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NSW Department of Planning Housing and Infrastructure  
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**Subject: Amended Planning Proposal PP-2021-3409 at 361-365 North  
Rocks Road, North Rocks**

This letter is to accompany the Community Needs and Social Impact Assessment Report, dated 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.

Figure 1 North Rocks Masterplan



Source: Hassell

The Planning Proposal will facilitate:

- Approximately 795 new residential dwellings (including apartments, townhouses, and detached dwellings)
- Approximately 130 independent living units (ILUs) 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 as part of the amended Planning Proposal and confirm that the assessment, findings and recommendations of the Community Needs and Social Impact Assessment Report, dated March 2021, remain generally consistent to the amended Planning Proposal. There are some changes to the assessment and recommendations for social infrastructure given the release of updated population data and projections. This is outlined below.

### Summary of revised needs

The occupancy rates applied in the 2021 Community Needs and Social Impact Assessment Report have been superseded by the City of Parramatta (Outside CBD) Development Contributions Plan 2021 (Amendment 1) (2023). For the purposes of reviewing this amended Planning Proposal, the 2023 occupancy rates have been applied against the current, indicative dwelling and bedroom mix. This is summarised in Table 1 below.

Table 1 Indicative dwelling and bedroom mix and occupancy rates

Dwelling type	Dwelling mix*	Bedroom mix*	Occupancy rate	Estimated population
Apartment	560	112 x 1 bedroom	1.9	213
		336 x 2 bedrooms	2.2	739
		84 x 3 bedrooms	3.0	252
		28 x 4 bedrooms	3.5	98
Underbuilding townhouse	185	92 x 3 bedrooms	3.0	276
		93 x 4 bedrooms	3.5	326
Townhouse	40	20 x 3 bedrooms	3.0	60
		20 x 4 bedrooms	3.5	70
Detached	10	5 x 3 bedrooms	3.0	15
		5 x 4 bedrooms	3.5	18
Independent living unit and aged care	130	130 x 1 bedrooms	1	130
<b>Total estimated incoming population</b>				<b>2,196 people</b>

*\*The proposed dwelling and bedroom mix are indicative at this stage and will be confirmed at the DA stage in response to market conditions.*

Based on the 2023 City of Parramatta (Outside CBD) Development Contributions Plan occupancy rates, the amended Planning Proposal is likely to accommodate an incoming population of 2,196 people. This represents an increase of approximately 246 residents from the previously assessed scheme.

While the amended Planning Proposal reduces the expected yield on site, the higher occupancy rates assumptions applied in the current Contributions Plan reflect the current trends in population growth and density. Given this change, a targeted review of social infrastructure benchmarks applied in the 2021 Community Needs and Social Impact Assessment Report was undertaken. This is summarised as follows:

- Based on a benchmark of 80 sqm per 1,000 people, the revised population is likely to generate demand for an additional 20sqm of community facility space. Given the revised Planning Proposal accommodates an additional 1,700sqm of community and library facility space, this need can be adequately accommodated within the revised scheme.
- The revised Planning Proposal is likely to increase the number of primary and secondary school students on site particularly with the inclusion of larger apartment sizes. At the time of the 2021 Report, initial discussions with the Department of Education indicated that enrolment demand would likely be absorbed by the existing network. Given the time past, it is recommended the Department of Education is consulted with to understand updated capacities and to inform broader school planning. The Department of Education is responsible for planning for the broader school network but does rely on collaboration from proponents around likely incoming population sizes to inform broader planning.
- Based on 2030 age projections for the Parramatta LGA and a benchmark of 1 long day care place per 2.48 children (0 – 4 years) and 1 out of school hours care place per 2.7 children (5 – 11 years), the revised scheme is likely to generate demand for an additional 12 long day care places and 31 out of hours school care places. This would likely equate to one medium sized childcare centre. The provision of 2,800sqm additional retail/commercial floor space provides an opportunity for the inclusion of a larger childcare centre on site. This is consistent with the intention of the 2021 scheme and is recommended for inclusion in the current Planning Proposal.
- As outlined in the 2021 Report, the proposal addresses the performance criteria outlined in the NSW Government Architect Draft Greener Places Design Guide (2020), with a diversity of connected, high quality open spaces provided within 400m of residents. This remains consistent with the current Planning Proposal. The proposal includes approximately 4.3 ha of public open space which includes a full sized playing field, community garden and other parks. This represents 34% of the total site area. The open space provided supports a diversity of recreational activities with the site including a full sized sports field, multipurpose sports courts, local parks and a community garden.
- The 2021 Report provides a summary of key needs and findings for indoor recreation, medical, retail, seniors housing and affordable housing provision. The intent of these findings remain the same for this Planning Proposal and should be referred to.
- The 2021 Report prepared an assessment of likely social impact in accordance with Parramatta City Council's Social Impact Assessment Guideline (2013). The intent of the assessment remains relatively consistent with the revised scheme and the recommendations provided still apply. It is further recommended that a Social Impact Assessment is undertaken during the DA stage to guide detailed development of the site. The SIA should be undertaken in accordance with Council's



guidelines and consider, where appropriate, the principles of the Department of Planning, Housing and Infrastructure's Social Impact Assessment Guidelines (2023).

## Conclusion

This letter has been prepared on 6 May 2024. The above reviewed the key changes to the current Planning Proposal and summarised the revised needs of the likely incoming population. Overall, the findings and recommendations outlined in this letter are generally consistent with the 2021 Community Needs and Social Impact Assessment Report. Additional recommendations have been provided in this letter to address relevant changes generated by the revised Planning Proposal.

Overall, the current scheme provides a sufficient allocation of community and open space infrastructure to accommodate the expected needs of the incoming population.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Alyce Noney", with a stylized flourish at the end.

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