A Catalyst for a Better Neighbourhood

Gregory Place Affordable and Build-to-Rent Housing

Design Amendment Report for SSD-31179510

Prepared for

2A Gregory Place Pty Ltd

01 December 2025

Pacific Community Housing

PACIFIC PLANNING
Property | Project Management | Planning

GBA Heritage

YERRABINGIN

Tzannes

Project Vision

Figure.1 Artist impression showing parkland setting bridging Hambledon Cottage and Experiment Farm, with OLOLC visible along the new Clay Cliff Creek Channel Walk | Choi Render

Our vision is to create the opportunity for people from all walks of life to be part of a vibrant and thriving community through this project. 2A Gregory Place will transform a disused factory site that is long past its effective life, into homes for all types of households and from all backgrounds.

Raymond Raad, 2A Gregory Place Pty Ltd

Parramatta is one of the fastest-growing economic hubs in Greater Sydney. The community is youthful and dynamic, comprising a mix of long-term residents and new arrivals. In this context, Paramatta also faces social challenges such as housing affordability, income inequality, and varying access to services across neighbourhoods.

Our vision is to create the opportunity for people from all walks of life to be part of a vibrant and thriving community through this project. 2A Gregory Place will transform a disused factory site that is long past its effective life, into homes for all types of households and from all backgrounds.

This new community is nestled in a parkland setting with an open space network connected by pedestrian and cycle ways, and located close to amenities and services with the Parramatta CBD only one kilometre away.

Key to 2A Gregory Place will be the prized cultural, faith and heritage assets that surround the site. This unique setting offers a strong sense of place for the new community to build a shared connection within their neighbourhood, and, at the same time, to add their own stories and history to the dynamic fabric of the local area.

Aboriginal and Torres Strait Islander peoples should be aware that this document may contain voices/images, names of people who have passed away.

We acknowledge the Cultural Landscape that we are working upon, and the Dharug people as the Traditional Custodians of the Country where 2A Gregory Place, Harris Park is located.

We acknowledge all First Nations people and their ongoing connection to culture, lands and waters and their valuable contribution to the community. We recognise, acknowledge, and extend our respects to many others who have custodial obligations for Country who have been connected to Dharug Country for many generations, including their Elders past, present and emerging.

Authorship

We acknowledge and respect the traditional custodians and ancestors of the lands we walk across.

The terms First Nations, Indigenous and Aboriginal are used interchangeably throughout this report. When referring to a specific group or individual, nation or language group names are used.

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Glossary

The following terms derive from the GANSW (2023) Connecting with Country Framework.

Aboriginal Community: Within the context of Sydney, the Aboriginal Community refers to a range of peoples that often include Traditional Custodians, Knowledge Holders, Elders, RAPs, LALC, and local Aboriginal members of the community.

Built Environment: Understood as distinct from the natural environment. It includes all aspects of our surroundings made by people. The built environment encompasses cities and towns, neighbourhoods, parks, roads, buildings, infrastructure, and utilities like water and electricity.

Country: Country includes Earth, Waters, Sky and our Non-human Kin. It encompasses tangible and intangible aspects, knowledge and cultural practices, belonging and identity, well-being and relationships. People are inhabited by Country and Country inhabits us.

Design: Design is both a process and an outcome - a way of thinking and a result of making. It involves a combination of creativity and problem-solving skills to generate ideas and concepts, followed by a systematic and often iterative process to develop those ideas into a tangible form.

Engagement: When a particular group is engaged to gather their input in relation to a proposal, challenge, or outcome.

First Nations: Is an encompassing term that acknowledges the diversity of Aboriginal Communities, while also communicating that sovereignty was never ceded. This term is growing in preference for First Nations Australians but may also be interchanged with Aboriginal and Indigenous in this report.

Knowledge: Aboriginal knowledge comes from different nations and family groups. Knowledge is multifaceted and may incorporate many different views. It encompasses the information and skills that people accumulate over time, enabling them to comprehend the world, make informed decisions, and solve problems.

Peoples: Peoples is used in plural to reference First Nations peoples, recognising that there are many nations and family groups.

Place: A social and physical concept, a physical setting, point, or area in space conceived and designated by people and communities. In this sense, place can describe different scales of the built environment; for example, a town is a place, and a building can be a place.

Practices: Practice or cultural practice refers to the various customs, traditions, rituals, behaviours, and activities that are collectively shared and passed down within a specific cultural group, serving as a means of expressing identity, values, beliefs, and social cohesion

Abbreviations

ACECQA = Australian Children's Education and Care Quality Authority

ADG = Apartment Design Guide

BCA = Building Code of Australia

BTR = Build-to-Rent

CHP = Community Housing Provider

CPTED = Crime Prevention Through Environmental Design

DPE = Department of Planning and Environment

DPHI = Department of Planning, Housing and Infrastructure

EIS = Environmental Impact Statement

ESD = Environmentally Sustainable Design

GANSW = Government Architect New South Wales

HCAC = Heritage Council Approvals Committee

HNSW = Heritage New South Wales

LALC = Local Aboriginal Land Councils

LEP = Local Environmental Plan

OLOLC = Our Lady of Lebanon Co-Cathedral

OLMPHP = Our Lady Mercy Place Harris Park

RAP = Registered Aboriginal Party

SAP = Sun Access Plane

SCC = Site Compatibility Certificate

SDRP = State Design Review Panel

SHI = Statement of Heritage Impact

SHR = State Heritage Register

VIA = Visual Impact Assessment

WSUD = Water-Sensitive Urban Design

Project Team

Client	2A Gregory Place Pty Ltd
Planner	Pacific Planning
Community Housing Provider	Pacific Community Housing
Urban Designer and Architect	Tzannes
Connecting with Country and Landscape Architect	Yerrabingin
Heritage	GBA Heritage
Flood Assessment	GRC Hydro
Stormwater	Kozarovski & Partners
Archaeology	Dominic Steele Consulting Archaeology
Social Impact & Engagement	Forward Thinking
Traffic	SCT Consulting
Wind and Sustainability	SLR Consulting
Waste Management	AusWide
Acoustic	Renzo Tonin & Associates
Economics	Pacific Economics & Sustainability
Arborist	Horticultural Management Services
BCA & Access	Nest Consulting
Geotechnical	Alliance Geotechnical
Contamination and Environmental Science	Sullivan Environmental Sciences
Hazardous Materials	Integrated Environmental
Surveying	StrataSurv
Biodiversity	MJD Environmental
Infrastructure	Hallmark Construction
Quantity Surveying	APL Quantity Surveyors
Hydrogeology	Reditus

Background

This document prepared for SSD-31179510 presents the updated design development undertaken to the proposal to redevelop 2a Gregory Place as a new residential neighbourhood.

The design development was undertaken to address the concerns raised by community stakeholders and feedback from specialised review panels of the Heritage Council of NSW and the NSW Department of Planning, Housing and Infrastructure including the State Design Review Panel.

Contents Overview

Part 1 Overview of Design Direction

This section outlines the design direction taken in response to submissions and highlights the project's design evolution to date.

Part 2 Introduction

Reassesses the evolving context and reexamines the requirements of the Site Compatibility Certificate to be reinforced in the updated design.

Part 3 Design Considerations

Summarises the design evolution since the EIS submission, tables themes raised in community consultation, public submissions, DPE, HCAC and HNSW comments, SDRP advice and recommendations, and external design review. These considerations are summarised into four themes and seven sub-themes, referenced throughout the report to correlated with new analysis and design responses.

Part 4 Reanalysing Place

Addresses gaps in previous urban analysis to ensure an evidence-based design development process is undertaken to underpin responses to submissions. The urban analysis is expanded to encompass the Gregory Place property in a wider context. A comprehensive first principles analysis integrates First Nations history and concepts of 'Country'. New analysis covers the open space network; amenities network; movement network; existing conditions; Clay Cliff Creek stormwater channel; internal site character; topography; stormwater; flood and contamination; key trees; acoustic considerations; privacy; and safety.

Part 5 Design Framework

Refines the design framework, incorporating: First Nations design principles; community engagement principles; elements of Country; connecting with Country opportunities; interpreting distinctive site attributes; public domain strategies; movement strategies; built form strategies; landscape strategies; landscape conceptual narrative; landscape design principles; landscape key design elements; and landscape typologies.

Part 6 Concept Design - Landscape

Provides a landscape concept design based on the revised design framework. It includes: a design overview; landscape spaces; public and private access; accessibility and circulation; deep soil zones; tree retention and removal; "day in the life" key uses; ground floor landscape plan; publicly accessible green spine; private communal open space; secondary publicly accessible green spine; landscaped shared zone and landscape buffer; publicly accessible lanes/through site links; materials palette; planting palette; landscape terraces; future opportunities; and Clay Cliff Creek stormwater channel precinct wide future opportunity.

Part 7 Concept Design - Architecture

Demonstrates the developed architectural concept design based on the updated urban analysis and design framework. It includes: plans for various levels; sections; elevations; ADG compliance; solar analysis; shadow diagrams; view from the sun analysis; cross ventilation analysis; deep soil and communal open space analysis; indicative yield; character and material palette; and photomontages of the developed proposal.

Part 8 Design Guidelines

Develops the design framework into a consolidated set of graphical design guidelines, covering connecting with Country, movement and open space networks; deep soil and canopy requirements; envelope definition; overall built form massing; built form articulation; sustainable design initiatives; and development principles specific to ground level, roof level, envelope setbacks, Hambledon Cottage, Clay Cliff Creek Channel Walk, Experiment Farm and Gregory Place, including referenced reports.

How to Use this Document

In Part 3 of this document issues raised by stakeholders and formal review processes have been scheduled and coded.

Updated and additional urban analysis and design has been undertaken to address each issue. Summary diagrams directly related to the issues have been prepared with each issue and how it is addressed indicated by the relevant code in a circle represented for ease of cross reference.

How to Use this Document (Continued)

The following is an example of how to use the cross-referencing technique in this document.

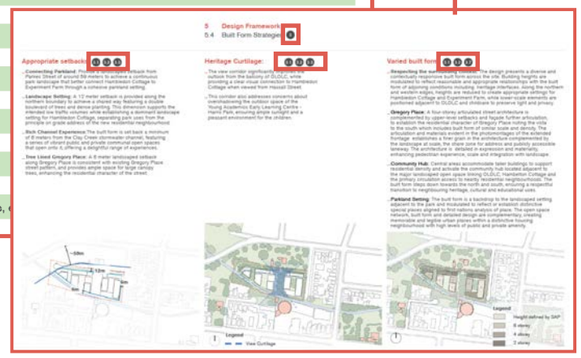
Summary of Key Issues

The key themes are summarised at the end of Part 3 into four main issues and seven sub-issues. These black circled numbers are referenced in the report drawings to identify design changes relevant to specific issues.

3 Design Considerations
3.8 Summary of Key Issues Raised

Design text and drawings throughout the report reference key issues using the black circled numbers. These identifiers link specific design responses to the corresponding issues raised. For an illustrated explanation of this referencing system, refer to the **How to Use this Document** section at the beginning of the report.

1 Location to be Open Space	Cannot be done without government acquiring private land.
2 First Nation Engagement	Fully integrated in a co-design role.
3 Overall Bulk and Scale	
3.1 Height and built form	Redistributed and reduced to address park, Hambledon Cottage & Experiment Farm.
3.2 Heritage Impacts	Ameliorated or eliminated by new landscape and built form design. Enhanced connectivity to all cultural infrastructure.
3.3 View Impacts	Minimised by revised layout, landscape and built form.
3.4 Stormwater Channel	Enhanced experience on channel walk.
3.5 Flooding	Design addresses flood mitigation requirements
3.6 Noise	Design principles cover noise considerations
3.7 Privacy	Design principles cover privacy considerations
4 Vehicular Access	New internal shared way to accommodate drop-offs,



Theme / Key Issue

Key themes / issues summarised from concerns raised by stakeholders or feedback from specialised review panels

Comments

Summary of key comments relevant to this theme

Design Response

Summarised design response addressing the particular comment.

3 Design Considerations
3.2 DPE Key Issues

The design-related comments from the public submissions as summarised by DPE letter on 7 September 2022 have been tabled in this section.

For more detailed information, please refer to the **Submissions Response Register** prepared by Pacific Planning.

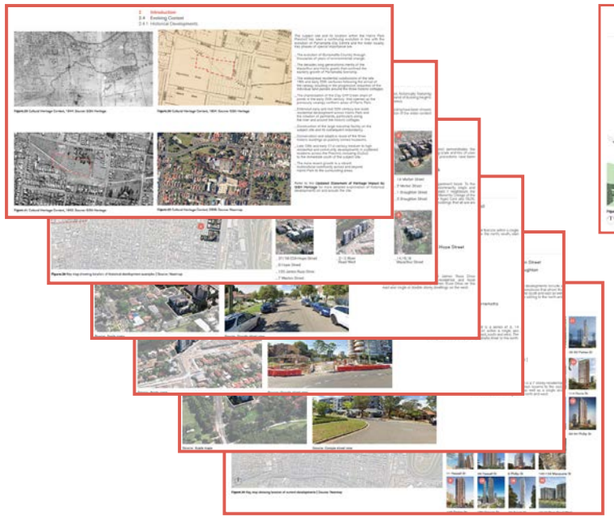
Key Issue	Comments	Design Response
Height of buildings and Clause 4.6 request	The proposed height of buildings and Clause 4.6 request are not supported by the Department in their current form. The scale and height of the concept development are not in keeping with the character of the area. The proposed building height would result in overshadowing of an adjacent childcare centre, potential privacy issues and potential heritage impacts to nearby items. It is requested that the buildings be reduced in height and scale to adequately respond to the constraints of the site.	The design has been reviewed and updated from a comprehensive first principles approach to analyse the site and impacts to respond to concerns around the height of buildings, the character of the area, overshadowing of the adjacent childcare as well as addressing privacy issues and heritage impacts to nearby heritage items including Hambledon Cottage and Experiment Farm. Key design updates are outlined in Section **1.4 Key Design Updates**. – The building footprints have been reduced by over 1,000m² (14%), especially at Building C, to provide more publicly accessible open space across the site and a parkland setting linking Experiment Farm to Hambledon Cottage. – Building heights have been reduced and redistributed to provide a variety of heights, appropriately scaled to their immediate context and adjacencies. Further detail can be referred to in **5.4 Built Form Strategies**. – A 30m wide open green corridor has been introduced and building height impacting the childcare centre has been reduced based on solar studies (Solar Amenity and Solar Access Plane in **5.2 Public Domain Strategies**) to comply with required childcare solar access standards. Further detail can be referred to in **7.4.2 Shadow Diagrams**. – This reduction, along with the use of non-accessible green roof tops, building separations and vegetated buffers, ensures a balanced privacy outcome for childcare, OLOLC and current and future residents. Further detail can be referred to in **4.7 Safety and Privacy** and **5.4 Built Form Strategies**. – The updated design respects the historical significance of the area, particularly the heritage items such as Hambledon Cottage and Experiment Farm, by increasing setbacks, reducing building heights and integrating landscape elements that enhance the visual and cultural experience. Refer to **Updated Statement of Heritage Impact** for detailed response by GBA Heritage. Section **2.3 Site Compatibility** provides an overview of how the updated design presents a contextual response. – The proposed development at Gregory Place has been designed to integrate with the character of Harris Park by harmonizing the preservation of its historical and cultural heritage with the continuing growth of a vibrant, inclusive, and economically dynamic community (refer **2.4 Evolving Context**). **4 Reanalysing Place** presents a first principles re-analysis of the place within which the project site is situated, including the urban context and character of the local area. This analysis forms the basis for the updated design framework presented in **5 Design Framework** which includes strategies for the development to integrate with the character of the local area. The updated concept design presented in **6 Concept Design - Landscape** and **7 Concept Design - Architecture** has been developed in accordance with this design framework.

Key Issue	Comments	Design Response
	In accordance with Clause 4.6(3)(a), the request does not clearly demonstrate why compliance with the height of buildings development standard is unreasonable or unnecessary. – The change in land use from industrial to residential is not sufficient grounds to argue that a compliant height is unacceptable or unreasonable in the site context. The request must include details of why a compliant height would not be viable, and what design/ architectural advice has informed the proposed height. The Clause 4.6 request should describe why the proposed height is appropriate, and why non-compliant height would support better or equal environmental, social, and economic outcomes as compared to a compliant height. In accordance with Clause 4.6(3)(b), the request does not directly indicate sufficient environmental planning grounds to justify the 209% height increase. – The current request notes that buildings to the south of the site are at a higher elevation and that single and double storey buildings to the north are at a lower elevation. This statement does not justify why 8 stories are appropriate. The request must include details of how the proposal addresses the heritage, flooding, and urban design constraints of the site. The request should describe any advantages a non-compliant height would have over a compliant height.	– The existing 9.2m height control under the Parramatta LEP 2011 does not reflect the site's unique urban, heritage and landscape context. Section **2.3.3 Desired Future Character - Gregory Place** analyses built form relationships and as proposed to demonstrate compatibility. The proposed height variation delivers a design that responds appropriately to the character of Gregory Place. – The updated built form has been developed through a co-design process, informed by extensive urban analysis (Section **4 Reanalysing Place**) and feedback from the various stakeholders (Section **3 Design Considerations**). The design incorporates a range of building heights (2–8 storeys), creating a varied and dynamic urban environment (Section **1.4 Key Design Updates**). The design responds to the Clay Cliff Creek stormwater channel and escarpment through varied built form placement and landscape strategies that mitigate flood risk and enhance connectivity – The higher built forms are strategically positioned away from the sensitive heritage sites, Hambledon Cottage and Experiment Farm Cottage, to minimize visual impact and overshadowing. The heights step down towards these heritage items, ensuring a respectful transition and maintaining the visual prominence of these significant landmarks. Overshadowing has mitigated impacts to buildings and spaces outside of the development site. – The reduced and redistributed built form allows the majority of the ground plane to be open space, with high quality and varied publicly accessible spaces, significant through site links, deep soil areas and extensive landscaped areas and vegetation. This extensive open space network on site enhances the site's connectivity and integration with the surrounding parklands and public spaces, and creates new pedestrian connections between heritage items. The varied heights create enclosure and definition for the publicly accessible Green Spine and Channel Walk, with appropriate solar access and air movement throughout the site. – An industrial scheme built to the compliant height would significantly constrain the ability to deliver deep soil zones, through-site links, and high-quality publicly accessible spaces. The proposed development yield is necessary to deliver important urban improvements, as well as affordable housing and community infrastructure. As explained in Section **2.3 Site Compatibility,** the proposed built forms overall are appropriate as they balance the need for increased density and housing supply with the preservation of the site's historical and cultural significance. The design ensures that the new development enhances the existing urban fabric and provides a high-quality living environment for future residents. Refer to the following for more concept details: **5.2 Public Domain Strategies, 5.3 Movement Strategies 5.4 Built Form Strategies, Updated Social Impact Assessment, Economic Analysis, Updated Statement of Heritage Impact**, and **Updated Flood Assessment**.

Expanded Urban Analysis

Reference to the analysis that ensures an evidence-based design is undertaken to underpin responses to submissions.

In this example, reference is directing to analysis of the wider context character.



Developed Concept Design

Reference to evidence of how the updated concept design has addressed relevant concern.

In this example, shadow diagrams of the developed concept demonstrate that the outdoor space of the childcare centre will receive required amount of solar access.

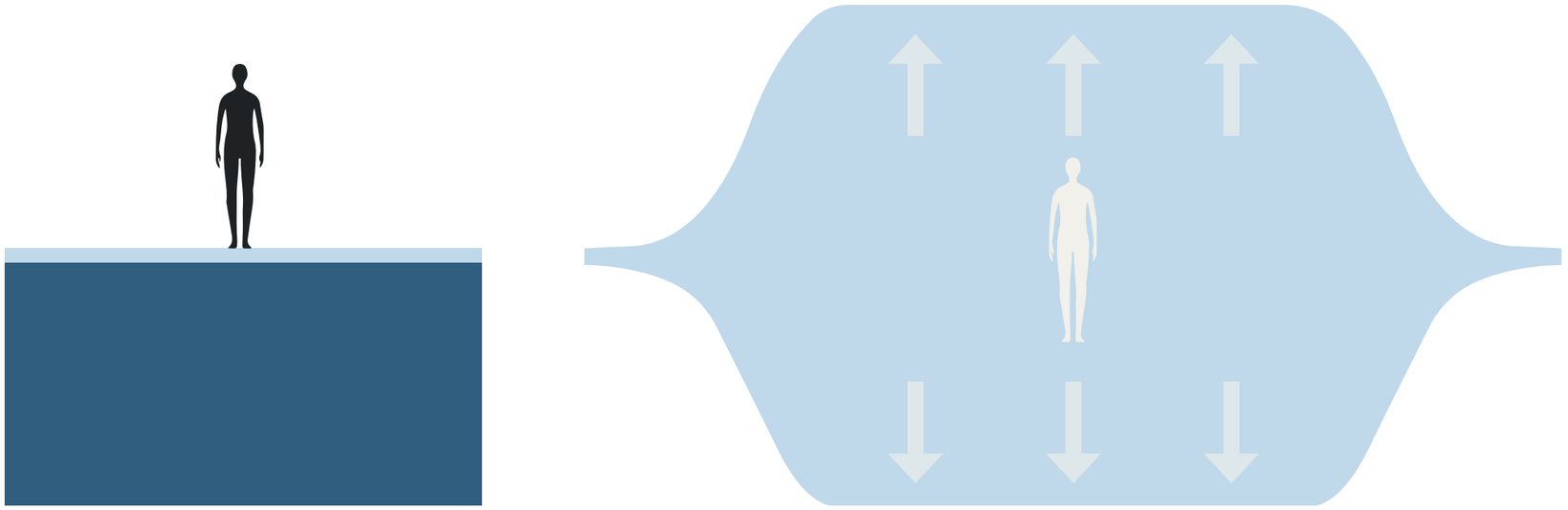


Figure.2 We inhabit and are inhabited by Country | Yerrabingin

Beginning with Country

Country is our mother, our teacher, our library and our kin; it sustains us, inspires us and surrounds us. The experience of Country is both individual and collective, both new and familiar. From her we learn, share and flourish. Continuing to care for Country is central to our being and our identity.

Christian Hampson, Yerrabingin

Country reaches into and across the earth and into the sky. The unique and distinctive elements of Country are connected, and open to everyone. They are the connective tissue, the interstices, the flow between Water, Earth, Sky, our Non-Human Kin, and ourselves. In this way, we are part of the system of Country and have a responsibility to future generations. Our actions must always be Country positive.

Country-centric

We inhabit and are inhabited by Country. To inhabit Country and connect with Country is to be grounded in the landscape and to practice the cultural knowledge stored within it. This encourages physical and emotional wellbeing for people and Country.

The innate symbiosis of being connected to Country moves us into being Eco or Country centric, rather than being Human centric. This connection and position in relation to Country is a central component of Aboriginal people's ideology. It is a cultural value that places humans within the ecological and landscape system, not as dominators but as caretakers and custodians. This function requires constant interaction and observation, being tuned in to reactive requirements and response.

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1 Overview of Design Direction

1.1 Response to Submissions

Figure.3 View E - View centred on Hambledon Cottage from the new publicly accessible Green Spine | Choi Render

The redevelopment of industrial land at Gregory Place provides an opportunity to deliver rental housing (50% of which is affordable) in a landscape setting to a high standard and create a new place in Parramatta that better connects the parklands, community facilities, heritage significant buildings and pedestrian network to the betterment of amenity within the wider precinct.

The proposal is founded on First Nations values, engagement and place analysis. The co-design process shared by Yerrabingin and Tzannes, providing a sustainable deliver of new housing, establishes a pre-colonial interpretative layer for the proposal adding a new context to Hambledon Cottage and other heritage items in the wider precinct.

This submission addresses concerns about: the integration of First Nations in a co-design role; impacts of the built form in relation to heritage contexts; the development of the landscape architecture; the addition of community facilities in the form of non-residential (retail) uses and potential bridge crossings of the channel; the enhancement of the adjacent parklands and Cliff Walk as destinations; views, vistas and solar access; connectivity of publicly accessible land; vehicular access and community concerns.

The design updates in this submission have been made as a result of the exhibition of the EIS in August 2022, the ongoing assessment process, and input from relevant agencies and community groups. These updates reinforce place making objectives embedded in the open space and movement networks of the masterplan.

For residents the updated proposal establishes an improved foundation from what was previously lodged and exhibited for a cohesive and attractive neighbourhood with distinctive attributes. Residents will have opportunity to live in well-designed apartments in a community environment that has prospect of engendering a sense of pride and belonging. The affordable housing infrastructure is characterised by a breathing, living environment set within parklands with a rich cultural history that is responsive to solar amenity and excellent light, air and outlook.

The existing cultural significance of the precinct will be enhanced by the integration of pre-colonial and contemporary multi-cultural design elements integrated with the existing, highly significant, colonial buildings. The changes strengthen the interpretative potential of the precinct by more effectively demonstrating the evolution of the proposal over millennia into its current incarnation as new affordable housing infrastructure. The proposal is for a special sub-precinct defined at the boundaries by connecting parklands to the north and south around a re-imagined stormwater channel and a landscaped Shared Zone to address on grade vehicular access.

The open space network and landscape design balances the interpretation of colonial history with pre-colonial and contemporary multi-cultural design elements, enriching the park experience. The shared way ensures a dominant landscape setting for Hambledon Cottage, separating park uses from the principle on grade address of the new residential neighbourhood.

The industrial infrastructure adjacent to the parklands has been replaced by affordable housing infrastructure designed to rejuvenate the wider precinct. The proposal offers excellent interior amenity balancing the benefits of increased density to deliver more socially sustainable outcomes delivered by the private sector.

The implementation of this proposal contributes to the amelioration of the impacts of urban sprawl and provides the optimum adaptive re-use of brownfield land as a new residential neighbourhood with rental housing (50% of which will be affordable) infrastructure designed to a 100-year life for culturally diverse residents.

Integrate ‘Country’ in a co-design process to deliver community infrastructure guided by best practice planning and design.

Revitalisation of blighted area and establish an acceptable future urban character.

Create a new destination of enhanced cultural significance and a high standard of publicly accessible amenity

Enhance appreciation, visitation and access to existing heritage and community facilities

Enhance park access and amenity throughout the entire precinct.

Align with the distinctive characteristics of new developments and heritage in Parramatta

Manage urban growth and infrastructure aligned with sustainable principles.

Provide affordable housing of high quality design, construction and amenity in the Parramatta area.

Creating a socially inclusive environment that fosters long-term residency and community connections.

Create a viable, affordable housing development.

Holistic consideration and responsiveness to community concerns.

Enhance the ecological value of the site by connecting extensive green spaces and natural elements

Since 2017, significant detailed analysis, design development and reviews have been conducted, including consultations with HNSW, the SDRP, and other relevant bodies. This collaborative effort has resulted in the modification of the initial SCC scheme from a 35-level building to a scheme comprising 8, 6, and 4-level buildings in the EIS submission. Further updates to the EIS scheme are the subject of this report.

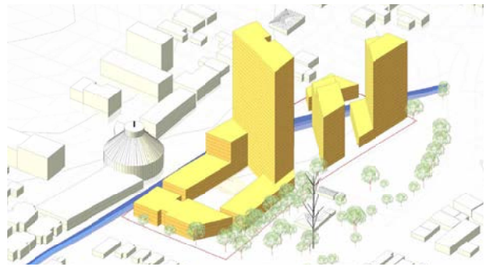


Figure.4 3D view showing SCC scheme

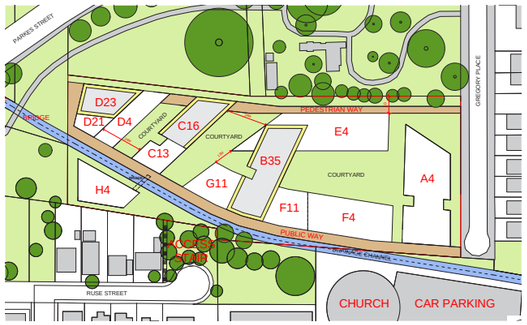


Figure.5 Site plan showing SCC scheme

2015 SCC Scheme

Scheme comprises of approximately 1,300 dwellings in built form of predominately 4-13 storeys, with 3 towers of 16, 23 and 35 storeys.

Key features:

- Responds to views from Experiment Farm;
- Does not overshadow Elizabeth Farm between 9am- 3pm on any day of the year;
- Low built form in front of OLOLC allows for views from balcony;
- 4 storey built form on Gregory Place and behind Hambledon Cottage; and
- Optimises affordable housing.

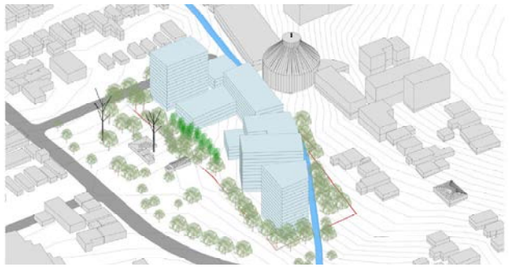


Figure.6 3D view showing HCAC scheme

Figure.7 Site plan showing HCAC scheme

2018-2020 HCAC Scheme

Scheme in a built form of 4-16 storeys. Tower components are removed.

Key features:

- Creates a landscape setting for Hambledon Cottage;
- Locates tall buildings back from and to the side of Hambledon Cottage, by introducing a courtyard concept;
- Achieves viable affordable housing;
- The built form blocks views from the OLOLC church balcony; and
- Building D at Western edge of site creates perceived narrowing of public parklands.

Figure.8 3D view showing EIS scheme

Figure.9 Site plan showing EIS scheme

2020-2023 EIS Scheme

Scheme comprises of approximately 483 dwellings in a built form of 4-8 storeys.

Key features:

- Improves the landscape setting of Hambledon Cottage;
- Achieves viable affordable housing; and
- Improves channel walk, Experiment Farm and Hambledon Cottage relationships.

Figure.10 3D view showing updated scheme

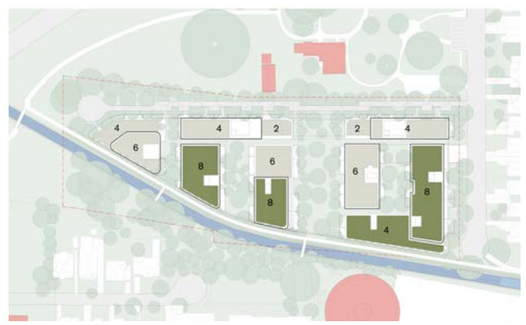


Figure.11 Site plan showing updated scheme

2024 Response to Submissions Scheme

Scheme comprises approximately of 320 dwellings in built form of 2-8 storeys.

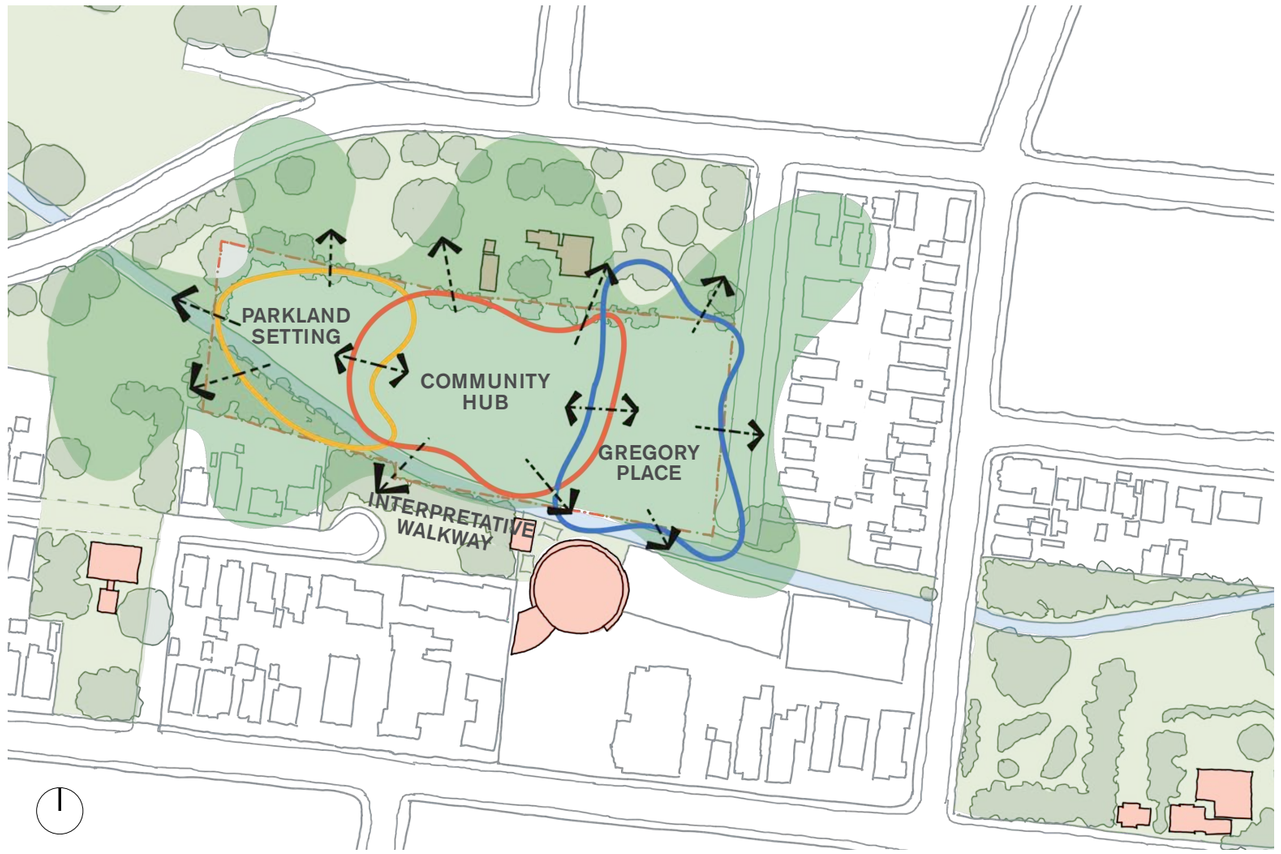
Key features:

- New pedestrian and cycle connections across the channel with improved walking experience alongside the channel;
- Integrated park precinct on both sides of the channel;
- Heavily landscaped cul-de-sac shared way address and setting to Hambledon Cottage and Experiment Farm;
- Appropriate landscape views and vistas for heritage items and OLOLC;
- New connections between Experiment Farm, Hambledon Cottage, OLOLC and nearby neighbourhoods;
- Appropriate setbacks of built form;
- Varied and appropriately scaled built form across the site with reduced height along North and West boundary at the interface with Hambledon Cottage and Experiment Farm, and lower built form adjacent to OLOLC; and
- Less affordable housing.

The key design updates since the EIS submission are illustrated here. For detailed design considerations driving these improvements, please refer to **Part 3 Design Considerations.** For extended urban analysis forming the basis of these enhancements, see **Part 4 Reanalysing Place.** Additionally, **Part 5 Design Framework outlines** the design principles behind these updates.

Connecting with Country

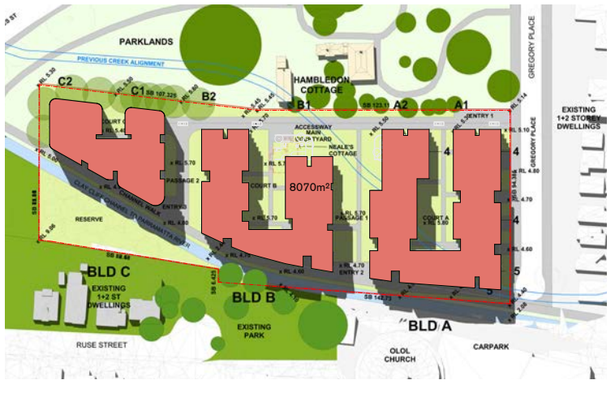
The updated built form and landscape are developed through a co-design process, ensuring collaborative input and shared vision. Three distinct built zones are created, each reflecting their unique identities shaped by their settings, to provide more tailored response to the different facets of the site context. An interpretative walkway connects the zones with 24 hour access and facilitates safe and enjoyable pedestrian access to the broader community. The updated design enriches the area by complementing colonial elements with pre-colonial and contemporary multi-cultural interpretations, fostering a diverse and inclusive environment.

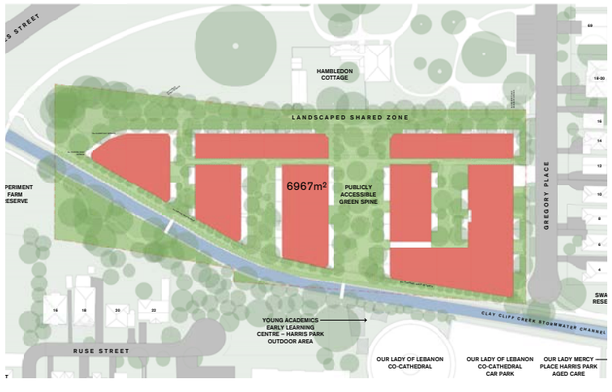


1 Overview of Design Direction

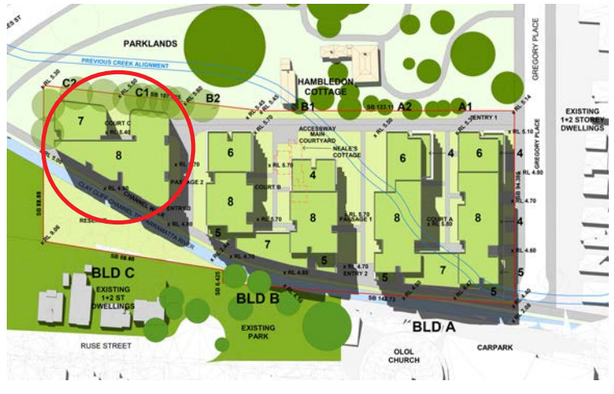
1.4 Key Design Updates

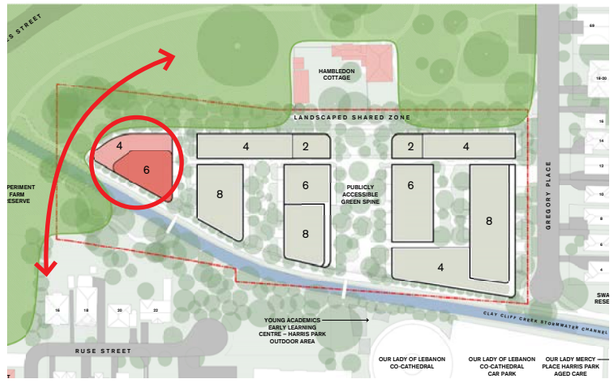
The updated design reduces the site coverage from 8,070m² to 6,967m² (a 14% reduction). This means nearly 2,000m² reduction in terms of site coverage as compared to existing, allowing the majority of the ground plane to be publicly accessible or communal open space. The 3 blocks are further broken down into 7 separate buildings, reducing bulk and scale by providing shorter building frontages and finer grain architecture.



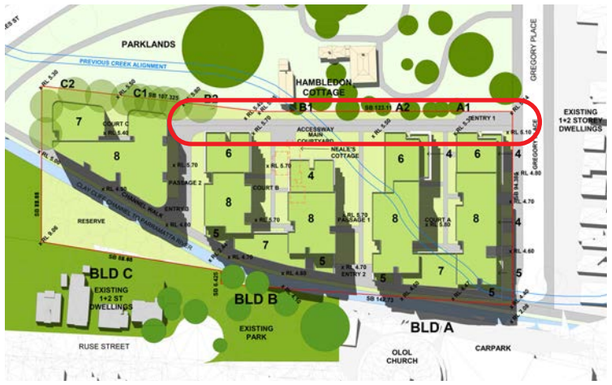


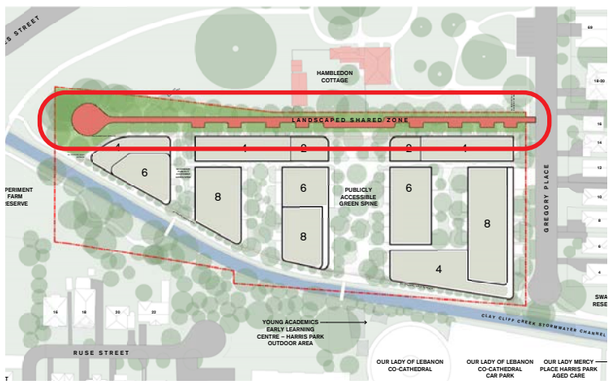
The updated design for Building C reduces its footprint by over 50%, increasing the setbacks from the northwest boundary corner from approximately 9.5m to 37.5m. This adjustment adds additional parkland in the vicinity of Experiment Farm, facilitates the integration of park precincts on both sides of the channel, enhancing the overall connectivity and green space within the development. It enables greater tree coverage to the northeast, further screening views of the new buildings, lessens visual impact. It also eliminates previous overshadowing of Experiment Farm Reserve at 9am on 21 June.



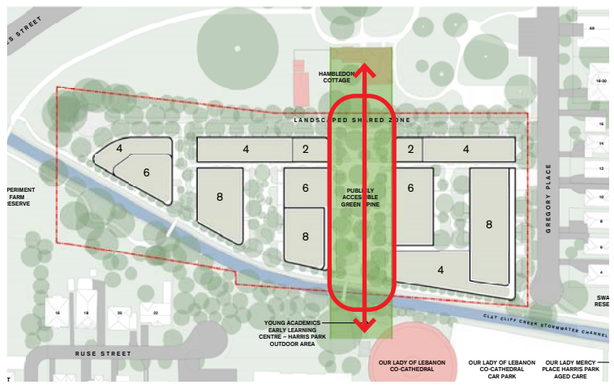


The updated design increases the setback to the northern boundary from 10m to at least 12m to create a heavily landscaped shared zone. This additional width enables a double boulevard of canopy trees aims to enhance the setting and address of Hambledon Cottage, providing a more attractive and integrated environment.





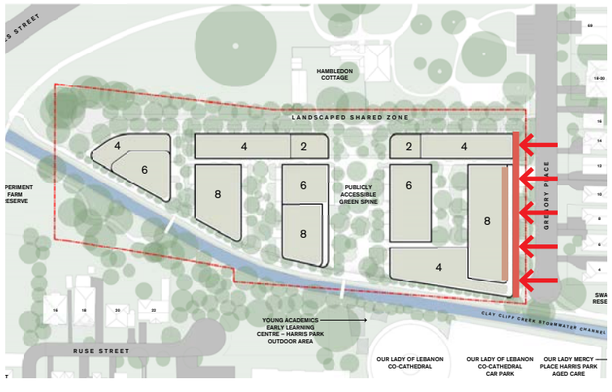
The updated design includes a considerable increase in building separation (from 18m to 30m) to establish a view corridor linking Hambledon Cottage to OLOLC. This design feature also aims to create a generous, publicly accessible green spine, enhancing the visual and spatial connectivity within the development.



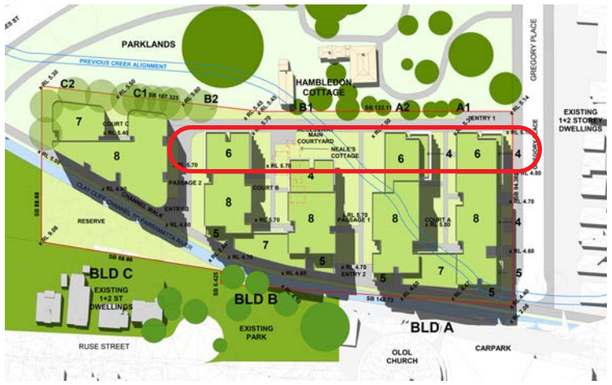
1 Overview of Design Direction

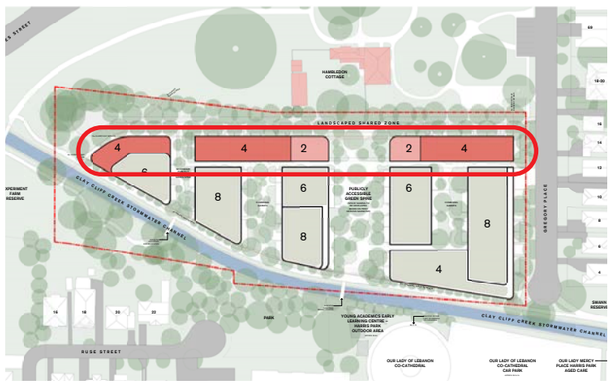
1.4 Key Design Updates

The revised design increases the lower building setback to Gregory Place from 4.5 metres to 6 metres, and the upper setback from 7.5 metres to 9 metres. This adjustment allows for additional tree planting within the setback zone, enhancing visual screening of the built form, reducing its visual impact, and improving green amenity for the surrounding neighbourhood.

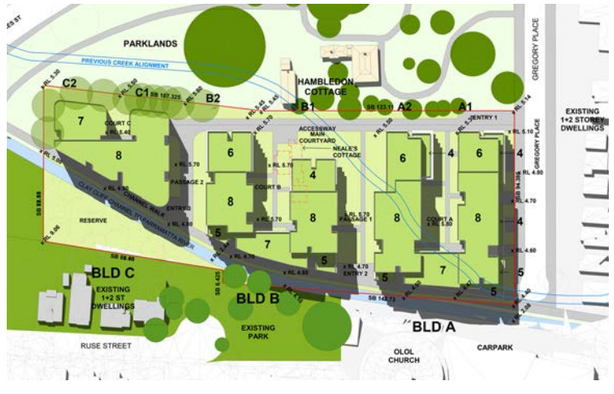


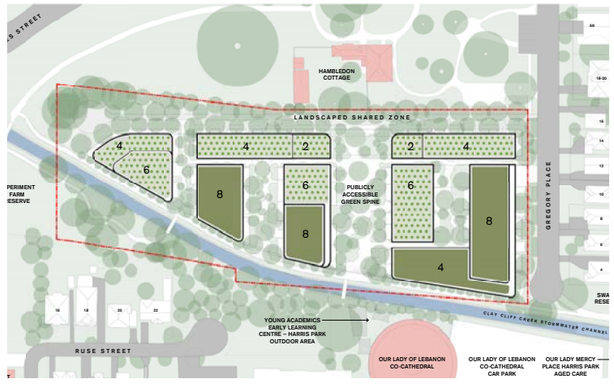
The updated design lowers the built form adjacent to Hambledon Cottage form 4-6 storeys to 2-4 storeys, ensuring a smoother transition in scale. This design adjustment enhances the relationship between the new development and the existing heritage structure, promoting a more harmonious urban environment.



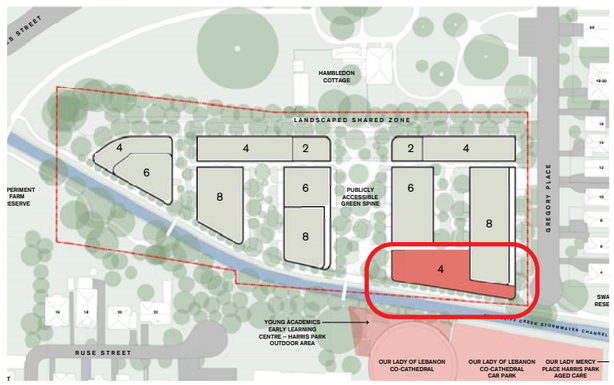


The updated building layout features a more varied and better-scaled built form across the site with accessible (dotted) and non-accessible (dark green) green roofs. Additionally, the building heights along the Channel walk are varied to create a more dynamic and engaging experience for pedestrians.





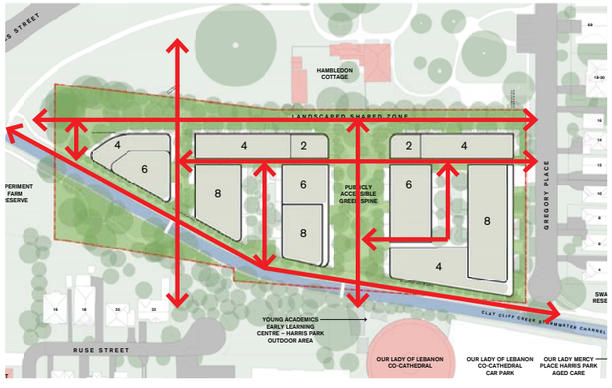
The updated design significantly reduces built form height adjacent to OLOLC (from 7-storey to 4-storey), taking into account solar and privacy considerations. This design adjustment aims to ensure adequate sunlight and privacy for OLOLC and Young Academics Early Learning Centre - Harris Park. It also improves outlook from OLOLC and provides vegetated rooftop for OLOLC amenity.



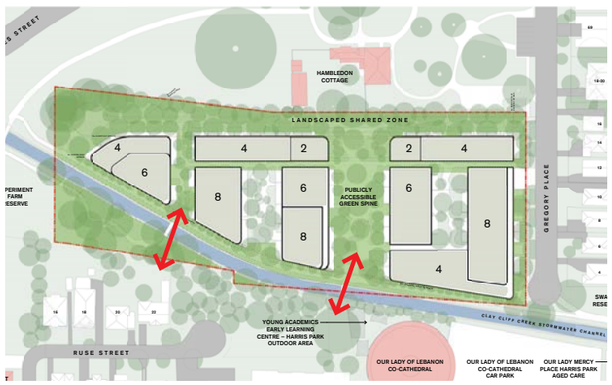
1 Overview of Design Direction

1.4 Key Design Updates

The updated building layout allows for a better-connected pedestrian network through extended and added pathways. This, along with the channel crossings mentioned below, promotes greater accessibility and connectivity within the area and to surrouding heritage items.

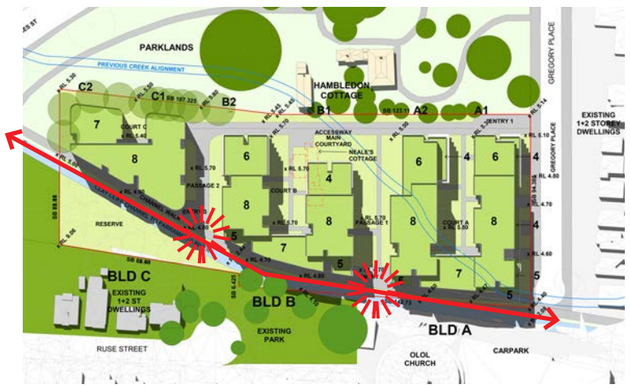


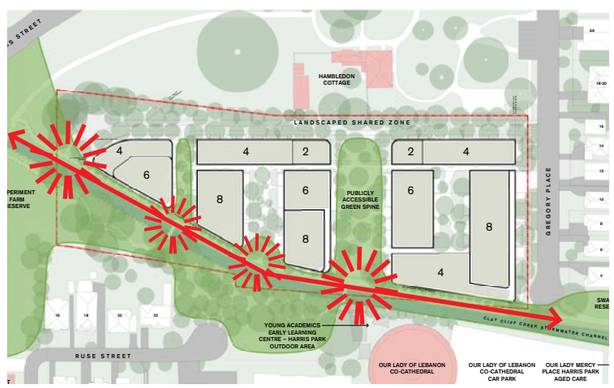
The updated design improves connectivity across the stormwater channel through a new potential central crossing and a refined western link. These enhancements can enrich the Channel Walk experience by linking to additional open spaces and establishing new connections between Experiment Farm, Hambledon Cottage, OLOLC and surrounding neighbourhoods.



Building length along the Channel Walk is reduced by 40m (20%), with the previous long building interfaces either reduced in length or broken down into shorter frontages. This adjustment, along with the varied building heights, improves solar access to the Channel Walk during midwinter, with exposure to direct sunlight provided at regular walking intervals from 10am to 2pm.

The Channel Walk in the updated design is better integrated into the broader open space network through two new connections. This, along with the better differentiated open spaces on the ground plane provides an increased variety of spatial experiences. This enhancement creates a more engaging and diverse environment for pedestrians, promoting greater accessibility and enjoyment of the area.





2 / Introduction

2 Introduction

2.1 Project Site and Wide Context

Figure.12 Site location plan and regional destinations | Tzannes, Source: Nearmap

2A Gregory Place is strategically located in the vibrant suburb of Harris Park, New South Wales, just beyond the eastern boundary of the Parramatta City Centre. This prime location offers a unique blend of urban convenience and historical charm.

The site lies east of the early confines of the Colonial township of Parramatta and is historically linked with that settlement. Positioned at the southern end of the Harris Park Precinct, it is framed by the Clay Cliff Creek Escarpment which encloses the flat topography that stretches northward to the Parramatta River.

Positioned south of Hassall Street, the site is also in the vicinity of two historic building groups, Elizabeth Farm and Experiment Farm and is immediately adjacent to the southern boundary of Hambledon Cottage, each of which is located on small remnant parcels of their initial land grants.

The area is well-connected, with easy access to major transport links including the Parramatta Light Rail and various bus routes to the broader Sydney metropolitan area. The surrounding environment features a mix of residential, commercial, and recreational spaces, contributing to a dynamic and diverse community atmosphere.

The immediate vicinity of 2A Gregory Place is characterized by extensive parklands, including the James Ruse Reserve, providing ample green space and recreational opportunities for residents and visitors. Additionally, the site is near Our Lady Of Lebanon Co-Cathedral (OLOLC), which adds to the cultural diversity of the area. This location not only benefits from its proximity to the bustling Parramatta CBD but also enjoys the tranquillity and historical significance of its neighbouring heritage sites, making it an appropriate location for urban redevelopment as a residential neighbourhood.

2 Introduction

2.1 Project Site and Wide Context

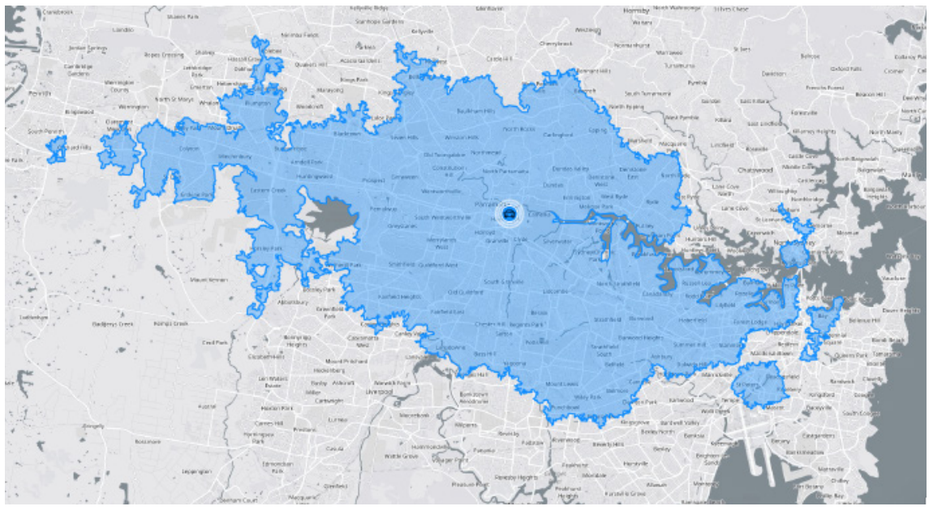


Figure.13 Destinations within 30min drive

Source: TravelTime

Figure.15 Destinations within 30min cycling

2A Gregory Place, Harris Park, is strategically positioned to connect residents to several major employment centres, including Parramatta CBD, Sydney Olympic Park, Westmead Health Precinct, Norwest Business Park, Macquarie Park, and Sydney CBD. This prime location offers a diverse range of employment opportunities, which is particularly important for affordable build-to-rent housing residents.

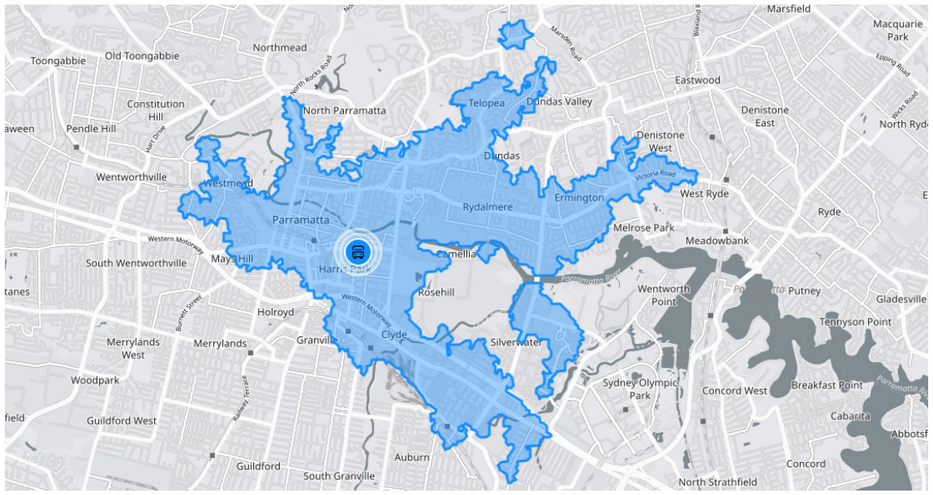


Figure.14 Destinations within 30min public transport

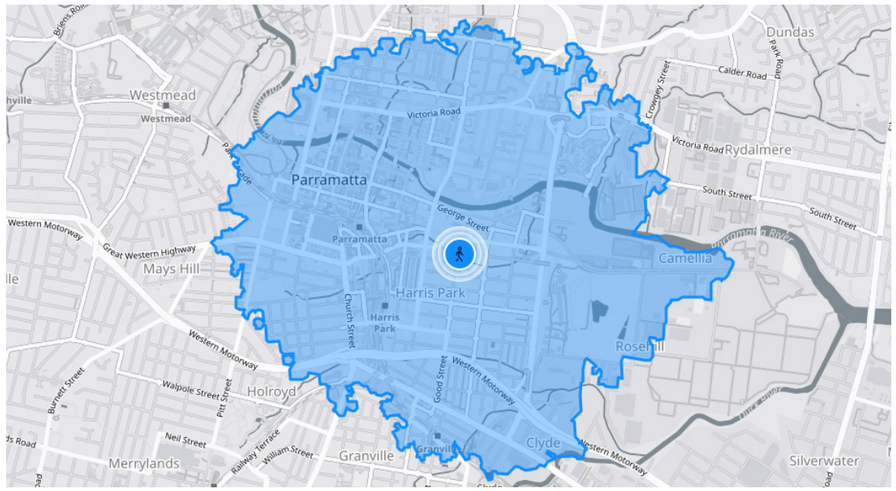


Figure.16 Destinations within 30min walk

2 Introduction

2.1 Project Site and Wide Context

Legend

(A) Right for stormwater drain or sewer

(B) Easement for stormwater

(C) Covenant (relates to fencing)

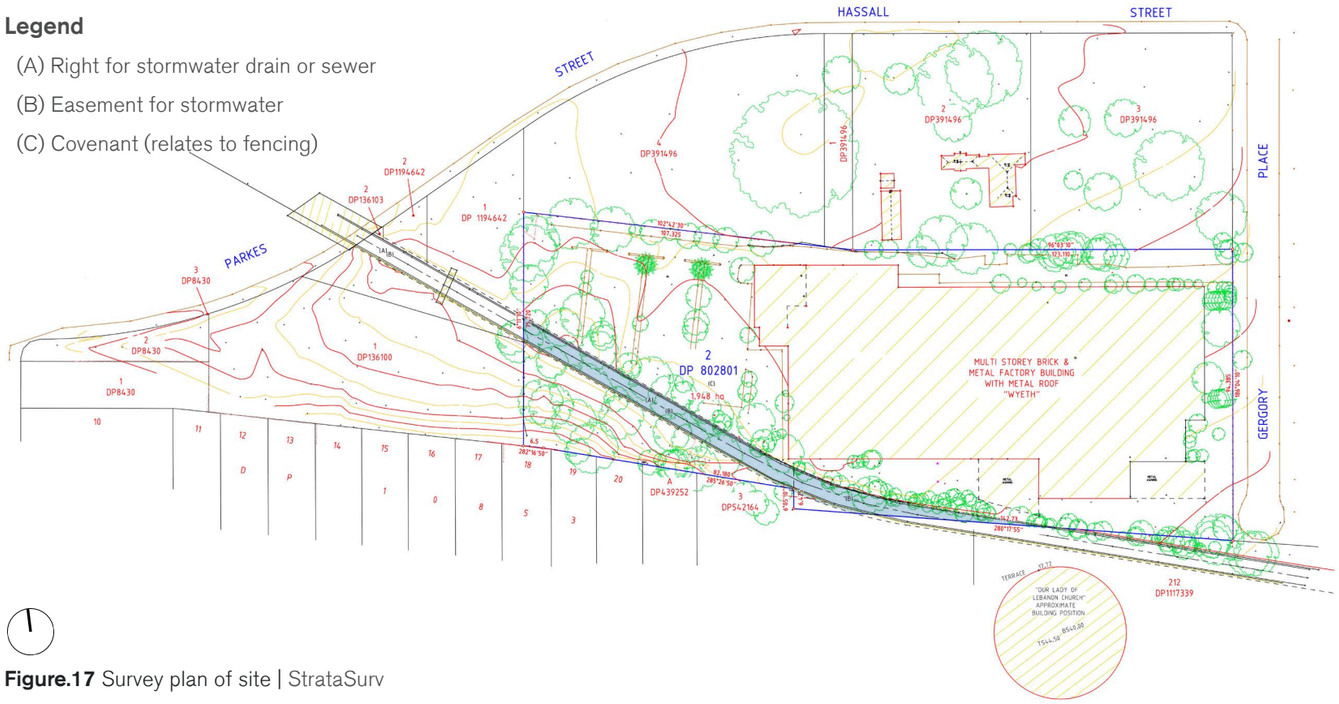


Figure.17 Survey plan of site | StrataSurv

Figure.18 Aerial imagery of site showing existing disused industrial buildings on site | Source: Nearmap

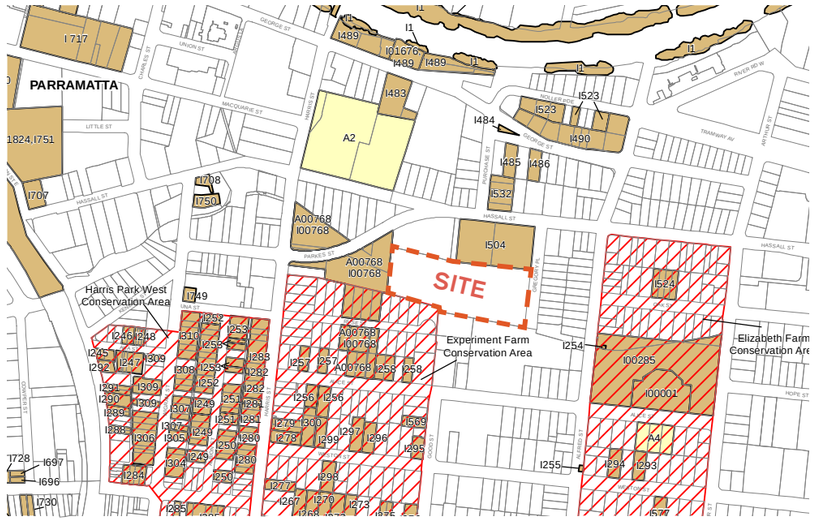


Figure.19 Heritage Map | Parramatta LEP 2011

Legend

- Conservation Area - General
- Heritage Item - General
- Heritage Item - Archaeological

Location

The site is positioned just beyond the eastern perimeter of the Parramatta City Centre, south of Hassall Street, adjacent to both Hambledon Cottage and Experiment Farm Reserve. It is bounded by Gregory Place to the east with stormwater channel to the south. OLOLC is situated to the south of the stormwater channel, atop the remnant cliff.

Legal Description

- Lot 2 in DP802801
- 2a Gregory Place, Harris Park

Site Area

- 19,485m²

Observations

- The site is located to the east of the early confines of the Colonial township of Parramatta and is historically linked with that settlement.
- The site is located towards the southern end of the Harris Park Precinct where the Clay Cliff Creek Escarpment encloses the flat topography that stretches north to the Parramatta River.
- The site is also in the vicinity of two historic building groups, Elizabeth Farm and Experiment Farm and is immediately adjacent to the southern boundary of Hambledon Cottage, each of which is located on small remnant parcels of their initial land grants.

2 Introduction

2.2 Existing Planning Controls

The LEP applicable to this project is Parramatta LEP 2011, as it was the LEP in force at the time the application was lodged. However, Parramatta LEP 2023 has also been taken into consideration during the design process.

Figure.20 Floor Space Ratio Map | Parramatta LEP 2011

Observations

No FSR control is applicable to the site or adjacent residential areas under Parramatta LEP 2011.

This remains the same in Parramatta LEP 2023.

Legend

J	0.8
P	1.2
S1	1.5
T1	2.0
V1	3.0
V2	3.3
V3	3.4
X1	4.0
AA1	6.0
AB1	7.0
AE1	10.0
AI1	14.5
AI2	19.0

Figure.21 Height of Building Map | Parramatta LEP 2011

Observations

Site has a 9.2m height control.

128A Alfred Street approval through LEC at 18.5m (5 storeys, DA/925/2016) in 9.2m zone.

Zones directly adjacent to Experiment Farm is limited to 6m and Elizabeth Farm vary from 6-13m.

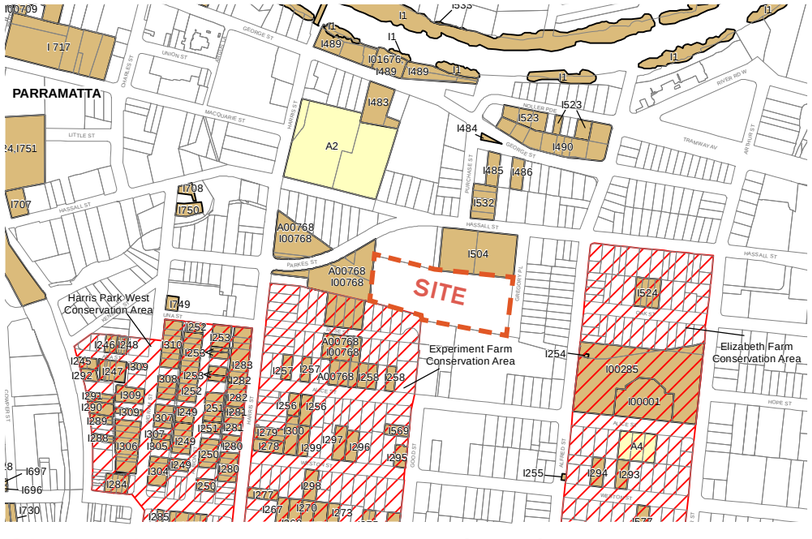
To North, East and West of Hambledon Cottage and North of Elizabeth Farm, the maximum RL is 14m and 11m on Gregory Place.

On the West side of Harris Street, the height limit is 100+m or controlled by a sun access plane.

Legend

A	0	AA4	72
E	6	AA5	76
J2	9.2	V2	37
J3	9.5	W	40
N1	13	AC7	122
P1	17	AD1	130
P2	18	AD2	134
Q2	20	AD3	136
T2	26	AD4	144
T3	28	AD5	145
S	24	AE2	156
AB1	80	AF3	192
AB3	84	RL 211	
AB4	86	RL 11	
AB7	97	RL 14	
Area 2	Refer to Clause 7.5		
Area 4	Refer to Clause 6.22		

Figure.22 Heritage Map | Parramatta LEP 2011



Observations

The site is neither listed as a heritage item nor situated within a designated conservation area. There are a number of heritage items and conservation areas surrounding the site:

State significance

- I00001 Elizabeth Farm House
- I00285 Public reserve associated with Elizabeth Farm
- A00768 Experiment Farm archaeological site
- I00768 Experiment Farm Cottage and environs
- I504 Hambledon Cottage and all trees

Local significance

- I532 Timber cottages
- I254 Boundary Stone

Conservation areas

- Elizabeth Farm Conservation Area
- Experiment Farm Conservation Area
- Harris Park West Conservation Area

Legend

- Item - General
- Item - Archaeological
- Conservation Area - General

Figure.23 Additional Local Provisions Map | Parramatta LEP 2011

Observations

- Sun access protection for Experiment Farm is outlined in clause 7.5 of LEP 2011 and clause 7.7 of LEP 2023.
- Both clauses mandate no additional overshadowing on 21 June between 10am and 2pm to Experiment Farm.
- These protections fall under Part 7 Additional Local Provisions - Parramatta City Centre, which only applies to the area designated as Parramatta City Centre per the LEP map.
- Therefore, the sun access clauses do not apply to the project site. However, the project has taken measures to adhere to the sun access protection requirement.

Legend

- PCC — Parramatta City Centre (Refer to Clause 7.1)
- Refer to Clause 7.24
- Area 1 (Refer Clause 7.4A)
- Area 2 (Refer Clause 7.4A)
- Area 3 (Refer Clause 7.4A)
- Area 4 (Refer Clause 7.4A)
- Area 5 (Refer Clause 7.4A)

Figure.24 Sun Access Protection Map | Parramatta LEP 2011

Observations

- Site is not part of the Parramatta City Centre area per LEP definition. Clause 7.5 Sun access therefore do not apply to the project site.

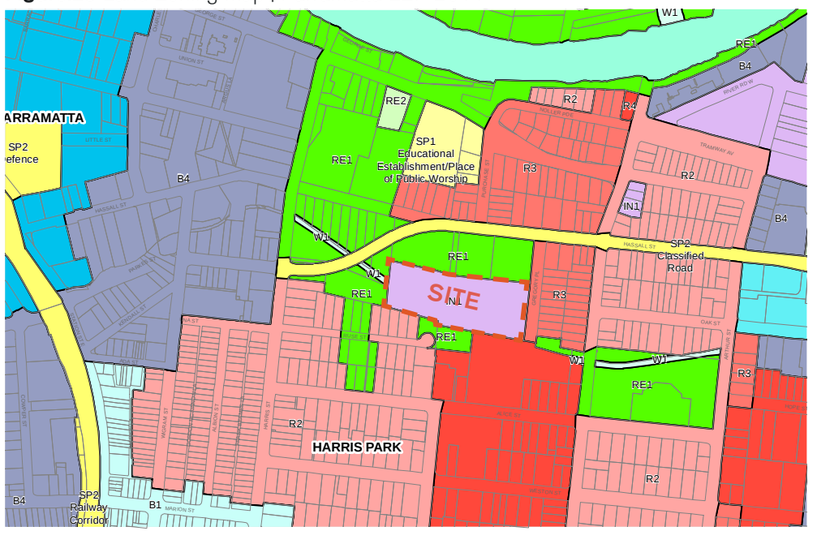
Legend

- 1 Jubilee Park
- 2 Lancer Barracks
- 3 Experiment Farm
- 4 Parramatta Square

Protected Areas

- No Additional Overshadowing

Figure.25 Land Zoning Map | Parramatta LEP 2011



Legend

- RE1 Public Recreation
- RE2 Private Recreation
- B4 Mixed Use
- IN1 General Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core

Observations

- Site currently zoned IN1
- Medium and high density residential zoning to East and South of site
- Public recreation zoning to North and West of site

The site is zoned IN1 General Industrial and is surrounded predominantly by residential zoned land and open spaces, as indicated by the zoning map. The land is subject to a Site Compatibility Certificate (SCC) issued by the Secretary under Division 5 of the former Affordable Rental Housing State Environmental Planning Policy 2009 (ARSEPP). The SCC determined the proposed affordable housing building as compatible with its context, subject to conditions outlined in its schedule.

Since responding to the Department's Request for Information (RFI), there have been significant advancements in the strategic planning framework and policy environment. Council's adopted Local Strategic Planning Statement (LSPS), supported by its Housing Strategy, endorses residential land use outcomes for the site.

Furthermore, the State Government has recently advanced new land use controls, targeting areas well-served by transportation and essential services. These updated controls, associated with the State Environmental Planning Policy (Housing) 2021, aim to incentivise the provision of market and affordable housing by private landowners, encouraging new residential developments such as apartment buildings. This policy context assists to guide the desired future character of the area in addition to the existing adjoining open space, heritage and community uses.

The SCC includes conditions guiding the assessment to ensure the proposed built form and scale support the Environmental Planning and Assessment Act objectives and contribute significantly to the provision of targeted affordable housing. Consequently, the proposal does not seek to adopt rigid land use controls, such as fixed height and Floor Space Ratio (FSR), which support the delivery of a structured industrial development that would normally prevail if the underlying historical land use zone was applied. Applying these static controls would contradict the overarching legislative objectives of both the Act and the Housing SEPP, which prioritise affordable housing development.

Despite the acknowledged value of industrial development in this strategically important precinct, an industrial scheme is unsuitable given the local context. This unsuitability partly explains why the Secretary issued an SCC, promoting a sustainable and incentivised affordable housing solution. Therefore, the current assessment emphasises compatibility of the proposed design within its immediate and future context, balancing economic viability and social sustainability to achieve the intended outcome of a State Significant Development dedicated to urgently needed build-to-rent affordable housing.

The SCC advises that the development (being a residential flat building) "is compatible with the surrounding land uses".

The project is enabled by a SCC for a building for the purpose of an affordable housing scheme. Although the site is zoned Industrial, the SCC enables residential development in order to facilitate the social benefits associated with affordable housing. The project includes approximately 320 build-to-rent dwellings, with 50% designated as affordable housing, which contributes to addressing the local housing needs and promotes social diversity.

The SCC advises that the development (being a residential flat building) "is compatible with the surrounding land uses" and "is not likely to have an adverse effect on the environment and will not cause any unacceptable environmental risks to the land" subject to the requirements specified in Schedule 2 as extracted on the right.

In addition to these aspects, the general planning principle to be applied with an SCC is the compatibility of the scheme to the desired future character of the surrounding land.

SCHEDULE 2

Application made by: Pacific Planning

Requirements imposed on determination:

1. Prior to lodgement of a development application, a partnership with a social housing provider will be in place in accordance with Division 5 of *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

2. Consultation with the NSW Office of Environment and Heritage and the Heritage Council of NSW regarding bulk and scale, and design principles to protect surrounding heritage items is to be undertaken through the development application process.

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

   - surrounding heritage items;
   - form, height, bulk, scale, setbacks, landscaping and residential amenity; and
   - traffic and access, flood risk management and soil contamination.

These matters are to be determined through the assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.

In an urban design context, compatibility refers to the harmonious coexistence of different elements. This concept is distinct from sameness, as buildings can be compatible without having identical density, scale, or appearance.

This comprehensive design report is built upon the outlined requirements. In an urban design context, compatibility refers to the harmonious coexistence of different elements. This concept is distinct from sameness, as buildings can be compatible without having identical density, scale, or appearance.

The following pages offers a high-level summary of how the updated proposal achieves compatibility with its context. For a complete understanding, please refer to the entire report and accompanying documents in this submission.

The updated proposal respects the existing urban fabric and maintains a human scale. Carefully considered setbacks are provided to all boundaries. The height and built form distribution respond to the context. Architectural articulations, as reinforced in 8 Design Guidelines, visually reinforce built form relationships and assist in creating a human scale in the design of the development.

Existing site characteristics that ameliorate visual bulk are retained, such as mature trees along the north and west, as well as the sloped reserve at the southwest corner. Physical and visual impacts of the development have been carefully examined, as demonstrated in the Acoustic Assessment and Visual Impact Assessment.

It is also understood that landscaping significantly contributes to urban character. The project includes nearly 12,500m² of landscaped area, comprising parks, lanes, courtyards, rooftop terraces, and Clay Cliff Creek stormwater channel walk. This enhances the public realm and provides ample open space for residents and the community. Large canopy trees cover the site, targeting a canopy coverage of 25%, helping to reduce the urban heat island effect and providing habitats for non-human kin.

“At Parramatta: Local Heart, Global Outlook”

The desired future character of Parramatta is outlined in several key documents and visions that aim to transform the area into a global city with a vibrant, sustainable, and inclusive community. Parramatta is set to undergo significant changes over the next few decades, with ambitious plans to elevate its status on the global stage. The City of Parramatta Council has developed comprehensive strategies to ensure the area becomes a hub of creativity, innovation, and economic growth.

Parramatta 2050 Vision

The Parramatta 2050 Vision is a bold plan that aims to position Parramatta as a global city by 2050. This vision includes becoming a festival city, delivering Australia's first Aboriginal university, and creating at least 150,000 new jobs. The plan also emphasizes the importance of cultural institutions, such as the reimagined Riverside Theatres and the Powerhouse Parramatta, to enhance the area's night-time economy and cultural vibrancy.

Community Strategic Plan 2025-2050

The Community Strategic Plan 2025-2050 sets the course for Parramatta's development over the next 25 years. This plan highlights the city's role as the cultural and geographic heart of the region, with a focus on sustainability, innovation, and community engagement. The vision statement “AT Parramatta: Local Heart, Global Outlook” captures the essence of the area's future character, emphasizing its local significance and global ambitions.

Proposal Compatibility

The proposal is compatible with this future character and aligns with the five pillars through fostering a local neighbourhood at Gregory Place, providing an inclusive and socially diverse community close to the CBD, unlocking the dominating site with a highly connected open space tree canopy network, and addressing the housing crisis. The redevelopment proposal for Gregory Place aligns with the principles of establishing compatibility providing an interconnected, appropriately scaled and sustainable community focused infrastructure that enhances the amenity beyond the boundaries of the site consistent with the desired future character of this evolving precinct.

(Source: City of Parramatta)

5 Pillars of Community Strategic Plan 2025-2050 (Source: City of Parramatta)

Gregory Place is a dynamic urban setting, distinguished by its evolving mix of uses, diverse building forms, varied heights and shifting morphology—reflecting its layered history and ongoing transformation.

Urban Morphology

Gregory Place is a cul-de-sac street measuring less than 200 metres in length and approximately 20 metres in width. Its spatial configuration is defined by a fine-grain pattern of smaller lots along the eastern edge, two larger lots to the west, and a substantial southern parcel occupied by OLOLC. This distinctive layout contributes to a varied and adaptable urban form.

Historically, Gregory Place has accommodated a mix of uses and building typologies, resulting in a layered and evolving character. As industrial activity on the project site has ceased, and with the introduction of an aged care facility and the predominance of residential zoning in the surrounding area, the street is undergoing a clear transition toward a residential focus.

The desired future character is expected to reflect the ongoing transformation of Gregory Place, positioning it as a walkable residential precinct that supports a variety of housing types and built forms. The finer grain of the eastern lots lends itself to lower-rise dwellings and townhouses, while the larger parcels to the west and south offer scope for higher density developments, incorporating communal spaces and landscaped areas that enhance amenity and neighbourhood cohesion.

Gregory Place West

Used to be
Farming and greyhound breeders
Currently
Large landscaped heritage lot (since 1820s)
Large industrial lot (since around 1960s)

Gregory Place East

Used to be
Small housing lots
Currently
Larger housing lots to the north
Smaller housing lots in the middle
Small open space at cul-de-sac
Evolving housing typology

Gregory Place South

Used to be
Small housing lots
Amalgmated to larger lot by 1943
Currently
OLOLC with carpark and community centre (since 1970s)
Aged care (since 2020s)

Gregory Place will see a gradual visual transition towards the southern cul-de-sac, responding to topography and enhancing the street's spatial hierarchy.

Built Form

The future built form of Gregory Place is shaped by its predominantly residential zoning and varied topography. Under the Parramatta LEP, height controls translate to approximately two-storey medium density housing along the eastern and northern edges, and three to four storey high density residential development to the south. However, due to the elevated topography at the southern end, these southern buildings will appear as up to eight storeys when viewed from Gregory Place. This visual condition is already evident in the existing five-storey aged care facility on the Our Lady of Lebanon Church site, which presents as six storeys from the street.

In response to the housing crisis, the NSW Government's affordable housing provisions allow for a 30% increase in building height where at least 15% of the gross floor area is dedicated to affordable housing. Given Gregory Place's high accessibility, it is well positioned to accommodate such proposals, potentially enabling further height uplift in future developments.

The proposed built form, ranging from two to eight storeys, aligns with this evolving context and supports a gradual visual transition in height towards the southern cul-de-sac. The design adopts the relatively consistent front setback along the eastern side of the street, reinforcing the established rhythm of the streetscape. Generous landscaping and large canopy trees are introduced to soften the built form and reduce the perceived height, enhancing visual amenity and contributing to a more human-scaled environment.

Legend

- LEP height plane
- Possible 30% height bonus
- Existing built form over LEP height plane

Figure.26 Section A

Built form at the entrance to Gregory Place will be 2-3-storey buildings on the east, facing the open landscape of Hambledon Cottage grounds on the west.

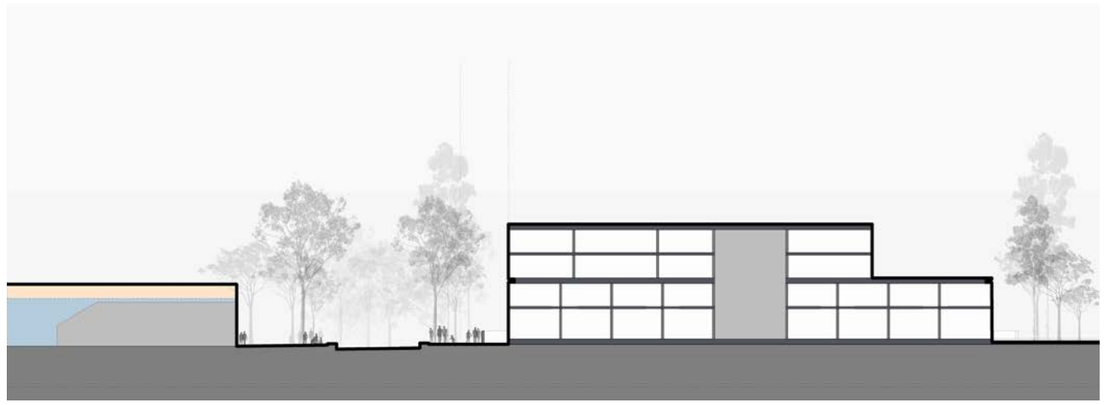


Figure.27 Section B

Built from in the middle of Gregory Place near Hambledon Cottage will be 2-3-storey buildings on the east, facing 4-storey building on project site.

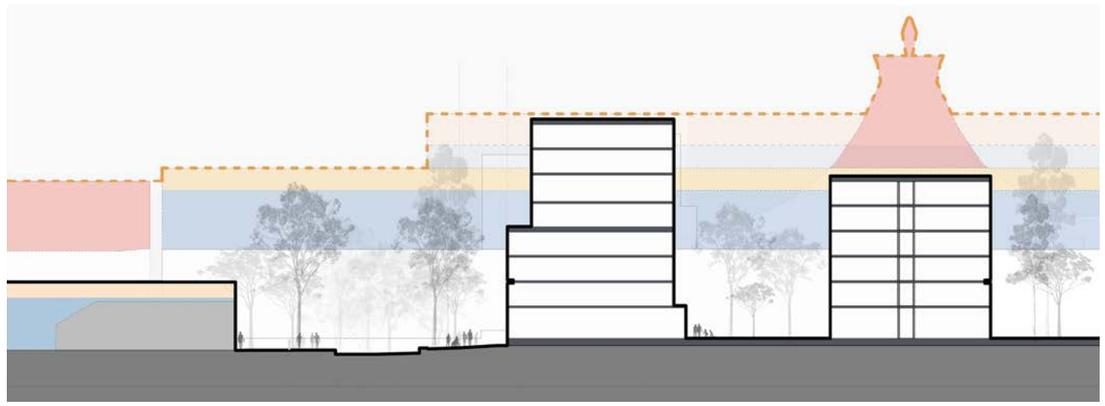


Figure.28 Section C

Built from at the end of Gregory Place near OLOLC will be 2-3-storey buildings on the east, a stepped building with 4-storey streetwall and 4 reccessed upper levels on project site, and 6-8-storey buildings (viewed from Gregory Place) on OLOLC site. These lower and higher built form relationships are not uncommon in the area, as observed in Section 2.3 Evolving Context.

Together, the design strategies ensure that the proposal responds to Gregory Place through articulation, scale, and landscape integration—supporting a cohesive and visually balanced Gregory Place.

Building Articulation

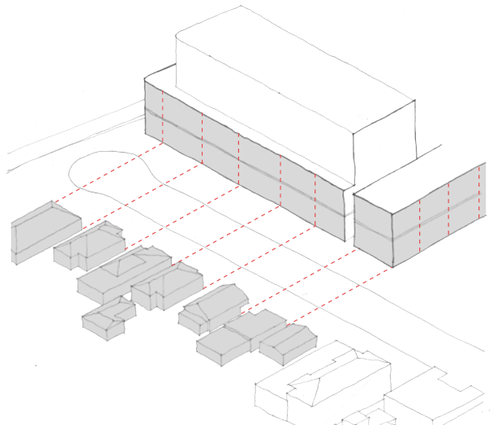
The proposal incorporates a considered approach to building articulation that aligns with the evolving character of Gregory Place. At the detailed design stage, articulation strategies will ensure compatibility with the surrounding built form and streetscape.

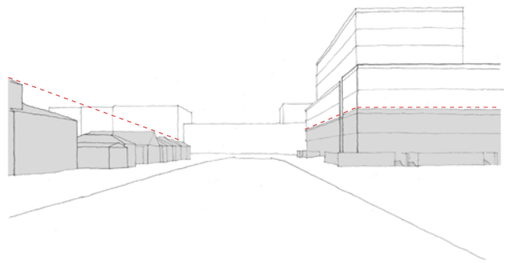
On the eastern façade, facing the smaller residential lots, horizontal articulation will define the first two storeys, referencing the prevailing lower scale along Gregory Place east. Top four levels will be setback and visually separated from the lower portion, reducing perceived bulk and reinforcing a four-storey street wall that integrates sensitively with the adjacent lower-scale dwellings.

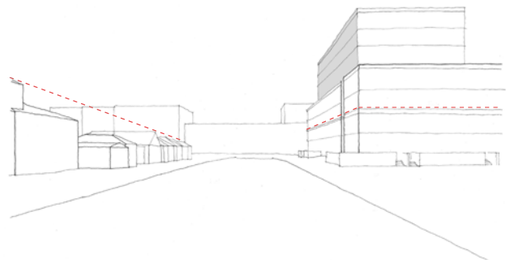
To reflect the finer grain of Gregory Place east, where individual driveways and landscaped frontages characterise the streetscape, the proposal introduces individual ground-floor apartment entries. This approach supports a more human-scaled interface and enhances street activation. A vertical rhythm in the façade will further echo the pattern of neighbouring houses, contributing to a coherent and well-proportioned streetscape.

In addition, large canopy trees and generous landscaping are proposed along Gregory Place, improving the currently sparse streetscape and aligning with the City of Parramatta's vision for a greener urban environment. These elements will soften the built form, enhance visual amenity, and reinforce the proposal's compatibility with both the historical context and future aspirations of the precinct.

Together, these design strategies ensure that the proposal responds to Gregory Place through articulation, scale, and landscape integration—supporting a cohesive and visually balanced Gregory Place.







Vertical Facade Rhythm

A vertical rhythm in the facade will be achieved to reference the vertical rhythm of the houses. This articulation can be achieved by, but not limited to:

- materiality;
- facade detailing;
- facade openings;
- shadowlines;
- facade projections.

Horizontal Articulation

Horizontal articulation will be integrated into the architecture of the east facade of the Gregory Place building opposite the houses. The horizontal articulation will frame the first two storeys to reference the lower built form of Gregory Place east. This can be achieved by, but not limited to:

- materiality;
- re-entrants and shadow lines;
- projections;
- setbacks;
- detailing of building elements.

Articulated Upper Level

The upper floors of the Gregory Place building will be articulated from the lower floors. This can be achieved by, but not limited to:

- materiality;
- setbacks;
- re-entrants and shadow lines;
- built form;
- variation to architectural character.

The proposal respects and enhances the historical character of the area by integrating First Nations values and multi-cultural design elements.

The proposed development at 2A Gregory Place is designed with deep respect for the historical, aesthetic, social and cultural values of the area. The planning process carefully considers the significant heritage context, ensuring that the new buildings enhance, rather than detract from, the historical character of the locality. The proposal is visually compatible with the surrounding heritage items in the Harris Park Colonial Precinct, including Elizabeth Farm, Hambledon Cottage, and Experiment Farm. The proposed development enhances the heritage interpretation of the precinct by adding First Nations and multicultural design features enriching and more effectively representing the history of place today.

Elizabeth Farm and Reserve

Established in 1793, Elizabeth Farm is one of Australia's oldest surviving European buildings, exemplifying early colonial architecture. The proposal has minimal visual impact on this heritage item, ensuring its prominence is preserved.

Experiment Farm and Reserve

Experiment Farm, the site of Australia's first land grant in 1789, holds exceptional cultural significance. The existing cottage, built in 1835, reflects early agricultural experimentation and settlement. The proposal steps down in height, screens built form with dense trees, and presents a precinct of parkland character, creating a harmonious parkland edge along Parkes Street. This design links Experiment Farm Reserve to Hambledon Cottage Reserve, maintaining the parkland setting of the Reserves.

Hambledon Cottage and Reserve

Built in 1824 by John Macarthur, Hambledon Cottage is another important heritage item. The proposal minimises visual impact on the Cottage by stepping down adjacent built form to a height similar to the roof of the Cottage and providing a landscape buffer around Hambledon Cottage. This ensures new buildings do not overshadow or detract from its historical context.

Integrating native and endemic plant species enhances the setting and provides a visual transition between old and new structures.

Additionally, the proposed development opens the site interface with the Cottage as a publicly accessible landscape shared zone, and introduces a new view corridor of 30 metres directly south of the Cottage. This invites public appreciation of the heritage item and minimises the visual impact of built form near the Cottage.

The building materials and form will be designed to complement the surrounding landscape, minimising any distraction from the heritage items.

First Nations Heritage

Incorporating First Nations values and engagement, the design also adds a new layer of context to these heritage items. The project aims to enhance the existing cultural significance of the precinct by integrating pre-colonial and contemporary multi-cultural design elements.

The visual impact of the development on the surrounding heritage items is thoroughly examined in the **Visual Impact Assessment**. A detailed heritage impact assessment is provided in the **Updated Statement of Heritage Impact**.

Figure.29 Cultural Heritage Context, 1844. Source: GBA Heritage

Figure.30 Cultural Heritage Context, 1904. Source: GBA Heritage

Figure.31 Cultural Heritage Context, 1943. Source: GBA Heritage

Figure.32 Cultural Heritage Context, 2009. Source: Nearmap

The subject site and its location within the Harris Park Precinct has seen a continuing evolution in line with the evolution of Parramatta City Centre and the wider locality. Key phases of special importance are:

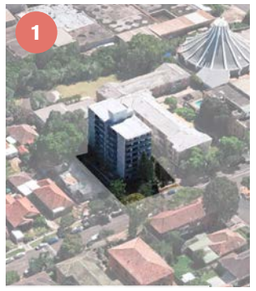
- The evolution of Burramatta Country through thousands of years of environmental change.
- The decades long generational inertia of the Macarthur and Harris grants that confined the easterly growth of Parramatta township.
- The widespread residential subdivisions of the late 19th and early 20th centuries following the arrival of the railway, resulting in the progressive reduction of the individual land parcels around the three historic cottages.
- The chanelisation of the Clay Cliff Creek chain of ponds in the early 20th century that opened up the previously swampy northern areas of Harris Park.
- Extensive early and mid 20th century low-scale residential development across Harris Park and the creation of parklands, particularly along the river and around the historic cottages.
- Construction of the large industrial facility on the subject site and its subsequent redundancy.
- Conservation and adaptive reuse of the three historic buildings as publicly owned museums.
- Late 20th and early 21st century medium to high residential and community developments in scattered locations across the Precinct, including OLOLC to the immediate south of the subject site.
- The more recent growth in a vibrant multicultural community across and beyond Harris Park to the surrounding areas.

Refer to the **Updated Statement of Heritage Impact by GBA Heritage** for more detailed examination of historical developments on and aroudn the site.

Figure.33 Key map showing location of historical development examples | Source: Nearmap

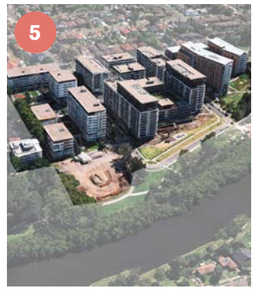
The area near 2A Gregory Place, Harris Park, has an evolving context, historically featuring many examples of tall built forms situated next to low houses. This dynamic blend of building heights reflects the area's ongoing development and adaptation to changing urban needs.

While there are numerous examples in the denser CBD area, the following building have been chosen for to indicate lower and higher built form relationships as well as the evolution of the wider context of the proposal.

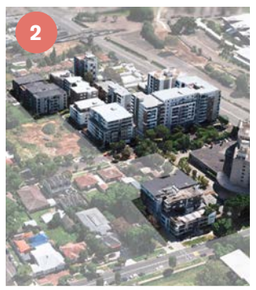


_30 Alice Street

_125-129 Arthur Street and 104-106 Hassall Street

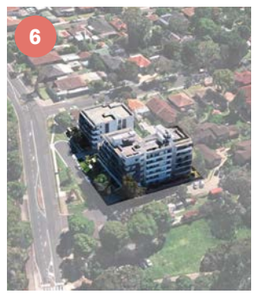


_1A Morton Street
_2 Morton Street
_1 Broughton Street
_3 Broughton Street



_37/18-22A Hope Street
_8 Hope Street
_120 James Ruse Drive
_7 Weston Street

_2-12 River Road West



_14,16,18 Macarthur Street

Source: Apple maps

Source: Google street view

The character of the wider precinct demonstrates the diversity of the urban fabric, building scale and mix of uses surrounding the site. The following precedents have been assessed and approved.

30 Alice Street | Harris Park

30 Alice street is an 8 storeys apartment block. To the west the building neighbours predominantly single and double storey dwellings . To the east it neighbours the OLOLC precinct which includes the Maronite College of the Holy Family, Our Lady Mercy Place Aged Care and OLOL Community Youth Pastoral Centre, buildings that all are are between 4-5 storeys tall.

Source: Apple maps

Source: Google street view

37/18-22A Hope Street, 8 Hope Street, 120 James Ruse Drive, 7 Weston Street | Rose Hill

The Hope, Weston Street and James Ruse Drive developments are 4-9 storey residential and hotel developments that sits next to James Ruse Drive on the east and single or double storey dwellings on the west.

Source: Apple maps

Source: Google street view

125-129 Arthur Street and 104-106 Hassall Street | Rosehill

104-106 Hassall Street is a 9 storey hotel that sits within a single and double storey urban setting to the north, south, east and west.

125-129 Arthur Street next door has been recently completed, featuring a 7 storey apartment building.

Source: Apple maps

Source: Google street view

2-12 River Road West | Parramatta

The River Road East development is a series of 3, 14 storey apartments buildings that sit within a single and double storey urban setting to the east, south and west. The development also afronts the Parramatta River to the north.

Source: Apple maps

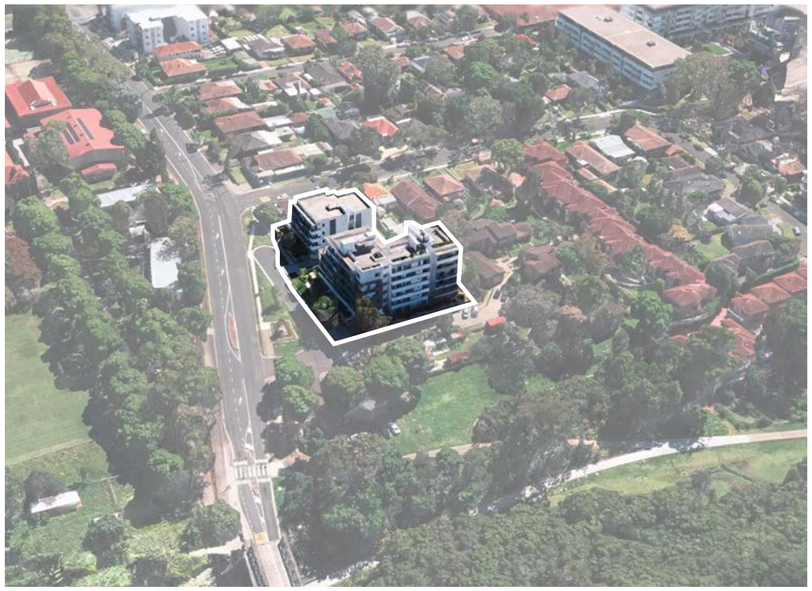
Source: Google street view

1A Morton Street, 2 Morton Street

1 Broughton Street, 3 Broughton

Street | North Parramatta

The Morton and Broughton Street developments include a series of 5-11 storey apartments complexes that afront the Parramatta River and wetlands to the south and east as well as a single and double storey urban setting to the north and west.



Source: Apple maps

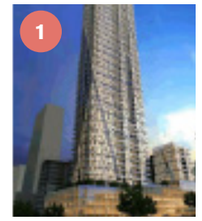
Source: Google street view

14,16,18 Macarthur Street |

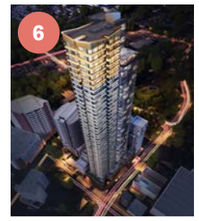
North Parramatta

The Macarthur street development is a 7 storey residential apartment that afronts Stewart street reserve to the east, Rangihou Reserve to the south as well as a single and double storey urban setting to the north and west.

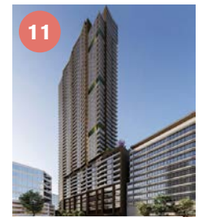
Figure.34 Key map showing location of current developments | Source: Nearmap



2 O'Connell St

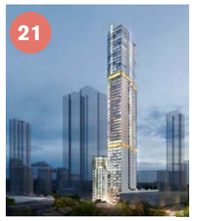


14 - 20 Parkes St

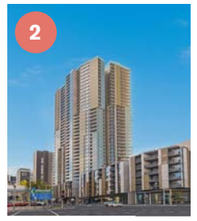


116 Macquarie St

Camellia-Rosehill Masterplan

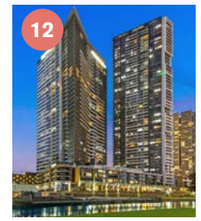


26-30 Parkes St

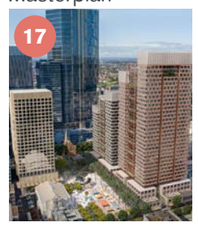


88 Church St

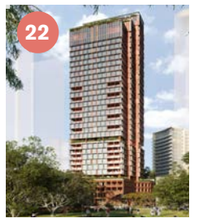
189 Macquarie St



330 Church St

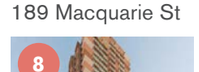


Metro OSD



114 Harris St

12 Hassall St

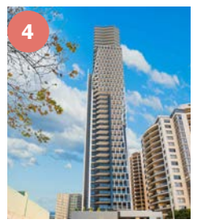


39-43 Hassall St

12-14 Phillip St

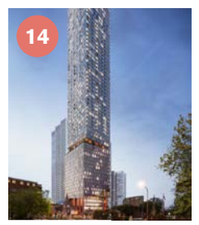
6 Hassall St

90-94 Phillip St



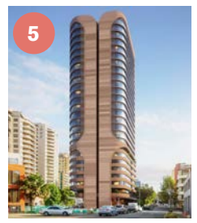
11 Hassall St

34 Hassall St

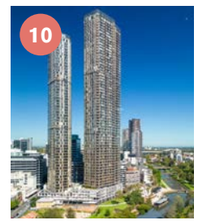


8 Phillip St

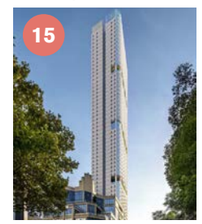
142-154 Macquarie St



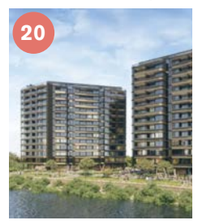
12A Parkes St



180 George St



33 Argyle St



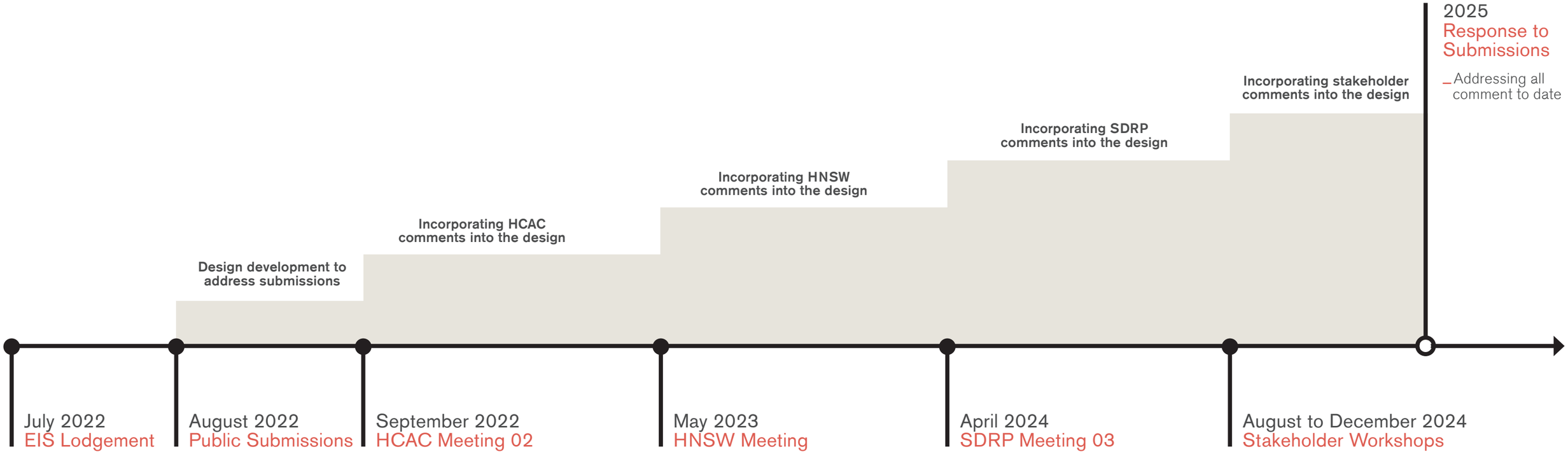
10-12 River Road West

3 / Design Considerations

3 Design Considerations

3.1 Design Progression Since EIS Submission

Since the EIS lodgement, a substantial amount of work has been undertaken. This includes extensive consultations with agencies and stakeholders to amend the design, ensuring it better addresses the concerns raised.



3 Design Considerations

3.2 DPE Key Issues

The design-related comments from the public submissions as summarised by DPE letter on 7 September 2022 have been tabled in this section.

For more detailed information, please refer to the **Submissions Response Register** prepared by Pacific Planning.

Key Issue	Comments	Design Response
Height of buildings and Clause 4.6 request	The proposed height of buildings and Clause 4.6 request are not supported by the Department in their current form. The scale and height of the concept development are not in keeping with the character of the area. The proposed building height would result in overshadowing of an adjacent childcare centre, potential privacy issues and potential heritage impacts to nearby items. It is requested that the buildings be reduced in height and scale to adequately respond to the constraints of the site.	The design has been reviewed and updated from a comprehensive first principles approach to analyse the site and impacts to respond to concerns around the height of buildings, the character of the area, overshadowing of the adjacent childcare as well as addressing privacy issues and heritage impacts to nearby heritage items including Hambledon Cottage and Experiment Farm. Key design updates are outlined in Section **1.4 Key Design Updates**. – The building footprints have been reduced by over 1,000m² (14%), especially at Building C, to provide more publicly accessible open space across the site and a parkland setting linking Experiment Farm to Hambledon Cottage. – Building heights have been reduced and redistributed to provide a variety of heights, appropriately scaled to their immediate context and adjacencies. Further detail can be referred to in **5.4 Built Form Strategies**. – A 30m wide open green corridor has been introduced and building height impacting the childcare centre has been reduced based on solar studies (Solar Amenity and Solar Access Plane in **5.2 Public Domain Strategies**) to comply with required childcare solar access standards. Further detail can be referred to in **7.4.2 Shadow Diagrams**. – This reduction, along with the use of non-accessible green roof tops, building separations and vegetated buffers, ensures a balanced privacy outcome for childcare, OLOLC and current and future residents. Further detail can be referred to in **4.7 Safety and Privacy** and **5.4 Built Form Strategies**. – The updated design respects the historical significance of the area, particularly the heritage items such as Hambledon Cottage and Experiment Farm, by increasing setbacks, reducing building heights and integrating landscape elements that enhance the visual and cultural experience. Refer to **Updated Statement of Heritage Impact** for detailed response by GBA Heritage. Section **2.3 Site Compatibility** provides an overview of how the updated design presents a contextual response. – The proposed development at Gregory Place has been designed to integrate with the character of Harris Park by harmonizing the preservation of its historical and cultural heritage with the continuing growth of a vibrant, inclusive, and economically dynamic community (refer **2.4 Evolving Context**). **4 Reanalysing Place** presents a first principles re-analysis of the place within which the project site is situated, including the urban context and character of the local area. This analysis forms the basis for the updated design framework presented in **5 Design Framework** which includes strategies for the development to integrate with the character of the local area. The updated concept design presented in **6 Concept Design - Landscape** and **7 Concept Design - Architecture** has been developed in accordance with this design framework.
	In accordance with Clause 4.6(3)(a), the request does not clearly demonstrate why compliance with the height of buildings development standard is unreasonable or unnecessary. – The change in land use from industrial to residential is not sufficient grounds to argue that a compliant height is unacceptable or unreasonable in the site context. The request must include details of why a compliant height would not be viable, and what design/ architectural advice has informed the proposed height. The Clause 4.6 request should describe why the proposed height is appropriate, and why non-compliant height would support better or equal environmental, social, and economic outcomes as compared to a compliant height. **In accordance with Clause 4.6(3)(b), the request does not directly indicate sufficient environmental planning grounds to justify the 203% height increase.** – The current request notes that buildings to the south of the site are at a higher elevation and that single and double storey buildings to the north are at a lower elevation. This statement does not justify why 8 stories are appropriate. The request must include details of how the proposal addresses the heritage, flooding, and urban design constraints of the site. The request should describe any advantages a non-compliant height would have over a compliant height.	The existing 9.2m height control under the Parramatta LEP 2011 does not reflect the site's unique urban, heritage and landscape context. Section **2.3.3 Desired Future Character - Gregory Place** analyses built form relationships and as proposed to demonstrate compatibility. The proposed height variation delivers a design that responds appropriately to the character of Gregory Place. – The updated built form has been developed through a co-design process, informed by extensive urban analysis (Section **4 Reanalysing Place**) and feedback from the various stakeholders (Section **3 Design Considerations**). The design incorporates a range of building heights (2-8 storeys), creating a varied and dynamic urban environment (Section **1.4 Key Design Updates**.). The design responds to the Clay Cliff Creek stormwater channel and escarpment through varied built form placement and landscape strategies that mitigate flood risk and enhance connectivity – The higher built forms are strategically positioned away from the sensitive heritage sites, Hambledon Cottage and Experiment Farm Cottage, to minimize visual impact and overshadowing. The heights step down towards these heritage items, ensuring a respectful transition and maintaining the visual prominence of these significant landmarks. Overshadowing has mitigated impacts to buildings and spaces outside of the development site. – The reduced and redistributed built form allows the majority of the ground plane to be open space, with high quality and varied publicly accessible spaces, significant through site links, deep soil areas and extensive landscaped areas and vegetation. This extensive open space network on site enhances the site's connectivity and integration with the surrounding parklands and public spaces, and creates new pedestrian connections between heritage items. The varied heights create enclosure and definition for the publicly accessible Green Spine and Channel Walk, with appropriate solar access and air movement throughout the site. – An industrial scheme built to the compliant height would significantly constrain the ability to deliver deep soil zones, through-site links, and high-quality publicly accessible spaces. The proposed development yield is necessary to deliver important urban improvements, as well as affordable housing and community infrastructure. As explained in Section **2.3 Site Compatibility,** the proposed built forms overall are appropriate as they balance the need for increased density and housing supply with the preservation of the site's historical and cultural significance. The design ensures that the new development enhances the existing urban fabric and provides a high-quality living environment for future residents. Refer to the following for more concept details: **5.2 Public Domain Strategies, 5.3 Movement Strategies 5.4 Built Form Strategies, Updated Social Impact Assessment, Economic Analysis, Updated Statement of Heritage Impact**, and **Updated Flood Assessment**.

Key Issue	Comments	Design Response
	The Department is seeking an independent urban design review for the project and may seek additional information or amended plans upon the completion of the review.	This is addressed at **3.7 External Design Review**.
Overshadowing, setbacks, and amenity	The shadow diagrams submitted with the EIS indicate that the creek corridor walk would have substantial overshadowing during winter. This, combined with narrow setbacks and long buildings are likely to result in poor amenity for its users. Provide amended plans with increase setbacks to Clay Cliff Creek stormwater channel and increased sunlight access to the corridor walk during mid-winter. Alternatively, discuss why this cannot be reasonably achieved and alternative measures to ensure a high level of amenity would be achieved by the development.	The updated design reduces the length of buildings along the Channel Walk, varies building heights and connects the Channel Walk to a variety of open spaces (Section **1.4 Key Design Updates**). These changes improve solar access as previously noted, from late morning to the afternoon (Section **7.4.2 Shadow Diagrams**). Areas of shelter from the summer sun are also included in the design. – Building length along the Channel Walk reduced by 40m(20%). – **7.4.2 Shadow Diagrams** confirm that the updated built form improves solar access to the Channel Walk during mid-winter from 9am to 3pm, with exposure to direct sunlight provided at regular walking intervals from 10am to 2pm. The Channel Walk offers a high level of amenity through its integration with the broader landscape and pedestrian network. Its spatial design is deliberately varied, creating a sequence of experiences that range from open vistas and courtyard views to more intimate, human-scaled moments. The walk maintains a minimum width of 6m, expanding to a perceived width of at least 12m when including the channel itself, ensuring a generous and comfortable public realm. The alignment and modulation of the built form support a diverse range of uses along the corridor, from slower-paced movement to areas for social interaction. These spaces are strategically located adjacent to key built form elements and open spaces, enhancing their role as community gathering points. The walk remains visually and physically connected to surrounding heritage and landscape features, reinforcing its role as a continuous, legible and engaging public space. At no point is the Channel Walk as an experience compromised by the built form or adjoining conditions given the variety of spatial experiences and the connectivity to adjoining places of interest. Refer section **7.6 Photomontages** for artist impression of the proposed Channel Walk experience. Further detail can be referred to in **4.1.8 Clay Cliff Creek Stormwater Channel, 5.2 Public Domain Strategies, 5.4 Built Form Strategies, 5.5.5 Landscape Key Moves, 5.5.6 Landscape Typologies** and **6 Concept Design - Landscape.**
	Provide a minimum setback to the Gregory Place street frontage of 6m to conform with the surrounding residential development and allow for large trees to be planted and grow to maturity.	An increased setback to Gregory Place of 6m is now incorporated into the design as illustrated in **Section 7 Concept Design - Architecture**.

Key Issue	Comments	Design Response
	The Department has identified that the proposal would result in significant overshadowing impacts on the childcare centre known as 'Young Academics Early Learning Centre'. Section 4.11 of the NSW Child Care Planning Guide requires outdoor play areas for childcare centres to have "have year-round solar access to not less than 30 per cent of the ground area, with no more than 60 per cent of the outdoor space covered". The childcare centre is located directly to the south of the site (as highlighted in yellow below). The submitted shadow diagrams indicate that Buildings B and C would restrict the childcare's sunlight access to less than 1 hour per day mid-winter. The Department requires that overshadowing impacts are sufficiently reduced to demonstrate that no significant additional overshadowing of the childcare centre would occur as a result of the development. Further setbacks for buildings adjoining the canal in combination with a reduction in height may address this issue.	Careful planning has ensured that the outdoor space of the Young Academics Early Learning Centre - Harris Park will receive solar access exceeding the requirements set out in the NSW Child Care Planning Guide. Refer **7.4.2 Shadow Diagrams** for more details.
	Section 3.5 of the Child Care Planning Guideline states that "Visual privacy is about allowing residents on adjacent properties to occupy their private space without being overlooked by child care facilities and ensuring child care facilities are not overlooked by neighbouring properties". Provide a view diagram demonstrating that direct line of sight into the adjacent childcare centre would not occur from south facing apartments or the "Link Terrace" of building A.	The updated design significantly improves visual privacy for the adjacent childcare facility compared to the exhibited EIS scheme. Building heights along the shared boundary have been reduced (from7 to 4 storeys), and the rooftop of Building A2—closest to the childcare—is non-accessible, eliminating direct sightlines. Views from the communal rooftop of Building A3 are screened by the A2 rooftop. A 30m landscaped setback enhances separation, while proposed tree planting along the Channel Walk introduces effective screening up to three storeys at maturity. These measures, combined with existing fencing and vegetation around the childcare, support a balanced privacy outcome. Some incidental overlooking remains, consistent with typical urban childcare settings, where visibility from neighbouring properties is common, such as from 34 Alice Street and the balcony of OLOLC. View diagram is presented in Section **4.7 Safety and Privacy**. Refer **7 Concept Design - Architecture** for more details.

Key Issue	Comments	Design Response
Tree preservation	The Department has identified that trees may not be able to be retained (that are identified to be retained) as they are in close proximity to the building envelopes of Building A and C, the proposed basement, and the internal accessway/emergency driveway. The submitted architectural plans indicate that some trees to be retained would have incursions into their tree protection zones (TPZ) of more than 10% (a major encroachment under AS 4970-2009 Protection of trees on development sites). Their canopies would also require significant trimming, and some trees may have incursions into the structural root zones (SRZ). The European heritage report, community consultation report, wind report, and view analysis all emphasise the importance of these trees being retained.	Building C setback to the north-west corner of the site has been increased from under 10m to over 37m which secures the landscape at this location. The building setback to the northern boundary has also been increased from 10m to 12m to retain major trees and support new canopy trees. Refer to **4.5 Keeping Key Trees**, **6.1.5 Tree Retention & Removal**, **5.4 Built Form Strategies** and **updated Arboricultural Impact Assessment, Tree Protection and Management Plan** for more details.
	The architectural plans indicate that temporary access to the north-west portion of the site would be provided via Parkes Street. This location on the site is proposed to have tree protection fencing. In addition, the general storage of materials is recommended outside of a retained TPZ.	The proposal is no longer staged and the temporary access from Parkes Street has been removed. Refer to **updated Arboricultural Impact Assessment, Tree Protection and Management Plan.**
Landscaping	The total landscaped area calculations within the architectural plans show passages, accessways, walkways, and roof terraces as “landscaped area”. Landscaped area is defined as “part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area” under the Parramatta Local Environmental Plan 2011. These area should be included as open space and not landscaped areas. Updated architectural plans with accurate landscaped area calculations are required.	Refer **7.4.5 Deep Soil and Communal Open Space Diagrams** for deep soil and open space area calculations of the updated concept design.
	There are inconsistencies between the total landscaped area calculations in the architectural plans (CD4007) and page 20 of the landscape plans.	Refer **7.4.5 Deep Soil and Communal Open Space Diagrams** for deep soil and open space area calculations of the updated concept design.
	The architectural plans indicate skylights would be installed for sunlight and cross ventilation within the roof. The landscape plans indicate that the entirety of the roofs would include vegetation in the form of “green roofs”. The Energy Efficiency & Ecologically Sustainable Design Report notes that a 500 kW PV solar system would also be installed on the roofs. Address how all three of these outcomes would be feasibly achieved and describe any required amendments to area calculations, solar access or cross ventilation.	Design has being updated and skylights will still be installed for sunlight and cross ventilation within the roof. Their locations are coordinated with landscape design, as shown on **7.1.11Roof Plan**. The ESD report has been updated to align with the updated and coordinated roof plan.
	The original line of Clay Cliff Creek stormwater channel appears to be shown at different locations within the landscape plan (pages 3 and 4 differ from pages 9 and 9). Provide a more detailed discussion on how the original line would be interpreted into the landscape design.	Refer **4.1.8 Clay Cliff Creek Stormwater Channel**, **4.2.2 Connecting with Country** and **ACHAR Report** for analysis on the original disposition and current conditions of the Clay Cliff Creek watercourse. Clay Cliff Creek stormwater channel was not a creek in its natural condition but a chain of natural ponds that were connected during periods of intense rainfall. As such it did not have a clearly defined natural line. Refer **5.5 Landscape Strategies** for the interpretation of it in landscape design.
	Provide additional discussion on tree planting above the proposed basement level, confirming that all identified tree planting would feasibly reach maturity.	Refer **6.1.4 Deep Soil Area** for information on tree planting above the proposed basement level.
Heritage	The Department is not satisfied that the application demonstrates that the development would not have a detrimental impact on adjacent heritage items. The Department is seeking an external peer review of the proposal in regard to potential heritage impacts. An additional request for information may be provided after this review is complete.	A further RFI was received on 21 November 2022 and is addressed at **3.7 External Design Review**.

Key Issue	Comments	Design Response
	Please indicate whether a fence is proposed between the subject site and the land to the north containing Hambledon Cottage.	The design provides a continuous, accessible ground plane by connecting the park with the landscaped open space of the site. Connections are established to Clay Cliff Creek stormwater channel, Hambledon Cottage, and beyond to the Parramatta River. This approach seamlessly integrates the site within the parkland setting, enhances access to surrounding public parks, and improves visibility as well as appreciation of Hambledon Cottage within the public domain. Special considerations have been made to address concerns from the Parramatta & District Historical Society. It is acknowledged that the fences around the Cottage will remain. An option is for the boundary between the project site and the park near Gregory Place to feature low planting for physical separation, while providing pathways at frequent intervals to allow controlled access between the properties. All options for picket fence and dense vegetation have also been explored on 'Fencing Strategy' pages in Section **6.1.2 Public and Private Access**, with the recommendation to not provide additional fencing as it compromises accessibility. The final design of this boundary condition remains open to discussion and input from the approving authority at the detailed design stage.
View Impact Analysis	The submitted visual impact statement does not provide key view points as required within the SEARs. Provide additional view points from: – Within the grounds of Hambledon Cottage with a direct view of the cottage, – Within the grounds of Hambledon Cottage Reserve, and – Within the grounds of Elizabeth Farm. Provide an assessment of how the concept proposal may impact the historic view corridors within the Parramatta Development Control Plan 2011.	This has been addressed in the updated VIA. Refer the updated **Visual Impact Assessment** for detailed response.
Car Parking/ vehicle access	It is unclear whether vehicle drop-offs, taxi pick-ups, food delivery etc. would occur via the common driveway parallel to the northern boundary or within the basement car park. It is considered unlikely that this could occur within the basement car park given the size and residential nature of the development. Provide an analysis from a qualified traffic consultant regarding the anticipated usage of the common driveway, required width and required turning areas. The application must ensure that an appropriate driveway width is established along with adequate pedestrian areas and a deep soil zone.	The width of the landscaped Shared Zone has been designed to ensure that vehicle drop-offs, taxi pick-ups and food delivery can be achieved, while also providing adequate space for pedestrians and deep soil zone for mature tree growth. For further detail refer to **5.3 Movement Strategies**. An appropriate driveway width is established along with adequate pedestrian areas and deep soil zone, as illustrated by **6 Concept Design - Landscape**. For more details, please refer to **Traffic & Accessibility Impact Assessment**.

Key Issue	Comments	Design Response
Waste collection	The EIS indicates that the basement waste collection will be designed for a medium rigid vehicle, whereas the architectural plans indicate they would be designed for a heavy ridged vehicle. The Parramatta Development Control Plan requires basement waste collection to be designed for a heavy rigid vehicle as the buildings would be over 5 stories in height. Given the large scale of the development, servicing the development with a large truck would be beneficial as it would reduce the number of vehicles accessing the site. Additionally, it would allow for any bulky goods to be collected from within the basement and not the street. Please clarify what type of rigid vehicle the basement would be designed or.	The basement layout of the amended indicative reference scheme (refer **7.1.2 Basement 1 Plan**) demonstrates that a heavy rigid vehicle, as per Parramatta DCP can be accommodated in the basement loading zone. For more details, please refer to **Traffic & Accessibility Impact Assessment**.
Development Staging	The architectural staging plan indicates that there would be 4 stages of development. Only 3 stages of development are described within the EIS. Please clarify how many development stages there are proposed to be. Provide a discussion on when site connections, landscaping and accessways would be completed.	The project will now be delivered in a single stage, ensuring that the public benefits are realized promptly and efficiently. This approach guarantees that the community can enjoy the enhanced amenities and improved infrastructure without delay, fostering a cohesive and vibrant environment from the outset.
Affordable Housing	Clarify if each development stage is proposed to contain the minimum 50% of dwellings as affordable housing.	The entire project is now being delivered in a single stage, inclusive of the affordable housing component, ensuring that the community benefits from accessible and comfortable living spaces. This approach ensures that residents has benefits access to high-quality, affordable housing, fostering a sense of stability and belonging within the neighbourhood.

Theme	Comments	Design Response
Height and bulk	The proposed buildings are too high	Refer to response to key issue 'Height of buildings and Clause 4.6 request' in **3.2 DPE Key Issues.**
	The proposed buildings are too bulky and of an inappropriate scale	Refer to response to key issue 'Height of buildings and Clause 4.6 request' in **3.2 DPE Key Issues.**
	The proposal is incompatible with its context.	Refer to response to key issue 'Height of buildings and Clause 4.6 request' in **3.2 DPE Key Issues.**
	Proposal is overdevelopment	The proposal is not considered overdevelopment. It replaces disused industrial infrastructure with affordable housing embedded in a parkland setting. The design integrates heritage, landscape and First Nations principles, and delivers: – 64% open space, with the majority publicly accessible. – Enhanced connectivity between heritage items and surrounding neighbourhoods. – A socially inclusive, environmentally responsive and economically viable residential precinct. The development aligns with the evolving urban character of Parramatta and Gregory Place and contributes positively to the precinct's renewal. Refer to **2.3 Site Compatibility**.
Overshadowing, setbacks, and amenity	Concerns were raised in relation to overshadowing; OLOLC, the Childcare centre, heritage items, adjoining reserves and the channel walk.	Refer to response to key issue 'Overshadowing, setbacks, and amenity in **3.2 DPE Key Issues.**
	There is insufficient setback from all boundaries, increasing the heritage impact to Hambledon Cottage and Experiment Farm Cottage and their respective reserves, and to the proposed channel walk.	The updated scheme has refined setback provision to reduce visual impacts on heritage items and improve the channel walk experience: – Northern boundary setback increased from 10m to 12m to enable a double boulevard of trees and vegetation in landscaped shared zone, enhancing the landscaped backdrop of Hambledon Cottage. – Gregory Place setback increased from 4.5m to 6m to allow for more trees along street frontage. – Setback from Clay Cliff Creek stormwater channel is unchanged but more open spaces are connected to the channel walk to provide a varied spatial experience. – A 30m landscape view corridor has been established between Hambledon Cottage and OLOLC, enhancing visual connectivity and reinforcing the heritage setting. Refer to **Section 1.4 Key Design Updates** for detailed setback changes, **Section 5 Design Framework** for explanations of the various setback provisions and **Updated Statement of Heritage Impact** for discussion on heritage impact.

Theme	Comments	Design Response
	The proposed buildings lack appropriate amenity.	The proposal delivers improved residential amenity through: – Provision of more open space and landscaped area that enhance live ability and environmental performance. – A more permeable ground plane with a better differentiated provision of publicly accessible and communal open spaces. – Improved channel walk experience. – Increased building separation and varied building heights to improve solar access, cross ventilation and outlook. Refer to **Section 6 Concept Design - Landscape** and **Section 7 Concept Design - Architecture** for better understanding of the updated design amenities.
	Redevelopment of OLOLC will be impacted.	The updated proposal supports, rather than constrains, the future redevelopment on OLOLC land. Instead of providing an active industrial use onsite which may cause issues in terms of noise, pollution and traffic, reducing the amenity for OLOLC properties, the updated proposal introduces an extensively landscaped and accessible residential neighbourhood, contributing to local amenity at Gregory Place. The update design presents a much lowered built from to the north of OLOLC, addressing solar access and overshadowing concerns and allowing ADG separation requirements to be met should OLOLC redevelop on their land.
	Operations of OLOLC will be impacted.	The proposal supports, rather than constrains, the operations of OLOLC. The residential use is less intensive than industrial use, reducing potential impacts from noise, traffic and pollution. The updated design lowers the build form adjacent to OLOLC, and introduces a 30m wide view corridor in front, maintaining solar access and outlook for OLOLC and its balcony. Refer to Section **4.6 Acoustic Considerations** and **4.7 Safety and Privacy**.
	Concerns have been raised relating to neighbourhood privacy being impacted by height of the development and number of residences.	Refer to Section **4.7 Safety and Privacy**.
	Concerns relating to impacts on Our Lady Mercy Place Harris Park Aged Care Centre (OLMPHP) residents	Views to Experiment Farm Cottage or Elizabeth Farm from OLMPHP do not pass through the project site and are hence not affected. While the partial view of Hambledon Cottage over a deteriorated industrial building will be lost, the updated design introduces a high-quality architectural frontage along Gregory Place, enhanced by generous landscaping and large canopy trees. The updated design will provide a new extensive network of open spaces in close proximity to OLMPHP. There are two new neighbourhood shops proposed to further enhance amenity in the residential neighbourhood.

Theme	Comments	Design Response
	The proposal will generate an increased demand for recreations spaces	The updated proposal introduces 3,600m² private communal open spaces and nearly 9,000m² of publicly accessible open space, including a Channel Walk and two large landscaped areas. This substantial provision is capable of meeting and exceeding the increase demand, hence providing a net benefit to the local community.
	The proposal does not benefit the local community	Refer response above. The significant level difference between Hambledon Cottage and Experiment Farm Cottage will also be addressed by proposed bridges and new landscaped steps and ramp, which benefits the wider local community, as parkland and open space to the south of the Channel Walk is integrated with the open space network and park to the north. Refer **Response to Submissions Report** for social and economical benefits.
Tree preservation	The application has not adequately considered the retention of trees on the site.	This concern is addressed in **6.1.5 Tree Retention & Removal.** The proposal retains key mature trees, particularly near Hambledon Cottage and along the western boundary. Where removal is necessary, replacement planting enhances the existing canopy and reinforces the landscape character. A 25% canopy cover target is set for the site, contributing to Parramatta's broader urban forest goals and supporting a cooler, more comfortable microclimate Also refer to response to key issue 'Tree preservation' in **3.2 DPE Key Issues.**
Landscaping	The ground plane has not been adequately considered, including extent of deep soil.	This concern is addressed in the update design through a carefully designed network of publicly accessible and communal open spaces, integrating Connecting with Country design principles, prioritising permeability and landscaping. The design of the ground plane landscaping is illustrated in detail in **6.2 Ground Floor Landscape.** **6.1.4 Deep Soil Area** explains the allocation of deep soil and structured soil zones and **7.4.5 Deep Soil and Communal Open Space Diagrams** clearly demonstrates the extent of deep soil provided, which is doubling the amount required in the ADG, and complies with SEPP (Housing) 2021 as well as Parramatta LEP 2011 requiremnts. The design guidelines at **8.2 Movement and Open Space Network** and **8.3 Deep Soil and Canopy** incorporate these considerations to support their integration into the next design phase.
	Requests that Clay Cliff creek be correctly located, interpreted, and the current channel remediated and reinstated as a natural water course.	The updated proposal correctly locates Clay Cliff Creek stormwater channel and integrates it into the design as a central landscape and cultural feature. As explained in **4.1.8 Clay Cliff Creek Stormwater Channel,** Clay Cliff Creek was not historically a creek but a series of natural ponds that only connected during periods of intense rainfall, lacking a clearly defined natural channel. In the updated proposal, the stormwater channel is reimagined as a linear parkland corridor, with a minimum 6m setback to accommodate the Channel Walk. This space is designed to support ecological restoration, pedestrian connectivity and cultural interpretation, including First Nations narratives and colonial heritage. The updated design has studied the potential of naturalising the channel with water filtration planting to improve water quality, provide habitat and create a valuable asset to the surrounding residents and communities as well as residents of the new development. It is noted that works adjoining the Clay Cliff Creek Channel require approval from Sydney Water. Refer sections **6.2.7 Clay Cliff Creek Stormwater Channel Walk** and **6.4.1 Clay Cliff Creek Stormwater Channel.**

Theme	Comments	Design Response
	The proposal will lead to the destruction of ecological values.	The updated proposal has been designed to enhance, rather than diminish, the ecological values of the site through a series of integrated landscape and sustainability strategies. Tree Retention and Planting – Trees of high cultural and ecological significance are identified for retention. – These mature trees provide significant shading and ecological benefits and are integral to preserving the site's heritage and environmental integrity. – Trees proposed for removal are either of low retention value or identified as environmental weed species. – The new planting scheme features 100% native species, which will contribute to biodiversity, shading, and habitat creation at maturity Landscape and Ecological Integration – The design incorporates green roofs, planter boxes and vegetative features throughout the built form to enhance environmental quality and support biodiversity – Landscaped Shared Zones and immersive green spaces are designed to reinforce the historical and ecological context of the site, offering layered experiences that highlight the resilience of nature – These spaces act as ecological corridors and social connectors, supporting both environmental and community outcomes. Refer Section **5.5 Landscape Strategies** and Section **8.5 Sustainable Design Initiatives.**
Heritage	The proposal has a large impact on and is inconsistent with the Heritage context and setting of the three cottages.	The updated design has been developed through a co-design process involving Tzannes, Yerrabingin, and GBA Heritage, with input from the Heritage Council of NSW and Heritage NSW. The built form has been significantly reduced in scale adjacent to Hambledon Cottage and Experiment Farm, with building heights lowered to 2-4 storeys in these sensitive areas. Setbacks have been increased to create a landscaped shared zone, enhancing the setting and visual prominence of the heritage items. Refer to **Updated Statement of Heritage Impact.**
	Cottage blue sky background is impacted by the proposal.	The revised proposal includes a detailed **Updated Visual Impact Assessment** that examines view corridors and skyline impacts. Building separation has been increased to 30m to the south of Hambledon Cottage to establish a view corridor linking Hambledon Cottage to OLOLC, preserving key sightlines and mitigating the impact on the blue sky backdrop.

Theme	Comments	Design Response
	The proposal does not provide for the interpretation of the significant heritage of the precinct.	The proposal integrates heritage interpretation through landscape and architectural elements. This includes: – An interpretative walkway with 24-hour access connecting heritage zones. – Use of QR codes for storytelling, referencing Darug culture and local history. – Integration of pre-colonial, colonial and contemporary multicultural design elements to enrich the precinct's cultural narrative
	No consideration has been given to the proposal's location within an area of National heritage significance.	The site's location within a nationally significant heritage precinct has been acknowledged through extensive urban analysis and design responses. The proposal enhances the precinct's cultural value by replacing industrial infrastructure with affordable housing embedded in a parkland setting. The design balances increased density with heritage sensitivity, contributing to the adaptive reuse of brownfield land in a manner that respects the historical context. Refer **Updated Statement of Heritage Impact** for detailed considerations from heritage grounds.
	First Nation design principles and integrated haven't been adequately considered.	First Nations values have been embedded throughout the design process: – A Walk on Country was conducted with 13 First Nations community members to inform design ideation. – The design incorporates elements of Country, including Sky Country and Wind Country, through rooftop terraces, planting palettes, and interpretive materials. – Local First Nations artists are engaged in the detailed design phase to contribute to public art and storytelling strategies. The landscape design includes endemic vegetation, seasonal planting, and pollinator ladders to create immersive green spaces that reflect Burramattagal Country. These elements support biodiversity, reinforce cultural narratives, and enhance ecological outcomes.
View Impact Analysis	The proposal does not consider the views into and out from OLOLC, including the importance of OLOLC on the skyline and the current openness.	In responding to these concerns, an Updated VIA has been prepared to examining these views in detail. The updated design has carefully considered the visual relationship with OLOLC. A 30-metre landscape view corridor has been established to enhance visual connectivity between Hambledon Cottage and OLOLC, forming part of a publicly accessible Green Spine. This corridor is landscaped with native vegetation and includes public amenities to encourage appreciation of the heritage setting. The built form adjacent to OLOLC has been reduced from 7 storeys to 4 storeys, with increased upper setbacks to improve solar access, privacy and outlook. Non-accessible rooftops and landscape screening further mitigate visual impacts and enhance amenity for OLOLC and the adjacent childcare centre. Updated **Visual Impact Assessment** confirms that views from within OLOLC to the site are limited to fire doors, and that the design interventions significantly reduce overlooking from balconies and carpark areas.
	Concerns are raised about VIA no adequately showing views around and from OLOLC, cottages and heritage view corridors.	An **Updated Visual Impact Assessment** has being prepared and included in this submission package to address this.
Development Staging	Concerns relating to staging the development.	The development is no longer being staged.

The design-related comments from the community consultation process have been summarised in this section.

For more detailed information, please refer to the updated **Community and Stakeholder Engagement Report** prepared by Forward Thinking.

Theme	Comments	Design Response
Community benefit and open space	_ 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	A significant portion of the the site (64%) will be open space, with the majority being publicly accessible (refer **7.4.5 Deep Soil and Communal Open Space Diagrams**). These open spaces will cater to a variety of experiences, enhancing the community's engagement with the area, as explained in **5.5 Landscape Strategies** and illustrated in **6 Concept Design - Landscape**. Two corner neighbourhood shops will be situated near Hambledon Cottage, welcoming the community to the publicly accessible Green Spine. These shops have the potential to function as a local grocery store and a café, adding to local amenities. New street trees are proposed to be planted. The tree canopy coverage on site will reach 25%, defining the site as a parkland sub-precinct along Gregory Place (refer **6.2.1 Ground Floor Landscape Plan**). Accessible rooftops will provide communal open spaces private to residents on site (refer **6 Concept Design - Landscape**). Community engagement opportunities will be provided during detailed design phases to ensure publicly accessible open spaces are designed for maximum use and functionality. This includes further engagement with the Indigenous groups involved in the concept plan design workshops. Engagement with the Council during detailed design phases will focus on addressing community needs and demands.
Visual impacts	_ 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)	The proposed scheme reduces and redistributes the building footprint across the site, replacing the existing 8,960m² industrial structure with approximately 6,970m² spread across seven buildings. This represents a reduction of over 20% in total built area and more than 1,100m² less than the EIS scheme. The current experience of the site is a fenced-off disused industrial complex of up to 8 storeys. The proposal opens up the site into a network of publicly accessible landscape areas with building massing thoughtfully located to provide a landscaped backdrop to Hambledon Cottage, create new visual connection between OLOLC and Hambledon Cottage and visually connect Hambledon Cottage and Experiment Farm reserve with a parkland precinct. Neighbours and businesses have opportunity to be actively involved in the detailed design stages, ensuring their input on materials, colours, and other aspects is considered. The existing tree canopy will be enhanced with new trees, creating a green screen directly behind Hambledon Cottage and from the eastern view to the site (refer **8.6.4 Hambledon Cottage**).
Traffic and parking	_ 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	The provision of spatial allowances for adequate tenant and visitor parking will be determined by the future dwelling mix. The reference plans show that parking can be accommodated within the planned basement extent while meeting deep soil requirements (refer **7 Concept Design - Architecture**). Site accessibility for deliveries, Fire and Rescue NSW appliances, and ambulance services is provided for in the landscaped Shared Zone (refer **5.3 Movement Strategies** and future detailed design). Waste collection will be accommodated in a designated basement loading zone (as illustrated on **7.1.2 Basement 1 Plan**). Sustainable travel options are promoted through a green travel plan, reducing reliance on private vehicle travel (refer the **Green Travel Plan**).
Affordable housing/ BTR uses on site	_ 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)	The updated site layout ensures clear legibility throughout the public domain, with landscape design fostering an inclusive environment that offers a variety of spaces and experiences to cater to different needs, thereby promoting community building. **4.7 Safety and Privacy** investigates and addresses how the updated design achieves desirable outcomes through clear site visibility, passive surveillance, reduced height and non-accessible green roofs near OLOLC and childcare. The impact of operational noise for the OLOLC (normal and special event operations) will be considered in the façade design of the development, as noted in **4.6 Acoustic Considerations**
Common spaces on the site and distribution of private rental and affordable housing	_ 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	Provision of communal facilities on site in a variety of configurations. 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. _ Storage spaces capable of accommodating bicycle parking. _ Communal rooms on lower levels for louder pursuits including celebrations and the like _ Communal edible gardens

Theme	Comments	Design Response
Pedestrian accessways	_ Creating accessible pedestrian connections through the site, especially adjacent to the stormwater channel will be important	The significant level difference between Hambledon Cottage and Experiment Farm Cottage is addressed by proposed bridges and new landscaped steps and ramp, which extends as a benefit to the wider community including OLOLC. New connections to all significant community facilities and parklands are proposed (refer to **5.3 Movement Strategies**). With potential future development, there is an opportunity for a road from Oak Street to Rosehill and Gregory Place, further enhancing connectivity in the wider precinct. A landscaped channel walk is designed with surveillance from adjacent residential areas (refer **5.2 Public Domain Strategies** and **5.5 Landscape Strategies**). Amenity is enhanced from adjacent green spaces and landscaped zones on both sides of the walk (refer **5.3 Movement Strategies**). The varied setbacks along the channel walk enrich the spatial experiences, creating a dynamic and engaging environment that enhances the overall ambiance of the area (refer **5.2 Public Domain Strategies**).
Recreation facilities and open space onsite	_ 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	The design of the open space on site has thoughtfully incorporated areas for both active and passive recreation. It also takes into account the need to complement the existing active open spaces and recreational facilities in the vicinity, such as the nearby James Ruse and Robin Thomas Reserve. Yerrabingin has 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 (refer to **5.5 Landscape Strategies** and **6 Concept Design - Landscape**).
Site interface with Hambledon Cottage	_ Concerns about how 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	The design aims to dissolve the site boundaries by establishing connections to Clay Cliff Creek stormwater channel, Hambledon Cottage, and extending further to the Parramatta River. This approach seamlessly integrates the site within the parkland setting, enhances the surrounding public parks, and improves visibility and appreciation of Hambledon Cottage within the public domain (refer to **5.5 Landscape Strategies** and **6 Concept Design - Landscape**). Special considerations have been made to address concerns from the Parramatta & District Historical Society. It is acknowledged that the fences around the Cottage will remain. It is the first design preference that the boundary between the project site and the park near Gregory Place will feature low planting for physical separation, while providing pathways at frequent intervals to allow controlled access between the properties. However, other boundary conditions such as picket fence and dense vegetation has been investigated and presented in **6.1.2 Public and Private Access** under Fencing Strategy. The final design of this boundary condition is open to discussion and input from the approving authority at the detailed design stage.

The design-related comments from consultation with HCAC (letter dated 2/3/2021, resolution dated 6/9/2022) and HNSW (letter dated 12/5/2023) have been summarised in this section.

For more detailed information, please refer to the **Submissions Response Register** prepared by Pacific Planning.

Theme	Comments	Design Response
Channel setback	2(a) Ensure the building setback to the channel is a minimum of 10 metres A 10m wide linear open space will deliver a high quality and usable pedestrian experience and enhance the public access between the three Stage Heritage Register properties of Elizabeth Farm, Hambledon Cottage and Experiment Farm.	Refer to Design Response to key issue 'Height of buildings and Clause 4.6 request ' in regards to Channel Walk amenity, in Section **3.2 DPE Key Issues**. Refer Section **6.2.7 Clay Cliff Creek Stormwater Channel Walk** and **6.4 Precinct Future Opportunities** for updated design and possibility of future enhancements. The Channel Walk has been reviewed in response to stakeholder feedback from a first principles approach to site analysis. A variety of setbacks, ranging from 6m to 45m in response to the immediate context, are proposed in order to enhance the pedestrian experience. The experience generated by the expansion and contraction of space in the updated built form design creates a walk that is rich in experiences, moments and nodal points that engage with the whole of the site. Refer 'Introducing a channel walk' page in section **5.2 Public Domain Strategies**. The Channel Walk features significant views and landscaped connections to the park. The Channel Walk is also designed to be a dynamic and engaging environment, with boardwalks and viewing platforms that offer immersive experiences. The inclusion of interpretive elements that tell the story of the creek and its importance to the local ecosystem further enhances the user experience and encourages users to engage with the natural environment. Refer section **7.6 Photomontages** for artist impression of the proposed Channel Walk experience. Further detail can be referred to in **4.1.8 Clay Cliff Creek Stormwater Channel, 5.1.5 Interpreting Distinctive Site Attributes, 5.2 Public Domain Strategies, 5.4 Built Form Strategies, 5.5.5 Landscape Key Moves, 5.5.6 Landscape Typologies and 6 Concept Design - Landscape.**
View assessment	2(b) Demonstrate realistic and accurate eye-level views of key sight lines, particularly from Hambledon Cottage and Experiment Farm, so that visual impacts can be sufficiently understood and assessed.	Accurate eye level visualisations have been provided from the surrounding context, including Hambledon Cottage and Experiment Farm, in **the updated Visual Impact Assessment**. It concludes that whilst elements of the proposal are visible above the mature vegetation canopy from certain viewpoints, the visual impact post built form updates address comments 2(a) and 2(c), and importantly, the proposed built form is not seen from Experiment Farm Cottage.
Reduce bulk of Building C	2(c) Reduce bulk of Building C by using a stepped profile to match other buildings. The height of the western portion should be no higher than 4 storeys. A stepped profile and reduction in height at the western end will mitigate the visual impacts of the large building only 5m away from the adjacent Experiment Farm Reserve that forms part of the significant landscape setting of Experiment Farm Cottage.	The design of Building C has been reviewed and updated in response to feedback received on the exhibited EIS scheme. Refer section **1.4 Key Design Updates** for a direct comparison. A first principles approach to analyse the site and impacts has been taken to better understanding this area. A comprehensive visual survey (refer updated **Visual Impact Assessment**) helped to define a parkland character precinct in this part of the site, enhancing the landscape setting of Hambledon Cottage and Experiment Farm Reserves. Building C was shaped through visual impact studies and complemented with proposed dense vegetation to address the visual impact of the bulk and scale of the building. - Building C footprint is reduced by over 50%, with its setback from the northwest boundary corner increased from approximately 9.5m to 37.5m. As a result, the shared setback with Experiment Farm has increased from 5m to 14m. - The base height of Building C is lowered from 7 to 4 storeys. The base height has been lowered from 7 to 4 storeys, with upper levels further recessed—8m to the north and 10m to the west—before stepping up to 6 storeys, two storeys lower than previously proposed. - Additional landscape buffers with large canopy trees anticipated to reach 30-40 metres at maturity have been incorporated to screen Building C from Experiment Farm Reserve, enhancing the parkland setting of this area. The cumulative effect of these design updates address the visual impact of the bulk and scale of Building C when viewed from Experiment Farm Reserve to a low level of significance as demonstrated in the updated **Visual Impact Assessment**. Refer to Section **7 Concept Design - Architecture** for the updated building design, including artist impression of Channel Walk experience near Building C.
Landscape Management Plan	2(d) Include a landscape management plan including the roof gardens and management strategy, to promote permeability and connectivity between the sites.	Being build-to-rent, the entire site will be held and managed by a single entity, ensuring that appropriate management and maintenance is undertaken. The strategy will extend through to the communal gardens where tenant management is identified as one of many ways to foster the generation of a sense of community and ownership. A detailed landscape maintenance plan for roof gardens and landscaped areas will be provided in future Construction Documentation phase as part of the Landscape Specifications.
Soft landscaping	2(e) Ensure security fencing to building courtyards have soft landscaping incorporated to reduce its visual impact.	There is minimal fencing across the site. Where it is required, it is thoughtfully detailed and within proposed planting. Refer to **6.2.5 Landscaped Shared Zone & Landscape Buffer** for additional details.

Theme	Comments	Design Response
Detailed landscape plans	2(f) point 1, Clearly detailed plans showing how the landscaping to the ground, elevations and rooftops will mitigate the visual impacts of the building form. The stage 4 reserve should be undertaken in conjunction with stage 3 or earlier to mitigate the visual impacts of the development.	This report identifies and reflects the landscaping approach to the proposal as an integral part of place making. All rooftops, either accessible or non-accessible, will be subject to a carefully programmed landscape response to mitigate visual impacts by providing ongoing maintenance and adequate soil depths. Refer to **6 Concept Design - Landscape** for further details. The project will be delivered in one stage.
Continued consultation with the Aboriginal community	2(f) point 2, An Interpretation Strategy to be submitted with the Stage 1 DA. This must include evidence of continued consultation with the Aboriginal community to inform the design.	The design approach to the entire site is that the proposition is an interpretative response, integrating First Nations, colonial and multi-cultural elements. This inclusive interpretation approach was generated from an initial meeting with the Aboriginal Community, with whom consultation will continue as an integral element of each stage. Connecting with Country site analysis undertaken to support this consultation process is summarised in **4.2.2 Connecting with Country.** Design principles developed in response to this consultation are summarised in **5.1 First Nations Design Principles.** A framework for application of these design principles is provided in **8.1 Connecting with Country**. An Engagement Plan for continuous consultation with the Aboriginal Community is provided in **5.1.4Connecting with Country Opportunities**.
Location to be open Space	Notes the location is in a precinct of national heritage significance and that ideally, such a location would be retained as an open space, as has been done around Experiment Farm Cottage.	The SCC demonstrated that the development is compatible with the surrounding land uses. The proposed development at Gregory Place offers a unique opportunity to transform a disused industrial site into a vibrant, affordable housing community. While the idea of changing the site into an open space might seem appealing, it does not align with the broader objectives of urban revitalization and social sustainability.
First Nations Engagement	While the Proponent has acknowledged the heritage sensitivities of the site and incorporated Connecting with Country principles throughout the design process, HNSW is of the view that the proposed changes do not fully respond to the concerns of the HCAC.	The Gregory Place project has deeply integrated First Nations engagement throughout its development. The proposal is founded on First Nations values, engagement, and place analysis. The co-design process shared by Yerrabingin and Tzannes establishes a pre-colonial interpretative layer for the proposal, adding a new context to Hambledon Cottage and other heritage items in the wider precinct

Theme	Comments	Design Response
Lower Building C	I can now confirm that the Heritage Council has instructed HNSW that Building C should be no greater than 2-storeys (their previous advice was 4-stoeys). In regard to the Proponent's email dated 10 May 2023, it is noted that any further revision and refinement of the built form of Building C should be no greater than 2-storeys to accord with the views of the Heritage Council.	Refer to design response to 'Reduce bulk of Building C' as previously noted on how the design of Building C has been revisited in response to feedback received on the previous submission. The building's footprint, setbacks and height have been revised to mitigate the visual impact of the bulk and scale of the building. The proposed height of Building C ensures a balanced and sustainable development that respects the area's historical significance while providing necessary housing density. Refer to view 1 in Section **7.6 Photomontages** for an artist impression illustrating proposed Building C in a parkland setting, largely screened by proposed canopy trees at upper levels. As illustrated, the dense existing and proposed vegetation around Building C results in no material difference in the public domain between a 2-storey and a 6-storey building. Due to the site's position north of the Clay Cliff Creek escarpment, land directly south of Building C sits approximately 10 metres higher—equivalent to around three residential storeys. When combined with applicable planning controls and potential height incentives for affordable housing, future development to the north of Building C is likely to achieve a comparable built form outcome, making the updated Building C height compatible with its context. Limiting the height to 2 storeys would reduce the number of housing units, undermining the project's social and economic benefits.
View Impacts	...looks forward to the sightline analysis, previously requested. ...analysis should also fully illustrate views to and from Gregory Place across the site to the west, and Our Lady of Lebanon church. HNSW expressed to the Proponent at the meeting that a considered outcome is required in this sensitive cultural landscape. To achieve this, an accurate assessment of key views from the grounds of Hambledon Cottage and Experiment Farm will need to be prepared for the Heritage Council to sufficiently understand and assess the visual impacts of the whole development. The need for additional specific views is emphasised by HNSW	A detailed Visual Impact Study is provided in the updated **Visual Impact Assessment**.

The latest advice and recommendations from consultation with SDRP have been summarised in this section.

For more detailed information, please refer to **Submissions Response Register** prepared by Pacific Planning.

Theme	Comments	Design Response
Supported features	– A robust Connecting with Country approach embedded with First Nations design principles. – Increased diversity of building typologies, including lower scale buildings fronting Hambledon Cottage and taller buildings fronting communal courtyards. – Improved layout of public open spaces, with stronger relationships to the local context. – Improved connection between Experiment Farm Reserve and Hambledon Cottage Reserve through an increased setback to Parkes Street/Hassall Street. – Increased connectivity across Clay Cliff Creek stormwater channel by introducing pedestrian bridges. – The intent, subject to assessment, to incorporate non-residential uses on the ground floor to improve the activation of communal and public spaces. It is noted that this will need to be resolved with DPHI.	Supported
Connecting with Country	The established First Nations design principles provide the framework to develop a strong understanding of Country that can inform richer and more place responsive design solutions. The following is recommended: 1. Continue to work with Yerrabingin to embed the established First Nations design principles into the design to demonstrate how: a. engagement with Traditional Custodians has informed the design, such as the siting of precincts and buildings, connections, experience, materiality, landscape, water cycle and so forth b. Traditional Custodians can feel welcome to gather, move through and practice culture in the public spaces; consider how groups of various sizes can operate in these spaces c. Country is embedded in the architectural and landscape response so that the design belongs to Country.	The team has continued to work with Yerrabingin to embed the established First Nations design principles into the design. a. A summary of the community engagement between the project team and local First Nations community members including Traditional Custodians, and how the community driven principles for connecting with Country are being explored within this stage of the project are outlined in **5.1 First Nations Design Principles**. b. During the community engagement stage, the desire for the project to be a welcoming place for community to activate and utilise was a clear theme. Through sections **5.1 First Nations Design Principles**, **5.2 Public Domain Strategies**, **5.5 Landscape Strategies** and **6 Concept Design - Landscape** of this report, exploration for how a diverse mix of culturally safe and inclusive design elements and spaces have been integrated into the project. c. The community drive connecting with Country design principles highlighted in the **5.1 First Nations Design Principles** **5.1.4 Connecting with Country Opportunities** have been integrated into the **5.5 Landscape Strategies**, **6 Concept Design - Landscape**, **5.2 Public Domain Strategies**, **5.3 Movement Strategies**, **5.4 Built Form Strategies** and **7 Concept Design - Architecture** sections, demonstrating how the project is informed by and embedded in Country. Landscape design guidelines ensure Traditional Custodians will feel welcomed to gather, move through and practice culture in the public spaces. **Section 8 Design Guidelines** specifies the provision of spaces for various group sizes. Country is embedded in the architectural response as the proposal is now a co-design process with Yerrabingin.

Theme	Comments	Design Response
	2.Address the following opportunities for Country: a. provide site access for living cultural practices through the development staging and future public spaces, particularly practices that bring health back to Country - e.g., ceremony and traditional land management practices appropriate to the place b. ensure that caring for Country is applied to the site's interconnected systems, such as water, ground water and soil as well as promoting rich connections with Sky Country through spatial design c. view the project as a precedent for reviving and promoting the thriving of Burramattagal Country in the Harris Park area.	**Design Guidelines** ensures the provision of site access for living cultural practices through the development staging and future public spaces, particularly practices that bring health back to Country. Caring for Country is applied to the site's interconnected systems. The project aims to set a precedent for reviving and promoting the thriving of Burramattagal Country in the wider Parramatta area, reframing how history is told. a. Understanding Country as a living, breathing entity is key in the process of Designing with Country. Her health and wellbeing are impacted by the actions and by-products of human kin uses. The **5.1 First Nations Design Principles**, **5.5 Landscape Strategies** and **6 Concept Design - Landscape** sections reveal the opportunities across the site for embedding caring for Country techniques and practices in the landscape. b. Yerrabingin's methodology for connecting with Country involved a framework of the elements of Country. This network of lenses for viewing Country is explored in the **5.1 First Nations Design Principles** section has been integrated into the **5.5 Landscape Strategies**, **6 Concept Design - Landscape**, **5.2 Public Domain Strategies**, **5.3 Movement Strategies**, **5.4 Built Form Strategies** and **7 Concept Design - Architecture** sections as a method of assessing the success of spatial design in connecting with Country. c. Developments within Country are not isolated projects, but an interconnected system that reflect and impact Country as a whole at a broad context. The water story of our site engages with the wider catchment and impacts the Parramatta River, the Non-Human Kin dwell and migrate across the expanses of the area. It is this perspective of thinking and designing that is explored within the **5.1 First Nations Design Principles**, **5.5 Landscape Strategies**, **6 Concept Design - Landscape**, **5.2 Public Domain Strategies**, **5.3 Movement Strategies**, **5.4 Built Form Strategies** and **7 Concept Design - Architecture** sections to (re)centre Country as a key design driver of this site, and inspire surrounding developments and neighbourhoods to do the same.
Clay Cliff Creek stormwater channel	The natural asset of Clay Cliff Creek stormwater channel traversing the site offers a significant opportunity to connect to the local water story of Country and celebrate the riparian ecology. However, the current site strategy does not adequately engage with this asset. The following is recommended:	Investigation into the history of the Clay Cliff Creek stormwater channel shows that this is an artificial stormwater channel that did not replicate the path of a natural creek. Clay Cliff Creek was a chain of ephemeral ponds in its natural condition. The following responses summarise the design of the public domain and how this responds to the Clay Cliff Creek stormwater channel.
	3.Explore ways of restoring Clay Cliff Creek stormwater channel into a natural state, with shallow, vegetated banks, areas for water to pool and space for users to access the waterway. If restoration cannot be achieved at present, waterway setbacks should be generous enough to ensure that future restoration can occur.	Clay Cliff Creek stormwater channel was not a creek in its natural condition but a chain of natural ponds that were connected during periods of intense rainfall. The updated design has studied the potential of naturalising the channel with water filtration planting to improve water quality, provide habitat and create a valuable asset to the surrounding residents and communities as well as residents of the new development. However, the stormwater channel is not confined to our site boundaries, requiring a precinct-wide approach and formal endorsement from Sydney Water to ensure coordinated mangement and integration. Refer sections **6.2.7 Clay Cliff Creek Stormwater Channel Walk** and **6.4.1 Clay Cliff Creek Stormwater Channel.** A continuous channel walk is proposed with varying setbacks which will permit future restoration to take place. Additionally, the design incorporates a mix of vegetated edges and biofiltration zones, which not only enhance water quality but also provide habitats for wildlife. These vegetated areas can thrive even with partial shading, contributing to the overall ecological health of the site. The Channel Walk is designed to be a dynamic and engaging environment, with boardwalks and viewing platforms that offer immersive experiences. These features encourage users to engage with the natural environment. The inclusion of interpretive elements that tell the story of the creek and its importance to the local ecosystem further enhances the user experience. Further detail can be referred to in **4.1.8 Clay Cliff Creek Stormwater Channel, 5.1.5 Interpreting Distinctive Site Attributes, 5.2 Public Domain Strategies, 5.4 Built Form Strategies, 5.5.5 Landscape Key Moves, 5.5.6 Landscape Typologies and 6 Concept Design - Landscape.**
	4. Demonstrate how the proposed creek setback will provide adequate space for people to dwell and engage with the waterway, including spaces to sit, gather and connect with the environment.	The proposed Clay Cliff Creek stormwater channel setback provides adequate space for people to dwell and engage with the waterway, including spaces to sit, gather and connect with the environment. Further detail can be referred to in **5.5.5 Landscape Key Moves, 5.5.6 Landscape Typologies and 6 Concept Design - Landscape.**
	5. Investigate the removal of fences/barriers along the creek corridor to improve physical and visual connectivity to the waterway.	The fences / barriers along the stormwater channel corridor on site will be removed to improve physical and visual connectivity to the waterway.
	6. The walk along Clay Cliff Creek stormwater channel is intended to form the primary pedestrian connection between Experiment Farm and Elizabeth Farm, two low-scaled structures within landscaped settings. Demonstrate how the proposed walkway along the creek will deliver an appropriately scaled, landscaped user experience that can create a logical and meaningful physical connection between these two heritage assets in accordance with the Site Compatibility Certificate.	The walk along Cliff Creek has been reviewed in response to feedback from a first principles approach to site analysis. The walk along the creek that connects Experiment Farm to Elizabeth farm will be characterised by a variety of setbacks, ranging from 6m to 45m in response to the immediate context. The experience generated by the expansion and contraction of the built form, both existing and proposed, creates a channel walk that is rich in experiences, moments and nodal points that engage with the whole of the site. The channel walk features significant views along the creek and landscaped connections to the park. Further detail can be referred to in **5.2 Public Domain Strategies**.

Theme	Comments	Design Response
	7. Provide greater detail on the landscaping, access and user experience of the southern creek bank, in the south-west corner of the site, acknowledging challenges such as the steep topography and isolation from the greater site area to the north of the creek.	Greater detail is provided on the landscaping, access and user experience of the southern creek bank, in the south-west corner of the site, acknowledging challenges such as the steep topography and isolation from the greater site area to the north of the creek. Refer Section 6 Concept Design - Landscape.
Site strategy and landscape	As articulated by the design team, the landscape strategy has the potential to better relate to the surrounding public spaces and create a thriving habitat for human and non-human kin. As yet, there is currently insufficient detail as to how users will access and move through the precinct and missed opportunities to embed natural systems throughout. Consider the following recommendations during design development:	
	8. Indicate how the site strategy and building layout will create an intuitive arrangement of publicly accessible spaces with strong visual links to one another. This should include clarity on site access and connections to adjoining parks and streets, as well as internal circulation and public accessibility.	The building layout follows the grid pattern to the south of the site, responding to the strength of the 19th century grid pattern of the surrounding locality and adjacent HCAs. A network of open spaces is created, with a central public spine. A secondary green spine links the landscaped Shared Zone on the north to the channel walk on the south. Publicly accessible Lanes are provided in additional to this to further improve site permeability from Gregory Place.
	9. Provide more detail on the location and configuration of the proposed bridges across Clay Cliff Creek stormwater channel, in particular: d. clarify the integrated accessibility strategy for all proposed creek crossings- the eastern bridge is currently shown as having a lift on the northern side, but stairs on the southern side e. provide more detail on the role and function of the western bridge - the current location of the bridge does not align with existing or proposed connections.	Indicative locations for the proposed bridges are noted in the updated proposal and specified in the design guidelines. The integrated accessibly strategy for all proposed creek crossings is shown in 6.1.3 Accessibility and Circulation. Details on the role and function of the eastern bridge are provided in 6.2.2 Publicly Accessible Green Spine. Details on the role and function of the western bridge are provided in 6.2.4 Secondary Publicly Accessible Green Spine.
	10. Ensure there is a clear delineation between public and private spaces embedded within the site strategy and landscaping, with minimal use of fences.	A clear delineation between public and private spaces is embedded within the site strategy and landscaping, with minimal use of fences.
	11. Maximise deep soil and permeable surfaces, to ensure connected soil networks across the site and to adjoining areas. Consider soil quality and health throughout design development.	Deep soil and permeable surfaces are maximised to ensure connected soil networks across the site and to the adjoining areas. Soil quality and health is considered throughout design development, as demonstrated in 6.1.4 Deep Soil Area.
	12. Explore how new and improved habitat and green spaces can connect to surrounding habitats and green spaces. Particular focus should be given to how the site will fit into the wider Sydney green grid to further develop this asset. Refer to the Sydney Green Grid strategy on the GANSW website for further information.	Opportunities to connect new and improved habitat and green spaces to surrounding habitats and green spaces are explored, as demonstrated in 4.1.1 Open Space Network. Particular focus was given to how the site will fit into the wider Sydney green grid to further develop this asset.

Theme	Comments	Design Response
Building massing and amenity	The location of the site between three noteworthy heritage buildings necessitates a nuanced design response that sits comfortably in this significant historic cultural landscape. The revised heights, massing and layout lack necessary detail to communicate the design strategy with regards to how it responds to this context. The following is recommended:	
	13. Provide greater detail on the layout and design strategy behind the configuration of the buildings, including: a. site circulation and movement diagrams, entry locations, and public and private spatial planning at ground level b. the exact heights (RLs) of the proposed envelopes, ensuring heights have adequately accommodated flood planning levels, optimal floor to floor heights, plant/lift overruns and the proposed communal roof gardens and green roofscapes c. overshadowing analysis of Experiment Farm, the adjoining childcare centre (Young Academics Early Learning Centre - Harris Park), surrounding and proposed public open spaces d. development metrics, including dwelling numbers, dwelling mix, car and bicycle parking, compliance with SEPP 65 (refer to the Apartment Design Guide for guidance), basement layout, non-residential floor space and so forth.	Greater detail on the layout and design strategy behind the configuration of buildings are provided in Section 7 Concept Design - Architecture.
	14. Provide visual analysis illustrating the proposed building envelopes from surrounding public spaces and key vantage points. Particular detail is required in regard to views to and from Hambledon Cottage, Experiment Farm and Elizabeth Farm. Refer to the identified view corridors in Figure A1.1.1 - Historic view corridors of the Parramatta DCP 2023.	Visual analysis is provided in the updated Visual Impact Assessment, with particular focus on views to and from Hambledon Cottage, Experiment Farm and Elizabeth Farm as described in Parramatta DCP 2011 (note that this is the version of DCP in force at time of this application).

Theme	Comments	Design Response
Sustainability and climate change	With the majority of the site already flood affected, the changing climate poses a significant risk to the resilience of proposed scheme and safety of future visitors and residents. As yet, the design response lacks sufficient detail in incorporating sustainability initiatives and mitigating against the adverse impacts from increasing natural hazards. The following is recommended:	
	15. Ensure the design of buildings, public and communal spaces are resilient to flooding.	The design of buildings, public and communal spaces are resilient to flooding. Please refer to **the updated Flood Assessment** for more details.
	16. Demonstrate how residents and visitors are safe from hazardous flooding conditions.	Residents and visitors are safe from hazardous flooding conditions. Please refer to **the updated Flood Assessment** for more details.
	17. Demonstrate how sustainability initiatives are integrated into the site planning and design of buildings, including opportunities for well-integrated Country narratives.	Sustainability initiatives are integrated into the site planning and design of buildings, including opportunities for well-integrated Country narratives. Refer **the updated ESD Report** for more details.
	18. Illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.	The project will contribute to NSW's Net Zero emissions goal by 2050. The project provides high-density housing at a location well serviced by public transport, maximising land use efficiency and helps to reduce urban sprawl. It encourages the use of public transport which may significantly lower green house gas emissions compared to car usage. Refer **the updated ESD Report** for more details.

Theme	Comments	Design Response
Advice from SDRP01 and SDRP02 still applies	Advice from SDRP01 and SDRP02 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:	
	19. Undertake further analysis and overlay of the landscape, Colonial and multicultural layers and demonstrate how these are meaningfully informing the design in accordance with the SCC requirements.	Refer **Section 4 Reanalysing Place** and **Section 5 Design Framework for details.**
	20. Demonstrate how the development itself and individual main entries will be welcoming, legible and clearly identifiable (aka the 'pizza test'). This should include drawings illustrating typical pedestrian approaches and routes to all entrances to buildings and the site generally.	The development itself and individual main entries will be welcoming, legible and clearly identifiable, as illustrated in **Section 7 Concept Design - Architecture** and defined in **Section 8 Design Guidelines**.
	21. Clarify how the build to rent and affordable housing apartments will be dispersed throughout the development in an equitable manner.	The project is 100% build to rent. The affordable housing apartments will be dispersed throughout the development in an equitable manner.
	22. 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.).	Elevations are provided at **7.3.1 North and South Elevations** and **7.3.2 East and West Elevations.**
	23. 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.	3D visualisations are provided to demonstrate the spatial quality and pedestrian experience from within the landscape open spaces and throughout the ground plane. The visualisations illustrate the scale and architectural expression of the built forms and how they integrate with the landscape. Refer **7.7 Photomontages** for more details.
	24. 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.	**4.5 Keeping Key Trees** provides the analysis and **6.1.5 Tree Retention & Removal** shows existing trees to be removed and trees to be retained overlaid with the proposed built forms. Locations of the built forms has ensured the retention of high importance trees on site.

As noted in letter dated 21 November 2022 from the DPE, an independent urban design and heritage review of the project was undertaken by the Department. The summary provided by the DPE is tabled in this section.

For more detailed information, please refer to **Submissions Response Register** prepared by Pacific Planning.

Theme	Comments	Design Response
Urban Design Review		
Contextural fit	The urban design review suggests that the project in its current form has not demonstrated a sympathetic or contextual fit to the site's surrounding heritage and low-density context. This is contrary to item No. 3 of the Site Compatibility Certificate that requests the layout, design, and number of dwellings to be considered in relation to heritage, bulk, and scale, among other issues. Other than the original design lodged with the application for the Site Compatibility Certificate, it is also considered that alternative designs have not been sufficiently explored and presented in the environmental impact statement.	The design of the proposed development has been reviewed and updated from a first principles approach to site analysis to design a proposal that is sympathetic to the local context and character, responsive and respectful of the surrounding heritage and the neighbouring low density context. The proposed built forms for the project are carefully considered to ensure they are appropriate for the site's context and objectives. The design incorporates a range of building heights, from 2 to 8 storeys, to create a varied and dynamic urban environment that respects the surrounding heritage and landscape. The tallest buildings are strategically positioned away from sensitive heritage sites, such as Hambledon Cottage and Experiment Farm Cottage, to minimize visual impact and overshadowing. The heights are stepped down towards these heritage items, ensuring a respectful transition and maintaining the visual prominence of these significant landmarks. Overshadowing has been carefully studied to mitigate any impacts to buildings and spaces outside of the project site. Additionally, the building heights are designed to enhance the site's connectivity and integration with the surrounding parklands and public spaces. The varied heights create a sense of enclosure and definition for the publicly accessible Green Spine and Channel Walk, while also allowing for sunlight and natural ventilation throughout the site. Overall, the proposed built forms are appropriate as they balance the need for increased density and housing supply with the preservation of the site's historical and cultural significance. The design ensures that the new development enhances the existing urban fabric and provides a high-quality living environment for future residents. The updated design demonstrates compatibility to the site, as explained in **2.3 Site Compatibility**.
Height	The application largely relies upon the roof height of Our Lady of Lebanon Church, the existing industrial buildings on site and other residential development to the south of Clay Cliff Creek stormwater channel to justify the proposed 8 storeys. The review suggests more emphasis needs to be given to the surrounding landscape to the north, east and west of the site when considering an appropriate built form. This advice echoes concerns raised in the Department's RtS letter to you that explains that the Clause 4.6 request does not provide sufficient grounds to argue why the non-compliant height is appropriate, and why non-compliant height would support better or equal environmental, social, and economic outcomes as compared to a compliant height. The Department considers that the local controls relating to the site aim to preserve the existing character of the area. Therefore, the application must demonstrate that the project is in keeping with the existing character of the area and that it appears visually appropriate in its context.	The design of the proposed development has been reviewed and updated from a first principles approach to site analysis with updates that are sympathetic to the local context and character. The proposed development yield, along with its bulk and scale, is necessary in order to deliver public benefits including high quality and varied open spaces, significant through site links, deep soil areas and extensive landscaped areas and vegetation. The height of buildings and setbacks have been carefully examined to respond to their immediate and broader context and to create opportunities for substantive landscaped public spaces and through site connections. This provides increased amenity to local residents and visitors, further integrates the project site into its surrounding context and contributes to enhancing the existing and evolving local context and character. These design principles are further expanded upon in **Section 5 Design Framework**. A detailed visual impact assessment is provided at **the updated Visual Impact Assessment**, demonstrating the visual appropriateness of the development in its context.

Theme	Comments	Design Response
Building lengths	_ The review found that long building lengths and large overall dimensions would result in an inappropriate transition from the lower density dwellings to the east, and sub-optimal internal amenity. _ The 77m length of Building A facing Gregory Place, combined with heights of 6 to 8 storeys and reduced ground level setbacks exacerbate the level of bulk and will have a significant impact on the overall streetscape and character of Gregory Place. The review recommends that this building be broken into smaller buildings which could also allow for a driveway entrance away from Hambledon Cottage. _ The long north/south building lengths of building A and B result in a large number of units facing each other without the possibility of deep soil planting to obscure views. The SDRP in their second response also noted that the bulk and scale of the buildings have impacts in terms of overshadowing, privacy, acoustic comfort and amenity and that they need to be analysed further and reviewed to ensure that they support successful landscaped spaces and high amenity living spaces. The review recommends deleting the northern 4 storey portion directly behind Hambledon cottage to both increase internal amenity and reduce the impact on the setting of the heritage item.	The proposed building heights and setbacks have been carefully reviewed and updated to provide an appropriate response to the local context and to ensure adequate privacy and opportunities for deep soil zones and landscaping are provided throughout the project site. The design incorporates a range of building heights, from 2 to 8 storeys, to create a varied and dynamic urban environment that respects the surrounding heritage and landscape. The setback of building A on Gregory Place has been increased from 5.5m to 9m to create additional depth of landscaping and deep soil zones to enable the growth of large canopy trees. An access lane has been added to further break up the massing of building A along Gregory Place. The design of the facades and building articulation will ensure a fine grain and highly articulated character appropriate to the context. The public through site connection between buildings A and B has increased from 20m to 30m to create more privacy between the buildings, but also to provide a high quality, inviting and landscaped public space. Separation between building forms within the site comply with the ADG requirements for visual privacy. Further detail can be referred to in **7 Concept Design - Architecture** The design principles underpinning the updated building form, bulk, scale and setbacks are expanded on in **5 Design Framework**. Design principles to be embedded within the project going forwards to ensure the design responses appropriately to the local context character are provided in **8 Design Guidelines**.
Visual Impact Analysis	The urban design review found that the visual impact analysis did not assess key vistas which are essential to the assessment of heritage views. Additional visual analysis is required in order to assess view corridors, visual markers that still exist between the nearby three state heritage items and impacts to the setting of Hambledon Cottage. The review recommended that mapping and documenting existing views should inform where massing may be sufficiently screened and where landscape features and wayfinding elements may be retained. This approach would assist in determining the appropriate density and height on site and is consistent with advice received from the GANSW that states “demonstrate how the built forms and landscape are meaningfully and respectfully responding to the Heritage context”.	A detailed visual impact assessment is now provided in the **Visual Impact Assessment**.
Extension to the heritage walk	The introduction of the east/west extension to the heritage walk was identified as a positive outcome in the urban design report, which could provide a valuable physical link within the precinct and between the state listed heritage items. However, for it to be successful, the review recommends greater southern building setbacks. This view is consistent with advice provided by the SDRP who noted that the quality, accessibility, and consideration of safety throughout the site, including the creek corridor are of high importance.	The east-west extension to the heritage walk has been improved in the updated design in considering stakeholder feedbacks. Also refer to Design Response to key issue ‘Height of buildings and Clause 4.6 request ‘ in regards to Channel Walk amenity, in Section **3.2 DPE Key Issues**. Refer Section **6.2.7 Clay Cliff Creek Stormwater Channel Walk** and **6.4 Precinct Future Opportunities** for updated design and possibility of future enhancements. The Channel Walk has been reviewed in response to stakeholder feedback from a first principles approach. A variety of setbacks, ranging from 6m to 45m in response to the immediate context, are proposed in order to enhance the pedestrian experience. The experience generated by the expansion and contraction generated by the built form, both existing and proposed, creates a channel walk that is rich in experiences, moments and nodal points that engage with the whole of the site (refer ‘Introducing a channel walk‘ page in section **5.2 Public Domain Strategies**). The channel walk features significant views and landscaped connections to the park. The Channel Walk is designed to be a dynamic and engaging environment, with boardwalks and viewing platforms that offer immersive experiences. These features encourage users to engage with the natural environment. The inclusion of interpretive elements that tell the story of the creek and its importance to the local ecosystem further enhances the user experience. The diversity of setbacks and the resulting contraction and expansion help to further enrich these experiences. Refer section **7.6 Photomontages** for artist impression of the proposed Channel Walk experience. Further detail can be referred to in **4.1.8 Clay Cliff Creek Stormwater Channel, 5.1.5 Interpreting Distinctive Site Attributes, 5.2 Public Domain Strategies, 5.4 Built Form Strategies, 5.5.5 Landscape Key Moves, 5.5.6 Landscape Typologies and 6 Concept Design - Landscape.**
Heritage Review		
Views and setting of heritage items	The SHI overlooked significant heritage impacts relevant to the views and settings of heritage items and instead focused on the retention of offsite physical elements.	Refer to the **updated Statement of Heritage Impact**. The updated design responds to concerns regarding views and settings by reducing building footprints and heights, increasing setbacks, and introducing landscape buffers—particularly around Hambledon Cottage and Experiment Farm Reserve. These measures aim to reinforce the heritage context through sensitive built form placement and interpretative public domain strategies.Refer to the **updated Visual Impact Assessment**.

Theme	Comments	Design Response
Character	The SHI concludes that the 8 storey built form is not in keeping with the residential character and contemporary development in the locality. Assessing the project against the contemporary landscape does not accurately capture the significant historic cultural landscape that is characterised by three highly significant heritage items and an overall low-density character.	Refer to the updated Statement of Heritage Impact. In response to concerns raised in the SHI, the built form has been reduced in height, particularly adjacent to heritage interfaces, and setbacks have been increased to minimise visual impact. The design approach prioritises contextual sensitivity, reinforcing the heritage setting through landscape integration and modulated massing. Refer to Design Response to key issue 'Height of buildings and Clause 4.6 request ' in regards to Channel Walk amenity, in Section 3.2 DPE Key Issues. Refer to Section 2.3 Site Compatibility for overview of how the updated design is compatible with its context.
Height and bulk	The SHI has not demonstrated how the project is at a scale, height and bulk sympathetic to the existing character of the area. Further it has not accurately assessed the impact of the proposal on the setting of, and views to and from state heritage items.	Refer to the updated Statement of Heritage Impact and the design response to the previous comment. Refer to the updated Visual Impact Assessment.
Impact on heritage values	The independent heritage assessment concluded that the project would impact upon the state heritage values of Hambledon Cottage and Experiment Farm cottage and would substantially impact on their setting. The assessment noted that the project is contrary to Article 8 of the Burra Charter which requires an appropriate setting for heritage items to be retained. The project does not allow for adequate separation between the buildings on the site and the adjacent heritage item and parklands, or for the appropriate treatment of their interface areas in order to mitigate these impacts.	
Requested information / Amended Plans		
Visual impact analysis	– In addition to the viewpoints requested in the RtS letter to you dated 7 September 2022, provide a 'Before and After' visual analysis from the rear gardens and internal spaces within Hambledon Cottage. This is requested to assist the understanding of the amended project's impact, or contribution to the heritage significance of Hambledon Cottage. – Provide a 'Before and After' visual analysis from the verandah of Experiment Farm Cottage where the existing industrial buildings are partly visible, as well as the grounds of Experiment Farm Reserve. This is requested as the submitted visual impact assessment looks toward Parramatta CBD instead of the heritage view corridor toward Hambledon Cottage in contrast to the heritage view corridors identified in the Parramatta Development Control Plan.	A detailed visual impact assessment is now provided at the updated Visual Impact Assessment.

Theme	Comments	Design Response
Alternative building designs	Additional alternative designs must be described and considered as part of the RtS and the preferred option justified.	Alternative designs have been explored since 2017 and are summarised in Section 1.3 Explored Design Options Matrix. The updated design has evolved through an iterative process informed by engagement with relevant government agencies and feedback received during public consultation. The updated design builds on these considerations and is founded on a re-examination of the current and likely future urban conditions to establish a rigorous design proposition for re-development, articulated through a comprehensive set of design guidelines. This approach ensures that the preferred option is grounded in strategic planning objectives and is responsive to community input. Given the depth of analysis and the trajectory of design refinement across multiple schemes, this proposal is presented in its final form in relation to the development framework, with the expectation that the architecture suggested, as a direction for development, will be undertaken with similar rigour, including community input and peer review assessment. This design has been developed through evidence-based urban analysis in a co-design process with First Nations collaborators, and in alignment with strategic planning objectives for the precinct.
Building A	– Consideration should be given to breaking up Building A into multiple buildings along with a reduction in the number of storeys to enable a more suitable transition from the lower density dwellings to the east. The reduction in height should be informed by a visual impact analysis and should result in a sympathetic transition to the desired 2-3 storey built form to the east. – The breaking up of Building A into multiple buildings could enable the vehicle driveway to be re-located away from Hambledon Cottage to within the centre of the site and could provide greater internal amenity.	The revised structure of Block A, fronting Gregory Place, is segmented by the lane into shorter façades. Detailed design will incorporate building articulation to ensure a fine-grain character, aligning with the more residential nature of Gregory Place. The northern portion of Block A is also reduced in height to provide more varied built form. These design concepts are captured in Section 8 Design Guidelines. The landscaped shared zone adjacent to Hambledon Cottage has been retained, widened and enhanced. The 12-metre (previously 10m) building setback allows for a densely vegetated buffer, reducing the proposal's visual impact and presents a landscaped backdrop to the Cottage. The shared zone will have low and slow traffic, with priority given to pedestrians to allow a way to appreciate this important heritage item.
Building B	A greater setback must be provided to Hambledon Cottage in order to reduce the impact on its setting. In order to achieve this, the Department recommends that the northern 4 storey portion directly behind the cottage be removed to provide a larger landscaped courtyard and greater internal amenity. A reduction in height of the remainder of the building is also advised. An appropriate height should be informed	The updated scheme provides a 12m setback to the boundary adjoining Hambledon Cottage, which is a 20% increase from the EIS scheme. This setback is a landscaped Shared Zone with two rows of large canopy trees, reinforcing a landscaped backdrop to Hambledon Cottage. Two 2-4 storey east west built form lines this shared zone, providing a transition in height towards the Cottage. The first two levels are double storey terrace typologies to further reinforcing the datum from Cottage roof line. A 30m wide publicly accessible Green Spine is introduced in the amended design. This removes existing built form in between the Cottage and OLOLC, establishes a new direct visual connection between Hambledon Cottage and the OLOLC.

Theme	Comments	Design Response
Building C	The height of building C is to be reduced to 4 storeys, or an appropriate height based upon revised visual analysis. Greater boundary setbacks to the south and west and additional articulation should be provided. This is requested in order to reduce the impact on the settings of the surrounding state heritage items and aid in the retention of trees.	The design of Building C has been reviewed and updated in response to feedback received on the exhibited EIS scheme. Refer section **1.4 Key Design Updates** for a direct comparison. A first principles methodology has been taken to better understanding this area through a comprehensive visual survey (refer updated **Visual Impact Assessment**), which defines a parkland character precinct in this part of the site, enhancing the landscape setting of Hambledon Cottage and Experiment Farm Reserves. Built C built form is then tested and shaped through further visual impact studies and supported by proposed dense vegetation to mitigate the visual impact of the bulk and scale of the building. – Building C footprint is reduced by over 50%, with its setback from the northwest boundary corner increased from approximately 9.5m to 37.5m. As a result, the shared setback with Experiment Farm has increased from 5m to 14m. – The base height of Building C is lowered from 7 to 4 storeys. The base height has been lowered from 7 to 4 storeys, with upper levels further recessed—8m to the north and 10m to the west—before stepping up to 6 storeys, two storeys lower than previously proposed. – Additional landscape buffers with large canopy trees anticipated to reach 30-40 metres at maturity have been incorporated to screen Building C from Experiment Farm Reserve, enhancing the parkland setting of this area. The cumulative effect of these design updates mitigate the visual impact of the bulk and scale of Building C when viewed from Experiment Farm Reserve to a low level of significance as demonstrated in the updated **Visual Impact Assessment**. Refer to view 1 in Section **7.6 Photomontages** for an artist impression illustrating how proposed Building C would be sitting in a parkland setting, largely screen by proposed canopy trees at upper levels. As illustrated, the dense existing and proposed vegetation around Building C means there is no material difference from the public domain between a 4-storey and a 6-storey building. Due to the site's position north of the Clay Cliff Creek escarpment, land directly south of Building C sits approximately 10 metres higher—equivalent to around three residential storeys. When combined with applicable planning controls and potential height incentives for affordable housing, future developments to the north of Building C are likely to achieve a comparable built form outcome, resulting in the updated Building C height being compatible with its context. Refer to Section **7 Concept Design - Architecture** for the updated building design.

Theme	Comments	Design Response
Channel Walk	Provide a greater southern boundary setbacks to the channel walk in order to provide greater amenity for its users and reduce overshadowing and conflict with Our Lady of Lebanon Church to the south.	Refer to reponse in this section under the theme 'Extension to the heritage walk'. The setback for the channel walk has been preserved while the built forms have been modified to enhance the connection of the channel walk within a network of open spaces. This redesign aims to offer a diverse range of spatial experiences along the walk. A 30m wide open green corridor has been introduced and the built form adjacent to OLOLC has been reduced from 7 storeys to 4 storeys, with increased upper setbacks to improve solar access, privacy and outlook as compared to the exhibited EIS scheme. Further detail can be referred to in and **7.4.3 View from the Sun Diagrams**. Further detail can be referred to in **4.1.8 Clay Cliff Creek Stormwater Channel, 5.1.5 Interpreting Distinctive Site Attributes, 5.2 Public Domain Strategies, 5.4 Built Form Strategies, 5.5.5Landscape Key Moves, 5.5.6 Landscape Typologies and 6 Concept Design - Landscape.**
Basement setbacks	The basement levels should be reduced in size to allow for greater tree retention and deep soil planting surrounding the buildings.	The basement footprint has been reduced in the updated design and is confined to beneath and between the buildings, facilitating greater tree retention and deep soil planting around the structures. The basement levels have also been lowered to allow for a 1500mm soil zone above the basement, which facilitates the establishment of large canopy trees throughout the public domain across the site. Refer **7.4.5 Deep Soil and Communal Open Space Diagrams** for details.
SDRP Review	It is highly recommended that the project be reviewed again by the SDRP as recommended in their last written advice dated 3 June 2022.	The project team has subsequently met with the SDRP in April 2024.

Design text and drawings throughout the report reference key issues using the black circled numbers. These identifiers link specific design responses to the corresponding issues raised. For an illustrated explanation of this referencing system, refer to the How to Use this Document section at the beginning of the report.

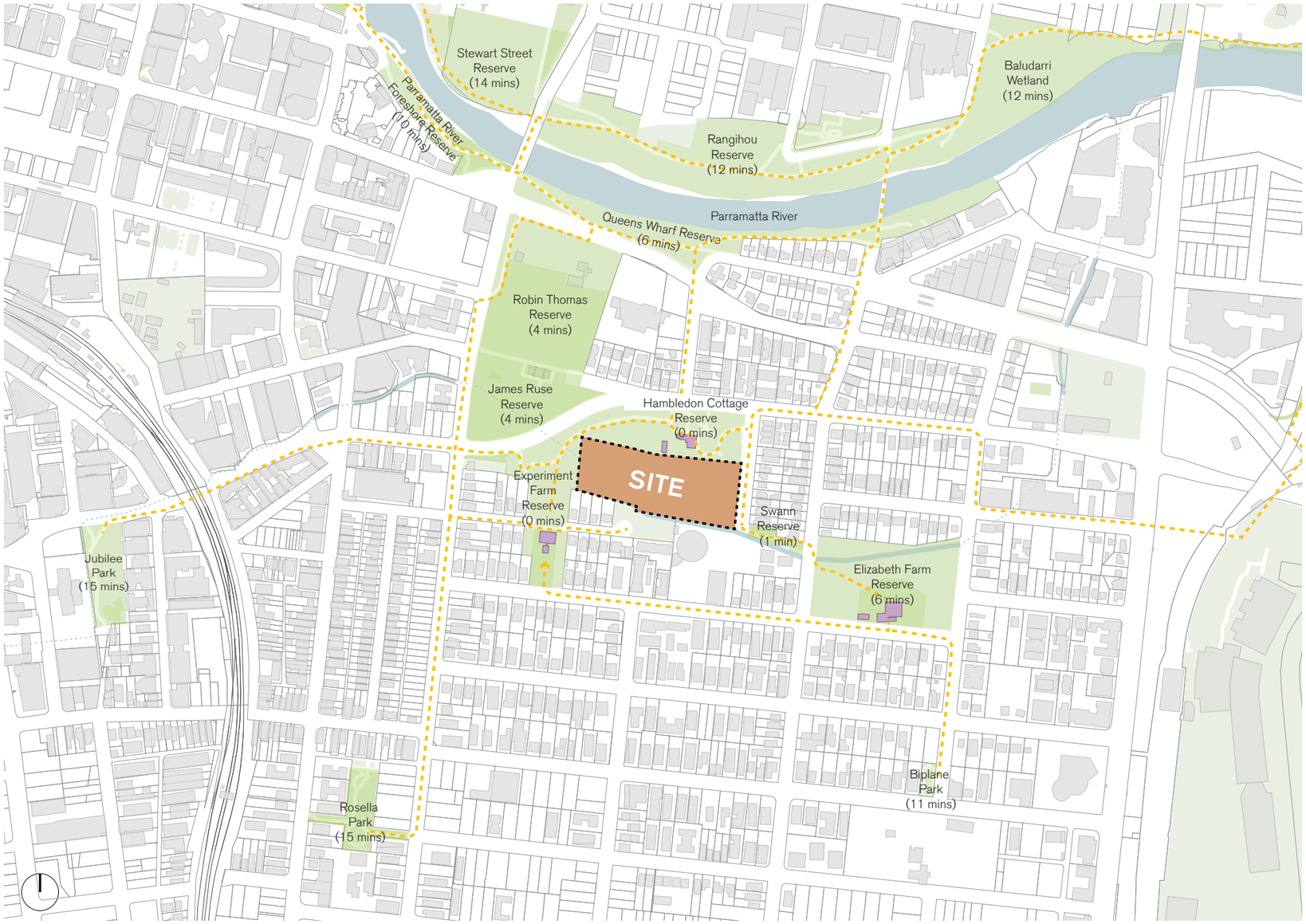
1 Location to be Open Space	Cannot be done without government acquiring private land.
2 First Nation Engagement	Fully integrated in a co-design role.
3 Overall Bulk and Scale	
3.1 Height and built form	Redistributed and reduced to address park, Hambledon Cottage & Experiment Farm.
3.2 Heritage Impacts	Ameliorated or eliminated by new landscape and built form design. Enhanced connectivity to all cultural infrastructure.
3.3 View Impacts	Minimised by revised layout, landscape and built form.
3.4 Stormwater Channel	Enhanced experience on channel walk.
3.5 Flooding	Design addresses flood mitigation requirements
3.6 Noise	Design principles cover noise considerations
3.7 Privacy	Design principles cover privacy considerations
4 Vehicular Access	New internal shared way to accommodate drop-offs, emergency access

4 / Reanalysing Place

4 Reanalysing Place

4.1 Context

4.1.1 Open Space Network



Parks	(Walking Time)
Hambledon Cottage Reserve	0 mins
Experiment Farm Reserve	0 mins
Robin Thomas and James Ruse Reserves	4 mins
Elizabeth Farm Reserve	6 mins
Queens Wharf Reserve	6 mins
Parramatta River Foreshore Reserve	10 mins
Biplane Park Playground	11 mins
Rangihou Reserve	12 mins
Baludarri Wetland	12 mins
Stewart Street Reserve	14 mins
Jubilee Park	15 mins
Rosella Park	15 mins

Observations

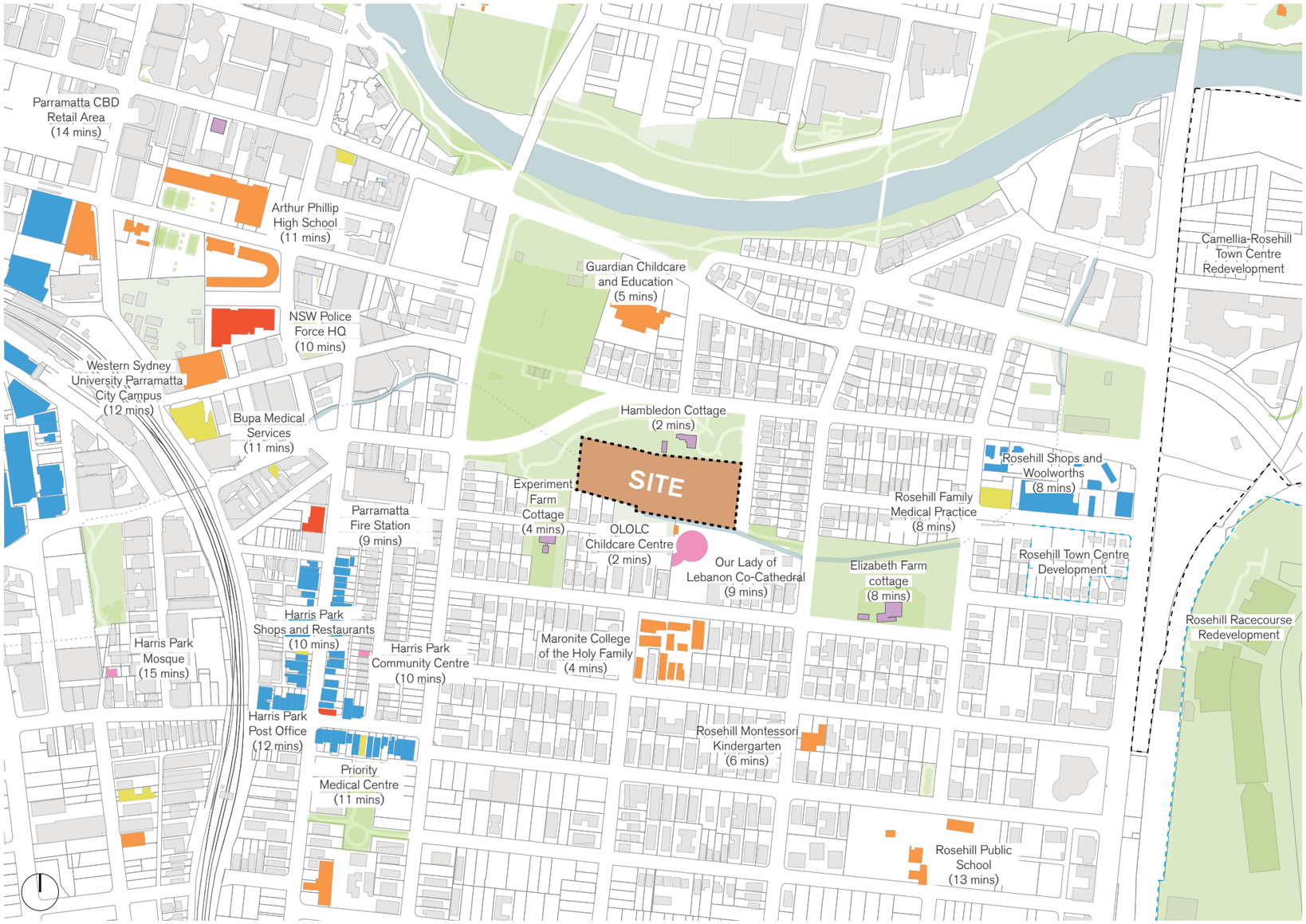
The site is within walking distance of an extensive open space network. Nearby parks offer vast green spaces, walking and cycling paths, picnic areas, and playgrounds, making them ideal spots for outdoor activities and relaxation.

Additionally, there are reserves with open grassy areas, sports facilities, and playgrounds, catering to families and sports enthusiasts alike.

Scenic areas along the river provide beautiful walking and cycling paths, perfect for picnicking and enjoying the views. Furthermore, planned projects will create new pedestrian-friendly green spaces, enhancing the network of open spaces accessible from the site. The light rail, being a hop-on / hop-off service, opens up access to more public spaces, including Parramatta Park and Parramatta Pool.

Proposed trees and planting in the new development will connect into surrounding landscape, creating a continuous green ecosystem.

Figure.35 Map showing existing parks in context | Tzannes
Source: City of Parramatta Data Visualisation Hub



Observations

The site is well-serviced by a wide variety of amenities and facilities, supporting higher density development. The area is conveniently close to the Rosehill retail precinct, offering a diverse range of shopping and dining options. The future development of the Camellia Rosehill town centre promises to further enhance retail opportunities, making it an even more attractive place to live.

Education is another strong point, with several nearby institutions providing easy access for families with children. This ensures residents have a range of schooling options within a short distance, contributing to the overall convenience and appeal of the area.

Community facilities are abundant, with extensive parklands and recreational areas adjacent to the location. These green spaces offer ample opportunities for outdoor activities and leisure, enhancing the quality of life for residents. The proximity to Hambledon Cottage, a significant historical site, adds cultural and historical value, enriching the community's heritage. The retained open spaces around Elizabeth Farm and Expierment Farm also contribute to the parkland setting and cultural heritage character of the surrounding amenities network.

Medical facilities are readily accessible due to the close proximity to Parramatta CBD, ensuring residents have access to a wide range of healthcare services and facilities. Additionally, the location's closeness to Parramatta CBD provides easy access to public services and amenities, further enhancing the convenience of living in this area.

Overall, the project site is a well-connected and convenient location. Its proximity to Parramatta CBD, offers the benefits of urban living, including employment opportunities, entertainment, and public transport links including the light rail. With a rich blend of amenities, educational facilities, historical significance, and future development prospects, this location is highly desirable for residents seeking a balanced and vibrant community.

Legend

- Amenities
- Education
- Community
- Historical Venue
- Medical
- Public Services

Figure.36 Map showing amenities in context | Tzannes

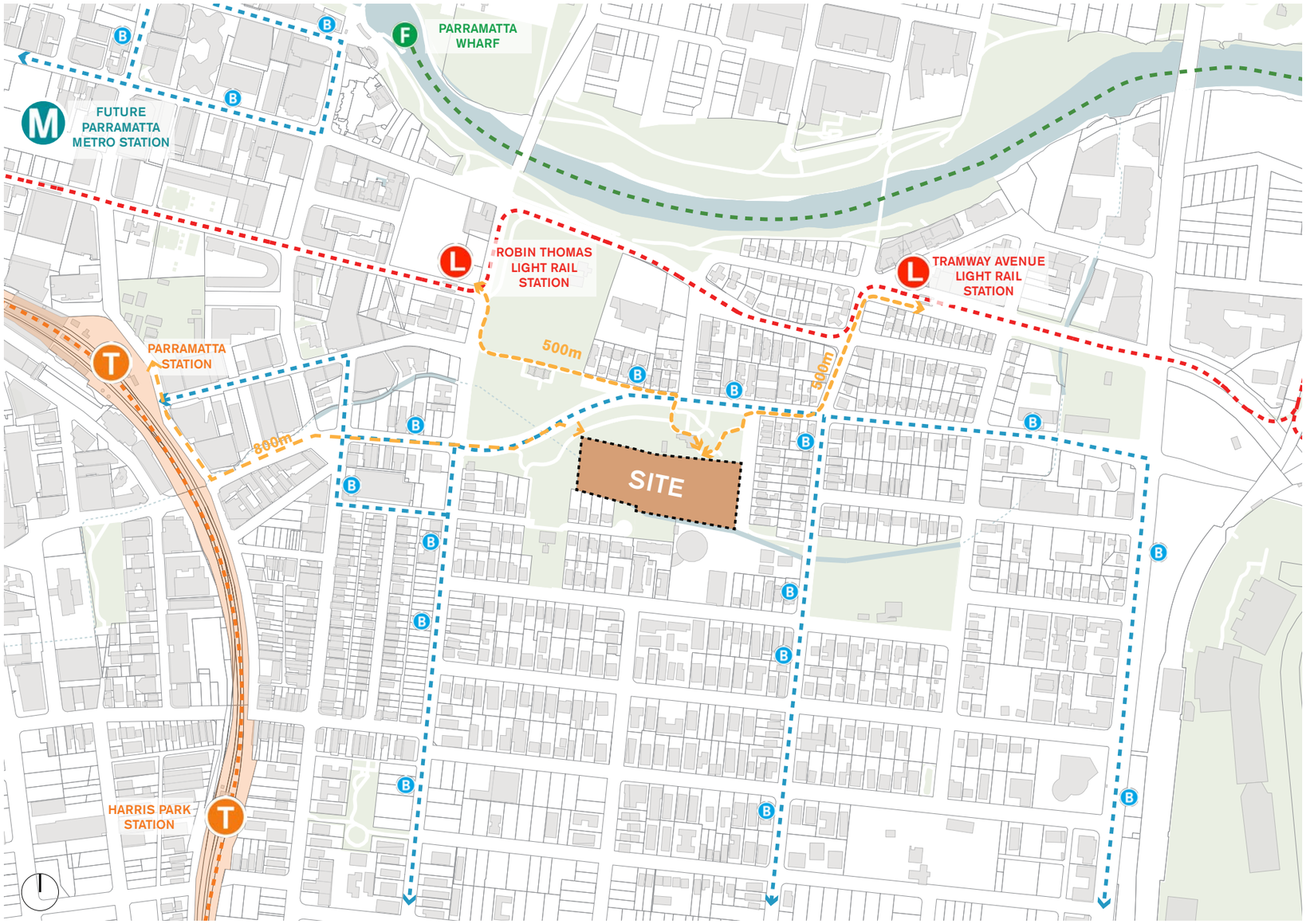


Figure.37 Map showing public transport network in context | Tzannes

- Parramatta Train Station - 800m distance from western edge of site
- Harris Park Train Station - 1.2km distance
- F3 Parramatta Wharf - 800m distance
- Future Parramatta Metro -1.4km distance
- Light Rail - nearest stop 400-500m
- Bus route servicing Hassal St / Alfred St
  - 909 : Bankstown to Parramatta via Auburn
  - 920 : Parramatta to Bankstown

Observations

The site is in good proximity to Harris Park Station and Parramatta Station, providing seamless access to Sydney's extensive train network.

Additionally, several bus routes operate in the vicinity, offering further connectivity to various parts of the city.

The Parramatta Light Rail enhances public transport options, improving accessibility and reducing travel times.

The site is also within walking distance to the Parramatta Ferry Wharf, offering an alternative and scenic mode of transport.

Furthermore, the proximity to the Metro station ensures quick and efficient travel across the city.

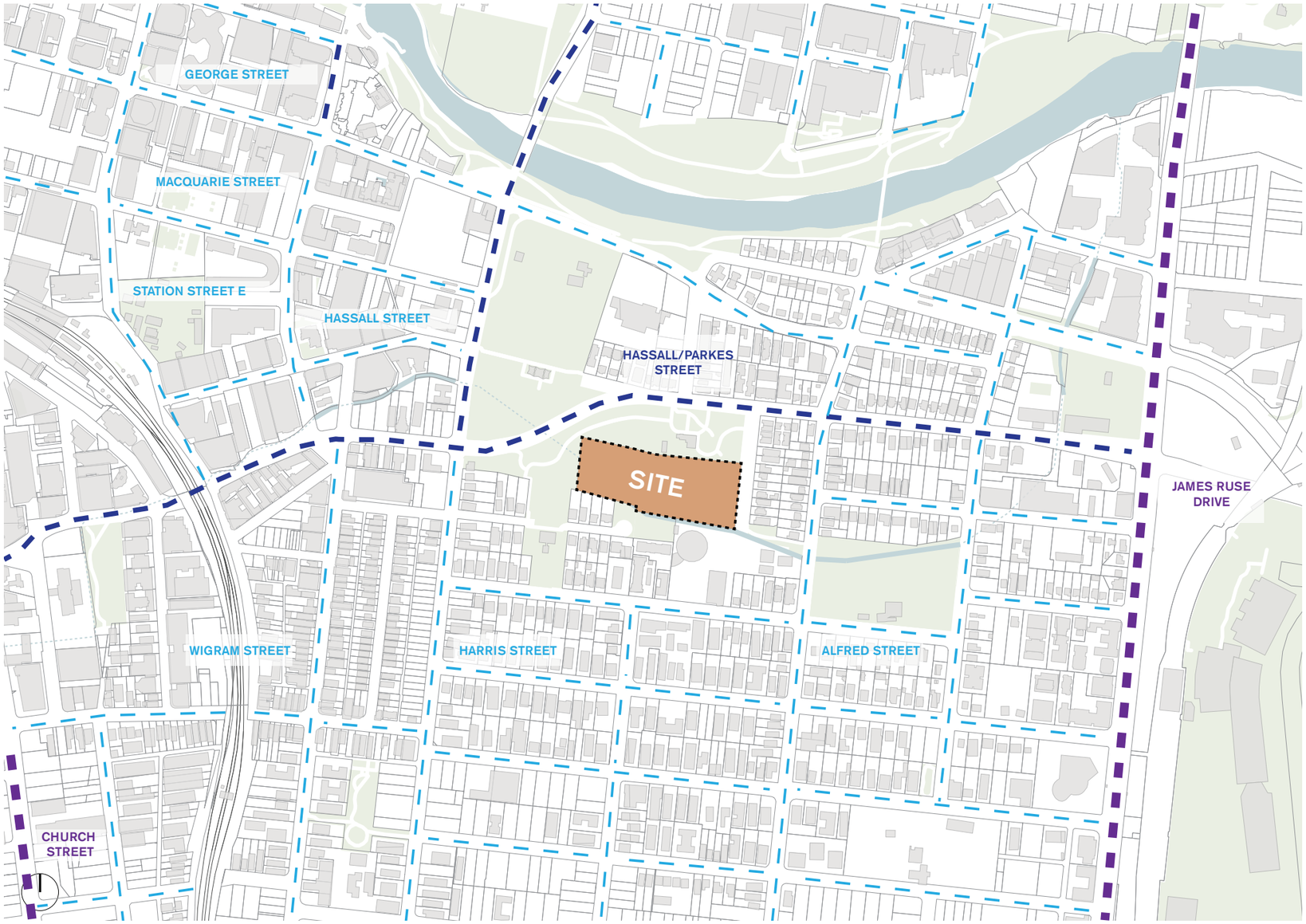


Figure.38 Map showing road network in context | Tzannes

Observations

The site enjoys excellent connectivity through Gregory Place and Hassall Street.

Gregory Place: This local road provides direct access to residential properties, including this project site, and connects to other local streets, facilitating easy movement within the neighbourhood. It is also close to major roads like Parramatta Road and the Great Western Highway, key routes for longer-distance travel.

Hassall Street: A significant local road, Hassall Street connects to major arterial roads, running parallel to Parramatta Road and intersecting with several important streets. It provides access to various amenities, including shops, schools, and public transport options, making it convenient for residents.

Overall Connectivity: The area is well-served by public transport, with bus stops and train stations nearby, ensuring easy access to the broader Sydney area. The proximity to Parramatta Road and the Great Western Highway ensures efficient travel to other parts of Sydney and beyond. A network of local streets connects Gregory Place and Hassall Street to the surrounding residential and commercial areas, enhancing local accessibility.

This combination of local and arterial roads, along with public transport options, makes the site a well-connected and convenient location for residents and visitors alike.

Legend

- State Roads
- Regional Roads
- Local Roads

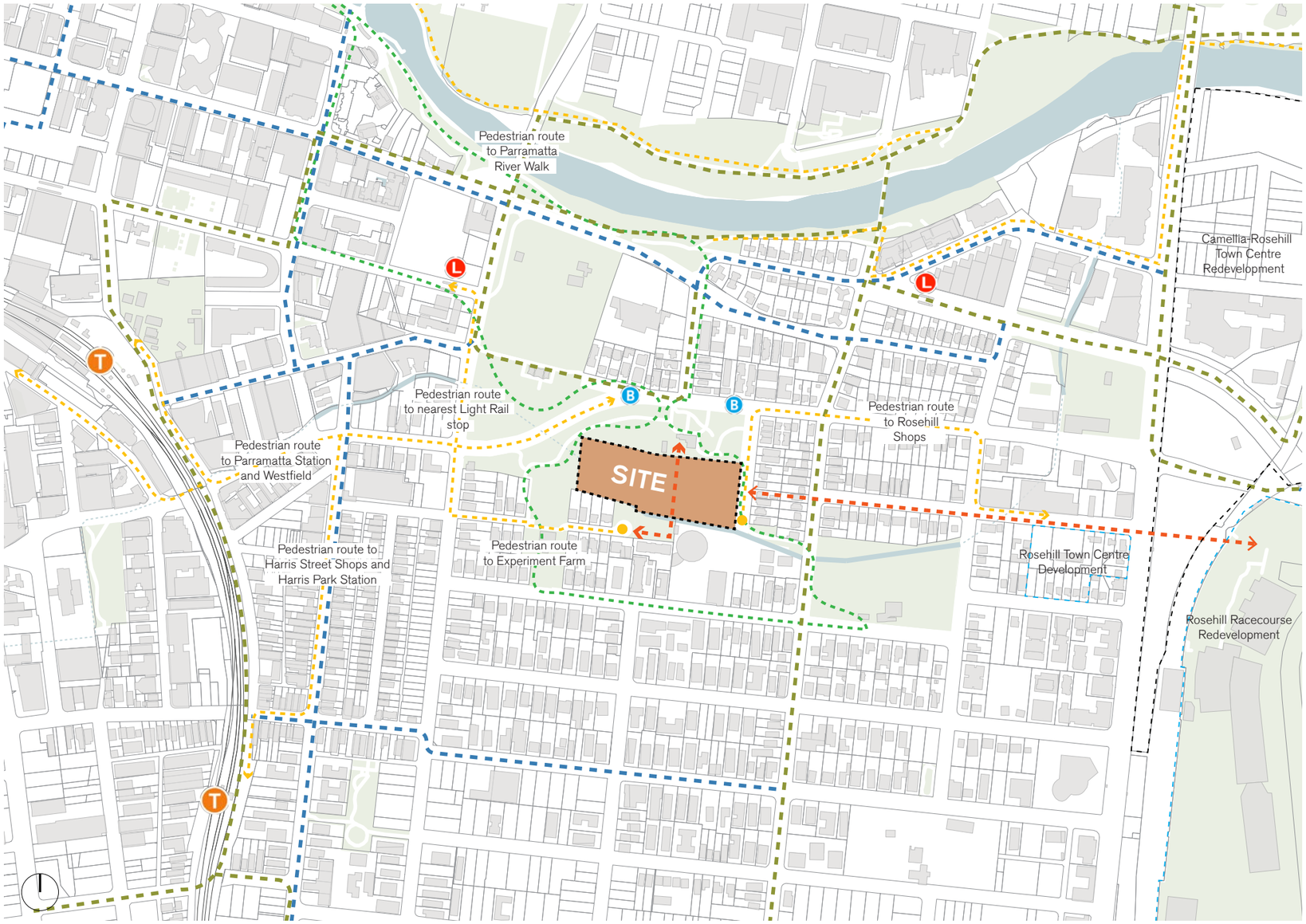


Figure.39 Map showing road network in context | Tzannes

Observations

The site is well-serviced by pedestrian and cycling paths, enhancing its connectivity and accessibility. The area benefits from a network of well-maintained paths that facilitate safe and convenient movement for both pedestrians and cyclists. These paths connect residents to key local amenities, including parks, schools, and retail areas, promoting an active and healthy lifestyle.

The proximity to Parramatta CBD further enhances the appeal of this location, as the pedestrian and cycling infrastructure seamlessly integrates with the broader urban network. This integration ensures that residents can easily access public transport options and other urban amenities without relying heavily on cars.

Additionally, the future development of the Camellia Rosehill town centre is expected to further improve the pedestrian and cycling infrastructure, providing even more opportunities for sustainable and active transportation. The site also has potential for improved connections to extensive open space and riverside walking paths, further enhancing its appeal.

Overall, the well-developed pedestrian and cycling paths at the project location contribute significantly to the area's urban design, making it a highly desirable location for residents.

Legend

Bicycle Path

- On Road Path
- Separated Path / Off Road

Pedestrian Movement

- Pedestrian Route
- Future Precincts/Routes
- Heritage Walk

4 Reanalysing Place

4.1 Context

4.1.6 Heritage 3.2

Figure.43 LEP 2011 heritage map

Legend

- Item - General
- Item - Archaeological
- Conservation Area - General

The Harris Park Precinct, located to the east of Parramatta City Centre encompasses the individual State Heritage Registered properties of Elizabeth Farm, Hambledon Cottage and Experiment Farm. These properties are in the vicinity of the subject site and in the case of Hambledon Cottage, the site is immediately adjacent to the southern boundary of Hambledon Cottage. Each property demonstrates the early Colonial phase of the development of Parramatta and each is of high significance and cultural value. Their conservation and continued integration into the evolving tangible and intangible aspects of the surrounding cultural landscape is key considerations for the updated proposal.

Elizabeth Farm, dating back to 1793, is one of Australia's oldest surviving Colonial era buildings and a fine example early Colonial Architecture, located on a ridgeline with some distant views through its wooded foreground towards the Parramatta River. Updated proposal poses no physical threats, given its separation. Views to Hambledon Cottage are limited to the highest trees in the Hambledon garden.

Hambledon Cottage, built in 1822 by John Macarthur as part of the Elizabeth Farm Estate, was designed with its main façade facing east and its rear outhouses close to the common boundary with the Experiment Farm property. The existing northern entry was only opened in the 1850s well after Macarthur's death. The updated design must replace the close visual proximity of the redundant industrial complex with larger setbacks, careful placement and scale of new buildings and additional landscaping in the southern prospect of Hambledon Cottage, its outbuildings and historic trees. The updated also needs to consider ways in which the current museum outreach to the local community can be enhanced by greater visibility along its southern side, functional integration of additional amenities and other programs in conjunction with the Parramatta and District Historical Society

The Experiment Farm cottage (1837) and landscape has exceptional significance for its inclusion of the first land grant in Australia, to James Ruse in 1789. The updated proposal must continue to respect the 18th and early 19th century agricultural nature of the Harris Estate that stretches out towards the river. While the updated scheme provides greater, direct pedestrian connectivity between all three collage properties, it also needs to take into consideration the complete lack of any visual or historical connections between the two main houses.

In addition to the three historic cottages there are two Heritage Conservation Areas in the medium vicinity of the subject site, which demonstrate, celebrate and protect large areas of 20th century houses, reflecting one of the major evolutionary processes in the Harris Park Precinct.

The subject site contains a redundant mid 20th century industrial complex of no heritage or historical value. The updated proposal must demonstrate that by redeveloping the site for housing, it will achieve the necessary compatibility to improve on the current urban situation and surpass the key elements of the future desired character of Harris Park in general its spatial relationships with the three State Heritage listed properties. In doing so the updated proposal must enhance opportunities for the interpretation and revival of Country, improve the connectivity and presentation of Hambledon Cottage and provide a large boost of energy for the growing multicultural community of Harris Park.

Refer to the updated Statement of Heritage Impact for more details.

Figure.40 Looking to Elizabeth Farm Cottage (north/ main elevation), 2005 | Dictionary of Sydney.

Figure.41 Experiment Farm cottage, 2020 | GBA Heritage

Figure.42 Looking to Hambledon cottage, north and east elevations | GBA Heritage

Figure.44 View from OLOLC looking towards the project site

Observations

- The site contributes to a blighted urban environment.
- The existing industrial building has reached its end of life.
- An industrial development can be undertaken as a Complying Development Certificate (CDC).
- Pre-colonial history on the site, or in the precinct, is not acknowledged.
- Existing industrial infrastructure blights views from adjacent lands and OLOLC

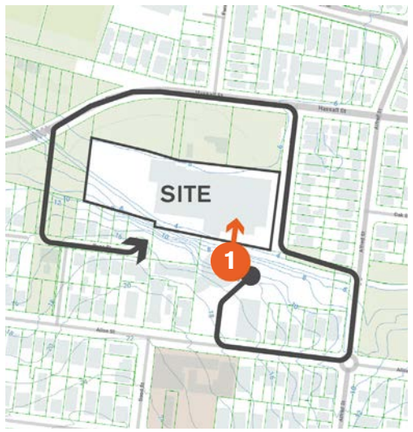


Figure.45 Intersection of Alfred Street and Alice Street looking north, with Elizabeth Farm on the right.

Figure.46 Elizabeth Farm looking north west towards the site and Hambledon Cottage

Figure.47 Entry to Swann Reserve along Alfred Street looking south with Elizabeth Farm on the left

Figure.48 Entry to Swann Reserve on Alfred Street looking west towards channel

Observations - Alfred Street

- Precinct undergoing densification for over 50 years.
- No visual connection between Elizabeth Farm and Hambledon Cottage, the site or Experiment Farm.
- Recent residential development on Alfred Street
- Recent development to south side of channel adjacent to OLOLC.

Figure.49 Entry to Swann Reserve from Gregory Place looking east towards Elizabeth Farm

Figure.50 Entry to Swann Reserve on Gregory Place looking west towards site.

Figure.51 View from north-east corner of site on Gregory Place looking south west.

Figure.52 Intersection of Gregory Place and Hassall Street looking south showing east side of Gregory Place

Observations - Gregory Place

- Precinct undergoing densification.
- Existing industrial character of Gregory Place.
- Main vehicular entry to industrial use on Gregory Place, impacting residential amenities
- The adjacent urban context is 1-2 storey single homes and 2-3 storey apartments. This location can support higher density. Six-level development nearby.

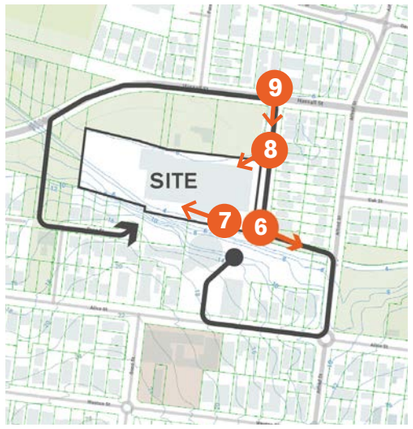


Figure.53 Hambledon Cottage looking south to the site beyond. This is not the original entry to the Cottage.

Figure.54 Hambledon Cottage looking south-west to the site beyond. The eastern verandah is the original entry / front to the Cottage.

Observations Hambledon Cottage Curtilage

- Curtilage includes OLOLC and up to an 8 storey industrial building.
- Parramatta CBD is part of the visual curtilage.

Figure.55 Hambledon Cottage and view beyond

Observations Hambledon Cottage Curtilage

- Industrial buildings blight park experience.
- Lower and higher built form juxtaposed is a characteristic of Parramatta.

Figure.56 View outside Hambledon Cottage looking south-east to Coach House and the site beyond.

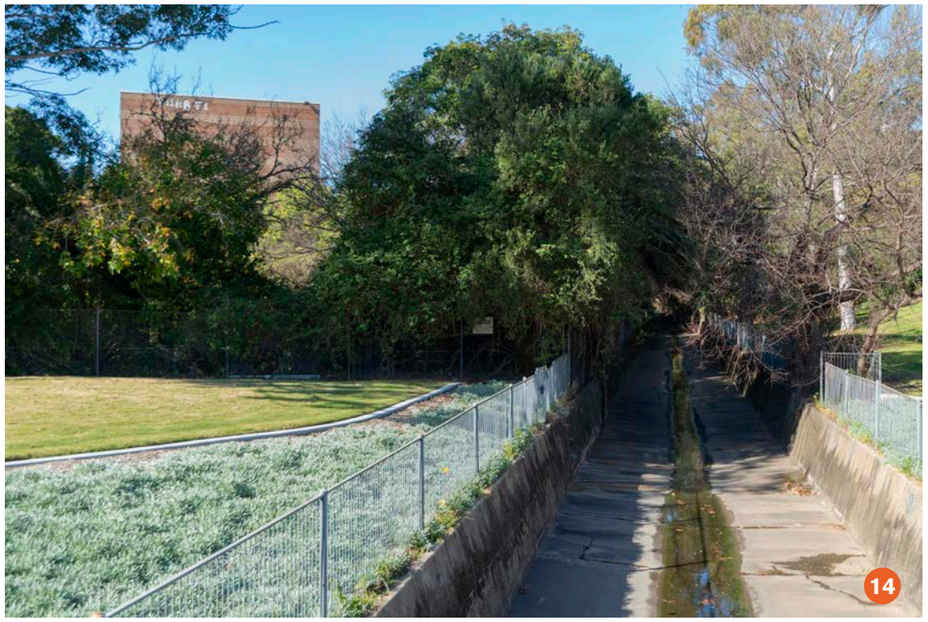


Figure.57 Channel looking west to the site beyond.

Figure.58 Experiment farm looking to site beyond

Figure.59 View across the front of Experiment Farm Cottage.

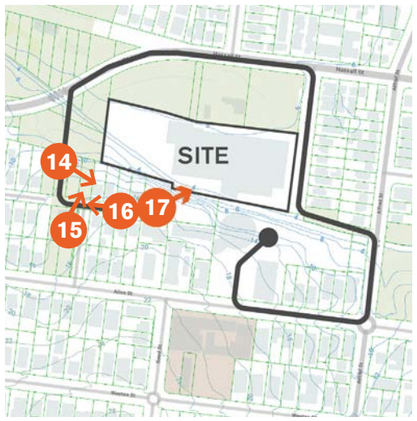
Figure.60 View from cul-de-sac and Ruse Street park looking north-east towards site and OLOLC Church.

Observations Channel Experience

- Existing channel conditions demonstrating poor access and amenity.
- The historic chain of ponds was replaced by a new stormwater channel, removing traces of the pre-colonial life on Country.

Observations Experiment Farm

- New development in Parramatta CBD is part of the visual curtilage of Experiment Farm, Hambledon Cottage, OLOLC Church and the site.
- Underutilised park, disconnected to nearby parklands and pedestrian network



4 Reanalysing Place

4.1 Context

4.1.8 Clay Cliff Creek Stormwater Channel 3.4

Clay Cliff Creek stormwater channel, located near the site, has undergone significant changes over time. First Nations use of the land and watercourse was as a managed landscape. Colonial settlement was attracted to the quality of this managed landscape and used the watercourse and landscape for agricultural purposes, including crop growing and animal grazing. In 1788, the area likely featured wetlands and a distinctive drainage network that was characterized by a chain of irregularly spaced, interconnected or isolated ponds and pools, with associated "swampy meadows formation" vegetation. These ponds were separated by preferential water flow paths that only carried continuous water during periods of high rainfall.

The land around the creek remained largely undeveloped until the 1850s when a brick cottage known as "Neale's Cottage" was constructed nearby. By the late 19th century, urbanization led to the deterioration of the creek's flow and sanitary conditions. In the early 20th century, specifically around 1917, the creek was channelised into a concrete stormwater drain to manage the increased water flow and prevent flooding, likely leading to the demolition of Neale's Cottage.

The creek's transformation continued with the construction of a factory on the site in the 1950s, which further modified the original drainage and significantly lowered the ground levels. Today, Clay Cliff Creek stormwater channel runs through a concrete channel that is about 6 metres wide and 3 metres deep, reflecting its extensive alteration from a natural watercourse to an urban stormwater management system.

For more detailed information, please refer to the updated **ACHAR Report** prepared by Dominic Steele Consulting Archaeology.

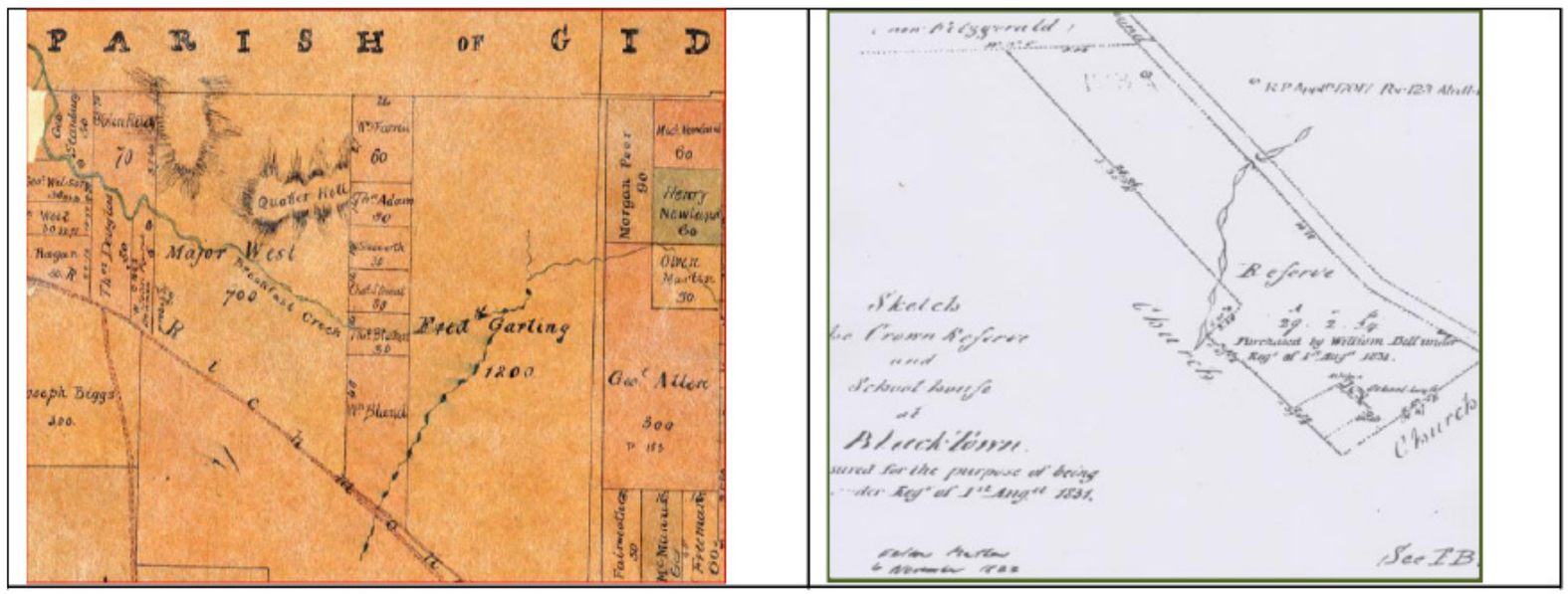
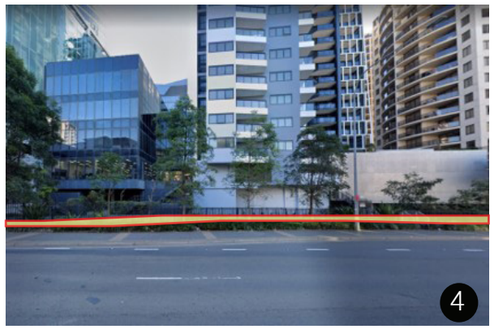
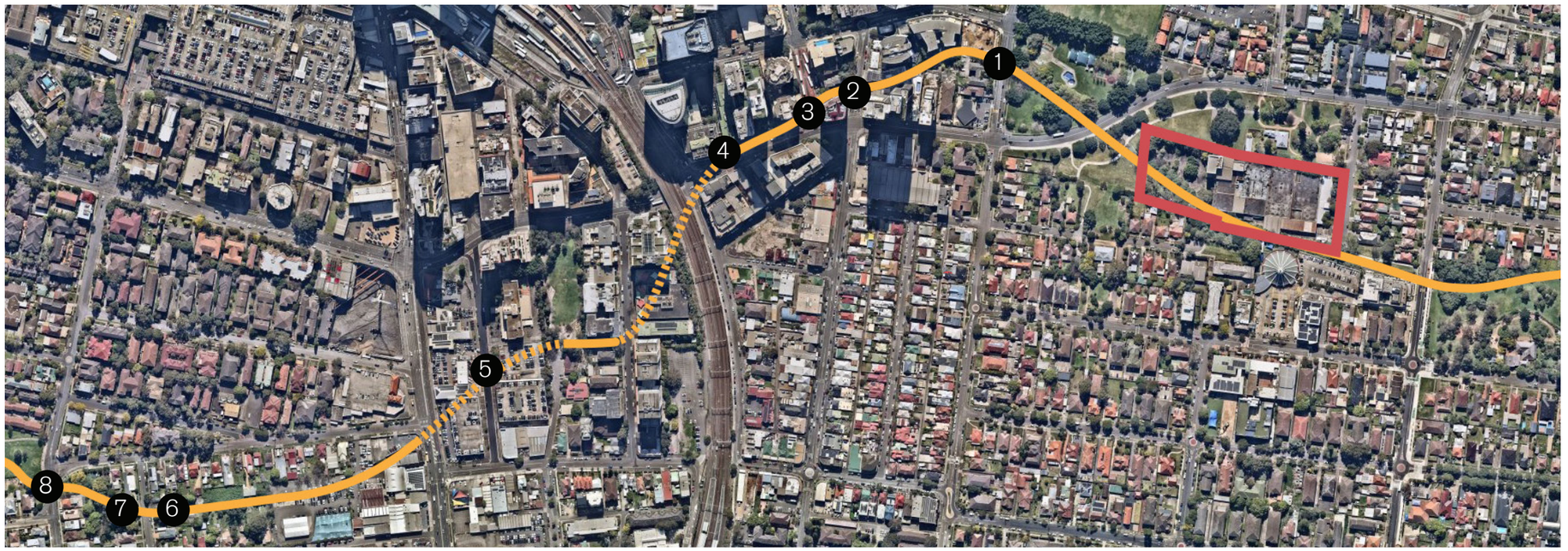


Figure.61 Chain of Ponds drainage depicted on Breakfast Creek (undated Parish of Gidley map) and Felton Mathews 1833 sketch of Crown Reserve and school house at Blacktown | Extracted from **the updated ACHAR Report**

Figure.62 An example (left) off a swampy meadow located in a valley of the Upper Shoalhaven of NSW, now known as Cookanulla Creek, with disconnected pools, or a chain of ponds. A typical swampy meadow (Neville State Forest, Neville, NSW) showing an unchannelled valley floor vegetated with sedge and tussock grass | Extracted from **the updated ACHAR Report**





Observations - Channel Experience

- The site creates a barrier to a continuous channel walk from Elizabeth Farm to Parramatta
- The experience of the Clay Cliff stormwater channel from Rosehill through Parramatta is varied, but able to be interpreted in various ways to enhance urban experience.

Stakeholder submissions to the EIS scheme have highlighted several key issues, including the absence of key viewpoints in the visual impact statement, insufficient analysis of historic view corridors, and potential adverse effects on the heritage walk and public streets. Additionally, concerns have been raised about the proposal's alignment with local urban design controls and its impact on the setting and views of state heritage and cultural items.

An updated visual impact assessment (VIA) has been provided to address each of the concerns raised in the submissions. This assessment includes a comprehensive visual survey from key viewpoints, an analysis of the impact on historic view corridors, and recommendations for mitigating any adverse effects. The goal is to:

- Qualify the extent of visibility of both the site, the surrounding landscape and cultural and heritage buildings
- Consider the proposition in its context
- Ameliorate any negative impacts

By addressing these concerns, the VIA aims to provide a balanced and thorough evaluation of the visual impact of the proposed development, ensuring alignment with the principles of good urban design and heritage conservation.

Refer to the updated **Visual Impact Assessment** for more detailed analysis.

Legend

- Visual Survey Views
- Heritage Walk
- Zone of Visibility

Figure.63 Mapping of visual survey points and the subsequent zone of visibility determined

4 Reanalysing Place

4.2 Site History

4.2.1 Overview 2 3.2

The site at 2A Gregory Place, Harris Park, has a rich and multi-layered history that spans from ancient Aboriginal habitation to contemporary urban development.

Aboriginal Habitation

The Parramatta River Valley has been inhabited by Aboriginal people for tens of thousands of years, with evidence of occupation extending back over 40,000 years. The landscape has changed significantly over this long time frame and, as as a result of climate change and sea-level rise, the Country has transformed from a freshwater inland valley to an estuarine environment.

Early European Exploration and Settlement

In 1788, Governor Arthur Phillip and his exploration party discovered the fertile lands along the Parramatta River, leading to the establishment of the Rose Hill settlement (later renamed Parramatta). The area was recognized for its rich soil and potential for agriculture.

Land Grants and Agricultural Development

During the 1790s, large land grants were made to prominent figures, including John Macarthur and John Harris. Macarthur's grant included the land that would become Elizabeth Farm, while Harris's grant encompassed what would later be known as Harris Farm. These estates played a crucial role in the early agricultural development of the colony

Mid-19th Century Developments

By the 1830s, the estates of Macarthur and Harris were well-established. Macarthur's Elizabeth Farm and Harris's Experiment Farm were significant agricultural enterprises. Hambledon Cottage, built by Macarthur in the 1820s, is another key heritage item in the area

Industrial Use and Transformation

In the mid-20th century, the site at 2A Gregory Place was developed into a light industrial complex, primarily used for pharmaceutical assembly. This industrial use continued until the site became redundant and was identified for redevelopment.

For more detailed information, please refer to the updated ACHAR Report and the updated Historical Archaeological Impact Assessment prepared by Dominic Steele Consulting Archaeology.

The swift parrot is native to this area

HISTORY & HERITAGE

Precontact

- Evidence of Aboriginal occupation dating to the Last Glacial Maximum, 27,000 – 17,000 years.
- 20,000 years ago, Parramatta was an inland valley drained by freshwater streams. Sea level was 120m lower and coastline further east.
- Warmer inter glacial periods saw melting of ice sheets and rising sea levels. Parramatta become inundated or 'drowned.'
- Current sea levels from 7,000 years ago, but once 1-2m higher.
- Aboriginal people lived through this change when fresh water became estuarine and had to adjust and renegotiate their traditional boundaries.
- Changes to vegetation, from sclerophyll forest to grasslands.
- Two species of eel, Anguilla Australis and Anguilla Reinhardtii, migrate between the freshwater of the river and to the Coral Sea.
- The Burramattagal took their name from the place where these eels swam at the headwaters of the river. This lent itself to the naming of the second European settlement, 'Parramatta,' and the name of the river.
- Cumberland Plain an important camping/meeting place for Aboriginal people travelling across Blue Mountains to Parramatta and Sydney.
- Eastern Creek and Prospect Creek to the west and south west. Aboriginal camping place with good aspect and access to water. Diet of inland ,groups included fruits, berries, burrawany yams, fern root, Banksia flower nectar, ants, quail, possums, mullet, bass, eel, yabbies, freshwater mussels, tortoises, water birds. Kangaroo hunting as a social function.

Parramatta takes its name from the Burramattagal people, which means place where the eyels lay

HISTORY & HERITAGE

Postcontact

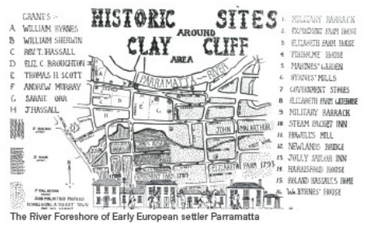
- February 1788, expedition party with Captain John Hunter and Lieutenant William Bradley reached Duck River.
- The site is located near three areas/buildings of significant European heritage:
  - Elizabeth Farm –
  - Hambledon Cottage – part of Elizabeth Farm, associated with Macarthur family, and an exemplar of 'European land management.'
  - Experiment Farm – first European land grant in Australia, part of Governor Phillip's experiment to develop self-sufficiency.
- European occupation marked the beginning of dispossession in the Parramatta area.
- Located close to the Parramatta Sand Body Conservation Area - containing significant Aboriginal and colonial archaeological record.
- Clay Cliff Creek concrete stormwater channel (constructed in the 1890s) has drastically modified the watercourse. Small remnants of the Creek near Elizabeth Farm at Alfred Street and at Hassall/Grand.
- Archaeological evidence may shed light on 'urban Aboriginal history during the Macquarie period set within 'domestic' town settings that contrast with Parramatta's better known 'institutional' Aboriginal history.' (Refer DSCA Report).
- No archaeological evidence found on site. Nearby sites with known AHIMS recordings include:
  - Robin Thomas Reserve with 59 artefacts including worked glass indicating relationship with colonial settlement - a 'resource and gathering site' overlooking southern bank of the Parramatta River).
  - Parramatta Skate Park, near Harris Street
- Colebee and Nurragingy land grant (1819), first land grant to Aboriginal people in Australia (close to Parklands on Richmond Rd. near Bells Creek). Now part of the Nurragingy Reserve. Given as reward for guiding Gov. Macquarie's 'punitive expedition' of 1816 to the western areas to 'capture or kill' Aboriginal people. Colebee received breast plate, "Chief of the South Creek Tribe".

The Residence of John McArthur Esquire

HISTORY & HERITAGE

History of Resistance

- Toongabbie and Prospect Hill (located at Pemulwuy), associated with colonial conflict and Aboriginal resistance to convict settlement. Battle of Parramatta in 1797, Bidjigal warrior Pemulwuy attacks military barracks.
- Dharug Strategic Management Group have voiced oposition to Powerhouse Museum development and demolition of Willow Grove which may contain Aboriginal artefacts and burials. (see Guardian). The site may be "the only building in Parramatta that doesn't have a history of colonial violence." Original owner (Annie Gallagher) did not prevent Aboriginal people from accessing the river front as many other homes along the river did. Later used as a maternity hospital in early 20th century and allowed Indigenous women.



The River Foreshore of Early European settler Parramatta

Pemulwuy was a leader of the Aboriginal Resistance

Figure.64 Illustrated site history | Extracted from EIS Concept Design Report

The location surrounding the 2A Gregory Place site, to the east of the Parramatta CBD, is recognised as significant due to the presence of three State Heritage Listed sites - Elizabeth Farm, Hambledon Cottage and Experiment Farm. The significance of the cultural landscape of Burramattagal Country has had less presence in previous assessments of the area, resulting in a lack of integration and prioritisation of the presence and needs of Country.

In order to reanalyse the meaning and significance of the place, taking into account the ancient connection and interaction of Burramattagal and other Darug peoples with the place, Yerrabingin completed contextual analysis to understand the site through the lens of Country. Using the Elements of Country framework, Yerrabingin focused on how the elements of Deep Country, Water Country, Non-Human Kin Country, Move with Country, Sky Country and Wind Country have been present at the site across board timescales.

In many cases, such as with Deep Country and Water Country, these elements have been integral in shaping the landform and waterways of the site. In turn, the nature of the landform and waterways support unique expressions of human habitation and activity and the habitats of our non-human kin.

As well as examining the elements of Country across a broad time scale, Yerrabingin also considered the placement of the site within the wider Parramatta River valley, and the connection the river and ridgelines make to other places that are important in the story of this place, such as the headwaters of the Parramatta River to the west, and the length of the tidal river, all the way to the ocean.

Reanalysing the site to prioritise Country also involves connecting it within the stories of Country such as the story of Burra, the eel, and their estuarine habitat. Analysing the site using the elements framework ensures a holistic analysis, as all of the elements are related to one another, for example, the quality of the soil will impact the type of vegetation that grows, as will the amount of sun and wind exposure.

Understanding the site in terms of the elements present in Country has led to a design response that considers the interaction and interconnection of the elements as a basis for design. In this way, by incorporating the elements of Country into the site understanding, the design response has shifted to be Country-focused design.

Figure.65 Mapping the elements of Country | Yerrabingin

Dharug Country - Place in Country

The Parramatta area is Dharug Country and home to the Burramattagal clan. Parramatta was named after Burramatta, which means 'head of the river' or 'where the eels sit down'. Prior to British colonisation, the river valley area was shared between the Burramattagal clan, the Wangal clan to the east along the southern side of the Parramatta river, the Toongagal clan in the area of Toongabbie and the Wategora clan on Duck River.

The Parramatta River is a songline for the Aboriginal people and the totem animals in the region. The river formation began millions of years ago when a fresh water stream began to run through the ancient shale landscape. Within the last 10,000 years, as the Sydney Harbour foreshore was shaped by rising and falling sea levels, the river shifted between fresh, salty and brackish.

The river landscape, and all of Country, works in relation and reciprocation with surrounding systems and networks, including but not limited to the interaction of humans. Country is an active being in the relationship, working to rebalance and sustain life in response to changes and impacts, to stay healthy and support a diverse ecology.

The river valley landscape around the site has shifted and changed over thousands of years in relation to wider global climate changes. Around the time of European colonisation of the site, what is now the channelised Clay Cliff Creek stormwater channel was a chain of ephemeral freshwater ponds.

The access to fresh water that would have made it a suitable location for the establishment of the early colonial agricultural projects in the area would also have made it a valuable place for Burramattagul people.

Figure.66 Landscape impression of Harris Park area | Yerrabingin

Site Specific Opportunities

The site is just to the south of the Parramatta River and is part of a larger cultural landscape of the Parramatta River valley. Water has been a key element in the creation and human cultivation of the site through time.

The river valley changed formation over thousands of years, with Burramattagal people working with the changing environment, moving to find resources and using them sustainably, responding to the shifting landscapes and ecosystems.

Evidence of the changing landscape over time and the use of the area by Aboriginal people is found in the Parramatta Sand Body, a large flood and wind blown sand deposit that extends from Parramatta Park towards James Ruse Drive and south from the river towards the Gregory Place site and contains remnants of Aboriginal camping and resource places and objects.

An intimate knowledge of how to care for and sustain Country to ensure all species flourished and existed in balance was developed by Burramattagal over tens of thousands of years in the everchanging river valley landscape.

Along the river around the time of colonisation, there was a complex system of industrial, economic and social networks including yam and grain fields, aquaculture structures, net and tool making sites, cooking sites and fire stick farming practises.

What is now the channelised Clay Cliff Creek stormwater channel at the boundary of the site was once a chain of freshwater ponds throughout the area. This made it a good place for the creation of Experiment Farm, and no doubt meant that it was a valuable resource place for Burramattagal people pre colonisation.

Figure.67 Government House, Parramatta | Joseph Lycett

Figure.68 By Water to Parramatta | James Heath

Yerrabingin Collaborative Design Methodology

Yerrabingin Design Process

Our design methodology is informed by components of design thinking, user-centred design and Connecting with Country design disciplines to create our Country-focused, collaborative design approach.

Country-focused

What sets us apart from conventional built environment design is our recognition of the interconnection of Country with human activity and our imperative to consider the needs of Country in the design solution. Empathetic observation and consideration of Country is central to our approach.

The outcome of our Country-focused approach is that Country is designed for and cared for, allowing Country to care and provide for future generations.

Collaborative

Inspired by the natural processes of fostering and sustaining life on Country, our design methodology follows a cyclical, collaborative process: we collect, plant, nourish and tend.

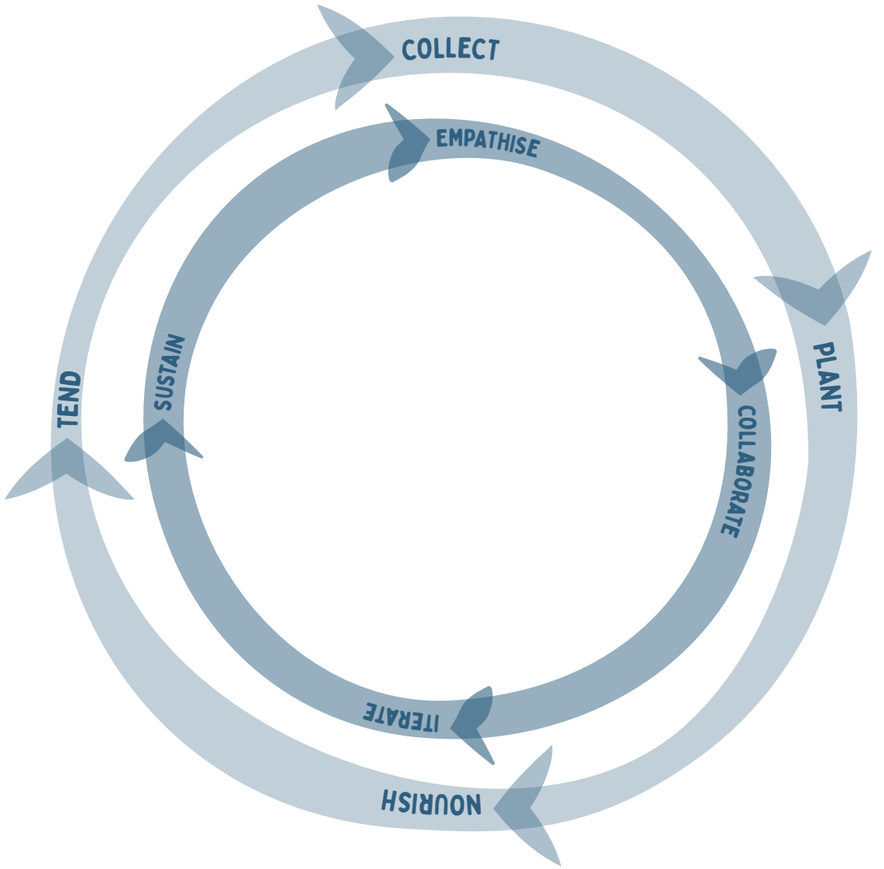


Figure.69 Methodology Process | Yerrabingin

Design Methodology Stages

Collect - First, we collect by empathising with our project partners and with Country. We gather ideas, inspiration, facts, desires, research and limitations. This occurs in the discovery and 'How Might We' session.

Plant - After understanding the design challenge, we plant. Collaborative design workshops involve First Nations peoples and the wider team involved to generate diverse and innovative design solutions.

Nourish - Following the collaborative design sessions, we nourish through iteration. We share the collaborative outcomes to develop design solutions and concepts further based on feedback.

Tend - Finally, we tend to our creation. We tend by ensuring that the partnerships and outcomes created are sustainable and have ongoing positive outcomes for Country and communities.

Yerrabingin Collaborative Design Methodology

Process and Progress

As described above in the introduction to Yerrabingin's Collaborative Design Methodology, our design process is made up of four stages, Collect / Empathise, Plant / Collaborate, Nourish / Iterate and Tend / Sustain. Each project is unique, and we tailor our design approach within each of the four stages for each project.

Our Progress

We have completed the Collect / Empathise, Plant / Collaborate and Nourish / Iterate stages and this report summarises our findings across each stage and our final design recommendations to answer our design challenge.

The graphic to the right shows the Collaborative Design Methodology for this project and where we are up to in the process.

The future stages of the process will continue to involve the First Nations community and stakeholders as the project design is developed. This will ensure our Tend / Sustain stage reflects the aspirations of the First Nations community within the Parramatta area.

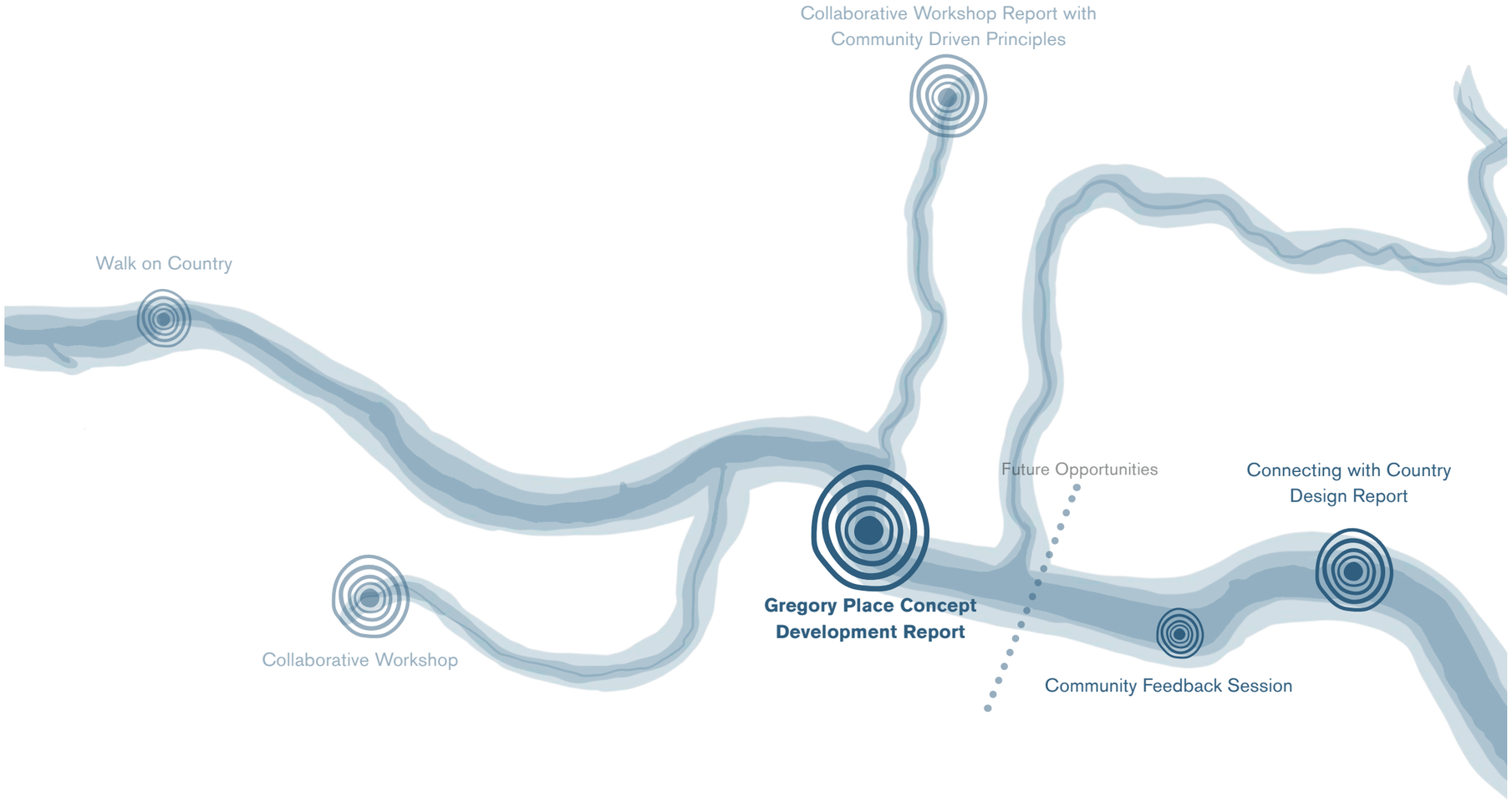


Figure.70 Project Engagement Timeline | Yerrabingin

Walk on Country and Collaborative Design

Listening to Country

The Walk on Country was completed as part of our Collect stage. We visited the site of the project with the project team and community members to understand the context of the site, the needs of Country in this place, and to get to know each other. Our collaborative workshop also occurred on site, allowing the First Nations community and project team to visualise the discussion points and design ideation in person.

When: May 12th, 2022

Where: On site - 2A Gregory Place, Harris Park

Who: 13 First Nations community members

The discussion explored the current design concepts, connecting with Country and the Cultural Heritage of the place.

The discussions collectively drew on initial work from Dominic Steele Consulting Archaeologist, Fulcrum Agency and Yerrabingin, sharing illustrations of the built form and landscape concepts for discussion. As an outcome from the workshop key principles for the project were developed responding to the feedback and aspirations of the participants.

Figure.71 Image of Collaborative Workshop | Yerrabingin

Figure.72 Image of Collaborative Workshop | Yerrabingin

Collaborative Design Workshop

Discussion and Findings

Cultural History

- Educating people on their local cultural history was a very important principle brought up and a few different ways were expressed to do this.
- Any artifacts or artworks are to be referenced within the design. Include places on the roof terraces that acknowledge the sky through interpretive material and offer opportunities for star gazing.
- There is potential for storytelling to be told through QR codes to interpret place. For example, the Parramatta Square Passport which includes links to Darug culture.
- Showcasing the 6 seasons to identify buildings. Each building has its own identity based on (for example) an indicator plant. These buildings could then use eco tones throughout and as an accompanying garden at its entry featuring this key species.
- The story of Pemulwuy was also shared and his significance in the area. An acknowledgement and education of him for visitors would be a great addition to the site.

Landscape

- The landscape surrounding the residential blocks was a very important aspect brought up during the initial engagement. The ecological function, overall use and look / feel were things spoken about.
- The creek on site was brought up as being a place where people could walk along and feel relaxed. Naturalising the creek for the benefit of the local ecosystem as well as making it more aesthetic to look at.
- Having large displays of vegetation and planting was brought up to soften the large scale of the buildings.
- Ensuring a native / endemic planting scheme across the whole landscape to enhance biodiversity and benefit the local ecology.
- Include playground spaces that are fun and have an educational purpose; ones that use Aboriginal language, games, and designs of paving patterns and soft fall with appropriate symbols. Water play was also mentioned as being a key part of the play aspect for children as well as creating a sensory space for people to walk through or look down upon.
- Pollinator vertical beacons were mentioned as being key to ensure that our pollinators can get to the rooftop landscaped spaces for successful pollinator and production of bush tucker foods.

Figure.73 Markup created during Collaborative Design Workshop | Yerrabingin

Collaborative Design Workshop

Discussion and Findings

Art

- Art can be shown in a variety of ways. There are opportunities in this project to be inspired by Country and see the whole space as an art piece expressed through common themes.
- Develop a public art masterplan/curatorial framework and begin the process of selecting artists for the various components of the masterplan. This could occur on building facades and within building foyers and corridors as well as in landscape and other public areas.
- Inclusion of public art within the project offers opportunities for both cultural expression and storytelling as well as economic opportunities for both emerging and established local Aboriginal artists.
- Creating a sensory experience for people is also a way to express art around the site. Sounds of water, smells of plants, sounds of the rustling tree branches, seeing the local biodiversity thrive, touching the textures of the landscape and experiencing the art.

People

- Creating a welcoming and safe place for people to come to and be apart of is crucial in the success of this design. Thinking about how residents but also the public are going to use the space frequently.
- Ensuring there are communal spaces for large and small groups within the landscape with BBQ areas and spaces for children to play was brought up in the engagement. Having bush tucker and medicinal gardens that people can forage from and be educated on.
- Spaces for the Aboriginal community to come and use for ceremonies and family events.
- Cheaper housing to be mixed throughout the building instead of being segregated from the rest of the residents was brought up also.
- Night use outside was mentioned and how lighting will be needed to make sure people feel safe if walking around at night time.

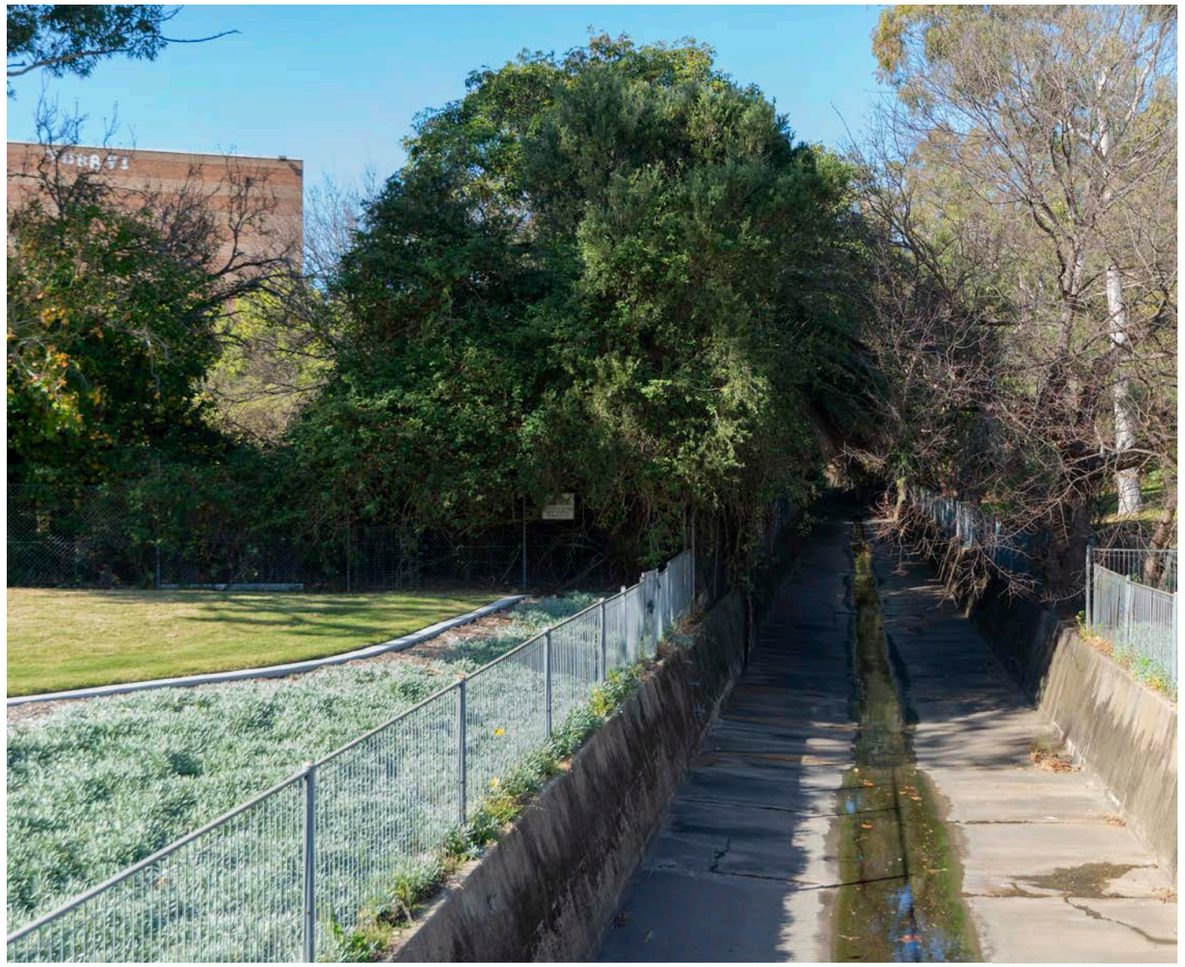


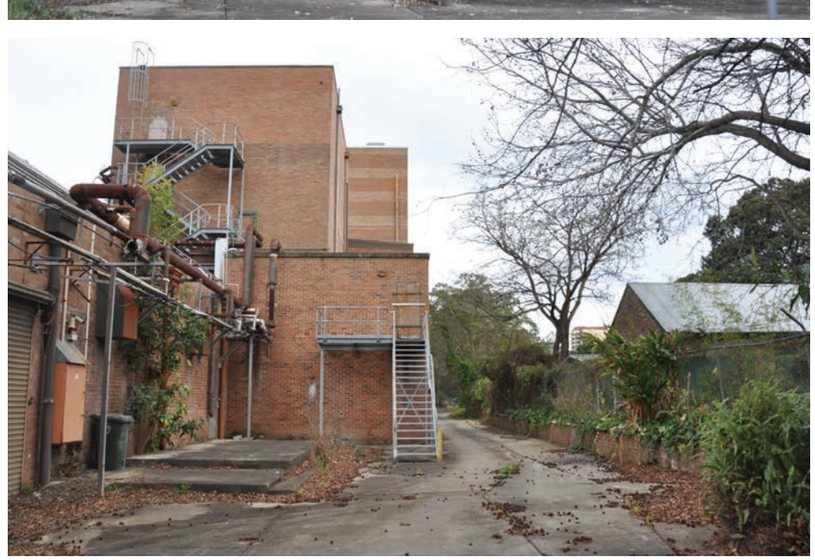
Figure.74 Site photograph of existing channel| Tzannes

2A Gregory Place, Harris Park, currently presents a stark and uninviting industrial landscape. The site is dominated by large, aging metal structures and extensive concrete surfaces, which contribute to a harsh and utilitarian aesthetic. The prominent banded brick building adds to the overall sense of neglect and industrial decay.

The surrounding greenery, though present, does little to mitigate the site's overall bleak appearance. The mature trees and shrubs around the periphery seem more like an afterthought than a deliberate design choice, failing to integrate meaningfully with the site's industrial character.

Situated on the west side of Gregory Place, the site is flanked by residential properties and Experiment Farm to the southwest. This juxtaposition highlights the site's incongruity within its predominantly residential and historically significant context, underscoring the urgent need for redevelopment.

Currently disused, the site stands as a testament to missed opportunities and unfulfilled potential. Its current state not only detracts from the visual appeal of the area but also represents a significant underutilisation of valuable urban space. The existing conditions call for a critical reassessment and a strategic approach to revitalization, aiming to transform this neglected site into a vibrant and cohesive part of the Harris Park community.



2A Gregory Place, Harris Park, features a predominantly flat topography with slight variations in elevation. The site gently slopes towards the southern boundary, where it meets Clay Cliff Creek stormwater channel. This creek, now contained within a concrete channel, plays a crucial role in the site's drainage and water management system.

The site is flat in nature and lies immediately north of Clay Cliff Creek, a Sydney Water owned stormwater channel. In rare events, overtopping of this channel can inundate the site and heavy rainfall falling north of the site can flow through the site towards the Clay Cliff Creak stormwater channel. The combination of these mechanisms (mainstream and overland flow) result in shallow flows in all rare events except the Probable Maximum Flood (PMF, the highest possible theoretical event with an extremely low likelihood) where the influence of Parramatta River is predicted to increase flood depths at the site. Site specific modelling of this flood behaviour can be found in the updated **Flood Assessment Report** by **GRC Hydro**.

The site's flatness, combined with its location near the creek, necessitates careful consideration of flood risk management in any future development plans. Effective stormwater management strategies and flood mitigation measures will be essential to minimize potential impacts and ensure the safety and resilience of the development.

An important part of the topography is the level difference between Gregory Place and Alice Street and how the Clay Creek stormwater channel breaks the landscape both horizontally and vertically. Likewise, there are large and tall surrounding buildings.

Hydrological modelling indicated that the provision of an On-Site Detention (OSD) system would increase peak discharge downstream, leading to potential flooding issues, prompting the recommendation against its implementation. Instead, a stormwater management strategy was proposed, which includes a rainwater tank designed to reuse water for irrigation, significantly meeting irrigation demand with 89% coverage. The report highlights the adherence to the Council's pollution reduction targets while noting ongoing consultation with relevant authorities to finalize the detailed design.

For more detailed information, please refer to the updated **Integrated Water Management Plan** prepared by Kozarovski and Partners

The site experiences flooding when the capacity of the stormwater channel is exceeded, with water spreading laterally across the site. In large flood events, there is shallow flooding on the northern side of the site.

The flood impact assessment shows a slight increase in flood levels in some areas due to the proposed development, but no impact on private property and no significant increase in flood risk.

Applicable flood planning levels have been identified for the site based on modelling results and the proposal has been designed accordingly.

Asbestos-containing fibre cement fragments were found in gravelly ash fill beneath the former manufacturing and office areas, requiring remediation before or during site redevelopment. Gravelly sandy fill soils at two locations are impacted by carcinogenic PAHs, also needing remediation. Volatile and semi-volatile organic compounds were detected in fill soils near the effluent treatment plant (ETP) and former chemical store, indicating potential historical impacts.

The Sullivan-ES report recommends further delineation of impacted areas, remediation of asbestos and PAH-impacted soils, disposal of liquids in the ETP tank, decommissioning of the ETP, and additional sampling to assess contamination. Sullivan-ES concluded that the site can be prepared for high-density residential development if data gaps are addressed, USTs and the ETP are decommissioned, and specific areas are remediated to eliminate health risks.

The preferred remedial approach includes decommissioning and removing USTs and the ETP, excavating and disposing of impacted soils offsite, and conducting validation sampling to ensure effective remediation and site suitability for mixed-use residential development.

For more detailed information, please refer to **Detailed Phase 2 Contamination Investigation** and **Remedial Action Plan** prepared by Sullivan Environmental Sciences.

The updated **Arboricultural Impact Assessment, Tree Protection and Management Plan** offers a comprehensive evaluation of the existing tree conditions and the rationale for retaining or removing specific trees.

The site is heavily infested with self-seeded nuisance weed species, including Large Leaf Privet (Ligustrum lucidum), African olive (Olea europaea subsp. cuspidata), Hackberry (Celtis sinensis), and Canary Island Date Palm (Phoenix canariensis). These species are Parramatta City Council Tree Preservation Order (TPO) exempt and may be removed without further consideration. Trees of high cultural value and ecological significance, such as the European Hackberry (Celtis australis) and Liquidambar (Liquidambar styraciflua) along the northern boundary near Hambledon Cottage, are identified for retention. These trees are mature with significant height and canopy, contributing to the site's cultural and ecological value.

Trees identified as environmental weed species or those with low retention value are recommended for removal. This includes species like Box Elder (Acer negundo), which do not contribute significantly to the site's ecological or cultural landscape. Trees with high cultural and ecological significance are to be retained to preserve the site's heritage and ecological integrity. These trees are well-established with mature canopies, providing significant shading and ecological benefits. The new planting scheme is to feature 100% native species, which at maturity will provide significant shading and ecological value to the site.

This approach will ensure that the development respects and enhances the site's existing ecological and cultural landscape while removing species that do not contribute positively to the environment.

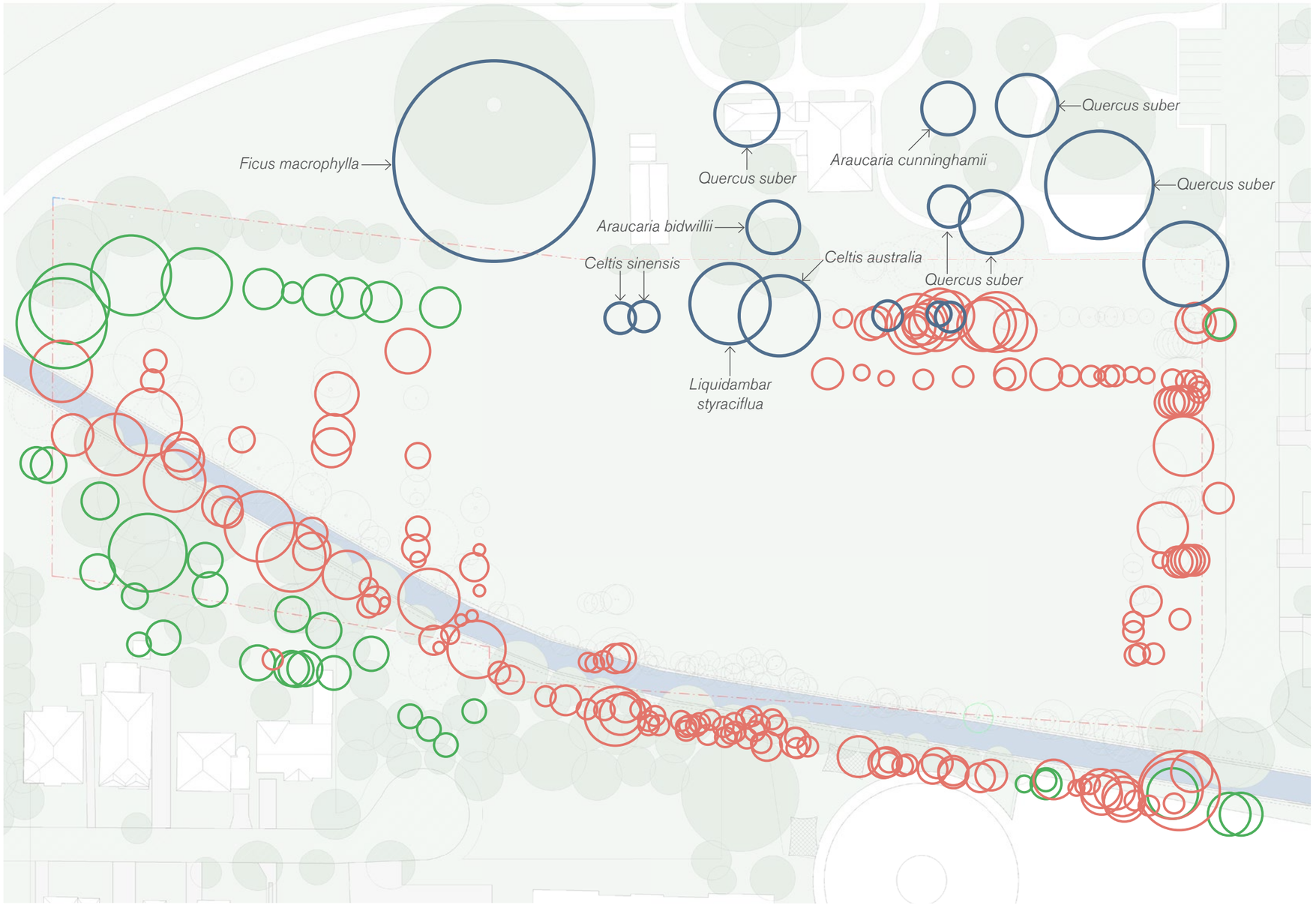


Figure.75 Planing showing tree locations | Yerrabingin

Legend

- Site Boundary
- Existing Trees Retained (within Hambledon Cottage boundary)
- Existing Trees Retained
- Existing Trees Removed

4.6 Acoustic Considerations 3.6

The noise survey conducted at the site provides a comprehensive analysis of the existing and potential noise impacts associated with the proposed development. The following summary outlines the key findings from the noise survey, focusing on external noise sources, operational noise, and construction noise.

The site is not subject to high levels of external noise. The primary external noise source identified is road traffic from Hassall Street, which creates moderate noise levels. The apartments nearest to Hassall Street are over 40 metres from the road, which helps mitigate some of the noise impact. Additionally, the OLOLC and its associated car park do not cause significant noise levels on the southern part of the site. The impact of operational noise for the Our Lady of Lebanon (normal and special event operations) will be considered in the façade design of the development

Regarding operational noise, the primary sources will be from plant and equipment, including car park ventilation, air-conditioning units, and a sub-station. These noise sources are assessed with reference to the EPA Noise Policy for Industry. Compliance with noise emission goals is achievable using standard acoustic treatments such as in-duct lining and acoustic louvres, which will be determined at the Construction Certificate (CC) stage. Furthermore, noise from additional traffic on Gregory Place, a local road, is projected to comply with the EPA Road Noise Policy based on future traffic generation analysis.

A Construction Noise Assessment is included in the submission package. In terms of construction noise, the site's proximity to residential areas to the east (Gregory Place) and south (Ruse Street) means that there is potential for exceedance of EPA Noise Management Levels, particularly during noise-intensive activities like bulk excavation. Such exceedance is common for construction projects near residences. Therefore, reasonable and feasible noise mitigation measures will be necessary and will be detailed in a Construction Noise and Vibration Management Plan (CNVMP). This plan will typically be prepared after development approval once a construction programme is established.

For more detailed information, please refer to the updated **Acoustic Assessment for SSDA** prepared by Renzo Tonin & Associates

It is worth noting that the site is currently a disused industrial site and does not create any noise. If reactivated, whilst the site would still be subject to the noise controls in its existing industrial consent, it will still create more noise, odour and greater amenity than it currently does. Further, reactivating the site to continue industrial uses would see an increase in heavy vehicle movement on Gregory Place compared to existing conditions, or compared to what will be generated with the proposed residential use of the site.

Safety

The increased residential density enhances 24/7 activity, contributing to the passive surveillance of public spaces, thereby supporting a safer and more vibrant local environment.

The site layout ensures clear visibility in shared areas, with landscape design fostering an inclusive environment that offers diverse spaces and experiences, enhancing community interaction. The design prioritises direct pedestrian routes to eliminate isolated or hidden areas where safety could be compromised. Buildings and spaces are designed to be flood-resilient, ensuring safety from hazardous conditions. Additionally, the design includes features for emergency safety, such as clearly marked exits, fire safety systems, and accessible routes for emergency services.

Privacy

The design incorporates strategic placement of buildings and landscaping to shield private spaces from public view, using trees and shrubs as landscape filters where overlooking is an issue. Windows and balconies are oriented to minimise direct sightlines into neighbouring properties, enhancing privacy.

1. Overlooking from Public Domain: The site is adjacent to public parkland to the north, west, and south, and Gregory Place to the east. Ground floor apartments will incorporate landscape buffers to support privacy, while upper-level dwellings offer opportunities for passive surveillance of the public domain, contributing to improved safety and amenity.
2. Overlooking to and from Hambledon Cottage: Hambledon Cottage functions as a publicly accessible historic house, requiring visual connection with its surroundings. Existing and proposed vegetation provides substantial visual screening—up to 30-40 metres in height—well above the maximum proposed building heights of 8 storeys, significantly limiting visibility to and from the new buildings whilst maintaining ground level visual connections to public or publicly accessible open space. The revised proposal introduces a 30-metre-wide view corridor to the south of the Cottage, while the remaining built forms near the Cottage have been reduced from 4-6 storeys to 2-4 storeys, further mitigating potential overlooking.
3. Overlooking to and from Neighbouring Properties: Residential properties close to the south-western corner of the site are well screened by dense vegetation, which will be retained. As a guide to separation distances, the built form as designed is well beyond ADG separation distance, ensuring privacy considerations are consistent with community expectations. For properties along the eastern side of Gregory Place, boundaries are over 18m from the project site boundary, meeting ADG requirements. Additional setbacks will result in at least 30m between the proposal and neighbouring buildings, a 60% increase from ADG requirements.

Figure.76 Map showing possible privacy consideration points | Source: Nearmap

Privacy (continued)

4 Overlooking to Young Academics Early Learning Centre - Harris Park Open Space: The updated design delivers a notably improved privacy outcome for the adjacent childcare facility when compared to the exhibited EIS scheme. Building height near the shared boundary has been reduced from 7-8 storeys to 4 storeys, significantly limiting potential overlooking from upper-level residences. The rooftop of Building A2, which is closest to the childcare, will be non-accessible, removing direct sightlines. Views from the communal rooftop of Building A3 are blocked by the intervening A2 rooftop, further mitigating privacy concerns.

A 30-metre landscaped setback in front of the childcare enhances building separation and reduces overlooking potential. The proposed tree planting along Channel Walk includes a diverse mix of species that will provide effective screening up to three storeys at maturity. These design elements, together with existing fencing, vegetation, and shading in and around the childcare, support a balanced privacy outcome for both the childcare and future residents.

While some degree of overlooking may remain, this is consistent with typical conditions for childcare centres in urban environments, where visibility from neighbouring properties is often present. For example, the outdoor play area is currently visible from 34 Alice Street and balconies of OLOLC, reflecting the existing urban context.

5 Overlooking to and from OLOLC: OLOLC functions as a public building, making visibility to its open balcony and carpark area an expected and acceptable condition.

In response to concerns regarding privacy for future residents, as explained in the the updated Visual Impact Assessment, there are no views to and from inside of OLOLC out to the project site, except through fire doors. In terms of views to and from OLOLC balcony and carpark, the design interventions described above for the childcare also contribute to improved visual separation between OLOLC and the proposed development. Compared to the exhibited scheme, these adjustments greatly reduce overlooking possibilities and offer a more balanced privacy outcome for future occupants while maintaining appropriate openness around the public-facing elements of OLOLC.

Given the urban setting, occasional increases in activity and noise associated with special events at OLOLC are to be expected. The proposed built form and additional housing has been designed with a considered relationship between the church's functions and residential amenity.

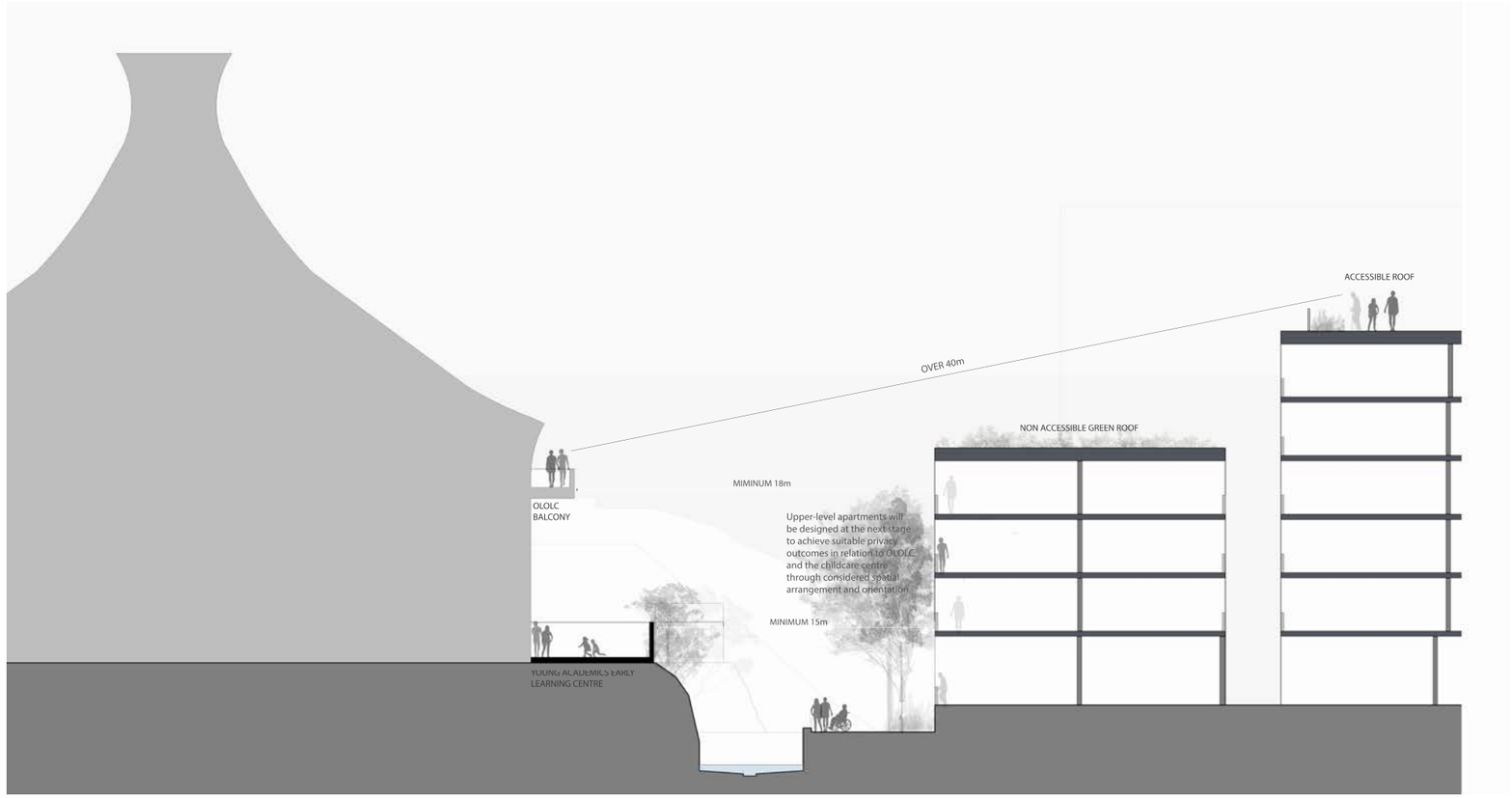


Figure.77 Sectional diagram illustrating proposed built form conditions next to OLOLC balcony and Young Academics Early Learning Centre

Figure.78 Google view of Young Academics Early Learning Centre outdoor area showing various shading structures, tall boundary walls and vegetation outside

5 / Design Framework

5 Design Framework

5.1 First Nations Design Principles 2

5.1.1 Designing with Country Introduction

This project provides an opportunity to connect with and regenerate Country. Water has been a dominant element in the creation and use of the site from First Nations occupation, through colonial times, to contemporary use. The cultural landscape has been shaped by environmental changes over thousands of years. Sea levels rose and receded, moving sand, stones and soils across the landscape, shifting the reach of fresh water to salt water and changing the ecologies and human uses of the area.

The restoration of healthy water flows at the site, through building design and water collection and management, offers the opportunity to improve soil health, waterway health and biodiversity in the surrounding environment.

The proposed mix of affordable and market rental housing at the site and new public spaces will create a socially inclusive place for the diverse contemporary community. Focusing on Country as the lens to interpret how people have inhabited and cultivated the landscape over thousands of years up to the present day will allow a broader understanding of the meaning and importance of the place, allowing new connections to Country for the diverse contemporary community of Parramatta.

Connecting with Country opportunities developed from collaborative design workshop.

LANDSCAPE

The landscape surrounding the residential blocks was an important aspect with the following considerations;

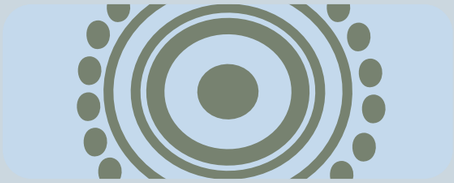
- The ecological function, overall use and look/feel.
- Improving connection to the creek with paths and seating opportunities
- Planting to soften and screen the mass of the buildings
- Ensuring a native / endemic planting scheme to enhance biodiversity and benefit the local ecology.
- Include playground spaces that are fun and educational; integrate Aboriginal language, games, and paving patterns and soft fall with appropriate symbols.
- Water play as a sensory experience for children and other users.
- Pollinator vertical beacons providing access to rooftop landscapes for pollinators to support bush tucker growth

CULTURAL HISTORY

Educating people on their local cultural history was a very important principle with a few different ways were expressed to do this;

- Any artefacts or artworks are to be referenced within the design.
- Include places on the roof terraces that acknowledge the sky through interpretive material and offer opportunities for star gazing
- There is potential for storytelling to be told through QR codes to interpret place. Example: Parramatta Square Passport
- Showcasing the 6 seasons to identify buildings. Each building has its own identity based on (for example) an indicator plant.
- These buildings could use eco tones throughout
- Accompanying garden at its entry featuring this key species.
- The story of Pemulwuy was also shared and his significance in the area. An acknowledgement and education of him for visitors would be a great addition to the site.

ART



Art can be shown in a variety of ways. There are opportunities in this project to be inspired by Country;

- See the whole space as an art piece expressed through common themes.
- Develop a public art masterplan/ curatorial framework and begin the process of selecting artists for the various components of the masterplan.
- This could occur on building facades and within building foyers and corridors as well as in landscape and other public areas.
- Inclusion of public art within the project offers opportunities for both cultural expression and storytelling as well as economic opportunities for both emerging and established local Aboriginal artists.
- Creating a sensory experience for people is also a way to express art around the site. Sounds of water, smells of plants, sounds of the rustling tree branches, seeing the local biodiversity thrive, touching the textures of the landscape and experiencing the art.

PEOPLE

Creating a welcoming and safe place for people to come to and be apart of is crucial in the success of this design.

- Thinking about how residents but also the public are going to use the space frequently
- Ensuring there are communal spaces for large and small groups within the landscape with BBQ areas and spaces for children to play was brought up in the engagement.
- Having bush tucker and medicinal gardens that people can forage from and be educated on.
- Spaces for the Aboriginal community to come and use for ceremonies and family events
- Cheaper housing to be mixed throughout the building instead of being segregated from the rest of the residents was brought up also.
- Night use outside was mentioned and how lighting will be needed to make sure people feel safe if walking around at night time.

Yerrabingin Elements of Country

A way to think and learn about Country is to consider Country as made up of a series of interconnected elements: Move with Country, Water Country, Sky Country, Non-Human Kin Country, Deep Country and Wind Country. This allows us to look at different parts of Country and the role they play in an overall system.

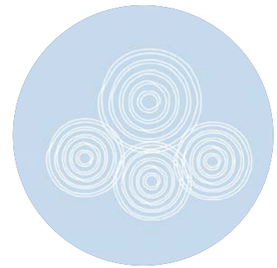
The following pages explore how each of these elements provide opportunities across the proposed design to acknowledge Country, respect cultural heritage and build community within the site.

Move with Country

At the heart of Country is people and community, where our spirituality is embedded in environmental consciousness. To Move with Country is to be a Custodian of Country. It is where we record and share our knowledge through story, song, dance and art.

Water Country

The connective tissue, the circulatory system, the confluences and paths within and between Country. It is the meeting of salt and fresh water, where one drop forms setting a path through Country, connecting with story and landscape.



Sky Country

A place of spirits and the ancestors and includes knowledge about navigation, the seasons, time and Songlines. It is also an important component of ceremony as it allows engagement with our ancestors and spiritual beings.

Non-Human Kin Country

Fills the senses with colour, smells and sounds. On Country we are surrounded by our kin the animals and plants. This is where we learn about the connection of all living things and our responsibilities and roles within this web of connections.

Deep Country

The most Ancient of connections and one that we honour for the many gifts it shares, such as the greenstone axe and the ochres that we paint with. When we dance we are celebrating and honouring the spiritual beings below our feet and their kin in Sky Country, representing the extent and connection of Country.

Wind Country

Carries the messages of seasonal change, the songs and words of our ancestors across Country. It is where the landscape and light vibrates to a rhythm, be it the trees and the grass, or the clouds racing across the sky.

Move with Country

Move with Country can be expressed through the design through the thoughtful placement of through site links. Furthermore, the integration of paths to experience Country. In addition to this, nodes for gathering and interacting with the landscape respond to movement, connection and journeys.

People

- Ceremony
- Communal gathering spaces and events
- Business opportunities

Art

- Aboriginal artists and designers
- First Nations visibility

Landscape

- Sensory experiences; smell, sight, sound, touch and taste

Cultural History

- Use of language on site
- Caring for Country

Figure.79 Trail embedded in endemic planting | Walking_SA

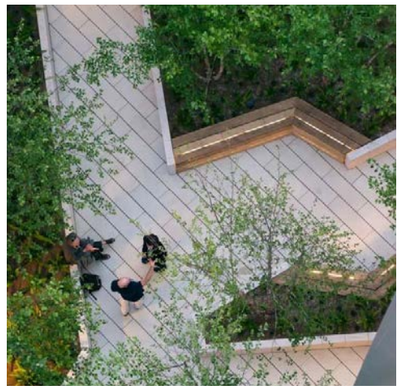


Figure.82 Aerial of breakout node | GLS Architecture

Figure.80 Fluid formed footpaths | Yerrabingin

Figure.81 Views to water | Thorbjörn Andersson

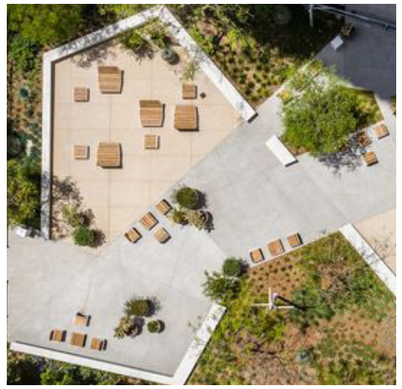


Figure.83 Aerial of breakout node | RIOS

Figure.84 Rest areas along pathways | Hershberger Design

Water Country

Designing to slow the movement of water and allowing it to collect results in cleaner water before it moves to the broader hydrological system. There is also potential to express water through design elements and interpretation. Drawing visitors toward Clay Cliff Creek stormwater channel results in a dynamic edge with unique character.

People

- Sensory experiences; interaction with water, hearing the sounds of water

Art

- Facade interpretation

Landscape

- Habitat restoration and tidal flow
- Water Quality Guidelines - Clean water and stormwater systems

Cultural History

- Living entity
- Cultural Topography
- Celebrate original chain of ponds location

Figure.85 Integrated water treatment | Jane Iwrin LA

Figure.86 Tiered water integration | ASPECT

Figure.87 Original waterway interpretation | NatureTourismServices

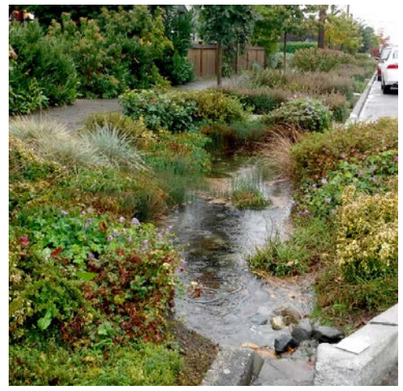


Figure.88 WSUD | Kathryn Gwilym

Figure.89 Facade exploration | iarch

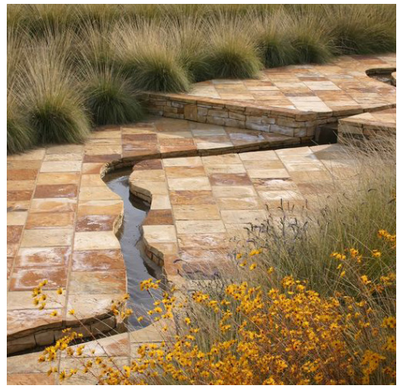


Figure.90 Controlled water flow | CanaWanderer

Figure.91 Green/blue infrastructure | ABC NEWS: Ursula Malone

Deep Country

The design could reference the local geology of the are, including clay, allowing visitors to become subtly educated on the Country below their feet. Furthermore, providing spaces for cultural ceremony on the ground plane and rooftops continues First Nation connection to the Parramatta region.

People

- Environmentally conscious construction policies

Art

- Geological eco tones / colour palette
- Facade interpretation

Landscape

- Geological eco tones / colour palette
- Ground plane materials

Cultural History

- Exploration of site geology
- Ceremony
- Connection to ancestors

Figure.92 Geology and material integration | Yerrabingin

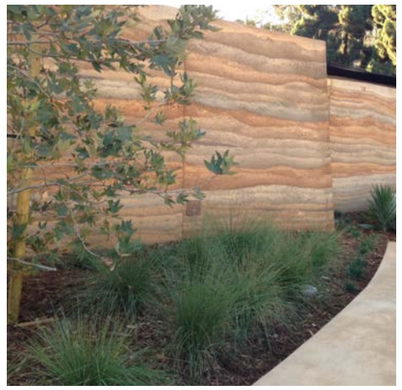


Figure.93 Rammed earth reflect geology | Earth Wall Builders

Figure.94 Ceremony on site | Getty Images/Mark Kolbe

Figure.95 Smoking ceremony | iStock

Figure.96 Brick angles reflect geology | Behet Bondzio Lin ArchitektenMalone

Non-Human Kin Country

This element can be explored by maximising green spaces across the site, providing vegetated corridors and connections for fauna, planting dynamic species that provide seasonal flourishes and allow pollinates to dwell through areas of increased biodiversity.

People

- Education about local non human kin
- Spaces to be amongst nature

Art

- Ecological colour palettes
- Facade projection

Landscape

- Seasonality
- Endemic vegetation

Cultural History

- Bush tucker and medicinal species
- Spaces for education

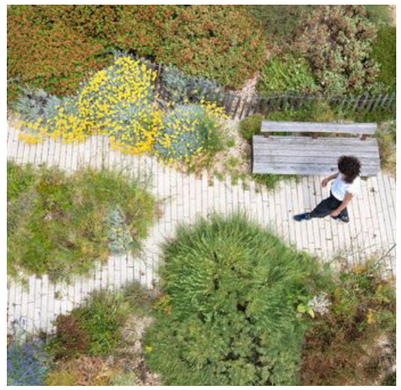


Figure.97 Habitat and seasonal flourishes | APS

Figure.98 Green infrastructure roof | Zinco GreenRoof

Figure.99 Planting around renaturalised creek | E2DesignLab

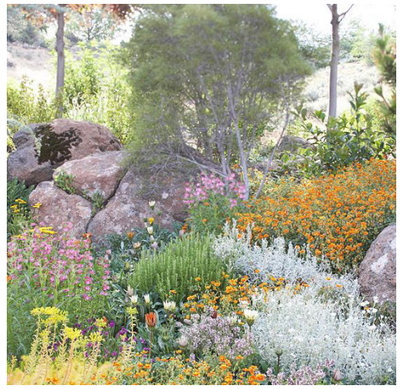


Figure.100 Mosaic of endemic planting | BHG

Figure.101 Green infrastructure facade | Ateliers Jean Nouve

Sky Country

Both the rooftops and the ground plane are spaces where sky Country can be admired and celebrated, through ceremony and observation. The placement of interpretive elements to reflect constellations, as well as forms and furniture to promote sky gazing are also ways in which users can appreciate Sky Country.

People

- Shelter
- Nodes to view the day and night sky

Art

- Shadow Play
- Sky interpretation

Landscape

- Seasonality

Cultural History

- Views to night sky
- Constellations
- Ceremony

Figure.102 Constellation design expression |Pinterest

Figure.103 Star-gazing furniture | Escofet

Figure.104 Space for ceremonial immersion | City of Sydney

Figure.105 Cultural astronomy | City of Parramatta

Wind Country

Species selection in planting will allow for wind Country to be embraced and celebrated. Furthermore, the orientation and placement of the build form can allow for wind movement and corridors to provide exposure and refuge for users at points across the sire. Facade treatment can also respond dynamically to the movement of wind.

People

- Spaces to access a cool breeze
- Nodes and shelter
- Soundscapes

Art

- Facade treatment opportunities

Landscape

- Endemic species - seasonal change
- Wind corridors

Cultural History

- Spaces to share knowledge and stories

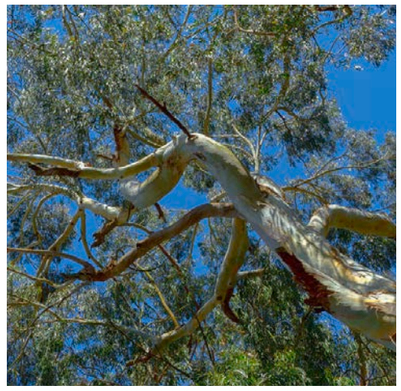


Figure.106 Wind in limbs and leaves |Bonnie Follett

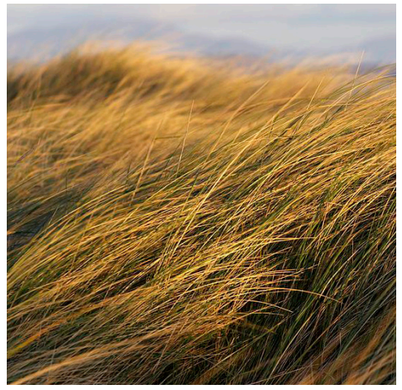


Figure.107 Wind-blown grasses | Amazon

Figure.108 Seasonal wind expression | Robert and Jean Pollock

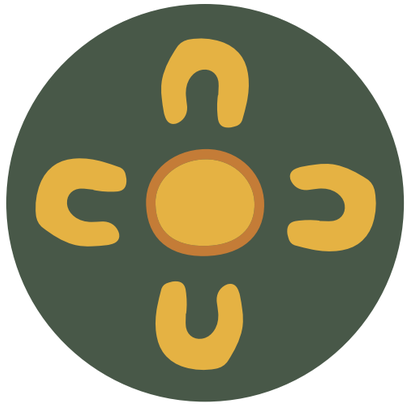
Figure.109 Facade treatment | Peter Ruge Architekten

Figure.110 Facade treatment | UNStudio

Ongoing Opportunities

Continued Community Engagement

Continue consultation with community throughout the entire project all the way through to construction and beyond completion.



Detailed Design

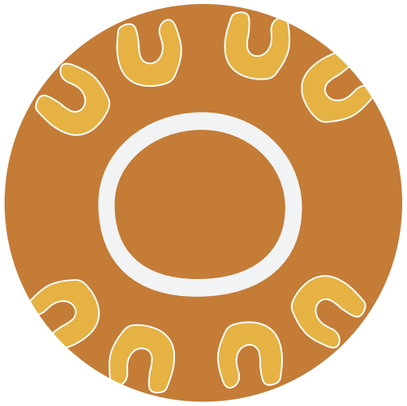
The detail design stage needs to include local First Nations artists and community to discuss the art and design strategies for different elements of the project.

Language Workshops

Any potential use of traditional language needs to be consulted with the appropriate First Nations knowledge holders. Language workshops are recommended and are to take place sooner rather than later if things like buildings, streets, parks etc. are wanting to be named.

Wayfinding / Branding

Wayfinding and branding can be work-shopped with local artists to ensure the best outcome is being made. The projects branding is to be discussed with community.



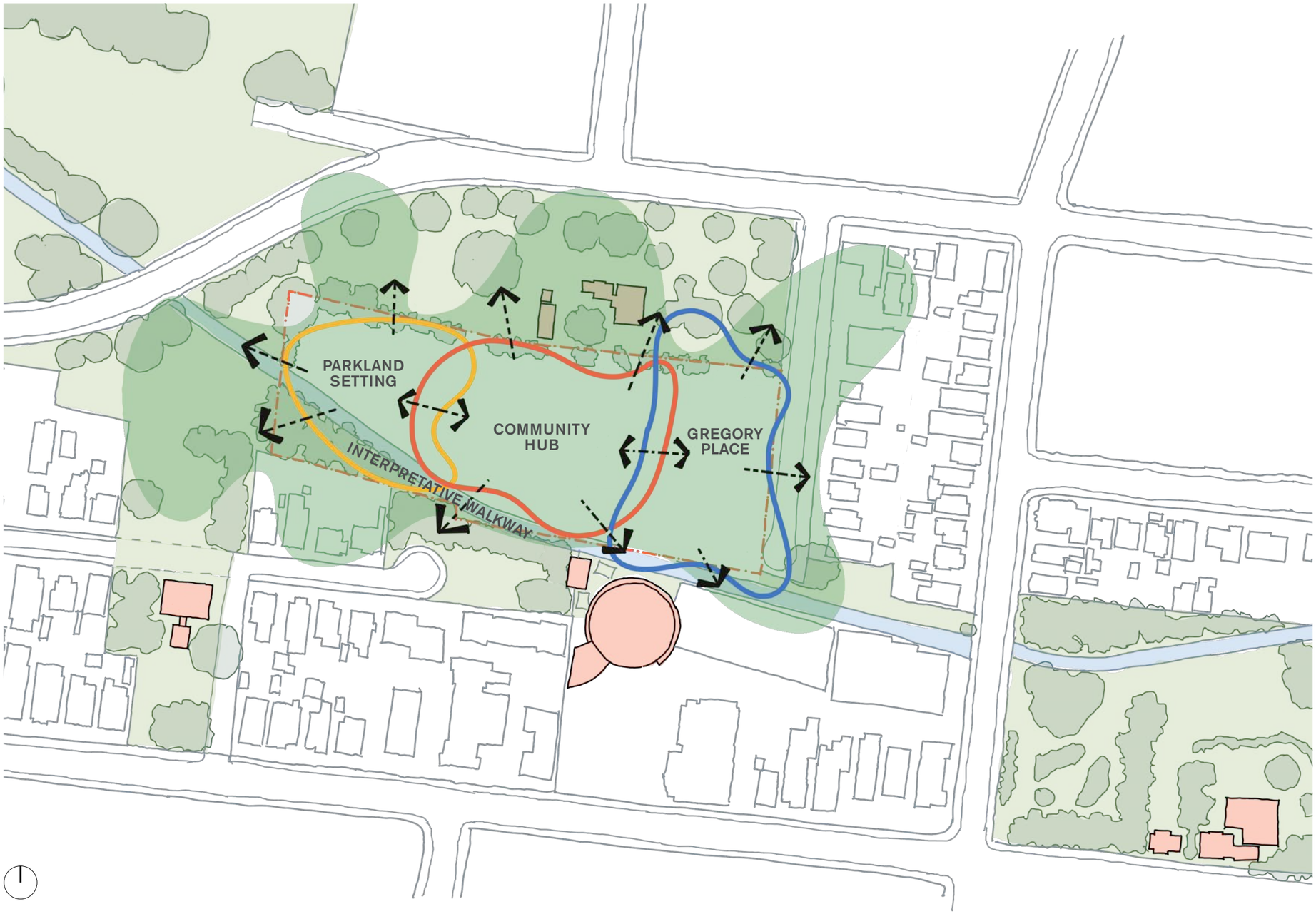


Figure.111 Plan showing the three character zone on site | Tzannes

The updated design concept structures the site around four distinct precincts, enabling a highly permeable and accessible environment. These facets include a central community hub, western parkland, a southern channel walk, and Gregory Place to the east.

1. **Gregory Place:** Residential medium density housing that reinforces the geometry of Gregory Place and medium density housing in the areas to the east and south.
2. **Community Hub:** Active heart of the development, located along the key axis between OLOLC and Hambledon Cottage.It celebrates the immediacy of Hambledon Cottage and facilitates social exchange.
3. **Parkland Setting:** Establishing strong green links between open spaces of Hambledon Cottage reserve, Experiment Farm reserve, James Ruse Reserve, Robin Thomas Reserve and Queens Wharf Park, and reinforces the geometry of the park.
4. **Interpretive Walkway:** Establish an inviting Channel Walk linking the three zones above with 24 hour access, featuring elements which acknowledge the historical layers of Clay Cliff Creek chain of ponds, and provide places to rest, to dwell, to engage and to connect.

Solar Amenity and Solar Access Plane 3.1

Solar amenity of the two identified outdoor spaces are to be protected as per below:

1 Experiment Farm

Sun access protection for Experiment Farm is outlined in clause 7.5 of LEP 2011 and clause 7.7 of LEP 2023.

Both clauses mandate no additional overshadowing on 21 June between 10am and 2pm to Experiment Farm.

These protections fall under Part 7 Additional Local Provisions - Parramatta City Centre, which only applies to the area designated as Parramatta City Centre per the LEP map.

Therefore, the sun access clauses do not apply to the project site. However, the project has taken measures to adhere to the sun access protection requirement.

2 Young Academics Early Learning Centre - Harris Park

Ensure a minimum of 2 hours of solar access between 8am and 4pm during winter months, for not less than 30% (or 2.1m²) of the 7m² of outdoor space per child required, per the DPIE Child care planning guideline.

According to ACECQA, this childcare centre has 75 approved places, requiring a minimum of 2 hours of solar access for at least 158m² of outdoor space.

Legend

Experiment Farm Solar Access Protection surface as defined in the 'Overshadowing in the Parramatta CBD Technical Paper' by City of Parramatta, 11 November 2019

Young Academics Early Learning Centre - Harris Park Solar Access Protection surface done by Tzannes

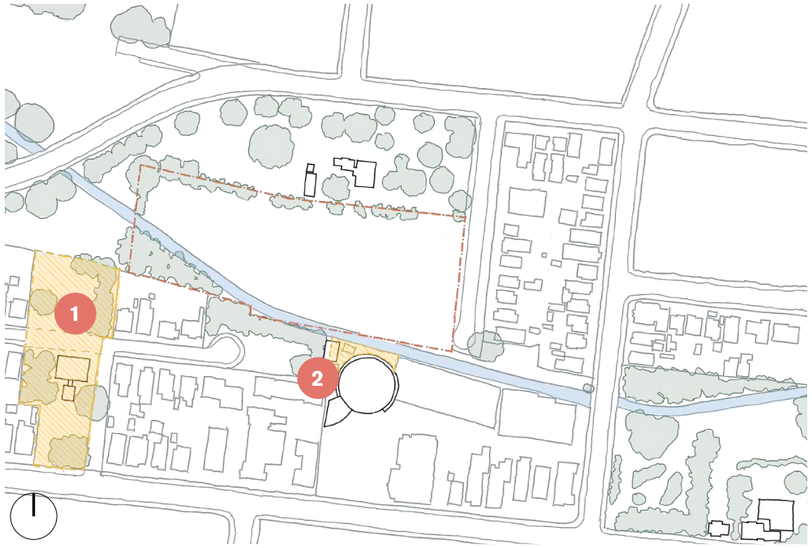


Figure.112 Experiment Farm & Young Academics Early Leaning Centre | Tzannes

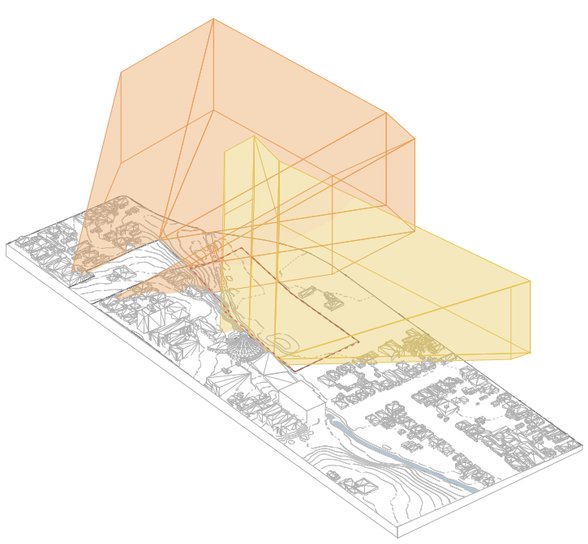


Figure.113 Solar access protection surfaces | Tzannes

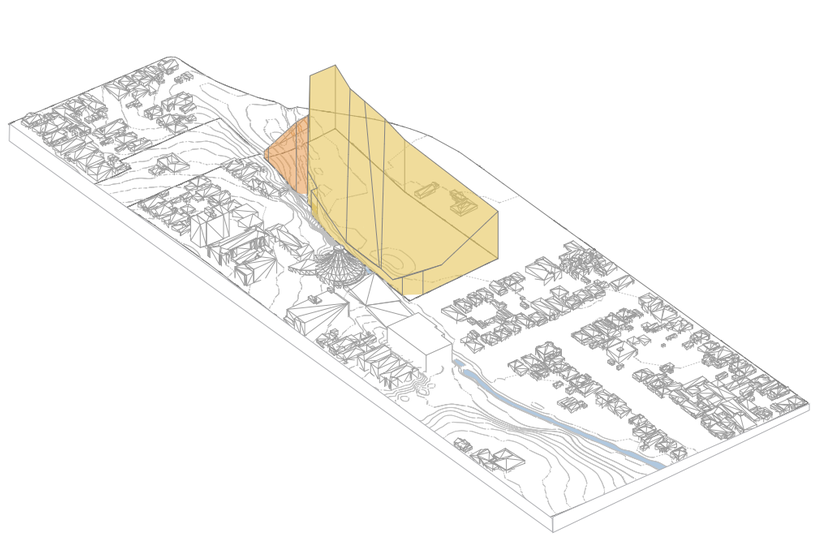


Figure.114 Resulted developable envelope on site | Tzannes

Connecting with Country 2

_ **Co-design**: The built form and landscape is developed from a co-design process.

_ **Three special places:** Three built zones are created to reflect their distinct identities shaped by their settings.

_ **Enriching place:** The design complements colonial with pre-colonial and contemporary multi-cultural interpretations

Integrating into a landscape setting 3.2

_ **Landscape setting for colonial heritage:** Hambledon Cottage and Experiment Farm Cottage are set within a landscape context and well scaled residential neighbourhood.

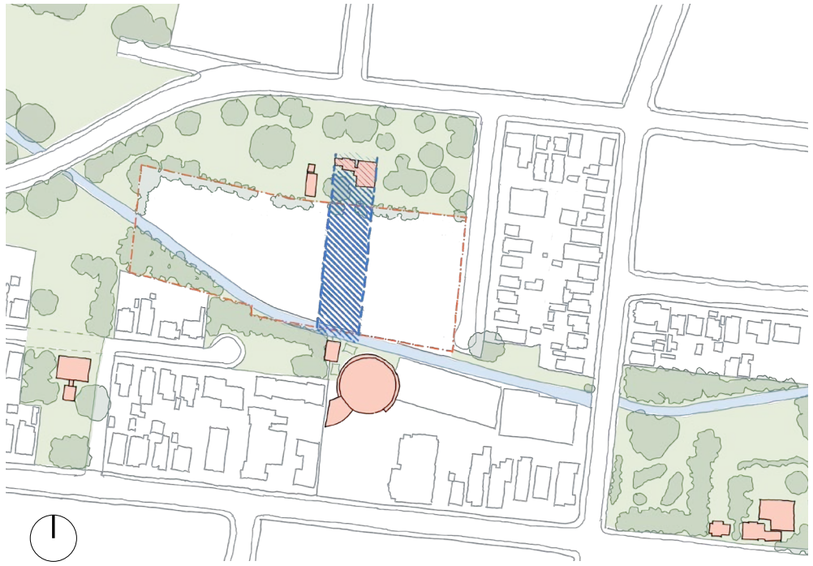
_ **Green backdrop:** The landscape design ensures a green backdrop to Hambledon Cottage as viewed from Hassall Street and the park.

_ **New links:** Landscaped through-site-links and bridges create a publicly accessible, pedestrian network connecting cultural nodes surrounding the site and neighbourhood

_ **Retaining existing landscape:** Existing mature trees are protected

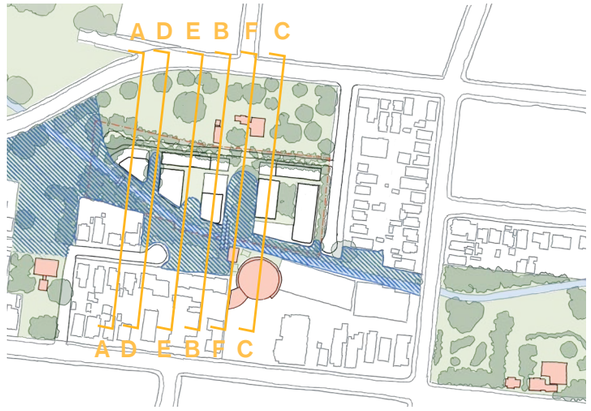
Enhancing view corridor 3.1 3.2 3.3

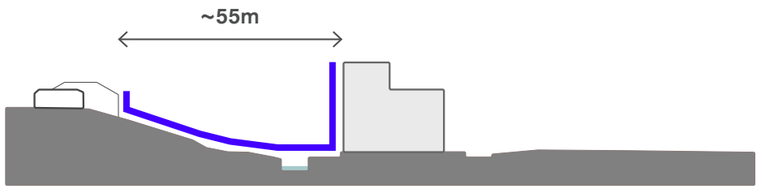
_ **Heritage Curtilage:** The proposal introduces an unobstructed landscape view corridor from Hambledon Cottage to OLOLC, visually connecting Early European settlement to the history of migration and multi-cultural society. With a First Nations designed landscape, it also reflects the pre-colonial context.



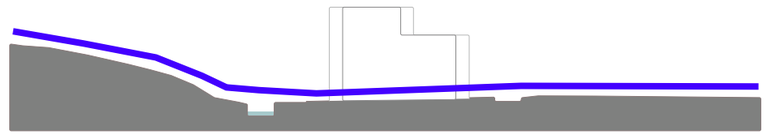
Introducing a channel walk 3.1 3.3 3.4

- **Function:** A landscaped new Channel Walk will provide a place for residents and visitors to leisurely stroll and enjoy seasonal landscaping. Physical connections between the heritage sites of Elizabeth Farm, Experiment Farm and Hambledon Cottage are created or improved connecting this pedestrian experience with publicly accessible open space network on site and to the park.
- **Scale:** Channel Walk is integrated with the landscape and pedestrian network. The spatial design varies to achieve a modulated experience including wide and long vistas, views into courtyards and more intimate moments at a minimum width of 6 metres at locations where the adjacent conditions to the south are generally unbuilt or for relatively short distances where built. The design of Channel Walk provides an important amenity for all users varying from more intimate, human-scaled moments that support slower movement to large areas integrated with adjoining conditions as special places for social interaction aligned with special places defined by the built form. Given the channel itself spans approximately 6 metres, the perceived width of the walk will be at least 12 metres at a minimum. At no point is the Channel Walk as an experience compromised by the built form or adjoining conditions given the variety of spatial experiences and the connectivity to adjoining places of interest.
- **Neighbouring green spaces:** Channel Walk is designed to be well connected to a series of open spaces and landscaped zones on both sides to enhance its amenity.
- **Diverse spatial experiences and built form:** Channel walk is to open up to a series of connected open spaces at regular intervals, creating nodes of varied dimensions and characters. This results in varied building setbacks along the walk, enriching the spatial experiences, and creating a dynamic and engaging environment that enhances the overall ambiance of the area.
- **Varied height:** The varied building heights along Channel Walk also reinforce the hierarchy of open space experiences and contribute to the distinctive attributes of this part of the overall pedestrian amenity on site and beyond.
- **Safety:** Channel walk to be designed with surveillance from adjacent residential areas.





Section AA



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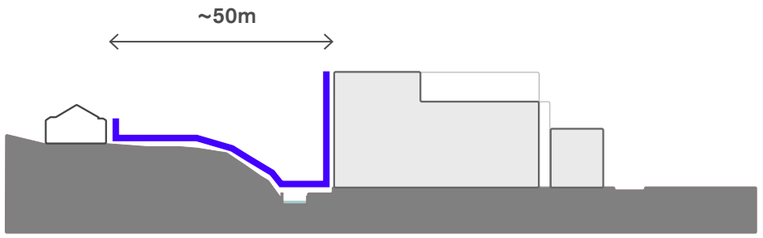

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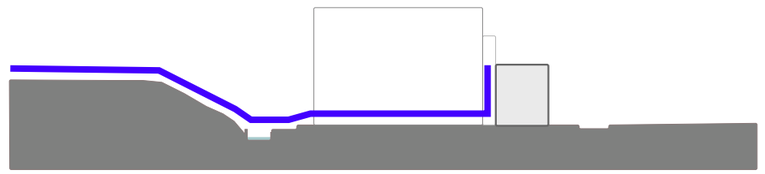

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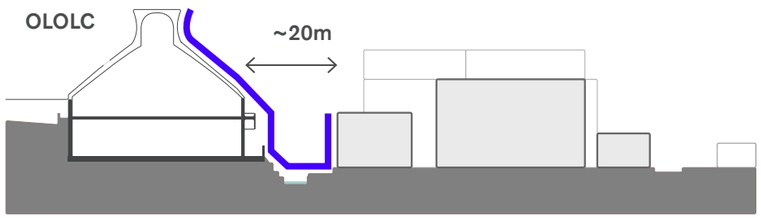

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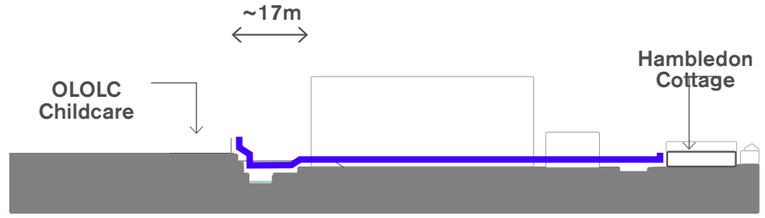
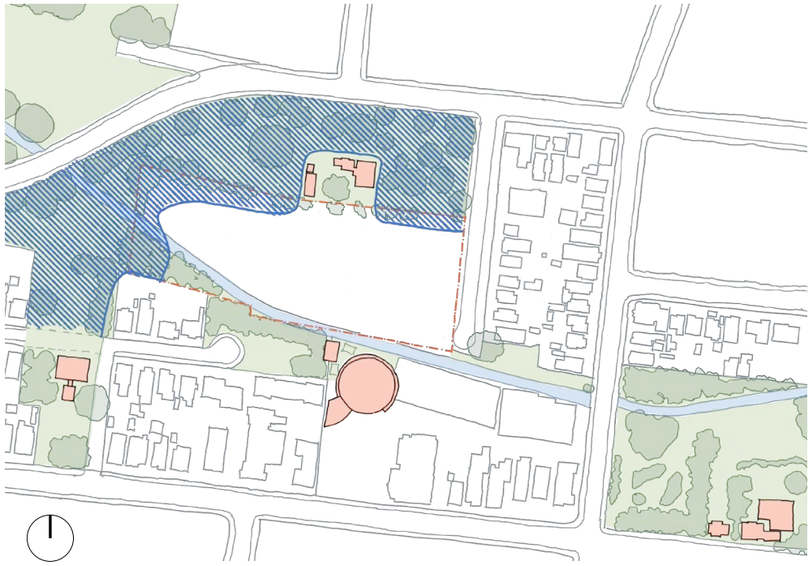


Section FF

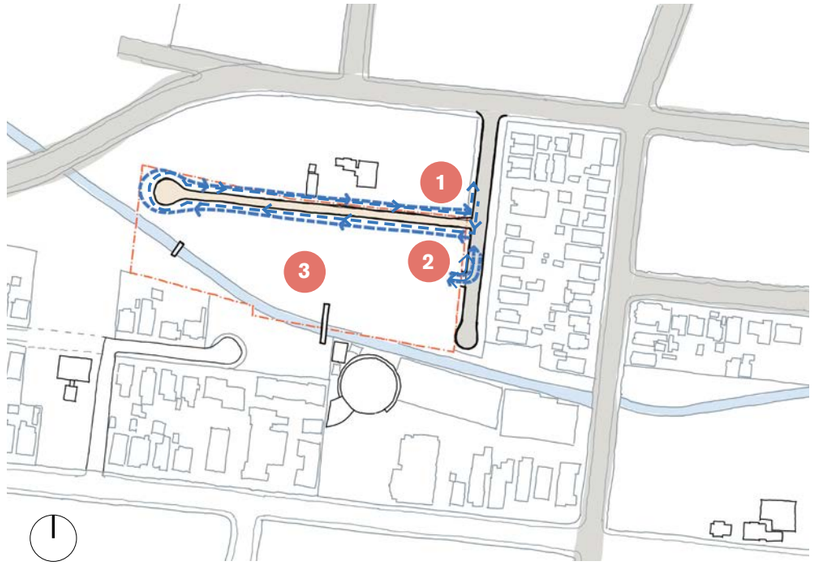
A parkland setting 3.1

- **A variety of landscaped spaces:** The updated built form expands and contracts, creating distinct landscaped experiences within the park and when viewed from Hassall Street.
- **Maximizing park width:** The updated design significantly increases the setback from Parkes St to allow for a continuous park landscape that is 39 meters wide at its narrowest point in front of Hambledon Cottage and more than 100 meters wide when including the landscape on the south side of the stormwater channel.
- **Working with the existing context:** The built form significantly improves public amenity compared to the existing conditions, reflecting the geometry of the park and road infrastructure.



Improving the road network 4

1. **A landscaped shared-way:** Site accessibility for deliveries and emergency services is provided for in the landscaped Shared Zone. The park is not appropriated as the front door to the residential neighbourhood.
2. **Precinct parking:** Access to basement parking via Gregory Place.
3. **Three cul-de-sacs:** Three cul-de-sacs terminate near or in the park, establishing the park as an important neighbourhood destination.



Legend

- Existing Road
- Proposed Road
- Proposed basement car park entry
- Proposed pick up and drop off route

Enhancing connectivity 3.2 3.4

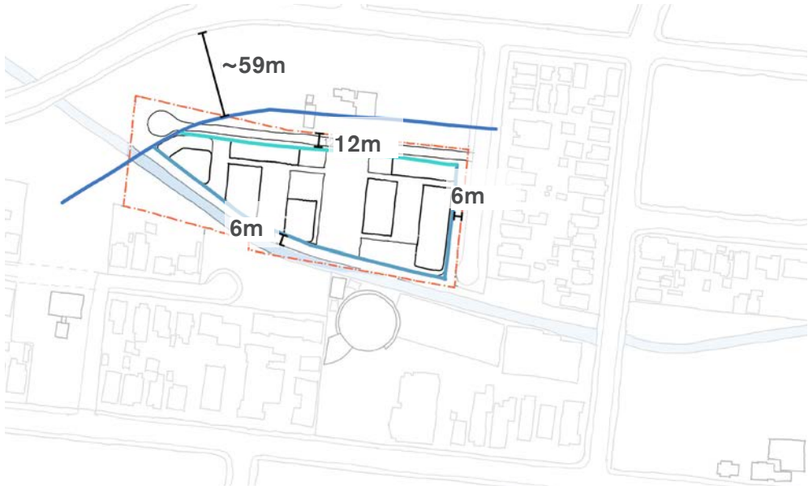
1. **New pedestrian bridges:** The significant level difference between Hambledon Cottage and Experiment Farm is addressed by proposed bridges and new landscaped steps and ramp.
2. **New pathways and connections:** New connections to all significant community facilities and parklands are proposed
3. **Future connections:** With potential future surrounding development there is an opportunity for a road from Oak Street to Rosehill and Gregory Place, further enhancing connectivity in the wider precinct.

Legend

- Existing Pedestrian Route
- Proposed Pedestrian Route

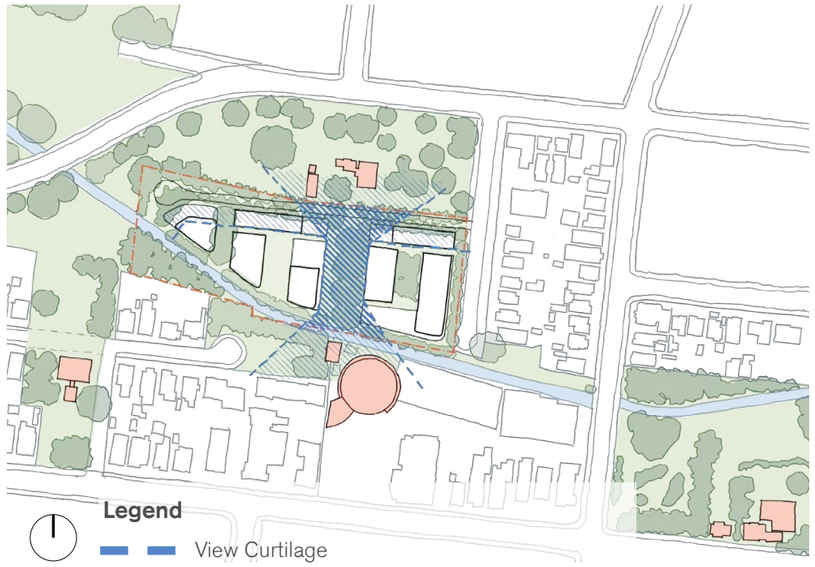
Appropriate setbacks 3.1 3.2 3.3

- **Connecting Parkland:** Provide a landscaped setback from Parkes Street of around 59 meters to achieve a continuous park landscape that better connect Hambledon Cottage to Experiment Farm through a cohesive parkland setting.
- **Landscape Setting:** A 12 meter setback is provided along the northern boundary to achieve a shared way featuring a double boulevard of trees and dense planting. This dimension supports the intended low traffic volumes while establishing a dominant landscape setting for Hambledon Cottage, separating park uses from the principle on grade address of the new residential neighbourhood.
- **Rich Channel Experience:**The built form is set back a minimum of 6 meters from the Clay Creek stormwater channel, featuring a series of vibrant public and private communal open spaces that open onto it, offering a delightful range of experiences.
- **Tree Lined Gregory Place:** A 6 meter landscaped setback along Gregory Place is consistent with existing Gregory Place street pattern, and provides ample space for large canopy trees, enhancing the residential character of the street.



Heritage Curtilage: 3.1 3.2 3.3

- The view corridor significantly improves the outlook from the balcony of OLOLC, while providing a clear visual connection to Hambledon Cottage when viewed from Hassall Street.
- This corridor also addresses concerns about overshadowing the outdoor space of the Young Academics Early Learning Centre - Harris Park, ensuring ample sunlight and a pleasant environment for the children.

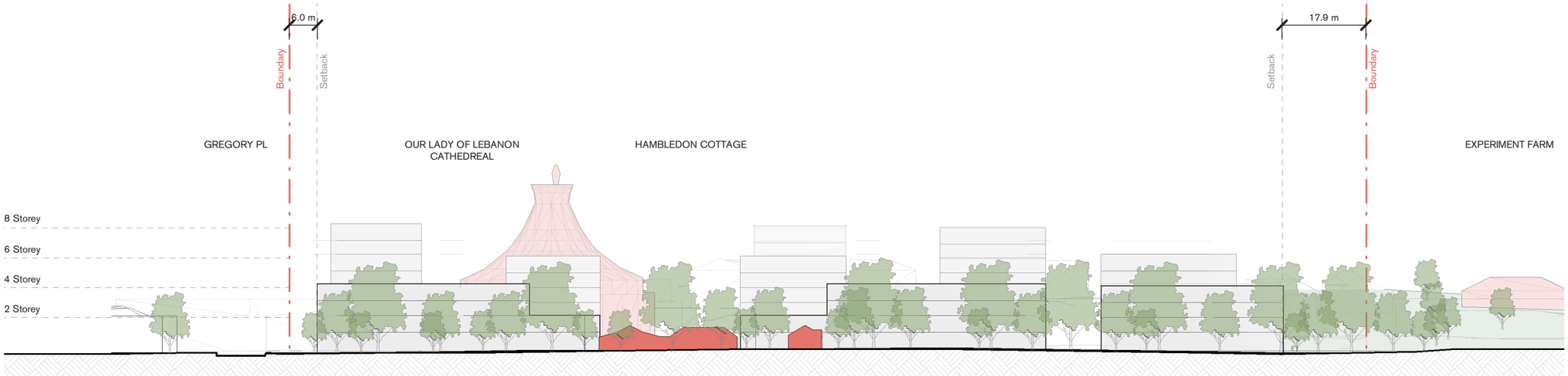


Varied built form 3.1 3.2 3.7

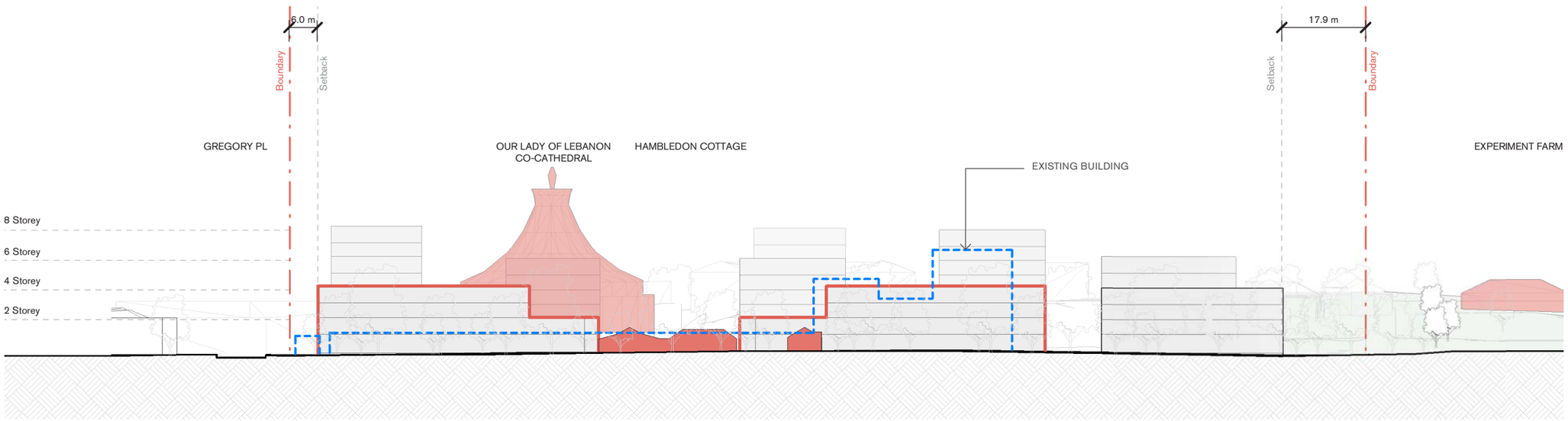
- **Respecting the surrounding context:** The design presents a diverse and contextually responsive built form across the site. Building heights are modulated to reflect reasonable and appropriate relationships with the built form of adjoining conditions including heritage interfaces. Along the northern and western edges, heights are reduced to create appropriate settings for Hambledon Cottage and Experiment Farm, while lower-scale elements are positioned adjacent to OLOLC and childcare to preserve light and privacy.
- Gregory Place: A four-storey articulated street architecture is complemented by upper-level setbacks and façade further articulation, to establish the residential character of Gregory Place noting the vista to the south which includes built form of similar scale and density. The articulation and materials evident in the photomontages of the extended frontage establishes a finer grain in the architecture complemented by the landscape at scale, the share zone for address and publicly accessible laneway. The architecture is detailed in expression and materiality, enhancing pedestrian experience, scale and integration with landscape.
- Community Hub: Central areas accommodate taller buildings to support residential density and activate the community hub located adjacent to the major landscaped open space linking OLOLC, Hambelton Cottage and the primary circulation access to nearby residential neighbourhoods. The built form steps down towards the north and south, ensuring a respectful transition to neighbouring heritage, cultural and educational uses.
- Parkland Setting: The built form is a backdrop to the landscaped setting adjacent to the park and modulated to reflect or establish distinctive special places aligned to first nations analysis of place. The open space network, built form and detailed design are complementary, creating memorable and legible urban places within a distinctive housing neighbourhood with high levels of public and private amenity.

Hambledon Cottage Interface

- Built form to step down behind Hambledon Cottage, to achieve a respectful built form relationship and enhance the prominence of this key heritage item.
- Establish a consistent two-storey datum throughout the precinct, relating to the roof height of Hambledon Cottage to create a harmonious and cohesive architectural language that works within the historical context.
- Large canopy trees and sufficient landscape buffer zones at various height to be provided.



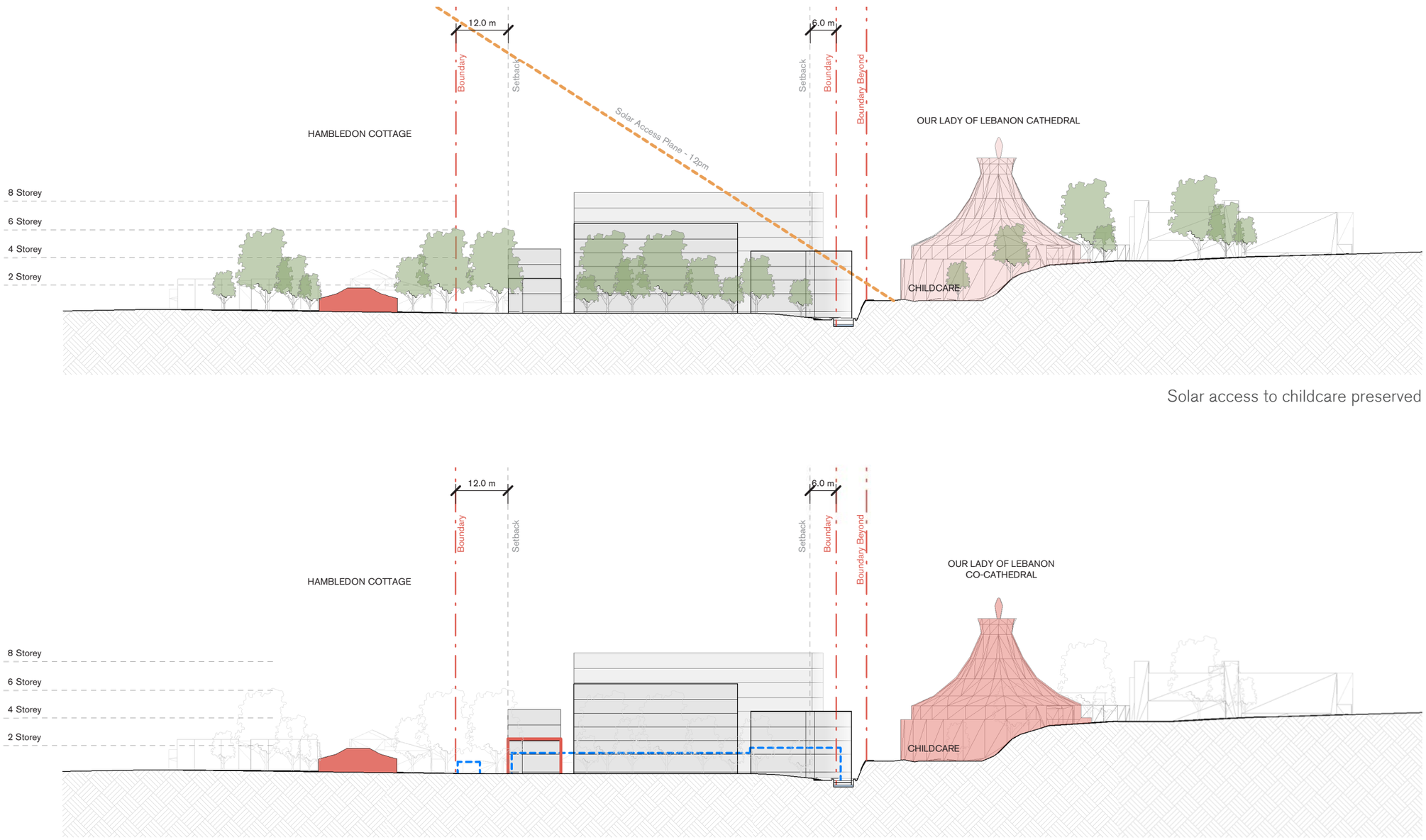
Landscape Setting



Built Form Axis

Experiment Farm Interface

- Built form to step down behind Hambledon Cottage, to achieve a respectful built form relationship and enhance the prominence of this key heritage item.
- Establish a consistent two-storey datum throughout the precinct, relating to the roof height of Hambledon Cottage to create a harmonious and cohesive architectural language that respects the historical context.
- Utilize recesses, setbacks, projections and materials as articulation techniques to create shadow lines and visual breaks, effectively reducing the perceived length of long building facades.
- Built form to step down adjacent to OLOLC, considering light and privacy for OLOLC and Young Academics Early Learning Centre - Harris Park.
- Large canopy trees and sufficient landscape buffer zones at various height to be provided.



Solar access to childcare preserved

Built form relationships between Hambledon Cottage and adjacent 2 storey development

Understanding the Contextual Landscape

The site lies just to the south of the Parramatta River and is part of the larger cultural landscape of the Parramatta River valley. Water has been a defining element in the creation and human cultivation of the site over time.

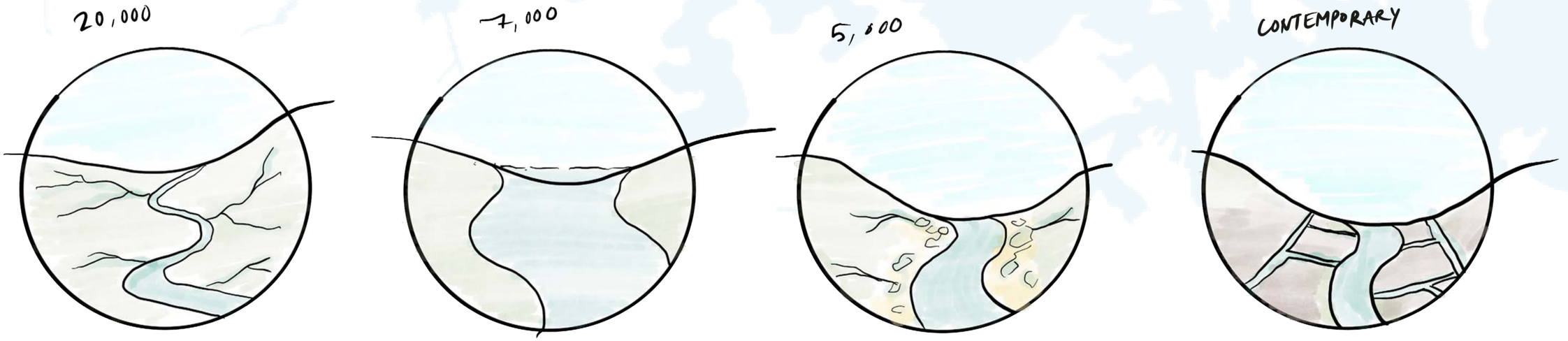
The river valley underwent significant changes in formation over thousands of years, with Burramattagal people adapting to the evolving environment, moving to find resources, and using them sustainably. They responded to the shifting landscapes and ecosystems with a deep understanding of how to live harmoniously with Country. Evidence of this relationship is embedded in the Parramatta Sand Body, a large flood and wind-blown sand deposit that extends from Parramatta Park towards James Ruse Drive and south from the river towards the Gregory Place site. This sand body contains remnants of Aboriginal camping and resource places, including tools and objects that reflect tens of thousands of years of sustainable care for Country.

The Burramattagal developed an intimate knowledge of how to care for and sustain Country to ensure all species flourished and coexisted in balance within the dynamic river valley landscape. Their practices, which included fire stick farming and aquaculture, supported a resilient and thriving environment, creating a well-maintained landscape that not only sustained their communities but also impressed early colonists.

By the time of colonisation, the river's surrounds featured a complex system of industrial, economic, and social networks managed by First Nations people. These included yam and grain fields, aquaculture structures, net and tool-making sites, cooking sites, and fire management practices. It was this cared-for landscape that caught the attention of European colonists, who, amidst food scarcity in the early colony, marvelled at the productive systems sustained by First Nations people over millennia.

However, the European agricultural methods imposed on this landscape were not in harmony with its ecosystems. Experiment Farm, established on what is now the channellised Clay Cliff Creek Storm Water Channel (originally a chain of freshwater ponds), quickly depleted the soil of nutrients after only a few years of farming. This stands in stark contrast to the many thousands of years of sustainable stewardship by Burramattagal people, whose practices maintained soil health and ecological balance. The depletion reflects the profound difference in land management philosophies and highlights the fragility of the ecosystem when traditional care was interrupted.

This historical degradation underscores the enduring value of First Nations knowledge and practices in maintaining the health and productivity of the land.



Non-Human Kin of Burramattagal Country

Plants and animals are our non-human kin.

Connecting with the local non-human kin allows users to connect to Country, learning from them, seeking refuge in their company and being nourished by them. This connection brings an understanding of place and appreciation for the reciprocal relationships between plants, animals and people.

The Parramatta River catchment area is the meeting places of fresh water and salt water, creating a unique ecosystem of nutrient rich foods for aquatic species. The mixture of Coastal Enriched Sandstone Gully Forest, Sydney Turpentine Ironbark Forest and Saltmarshes in the landscape makes for a rich diversity of fauna species interconnected with plant and tree species.

The landscape of Gregory Place will explore this connection to Country from the ground plane, through the built form to the rooftop spaces. A landscape that responds to the endemic planting communities, bridges fauna habitat gaps in the wider precinct and prioritises non-human kin, will be a landscape that brings together people to participate in and care for Country.

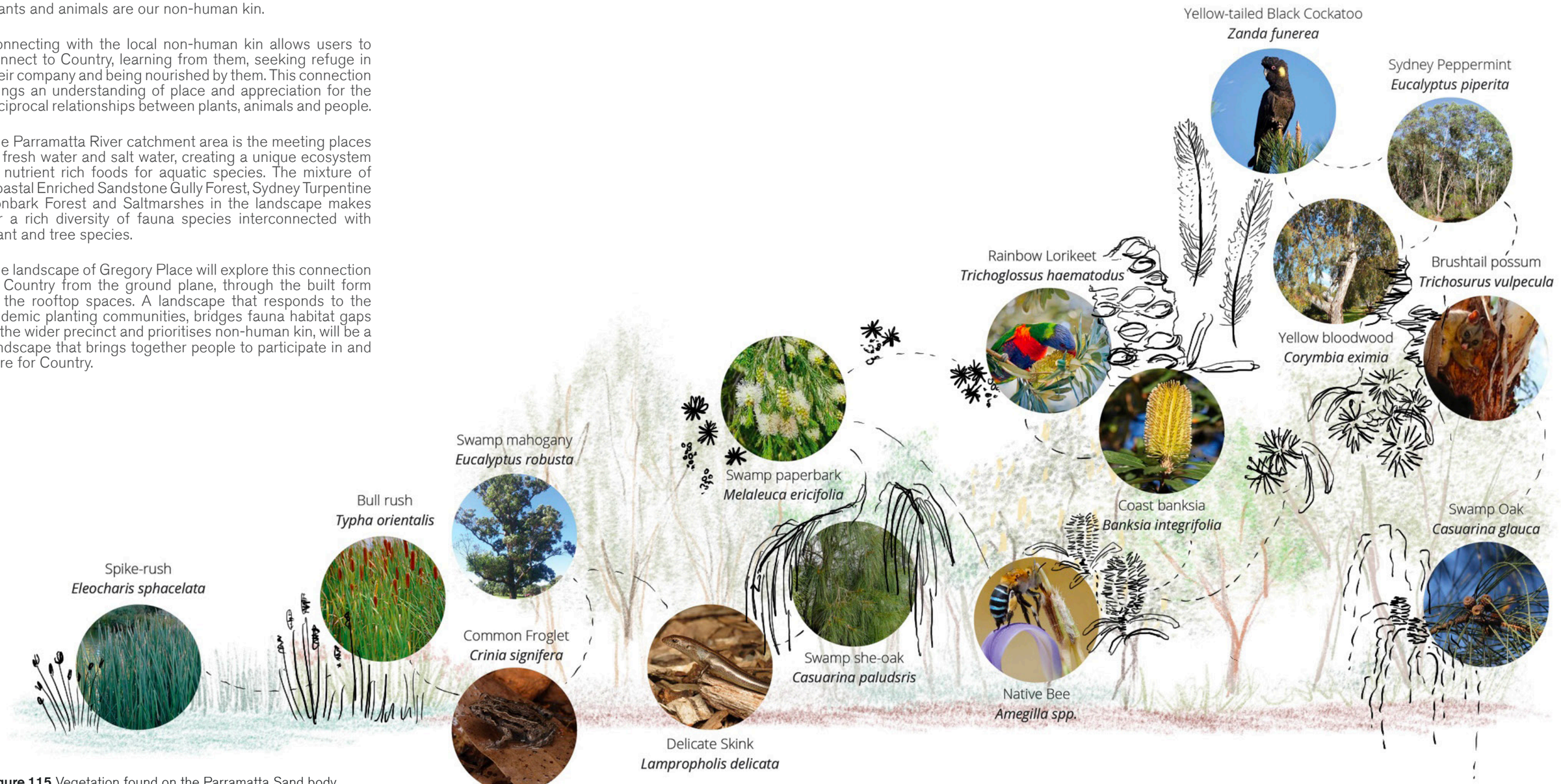


Figure.115 Vegetation found on the Parramatta Sand body

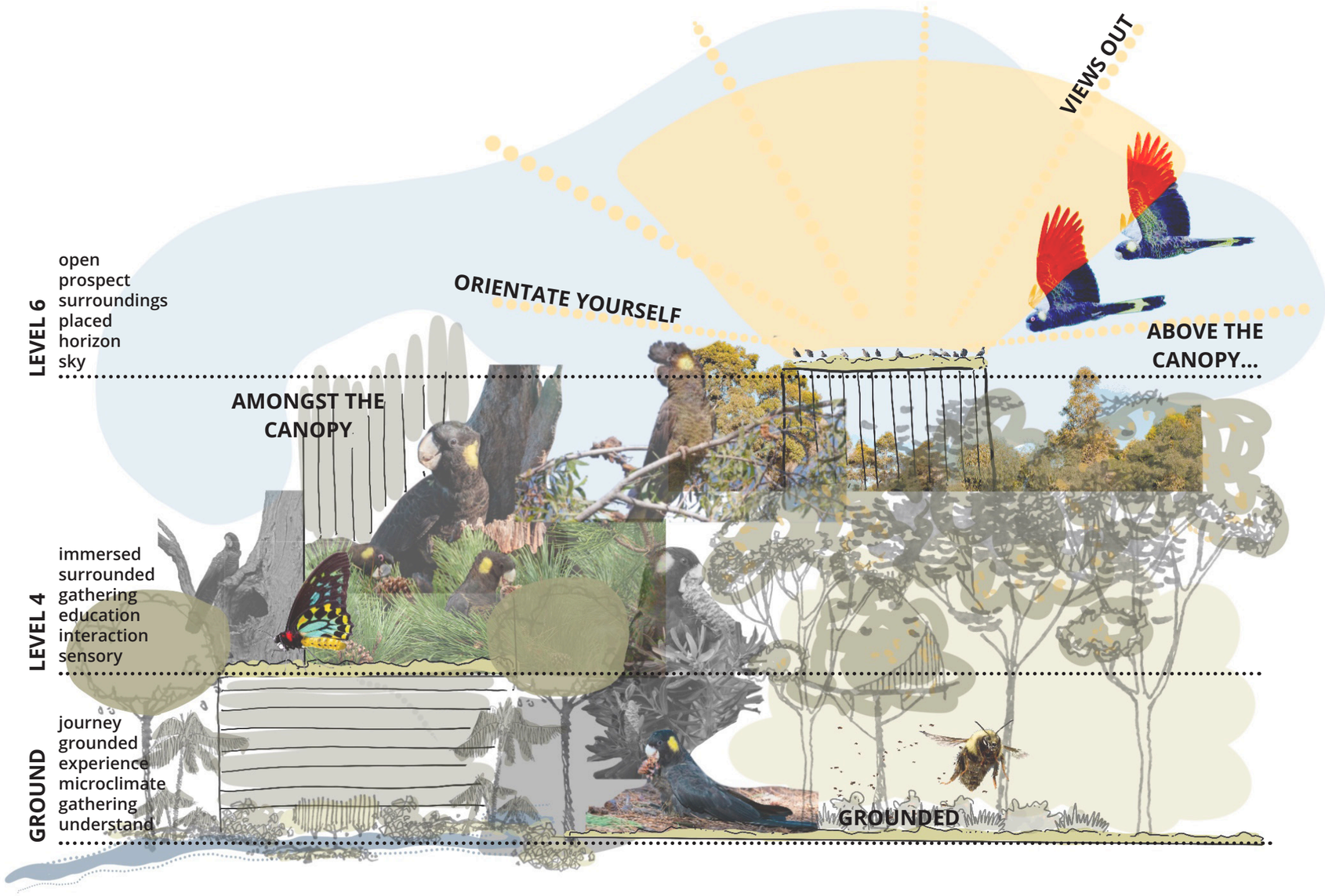
Conceptual Narrative

The landscape narrative extends dynamically through the site and architecture, echoing the textures of the original chain of ponds and historic mudflats. At ground level, human interaction peaks along the through-site link—a bustling corridor that anchors the landscape to daily life. Here, sparse planting accommodates movement while drawing people into the experience of Country. Moving away from this central spine, the landscape thickens into secluded areas that mirror the natural transitions of untouched ecologies.

Vertically, the landscape evolves through layers of habitat and ecology, with terraces increasingly dedicated to non-human kin—spaces for pollinators and other species. Each level becomes progressively wilder and less formal, moving away from the structured aesthetic near Hambledon Cottage. The design draws from the natural forms of the mudflats and native landscapes, allowing the architecture to blend with the wildness of nature.

Eco Tones, or transitional zones, serve as thresholds where distinct landscape characters blend, fostering interactions between people, plants, and wildlife. These overlaps enrich the site, allowing ecological systems to merge and creating layered experiences that highlight the resilience of nature. These spaces offer ecological benefits and act as social connectors, inviting reflection and discovery.

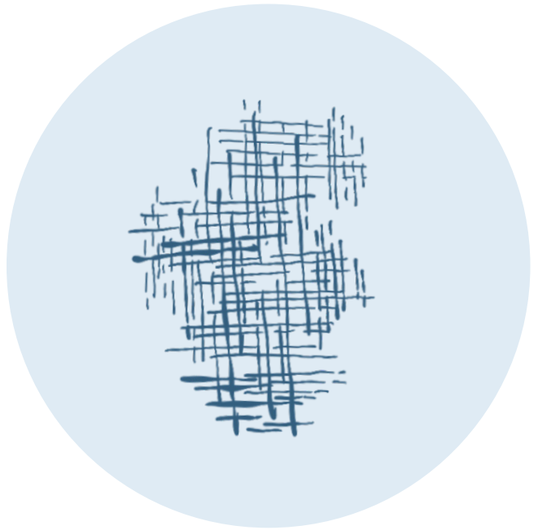
Connection to Country varies throughout the landscape. The central spine invites visitors to Move with Country, grounding them in deep Country—connecting to Water Country and extending into private areas prioritising non-human kin. Within the building, landscape spaces enhance the experience of Sky Country and Wind Country. Terraces and green walls capture these elemental forces, creating dynamic environments that respond to wind and light. This approach integrates the architecture into the broader narrative of Country, celebrating its unseen dimensions.



The following design principles guide the landscape design of Gregory Place, across the ground plane and terraces on various levels. These design principles ensure the landscape character is considered and connected to a holistic design strategy.

These design principles complement the Connecting with Country Design Principles of:

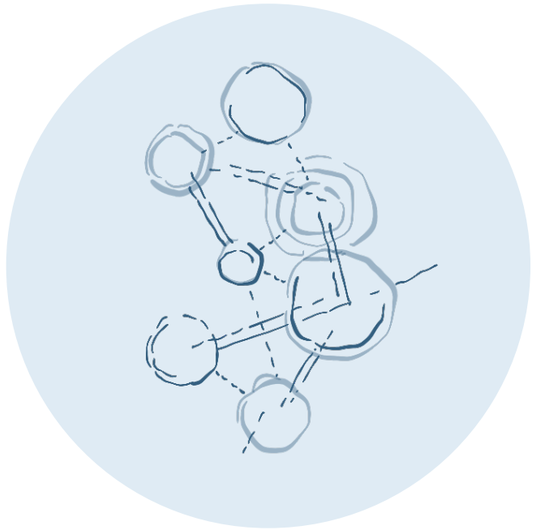
- **Inspired by Burramattagal Country:** Country-centred design focussing on the local narratives and stories of the First Nations people. Designing with the local colours of Country, driven by an endemic planting palette, creating refuge for local non human kin and incorporating water to acknowledge the original chain of ponds and the importance of Parramatta River.
- **A Connected Series of Spaces:** Creating landscape typologies that have their own identity whilst being intrinsically connected. Designing with unique materials to create diverse spaces, allowing for moments of reflection / relaxation, areas of community activation and gathering.
- **Seasonal Experience:** Understanding solar access and spaces to be warm in the winter months and cooler during the summer. Exploring the First Nations seasonal calendar and incorporating species that can educate people on local stories and indications for other things happening on Country in that moment.



Tension

Pushing / Pulling of the Landscape

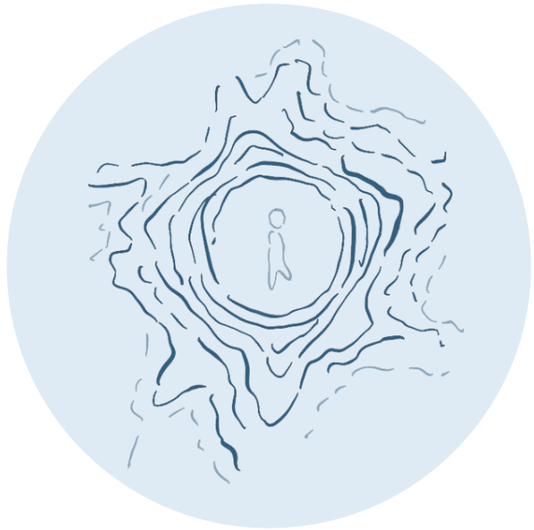
The landscape pushes and pulls into the site, drawing on the context of Burramattagal Country. The cultural landscape of the site encompasses many lenses of conflicting and shared experiences - creating this tension. The landscape acknowledges this tension, stitching together the many layers over time.



Heal

Revealing / Layering of Country

Over time, Country has been obscured with the submersion of Clay Cliff Creek stormwater channel, loss of vegetation and the colonial character of Hambledon Cottage. Native and endemic planting, pollinator gardens throughout the site area allows Country to be at the foreground again.



Replenish

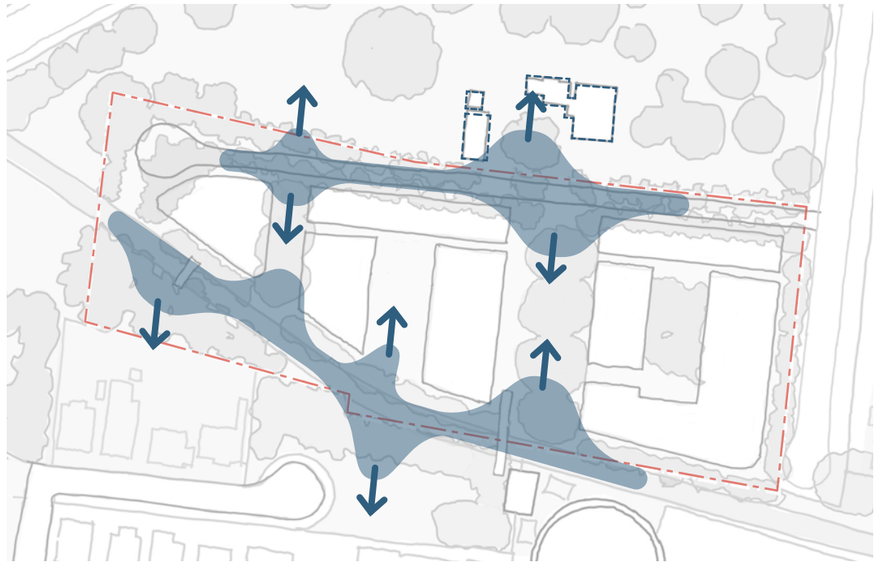
Reciprocating / Revitalising as Custodians

Different experiences in the landscape encourage residents and visitors to reconnect with Country in different ways. Through this connection, people are encouraged to consider their custodial role and its importance in this cycle of reciprocation to Country.

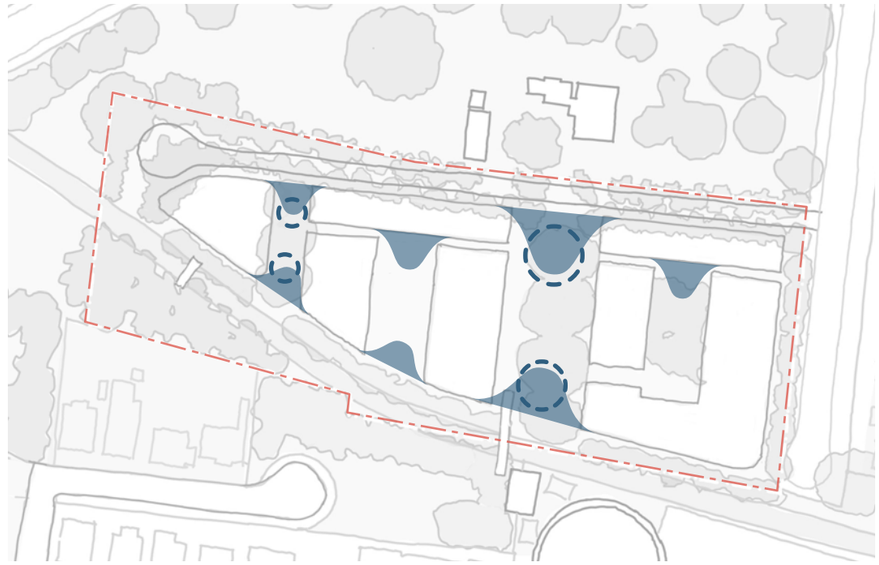
Landscape Key Moves (Ground Floor)

The following key design moves guide the landscape design of Gregory Place across its ground plane.

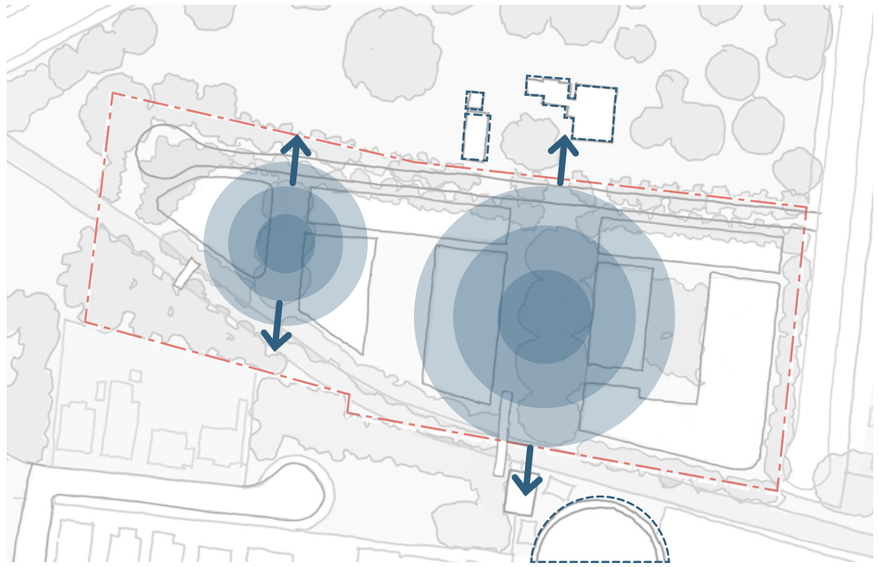
- Stitching the Site in Place: Blurring the site boundaries with connections to Clay Cliff Creek storm water channel, Hambledon Cottage, and even further to Parramatta River. Through the use of changing planting typologies and incorporation of water in many form, reiterates the site's wider place in Burramattagal Country.
- Tension Nodes: Through this push and pull of the context and site, these areas of conflict become important spaces for grounding, gathering and learning. These places are opportunities to incorporate art for storytelling and become markers throughout the landscape.
- Creating Places of Connection: Clear connections through the site will make these central spaces important for movement, gathering and active public life.
- Creating Places of Respite: Through the changing of planting typologies, these landscape become the lush, flourishing microclimates between the architecture for residents. They become places of respite - offering a quiet and intimate alternative to the public spaces.



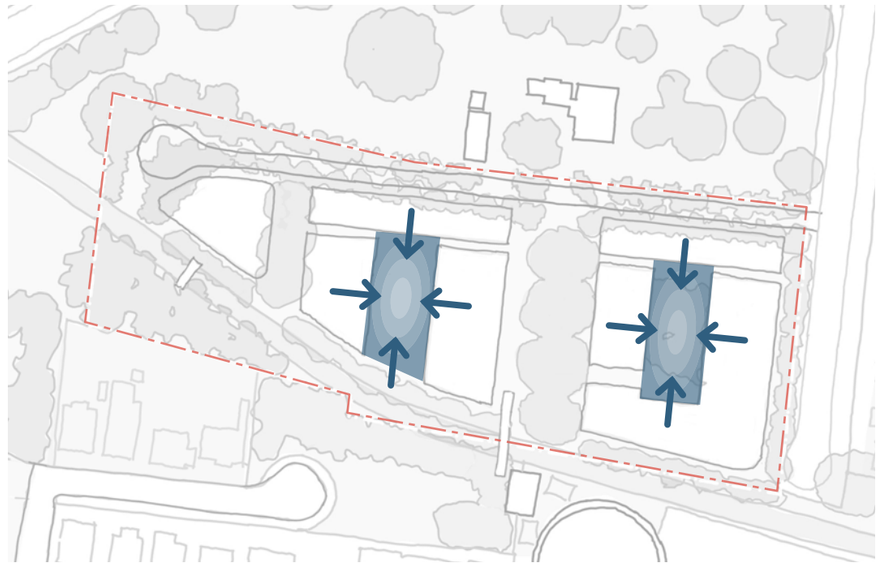
1 Stitching the Site in Place



2 Tension Nodes



3 Places of Connection

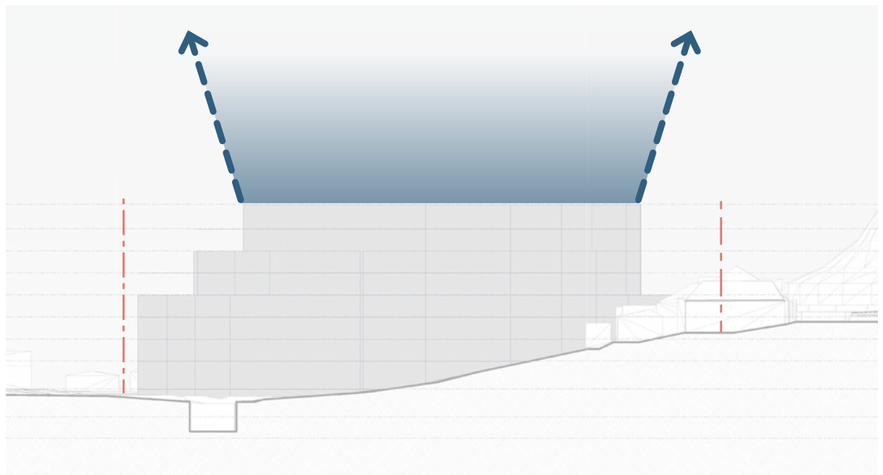


4 Places of Respite

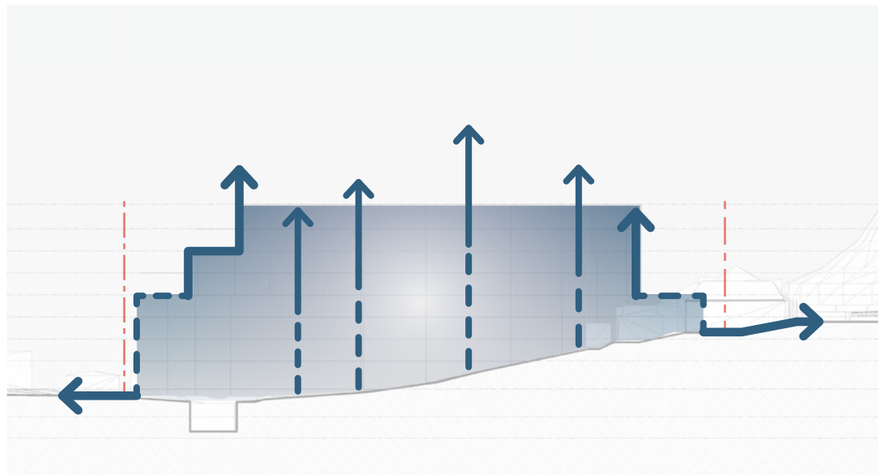
Landscape Key Moves (Terraces)

The following key design moves guide the landscape design of Gregory Place from the ground level to the terraces and rooftop levels.

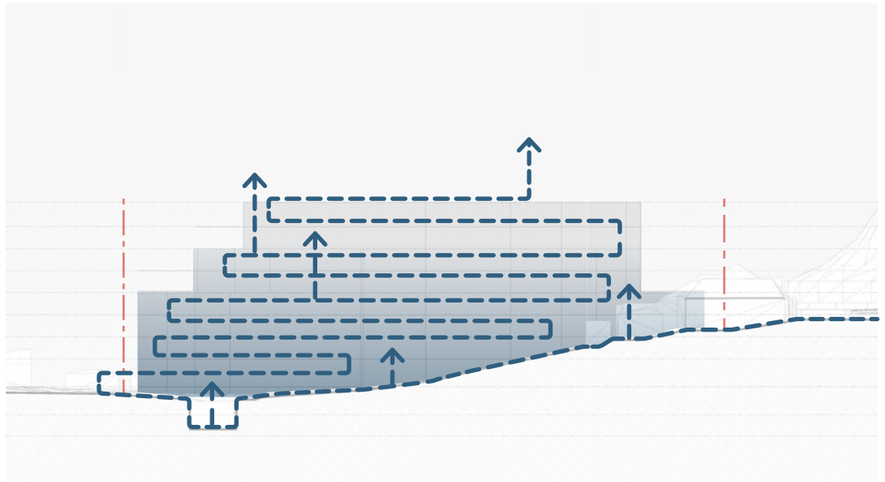
1. **Connecting to Sky Country:** At terrace and rooftop levels, users can connect to Sky Country - learning and experiencing something new at different times of day and seasons. Connections to the wider site landscape is a priority here.
2. **Refocusing Non-Human Kin:** As the landscape moves further away from the activation of the central spine, the landscape prioritises planting and non-human kin. Users are surrounded in native and pollinator planting, allowing them to experience Country in an immersive way.
3. **Weaving up the Site:** The landscape of the ground level travels up and through the architecture through pollinator ladders and plant species, creating a site immersed in landscape horizontally and vertically.



① Connecting to Sky Country



② Refocusing Non-Human Kin



③ Weaving up the Site

Landscape Typologies

Through the landscape design principles and key moves, typologies of spaces emerge. Typologies ensure a landscape that is cohesive to the wider context and balance public and private spaces.

Stitch the development into the surrounding landscape through a green edge that provides habitat for non-human kin

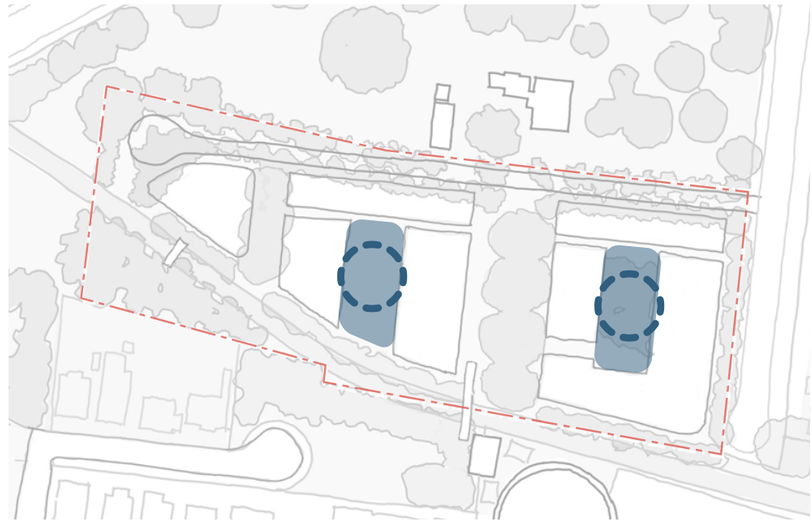
Design Considerations:

- Use endemic vegetation to provide habitat and nourishment for local fauna and creates a seamless transition to surroundings
- Frame Hambledon Cottage from Hassal Street with buffer plant species
- Consider of views from Experiment Farm Cottage
- Create a green entrance into the development from all sides
- Create seasonal landscapes that reflect the diverse seasonality of the wider area
- Tell the stories of the First Nations, Colonial and Contemporary Australian heritage through the landscape

Create the local heart of the development that allows connection to the surrounding sites

Design Considerations:

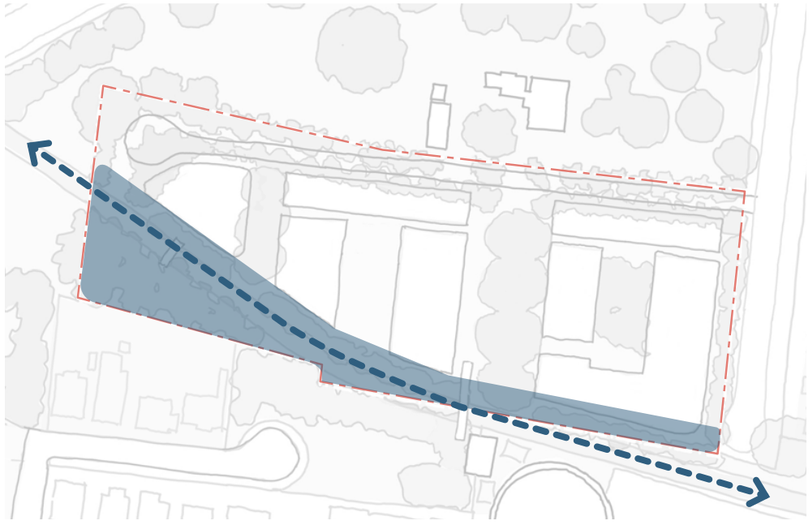
- Prioritise pedestrian movements that are clear, comfortable and accessible
- Ensure passive surveillance for sense of safety throughout the development site
- Integrate the story of water through various ways such as interpretation, wayfinging or art
- Activate the heart of the development through public amenities such as BBQs, play areas, shaded seating areas
- Use appropriate planting to provide privacy to ground floor apartments
- Create spaces that allow for ongoing community focused programs



Create ‘local backyards’ for residents to enjoy a private, quiet and personalised space

Design Considerations:

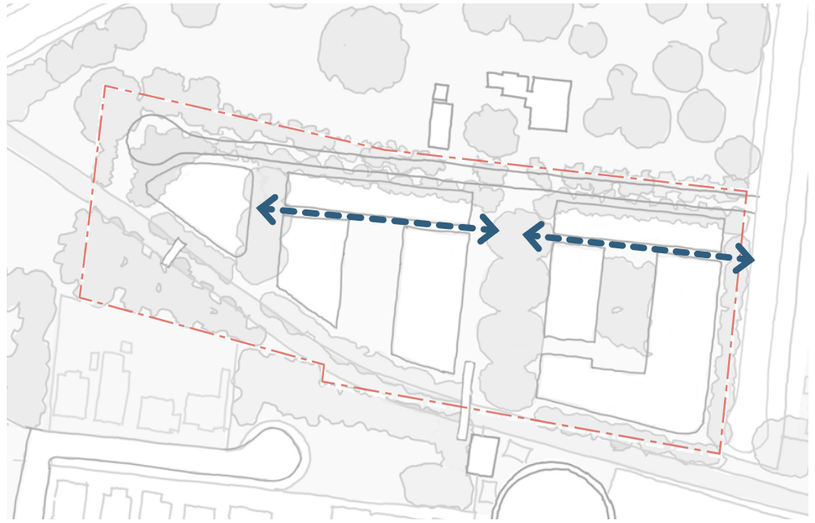
- Set back balconies above private courtyards to maximise solar access
- Use planting to provide privacy to ground floor apartments
- Create a relaxing and quiet communal space that can be personalised with the identity of residents
- Add fine-grain elements such as small scaled and textural paving and furniture to create a more intimate and human-scale
- Create flexible spaces that can grow with the needs and uses of residents to create a sense of Custodianship



Connect to the surrounding context, connect to Country and come together as a community

Design Considerations:

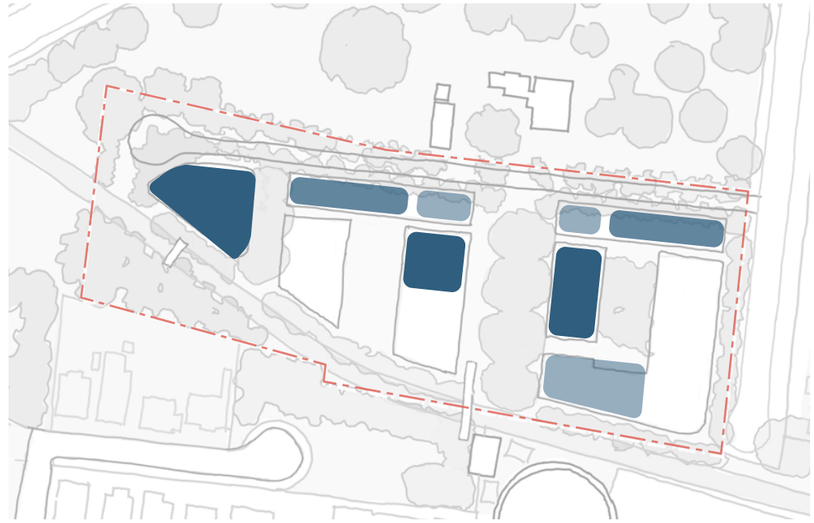
- Activate the Clay Cliff Creek Stormwater Channel with with Storytelling and interpretation along the walkway
- Connect into the wider context that follows the channel
- Use specific water cleansing species along the edge of the channel to improve run off water quality
- Incorporate colours and textures from Country
- Use non-human kin sensitive lighting
- Provide tree canopy coverage and seating for a cool and comfortable space



Prioritise pedestrian connections with safe and activated through-site links

Design Considerations:

- Maximise all public domain by activating laneway typologies created between buildings
- Activate adjacent building walls with art and murals - opportunity to collaborate with local First Nations artists
- Activate the laneway with creative lighting
- Continue planting to connect fauna habitat



Allow non-human kin to stop, nourish and rest before continuing on their journey

Design Considerations:

- Create pollinator ladders up building facades for non-human kin to reach terrace levels
- Incorporate solar panels and low-maintenance greenery in terrace levels to increase energy production and provide fauna habitat
- Provide a seasonal roofscapes for pollinators to encourage a variety of local fauna
- Ensourage rainwater collection and storage to be recycled into planting irrigation and maintenance