

# SDRP RESPONSE

## State Design Review Panel – 9<sup>th</sup> December – First Review

SDRP Comment	Project team's response
<b>Connecting with Country and Landscape</b>	
<i>The character and quality of the landscaped open spaces are a key aspect of the development. The bulk and scale of the built forms and how they impact and integrate with these spaces needs to be understood and developed in further detail.</i>	
<i>More clarity is needed on the level of amenity and conditions along the creek corridor, to ensure the pedestrian experience is welcoming and pleasant for the public.</i>	
<p><b>1</b> <i>Provide solar access diagrams of the ground floor plane, demonstrating generous levels of natural light received throughout the open spaces and to support growth of the planting proposed. In particular, analyse the impact of the 8 storey built forms along the creek corridor and surrounding parks and reserves.</i></p>	<p>Detailed shadow diagrams and sun eye view diagrams have been prepared at the winter solstice as part of the application – refer to CD 3001-02, CD 6001-15.</p> <p>The shadow diagrams at the winter solstice demonstrate that there is:</p> <ul style="list-style-type: none"> <li>• No overshadowing of pocket park to the south of the site between 10.15am and 1.45pm.</li> <li>• No overshadowing of the small reserve to the eastern side of Gregory Place along the stormwater channel between 9.00am and 3.00pm.</li> <li>• No overshadowing of Experiment Farm or Hambledon Cottage between 9.00am and 3.00pm.</li> <li>• No overshadowing of private open space to dwellings south of the site between 9.00am and 2.45pm.</li> </ul> <p>The 8 storey building forms along the stormwater channel have little overshadowing impact on the surrounding parks, reserves and adjoining residential properties.</p> <p>The architectural design concept is for 3 x freestanding building forms that are arranged into an orthogonal layout of five fingers that vary in height from 4-8 storeys and adjust to the scale of the existing and future context, including remaining colonial cottages. The built form has been embedded within a parkland setting of courts and passages that creates a framework for permeable pedestrian movement to enable physical and visual connections to the rich cultural landscape setting.</p> <p>Although buildings overshadow the channel walk to the south, there is still substantial solar access received throughout the day between buildings at Passage 1 + 2 that achieve an 18m building separation.</p>

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	<p>The sun eye view diagrams illustrate that at mid-winter:</p> <ul style="list-style-type: none"> <li>• Passage 1 receives direct sunlight between 9.30am to 2.00pm.</li> <li>• Passage 2 received direct sunlight between 10.15am to 1.30pm.</li> </ul> <p>The benefit of locating taller buildings along the stormwater channel is that the publicly accessible pathways and communal courtyards to the north of site receive direct sunlight throughout the day at the winter solstice.</p> <p>The Landscape Concept Plan prepared Taylor Brammer Landscape Architects includes detailed cross sections through the channel walk to describe the spatial characteristics and includes indicative planting palette illustrating that the natural light levels achieved can sustain healthy growth of planting which supports the vision for the site to rejuvenate the blighted industrial land and to better Connect with Country.</p>
<p><b>2</b> <i>Undertake detailed analysis of the pedestrian journey along the creek corridor, and through the site generally. Incorporate strategies to address vegetation (realistically suited to conditions), topography (creek cliff), built form (8 storey buildings to north), overlooking from the apartments, ground floor activation and hard and soft landscaping.</i></p>	<p>The Landscape Concept Plan includes detailed cross sections through the site to illustrate the characteristics of the ground plane experienced by pedestrians who move through the site as well as areas of hard and soft landscaping.</p> <p>The Level 1 (Ground) Plan (CD 2003) prepared by Stanisic Architects illustrates that there are subtle changes in level that direct overland water to the stormwater channel to create areas where there is substantial areas of contributory deep soil planting that meets the guidelines of the Apartment Design Guide to support tree planting. In addition to this, the basement has been setback from all boundaries of the site to create a deep soil zone for tree planting around the site and within the reserve to the south west of the site.</p> <p>Along the channel walk, the topography varies greatly. To the east of the site, the remnant Clay Cliff creates a contained space that slowly opens as the topography reduced to the west of the site. These spatial characteristics will be exploited within the architectural expression to create contextually responsive buildings and interesting spaces. In addition to the intersecting pathways at Passage 1 and 2, there are clearly defined entry lobbies that activate the channel walk, marked by modulation of the built form.</p> <p>The varying topography across the site results in a number of different conditions at the ground level of buildings. Within the communal courtyards, private terraces are located at the same level of the courtyard with visual privacy achieved with deep planters between the courtyard and the terraces.</p> <p>Along the passages, ground level apartments are raised as the Passages meet the existing levels of the stormwater channel. Deep planters are also used to achieve visual privacy.</p> <p>Along the Channel Walk, ground level apartments are raised approximately 1m with planting between the walkway and balconies to apartments to achieve visual privacy.</p> <p>Balconies are located along publicly accessible pathways and to the communal courtyard to achieve visual surveillance and security. Along the Channel Walk, balconies can be angled and articulated to maximise vistas to the adjacent pocket park, reserve and Channel Walk to also achieve visual surveillance and security.</p>

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<p><b>3</b> <i>Illustrate through sections and details the scale and landscape conditions of the areas between the buildings, ensuring there is sufficient, unimpeded space for trees to thrive and clarity of view corridors.</i></p>	<p>The Landscape Concept Plan illustrates the spatial characteristics of the courtyard, passages and the channel walk. The courtyard achieves a layer of soil of 1m with soil mounted to achieve a minimum 1.2m where there are small, medium and large trees to meet the guidelines of the Apartment Design Guide. The large landscape areas between buildings also ensure that there are appropriate soil volumes to support the growth of large trees.</p> <p>Tree planting reinforces the pedestrian networks across the site and maintains clear sight lines.</p>
<p><b>4</b> <i>Provide further drawings demonstrating the landscape design development and how Aboriginal, Colonial and multicultural layers are informing the proposal.</i></p>	<p>The site is located within a rich cultural landscape that has been occupied for many thousands of years and physically transformed following colonisation and later with multiculturalism. It has evolved into a distinctive place that is a special sub-precinct that is defined by a parkland landscape to the north, stormwater channel to the south with only one street interface.</p> <p>While respecting the significant colonial history of the four key state heritage register listings (Hambledon Cottage, Elizabeth Farm and Experiment Farm) and Parramatta Sand Body to the north, any significant development also has an obligation to Care for Country. Acknowledging the history pre-contact as well as contemporary stories, provides a deeper understanding of our history and develops our thinking of Australia as a Country. This can be achieved by embedding place into the interpretation of the built form and significant open space, and by permitting pedestrian movement through the site once again. Furthermore, there is also an opportunity to make a strong sustainable commitment towards the future.</p> <p>The Heritage Council Approvals Committee who provided their support for the scheme to progress to a Concept Development Application, recommended that the design embed Aboriginal cultural heritage of the area into the design and planning, in collaboration with the local Aboriginal community, including the interpretation of the original creek line. In response, The Fulcrum Agency and Yerrabingin, have worked together to co-design opportunities for interpretation of Australian First Nations history into a narrative within the natural and built landscape, and manage community consultation with the local Aboriginal community to develop principles for connecting with Country.</p> <p>An indigenous design workshop was held on the site on the 12<sup>th</sup> May with representatives from the local aboriginal community. The outcome of this workshop is contained within the Connecting to Country Design Guide, prepared by Yerrabingin that provides a design framework for subsequent stages.</p> <p>The Landscape Concept Plan incorporates the elements of the indigenous design workshop and the wholistic placemaking strategies developed by Fulcrum Agency and Yerrabingin for the interpretation of Australian First Nations history into a narrative for the site that also surrounded by important colonial heritage items in an area that has evolved with recent multi-cultural history. Key elements of the narrative include removing barriers and making the site permeable to the wider community, rejuvenating blighted industrial land, increasing the tree canopy on the site, interpreting the original creek line and embedding clear sustainable principles into the design to make a strong commitment towards the future.</p>

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		<p>The placemaking strategy for the site is contained within the Connecting with Country Design Guide Report, prepared by Yerrabingin that identifies opportunities to embed place into the design of the landscape and built forms.</p> <p>The built form has been modified during extensive consultation with the Heritage Council who provided their support for extending the grid of Harris Park onto the site and creating a large open space directly behind Hambledon Cottage to transition from the low-rise cottage to the taller forms along the stormwater channel and interpret the location of Neale's Cottage that once stood on the site.</p>
5	<i>Seek a deeper understanding of Hambledon Cottage's horticultural history and consider incorporating findings into the response.</i>	The Landscape Concept Plan has been informed by a detailed understanding of the colonial and multicultural heritage of the site through the Heritage Impact Assessment by GBA Heritage and an Aboriginal and Non-Aboriginal Heritage Impact Assessment prepared by Dominic Steele Consulting. In addition to this, Taylor Brammer Landscape Architects have identified the key elements of the horticultural heritage significance of Hambleton Cottage to incorporate compatible planting species into the design proposal.
6	<i>Provide an overlay of the basement layout and landscape proposal, and ensure adequate soil depths are provided to support the species selected, in particular the mature trees. Strive for a canopy cover above NSW Premier's Priorities.</i>	<p>The Level 1 (Ground) Plan prepared by Stanisis Architects identifies the levels across the site to achieve overland waterflow to the stormwater channel to mitigate flooding.</p> <p>The Landscape Concept Plan shows a deep soil zone around the periphery of the site and the reserve to the south west of the stormwater channel. Soil depths and volumes meet the guidelines of the Apartment Design Guide to support the healthy growth of small, medium and large trees. The benefits of the extensive landscaped area on the site (52.4% at ground, 91.13% including roof top planting) is that it will increase the tree canopy in accordance with the NSW Premier's Priorities, reduce the heat island effect on the site and rejuvenate blighted industrial land to support residential occupation and wildlife.</p>
7	<i>Provide more details of the sustainability measures, investigate how they can be communicated to the broader community, and how the development can lead by example. Aiming for a net-zero building is highly encouraged. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.</i>	<p>The objective to deliver a net zero carbon footprint in design, construction and operation over a whole of life cycle is understood and aligns with the ambition of the proponents of the proposal as well as the design team.</p> <p>An Environmentally Sustainable Design Report has been prepared by SLR Consulting in accordance with the SEARS requirements identifies the ESD commitments of the proposal to be developed in subsequent stages.</p>

SDRP Comment		Project team's response
<b>Community and Public Domain</b>		
<p><i>A deeper understanding is needed of the people who are likely to live in the development, how the design will support how they will inhabit this place and mix with each other, to ensure the development provides an equitable, joyful and integrated environment.</i></p> <p><i>For a development of this size, creating opportunities for chance occurrences and interactions between the residents builds and strengthens a sense of community.</i></p>		
<b>8</b>	<p><i>Harris Park has a large and diverse multicultural community. Consult with the local community, and seek opportunities for their feedback to influence aspects of the design, particularly the communal shared spaces.</i></p>	<p>The proposal has progressed in accordance with the Housing SEPP 2021 and the Ministerial guideline for affordable rental housing. The site compatibility certificate requires that 50% of the scheme will be allocated as affordable rental housing. Nevertheless, the entire scheme is allocated as build-to-rent housing. The design of the communal open spaces and publicly accessible open space meets the guidelines of the Apartment Design Guide and objectives of SEPP 65.</p> <p>Forward Thinking, a community consultation agency, conducted community consultation as part of the application. Interaction was low, and it is recommended that targeted consultation be undertaken in subsequent stages when the landscape and architectural design is more developed.</p> <p>An indigenous design workshop was held on the site on the 12<sup>th</sup> May with representatives from the local aboriginal community. The outcome of this workshop is contained within the Connecting with Country Design Report, prepared by Yerrabingin that provides a design framework for subsequent stages.</p>
<b>9</b>	<p><i>Provide further detail on the variety and nature of the communal spaces proposed throughout the development. Laundries, workshops, clothes drying areas, generous foyers and breakout/respice areas throughout the circulation should be considered.</i></p>	<p>A social planning study and consultation with affordable rental housing experts will inform the appropriate mix, allocation of affordable rental housing throughout the development, common spaces, and facilities needed to support the residents and their cultural backgrounds.</p>
<b>10</b>	<p><i>Clarify the proposed mix of different housing arrangements, such as affordable rental, build to rent and build to sell, and the strategy for how they will be dispersed throughout the development. Equity, dignity and integration should be prioritised, and areas of segregation avoided as far as possible.</i></p>	<p>The proposal aspires for the quality and amenity of affordable rental housing to be equal to build-to-rent housing. It is not clear at this stage how the affordable rental housing will be dispersed throughout the development – both a peppered model and dispersed silo model will be explored with the experts during subsequent stages. A dispersed silo model may have additional benefits and better provide equity, dignity and integration.</p>

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<p><b>11</b> <i>There are distinct privacy conditions required within the proposal. Provide diagrams and details demonstrating how the delineation between the different levels of privacy will be achieved - eg. between areas that are private to individual residents, public for the internal resident community only, and public for the inclusion of the broader community. Consider, for example how design will clarify and communicate the difference between a public park/through site link and the resident communal area. These relationships should be carefully explored.</i></p>	<p>No public park or public domain is proposed on the site.</p> <p>The Landscape Concept Plan provides detail that clarifies how the proposal can achieve a delineation between publicly accessible open space and communal open space on the site.</p> <p>While the primary pathways i.e. channel walk, Passage 1 + 2 will be publicly accessible 24 hours a day, the communal open spaces within the courtyards will include barriers that will be closed after-hours for added security.</p> <p>The detailed design will ensure that there are intuitive clues to make apparent what is publicly accessible or private i.e. narrower pathways for private spaces, changes of level and material, different lighting levels.</p>
<p><b>Site strategy and views</b></p>	
<p><i>While the extent of landscaping and priority of pedestrians over vehicles is supported, more resolution is needed to provide a more equitable access strategy. When arriving via vehicle, some of the residents and their visitors have to walk considerable distances to reach their building entries.</i></p> <p><i>The large floor plates and bulk of the built forms appear to be limiting the number of apartments achieving adequate amenity, and inhibiting opportunities for view lines through the site.</i></p>	
<p><b>12</b> <i>Provide a whole of site wayfinding strategy including how the circulation will function, suitable walking distances and equitable arrival journeys for residents and visitors via different modes of transport. More shared ways may need to be introduced and will need a sensitive approach at ground level.</i></p>	<p>The architectural design concept is for 3 x freestanding building forms that are arranged into an orthogonal layout of five fingers that vary in height from 4-8 storeys and adjust to the scale of the existing and future context, including remaining colonial cottages. The built form has been embedded within a parkland setting of courts and passages that creates a framework for permeable pedestrian movement to enable physical and visual connections to the rich cultural landscape setting.</p> <p>The Ground plane has been carefully designed to prioritise pedestrian movement and achieve a clear wayfinding strategy to each building on an island site with single frontage to Gregory Place. Being very well serviced by public transport, trains/bus and tram (future), it is anticipated that most people will access the site by foot and is why the objective of the Housing SEPP is to provide affordable rental housing in close proximity to public transport.</p> <p>Vehicles will largely be excluded from the site, with basement parking for residents and a separate loading area accessed from Gregory Place. A shared-way is proposed along the northern boundary of the site and will be accessible for emergency vehicles, residents with a disability, taxis and food delivery bicycles. A taxi pickup zone is proposed along Gregory Place.</p> <p>All buildings are able to be accessed from a variety of ways depending upon how and where they arrive on the site. Pedestrians are given priority with a permeable network of pathways that extend existing pathways through the site to Parramatta City Centre or Harris Park to the east. Primary entry lobbies are clearly located along the</p>

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	<p>Channel Walk, Passages, and Gregory Place. Secondary entries are located within courtyards and are marked by modulation within the building form.</p> <p>Buildings will be clearly identified by name and signage along publicly accessible pathways in a logical/ intuitive way.</p> <p>Visitors who access the site by car will be able the basement by a secured access system. The lift core within the basement will include a clear wayfinding strategy.</p> <p>The design team, peer review and Heritage Council strongly discourage additional shared ways or streets at ground level. As well decreasing the amount of soft landscape on the site, it will also create pedestrian safety conflicts on a site where the ground plane is likely to be used extensively by children. The proposed circulation system on the site is satisfactory and includes provisions for people with a disability, emergency services, taxis and food deliveries.</p>
<p><b>13</b> <i>Incorporate strategies to maximise the number of apartments receiving adequate solar access and natural ventilation, in line with the Apartment Design Guide's methodology, and provide floor plans demonstrating how this is being achieved. Investigate breaking down the floor plates and/or reducing their size.</i></p>	<p>The indicative floor plans illustrate that the Concept Envelope is capable of achieving 70% direct solar access to living rooms and private open spaces at mid-winter and 60% natural cross ventilation, meeting the guidelines of the Apartment Design Guide and requirements of the Site Compatibility Certificate. Refer to CD 0002, CD 4001-4006 and CD 6001-6015.</p> <p>The Concept Envelope has been modulated to achieve a high level of amenity for occupants as well as ensuring compatibility with the surrounding context. There is no need or basis to further "break down" the floor plates or "reduce their size" as the key guidelines of the Apartment Design Guide (solar access, natural cross ventilation, deep soil, communal open space and building separation) are all achieved and in most cases greatly exceeded.</p> <p>The bulk of the building, defined by its setbacks, building height and landscaped area is compatible with its context as:</p> <ul style="list-style-type: none"> <li>• The bulk of the building has been developed in consultation with the Heritage Council Approval's Committee to achieve an appropriate balance between density and compatibility with the indigenous, colonial and multi-cultural history of the site. The built form has evolved into a stepped form up to 8 storeys in height, with the bulk setback from the northern boundary (Hambledon Cottage) and towards the Channel.</li> <li>• The proposed street setback along Gregory Place is 5.5m to 8.0m, setting back to 8.0m above the street wall. The existing street setbacks along the eastern side of Gregory Place vary from 8 to 12m. While the lower-level street setback is less than existing setbacks along Gregory Place, there are no other buildings along the western side of Gregory Place and this site is already different from its context being a factory with high site coverage. The reduced setback to Gregory Place is offset by increased open space directly behind Hambledon Cottage as recommended by Heritage NSW (HCAC) and is the result of redistributing accommodation across the site to maintain lower building heights in accordance with HCAC further guiding recommendations.</li> <li>• The northern setback, along the boundary with Hambledon Cottage, varies from 6m to the west, 24m directly behind Hambledon Cottage and 10m to the east. These setbacks are consistent with the built form supported</li> </ul>

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	<p>by the HCAC to proceed to a design excellence process. This setback allows for the retention of large tree screen planting and a large main court to mitigate the impact of the built form directly behind Hambledon Cottage.</p> <ul style="list-style-type: none"> <li>• There is a 5.0m side setback to the west boundary with the parkland which maintains existing large tree screen planting.</li> <li>• The southern setback is 6m from the stormwater channel easement to the south of the site. Other existing buildings along the channel have a 0 - 3m setback.</li> <li>• The site achieves 10,210m<sup>2</sup> (52.4%) landscaped area on the ground plane, comprising courts, passages, accessways, parks and the channel walk, which greatly exceeds the minimum recommended communal open space area of the Apartment Design Guide (ADG) of 25% (Clause 3D-1).</li> <li>• The site achieves 5,700m<sup>2</sup> (29.3%) landscaped deep soil which greatly exceeds the ADG guidance of 15% of the site area).</li> <li>• The large area of deep soil planting and reduced site coverage (32.9%) compared to the existing factory on the site (45.6%) provides the opportunity for additional tree planting to realise the design concept for the site and to further counteract the new built forms on the site.</li> </ul> <p>Importantly, the built form has been subject to extensive to review and guidance by the Heritage Council Approvals Committee prior to lodgement of this application that required building heights were stepped to a maximum of 8 storeys and floor space was relocated along the Channel to achieve a suitable backdrop to Hambledon Cottage. As indigenous, colonial and multicultural history is of utmost importance on this site, the built form has responded to each of these layers to achieve a site specific response that is nuanced to achieve compatibility.</p> <p>It is a requirement of the EP+A regulation that future detailed development applications verify that built forms achieve compliance with SEPP 65 within the Concept Envelope that is subject to this application.</p>
<p><b>14</b> <i>Breaking down the bulk of the buildings may assist in improving solar access to the surroundings, and creating more visual connections between points of interest such as the various heritage items, cliff creek, Parramatta River and surrounding reserves.</i></p>	<p>The Concept Envelopes subject to this application have been subject to extensive review and guiding recommendations from the Heritage Council and peer review who have endorsed the Concept Envelopes to proceed to the next stage. They have been developed in response to a detailed understanding of the rich cultural landscape, vision to rejuvenate blighted industrial land for residential occupation, responsibility to Care for Country and provide a significant amount of affordable rental housing under the Housing SEPP 2021.</p> <p>We refer to SDRP First Review - Response 1 and 4 above – adequate solar access is already achieved to surroundings and the Concept Envelope has already been developed to respond to the context.</p> <p>We also highlight that roof terraces have been provided on all buildings to make visual connections to the Parramatta River over the large canopy trees on the site and in the curtilage of Hambledon Cottage. Buildings have been oriented to the east and west with outlook to the surrounding reserves.</p> <p>The cliff creek is a stormwater channel and is owned by Sydney Water – there is no proposal to alter it or create an artificial creek. The Channel Walk aims to upgrade the edge to the channel with landing and hard pavement.</p>

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<b>Bulk, scale and architectural expression</b>	
<p><i>The height, bulk and scale of the development is significant for this context, which is further exacerbated by the architectural expression of the buildings currently presenting as materially uniform, formally consistent and consequently somewhat monolithic. More design resolution is needed to reduce the impact of the built forms and introduce greater richness in character, appropriate to this context.</i></p> <p><i>The use of brick, the intent to provide variety through its application, and reference to the red cliffs in the colouring is supported, however greater articulation and differentiation is needed.</i></p>	
<p><b>15</b> <i>Provide 3D visualisations and details illustrating each building's approach to character, articulation and architectural expression. Consider seeking input from a number of architects across the project for a variety of approaches.</i></p>	<p>The proposal is in concept stage and the development of 3D visualisations independent of the resolution of the floor plates is not required at this early stage. The design report prepared by Stanisic Architects presents indicative visualisations that suggest what the characteristics of the built form and landscape could be.</p> <p>The proposal will be further developed during subsequent stages developed and presented in 3-D detail addressing the concern to provide diversity in character, expression and articulation of built form. The option of providing input from a number of architects has been considered and not progressed at this point in time as the is significant oversight from the State Design Review Panel, Heritage Council and Peer Review to provide confidence in the design team's capacity to address the requirement to provide a vital, memorable, and appropriately varied expression in the architecture. Its noted that the design team members have all received numerous awards and recognition for design excellence, including buildings that are constructed from brick.</p> <p>The option of multiple architects on the projects brings risks associated with less successful placemaking outcomes including undue emphasis on the architecture of individual buildings detracting from the design of the open space and heritage significance of the important colonial heritage items. Noting this concern, the development of the architectural proposal will provide tangible evidence of the design skill required to achieve a memorable and appropriately varied architectural expression with emphasis on the placemaking attributes of this approach for further consideration.</p> <p>The built forms will always be varied in their expression as they all have different contextual relationships; Building A has a frontage to Gregory Place and a narrower relationship to the remaining Clay Cliff; Building B is directly behind Hambledon Cottage and overlooks a large communal open space; and Building C has an organic form and adjoins the parkland setting where the topography flattens out.</p> <p>While buildings may have similar characteristics, they will all be varied and achieve a diversity in architectural expression. Diversity on its own, does not create memorable architecture. It is also relevant that the landscaped open space forms a significant component of the project, where 91% of the site is landscaped area – as the landscape responds to the different environmental conditions and contextual relationships on the site, so to will the built form.</p>

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<p><b>16</b> <i>Provide a developed material palette, considering a variety of colour, texture, tone and materials, more building integrated landscaping, and more articulation and depth within building facades.</i></p>	<p>The Concept Development Application is seeking approval for a building envelope, parking and gross floor area. It is premature to require details of developed material palettes, confirmation of colours, textures, tone and materials as well as details of the articulation – these are not the subject of an approval at this stage.</p> <p>These comments are taken on notice and are very relevant during subsequent stages of the project where it will be demonstrated that the design can create a variety of elements in the built and landscaped form including façade depth to better describe the design intent.</p> <p>The Architectural Design Report prepared by Stanisic Architects provides reference images of built forms that achieve a variety of architectural expressions using the one predominant material – clay brick. Indicative illustrations provided with the application explore the design intent of masonry buildings within a landscaped setting as a backdrop to Hambledon Cottage.</p> <p>Brick has been selected as the dominant material for the project due to the site's association with the Clay Cliff, with indigenous and colonial heritage significance, low maintenance, availability of reduced carbon brick technology, variety of brick products and ways that they can be assembled.</p>
<p><b>17</b> <i>Explore construction methods that will avoid the expression of slab edges to every floor level.</i></p>	<p>The concern to avoid the expression of slab edges to every floor is noted and will be addressed in subsequent stages. In general, there is caution to be considered when limiting the vocabulary of architects noting that expressed slab edges or part slab edges in architectural language is often associated with some of the best architecture by common agreement as well as poor examples of architecture, as is consistent with many other expressive elements in design.</p> <p>The detail of the future built forms will provide an appropriate scale to the communal open spaces, Hambledon Cottage and the streetscape. Expressed slab edges or part slab edges could be one technique to achieve variation in expression and should not be excluded at this early stage.</p>

## State Design Review Panel – 25<sup>th</sup> May 2022 – Second Review

SDRP comment		Project team's response
<b>Key Issues</b>		
<p><i>The proposal represents a significant change of use and uplift demanding careful and rigorous site planning and building design. The envelope and built forms proposed are not currently convincing in response to the local context and their capability of achieving successful landscaped open spaces and adequate residential amenity.</i></p> <p><i>The following commentary provides advice and recommendations for the project and need to be addressed at the concept design stage, in order for envelopes to be finalised:</i></p>		
<b>1</b>	<b>Connecting with Country</b>	
<b>a</b>	<p><i>Demonstrate how the Connecting with Country approach is informing and integrating with the landscape design and architecture.</i></p>	<p>The site is located within a rich cultural landscape that has been occupied for many thousands of years and physically transformed following colonisation and later with multiculturalism. It has evolved into a distinctive place that is a special sub-precinct that is defined by a parkland landscape to the north, stormwater channel to the south with only one street interface.</p> <p>The Architecture and Landscape Design has been informed by a detailed understanding of colonial and multicultural heritage of the site through the Heritage Impact Assessment prepared by GBA Heritage and an Aboriginal and Non-Aboriginal Heritage Impact Assessment prepared by Dominic Steele Consulting. In addition to this, Taylor Brammer Landscape Architects have identified the key elements of the horticultural heritage significance of Hambleton Cottage to incorporate compatible planting species into the design proposal.</p> <p>While respecting the significant colonial history of the four key state heritage register listings (Hambleton Cottage, Elizabeth Farm and Experiment Farm) and Parramatta Sand Body to the north, any significant development also has an obligation to Care for Country. Acknowledging the history pre-contact as well as contemporary stories, provides a deeper understanding of our history and develops our thinking of Australia as a Country. This can be achieved by embedding place into the interpretation of the built form and significant open space, and by permitting pedestrian movement through the site once again. Furthermore, there is also an opportunity to make a strong sustainable commitment towards the future.</p> <p>The Heritage Council Approvals Committee who provided their support for the scheme to progress to a Concept Development Application, recommended that the design embed Aboriginal cultural heritage of the area into the design and planning, in collaboration with the local Aboriginal community, including the interpretation of the original creek line. In response, The Fulcrum Agency and Yerrabingin, have worked together to co-design opportunities for interpretation of Australian First Nations history into a narrative within the natural and built landscape, and manage community consultation with the local Aboriginal community to develop principles for connecting with Country.</p>

SDRP comment		Project team's response
		<p>An indigenous design workshop was held on the site on the 12<sup>th</sup> May with representatives from the local aboriginal community. The outcome of this workshop is contained within the Connecting with Country Design Guide, prepared by Yerrabingin that provides a design framework for subsequent stages.</p> <p>The Landscape Concept Plan incorporates the elements of the indigenous design workshop and the wholistic placemaking strategies developed by Fulcrum Agency and Yerrabingin for the interpretation of Australian First Nations history into a narrative for the site that also surrounded by important colonial heritage items in an area that has evolved with recent multi-cultural history. Key elements of the narrative include removing barriers and making the site permeable to the wider community, rejuvenating blighted industrial land, increasing the tree canopy on the site, interpreting the original creek line and embedding clear sustainable principles into the design to make a strong commitment towards the future. Other design opportunities from the indigenous design workshop have been incorporated into the Landscape Concept Plan including opportunities for native planting, and for community gardens allowing residents to better connect with Country.</p>
<b>b</b>	<i>Provide evidence and details of consultation with local community knowledge holders.</i>	The proponent held an indigenous design workshop onsite on the 12 <sup>th</sup> May. Following this workshop, Yerrabingin developed a design guide and framework for further consultation during subsequent future stages. Refer to the Connecting with Country Design Guide, prepared by Yerrabingin.
<b>2</b>	<b>The ground plane</b>	
	<p><i>The design of the ground plane and spaces around the proposed buildings are a critical aspect of this project's success; the quality, accessibility and consideration of safety throughout the site, including the creek corridor are of high importance. If the landscaped open spaces are not comfortable to access or attractive to be in they will result in vacant, unactivated spaces, negatively impacting the entire development. The bulk and scale of the built forms (including separation between massing) have impacts in terms of overshadowing, privacy, acoustic comfort and the amenity of open spaces associated with the buildings. The proposed built forms need to be analysed and reviewed to ensure they support successful landscape spaces at ground level and high amenity living spaces internally.</i></p> <p><i>The following recommendations apply, and may require adjustments to the height, form, layout and setbacks of the proposed buildings to achieve design outcomes of appropriate quality:</i></p>	
<b>a</b>	<i>Provide sketches and diagrams demonstrating spatial analysis and envisaged spatial quality of the creek corridor, courtyards and spaces between buildings.</i>	<p>The Landscape Concept Plan includes detailed plans and cross sections that illustrate the envisaged characteristics of the communal open spaces and publicly accessible communal open spaces on the site.</p> <p>Refer to SDRP First Review Response – Comments 1-7.</p>
<b>b</b>	<i>Ensure the conditions and sense of scale along the creek corridor pedestrian journey are attractive and comfortable, inviting high usage all year round.</i>	<p>The contextual relationships of the built form along the Channel Walk are varied and have the potential to be vital, memorable, with appropriately varied expressions.</p> <p>Refer to SDRP First Review Response – Comments 1-7</p>

SDRP comment		Project team's response
c	<i>Undertake sun eye view analysis as part of the resolution of the private and public open spaces including along the creek corridor to ensure they receive adequate natural light all year round.</i>	<p>The architectural drawings prepared by Stanisic Architects incorporate a sun eye view and shadow diagram analysis of the proposal to confirm the impact of the proposed built form and to understand the direct sunlight achieved to the Channel Walk at the winter solstice.</p> <p>Refer to SDRP First Review – Response 1.</p>
d	<i>Review the spatial quality and appropriateness of the deep proportions of Courtyard A and relationship with surrounding built form.</i>	<p>The architectural design concept is for 3 x freestanding building forms that are arranged into an orthogonal layout of five fingers that vary in height from 4-8 storeys and adjust to the scale of the existing and future context, including remaining colonial cottages. The built form has been embedded within a parkland setting of courts and passages that creates a framework for permeable pedestrian movement to enable physical and visual connections to the rich cultural landscape setting.</p> <p>The built form has been modified during extensive consultation with the Heritage Council who provided their support for extending the grid of Harris Park onto the site and creating a large open space directly behind Hambledon Cottage to transition from the low-rise cottage to the taller forms along the stormwater channel and interpret the location of Neale's Cottage that once stood on the site. A key guiding principle from a heritage perspective was to achieve a large open space behind the cottage that provides a clear spatial transition between properties.</p> <p>Building A is a u-shaped building with heights that vary from 6-8 storeys with significant modulation within the internal courtyard space that reduces the length of walls and creates a number of spaces within the north facing courtyard. As a consequence, Building A achieves very different characteristics to Building B + C which is desirable and has been encouraged by the SDRP.</p> <p>The Concept Envelope has been modulated to achieve a high level of amenity for occupants as well as ensuring compatibility with the surrounding context. There is no need or basis to further "break down" the floor plates or "reduce their size" as the key guidelines of the Apartment Design Guide (solar access, natural cross ventilation, deep soil, communal open space and building separation) are all achieved and in most cases greatly exceeded.</p>
e	<i>Provide landscape design concepts explaining how courtyard A will be planted, landscaped and programmed.</i>	<p>The Landscape Concept Plan illustrates how Courtyard A will be planted, landscaped and programmed. Communal Open Spaces will meet the guidelines of the Apartment Design Guide by creating places for extensive and intensive activities, with seating areas, lawns, BBQs and areas for quiet reflection.</p>
f	<i>Provide further resolution of the ground floor plane, in particular explaining any level changes, permeability, the edge conditions at the site perimeter, and further clarity of the 1m transition and freeboarding to the building edges.</i>	<p>Refer to SDRP First Review – Response 2.</p>

SDRP comment		Project team's response
<b>3</b>	<b>Residential amenity</b>	
	<i>There is concern that adequate solar access and natural ventilation cannot be achieved within the built forms proposed. More information (in addition to metric drawings supplied) is required to demonstrate how these have been determined. Achieving good residential amenity is a key driver in determining the appropriate density for this site, as per Schedule 2 of the SCC.</i>	
<b>a</b>	<i>Provide a full set of architectural floor plans demonstrating how the apartment layouts achieve cross ventilation and solar access. On the current drawings it appears some single aspect apartments achieve cross ventilation – these need further review.</i>	The proposal is a concept proposal and provides a SEPP65 compliant envelope within which a detailed design is developed. The architectural reference scheme drawings prepared by Stanasic Architects is one way the future design could progress. Notwithstanding, it provides solar and cross ventilation diagrams identifying compliance with the Apartment Design Guide controls. Further detail of this will be workshopped with the SDRP in the future that will assist to inform the first stage of applications for development, however the current documentation is sufficient to demonstrate that the footprints and elevations sought by the concept proposal can and will be compliant.
<b>b</b>	<i>Provide sun eye view diagrams demonstrating how the apartments are receiving solar access throughout the day in mid winter to verify how the solar access targets have been achieved.</i>	The proposal is a concept proposal and provides a SEPP65 compliant envelope within which a detailed design is developed. The architectural reference scheme drawings prepared by Stanasic Architects is one way the future design could progress. Notwithstanding, it provides solar and cross ventilation diagrams identifying compliance with the Apartment Design Guide controls. Further detail of this will be workshopped with the SDRP in the future that will assist to inform the first stage of applications for development, however the current documentation is sufficient to demonstrate that the footprints and elevations sought by the concept proposal can and will be compliant.
<b>4</b>	<b>Heritage and local context</b>	
<b>a</b>	<i>Undertake further analysis and overlay of the landscape, Aboriginal, Colonial and multicultural layers and demonstrate how these are meaningfully informing the design in accordance with the SCC requirements.</i>	Refer to SDRP First Review – Responses 4, 5 and 8.
<b>b</b>	<i>Demonstrate how the built forms and landscape are meaningfully and respectfully responding to the Heritage context.</i>	Refer to SDRP First Review – Responses 4, 5 and 8.
<b>5</b>	<b>Tree canopy</b>	

SDRP comment		Project team's response
<b>a</b>	<i>Explain how the landscaping illustrated will be delivered; such as the planting on the façade, and soil depths on the roof terraces to support significant proposed plantings.</i>	<p>The Concept Development Application is seeking approval for a building envelope, parking and gross floor area. It is premature to require details of planting on the façade, soil depths on roof terraces etc. – these are not the subject of an approval at this stage.</p> <p>These comments are taken on notice and are very relevant during subsequent stages of the project where it will be demonstrated that the landscaping as projected will meet the guidelines of the Apartment Design Guide and achieve compliance with SEPP 65 as required by the Site Compatibility Certificate and Housing SEPP 2021.</p>
<b>b</b>	<i>Provide analysis drawings of the existing trees to be removed and trees to be retained overlaid with the proposed built forms. Demonstrate how minimising tree removal has influenced the location of the built forms.</i>	The built form considered the existing edge conditions around the site and provided generous allocations for the retention of the perimeter trees. It is noted that the majority of vegetation on the site are weed species and/or trees permitted to be removed under the City of Parramatta DCP without seeking a permit.
<b>c</b>	<i>Maximise the provision of trees in the deep soil zones.</i>	Noted. The Landscape Plan and vision for the site is to provide significant tree planting to support a development that is compatible with the landscape setting of the site and to minimize visual impacts of future development.
<b>6</b>	<b>Traffic and wayfinding</b>	
<b>a</b>	<i>Provide as part of your planning application a clear and comprehensive traffic and access report explaining proposed pick up and drop off, meal delivery, emergency access, parking and waste collection.</i>	A Traffic & Parking Assessment Report has been prepared in support of the concept application. Further detail of traffic and parking will be prepared as the subsequent applications for development are progressed.
<b>b</b>	<i>Provide drawings illustrating typical pedestrian approaches and routes to all entrances to buildings and the site generally.</i>	The concept landscape design from Taylor Brammer Landscape Architects incorporates a connectivity strategy identifying how the proposal connects to the surrounding land uses.
<b>Additional commentary</b>		
Advice from SDRP01 still applies and should be addressed as the project progresses. The following commentary provides additional advice and recommendations for the design development of the project:		
<b>7</b>	<i>Demonstrate how the development itself and individual main entries will be welcoming, legible and clearly identifiable.</i>	The concept landscape design from Taylor Brammer Landscape Architects incorporates a connectivity strategy identifying how the proposal connects to the surrounding land uses.

SDRP comment		Project team's response
8	<i>Review the circulation strategy to ensure connection to key destinations and travel routes are accommodated for, such as Parkes Street, the new light rail and the Parramatta CBD.</i>	The concept landscape design from Taylor Brammer Landscape Architects incorporates a connectivity strategy identifying how the proposal connects to the surrounding land uses.
9	<i>Clarify how the build to rent and affordable housing apartments will be dispersed throughout the development in an equitable manner.</i>	At this stage the specific apartments are not allocated, though it is the ambition of the project team that the varying apartments are scattered through the development.
10	Provide schematic elevations of all buildings sufficient to explain the proposed building designs (include where appropriate distribution of materials, façade articulation, solid and voids, balconies, planting etc.).	As the current proposal before the SDRP is a concept proposal, it is felt that the extent shown is adequate to articulate the design intent.
11	Demonstrate through 3D visualisations the spatial quality and pedestrian experience from within the landscape open spaces and throughout the ground plane. Illustrate the scale and architectural expression of the built forms and how they integrate with the landscape.	<p>The concept landscape design from Taylor Brammer Landscape Architects incorporates detailed design of the edges through the ground floor plane.</p> <p>The architectural expression will be resolved further with subsequent stages.</p>