6 / Concept Design Landscape

YERRABINGIN

Landscape Spaces

The landscape design encompasses a variety of thoughtfully crafted spaces, each providing unique opportunities to enhance amenity for residents, deepen connections to Country, and increase biodiversity.

These spaces are integral to creating a cohesive landscape that reflects the local environment's historic and ecological values. Public and private spaces are balanced and are designed to ensure that through-site links are maintained and allow connections to adjacent buildings and the wider precinct.

Buffer planting is provided to the north of the site from the Shared Landscape Zone, providing a planted transition between Hambledon Cottage. Clay Cliff Creek Stormwater Channel is not within the site assets but proposed bridge connections allow the southern portion of the site to be an extension of the Channel Walk and to be regenerated with native and endemic species.

Legend

- Site Boundary
- (1) Publicly Accessible Green Spine
- (2) Secondary Publicly Accessible Green Spine
- (3) Private Communal Space
- (4) Publicly Accessible Lanes
- (5) Landscaped Shared Zone & Landscape Buffer
- (6) Clay Cliff Creek Channel Walk

Public and Private Access

The new development balances public and private access to create a harmonious and welcoming environment for all. Thoughtfully designed public connections link the site to surrounding spaces, enhancing accessibility and promoting seamless integration with the broader community. These pathways are inviting and intuitive, encouraging foot traffic and fostering a sense of connection with adjacent parks, streets, and transit hubs.

For residents, private access is carefully managed to prioritise safety and cultivate a strong sense of ownership. Secure entrances and residential-only areas provide a peaceful retreat while maintaining privacy. This design ensures residents feel at home while allowing the broader public to enjoy communal spaces without intrusion.

To make the development a destination for all, shared spaces are crafted to be welcoming and functional. Open plazas, green areas, and shaded seating invite visitors to linger, whether during a quiet weekday morning or a lively weekend afternoon. These features are paired with thoughtful landscaping to promote relaxation and enjoyment for everyone.

Fencing, where necessary, is set back from pathways and concealed within lush planting, softening its presence and blending it with the environment. This subtle boundary design maintains security while preserving the open, inclusive atmosphere that defines the development's character.

Legend

- Public and Publicly Accessible Space
- Residents / Private Space
- Fence Locations

Screening Trees

Proposed trees along the perimeter of the development consider the location of existing trees and surrounding sightlines. Along the Shared Zone, a higher tree canopy between 20 -40m is proposed to provide shading to the building and road, whilst maintaining sightlines to Hambledon Cottage.

Proposed trees along Clay Cliff Creek Stormwater Channel provide privacy to residents whilst providing seasonal flowering experience. Proposed trees along Gregory Place connect tree canopies across the site and streetscape.

A diverse selection of tree species is proposed to strengthen biodiversity and a native selection allows for a low maintenance landscape.

Code	Botanical Name	H x W (m)
Trees		
	Angophora bakeri	12 x 10
	Angophora costata	30 x 15
	Brachychiton acerifolius	40 x 15
	Corymbia maculata	30 x 15
	Eucalyptus saligna	30 x 20
	Eucalyptus piperita	20 x 8
Shrubs		
	Acacia binervia	8 x 8
	Hakea Sericea	3 x 2

Fencing Strategy

A considered fencing strategy is important for providing a continuous, accessible ground plane and stitching the proposed development to its wider context. Special considerations have been made to address concerns from the Parramatta & District Historical Society to maintain a delineation to Hambledon Cottage. There are three options of boundary conditions with Hambledon Cottage proposed below.

1. No Fencing (Preferred Option)

The design concept proposes no fencing to the development boundary to create an integrated precinct approach and publicly accessible green spine. Low planting and high tree canopies are proposed at the Hambledon Cottage interface to ensure clear and connected sight lines. Small paths through the planted edge break up the northern boundary creating a connected pedestrian network. Planting at this threshold continues tree canopy coverage & animal habitats from Hambledon Cottage Reserve, whilst providing a soft threshold between sites.

2. Picket Fence

The diagram shows the existing fence to Hambledon Cottage in red. In the option that a physical fence is to be installed, the diagram shows its potential location in yellow. This option is less desirable as it creates a obstructive boundary line between sites and disconnects wider pedestrians connections. A picket fence would contrast the soft, natural character of Gregory Place and the landscape's reconnection to Country. Taller and dense planting will be required to obscure and conceal the harsh fence line from the proposed development side, impacting through-site visibility.

3. Dense Vegetation

Dense vegetation does not provide an integrated and connected precinct approach and may impact sight lines with denser planting. Regular maintenance is required to ensure that planting does not reach a height that obscures sight lines and impacts safety.

Legend

- Existing Hambledon Cottage Fence Line
- Potential New Fence Line

Fencing Strategy

As the first design preference, the concept proposes no fencing to the development boundary for an integrated pedestrian and visually connected precinct-wide approach. Low native planting provides a soft threshold without creating a harsh end to both sites. A mix of native species and key species featured in Hambledon Cottage can create a seamless transition between sites.

Figure 104 and 105 show indicatively the impact a fence will have on the boundary. A 1.8m high fence provides a visual and physical barrier. A 1.2m high fence maintains visual connections for adults and deters a person from crossing the fence at a reasonable level.

Figure.120 Indicative perspective showing impact of fence height

Figure.119 Indicative perspective showing impact of fence height

Figure.116 Option 1- Low native planting instead of fence (Preferred Option)

Figure.117 Option 2 - Picket Fence (Not Preferred)

Figure.118 Option 3 - Dense Planting (Not Preferred)

Accessibility and circulation

The new development's accessibility and circulation paths are designed to cater to private and public landscape spaces, creating a seamless and engaging experience for all users. Meandering pathways invite exploration, guiding visitors through lush gardens and leading to intimate seating pockets nestled within the landscape. These slower-paced routes encourage discovery and offer spaces for quiet reflection, making the journey as meaningful as the destination.

For those seeking efficiency, more direct pathways provide clear routes for wayfinding and quicker travel between key points. These paths ensure ease of movement, particularly for those navigating the site on a tight schedule.

A central shareway serves a dual purpose, accommodating car drop-off and pick-up while functioning as a pedestrian-friendly access route. This shared space connects the development's various zones, fostering cohesion while maintaining safety and usability for all.

Running parallel to the shareway is the channel walk, a dedicated pedestrian path along the site's southern boundary. This linear route connects seamlessly to adjacent parks, offering a tranquil, green corridor for walkers and cyclists alike. Together, these pathways integrate private and public spaces, enhancing connectivity, promoting exploration, and ensuring accessibility for everyone within this vibrant, thoughtfully designed landscape.

Legend

- Shared Vehicle & Pedestrian Zone
- Main private resident pedestrian circulation
- Private resident pedestrian circulation
- Main publicly accessible pedestrian circulation
- Publicly accessible pedestrian circulation
- Basement parking access
- Proposed pedestrian bridge connections

Deep Soil Area

Deep soil zones provide important environmental benefits such as water filtration, reducing stormwater runoff and promoting healthy growth of large trees which can assist reducing heat island effect with mature canopy covers. The deep soil zones within this proposal are located to the northern and southern edges of the development boundary. The constraint of the proposed basement below reduces the extent of deep soil, however is an essential asset for the needs of future residents. The lowered level of the basement slab (nominally 1.5m below ground floor level) allows for significant structured soil depth to support the successful health and growth of trees. The proposed design seeks a balanced approach between deep soil and structured soil.

A significant portion of the site's deep soil zone is located on the northern boundary to encourage robust, mature tree canopies for significant shading and protection of existing, large trees. Permeable paving and structural soil cells can be used in shared zones and pathways to extend the area for tree root growth and the site's overall stormwater management. This approach ensures that with limited deep soil availabiliity, the existing and proposed trees can thrive and contribute to the ecological health, heat island reduction and connection to Country.

The commitment is to create a green and welcoming space for residents and the wider community. By balancing practical requirements with environmental considerations, the landscape long-term tree growth and reinforces the natural character of the development.

Legend

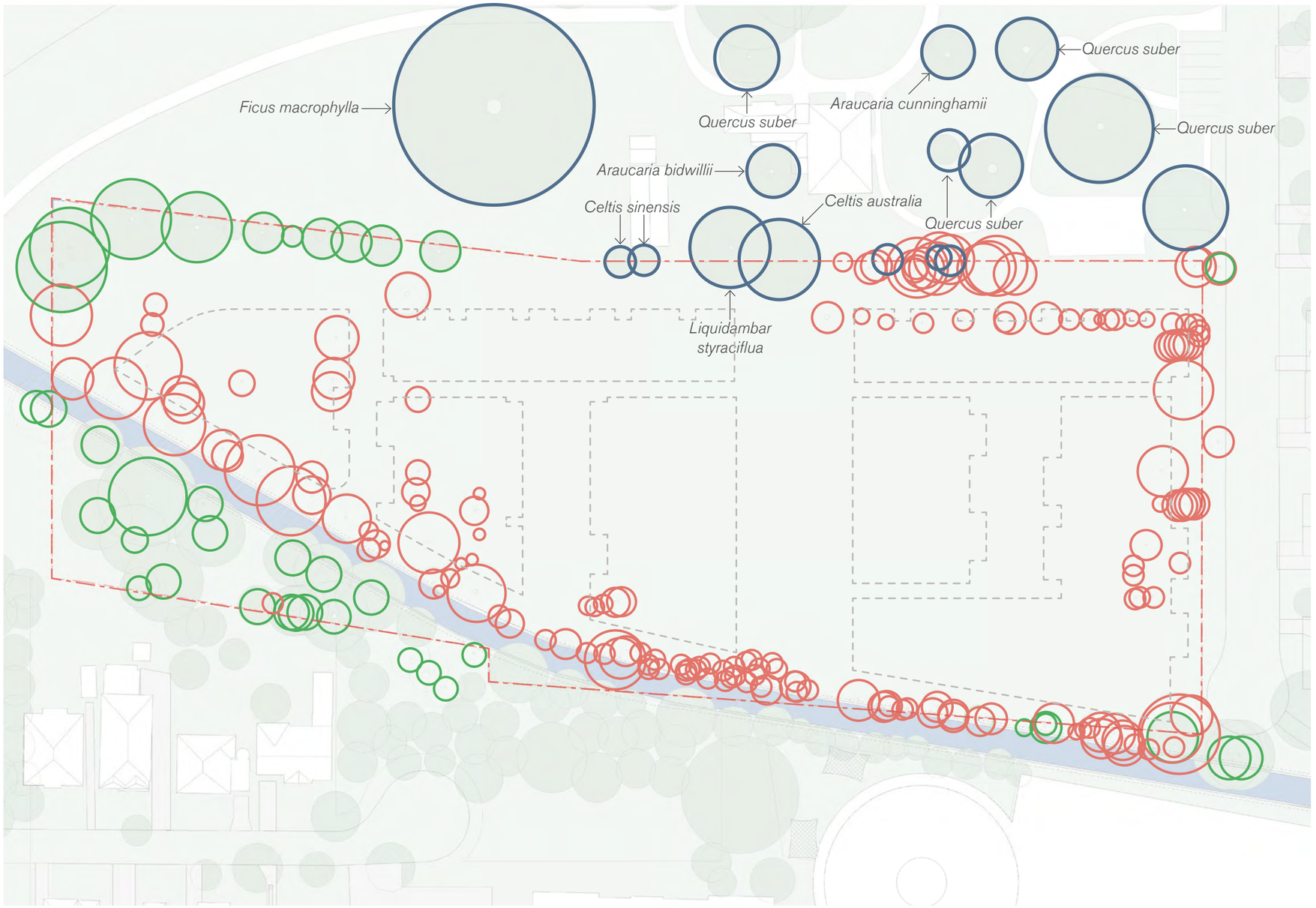
- Deep Soil Area (ADG Complying dimensions)
- Structured Soil Area (Nom. 1.5m depth)
- Extent of basement below

Tree Retention and Removal

The proposed development ensures the retention of trees that are of high cultural value and ecological significance.

Culturally significant trees along the northern boundary that interfaces with Hambeldon Cottage such as the European Hackberry ***(Celtis australis)*** and Liquidambar ***(Liquidambar styraciflua)*** are of mature height and canopy as identified in the Aboricultural Impact Assessment and Tree Management Plan (Horticultural Management Services May 2022). Other retained trees are well-established, mature canopies that have high ecological significance. Other trees removed have low retention value or identified as environmental weed species such as Box Elder (Acer negundo).

Proposed tree and planting species are 100% native to allow local biodiversity to thrive. Native tree species include:Eucalyptus saligna, Corymbia maculata, Brachychiton acerifolius, Eucalyptus piperita. At their maturity, the selected tree species will provide significant shading and ecological value to the site.



Legend

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

“Day in the Life” Key Uses

James

Elderly Resident at 2A Gregory Place

Elderly James, a resident of Gregory Place, finds joy roaming the lush garden during the day. He especially loves meeting friends at the community garden, where they plant, prune, and share tips. For James, it’s a cherished return to his roots as a landscaper, a craft he dearly missed in his last rental. Digging his hands into the soil, he feels a sense of purpose and connection, much like the “good old days.” Surrounded by greenery and companionship, Gregory Place isn’t just home—it’s a revival of his passion and a source of daily happiness.

Phoebe & Simon

A young couple living at Gregory Place

A young couple, thrilled to move into their first rental at Gregory Place, quickly falls in love with the vibrant life below their windows. On warm summer evenings, they take their dinner to the rooftop garden, savoring the last golden rays of sunlight. Inspired by the lush greenery, they start growing cuttings from the garden on their balcony, bringing the green indoors. Equally exciting for them is the chance to build relationships with their neighbors, sharing stories and laughter. For the couple, Gregory Place is more than just a home—it’s a community and a fresh start filled with possibility.

“Day in the Life” Key Uses

Mary

Nurse at Westmead Hospital. Renter at 2A Gregory Place

Mary, a nurse at Westmead Hospital, loves coming home to her cozy apartment at 2A Gregory Place. After long shifts, she heads straight to the rooftop garden, where the sunset paints the sky in fiery hues. She feels safe there, even after late-night shifts, as the peaceful view helps her unwind. On weekends, the space comes alive as she hosts BBQs for her friends, filling the air with laughter and the aroma of grilled food. Whether she’s sipping tea under the stars or sharing stories with loved ones, the rooftop is her sanctuary, a perfect blend of calm and connection.

Jack

A 12 year old who lives near 2A Gregory Place

Jack, from a nearby suburb, loves stopping at the Green Spine at Gregory Place before heading to the playground at James Ruse Reserve. The vibrant garden feels like an adventure, with winding paths and colorful flowers that fill the air with delightful scents. Jack’s favorite moments are spent watching birds dart and dance through the trees, their movements mesmerizing. His parents relax nearby, enjoying the peaceful surroundings. On his way home, he likes to walk along Clay Cliff Channel, reading the interpretive elements along the walk. For Jack, the public areas of Gregory Place is a playground itself, filled with plants flowering with the seasons and bringing new birds and insects.

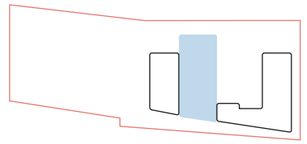
6 Concept Design - Landscape

6.2 Ground Floor Landscape

6.2.1 Ground Floor Landscape Plan

Legend

- Site Boundary
- ① Publicly Accessible Green Spine
- ② Secondary Publicly Accessible Green Spine
- ③ Private Communal Space
- ④ Publicly Accessible Lanes
- ⑤ Landscaped Shared Zone & Buffer
- ⑥ Clay Cliff Creek Stormwater Channel Walk
- ⑦ Proposed Channel Crossing (subject to approval)
- ⑧ Street Interface
- ⑨ Stair and lift access



Publicly Accessible Green Spine

The publicly accessible Green Spine serves as a vibrant communal heart of the development, offering spaces for social interaction and community activities. With communal BBQ areas, passive play zones, and a community garden, this space fosters a sense of belonging and shared stewardship. It creates a visual and physical connection between Hambledon Cottage, OLOLC, and the Clay Cliff Creek stormwater channel, encouraging residents and visitors to engage with the site's layered histories and cultural narratives.

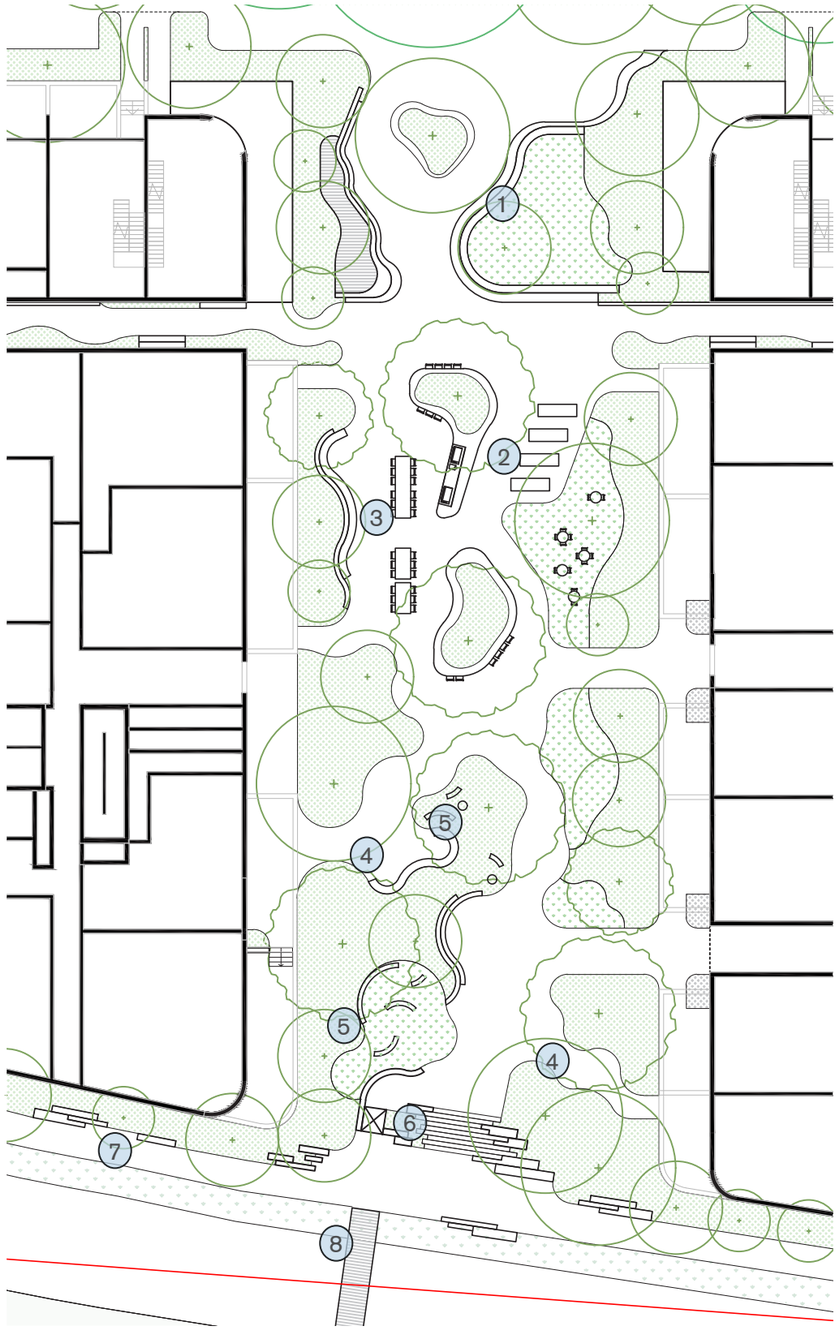
A proposed pedestrian bridge is located at the southern end of the Green Spine, providing a connection across Clay Cliff Creek. This bridge provides an essential link between the Gregory Place development and the neighbourhoods to the south, including Experiment Farm. More than a functional crossing, the bridge strengthens pedestrian movement and enhances permeability across the broader precinct. It symbolically and physically extends the community green corridor, connecting new residents with important cultural heritage sites and neighbouring communities.

Accessibility is a key consideration throughout the Green Spine and across the bridge. All paths, surfaces, gradients, and crossings are designed to comply with AS 1428.1, ensuring universal access for people of all ages and abilities. The landscape promotes an equitable and inclusive experience, inviting all pedestrians to move comfortably and safely through the site.

Planting along the spine will feature native species that attract pollinators and provide habitat for wildlife, enhancing biodiversity and creating a rich sensory environment that connects people to the textures and tones of Country. Nature play elements such as steppers, boulders and timber logs allow for a playful landscape experience, while integrated misting within the planting and play areas encourages a connection to Water Country and provides a cooler microclimate. Collaboration with local First Nations artists will amplify the storytelling of place throughout the Green Spine and across the bridge, embedding cultural resonance into the everyday experience of this landscape.

Legend

1. Gathering Steps & Lawn
2. Community Gardens
3. BBQ Amenities & Communal Tables
4. Cooling Quiet Nooks
5. Nature Play
6. Stairs and Lift
7. Channel Walk
8. Channel Crossing



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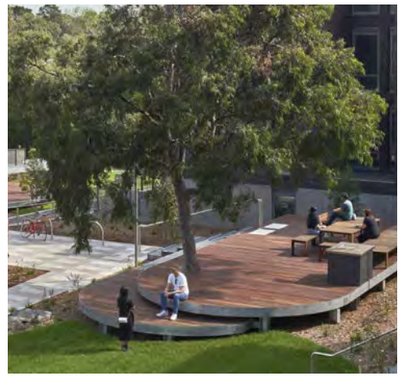
Character Imagery:



Create places with amenities that encourage activation and gathering of community

Encourage a playful landscape through art and unique nature play

Interpret the site's connection to water in unique ways

Private Communal Open Space

These semi-private areas offer residents a retreat from the more public aspects of the site, providing a peaceful, landscaped environment for relaxation and quiet reflection.

Designed with a focus on inclusivity, these spaces cater to a variety of uses, from quiet contemplation to small group gatherings. Native planting that reflect local ecologies are employed to create habitats for birds and insects, while shaded seating and informal pathways encourage residents to connect with the landscape in a personal and meaningful way.

There is an opportunity for the art along the lane edges to bleed into this area, creating a link between both spaces. Opportunities can be in the paving or above with lighting installations. This intersection becomes an important place to pause and can be an opportunity for carrying the element of water as we grade to the Clay Cliff Channel.

Legend

1. Tree Grove
2. Art Opportunity in Paving
3. Cooling Quiet Nooks
4. Feature Tree
5. Water Feature
6. Stairs and Lift
7. Channel Walk

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Character Imagery:

Shaded and quite seating in the tree grove

Places to lounge and rest in the landscape

Native planting that evolves and grows with the seasons

Secondary Publicly Accessible Green Spine

The secondary publicly accessible Green Spine allows for a north-south connection through the site, linking the adjacent park to the Channel Walk. Generous planting along the building edges and narrowed paths creates a more private, pedestrian-scaled connection. Compared to the primary Green Spine, this through-site link is more intimate in scale and character, aligning with the residential context.

At its southern end, this spine culminates in a pedestrian bridge crossing Clay Cliff Creek. This crossing provides an important connection to the broader network of open spaces and neighbourhoods beyond the site. While modest in scale, the bridge serves as a threshold between the residential development and the wider landscape, extending the pedestrian network and inviting slower, more reflective movement through the site.

Like the primary spine, accessibility is fundamental to the design of the secondary Green Spine and bridge crossing. The route and bridge have been designed to meet the requirements of AS 1428.1, ensuring continuous accessible paths of travel for all users, including those using mobility devices, prams, or walking aids. The scale and materiality of the path support a calm, inclusive movement experience that complements the quiet character of this residential link.

Planting in this area transitions the buffer landscape from the Shared Zone into the Channel Walk. Themes of water and connection to Clay Cliff Creek, the Parramatta River, and the original chain of ponds on site are expressed through paving patterns, integrated art, and low-key water elements. These gestures enrich the journey along the spine and across the bridge, anchoring this space in its hydrological and cultural context.

Legend

1. Gathering Node
2. Water Feature
3. Softening the edge to the adjacent park
4. Channel Walk
5. Channel Crossing
6. Channel Terrace
7. Edge Planting

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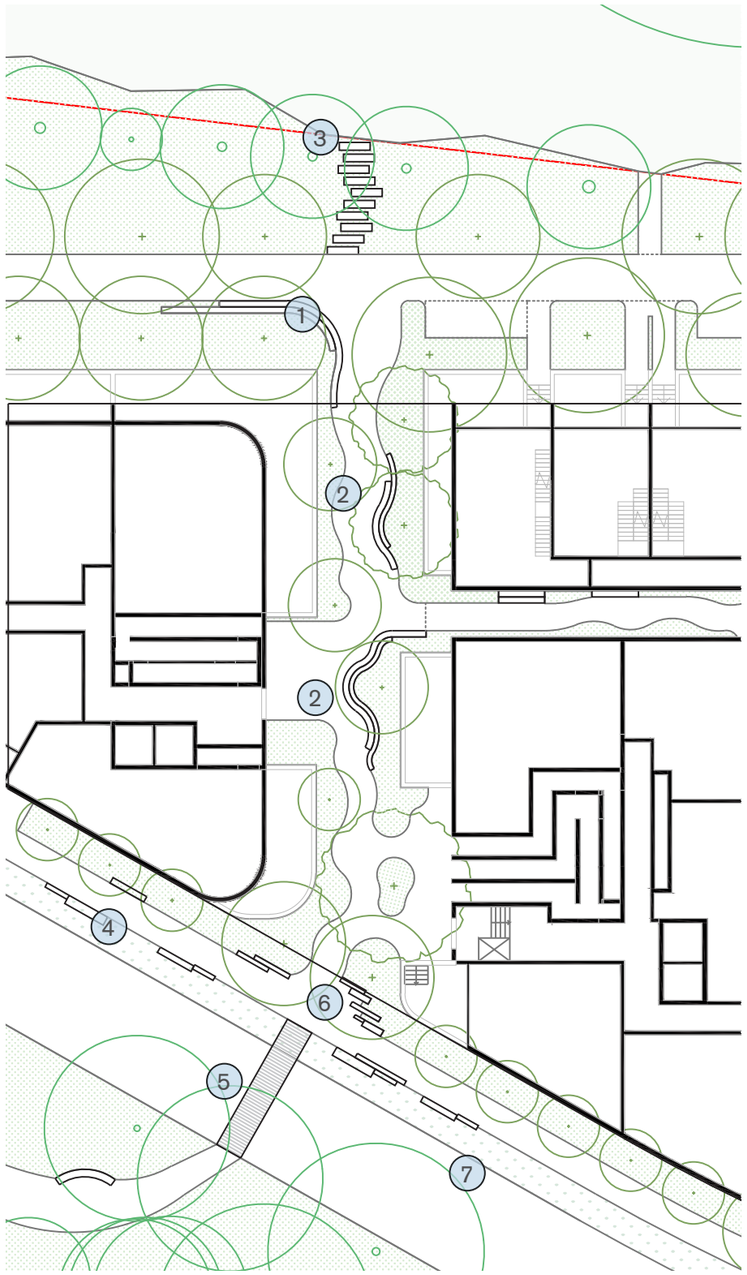
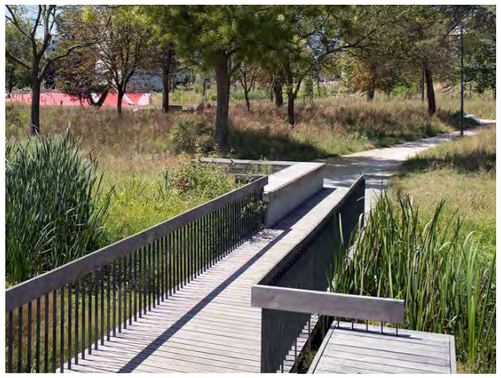


Character Imagery:

Prioritising planting and an intimate huamn scale

Creating an interactive connection to Water Country



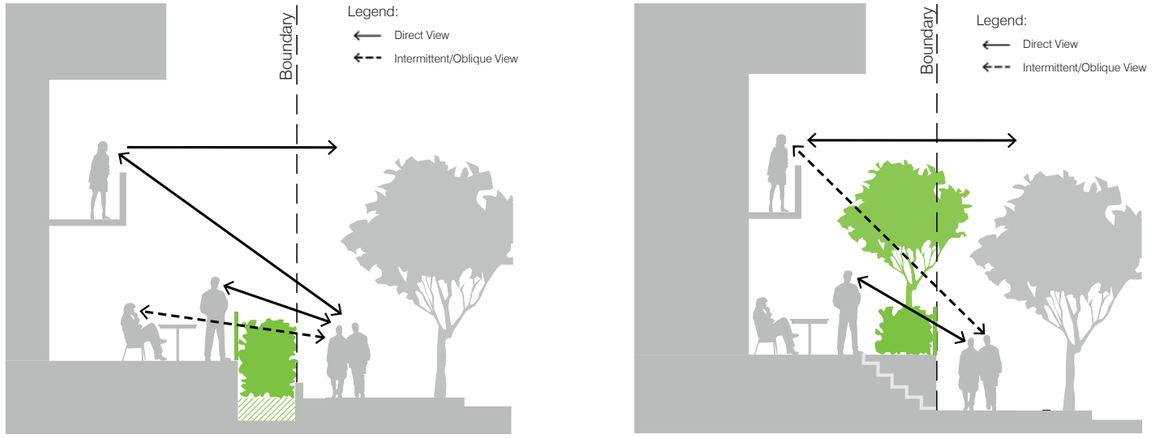
Re-activating Clay Cliff Creek storm water channel with bridge connections

Landscaped Shared Zone & Landscape Buffer

Street interfaces are designed to blur the lines between public and private realms, creating welcoming edges that foster a sense of openness and community. These areas include a mix of planting and built elements like low walls and seating, enhancing the streetscape while providing semi-private spaces for residents. Planting selections reflect the local palette, with a focus on species that offer seasonal interest and support local fauna. These interfaces contribute to a lively and safe public realm, offering residents and visitors alike a chance to connect with the landscape.

The landscape buffer serves as a transition zone between built environments and natural spaces, providing a protective green edge that enhances privacy and reduces noise. This space is densely planted with native vegetation that offers shelter and foraging opportunities for wildlife, contributing to urban biodiversity.

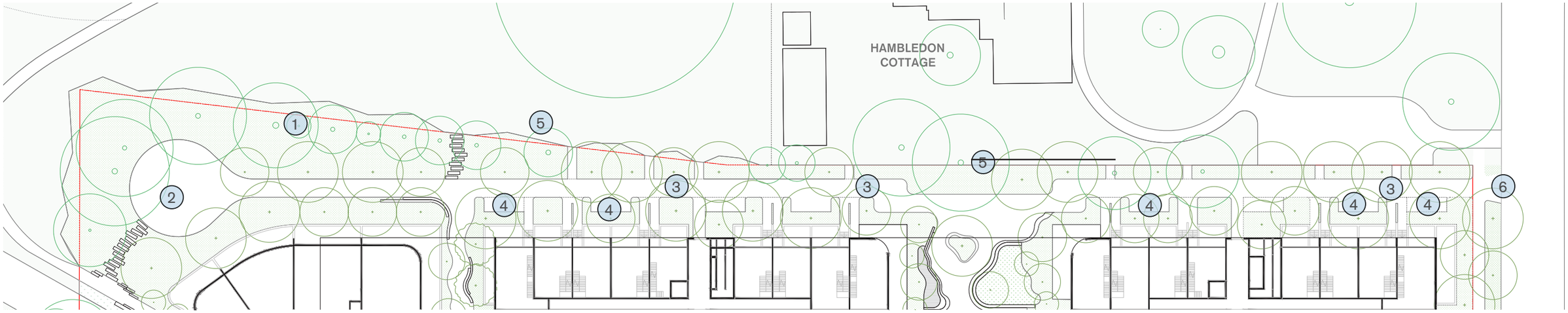
The buffer acts as a soft boundary, reinforcing the site's ecological function and creating a more seamless integration between the development and its surrounding environment.



Indicative approach to interface design to manage sightlines between public and private. Source: Sydney Landscape Code Volume 2: All Development Except for Single Dwellings.

Legend

1. Landscape Buffer
2. Turning Bay
3. Yield Bays
4. Drop off / Pick up parking
5. Fencing along Hambledon Cottage
6. Vehicle Entry from Gregory Place



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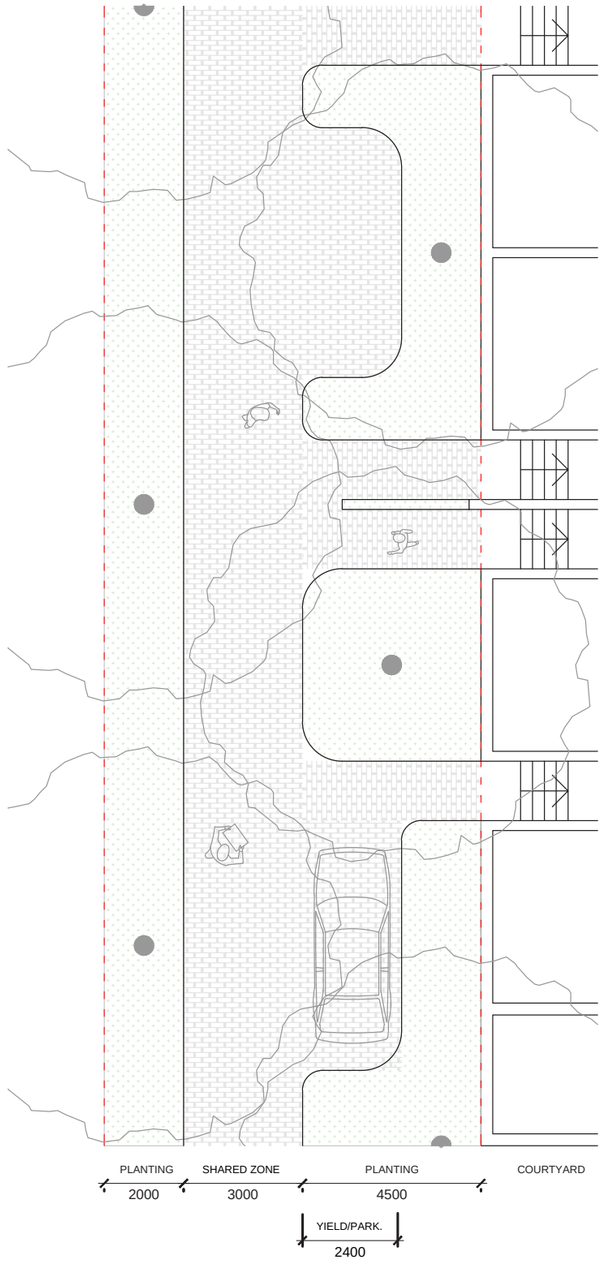
Landscaped Shared Zone & Landscape Buffer

The Shared Zone prioritises pedestrian activity and narrows the carriageway for vehicles. It is intended that this Shared Zone will be a low traffic area with a speed limit of 10km/h - mainly used for residential access (not basement parking access), drop off & pick up services (such as taxis and deliveries) and maintenance vehicles as required.

Permeable paving and continuation of similar paving into build entry points allows the zone to be seen as pedestrian priority. A double boulevard of trees and dense planting will create a green transition and connection between Gregory Place and Hambeldon Cottage.

Indicative typical section approach to shared zone design



Indicative typical plan approach to shared zone design

Character Imagery:

Generous planting edge to the building prioritising pedestrians

Textural entry points into development

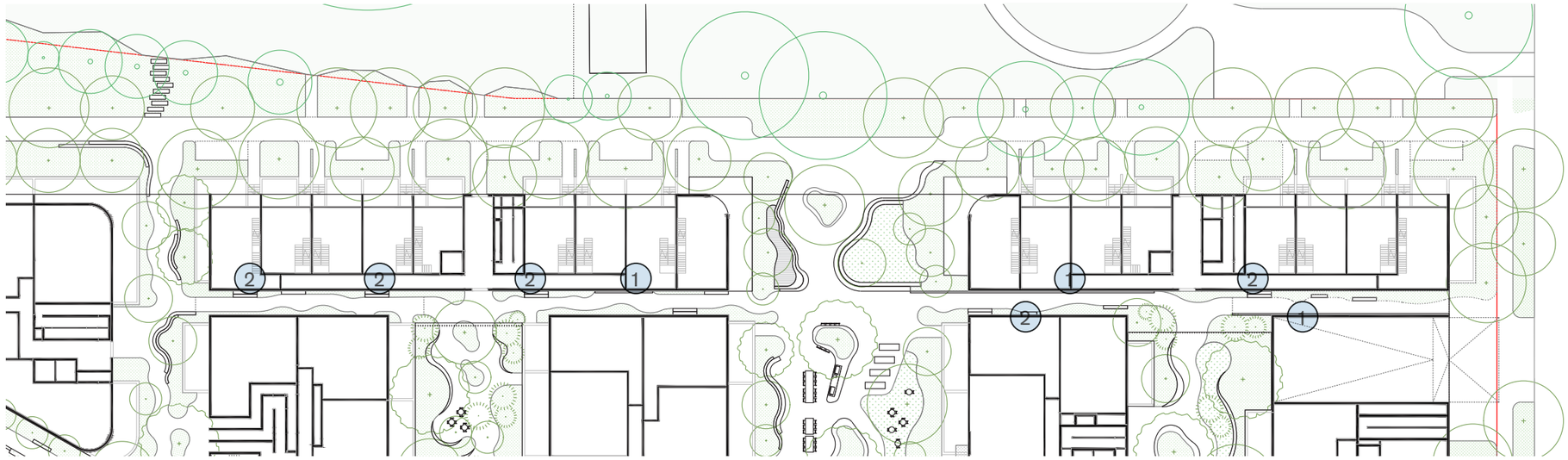
Creating filtered and planted views between Hambledon Cottage and the development

Publicly Accessible Lanes / Through Site Links

The lanes and through-site links act as critical connectors within the development, offering both pedestrian access and ecological corridors. These spaces are designed to prioritise pedestrian movement and safety, with traffic calming measures and landscaping that incorporates local plant species.

By integrating green infrastructure, such as rain gardens and permeable surfaces, these links enhance urban biodiversity, improve storm water management, and provide cooling effects, all while creating inviting, green pathways that encourage exploration and connection to Country.

The slender dimensions of the lanes creates a unique typology to the site. Integration for vertical artworks and light installations will create a playful lane - offering a different experience at night.



Legend

① Art & Light Installations

② Timber Seating

Character Imagery:

Integrate planting on the walls and edges for lush, green atmosphere

Create playful lanes that encourage biodiversity

Fine grain and textural character

Opportunity for art & lighting on the walls and above

Clay Cliff Creek Stormwater Channel Walk

The setback of the building allows for a public walkway that follows the stormwater channel, creating a new pedestrian link in the wider context. Clay Cliff Creek Stormwater Channel Walk is a place for residents and visitors to leisurely stroll and enjoy the seasonal planting. Gathering nodes at the Channel Walk's intersection with the green spines of the development offer a place of respite with seating amenities and green outlook. Interperative elements can be incorporated in the paving and seating elements to educate residents and nearby visitors.

The Channel Walk's south-westerly aspect is optimal for evening walks, being an major asset for residents. There are future opportunities to explore landscape revitalisation and providing connections over the stormwater channel.

Legend

① Gathering nodes

② Opportunity for future bridge connections

③ Opportunity for revegetation and connection to wider site context

Integrate seating along the Channel Walk

Concrete balustrade fence to stormwater channel with planting

Add interpretive elements to learn about Country

Add interpretive elements to learn about Country and the surrounding vegetation & non-human kin

Materials Palette

Ground Plane Textures

Creating a transition from architecture to the landscape through eroded edges

Mixing materials of warm, textural tones inspired by the eco-tones of Country

Use permeable paving to mitigate heat island effect

A variety of tones and textures

Landscape Furniture & Elements

Misting to enhance microclimate

Comfortable and durable furniture

A playful landscape of natural materials

Re-use of natural materials

Landscape Buffer Planting Palette

The Landscape Buffer is a gren edge which blends the proposed residential buildings into the surrounding environment whilst also being a frame for the heritage Cottage.


Allocasuarina littoralis

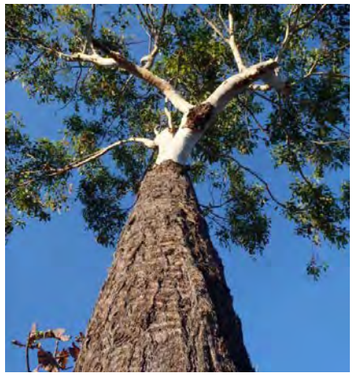

Brachychiton acerifolius


Casuarina glauca


Doryanthes excelsa


Eucalyptus piperita


Eucalyptus tereticornis


Eucalyptus longifolia

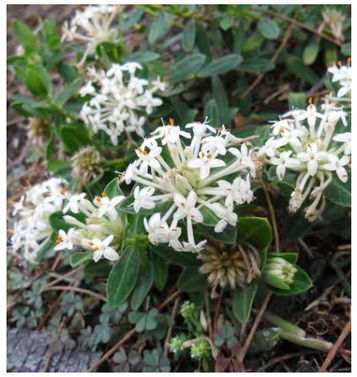

Eucalyptus saligna


Grevillea robusta


Syncarpia glomulifera


Bursaria spinosa


Hakea sericea

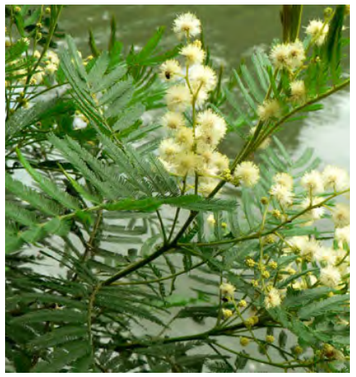

Pimelea linifolia


Persoonia levis

Publicly Accessible Green Spine Planting Palette

The publicly accessible Green Spine is a place for residents, people passing through, and Non-Human Kin. It's a space for community gathering and connection. There are multiple opportunities to interact with plants in various ways.


Acacia binervia


Acacia parramattensis


Angophora bakeri


Angophora costata


Corymbia maculata


Backhousia citriodora


Leptospermum petersonii


Banksia spinulosa


Brachyscome angustifolia


Chrysocephalum apiculatum


Isopogon anemonifolius


Dianella longifolia


Melaleuca thymifolia


Indigofera australis

Private Open Space Planting Palette

The private open space sits within the building complexes. These spaces will be in mostly shade throughout the day so the planting palette is reflective of this environment. Creating a cooler microclimate and space for users to be during warmer months.


Adiantum aethiopicum


Alocasia brisbanensis


Alpinia caerulea


Asplenium australasicum


Backhousia myrtifolia


Blechnum cartilagineum


Blechnum nudum


Cyathea australis


Dianella caerulea


Dianella longifolia


Dichondra repens


Dicksonia antarctica


Doodia aspera

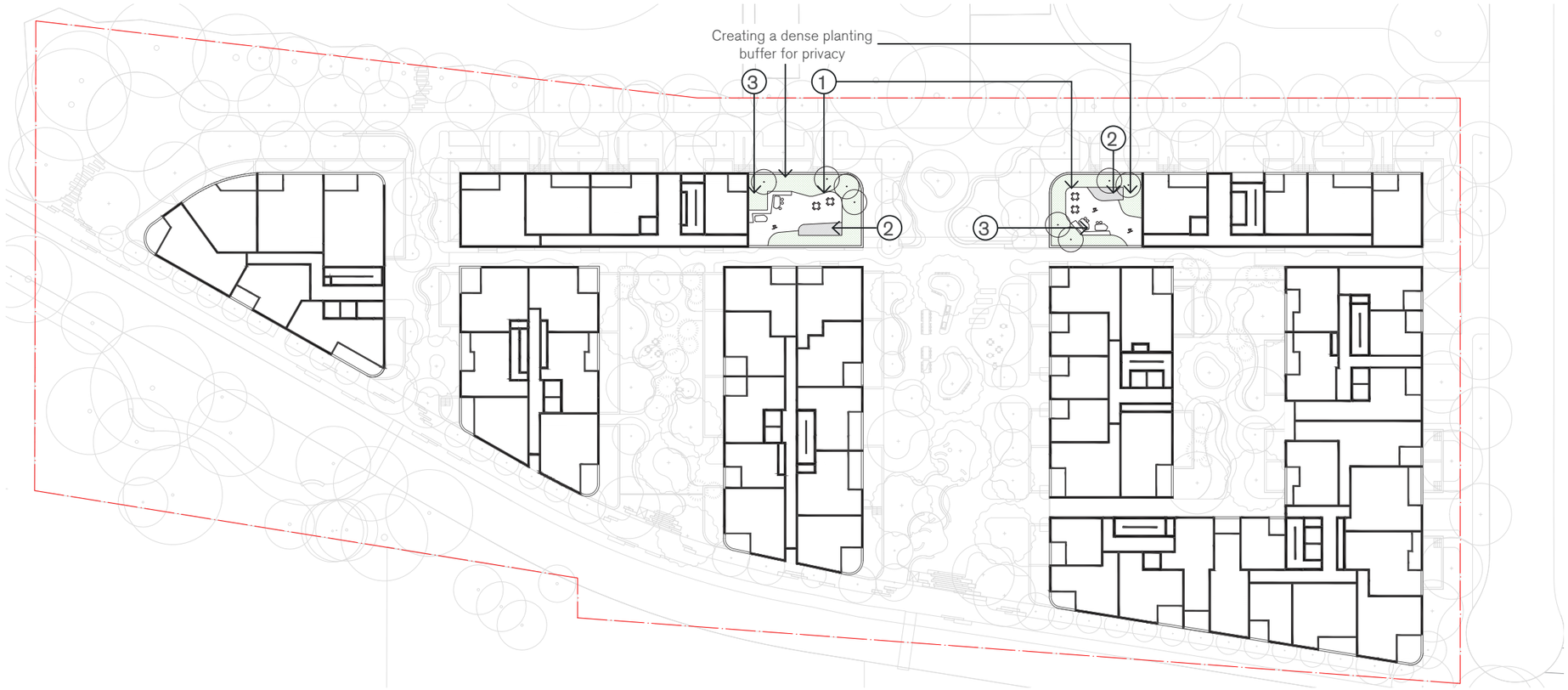

Viola hederacea

Level 2 Terraces

Concept Landscape Plan

The Level 2 Terraces are a place to be immersed in the surrounding tree canopy, hearing the movement of the ground floor below whilst being in a elevated private space.

- Creating a dense planting buffer for privacy for adjacent apartments
- Variety of comfortable seating opportunities such as communal tables, timber decks and loungers
- Timber terraces for community gatherings and events
- Bush tucker species and pollinator beacons to encourage diverse biodiversity



Legend

① Moveable furniture
② Timber terrace decks
③ Communual tables

Timber platform seating for lounging in the sun

Connect with the surrounding landscape through native and edible planting

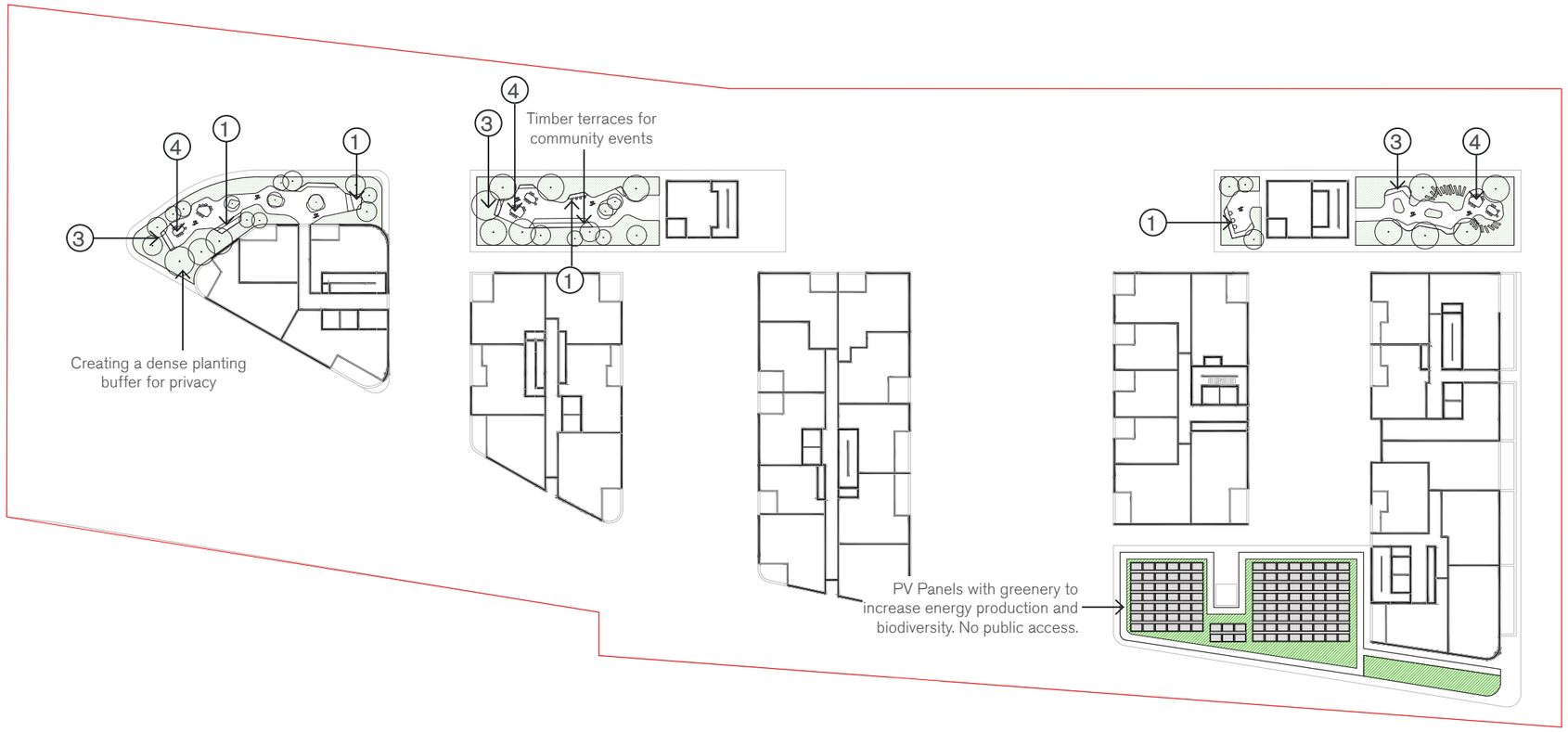
Create fine-grain and intimate spaces through warm and textural materials

Level 4 Terraces

Concept Landscape Plan

Level 4 Terrace is a place to be immersed in Country and come together as a community. Key design considerations include:

- Harnessing solar access and northerly site views to Parramatta River
- Amenities such as BBQs, shade, tables and seating on each terrace
- Variety of comfortable seating opportunities such as communal tables, high tables, timber and lounging decks
- Timber terraces for community gatherings and events
- Bush tucker species and pollinator beacons to encourage diverse biodiversity



Legend

1. High table
2. Timber terrace decks
3. BBQ amenities
4. Communal tables

Community amenities such as BBQs, group seating and tables, shade structures

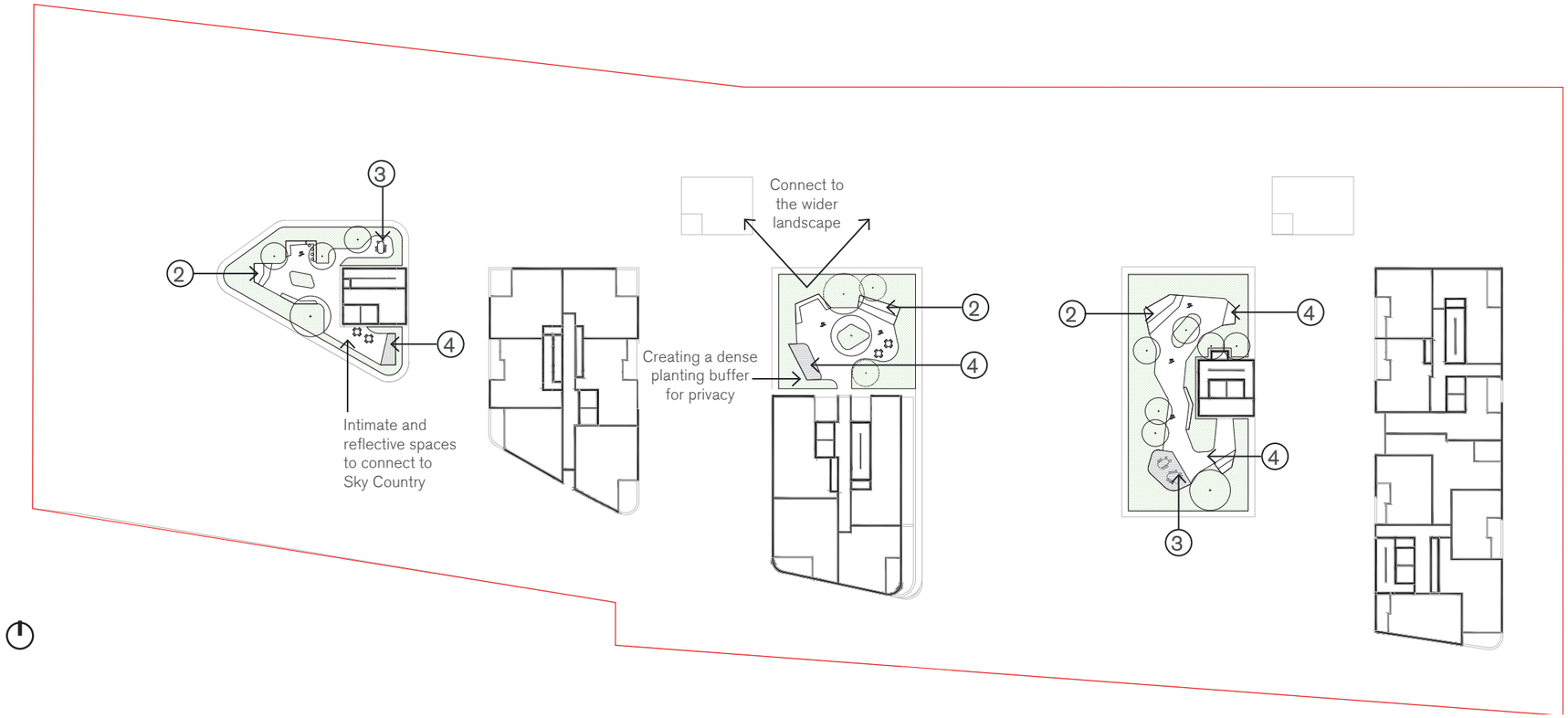
Connect with the surrounding landscape through native and edible planting

A variety of seating options such as intimate and quiet spaces with timber loungers and decks

Level 6 Terraces

Level 6 Terrace is a place for non-human kin to stop and rest. At this elevation, residents are encouraged to orientate and connect with the wider site context.

- Lounging decks to encourage evening/ night use to connect to Sky Country
- Use pollinator ladders to connect to lower terrace levels to aid non-human kin
- Creating intimate paths and seating to encourage users to pause and reflect



Legend

1. High table
2. Timber terrace decks
3. Communal tables
4. Timber platform

Allow users to connect with the wider landscape and views and be activated at evening/night

Opportunity to be activated at evening/ night and connect to Sky Country

Supporting non-human kin with vibrant planting and pollinating plant species

Rooftop Level

Level 4 rooftop in front of OLOLC and Level 8 Terrace are places for non-human kin and maintenance access only. PV panels line these rooftops with landscape areas surrounding them to the edge of the area. 1,086m² of PV panels has been allocated.

Bio Solar Green roof to increase energy production and biodiversity

Seasonal and textured planting to encourage pollinators and bird life

Moments of cascading species to soften the edges on the building

Level 4 Terrace

Planting Palette

The level 4 planting palette allows users to be immersed in Country. Creating pockets of planting for people to forage from, to enjoy in a community gathering setting, and for pollinators to thrive in.

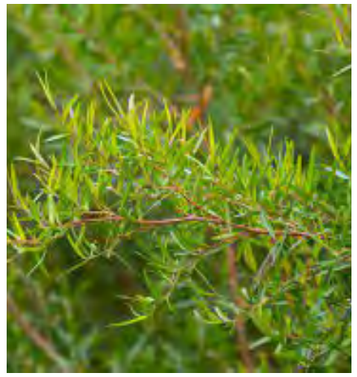

Backhousia citriodora


Backhousia myrtifolia


Dianella caerulea


Indigofera australis


Leptospermum laevigatum


Leptospermum petersonii


Melaleuca thymifolia


Mentha satueroides


Personia linearis


Prostanthera incisa


Prostanthera rotundifolia


Tasmania lanceolata


Themeda australis


Viola hederacea

Level 6 Terrace

Planting Palette

The level 6 planting palette allows users to orientate themselves on Country. Creating pockets of low lying endemic plants to allow for viewing out and beyond.

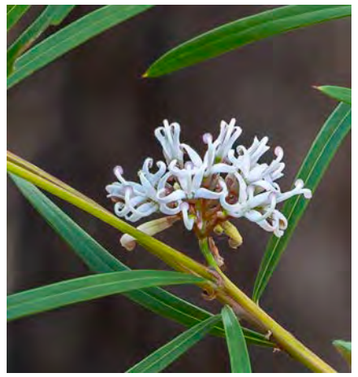

Banksia spinulosa


Brachyscome angustifolia


Chrysocephalum apiculatum


Dianella longifolia


Goodenia ovata


Grevillea linearifolia


Grevillea sericea


Isopogon anemonifolius


Juncus usitatus


Kunzea ambigua


Lomandra glauca


Lomandra longifolia

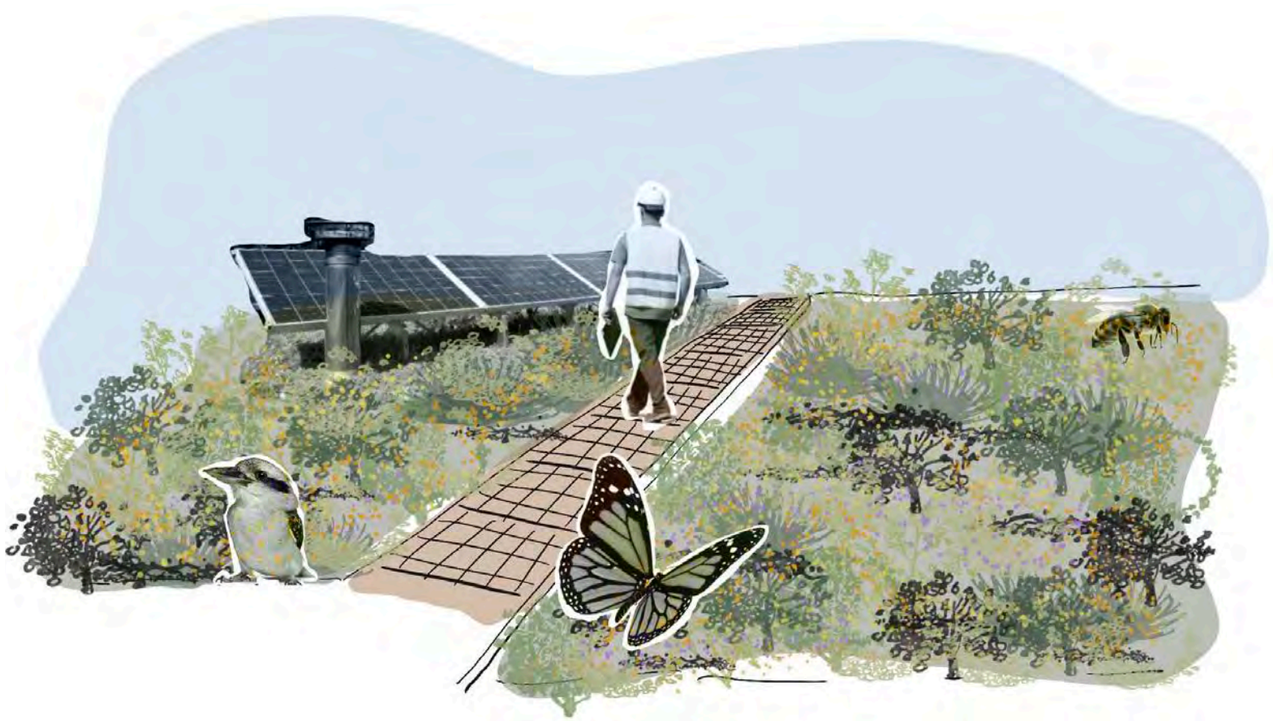

Poa sieberiana


Xanthorrhoea media

Level 8 Terrace

Planting Palette

The level 8 planting palette sits comfortably in and around the PV Panels, encouraging pollinators to come into the space and allowing birds to stop and rest on their journey.

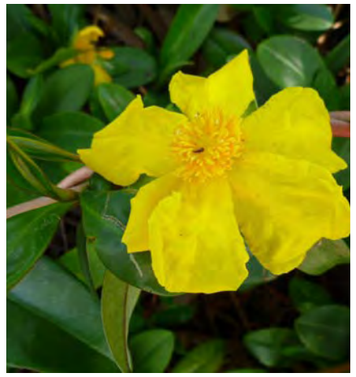


Chrysocephalum apiculatum

Carex inversa

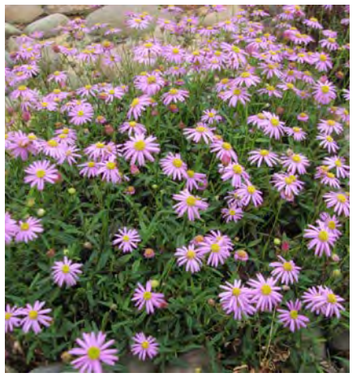
Dianella longifolia

Lomandra filiformis



Hibbertia scandens

Dianella caerulea



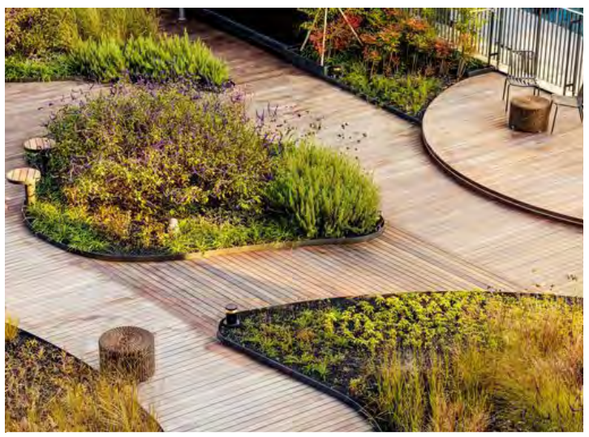
Brachyscome angustifolia

Viola hederacea

Poa sieberiana

Character and Materials Palette

Ground Plane Textures



Timber decking for a lightweight and delicate landscape atmosphere

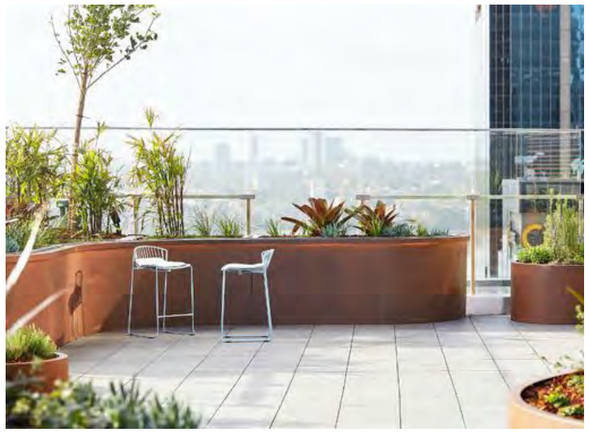
Creating small, intimate scale path networks through the planting to contrast the architecture

Using warm toned materials in interesting patterns for a bespoke quality

Reuse any site materials in innovative ways

Landscape Furniture & Elements

Using warm tones in the planter walls



Using colours that reflect the ecotones of Country

Creating comfortable timber seating and dining furniture for all season and time use

Comfortable and durable timber seating

Clay Cliff Channel Walk

The Clay Cliff Creek stormwater channel is not entirely within the site. It is part of a wider stormwater infrastructure network which offers an exciting future opportunity for naturalisation on a precinct wide basis, rather than a site by site basis. As the stormwater channel near the development site is part of a wider network, potential naturalisation opportunities will need to consider it contextual impact as a wider network strategy.

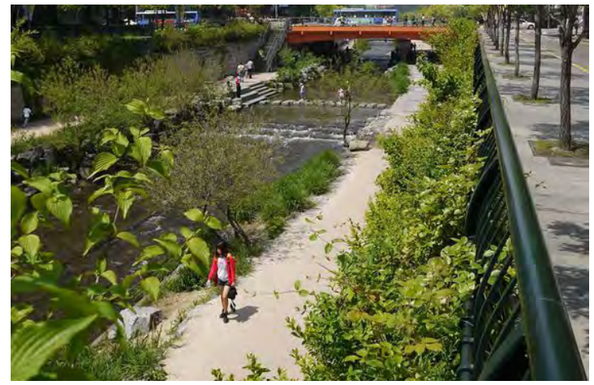
Envisioned with interpretive elements that will tell the story of the chain of ponds and their importance to the local ecosystem, the walk will inspire visitors to learn about and appreciate the site's natural history. Planned vegetated edges and biofiltration zones aim to enhance water quality and provide habitats, while proposed boardwalks and viewing platforms promise immersive experiences, fostering a deeper connection to Water Country.

The revitalisation of the Clay Cliff Channel stormwater channel holds the potential to transform a functional, industrial feature into a signature attraction for the site and the surrounding precinct. This initiative will provide residents and visitors with a future space for respite and opportunities to connect with Water Country. By replacing concrete channels with innovative Water Sensitive Urban Design (WSUD) solutions and biofiltration planting, the project could significantly improve runoff water quality from new developments.

This vision for the channel's renewal presents an opportunity to lead by example, setting a benchmark for environmentally responsive urban design and serving as a pilot for revitalizing the entire Clay Cliff Channel. This forward-thinking approach could inspire and guide future sustainable developments. It is noted that works adjoining the Clay Cliff Creek Channel require approval from Sydney Water.

0 2 5 10 15 20m
1:400 @ A1

Breaking down the harsh concrete channel edge



Multifuctional water channel for activating public life

Creating playful landscapes and interpretation to connect to Water Country

7 / Concept Design Architecture

7 Concept Design - Architecture

7.1 Plans

7.1.1 Basement 2 Plan

7 Concept Design - Architecture

7.1 Plans

7.1.2 Basement 1 Plan

7 Concept Design - Architecture

7.1 Plans

7.1.3 Ground Floor Plan

7 Concept Design - Architecture

7.1 Plans

7.1.4 Level 1 Plan

7 Concept Design - Architecture

7.1 Plans

7.1.5 Level 2 Plan

7 Concept Design - Architecture

7.1 Plans

7.1.6 Level 3 Plan

7 Concept Design - Architecture

7.1 Plans

7.1.7 Level 4 Plan

7 Concept Design - Architecture

7.1 Plans

7.1.8 Level 5 Plan

7 Concept Design - Architecture

7.1 Plans

7.1.9 Level 6 Plan

7 Concept Design - Architecture

7.1 Plans

7.1.10 Level 7 Plan

7 Concept Design - Architecture

7.1 Plans

7.1.11 Roof Plan

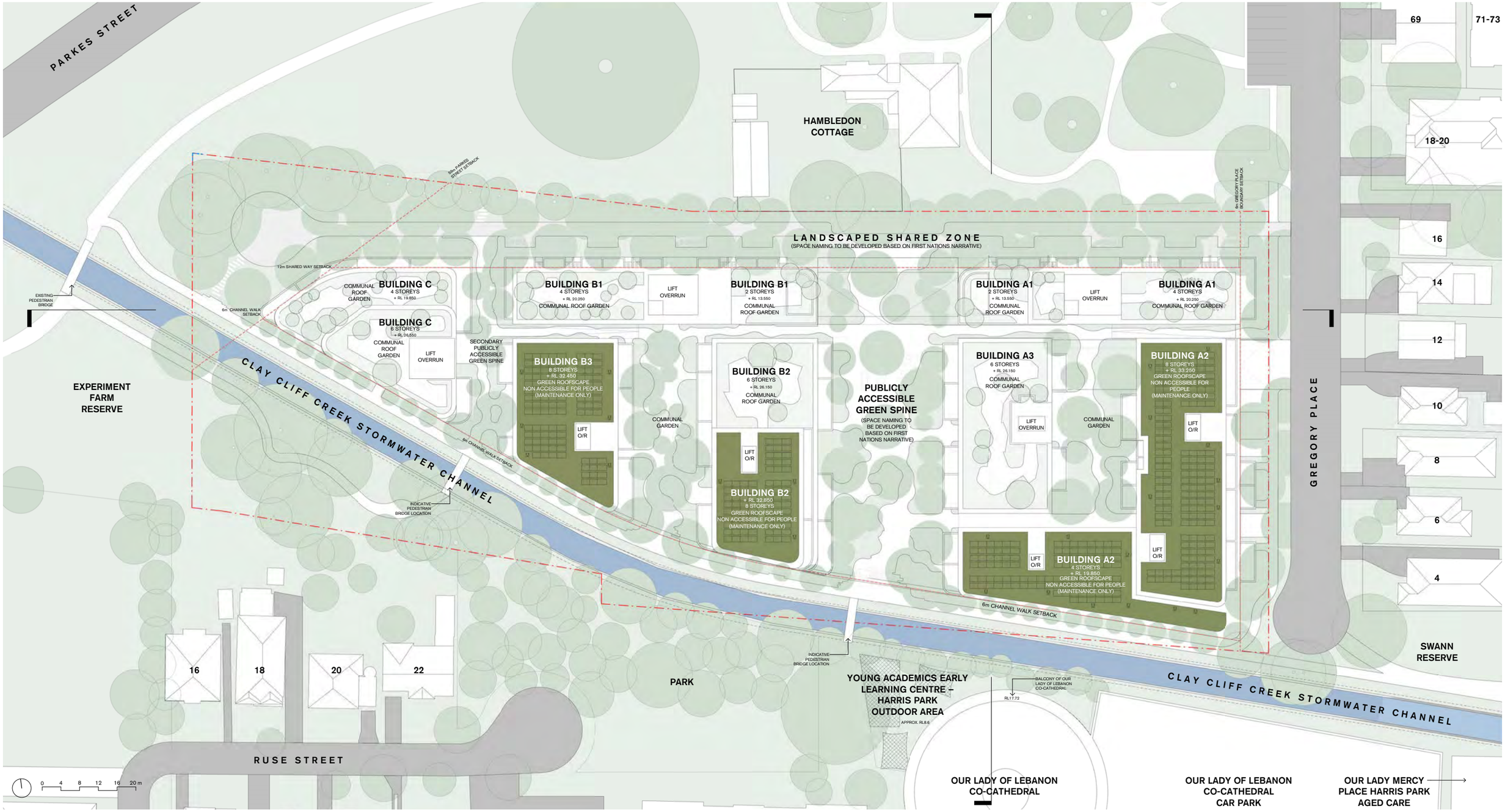
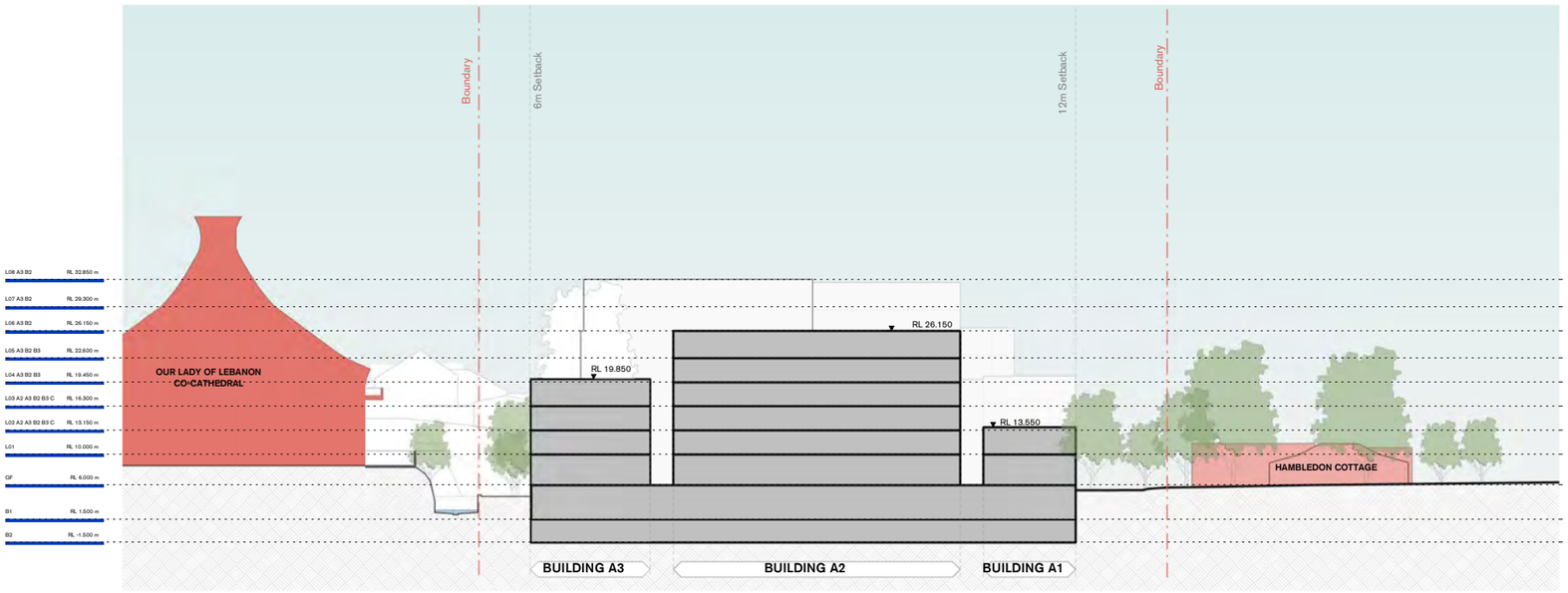


Figure.121 East/West Section

Figure.122 North/South Section



7 Concept Design - Architecture

7.3 Elevations

7.3.1 North and South Elevations

Figure.123 North Elevation - Landscaped Shared Zone

Figure.124 South Elevation - Channel Walk

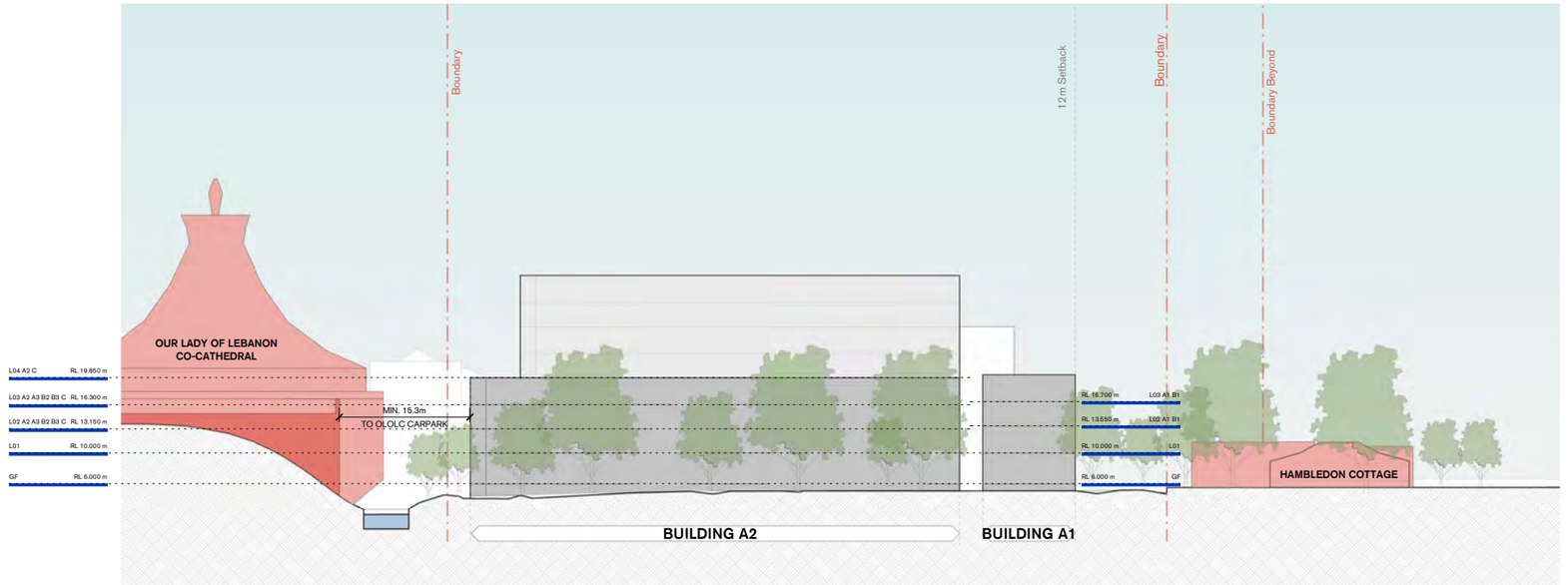


Figure.125 East Elevation - Gregory Place

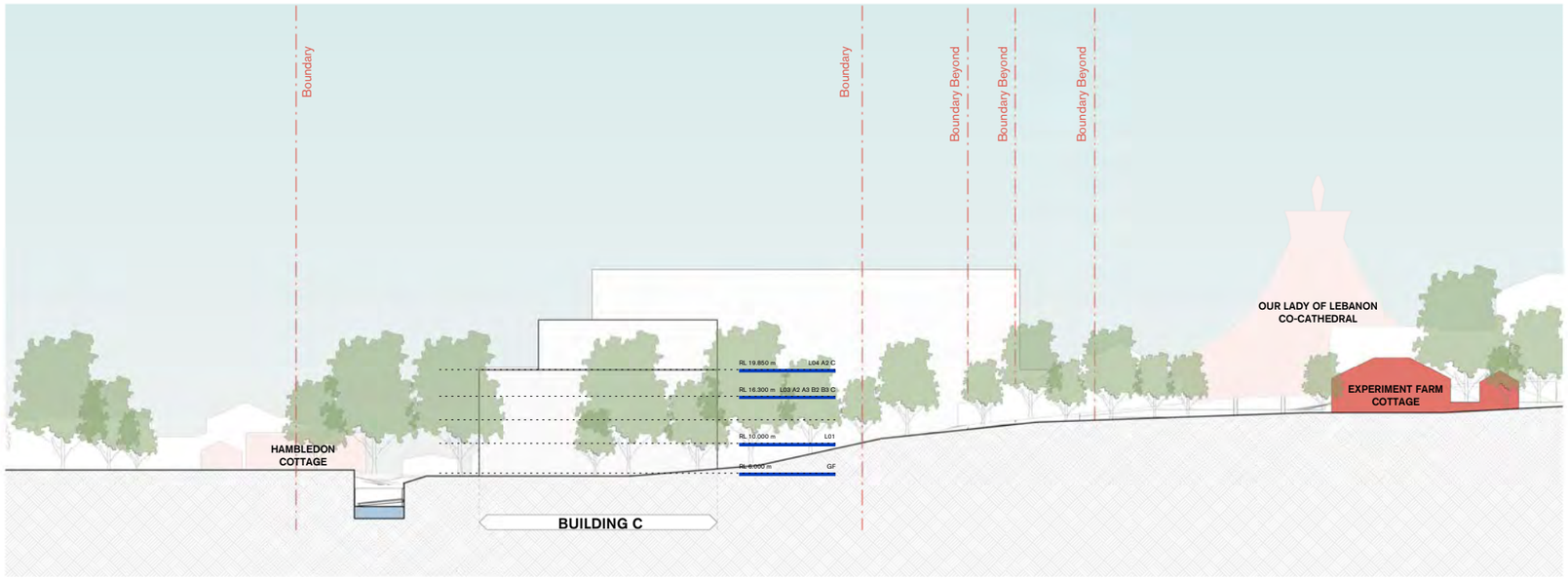
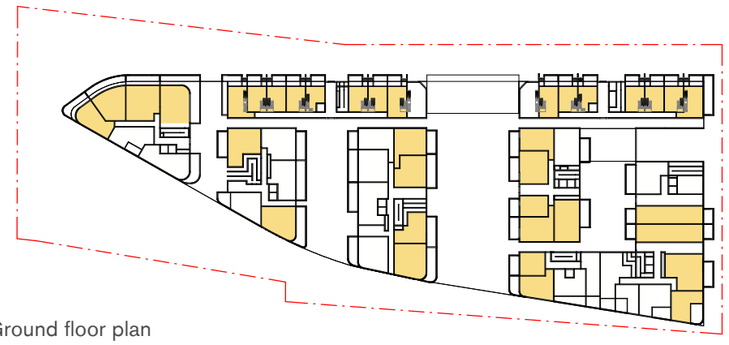


Figure.126 West Elevation - Experiment Farm

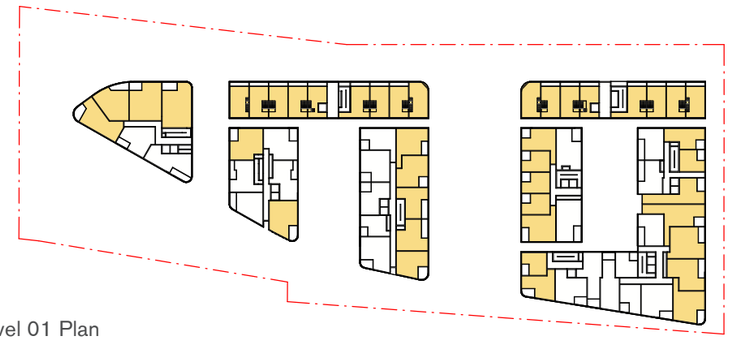
7 Concept Design - Architecture

7.4 ADG Compliance

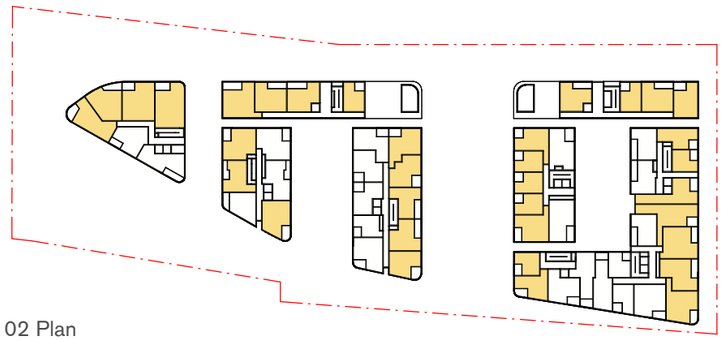
7.4.1 Solar Diagrams



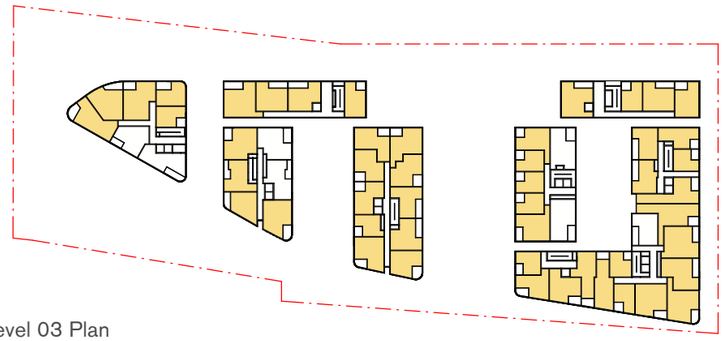
Ground floor plan



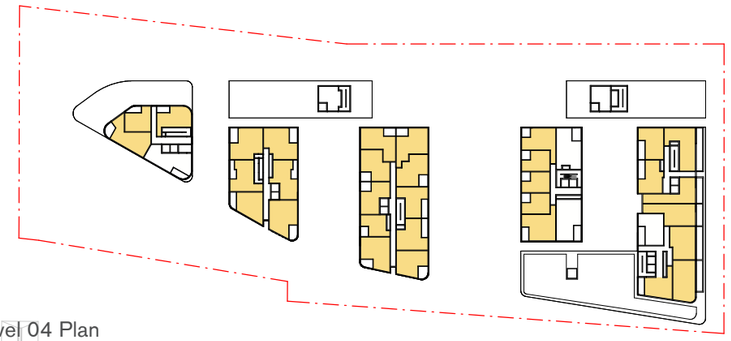
Level 01 Plan



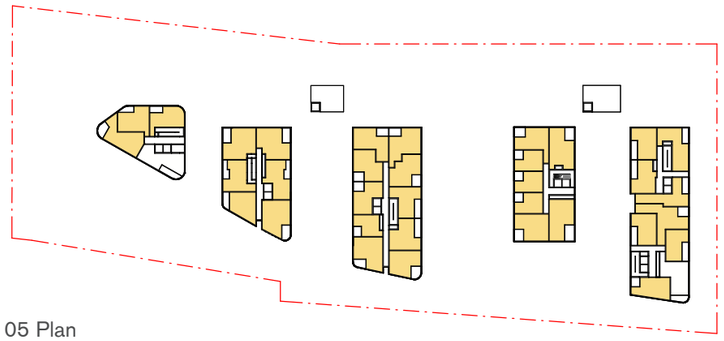
Level 02 Plan



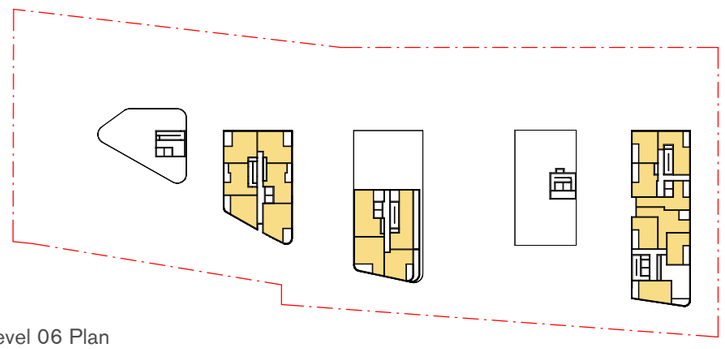
Level 03 Plan



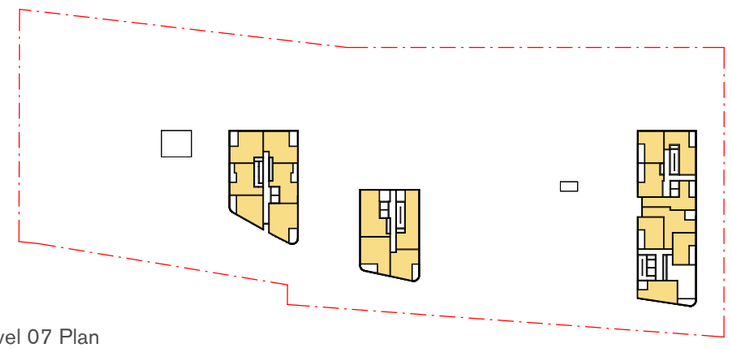
Level 04 Plan



Level 05 Plan



Level 06 Plan



Level 07 Plan

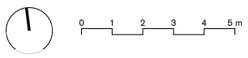


Figure.127 Solar access diagrams

Solar Access

The concept design ensures that 77% of the units receive a minimum of 2 hours of direct sunlight to living rooms and private open spaces between 9 am and 3 pm during mid-winter (21 June), exceeding the ADG requirement of 70%.

Experiment Farm

While the Parramatta LEP 2011 sun access clauses do not apply to the project site, the concept design ensures no overshadowing of Experiment Farm on 21 June between 10am and 2pm. In fact, it does not overshadow Experiment Farm from 9am to 3pm on 21 June.

Young Academics Early Learning Centre - Harris Park Outdoor Space

The DPIE Child Care Planning Guideline requires at least 158m² (equates to around 1/4 of the overall child care outdoor space here) to have a minimum of 2 hours of solar access between 8am and 4pm during winter. The shadow diagrams show this is clearly achieved between 10am and 2pm on 21 June.

Channel Walk

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.

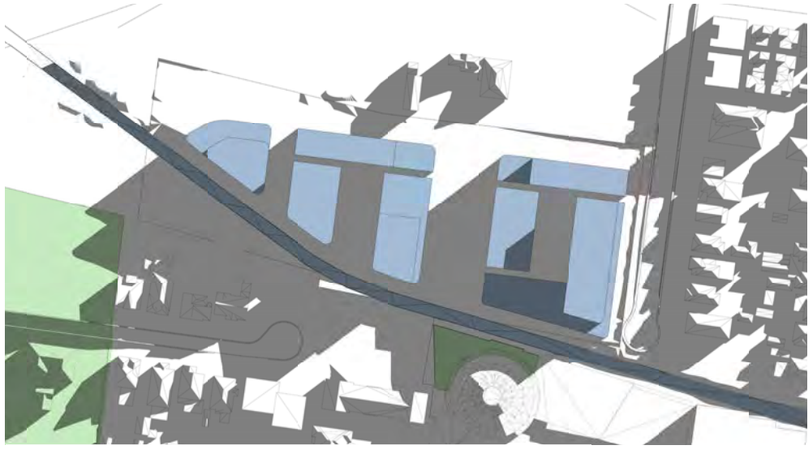


Figure.128 21 June 8am shadow diagram

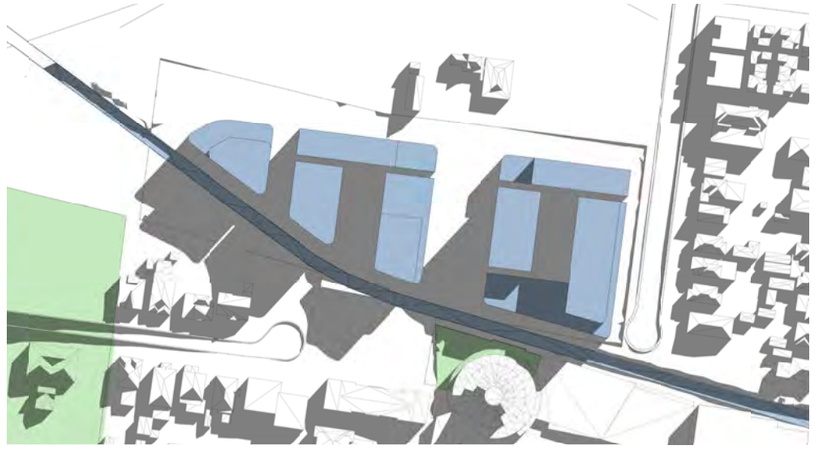


Figure.130 21 June 9am shadow diagram

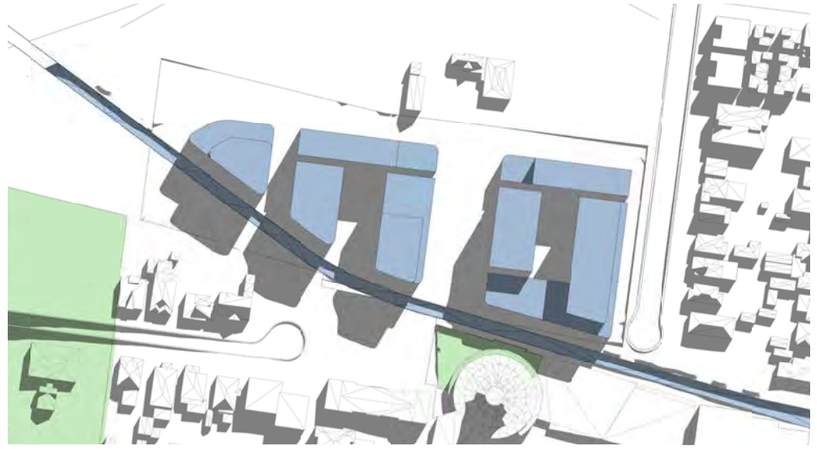


Figure.129 21 June 10am shadow diagram

Figure.134 21 June 11am shadow diagram

Figure.136 21 June 12pm shadow diagram

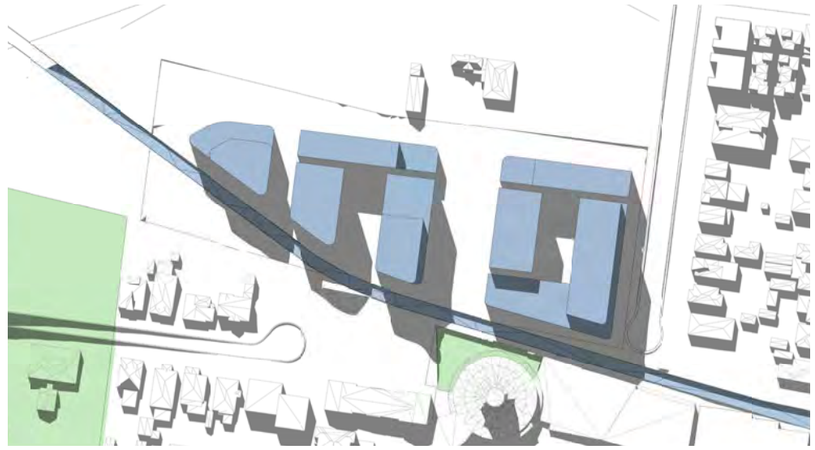


Figure.135 21 June 1pm shadow diagram

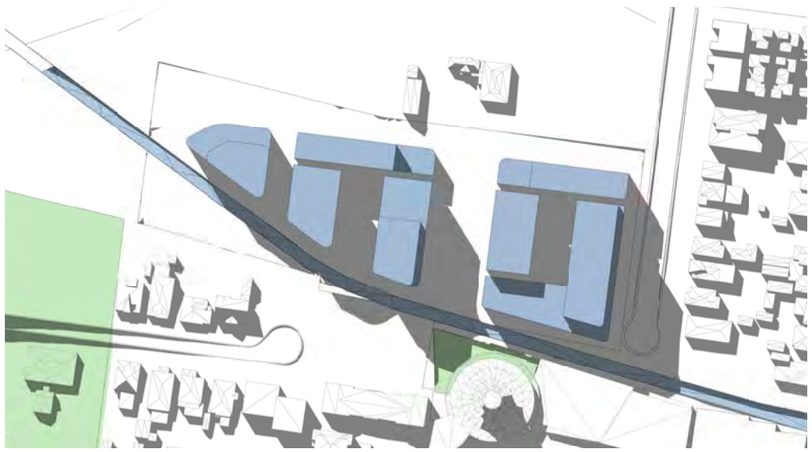


Figure.131 21 June 2pm shadow diagram

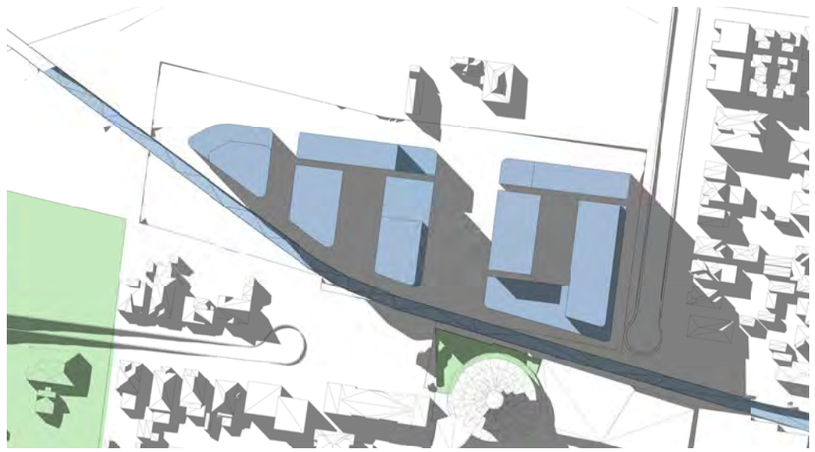


Figure.133 21 June 3pm shadow diagram

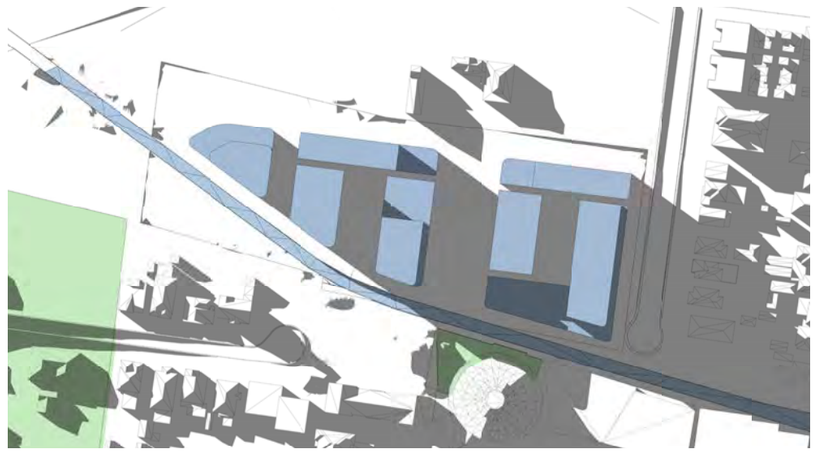


Figure.132 21 June 4pm shadow diagram

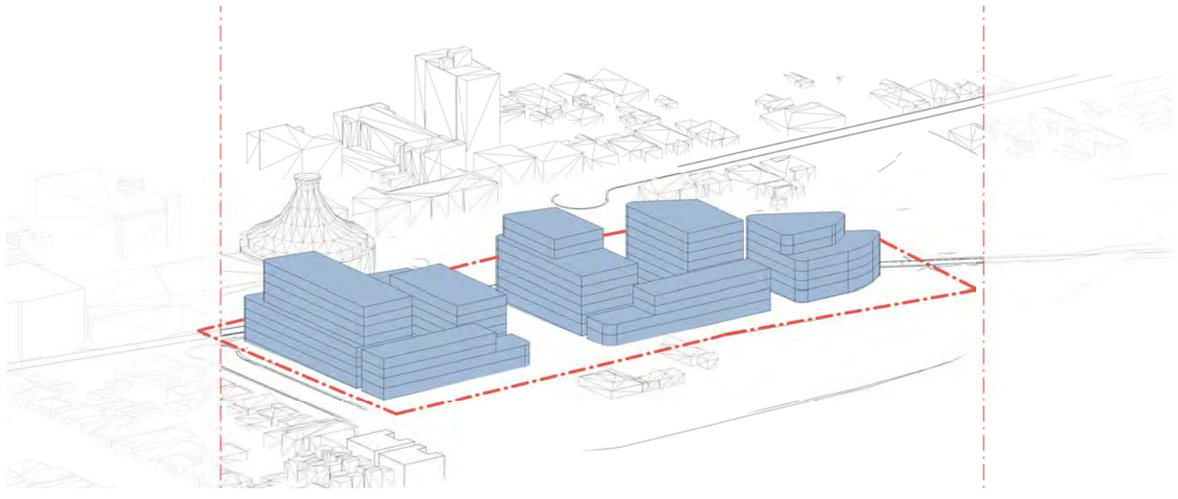


Figure.137 9am view from the sun

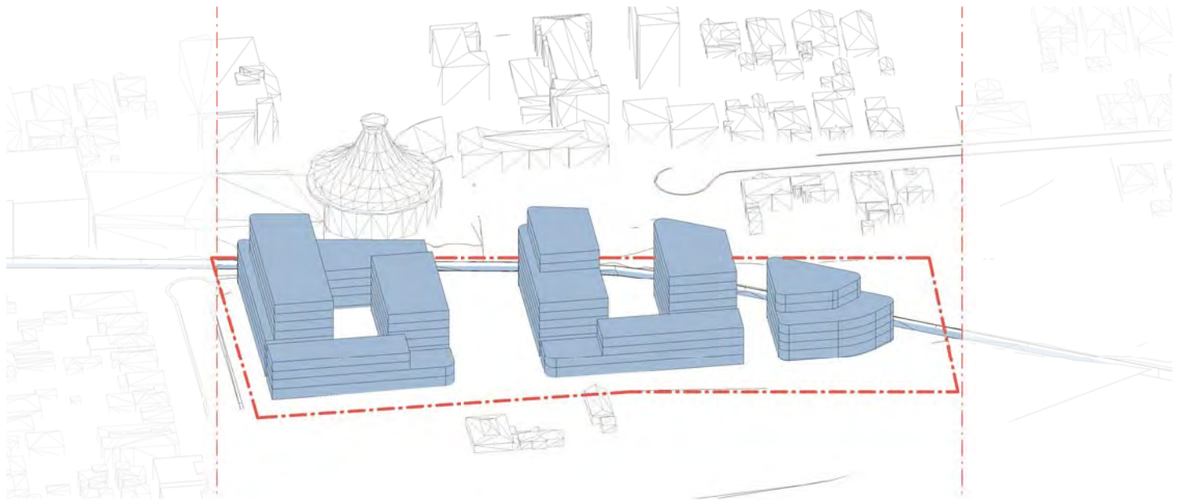


Figure.138 11am view from the sun

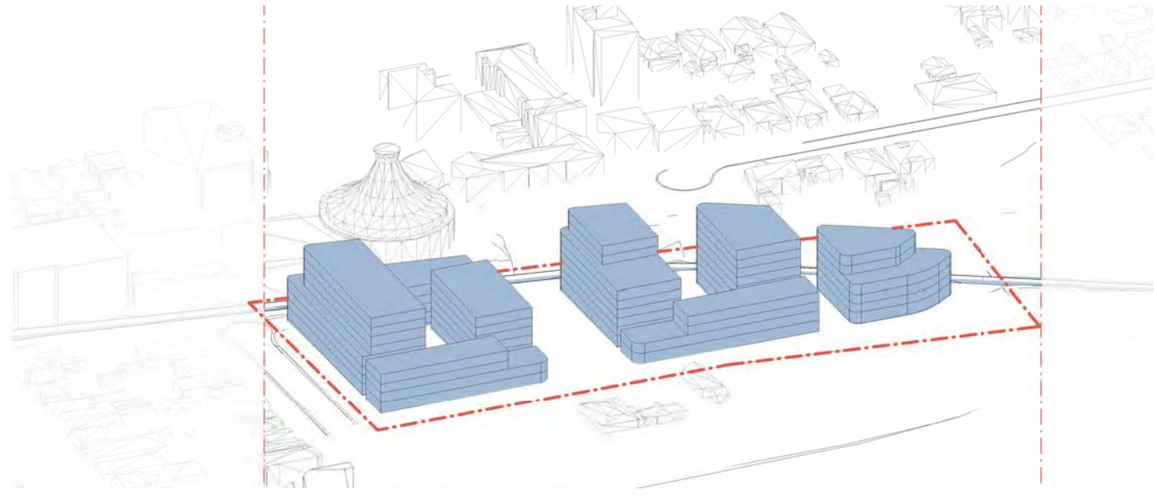


Figure.139 10am view from the sun

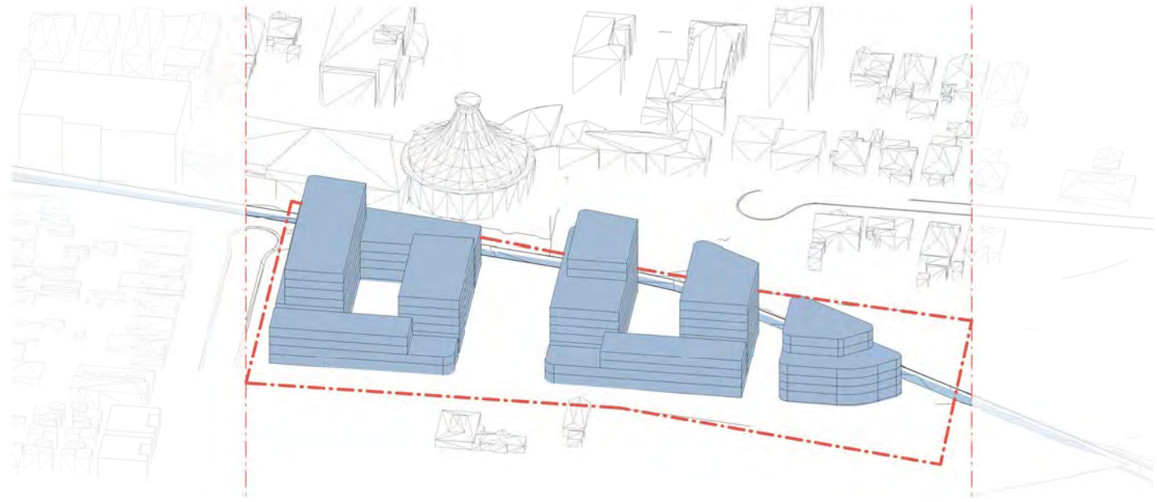


Figure.140 12pm view from the sun

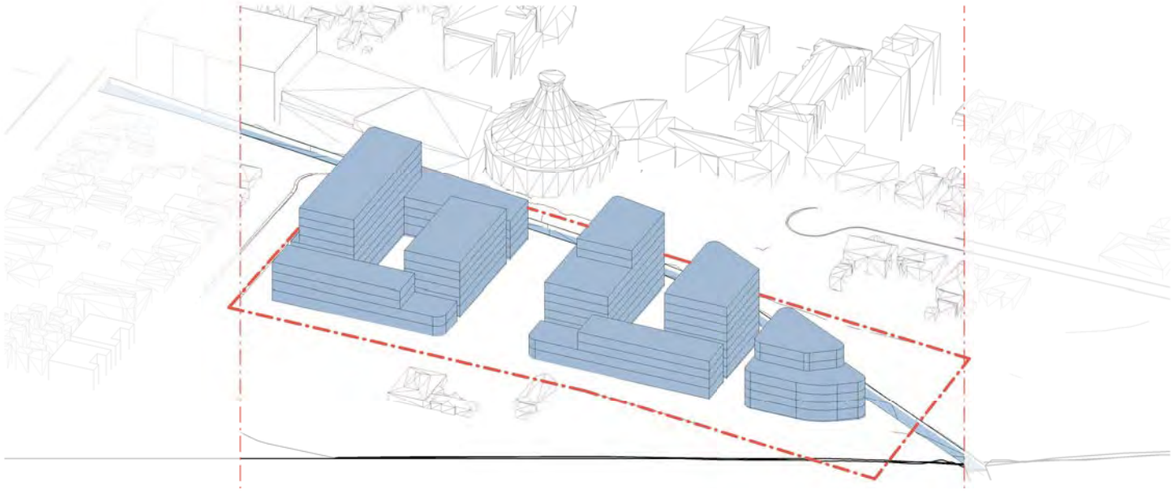


Figure.141 1pm view from the sun

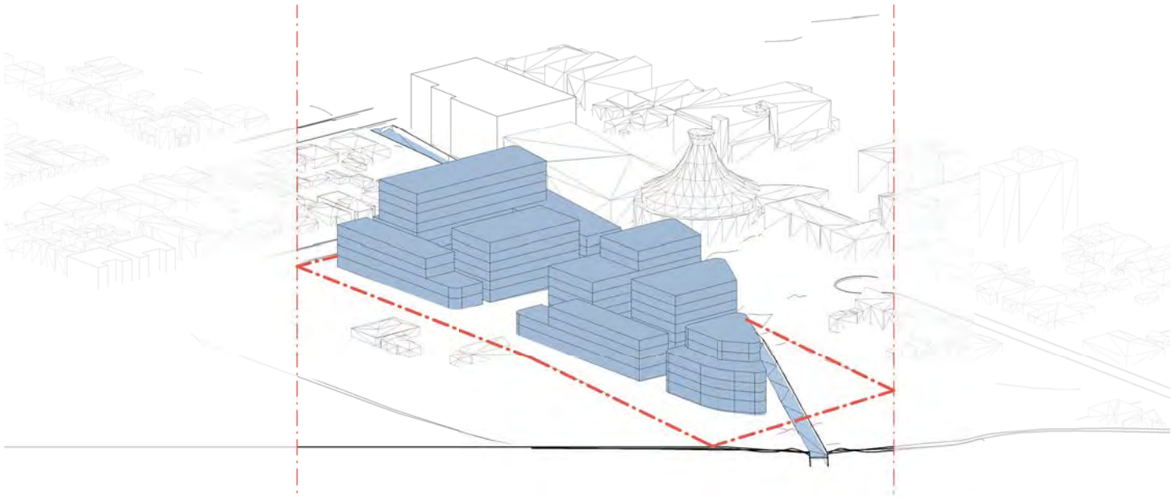


Figure.142 3pm view from the sun

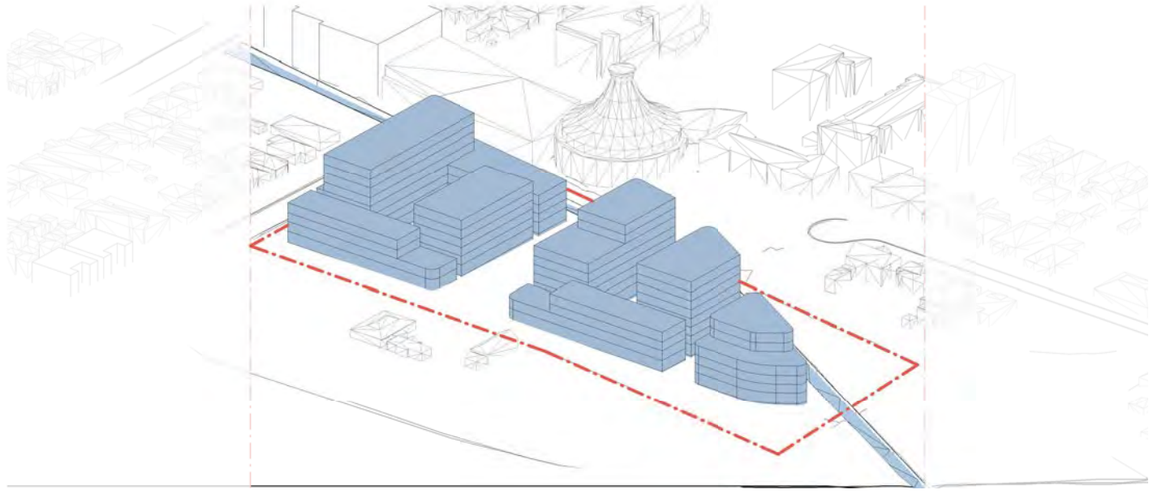
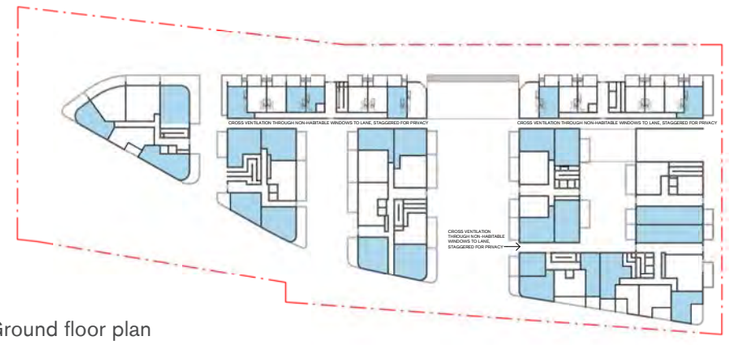
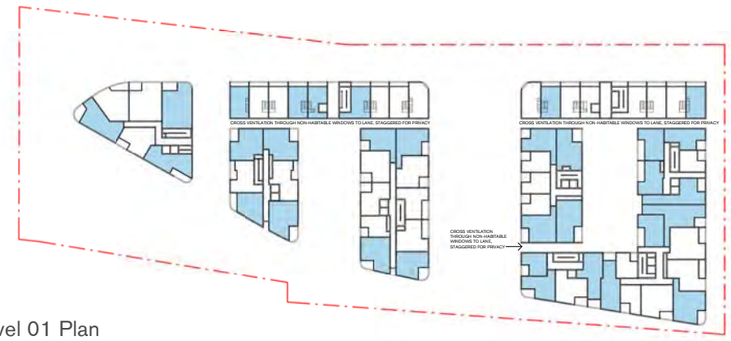


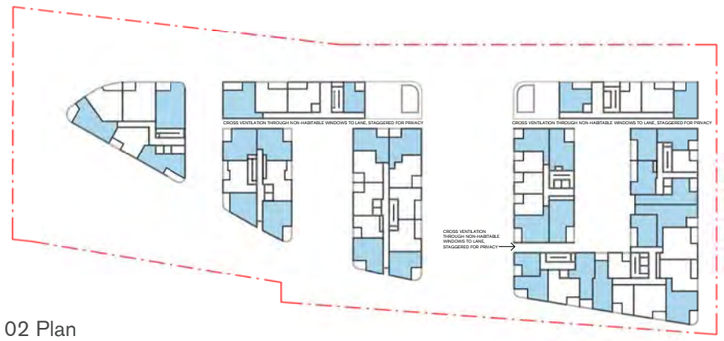
Figure.143 2pm view from the sun



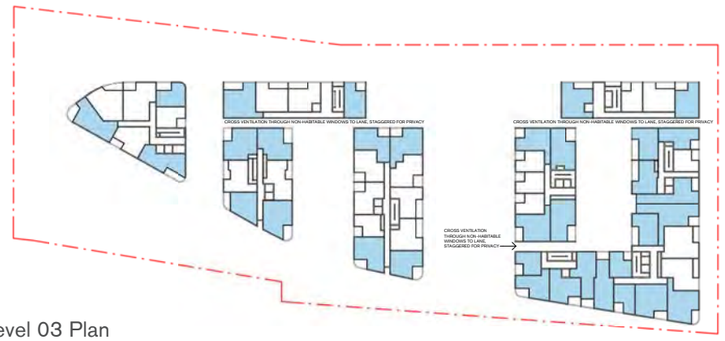
Ground floor plan



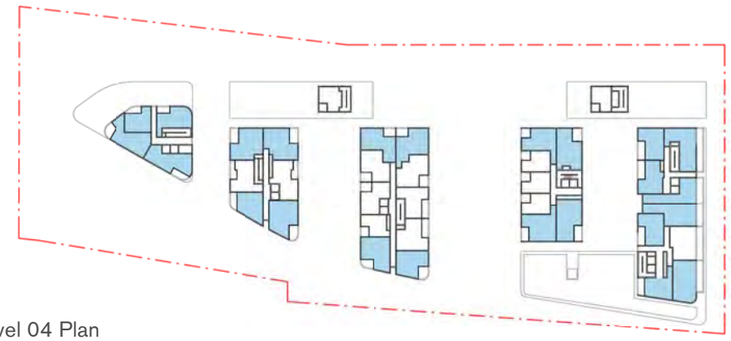
Level 01 Plan



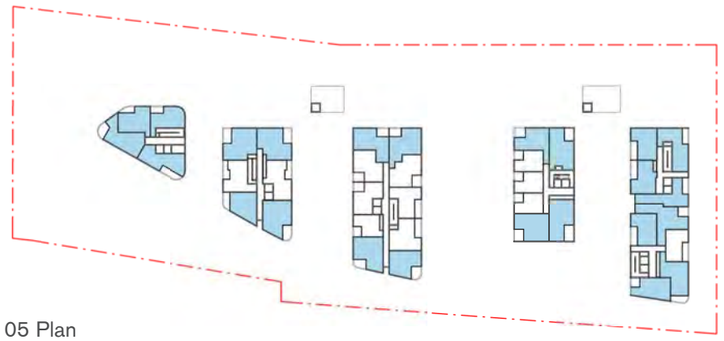
Level 02 Plan



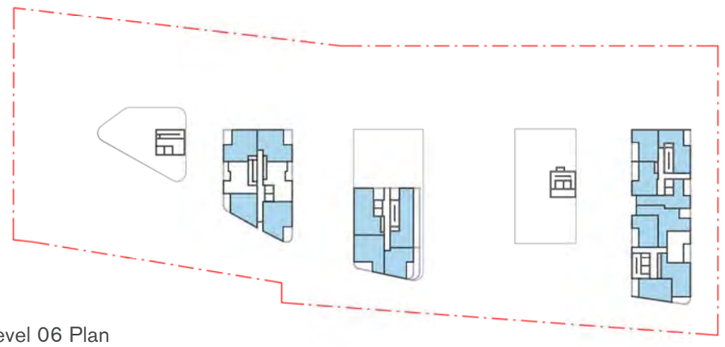
Level 03 Plan



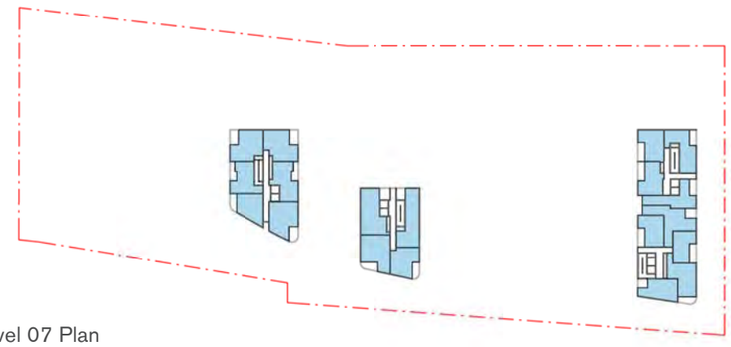
Level 04 Plan



Level 05 Plan



Level 06 Plan



Level 07 Plan

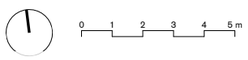


Figure.144 Cross ventilation diagrams

Cross Ventilation

The concept design ensures natural cross ventilation for 63% of the units, exceeding the ADG requirement of 60%.

Deep Soil

The concept design includes a substantial amount of deep soil zones, doubling the ADG requirements. Additionally, constructed soil areas totalling over 8% of the site area are provided, allowing for a 1.5m deep soil zone to support mature tree growth. This thoughtful provision ensures the landscape can sustain a healthy and diverse tree canopy, contributing to the overall environmental quality and aesthetic appeal of the site.

Additionally, the design complies at 15.8% with SEPP (Housing) 2021 requirements for 15% deep soil at a minimum dimension of 3m as well as Parramatta LEP 2011 requirements.

Requirement	Proposed	
Apartment Design Guide **Deep Soil Zone (Objective 3E-1, Design criteria 1)** Deep soil zone for site with an area greater than 1,500m² to be 7% of site area with a minimum dimension of 6m. Site area = 19,485m² **Required deep soil zone = 1,364m²**	**Deep Soil Zone** Deep Soil Area less than 6m wide for additional landscaping Constructed Soil Area **Total Soil Area**	2,705.2m² (13.9%) 1,637.7m² (8.4%) 1,693.5m² (8.7%) **6,036.4m² (31.0%)**

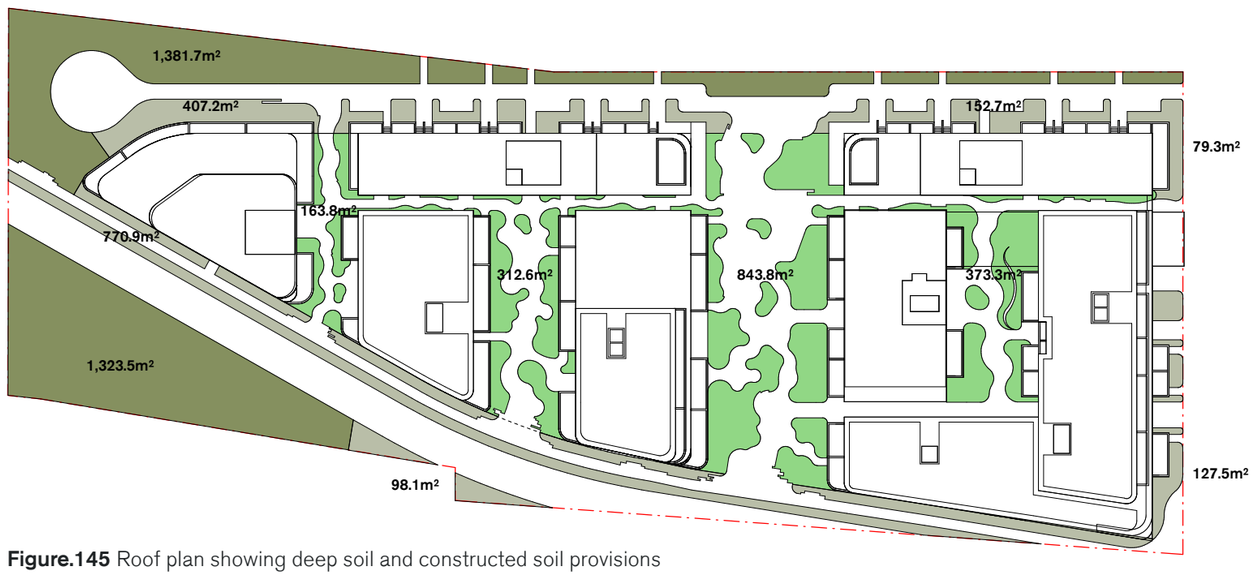


Figure.145 Roof plan showing deep soil and constructed soil provisions

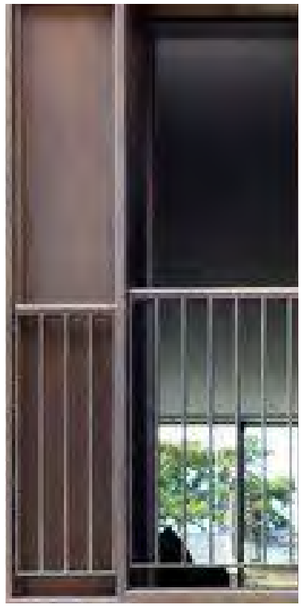
Communal Open Space

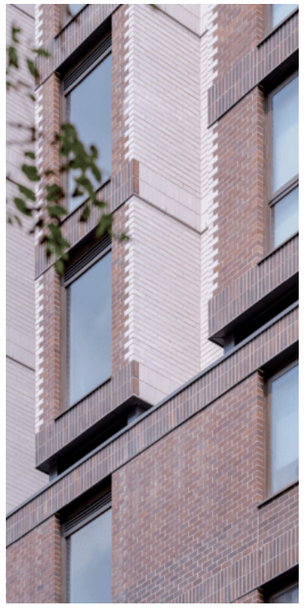
The communal open space provision on site has been thoughtfully designed to balance private and public needs. While the private communal open space is at 18.4%, below the ADG requirement of 25%, this decision allows for the extensive provision of publicly accessible open spaces, covering over 45% of the site. Consequently, more than 60% of the site is dedicated to well-connected open space, enhancing the overall amenity for both residents and the wider community.

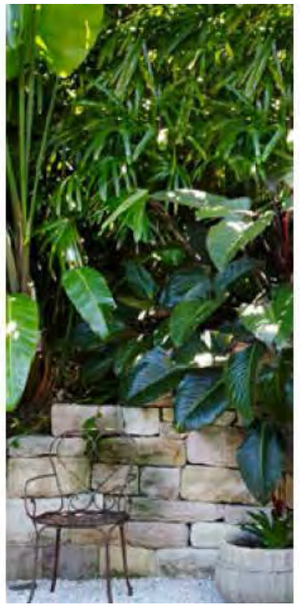
Requirement	Proposed	
Apartment Design Guide **Communal Open Space (Objective 3D-1, Design criteria 1)** Communal open space has a minimum area equal to 25% of the site. Site area = 19,485m² **Required communal open space = 4,871m²**	Communal Open Space Area Publicly Accessible Open Space Area **Total Open Space Area**	3,582.4m² (18.4%) 8,908.7m² (45.7%) **12,491.2m² (64.1%)**

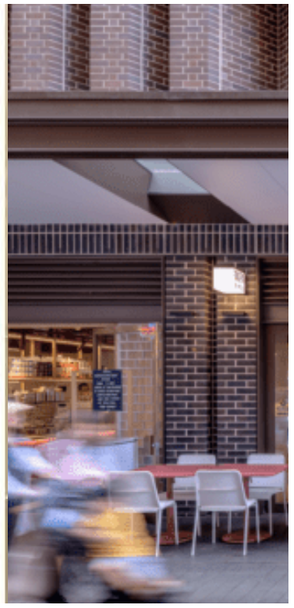
Figure.146 Roof plan showing communal open space and publicly accessible open space provisions

The materials chosen are durable, sustainable, and reflective of the historical and cultural context. Masonry materials like low carbon brick, concrete, and steel are prioritised to ensure they complement the surrounding landscape, blending seamlessly with natural elements such as stone and timber. High-quality, resilient materials are selected that require minimal maintenance and are designed for a minimum 100-year life.









1. Bronze metalwork, balustrades and window reveals
2. Exposed concrete slab edges
3. Light Red Brick
4. Dark Red Brick or Glazed Brick

7 Concept Design - Architecture

7.6 Photomontages

Figure.147 Artist impression of an evening walk along the Clay Cliff Creek Channel Walk | Choi Render

Figure.148 Artist impression of the landscaped Shared Zone | Choi Render

Figure.149 Artist impression of the publicly accessible Green Spine showing OLOLC beyond | Choi Render

Figure.150 Artist impression of view along Clay Cliff Creek Channel Walk looking west | Choi Render

Figure.151 Artist impression of view to Hambledon Cottage from the publicly accessible Green Spine | Choi Render

8 / Design Guidelines

8 Design Guidelines

8.1 Connecting with Country

Express Movement with Country

- Incorporate thoughtful placement of through-site links to reflect the concept of moving with Country.

Create Experiential and Connected Paths

- Design pathways that provide an immersive experience of Country while facilitating movement, gathering, and active public life in central spaces.

Create Gathering and Learning Nodes

- Establish nodes for gathering and interacting with the landscape, responding to movement, connection, and journeys.
- Utilise the intersection of context and site as spaces for grounding, learning, and storytelling through art, serving as landscape markers.

Water Management

- Design features to slow water movement and allow it to filter, resulting in cleaner water before it enters the broader hydrological system.

Water Expression

- Incorporate design elements to visually express water and interpret the original Clay Cliff Creek chain of ponds watercourse.
- Draw visitors towards Clay Cliff Creek stormwater channel, creating a dynamic edge with a unique character.

Geological References

- Incorporate elements that reference the local geology, including clay, to subtly educate visitors about the land beneath their feet.

Cultural Spaces

- Provide areas for cultural ceremonies on the ground plane to maintain and celebrate First Nation connections to the Parramatta region.

Dynamic and Respite Planting

- Plant diverse species that offer seasonal changes and support pollinators, promoting increased biodiversity.
- Use varied planting typologies to create lush, flourishing microclimates between buildings, providing residents with quiet and intimate alternatives to public spaces.

Celebrate Sky Country

- Utilize both rooftops and the ground plane as spaces to admire and celebrate Sky Country through ceremonies and observation.
- Incorporate interpretive elements that reflect constellations.
- Include forms and furniture designed to promote sky gazing.

Celebrate Wind Country

- Select plant species that embrace and celebrate Wind Country.
- Allow building design to facilitate wind movement and create corridors that offer cold air drainage.

Integrate Site with Surroundings

- Blur site boundaries by connecting to Clay Cliff Creek stormwater channel, Hambledon Cottage, the park and Parramatta River.
- Use varied planting typologies and incorporate water in multiple forms to emphasize the site's place in Burramattagal Country.
- Incorporate elements that tell the stories of First Nations, Colonial and multi-cultural heritage through the landscape.

Ongoing Community Consultation

- Engage with the community throughout the entire project, from planning to construction and beyond completion.

Inclusion of First Nations Artists

- Involve local First Nations artists and community members in the detailed design stage to discuss art and design strategies for various project elements.

Consultation on Traditional Language

- Consult with appropriate First Nations knowledge holders regarding the use of traditional language. Conduct language workshops early if naming buildings, streets, parks, and the like.

Collaborative Wayfinding and Branding

- Workshop wayfinding and branding with local artists to ensure optimal outcomes. Discuss the project's branding with the community.

Maximize Green Spaces

- Design an open space network to maximize green space, enhance connectivity, ecological value, and community engagement, while creating corridors and connections for fauna.
- Integrate pre-colonial, colonial, and contemporary multi-cultural elements into the landscape design, creating a cohesive and enriching environment.
- Enhance ecological outcomes, reinforce the historical context, and complement pedestrian through-links with immersive green spaces.

Landscaped Shared Zone

- Design the area between the building and Hambledon Cottage as a landscaped Shared Zone.
- Create a cul-de-sac access way entering from Gregory Place in this zone to serve as the 'front door' to the housing estate, offering street addresses for convenient access for drop-offs and emergency vehicle access.
- Prioritise pedestrian activity in the shared zone by narrowing the carriageway for vehicles and setting a low speed limit of 10 km/h.
- Use permeable and consistent paving into building entry points to emphasize pedestrian priority.
- Provide a double boulevard of trees and dense planting to create a green transition and connection between Gregory Place and Hambledon Cottage.

Landscape Buffers

- Establish a green edge with landscape buffers to provide screening, habitat for wildlife, and transition zones between built environments and natural spaces.
- Densely plant these buffers with native vegetation to enhance privacy, reduce noise, and support biodiversity. They will act as soft boundaries, reinforcing the site's ecological function and seamlessly integrating the development with its surroundings.
- Design a seasonal landscape that reflects the area's diverse seasons using endemic vegetation to promote local habitats.
- Create a landscape setting for Hambledon Cottage from Hassall Street and the park.
- Enhance the Experiment Farm views to landscape.

Gregory Place Street Interface

- Integrate the interface between the more public and more private spaces, creating welcoming edges with a mix of planting and built elements like low walls and seating.
- Use local plant species that offer seasonal interest and support local fauna, enhancing the streetscape and providing semi-private spaces for residents.
- Ensure the design of these interfaces contribute to a lively, safe shared space, fostering community connections.

Respect the Heritage Curtilage

- Establish a 30m landscape view corridor to enhance views between OLOLC and Hambledon Cottage and beyond.
- Landscape to enhance the view corridor (a publicly accessible Green Spine) with appropriate vegetation to enhance the visual experience. Incorporate public amenities such as benches, lighting, and informational signage to encourage public use and appreciation.

Publicly Accessible Green Spine

- Design the publicly accessible Green Spine as the communal heart of the development, providing spaces for social interaction and communal activities, including BBQ areas, passive play zones, and gardens.
- Ensure the Green Spine visually and physically connects Hambledon Cottage and Channel Walk, encouraging engagement with the site's heritage.
- Feature native plant species to attract pollinators and provide wildlife habitat, enhancing biodiversity and creating a rich sensory environment.
- Integrate natural play elements such as steppers, boulders, timber logs, and misting in planted and play areas to foster a connection to Water Country and reduce urban heat island effects.
- Work with local First Nations artists to amplify the storytelling of place within this area.

Secondary Publicly Accessible Green Spine

- Establish a north-south route through the site, west of the publicly accessible Green Spine, linking Hambledon Cottage with the Channel Walk.
- Incorporate generous planting along building edges and narrow pathways to create a more private, pedestrian-friendly connection, offering an intimate and residential feel.
- Use planting to transition from the landscaped Shared Zone to the Channel Walk, integrating themes of water and connections to Clay Cliff Creek stormwater channel and the Parramatta River through paving patterns, art, and subtle water features.

Publicly Accessible Lanes

- Provide a minimum width of 3m for lanes between the northern and southern blocks.
- Strategically locate the lanes to maximize connectivity across the site, linking key destinations and facilitating easy movement for pedestrians and cyclists. Seamlessly integrate these lanes with the broader open space network.
- Ensure the lanes are designed with high-quality materials and landscaping to create pleasant and inviting pathways. Consider incorporating elements such as trees, shrubs, and seating to enhance the user experience and provide shade and rest areas.
- Ensure that the lanes are well-lit and accessible to all users, including those with disabilities. The design is to prioritise safety, with clear sightlines and appropriate signage to guide users.
- Use vibrant colours, strategic lighting, plants, and art to create interest and encourage movement. Incorporate "Colours of Country" and storytelling elements, vertical artworks, and light installations for a playful and engaging experience.
- Prioritise pedestrian movement and safety with traffic calming measures and landscaping featuring local plant species.
- Create green pathways that encourage exploration and connection to the natural environment.

Clay Cliff Creek Channel Walk

- Create an attractive pedestrian walk adjacent to the Clay Cliff Creek stormwater channel.
- Connect the south side of the site with adjacent green spaces.
- Ensure visibility and interaction between the creek and adjacent residential areas.
- Design the channel walk with varying widths, from approximately 6m to wider sections between key landmarks.
- Incorporate interpretive elements to educate users about the natural history and ecological importance of Clay Cliff Creek chain of ponds.
- Enhance water quality and provide habitats through vegetated edges and biofiltration zones.
- Include boardwalks and viewing platforms to foster a deeper connection to the natural environment.
- Convert functional and industrial elements into major attractions, providing places of respite and connection to Water Country.

Private Communal Spaces

- Propose two central communal courtyards for private use by residents, designed as peaceful, landscaped areas for relaxation and reflection.
- Implement landscape screening to ensure privacy for ground floor residents and extend ground floor private open spaces beyond the primary building line to enhance sky views and improve solar access.
- Ensure these spaces accommodate various activities, from quiet contemplation to small group gatherings.
- Use local plant species to create habitats for birds and insects, enhancing the ecological value of the areas.
- Provide shaded seating and informal pathways to encourage personal and meaningful connections with the landscape.
- Extend art from the lane edges into these areas through paving patterns or lighting installations, creating a cohesive link between spaces.
- Incorporate subtle water features as the landscape grades towards the Clay Cliff Creek stormwater channel, enhancing the thematic connection to water.

Communal Rooftops

- Maximise communal roof terraces and gardens where possible. However, locate them away from OLOLC and Young Academics Early Learning Centre - Harris Park outdoor space for acoustic and privacy considerations.
- Design these spaces to appreciate the surrounding context, connect to Country, and foster community.
- Ensure maximum solar access for events, gatherings, and community gardens.
- Include bush tucker species and pollinator beacons to link ground to roof.
- Provide communal gathering areas with BBQs, shade, and seating.

Green Roofscapes

- Incorporate a bio-solar roof with solar panels and greenery to boost energy production.
- Design a seasonal roofscape for pollinators, accessible only for maintenance, and install pollinator ladders where appropriate.
- Include rainwater collection and storage.
- Design terrace and rooftop levels to enable users to connect with Sky Country, offering new experiences at different times of day and seasons, and prioritising connections to the wider site landscape.
- Prioritise planting and non-human kin as the landscape moves away from the central spine, surrounding users with native and pollinator plants for an immersive experience of Country.
- Weave the landscape from the ground level up through the architecture using pollinator ladders and plant species, creating a site immersed in greenery both horizontally and vertically.

Lighting

- Integrate lighting with access, wayfinding, and public art strategies.
- Enhance the visibility of building entrances, making them safe and welcoming at night.
- Ensure illumination levels are suitable for their purpose while adding visual interest to the precinct.
- Avoid glare and visual discomfort through proper specification and placement of lighting fixtures.
- Maximize natural light and use artificial lighting to complement natural light levels.

Public Art

- Integrate public art throughout the precinct with a public art strategy that is included in future detailed planning applications, particularly within the central green spine and channel walk.
- Ensure public art is a central element of the community experience, enhancing residents' enjoyment and contributing to the development's success by adding to community identity, beauty, amenity, wayfinding, safety, security, community values, and the public domain.

Ensure Wind and Solar Comfort

- Design to meet public domain standards for wind impacts, enhancing comfort and safety to achieve a 'comfortable' level for pedestrian standing at building entrances.
- Evaluate solar access, sky view, reflected light, and daylight at ground level and on building elevations as a cohesive experience from a pedestrian's viewpoint, ensuring a balanced assessment of both negative and positive impacts throughout the precinct.

Universal Access

- Ensure the precinct is easy, safe, and accessible to all, including the elderly, people with disabilities, young children, and those with prams.
- Provide lifts as an alternative to stairs without creating longer journeys or compromising user safety.

Basement Access

- Provide one access point to basement parking via Gregory Place.
- Accommodate loading and garbage collection onsite.

Pedestrian Connectivity

- Address the significant level difference between Hambledon Cottage and Elizabeth/ Experiment Farm and nearby parkland with a bridge and new landscaped steps/ramp.
- Establish new connections to all major community facilities and parklands.
- Establish two new pedestrian/bicycle bridges.
- Consider the potential for future development connections from Oak Street to Rosehill and Gregory Place to enhance connectivity if the opportunity arises.

Mitigate Flood and Overland Flow

- Implement measures to mitigate flood and overland flow conditions, ensuring minimal negative impact on pedestrian movement.

Deep Soil Provision

- Allocate 10% of the site as deep soil to support substantial planting, providing space for large canopy trees and other vegetation.

Deep Soil Location

- Prioritise areas that maximise landscape connectivity.
- Prioritise locations where large trees can provide meaningful shade, enhance amenity, ensure privacy between adjacent units in courtyards, and soften the visual impact of higher built form.
- Maximise deep soil zones around preserved existing mature trees.
- Consolidate deep soil zones in continuous, and linked soil networks.
- Position deep soil zones along site boundaries or in communal spaces, ensuring they enhance privacy, contribute to landscape character, and integrate with nearby ecological corridors.

Deep Soil Dimension

- Provide deep soil zones with a minimum width of 6 metres to accommodate tree root development and support the growth of large canopy species.
- Provide deep soil zones with narrower dimensions can be utilised for stormwater infiltration and low level planting to support biodiversity.

Constructed Deep Soil

- Provide adequate planting areas on slab to support the healthy establishment and long-term growth of canopy trees, enhancing tree canopy coverage to ensure alignment with environmental, aesthetic, and heritage objectives for Gregory Place.
- Ensure viable conditions for trees by considering structural, drainage, and soil requirements, and providing appropriate soil depth and volumes that align with the types and scale of trees proposed for the project.

Preserve Existing Mature Trees

- Retain the existing copse of trees near Hambledon Cottage.
- Protect the existing mature trees at western boundary of the site.
- Replace tree planting where necessary to improve upon the current canopy and reinforce the landscape backdrop character, ensuring it continues to serve as a visual and spatial transition to the historic cottage at grade.

Canopy Cover Target

- Align the tree canopy target at Gregory Place with Parramatta's broader urban canopy goals to address the increasing impacts of climate change experienced in Western Sydney.
- A well-designed tree canopy will create a comfortable microclimate for visitors and residents while respecting the key tree species of Hambledon Cottage's heritage landscape.
- Create a shaded landscape buffer to Hambledon Cottage, reinforcing its setting while enhancing the livability, comfort, and aesthetic of the precinct.
- Target 25% canopy cover across the site, prioritising tree planting in communal spaces, boundaries, and along pedestrian pathways to maximise environmental and social benefits.

Tree Placement and Distribution

- Enhance the heritage interpretation of Hambledon Cottage and Experiment Farm gardens by establishing points of difference reflecting pre-colonial landscape conditions.
- Provide trees within the through-site links for shade and to create an inviting pedestrian experience, blending contemporary amenity with the site's historical and cultural significance.
- Strategically place trees along site boundaries, communal spaces, and through-site links, ensuring a cohesive visual and ecological connection across the site and its surrounding cultural nodes.
- Place open canopy trees where views are required to be maintained to surrounding spaces.
- Incorporate local native vegetation in addition to endemic species if required.
- Avoid exotic species where possible to enhance habitat and biodiversity.
- Ensure the rootball of trees and growth requirements are met when positioning on site.

Canopy and Understorey Integration

- Integrate tree canopy planting with a diverse understorey of native shrubs and groundcovers to create a multi-layered landscape that supports habitat connectivity and reflects the site's natural heritage.
- If fences are required, soften the edges and blend these elements into the surrounding planting.

Ecologically Appropriate and Culturally Significant Species

- Select species that are ecologically appropriate and culturally significant to strengthen the site's connection to its history and landscape character. Retain and supplement the existing planting character with native canopy species ensures a cohesive backdrop to Hambledon Cottage and Experiment Farm, while reinforcing Gregory Place's ecological and cultural narrative.
- Use a mix of endemic and native species for the site, prioritising species with large, spreading canopies that provide shade and reflect the natural landscape character of the region.
- Use tree species include but not limited to the following.
  - Acacia (binervia, decurrens, elata, parramattensis)
  - Angophora (bakeri, costata, floribunda)
  - Brachychiton (acerifolius, populneus)
  - Corymbia (gummifera, maculata)
  - Eucalyptus (acmenoides, agglomerata, crebra, deanei, haemastoma, longifolia, piperita, racemosa, resinifera)
  - Casuarina glauca
  - Ficus rubiginosa
  - Allocasuarina (littoralis, torulosa)
  - Ceratopetalum (gummiferum, apetalum)
- Distribute feature tree species (20-30m canopy height) along the Green Spines and within Private Communal Spaces.
- Ensure shared zone tree species are 20-40m in canopy height to provide sufficient screening of built form from Hambledon Cottage.
- Ensure Channel Walk tree species are 10-15m canopy height.
- Ensure private Communal Space tree species are 10-40m in canopy height.

Solar Access Protection

- No additional overshadowing on 21 June to Experiment Farm between 10am and 2pm.
- 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.

Figure.152 Planning showing location of key items for solar access protection

Legend

1. Experiment Farm
2. Young Academics Early Learning Centre - Harris Park outdoor space

Three Sub-Precincts

- Built forms and landscape in the three character areas (Parkland Setting, Community Hub and Gregory Place) are to reflect their distinct identity and setting.
- **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.
- **Community Hub:** Active heart of the development, located along the key axis between OLOLC and Hambledon Cottage.
- **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.
- **Interpretive Walkway:** Establishing an inviting Channel Walk linking the three zones, to feature elements which acknowledge the historical layers of Clay Cliff Creek chain of ponds.

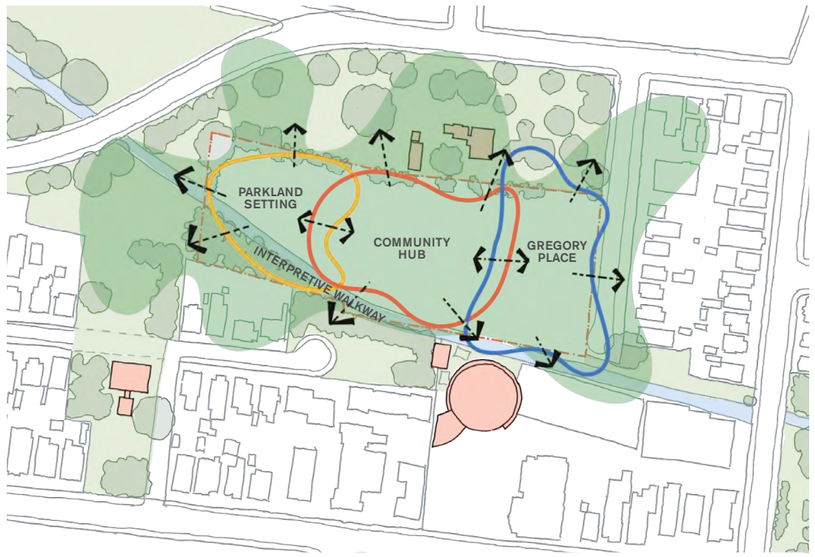


Figure.153 Planning showing location of the three sub-precincts

Setbacks

- Built form to reflect the geometry of park and surrounding road infrastructure.
- Primary building line to setback from northern boundary by not less than 12m to provide an appropriate curtilage to Hambledon Cottage.
- Primary building line to setback from Gregory Place boundary by at least 6m. A secondary building line setback of not less than 3 meters is to be provided for all portions of the building fronting Gregory Place from the 4th storey and above.
- Primary building line to setback from Clay Cliff Creek stormwater channel easement line by not less than 6m, with significant uninterrupted open space vistas and views north.
- Primary building line setback from Parkes Street by not less than 59m to provide parkland between Parkes St and built form on site, similar to the open space dimensions elsewhere at Hambledon Cottage reserve. Secondary building line setback from 4 storeys and above for Parkland Setting block to provide a step down towards the landscaped Shared Zone to the north and the parkland to the east. This setback maintains visual and spatial coherence related to the curtilage of Hambledon Cottage.
- Built form on either side of the view corridor is to ensure no encroachment upon or obstruction of the view. Buildings to be designed to complement Hambledon Cottage and OLOLC. Ground floor private open spaces may be located within this zone provided they are seamlessly integrated into the landscape design. For buildings fronting the publicly accessible Green Spine, a secondary building line setback of not less than 3 meters is to be provided for all portions of the building from the 6th storey and above.

Varied Built Form

- Vary the built form and articulation across the three sub-precincts of the development to create distinctive identities within a coherent overall architectural language.
- Step down the built form towards Hambledon Cottage, to emphasis the relationship to Hambledon Cottage and locate the Green Spine.
- Step down the built form towards the parkland to the northwest, to create a unique lower scale element and to complement the geometry of the park.
- Step down the built form adjacent to OLOLC, considering light and privacy for OLOLC and Young Academics Early Learning Centre - Harris Park.
- Present varied building form along Channel Walk for a more dynamic spatial experience and to reinforce the distinctive elements in each sub-precinct.

Landscape Integration

- Enhance the visual and environmental quality of the precinct by integrating green walls, planter boxes, and other vegetative features into the architectural design.

Hambledon Cottage Datum

- 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.

Curved Building Corners

- Curve building corners, particularly along the Green Spines and Channel Walk, to heighten the transition between buildings and pedestrian pathways, creating a more fluid and welcoming environment.
- Ensure the radius of the curved corners is a minimum of 2 meters to ensure a noticeable and effective curvature. Larger radii may be considered based on the specific context and scale of the building.
- Ensure the materials and architectural detailing of the curved corners are consistent with the overall architectural design. The curved corners are to enhance pedestrian experience by providing clear sightlines and facilitating smoother pedestrian flow. Consider incorporating seating, lighting, and landscaping elements to further enhance amenity.
- Collaborate with artists to create engaging and contextually relevant artworks to add aesthetic and cultural value to the precinct.
- Ensure that the design of the built form adheres to safety standards, including adequate lighting and visibility to not compromise pedestrian safety.

Human-Scaled Architecture

- Utilize recesses, setbacks, projections and materials as articulation techniques to create shadow lines and visual breaks, to achieve well scaled and composed architecture.
- Introduce variations in materials and textures to add depth and interest, to address scale, bulk and character.
- Incorporate balconies, bay windows, and other elements to add depth and create a more engaging spatial experiences.
- Design the facade with a rhythm and scale that is relatable to pedestrians, enhancing the overall experience of the open space network and making it more inviting and enjoyable.

Landscaped Shared Zone Interface

- Adopt a terrace typology for buildings facing the landscaped Shared Zone to establish a finer grain character that responds to the scale of Hambledon Cottage. The first two-storeys is to be articulated from the apartments above, whilst a cohesive and harmonious design.
- Design all apartments, especially ground floor units, to ensure privacy while providing passive surveillance to the landscaped Shared Zone by the careful placement of fenestration and balconies.

Channel Walk Interface

- To enhance storytelling through design.Integrating public art on the Walk to enhance storytelling.
- Design all apartments, especially ground floor units, to ensure privacy while providing passive surveillance to the Channel Walk by the careful placement of fenestration and balconies.

Green Spines Interface

- Maintain a consistent architectural character for buildings facing the green spines, using complementary materials, colours, and detailing to create a unified appearance.
- Orient living rooms and private open spaces towards the green spine to foster community interaction and enhance passive surveillance.

Lane Interface

- Maintain a consistent architectural character to the lane architecture, using materials, colours, and detailing to create a distinctive experience.
- Provide adequate privacy and security for residents by the placement of non-habitable openings and screening elements at controlled access points.

Courtyard Interface

- Maintain a consistent architectural character within courtyards, using materials, colours, and detailing to create a distinctive experience.
- Provide adequate privacy and security for residents by the placement of non-habitable openings and using screening elements at controlled access points.

Entries

- Locate primary entry lobbies along the landscaped Shared Zone and the green spines.
- Clearly articulate entries that are welcoming, and seamlessly integrated into the overall architecture.
- Utilize high-quality materials and incorporate elements such as weather protection, lighting, and signage to create functional and inviting entrances for residents and visitors.
- Prioritise accessibility by ensuring entries are easily navigatable for all users.
- Ensure that all entries are designed with consideration of flood levels.

Material Selection

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

A Balanced Approach

- Encourage a balanced approach to be resource-efficient, cost-effective in construction and operation, and to deliver enhanced sustainability benefits concerning impacts on the environment and well-being of residents, staff, and visitors.

Heat island avoidance and climate change resilience

- High SRI colours for roof, podium and ground surfaces.
- Integrated landscape plan to maximise green surfaces planted with robust and mostly local native species.
- Roof, balcony, plant equipment and site drainage design and waterproofing standards to cater for more frequent extreme rainfall, storm and heat wave events.

Sustainable transport and movement

- Sustainable transport plan to be developed focused on supporting high mode split to active and public transport.
- Significant bike parking provision.
- EV readiness - electrical infrastructure design and space provision to accommodate 100% EV chargers to all parking spaces. 10% of parking spaces will incorporate an EV charger on day one.

Energy efficient buildings on day one set up for future net zero emission operations

- Integrated passive building design to achieve 7 Star NatHERS average across apartments; meet or exceed BASIX energy benchmark.
- Fully electric from day one (excluding fire services).
- Air source heat pumps for water heating or electric boosted solar hot water boiler.
- Photovoltaic array equivalent to 271 kW solar PV system to minimize greenhouse gas emissions, offsetting approximately 385 MWh/year of energy usage and saving around 451,830 kg CO_2 annually.
- Intended embedded network operator model with option for renewable electricity purchase
- All electric equipment and appliances.
- Centralized bulk-metered electric hot water system.
- Increased window to wall ratio, passive shading and high performance thermal envelope to minimise heat gain and conditioning requirements.
- Maximise opportunities for and effectiveness of natural ventilation.
- Potential for mixed mode ventilation to commercial spaces.
- Ceiling fans to living rooms and bedrooms.

Reduced potable water demand and integrated water cycle management

- High water efficiency ratings for taps, toilets, showers and dishwashers.
- Significant rainwater capture (and reuse of fire test water) to generate an alternative water source for landscape irrigation.
- Rainwater tank.
- Flood resilience strategy takes into account future climate change risks.
- Low water demand and drought-resistant native planting.

Responsible, low embodied carbon emission materials and waste management

- Targeting supply of certified and low embodied carbon emissions core materials including low carbon concrete, steel and bricks. Concrete to have a minimum 40% cement replacement.
- Reduction in construction waste - target up to 90% diversion from landfill.
- Operational waste streaming/recycling process - targeting four streams.
- Sufficient space within each apartment allocated for recyclables and organics.

Social sustainability

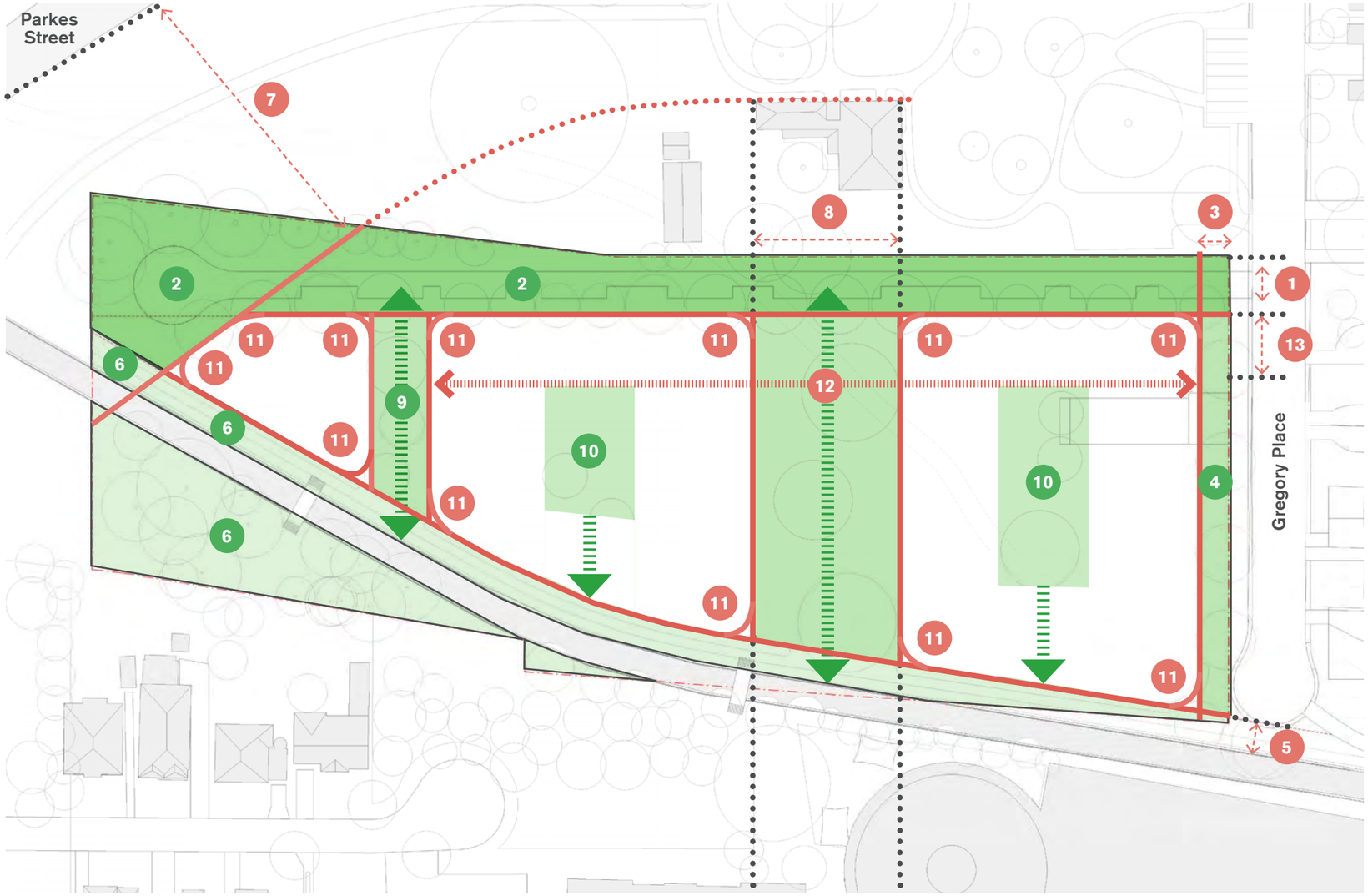
- Community engagement with local groups
- Respecting diversity of cultures.
- Providing affordable housing for local people.
- Encourage health and wellbeing.
- Measures to support indoor air quality.
- Provide a positive contribution to the public domain by creating warm and welcoming spaces within the through-site links.
- Social inclusion through universal design.
- Minimising project delivery timeframe through reduced excavation.
- Provide sufficient wind protection to ensure a comfortable public domain.

8 Design Guidelines

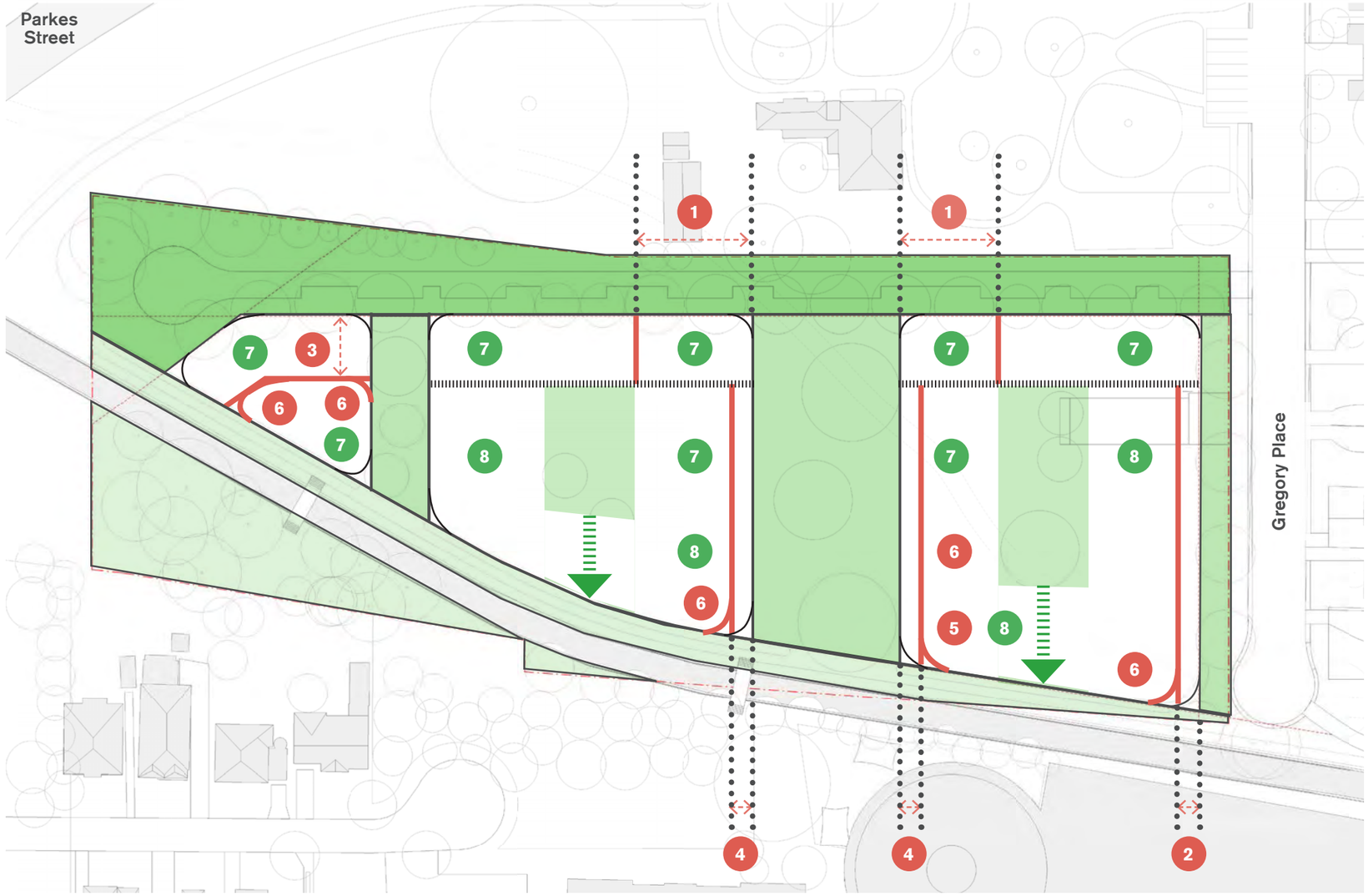
8.6 Representation of Development Principles

8.6.1 Ground Level

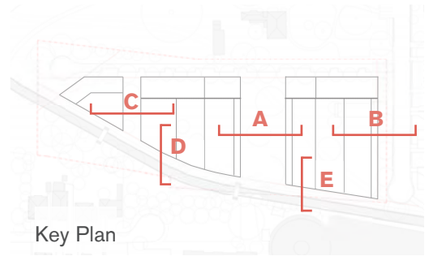
1. Primary building line setback from northern boundary by not less than 12m.
2. Landscaped Shared Zone and landscape buffer.
3. Primary building line setback from Gregory Place boundary by not less than 6m.
4. Gregory Street interface landscape design.
5. Primary building line to setback from Clay Cliff Creek stormwater channel easement line by not less than 6m.
6. Clay Cliff Creek Channel Walk.
7. Primary building line setback from Parkes Street by not less than 59m to provide parkland between Parkes St and built form on site, consistent with Hambledon Cottage reserve.
8. A view corridor of minimum 30m width to be provided linking Hambledon Cottage to OLOLC. The view corridor is to be landscaped as the publicly accessible Green Spine linking the landscaped Shared Zone to the channel walk. Ground floor private open spaces may be located within this zone provided they are seamlessly integrated into the landscape design.
9. A secondary publicly accessible Green Spine of minimum 12m width to be provided linking the landscaped Shared Zone to the Channel Walk.
10. Private Communal Space for residents to be provided in central courtyards. Not less than one of the two central courtyards are to open onto the channel walk.
11. Curve building corners, particularly along the Green Spines and Channel Walk, to heighten the transition between buildings and pedestrian pathways, creating a more fluid and welcoming environment.
12. Publicly accessible Lane of minimum 3m to be provided between north and southern blocks to enhance site permeability and contribute to the formation of a cohesive open space network by providing adequately sized pathways between the northern and southern blocks.
13. Northern blocks to be 12m in depth, allowing for double storey terrace typology units for at least the first two levels.



1. Two level built form behind Hambledon Cottage, to define the Green Spine axis and reflect the prominence of this key heritage item.
2. For buildings on Gregory Place, a secondary building line setback of not less than 3 meters is required over 4th storey and above.
3. Secondary building line setback from 4 storeys and above to provide a step down towards the landscaped Shared Zone to the north and the parkland to the east. The depth of this setback is to relate to the northern blocks to maintain visual and spatial coherence.
4. For buildings fronting the publicly accessible Green Spine, a secondary building line setback of not less than 3 meters is to be provided for all portions of the building from the 6th storey and above.
5. Built form to step down adjacent to OLOLC, considering light and privacy for OLOLC and Young Academics Early Learning Centre - Harris Park.
6. Curve building corners, particularly along the Green Spines and Channel Walk, to heighten the transition between buildings and pedestrian pathways, creating a more fluid and welcoming environment.
7. Private communal open spaces for residents to be maximised on roof tops.
8. Incorporate a bio-solar roof that integrates solar panels with greenery to enhance energy production. Prioritise planting and non-human kin on rooftops that are not accessible to humans.



1. A view corridor of minimum 30m width to be provided linking Hambledon Cottage to OLOLC. The view corridor is to be landscaped as the publicly accessible Green Spine linking the landscaped Shared Zone to the channel walk. Ground floor private open spaces may be located within this zone provided they are seamlessly integrated into the landscape design.
2. For buildings fronting the publicly accessible Green Spine, a secondary building line setback of not less than 3 meters is to be provided for all portions of the building from the 6th storey and above.
3. Primary building line setback from Gregory Place boundary is not less than 6m.
4. For buildings fronting Gregory Place, a secondary building line setback of not less than 3 meters is to be provided for all portions of the building from the 4th storey and above.
5. A secondary publicly accessible Green Spine of minimum 12m width to be provided linking the landscaped Shared Zone to the Clay Cliff Creek Channel Walk.
6. Primary building line to setback from Clay Cliff Creek stormwater channel easement line by not less than 6m.
7. Built form to step down adjacent to OLOLC, considering light and privacy for OLOLC and Young Academics Early Learning Centre - Harris Park.



Key Plan

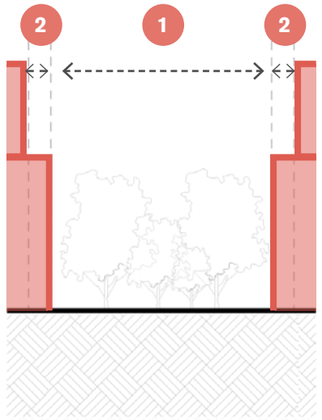


Figure.157 Section A showing built form along the publicly accessible Green Spine

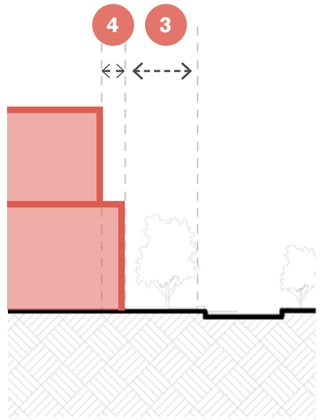


Figure.154 Section B showing built form fronting Gregory Place

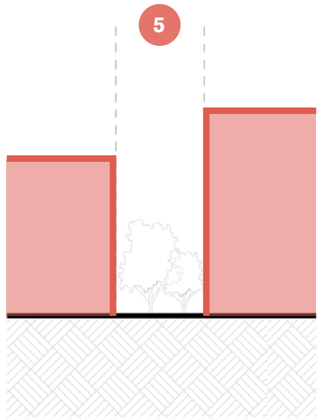


Figure.155 Section C showing built form along the secondary publicly accessible Green Spine

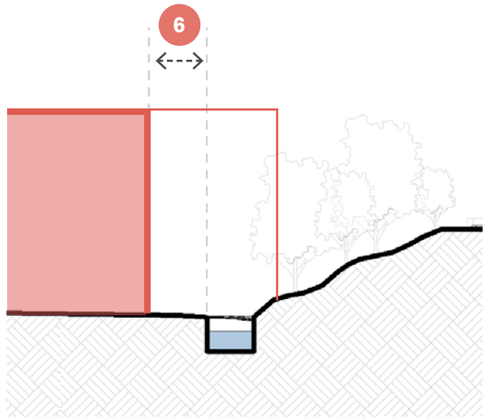


Figure.156 Section D showing built form fronting Clay Cliff Creek Channel Walk

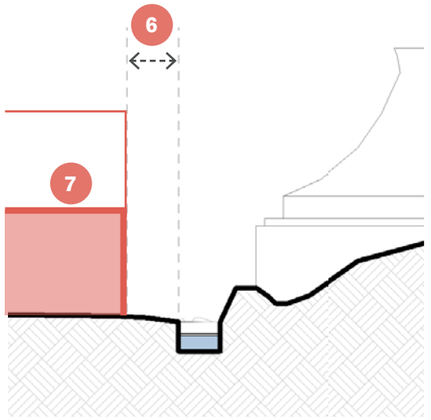


Figure.158 Section E showing built form fronting Clay Cliff Creek Channel Walk next to OLOLC

1. Built form to step down behind Hambledon Cottage, to achieve a respectful built form relationship and enhance the prominence of this key heritage item.
2. 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.
3. 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.
4. Built form to step down adjacent to OLOLC, considering light and privacy for OLOLC and Young Academics Early Learning Centre - Harris Park.
5. Large canopy trees and sufficient landscape buffer zones at various height to be provided.

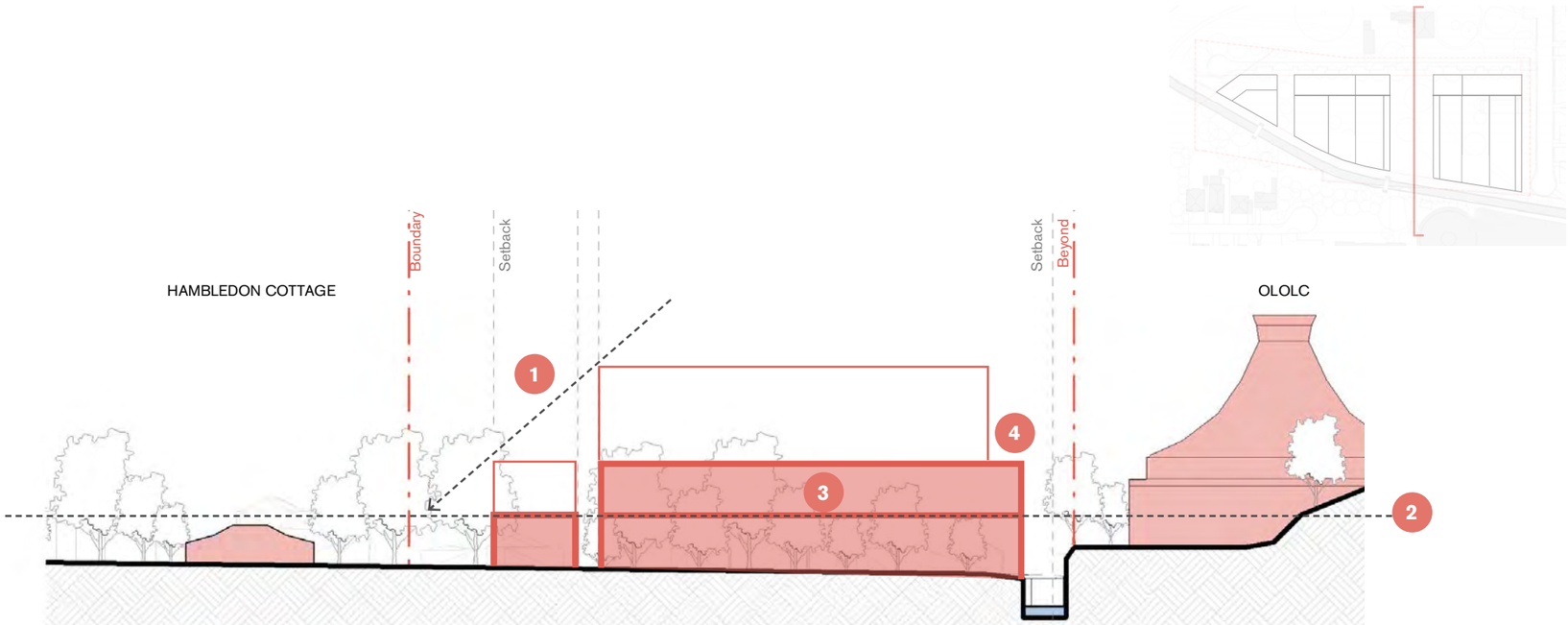


Figure.159 Section showing built form along the publicly accessible Green Spine

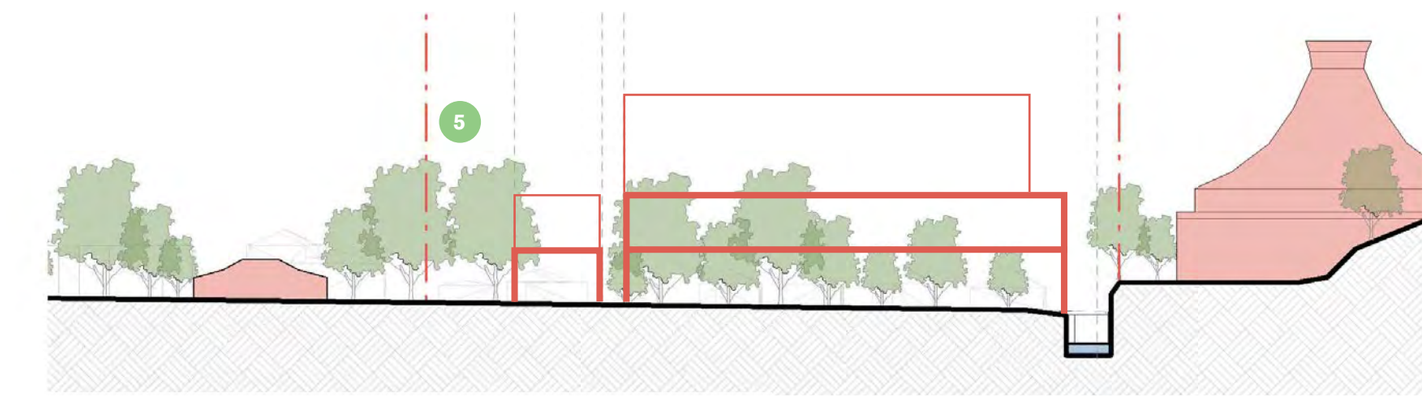
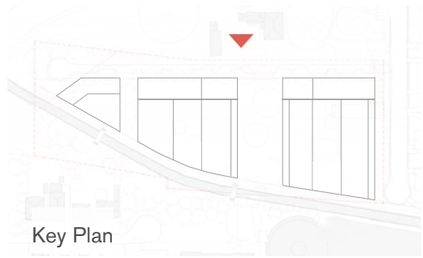


Figure.160 Section illustrating tree canopy vision

1. Building heights defined by SAP.
2. Built form to step down behind Hambledon Cottage, to achieve a respectful built form relationship and enhance the prominence of this key heritage item.
3. 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.
4. Large canopy trees and sufficient landscape buffer zones at various height to be provided.



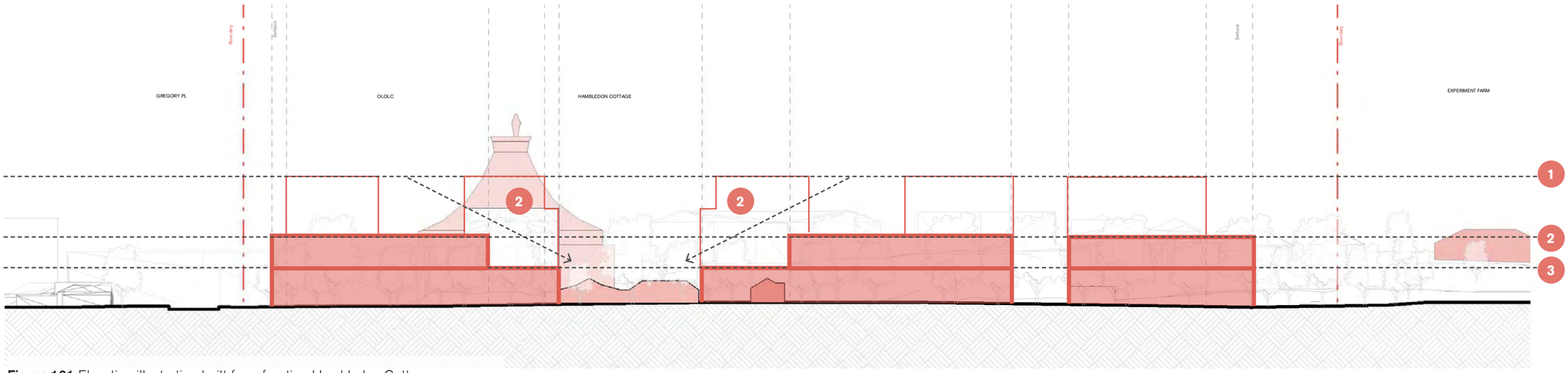


Figure.161 Elevation illustrating built form fronting Hambledon Cottage

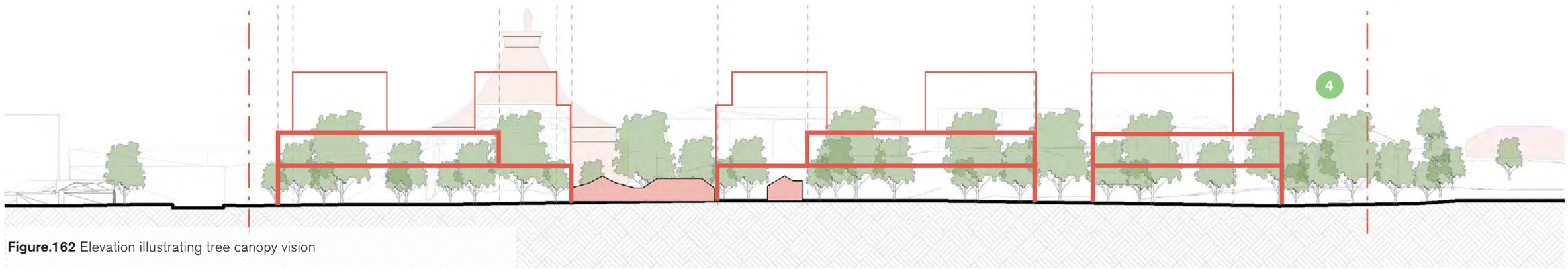
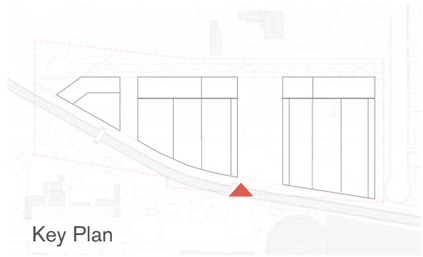


Figure.162 Elevation illustrating tree canopy vision

1. Building heights defined by SAP.
2. 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.
3. Large canopy trees and sufficient landscape buffer zones at various height to be provided.
4. Present varied building form along Clay Cliff Creek Channel Walk for a more dynamic experience.



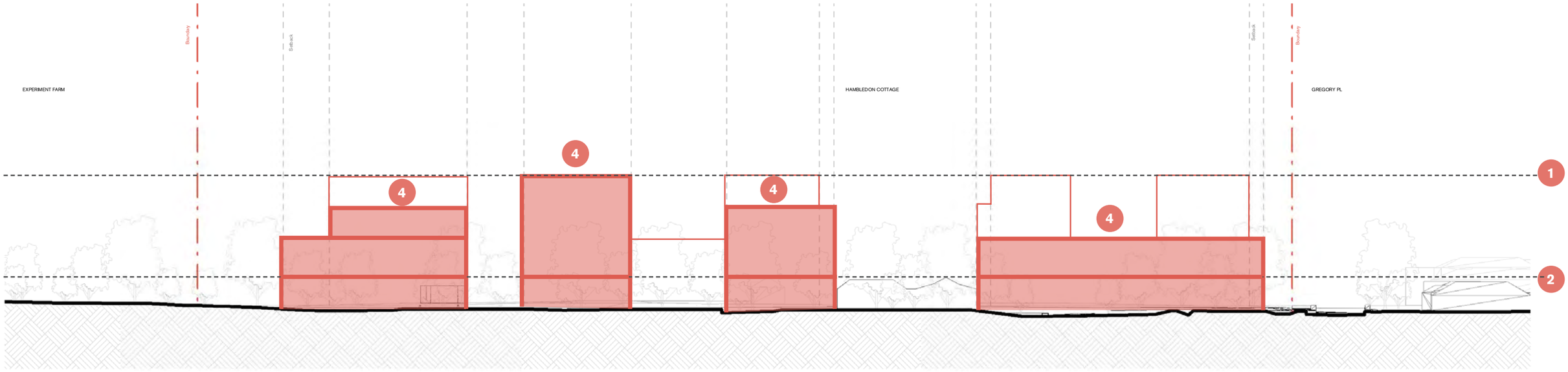


Figure.163 Elevation illustrating built form fronting Clay Cliff Creek Channel Walk

Figure.164 Elevation illustrating tree canopy vision

1. Building heights defined by SAP.
2. Built form to step down towards the parkland to the northwest, reducing the visual impact and to provide a consistent park width towards Experiment Farm.
3. 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.
4. Large canopy trees and sufficient landscape buffer zones at various height to be provided.

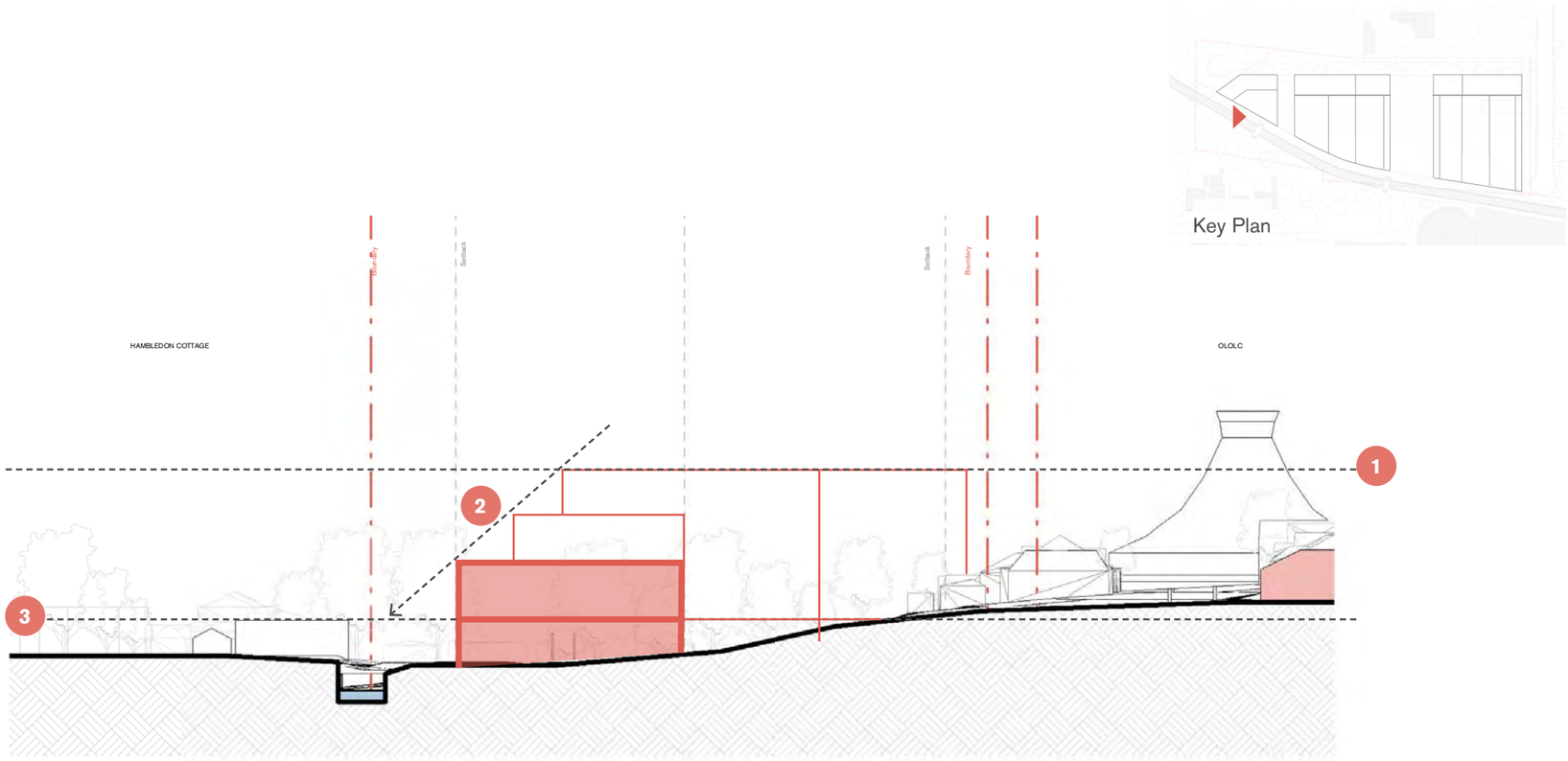
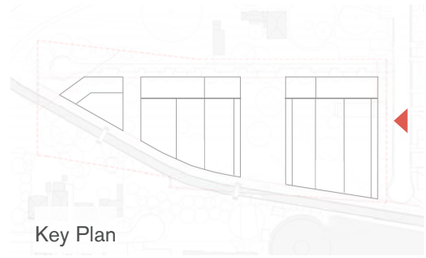


Figure.165 Elevation illustrating built form fronting Experiment Farm reserve

Figure.166 Elevation illustrating tree canopy vision

1. Building heights defined by SAP.
2. Built form to step down behind Hambledon Cottage, to achieve a respectful built form relationship and enhance the prominence of this key heritage item.
3. Built form to step down adjacent to OLOLC, considering light and privacy for OLOLC and Young Academics Early Learning Centre - Harris Park.
4. 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.
5. Large canopy trees and sufficient landscape buffer zones at various height to be provided.



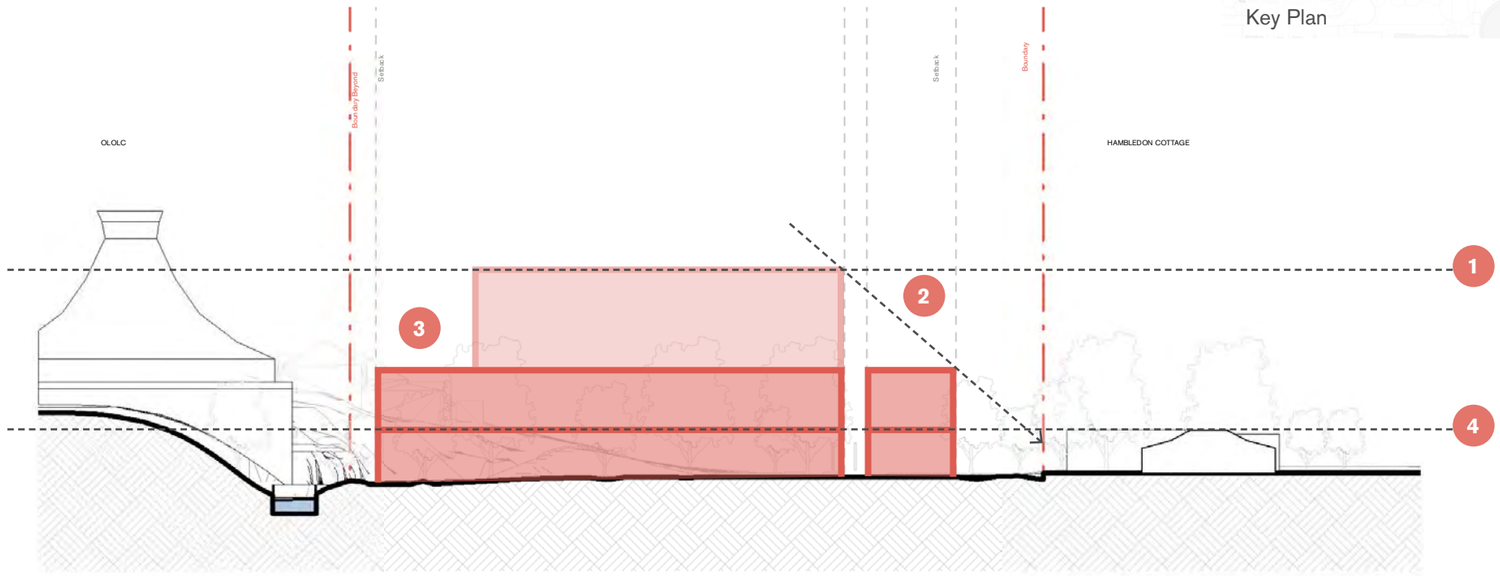
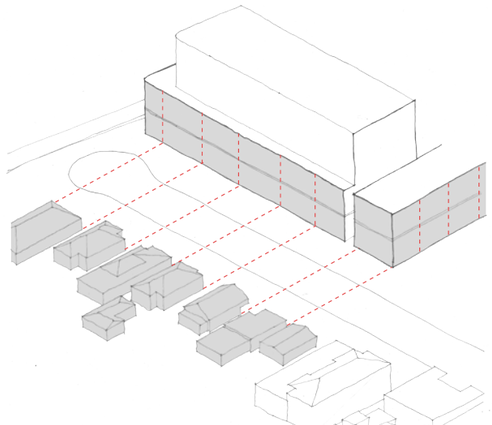
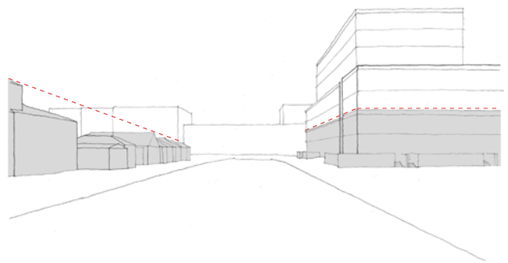
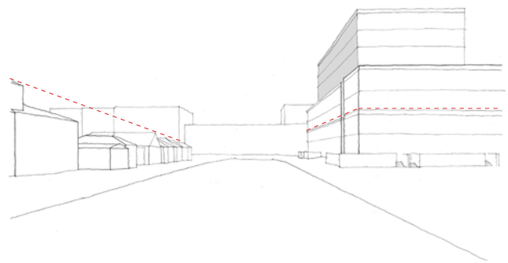


Figure.167 Elevation illustrating built form fronting Gregory Place

Figure.168 Elevation illustrating tree canopy vision







Vertical Facade Rhythm

A vertical rhythm in the facade to 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 to be integrated into the architecture of the east facade of the Gregory Place building opposite the houses. The horizontal articulation is to 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 to 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.

Tzannes

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