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## WILL RODEN CONSULTING

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NSW Department of Planning, Housing and Infrastructure  
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**Subject: Amended Planning Proposal PP-2021-3409 at 361-165 North Rocks Road, North Rocks**

This letter is to accompany Elton Consulting's *Social Infrastructure Options - North Rocks Village Report*, dated 23 March 2021, which was submitted as part of the Planning Proposal PP-2021-3409 for rezoning at 361-365 North Rocks Road, North Rocks.

The Planning Proposal has progressed through a rezoning review process (ref: RR2022/31) and on 21 March 2024, a Record of Decision to Submit Planning Proposal to Gateway Determination was issued by the Sydney Central Planning Panel. This decision recommends the proposal proceeds to gateway determination, subject to conditions, which included some recommended design modifications.

The Planning Proposal has now been amended to adopt the panel recommendations. Design amendments can be described as follows:

- Minor adjustments to building heights, including a range of 2-6 storeys across the project site,
- Minor amendments to building layouts, and
- A masterplan which may facilitate an approximate 1.1:1 Floor Space Ratio.

The proposed Masterplan is depicted in Figure 1 overleaf.

The Planning Proposal will facilitate:

- Approximately 795 new residential dwellings (including apartments, townhouses, and detached dwellings)
- Approximately 130 independent living units and aged care (seniors housing)
- Approximately 4,400m<sup>2</sup> new community facilities
- Approximately 2,800m<sup>2</sup> retail/commercial floor space
- Associated landscaping, road network, public open space improvements, and increased tree canopy cover.

We have reviewed the documentation made available to us as part of the amended Planning Proposal and confirm that the assessment, findings and recommendations of Elton Consulting's *Social Infrastructure Options - North Rocks Village Report*, dated 23 March 2021, remain relevant to the amended Planning Proposal.

Specifically, we note the following regarding key sections of the Elton Consulting Report:

- Current context (section 2) - the City of Parramatta identified gaps in social infrastructure within North Rocks for long day care places, library facilities, subsidised office spaces and parks and play spaces (Community Infrastructure Strategy 2020). We have not consulted the City of Parramatta in preparing this letter, but our
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**Figure 1 - North Rocks Masterplan**

(Source: Hassell)

research indicates these gaps remain today with limited availability for long day care places within North Rocks<sup>1</sup> and no further provision of library facilities, subsidised office spaces and parks and inclusive play

<sup>1</sup> A search conducted on 24 April 2024 found there were no long day care vacancies within a 2 kilometre radius of the North Rocks Shopping Centre with the nearest vacancies being in Carlingford, Baulkham Hills and Cherrybrook ([StartingBlocks.gov.au](https://www.startingblocks.gov.au)).

spaces within the area. We do note, however, that Council has received funding to redevelop the Don Moore Community Centre<sup>2</sup>, which is within walking distance to the site and may address some gaps.

- Demand assessment (section 3) - Urbis has revised its estimate for the future population of the site to 2,196 people, which is an increase of 246 people<sup>3</sup>. This is based on the slightly lower yield in the Planning Proposal (925 dwellings) and higher occupancy rates within the City of Parramatta (Outside CBD) Development Contributions Plan 2021 (Amendment 1) (2023). Urbis has also updated its estimate for the age composition of the future population to align with Parramatta LGA 2030 age forecasts from forecast.id. Given this, the demand for social infrastructure will increase compared with the Elton Consulting Report, but only modestly. That is, demand for: community facility space will increase by 19m<sup>2</sup> to 176m<sup>2</sup>; long day care places will increase by 12 to 62 places; out of school hours care places will increase by 31 to 63 places; and library space will remain at the minimum of 190m<sup>2</sup>. We also note that the level of social infrastructure proposed within the Planning Proposal has increased and now includes approximately 4.3 hectares of open space (34% of the site area), which is up from 3.5 hectares, with a full sized sports field, multipurpose sport court and pavilion, eight parks including a village plaza, and a community garden.
- Social infrastructure options (section 4) - we understand the Planning Proposal will facilitate 1,500m<sup>2</sup> of multi-purpose community space and a further 2,900m<sup>2</sup> of community pavilions for hire distributed across the site. The options identified in the Elton Consulting Report are still broadly relevant, but their effectiveness in meeting the needs of the future community and addressing gaps in social infrastructure will depend on how they align with the redevelopment of the Don Moore Community Centre. The information available on the project through the NSW Government website suggests it will incorporate an out of school hours care facility, seniors citizen space, a cafe, amphitheatre and parking amenities. Further, the North Rocks Park Precinct Masterplan<sup>4</sup> proposed a redeveloped community space would incorporate a large hall with commercial kitchen and amenities, a library link, flexible meeting rooms, office space, an out of school hours care facility and youth space with a cafe. We understand Council has identified \$10.7 million for expenditure on the project in 2023/24 and a further \$9.8 million in future years<sup>5</sup>.
- Recommendations (section 5) - we support the recommendation for EG to further develop social infrastructure options with the City of Parramatta, particularly given Council's plans to redevelop Don Moore Community Centre.

Generally, we consider the significant social infrastructure provided within the Planning Proposal has merit, including the 34% of the site provided for open space and up to 4,400m<sup>2</sup> in new community facilities. It is important, however, that the proposed community facilities complement Council's plans for the redevelopment of Don Moore Community Centre.

Yours sincerely,



Will Roden Consulting

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<sup>2</sup> Council has received \$20.6 million in funding from the NSW Government through the Western Sydney Infrastructure Grants Program for the Don Moore Multi-Purpose Community Hub Project (<https://www.nsw.gov.au/grants-and-funding/western-sydney-infrastructure-grants-program/project-information/projects-parramatta-lga/don-moore-multi-purpose-community-hub>).

<sup>3</sup> Noney, A. (6 May 2024), Urbis letter to NSW Department of Planning Housing and Infrastructure, 'Subject: Amended Planning Proposal PP-2021-3409 at 361-365 North Rocks Road, North Rocks'.

<sup>4</sup> JMD Design (2018) North Rocks Park Precinct Design Report Outline, <https://www.cityofparramatta.nsw.gov.au/recreation/our-parks/north-rocks-park-precinct-masterplan>.

<sup>5</sup> City of Parramatta (2023), Delivery Program 2022-26, Operational Plan & Budget 2023/24, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/2023-07/DPOP\\_2023\\_24\\_Part\\_5\\_Financial\\_Information.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/2023-07/DPOP_2023_24_Part_5_Financial_Information.pdf).