopment and renewal**. It's close proximity to Parramatta CBD, its location on the new Parramatta Light Rail, and its vicinity to state significant heritage items were cited by many participants.
- **History and heritage (including Aboriginal and Colonial history) are highly valued by the community**, and it will be important for development on the site to respect and enhance these values.
- There was **general support from most engagement participants for the sites redevelopment** and many indicated support for the Concept DA on the provision that key impacts such as traffic, parking and overshadowing are managed on the site.
- **A small number of community members who live close to the site are concerned** about the proposal in particular:
 - Height and density of the proposal
 - The increase in traffic to the local area

- Potential impacts on adjoining church and Hambledon Cottage
- Key agencies including the Department of Planning and Environment and the City of Parramatta Council emphasised the **importance of accessible pedestrian connections through the site**, and the opportunity the proposal provided to “open up” and “re-connect” the site to the surrounding local area.
- The Department of Planning and Environment emphasised the importance of **providing community benefit provisions through each stage of the proposal** and not all at the end of the project. They also emphasised that the distribution and **quality of common places** (e.g. work from, home spaces, prayer spaces or gyms) will be important. These should ideally reflect the types of people likely to live there.
- Most participants were **supportive and positive about the open space, landscaping and place making opportunities** the proposal presented, particularly the Clay Cliff Creek walk. There was a desire for these spaces to be of high quality and useable.
- There was general support for the **affordable housing and BTR component** of the proposal with the exception of one community member who was of the view that it would bring “less desirable characters” to the area. Several key stakeholders acknowledged the **need for affordable housing in the Parramatta LGA**, on the provision that it is a **high-quality living environment, well managed and a suitable density**.
- A couple of stakeholders, including the City of Parramatta Council cited that there is currently **pressure on parks, open space and recreational facilities in the LGA**, and that where possible, the proposal could look to address some of these shortfalls, or at the least take the pressure off the current provision by providing adequate on-site facilities.
- Key stakeholders including direct neighbours and key interest groups (including Our Lady of Lebanon Co-Cathedral, Parramatta & District Historical Society and the Parramatta Chamber of Commerce), expressed interest in **further opportunities for engagement and collaboration** during future stages of the site design and planning process.

4. ADDRESSING KEY ENGAGEMENT ISSUES

Table 4 summarises key issues raised throughout the engagement process for the Concept DA, and the response from the applicant and project team in consideration of these issues.

Table 4 Key issues raised through engagement and proponents response

Key theme raised	Response
Community benefit and open space <ul style="list-style-type: none"> Community facilities or benefits of the project are to be provided through each stage of the proposal and not all at the end of the project A desire for plenty of trees and green screening on the site 	<ul style="list-style-type: none"> 67% of the ground plane of the site is used as open space with the majority of open space being permanently publicly accessible (concept plan). Accessible roof tops provide private open space exclusive to residents (concept plan) Developed place making principles for the site (concept plan) New street tree planting and increased tree canopy cover across the site to define the site as a sub-precinct along Gregory Place (concept plan) Community engagement opportunities during detailed design phases to ensure publicly accessible open spaces are designed for maximum use and functionality. This should include further engagement with the Indigenous groups involved in the concept plan design workshop (detailed design/ DA stage) Engagement with Council on public benefit for the site, including meeting community need and demand (detailed design/ DA stage)
Visual impacts <ul style="list-style-type: none"> Visual impacts associated with increased building footprints on the site – changes to the way people view and experience the site (particularly immediate neighbours Our Lady of Lebanon Co-Cathedral and Hambledon Cottage) 	<ul style="list-style-type: none"> Involvement of direct neighbours and businesses in the detailed design of the buildings on the site including materials, colours etc (detailed design/ DA stage) Placement of buildings on the site in furthest proximity from Hambledon Cottage (concept plan) Existing tree canopy will be supplemented with new trees to create a green screen directly behind

	Hambledon Cottage and from the eastern view to the site (concept plan)
Traffic and parking <ul style="list-style-type: none"> Changes to traffic flows and parking on surrounding streets and impacts on how current and future communities move around the site Parking concerns from neighbours holding events and tours including the Our Lady of Lebanon Co-Cathedral and Hambledon Cottage 	<ul style="list-style-type: none"> Provision of spatial allowances to accommodate adequate tenant and visitor parking determined by the future dwelling typology breakup (concept plan) Provision of site accessibility for deliveries, waste and ambulance services to be within the basement level (Concept Plan and detailed design) Fire and Rescue NSW appliance access provided at ground floor (concept plan) Sustainable travel options promoted through a green travel plan, reducing reliance on private vehicle travel (concept plan)
Construction impacts <ul style="list-style-type: none"> Short term construction impacts on nearby residential properties, both noise and traffic impacts 	<ul style="list-style-type: none"> Development of a community consultative committee to discuss construction impacts and mitigation measures (such as relocating vulnerable people sensitive to noise, dust etc) (construction and operational stage) Construction site establishment and management to locate noisiest elements furthest away from sensitive receivers (construction stage) Preparation of a construction noise and vibration management plan (construction stage)
Affordable housing/ BTR uses on site <ul style="list-style-type: none"> Crime, safety, noise, social cohesion, management of site Use compatibility with surrounding neighbours (such as the Our Lady of Lebanon Co-Cathedral who events etc and are concerned about noise impacts on residents) 	<ul style="list-style-type: none"> A Plan of Management for the site that includes issues such as rubbish removal, presentation of any balconies and general site amenity etc (detailed design and DA stage, operational stage) Site specific CPTED measures related to surveillance, access control, territorial reinforcement and activity and space management (see CPTED report by TaylorBrammer for 2A Gregory Place, Harris Park dated June 2022) CHP management protocols including conflict resolution, complaints line and register, on site security checks, CCTV

	<ul style="list-style-type: none"> Post occupancy assessment at set intervals, conducted by independent social planning consultant (operational phase)
<p>Common spaces on the site and distribution of private rental and affordable housing</p> <ul style="list-style-type: none"> The distribution and quality of common places (e.g., work from, home spaces, prayer spaces or gyms) will be important. These should ideally reflect the types of people likely to live there 	<ul style="list-style-type: none"> Provision of communal facilities on site in a variety of configurations. Type and size to be provided with the first stage construction development application Provision of functional, high quality, public and private open space across the site Anticipated communal and shared spaces include the following. These are subject to detailed design and further consultation with stakeholders. <ul style="list-style-type: none"> Storage spaces capable of accommodating bicycle parking Quiet spaces to allow those working from home to participate in online meetings and the like. Community rooms on upper levels for quiet pursuits Communal rooms on lower levels for louder pursuits including celebrations and the like Communal edible gardens The establishment of a complex wide shared space whereby those in need of tools, skills etc can 'share' with neighbours
<p>Pedestrian accessways</p> <ul style="list-style-type: none"> Creating accessible pedestrian connections through the site, especially adjacent to the stormwater channel will be important 	<ul style="list-style-type: none"> New publicly accessible connections into and around the site, including walkways, shared paths and significant landscaping and vegetation planting across the precinct (concept plan and detailed design/ DA stage) Active transport plan to be developed during detailed design phase of the process (detailed design/ DA stage)
<p>Recreation facilities and open space on site</p>	<ul style="list-style-type: none"> Design of open space on site has considered areas for active and passive recreation, and has

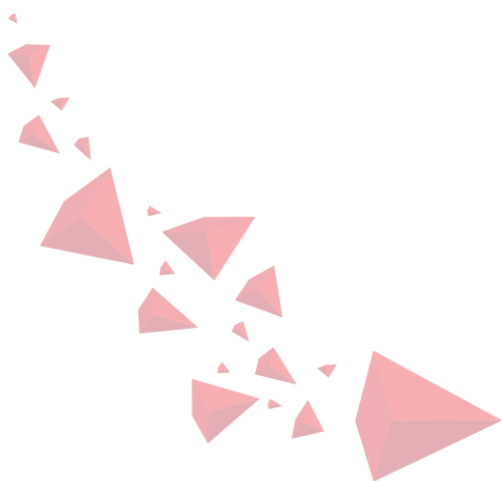
<ul style="list-style-type: none"> Concern there is pressure on open space and parkland in Parramatta due to the high-density developments. The site needs to accommodate for things like sport and recreation facilities, open space to reduce pressure on other facilities 	<p>considered the need to complement existing active open space and recreation within the vicinity of the site (including nearby James Ruse and Robin Thomas Reserve)</p> <ul style="list-style-type: none"> Undertake a more detailed assessment, evaluation and benchmarking of surrounding provision of open space and recreation facilities to help inform detailed design on the site
<p>Site interface with Hambledon Cottage</p> <ul style="list-style-type: none"> Concerns about how the Hambledon Cottage site interfaces with the proposed development. Of the view that a defined boundary and separation is needed, to avoid any impacts on groups of people (including children) who gather for tours of the heritage site 	<ul style="list-style-type: none"> At the detailed design stage, conduct an analysis of the current uses and pedestrian movements undertaken on and around the Hambledon Cottage site, and respectively design the interface of the two sites in collaboration with Council (landowner), The Parramatta & District Historical Society, and the Heritage Council
<p>Land contamination</p> <ul style="list-style-type: none"> Concern about land contamination (asbestos) on the subject site, and impacts associated with any excavation and building works to health and safety of people on the Hambledon Cottage site 	<ul style="list-style-type: none"> A preliminary site investigation (desktop assessment) has been undertaken which identified the potential for contamination A detailed site investigation was undertaken which involved physical testing onsite in areas identified with the potential for contamination and to ensure general site coverage A remediation action plan has been prepared to establish the framework both to deal with the anticipated contamination and unexpected finds

5. CONCLUSION

As outlined in Section 4, the stakeholder and community engagement process for the concept DA stage of the project has provided useful insights into the local area, flagged some potential impacts and raised some considerations and ideas for inclusion in the more detailed design stages of the site planning process. As outlined in Table 4, the proponent has considered and provided a response for the issues raised to date and is committed to further engagement throughout future stages of the development.

5.1 Opportunities for further engagement

Engagement numbers have been low at the concept plan development application stage of this process. There are opportunities to conduct more detailed engagement as part of future planning stages of the project, including further targeted engagement with the Indian community and hard to reach groups. This current round of engagement has identified a handful of key stakeholders and community representatives who are interested in being involved in future stages of the project, including more detailed design, and are generally supportive of appropriate redevelopment of the site. Given the strategic importance of the site there may be opportunities to involve these stakeholders as part of a reference group that can function throughout all stages of the project through to construction and operation of the site.



APPENDIX 1 ENGAGEMENT MATERIALS

A. Community and business letter

18 May 2022

RE: Proposal for a Build to Rent Residential Concept Plan Development at 2A Gregory Place, Harris Park – have your say

Dear resident/ business,

This letter is to seek your input on a Concept Plan Development Application (Concept DA) to the NSW Department of Planning and Environment at 2A Gregory Place, Harris Park. A Concept DA seeks to establish and obtain approval for the building envelopes on the site, with emphasis on their location, separation, height and servicing. Further DAs will be submitted and assessed which will deal with the building detailed design.

The site

The site is located at 2A Gregory Place, Harris Park and sits within a rich historic cultural landscape, on the eastern edge of the Parramatta CBD, within a unique triangle formed by three early Colonial NSW State listed historic properties including Hambledon Cottage, Elizabeth Farm and Experiment Farm.

The existing development on the site comprises a number of industrial buildings ranging in height from 2 to 8 storeys. The site is currently used as commercial offices, however most of the site is dis-used and in decay, being the home of a former pharmaceutical manufacturing plant. A stormwater channel is located to the south of the site known as Clay Cliff Creek, which is currently overgrown and not maintained. Our Lady of Lebanon Co-Cathedral is located to the south of the stormwater channel on top of the remnant clay cliff. There are also a number of mature trees on and around the site.

The proposal

The project seeks the consent for a Concept DA for approximately 483 apartments across five buildings, with surrounding publicly accessible open space and a number of proposed place making and landscaping opportunities.

The project will be an even mix of Build-to-Rent and affordable housing, which are types of housing that aim to address housing affordability issues for low and moderate-income earners and key workers. This is not social housing, which is typically provided by government for people with high levels of disadvantage.

The current concept plan comprises:

- 483 dwellings across five buildings ranging from four to eight storeys in height with a variety of one, two and three bedroom dwellings and terrace roof gardens
- 67% of the site used as open space with the majority of open space being permanently publicly accessible. Open space for residents would include five separate garden areas for different uses and viewing decks out to Parramatta River
- New street tree planting and increased tree canopy cover across the site to define the site as a sub-precinct along Gregory Place and reduce the impacts of urban heat. Existing tree canopy will be supplemented with new trees to create a green screen directly behind Hambledon Cottage and from the eastern view to the site
- New publicly accessible connections into and around the site, including walkways, shared paths and significant landscaping and vegetation planting across the precinct
- Place making opportunities to celebrate Aboriginal connections to country and the evolving historic cultural and natural landscape of Harris Park, including the restoration of the Clay Cliff Creek stormwater channel, and a pedestrian shareway with native tucker walk, including interpretation on Aboriginal land management and those of early colonial times.

As the proposal is only at a concept plan stage, some elements are subject to design refinement and amendment as the process progresses. The images below are indicative only and aim to capture the proposed look and feel of the precinct. Specific building materials will be refined during further stages of the planning process.



Figure 10 Proposed main courtyard entry to the site (source: artist Mark Gerada 2022)



Figure 11 Proposed channel walk (source: artist Mark Gerada 2022)



Figure 12 Proposed Gregory Place entry (Source: artist Mark Gerada 2022)



Figure 13 Aerial view of proposed development on the site (source: artist Mark Gerada 2022)

The planning process

The proponent for the site has been working collaboratively with the NSW Heritage Council to develop a design scheme that responds to the significant cultural landscape of the site, including retaining and enhancing the heritage item settings and historical linkages, as well as celebrating the importance of Clay Cliff Creek and Aboriginal habitation. A peer review process has also been adopted to support design excellence on the site.

The Concept DA will be submitted to NSW Department of Planning and Environment in late June 2022, and if concept development consent is obtained, a second development application for the detailed design of the buildings will be submitted for assessment. It is proposed that all five buildings will be constructed at once, with construction anticipated to commence in 3 years subject to development approval.

Help us to understand potential impacts and outcomes

As part of the Concept DA, *Forward Thinking* are conducting a social impact assessment and engaging with surrounding neighbours and other key stakeholders in the local area, to understand aspects of the project which you support or do not support, and get your ideas as to what would support the project's success in the future, if the project was to be approved. This is required by Government as part of State Significant Development planning processes.

We would like to further engage with you to understand your views and seek input into the development proposal. You can do this by:

- Filling out a short survey to express your views –
Visit: <https://www.surveymonkey.com/r/ZF3ZV6P>
Or scan the QR code:



- Emailing one of our team members with any questions or written feedback, or to request a phone call – georgia@forward-thinking.net.au
- View further detailed studies and plans for the Concept DA by visiting <https://www.planningportal.nsw.gov.au/major-projects/projects/gregory-place-build-rent>

This will not be your only opportunity to give feedback on the proposal. Once the Concept DA is lodged with the NSW Department of Planning and Environment, surrounding residents and businesses will be notified, and the application will be on public exhibition for comment. This will provide an opportunity to view final concept plans and supporting studies for the proposed development and provide further comment. Engagement will also occur on more detailed development applications for the site.

B. Survey

Please complete the following short survey if you would like to share your views on this proposal. Your responses will be confidential and we do not collect identifying information such as your name, email address or IP address. To help protect your confidentiality, the surveys will not contain information that will personally identify you.

You can also e-mail one of our team members with any questions or written feedback, or to request a phone call – georgia@forward-thinking.net.au

We appreciate your time.

1. I am a:
 - a. Immediate resident adjoining the site
 - b. Local resident
 - c. Local business
 - d. Work locally
 - e. Local resident and local business
 - f. Local community group representative (please specify)
 - g. Other (please specify)

(can tick multiple)
2. Age range:
 - a. 18-24
 - b. 25-34
 - c. 35-44
 - d. 45-54
 - e. 55-64
 - f. 65 and over
3. How long have you lived or worked in the local area:
 - a. Less than a year
 - b. 1-2 years
 - c. 2-5 years
 - d. 5- 10 years
 - e. Over 10 years
4. What are the three things you value most about the local area
 - a. 1.
 - b. 2.
 - c. 3.
5. What are your views on the proposal?
6. Are there any things you would like to see introduced as part of the project that could make the site and surrounding community a better place? (Open ended)
7. Would you like to participate in a telephone interview to further discuss your views? If yes, please provide a contact number and participants will be randomly selected. This will not be the only opportunity to express your views in relation to the proposal.