

ITEM-4	PLANNING PROPOSAL, LOT 1 DP 792565, NO 221 NORTH ROCKS ROAD, NORTH ROCKS (8/2012/PLP)
THEME:	Balanced Urban Growth
HILLS 2026 OUTCOME/S:	BUG 2 Lifestyle options that reflect our natural beauty.
COUNCIL STRATEGY/S:	BUG 2.1 Facilitate the provision of diverse, connected and sustainable housing options through integrated land use planning.
GROUP:	STRATEGIC PLANNING
AUTHOR:	FORWARD PLANNING COORDINATOR KATE CLINTON
RESPONSIBLE OFFICER:	MANAGER – FORWARD PLANNING STEWART SEALE

EXECUTIVE SUMMARY

This report recommends that a planning proposal be forwarded to the Department of Planning and Infrastructure for a Gateway determination, to enable residential development of a form that is sympathetic to the low to medium density character of the adjoining area. The most appropriate zoning is R3 Medium Density Residential which allows multi dwelling housing as the highest form of residential development.

It also recommends that the maximum building height be reduced from 12m to 9m, consistent with adjoining residential land.

The planning proposal meets local, regional and state strategic planning objectives and is supported on the basis that the proposed conversion from industrial to residential zoning is unlikely to have adverse impacts on surrounding development or affect Council's ability to achieve employment targets. It is considered to be appropriate having regard to the location of the site on the fringe of the North Rocks Industrial Precinct.

HISTORY

- 01/03/2012** Meeting held with the applicant who advised of difficulties in finding a tenant for the site. The applicant was advised that there may be some merit for a rezoning of the site. A proposal would need to address Council's strategic approach, loss of employment lands and relationship to surrounding areas.
- 21/03/2011** A rezoning enquiry letter was submitted to Council seeking an opinion on a rezoning of the site to R4 High Density Residential.
- 20/05/2011** The applicant made a submission to the exhibition of draft The Hills LEP 2010 requesting the rezoning of the site to R4 High Density Residential.

- 26/07/2011** A letter to the applicant advised that any planning proposal should address various matters including bushfire, contamination, traffic and access, social infrastructure, urban design and consistency with relevant State and Council policies.
- 25/05/2012** The applicant advised at a meeting that whilst R1 General Residential would be the preferred zone for the site they would be seeking R4 High Density Residential. Concern was raised regarding the suitability of the zone in relation to Council's local strategy work and the hierarchy of zones around centres, impacts on the amenity of future residents and loss of employment land.
- 13/06/2012** Planning proposal lodged for rezoning of the subject site to R1 General Residential.

APPLICANT

Macroplan Dimasi
Level 4
39 Martin Place
Sydney NSW 2000

OWNERS

Mr Michael Koutsoukos
Ms Christina Anthony

ZONE

The Hills LEP 2012: IN1 General Industrial (see Figure 1)

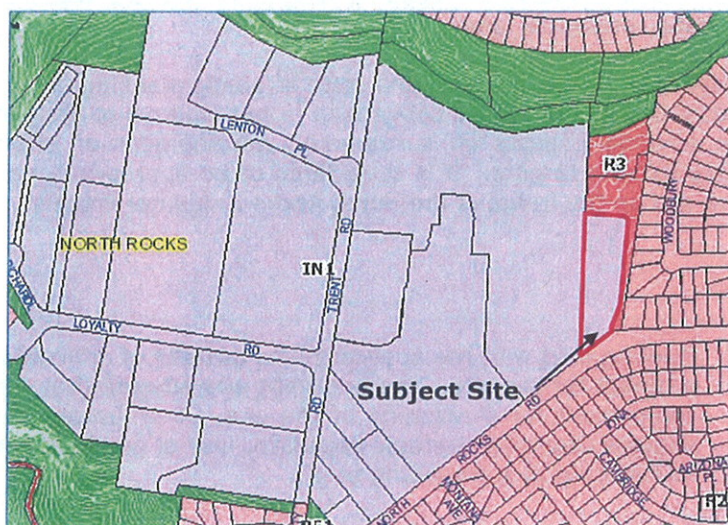


Figure 1
The Hills LEP 2012

POLITICAL DONATIONS

No disclosures.

BACKGROUND

The subject site has been used for industrial purposes for at least 50 years, with the most recent tenant vacating the property in March 2011. According to the applicant, Macroplan Dimasi, there has been no interest in leasing the large building located on the property despite a notable reduction in rent. It has been estimated that the replacement cost of the industrial asset and anticipated yield after replacement, would not provide a positive return on the investment. The owners are therefore seeking to rezone the site to a residential zone to facilitate major capital investment through the redevelopment of the site.

The applicant submitted a rezoning enquiry letter to Council in March 2011, seeking an opinion on a rezoning of the subject site from an IN1 General Industrial zone to an R4 High Density Residential zone under The Hills LEP 2012. The applicant was advised that an amendment to the LEP would require a planning proposal to be submitted and should address key environmental, social and economic matters including State and local planning policies relating to loss of employment/industrial lands, traffic / access, bushfire, contamination and urban design.

Further meetings were held to discuss the future of the site and a planning proposal. Concern was raised regarding the appropriateness of a high density residential zone (such as R1 General Residential or R4 High Density Residential) due to inconsistencies with Council's strategic work, particularly the hierarchy of zones radiating from high to medium to low around centres. In particular, the R1 General Residential zone is generally intended to provide a transition around centres as the Standard Instrument template does not include a commercial only zone. The subject site is not located within reasonable walking distance of the nearest town centre at North Rocks.

The applicant was advised that an R3 Medium Density Residential zoning would be more appropriate as it would be consistent with the adjoining land to the rear which is already developed for multi dwelling housing and would be more in keeping with the expectations of residents living in lower density housing in the surrounding area.

REPORT

The purpose of this report is to provide an overview of the planning proposal, discuss matters for consideration and to propose that Council's proceed with a planning proposal to rezone the site to R3 Medium Density Residential instead of R1 General Residential.

1. THE SITE AND ITS SURROUNDS

The site is one hectare in area and roughly rectangular in shape with approximate dimensions of 50 metres x 200 metres. The site falls to the rear or north/west of the site and sits at a higher ground level to the adjoining industrial development to the west.

The site has direct vehicular access to North Rocks Road and benefits from a right of way over the adjoining multi dwelling housing development which allows vehicular access for the depth of the property.

The site is occupied by a large, predominantly single level industrial building that is approximately 50 years old, with associated parking to the front and rear of the building. The building is generously set back from North Rocks Road between 43m and 53m in a landscaped setting.

Figure 2 illustrates the site's context in terms of the surrounding development.

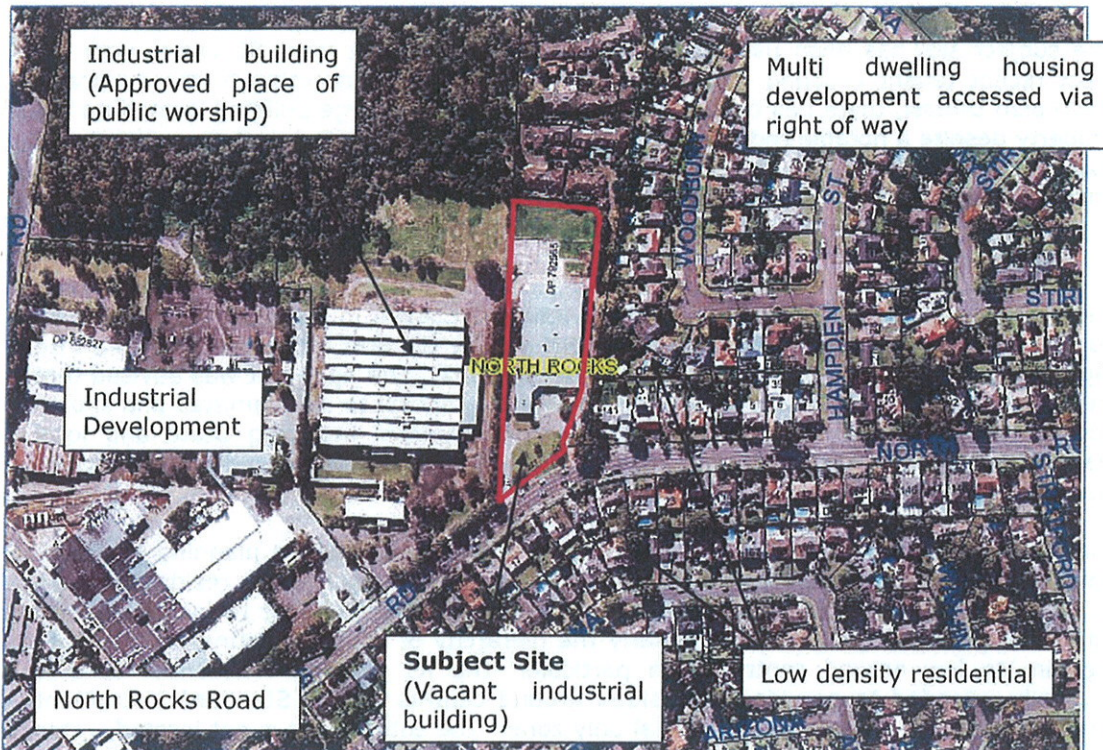


Figure 2
Subject site and surrounding development

The site is located on the periphery of the 46 hectare North Rocks Industrial Precinct and makes up 2.1 percent of the Precinct. Most of the properties within the industrial area are accessed via Loyalty and Trent Roads. The site is isolated from the rest of the Precinct due to a number of factors including access to the site via North Rocks Road, its topography, landscaping and setbacks, its close proximity to residential development to the north and east, and the approved non-industrial use (Church) to the west.

The site benefits from a right of way over the access handle of the property to the north of the site which is occupied by a large multi dwelling housing development known as "Banksia Grove". This property was rezoned from industrial to residential land in July 1993 and is zoned R3 Medium Density Residential under The Hills LEP 2012.

To the east and south of the site is existing low density residential development on land zoned R2 Low Density Residential. The access handle to development at the rear of the site provides physical separation and a generous setback between the site and adjoining low density residential development to the east.

The large industrial building located on land to the west of the site is currently undergoing significant modification due to a recent approval for a place of public worship. The subject site sits at a higher level to this property meaning views from the

site are across the rooftop of the adjoining building rather than a typical industrial interface.

The site is located within 2kms of the North Rocks shopping centre and has good access to the M2/M7 and James Ruse Drive.

2. PLANNING PROPOSAL

The planning proposal seeks to rezone the site from IN1 General Industrial to R1 General Residential under The Hills LEP 2012 (Refer Attachment 1). The R1 zone permits a variety of residential and commercial development including residential flat buildings, multi dwelling housing, business, office and retail premises and restaurants. The applicant proposes that an R1 zoning would act as a transitional zone between the industrial precinct and the adjacent residential area, and provide a range of housing options, with the possibility for some supportive retail or commercial uses.

In addition to the rezoning, the proposed amendments to The Hills LEP include:

1. Change in minimum lot size from 8000m² to 700m² consistent with the application of a residential zone; and
2. Deletion of a maximum FSR for the site (consistent with the application of the R1 zone and other residential zones).

The proposal seeks to retain the existing height of buildings limit of 16m for the site as per the draft LEP 2010 to enable possible residential flat buildings.

Architectural concept drawings (Figures 3-5) have been submitted with the planning proposal to demonstrate a possible form of future residential development including a combination of two-storey multi dwelling housing and residential flat buildings between 3 and 5 storeys in height, with a total yield of around 93 dwellings. The applicant believes that a combination of medium to high density development will provide an appropriate transition between the industrial area and the surrounding low to medium density residential development, and that with existing generous setbacks, right of way separation and landscaping, there would be minimal impact on adjoining residential properties.

Although an R4 High Density Residential zone would achieve this same objective and was discussed as an option, the applicant is proposing the R1 General Residential Zone to allow for additional flexibility in the type of development that may be permitted given its location adjacent to the industrial area.

Whilst a development concept has been provided, specific development controls have not been provided. The applicant has indicated that they would be seeking to "lock-in" a development concept with controls should the planning proposal proceed in its current form.



Figure 3
Illustration of possible development concept



Figure 4
Form of possible future development

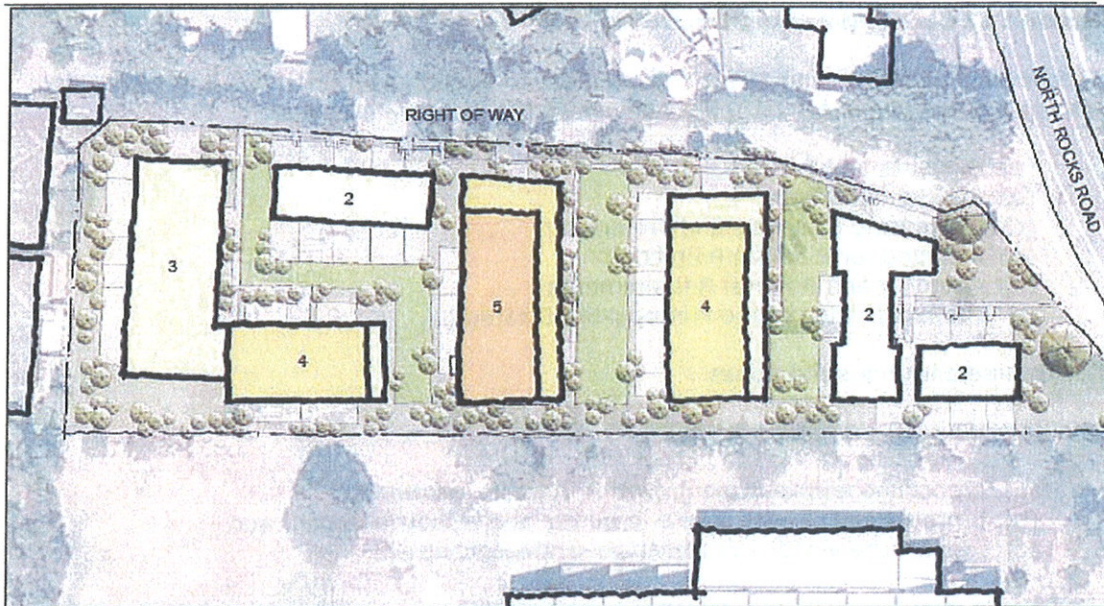


Figure 5

Number of stores in possible future development

3. STRATEGIC CONTEXT

Metropolitan Plan for Sydney 2036

The NSW Government's *Metropolitan Plan for Sydney 2036* aims to integrate land use and transport planning to provide a framework for the growth and development of the Sydney region to 2036. Actions E3.2 and E3.3 state the value of 'identifying and retaining strategically important employment lands' and the need to 'strengthen existing freight and industry clusters and support emergence of new clusters, including eight significant freight industry clusters'.

The site is not identified as one of the eight significant freight industry clusters. The age of the building and the physical dislocation of the site from the remainder of the industrial area do not cause the site to be deemed strategically important.

The planning proposal is consistent with the Strategy as it will provide housing in an existing urban area, with good access to bus routes and significant transport infrastructure.

Draft North West Subregional Strategy

The draft *North West Subregional Strategy* was prepared to implement the Metropolitan Plan and the State Plan. It is currently being reviewed by the Department of Planning and Infrastructure in the light of the preparation of a new Metropolitan Strategy.

The Strategy classifies the North Rocks industrial area as 'Category 1 land', which is employment land to be retained. However, the physical separation of the site from the industrial area significantly reduces its strategic importance.

The planning proposal is consistent with the draft strategy as it provides living opportunities within an established urban area that will capitalise on existing transport opportunities.

Section 117 Local Planning Directions

The following Local Planning Directions pursuant to Section 117 (2) of the *Environmental Planning & Assessment Act 1979* are relevant to the planning proposal:

- (a) Business and Industrial Zones
- (b) Residential Zones
- (c) Integrating Land Use and Transport
- (d) Planning for Bushfire Protection
- (e) Approval and Referral Requirements
- (f) Implementation of the Metropolitan Strategy

(a) Business and Industrial Zones

The objectives of this direction are to:

- (a) encourage employment growth in suitable locations;
- (b) protect employment land in business and industrial zones; and
- (c) support the viability of identified strategic centres.

The planning proposal will have minimal impact on the capacity of employment lands as the site is under-utilised, being vacant and unable to attract an occupant for more than one year and forms just 0.3% of light industrial land in The Hills Shire and 0.02% of employment land in the North West Sub-Region.

The North Rocks Industrial Precinct is not identified as a strategic industrial location. Furthermore, the site's isolation on the periphery of the industrial area, shared access with residential development and topography, which physically separates the subject site from adjoining industrial land, provides sufficient merit to support a residential rezoning.

The non-compliance with this direction is considered to be minor.

(b) Residential Zones

The objectives of this direction are to:

- (a) to encourage a variety and choice of housing types to provide for existing and future housing needs;
- (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; and
- (c) to minimise the impact of residential development on the environment and resource lands.

Rezoning the site for residential purposes would provide housing within the existing urban area which would make use of existing infrastructure and services. The planning proposal is consistent with this direction.

(c) Integrating Land Use and Transport

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- (a) improving access to housing, jobs and services by walking, cycling and public transport; and

- (b) increasing the choice of available transport and reducing dependence on cars, and reducing travel demand including the number of trips generated by development and the distances travelled, especially by car; and
- (c) supporting the efficient and viable operation of public transport services, and providing for the efficient movement of freight.

This Direction is applicable since it proposes to remove an industrial zone and create a residential zone. The subject site is located within a developed urban area with access to public transport (buses) and infrastructure, is within reasonable travel distance of the North Rocks Town Centre. The planning proposal is consistent with this Direction.

(d) Planning for Bushfire Protection

The objectives of this direction are:

- (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas; and
- (b) to encourage sound management of bush fire prone areas.

As illustrated in Figure 6 below, part of the site is situated within the bushfire prone land vegetation buffer due to its proximity to the Excelsior Avenue Reserve. Whilst the site is within this buffer, it is noted that the land to the rear is already developed for multi dwelling housing. Should the proposal receive a gateway determination to proceed, the applicant would need to address the issue of bushfire threat and possible Asset Protection Zones for future development. The planning proposal is consistent with this direction.

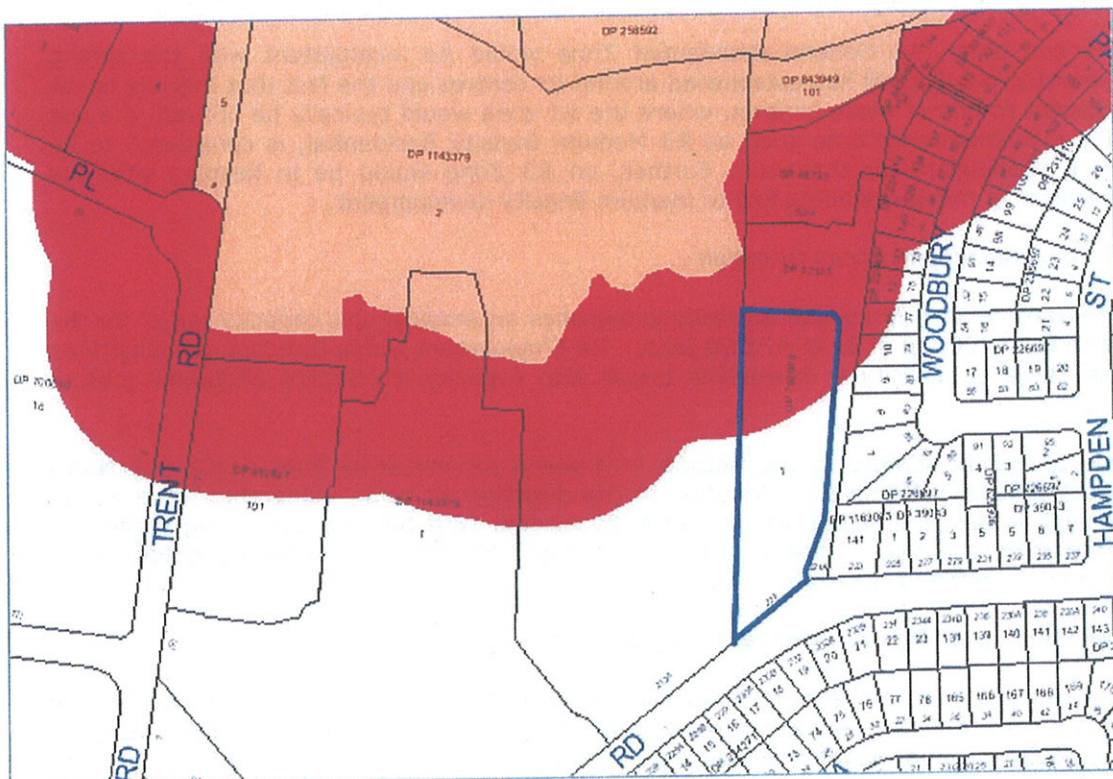


Figure 6
Bushfire affectation in the locality

(e) Approval and Referral Requirements

The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The planning proposal is consistent with this direction since it does not include provisions requiring the concurrence or referral of future applications to a Minister or public authority.

(f) Implementation of the Metropolitan Strategy

The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the *Metropolitan Strategy 2036*. The planning proposal is consistent with the Strategy as it will provide housing in an existing urban area, with good access to bus routes and significant transport infrastructure.

The Hills Shire Local Strategy

The Residential and Employment Lands Directions are the relevant components of the Local Strategy to be considered in assessing this planning proposal.

– Residential Direction

The Residential Direction demonstrates the Shire's existing planning framework has sufficient capacity to accommodate the North West Subregional Strategy housing targets of 36,000 dwellings in established and release areas. In this regard, the rezoning of the subject site for residential purposes is not required to meet housing targets. However, the planning proposal to rezone the site to R1 General Residential would be consistent with the Direction since it would contribute to a diversity of housing choice in an existing urban environment, in close proximity to services and transport infrastructure.

The use of an R1 General Residential Zone would be inconsistent with the zoning hierarchy that Council has established around its centres and the fact that this site is not adjacent to one of these centres, where the R1 zone would typically be utilised, the use of a residential-only zone such as R3 Medium Density Residential, is considered to be more appropriate for the site. Further, an R3 Zone would be in keeping with the character of the surrounding low to medium density development.

– Employment Lands Direction

The North West Subregional Strategy establishes an employment capacity target for the Shire from 2001 to 2031 of 47,000 jobs. The Employment Lands Direction demonstrates that there is capacity to meet this target with capacity for 55,574 additional jobs to 2031.

Due to trends relating to the decline in demand for industrial floor space, the North Rocks Industrial Precinct is identified in the direction as being vulnerable to vacancies and job losses, a situation that is currently evident with the site now being vacant for more than one year. The Direction also flags the Precinct as having potential for redevelopment and renewal.

The Hills Local Environmental Plan 2012

The site is zoned IN1 General Industrial under LEP 2012, therefore the range of land uses proposed by the applicant (residential flat buildings and multi dwelling housing) is not possible and a rezoning is required. The applicant proposes the site be rezoned to R1 General Residential.

A minimum lot size of 8000m², maximum building height of 16m, and floor space ratio (FSR) of 1:1 currently apply to the site. The proposal seeks to reduce the minimum lot size from 8000m² to 700m² and delete the maximum FSR. The proposal does not seek to reduce the building height.

The suitability of the site for a residential zoning is discussed in the following section of the report under Matters for Consideration.

The Hills Development Control Plan (DCP) 2012

Under the current zoning, development on the site would be assessed with regard to Part B Section 7 - Light Industry of the DCP. If the site were to be rezoned to R1 General Residential, the relevant Section of the DCP would apply according to the use or uses proposed, such as multi dwelling housing, residential flat buildings or business.

Should an R1 General Residential zoning proceed, the applicant has indicated the intention to prepare site specific controls to guide future development which may be similar to the concept drawings provided. If the planning proposal is amended to propose an R3 Medium Density Residential zone, as recommended by this report, the provisions of Part B Section 4 - Multi Dwelling Housing would apply unless the applicant were to seek alternative controls.

4. MATTERS FOR CONSIDERATION

i. Employment Lands and Strategic Context

A rezoning of this site to residential would result in the loss of industrial employment land. The site makes up 2.1% of the North Rocks Industrial area, 0.3% of the total light industrial land in the Hills Shire, and 0.02% of employment land in the North West Subregion.

Actions in the Metropolitan Plan for Sydney 2036 state the value of identifying and retaining strategically important employment lands and the need to strengthen existing freight and industry clusters. The area is not identified as one of eight significant freight industry clusters. The Metropolitan Plan also requires Councils to play a part in protecting employment lands from rezoning to residential, and to facilitate the renewal of old industrial areas. Only areas that are not strategically important should be considered for rezoning. In addition, the Draft North West Subregional Strategy classifies the North Rocks Road Industrial Area as 'Category 1 land' which is employment land to be retained.

It is noted that a new Metropolitan Strategy is being prepared for Sydney, to be released by the end of 2012, and is to be followed by a new Subregional Strategy.

Council's *Employment Lands Direction* identifies a decline in the demand for industrial floor space in general. Although being in close proximity to the M2 and M7 and serviced by buses, the North Rocks Industrial Precinct was predicted to become vulnerable to vacancies and job losses, however the direction also discusses opportunities to redevelop and revitalise the Precinct.

Whilst the various strategic plans address the need to protect employment land in general, the subject site must be considered on its individual merit. Upon examination, the site provides a strong argument in favour of a residential rezoning for reasons including:

- Isolation and disconnection - The location of the site on the periphery of the industrial area and its position at a higher ground level in relation to its only

industrial zoned neighbour. Isolation from the industrial area by virtue of direct access to North Rocks Road as opposed to the main industrial 'internal' roads.

- Suburban locality – The site is bounded on three sides by residential development ranging from single dwellings to multi dwelling housing. A residential zone would be most in keeping with the locality and presents an appropriate use for the site.
- Right of Way access – The site benefits from a right of way carriageway over an adjoining residential allotment used by the multi dwelling housing development to the rear of the site. The shared access of light industrial and residential development creates potential for conflict which would be eliminated if the site were rezoned to residential.
- Road weight limitations – An 8 tonne weight limit applies to North Rocks Road which restricts the potential use of the site for freight logistics purposes.
- Vegetation and Topography – The site is well vegetated along its western boundary which provides a visual buffer between the subject site and adjoining industrial development. The raised level of the site provides views across the industrial precinct rather than having a direct interface with daily industrial activity and its natural fall to the rear facilitates the provision of underground parking.
- Adjoining land to West – The industrial building immediately adjoining the site to the West has received planning approval for a place of worship. Whilst it is possible that the site may return to an industrial use in the future, its present intention is to be utilised for a place of worship which further isolates the subject site from the remainder of the industrial area, and supports the need for a transitional buffer between industrial land and lower density residential land in the east.
- Outdated building infrastructure – the existing building on the site of approximately 50 years is nearing the end of its economic life and its redevelopment for industrial purposes is not financially feasible. Its position on the site with generous landscaped set back does not provide an obvious industrial presence which would assist in attracting a new tenant.

ii. Proposed Residential Zone

Whilst it is agreed that a rezoning of the site from industrial to residential is appropriate, the issue of which residential zone would be most suitable is a matter for further consideration. To date, the applicant has been advised that the most appropriate zone would be R3 Medium Density Residential, which would be consistent with the adjoining land to the north developed for multi dwelling housing. It would also provide a more suitable transition to the adjoining low density residential development.

Despite initial advice, the planning proposal submitted by the applicant seeks a rezoning to R1 General Residential. The applicant considers that the site is capable of accommodating a more 'useful' urban form than that which would be created by a typical multi dwelling development. Therefore, the applicant proposes that the R1 General Residential zone act as a transitional zone between the light industrial area and adjoining residential land.

The R1 General Residential zone permits non-residential uses that would typically support a commercial centre such as office premises and restaurants. In LEP 2012, this zone has been applied only in selected strategic locations in close proximity to existing centres, such as on the edges of the Castle Hill and Baulkham Hills Town Centres and

along part of the route of the North West Rail Line in Kellyville. It has not been applied to isolated locations such as the subject site, bearing no relation to a town centre or strategic corridor where retail, business and office premises are concentrated. The commercial uses permitted in the R1 zone are neither characteristic of the adjoining residential zones (R3 and R2), nor the adjoining industrial zones and it is considered that the application of the R1 zone in this location would be out of character and inappropriate.

It is recommended that the planning proposal be amended to propose an R3 Medium Density residential zoning.

iii. Potential Land Use Conflict

Although a residential rezoning is supported, there is potential for land use conflict between future residential development and the approved place of public worship on the adjoining land to the west due to noise. If a residential rezoning were to occur, appropriate mitigation measures would need to be considered for future development at the development application stage. A higher density development, such as residential flat buildings under an R1 zoning, provides a higher likelihood of potential conflict.

iv. Bushfire

The property is identified as being bushfire prone on Council's Bush Fire Prone Land Map. Development on this site would be subject to the requirements of the *NSW Rural Fires Act 1997* and Asset Protection Zones would need to be provided where applicable.

v. Contamination

State Environmental Planning Policy No. 55 Remediation of Land (SEPP 55) requires a Council, in rezoning land, to be satisfied that the land can be made suitable for the intended purpose. To comply with SEPP 55 and the State Government's *Managing Land Contamination Guidelines* a rezoning application must consider contamination and remediation.

A Preliminary Contamination Assessment submitted with the proposal assessed the site's potential risk to harm human health and/or the environment. The current land use and site conditions present only a low potential for contamination however it was recommended further sampling and testing be undertaken at the development stage to determine the level of remediation necessary to render the site suitability for residential development.

vi. Traffic and Access

The site is accessed via North Rocks Road, comprising a single lane in each direction and having a 60km/hour speed limit.

The key conclusions of the traffic impact assessment submitted with the proposal are:

- The proposed rezoning of this site from Light Industrial to High Density Residential would result in a slight reduction in trips per hour generated from the site. The scale of the proposed rezoning proposal presents negligible impact in terms of traffic generation potential on the surrounding road network.
- Heavy vehicle generation would significantly decrease.
- The existing access arrangements provide a satisfactory level of traffic safety as they both meet the required sight distance measurements. Optimum access arrangements would be determined at the development application stage.

- Residential parking may be accommodated underground due to the slope in the site.
- The site is serviced by buses connecting to Epping and Parramatta.

It is not anticipated that any localised traffic improvements would be necessary as a result of a residential redevelopment of the site since it would generate comparable vehicular movements to an industrial occupation of the site.

5. OPTIONS

A residential rezoning of the site is considered to be appropriate. Council may resolve to proceed with the original planning proposal, or an amended planning proposal as follows:

1. Proceed with the planning proposal in its original form, seeking a rezoning to R1 General Residential, maintaining the existing 16m height limit, but reducing the minimum lot size from 8000m² to 700m², and deleting the minimum FSR requirement of 1:1; or
2. Proceed with the planning proposal in an amended form, seeking a rezoning to R3 Medium Density Residential, a reduction in building height from 16m to 9m, reduction in minimum lot size to 700m², and deletion of minimum FSR requirement, all of which are consistent with the adjoining residential land to the rear of the site.

CONCLUSION

The planning proposal seeks to rezone 221 North Rocks Road, North Rocks from IN1 General Industrial to R1 General Residential. A rezoning of the site for residential purposes is supported given the isolation of the site from the remainder of the industrial area due to its access, topography and its proximity to existing low to medium residential development. A residential rezoning will facilitate the provision of additional housing in an existing urban area with good access to bus services.

The R1 General Residential zone proposed by the applicant is not considered to be the most appropriate zone for the site. It would permit a range of commercial uses including business, office and retail premises, in addition to medium to high density development. Commercial uses and high density residential development are typically located in or immediately adjacent to centres, and are not appropriate in this location.

The most appropriate zone for the site is R3 Medium Density Residential since it is consistent with existing adjoining development and would provide an appropriate level of residential development that could be supported in this location.

Should Council resolve to support a planning proposal for the site (either in the original, or the amended form as recommended by this report), it will be forwarded to the Department of Planning and Infrastructure for Gateway Determination. The Gateway Determination is likely to contain conditions that will need to be satisfied before public exhibition can commence. Following exhibition of the planning proposal, it will be reported back to Council for determination.

IMPACTS

Financial

There are no financial implications associated with the subject planning proposal.

Hills 2026

This Planning Proposal will assist with the implementation of Hills 2026 outcomes. The planning proposal contributes towards achieving the needs of the broader community, offering better usage of existing land while providing housing options in an existing urban location through effective land use planning.

RECOMMENDATION

A planning proposal be forwarded to the Department of Planning and Infrastructure for a Gateway Determination for 221 North Rocks Road, North Rocks (Lot 1 DP 792565), to:

- Amend the zone from IN1 General Industrial to R3 Medium Density Residential;
- Delete a maximum floor space ratio requirement;
- Reduce the maximum building height from 12m to 9m; and
- Reduce the minimum lot size from 8000m² to 700m² under The Hills Local Environmental Plan 2012.

ATTACHMENTS

1. North Rocks Rezoning Planning Proposal Final Report, June 2012 (201 pages)

