

NORTH ROCKS VILLAGE – URBAN DESIGN REPORT



View looking south over site towards Parramatta CBD

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Acknowledgment of Country

Our Sydney studio is located on Gadigal country. We acknowledge and respect the Gadigal people as the original custodians of the land and water upon which we work. We honour their Elders past, present and emerging whose knowledge and wisdom has, and will, ensure the continuation of cultures and traditional practices.



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i.	Executive Summary	6
ii.	Vision	10
Part One	Background	
1.	Introduction	24
	1.1 Place Timeline	26
	1.2 Site Location and Context	28
2.	Strategic Context	34
	2.1 Metropolitan Strategic Context Overview	34
	2.2 Metropolitan Strategic Context	36
	2.3 Local Strategic Context	38
3.	Site Character	40
	3.1 Site Character Overview	42
	3.2 Summary of Opportunities and Constraints	48
4.	Local Character Assessment	52
	4.1 Site Context and Character	54
	4.2 Summary of Key Design Insights	64

Note:
This report is preliminary in nature and based on information supplied including the original planning proposal materials. It is subject to further research and analysis, detailed design testing, rigorous and detailed compliance assessment and client instruction on a site-by-site basis, and subject to negotiation and approval by the City of Parramatta, state and local design review and other planning and design approval processes.

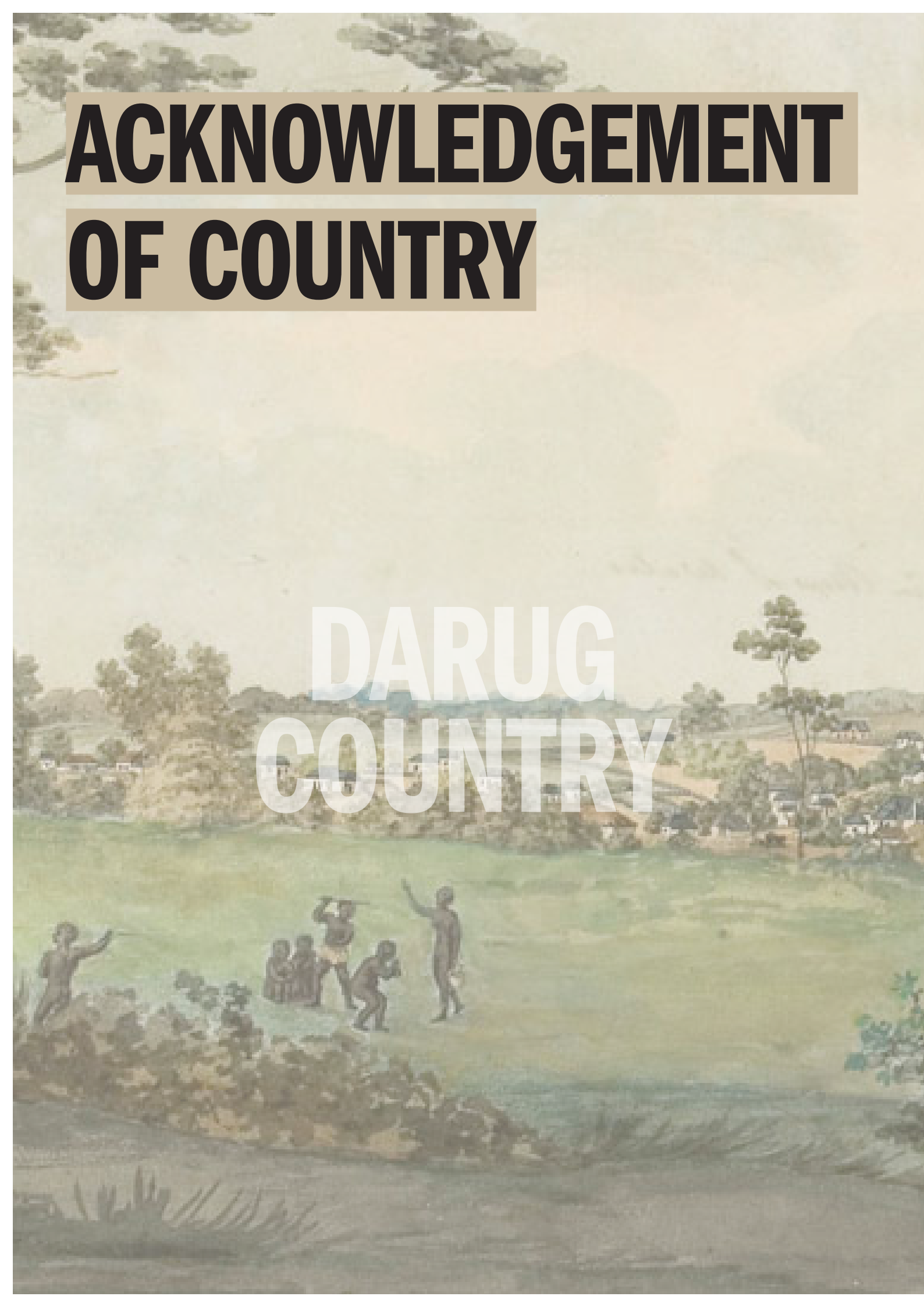


Artists Impression - View of Village Square and Multi-purpose Community Space (Source: FK Architects)

Part Two	Design Framework	
5.	Urban Design Principles and Strategies	66
	5.1 Design Objectives	70
	5.2 Place Principles	72
	5.3 Design Framework	76
6.	Master Plan	80
	6.1 Overview	80
	6.2 Tree Retention and New Plantings	84
	6.3 Street Network	86
	6.4 Street Types	88
	6.5 Visual Connections	94
	6.6 Spatial Diversity	96
	6.7 Open Space Structure	100
	6.8 Open Space Principles	102
	6.9 Landscape Character	104
	6.10 Journeys and Movement	112
	6.11 Neighbourhood Character	116
	6.12 Housing Diversity	118
	6.13 Grain, Orientation and Scale	122
	6.14 Building Heights and Separations	128
	6.15 Proposed Use and Ground Level Activation	129
	6.16 GFA Testing	130
	6.17 Preliminary Solar Analysis	132
	6.18 Shadow Studies	134
	6.19 Deep Soil Zones	138
	6.20 Canopy Cover	140
	6.21 Place Based Staging	142
7.	Urban Capability Test	144
	7.1 Urban Compatibility	146
	7.2 Compatible Land Use	148
	7.3 Compatible Urban Interface and Centre	149
	7.4 Compatible Neighbourhood Character	150
	7.5 Compatible Community Uses	151
	7.6 Compatible Bushland Character	152
	7.7 Compatible Development Grain and Pattern	153
	7.8 Compatible Built form Scale	154
	7.9 Compatible Transport Network	155
	7.10 Summary of Master Plan Response to Council Review	156
	7.11 Key Structure Plan Principles Control Framework Summary	160

ACKNOWLEDGEMENT OF COUNTRY

DARUG
COUNTRY



This project is located on Darug Country. We acknowledge and respect the Darug people as the original custodians of the land and water upon which we work. We honour their Elders past, present and emerging whose knowledge and wisdom has, and will, ensure the continuation of cultures and traditional practices.

For over 60,000 years, the area comprising present day Parramatta has been occupied by the Burramattagal people, a clan of the Darug, who first settled along the upper reaches of the Parramatta River. Burramattagal is thought to be derived from the Aboriginal word for 'place where the eels lie down' to breed (within the Parramatta River).

BURRAMATTAGAL



EXECUTIVE SUMMARY

Vision

The North Rocks Village will be a new heart for the community, delivering genuine housing choice in the epicentre of the North Rocks Local Centre with new civic spaces anchored by a network of landscape spaces that frame and connect people to the surrounding amenity and responding to its natural setting.

Strategic Drivers



Deliver on housing diversity to meet the needs of an aging community



Connecting a community to nature to support health and wellness outcomes



Facilitating increased connection and permeability between North Rocks destinations



Enhancing the heart of the North Rocks community through high amenity gathering spaces

Project Overview

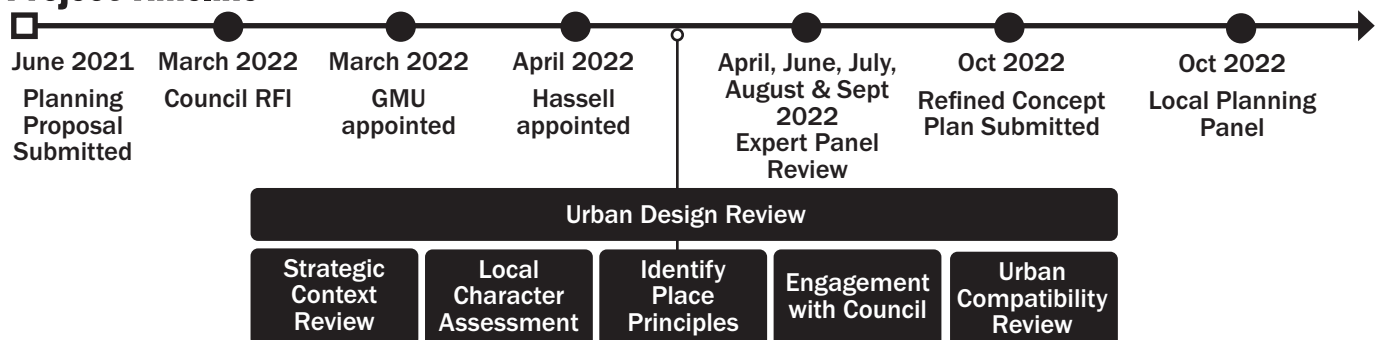
At 12.67 ha the proposed Village, at 361-365 North Rocks Road, North Rocks is one of the largest sites in the Parramatta Region. Currently occupied by Nextsense (formally known as RIDBC), the eventual relocation of the facility will enable the renewal of the land. Insightful and sensitive urban design will ensure a built form outcome that is compatible with its context, whilst providing a diversity of housing options in close proximity to transport and retail amenity. Importantly it responds to and complements the shopping centre opposite whilst delivering missing

civic infrastructure including an oval, urban plaza, and multi-purpose community space.

A Planning Proposal to facilitate the site's renewal was lodged in May 2021. Following which Parramatta Council in March 2022 issued a 34 page Request for Additional Information, raising a number of planning and design related issues. The proponent's key consultant team (GMU, Hassell & Mecone) with oversight from a Peer Advisory Panel sought to review and refine the existing Masterplan. The advisory panel comprised Ken Maher, Nicole Gurrán and Tim Williams.

Council were briefed by the consultant team on the review process, refinements made and provided with copies. The review of the site and proposed built form reflects on the engagement processes undertaken. The adjusted plan reflects the refinement of building setbacks, enhanced links to the natural landscapes to the north, and centrally located development intensity and placement of Oval and Square. The refined plan has also responded to Council comments and considerations on Urban Design related matters.

Project Timeline



Opportunities

The location, size and topography of the site supports a number of design principles that support the North Rocks Village vision.

Creating a High Amenity Area

North Rocks Village forms part of the 'nucleus' of the North Rocks centre and is directly adjacent a bus node, a public primary school, as well as an established district shopping centre precinct.

Visionary

Develop a new Australian suburban centre vision - supporting a well connected, sustainable and thriving community.

Civic Infrastructure Delivery

Potential for new civic heart with new oval, urban square, and community spaces.

Deliver on Diversity

The Village is able to deliver on the objectives of Council's Local Strategic Planning Statement (City Plan 2036) which identifies the introduction of Housing Diversity Precincts.

Meeting a Need

As a community ages appropriate housing is essential for continued health and wellbeing. A new precinct in the heart of North Rocks can

provide housing options for people enabling them to remain in the community they love.

Tree Retention

Creating a master plan design that responds to the existing trees on site.

Green Streets

A diverse street typology will draw nature into the heart of the Village via calmed green streets.

Visual Permeability

The design had deliberately considered visual connections across the site with building setbacks to provide visual access to bushland to the north.

Housing Options

Housing typologies that meet the needs of different family units, singles, couples and those in their autumn years.

Integrated Character

There is capacity to have six character areas that reflect the civic, bushland and urban diversity of a contemporary Village.

Open spaces

A network of open spaces that support recreation, relaxation and contemplation.

Site Connections

A focus on broader connections, internal mobility and curated journey

Site Responsive

Careful consideration of urban grain, orientation and building scale. In particular a respectful transition in scale is proposed along the eastern and western interface ensuring compatibility with adjacent existing built form to the east and west.

Detailed Assessment

The urban design review has been informed by solar shadow studies, deep soil zones and extensive canopy cover.

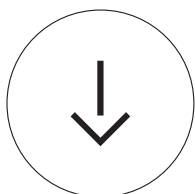
Staged Approach

The scale of the site enables a staged approach to development to assist the North Rocks Village to integrate and mature as a heart of the community.



Urban design response to Council comments

In March 2022 the Council provided RFI comments. The refined master plan has delivered on the following design outcomes.



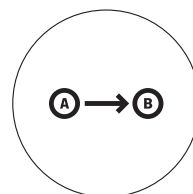
Reduction in Density

The total FSR proposed has been reduced from 1.35:1 to 1.1:1



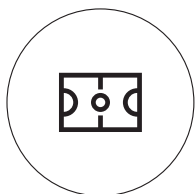
Respectful Scale and Building Diversity

Greater articulation and 'breaking-up' of apartment building forms, reduction in U-shaped forms and introduction a mix of pavilion garden apartments



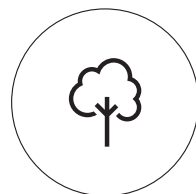
Improved Connectivity

Improved visual permeability and connectivity into surrounding networks including Parramatta Ways Walking Trails



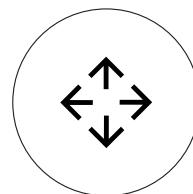
Open Space Dedication

Approximately 34% of site to be made available as publicly accessible open space, a number of areas including the oval are to be offered for dedication to Council.



Tree Retention

Maximise potential for tree retention within surroundings, open space network and street verges.

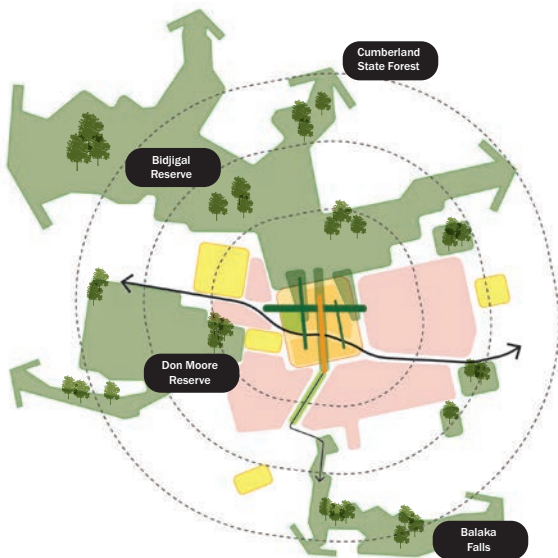


Outward Facing

Key community elements and features have been emphasised and expressed in highly visible locations of the site

EXECUTIVE SUMMARY

Design Objectives



The missing piece in North Rocks



A civic heart and places for all



Celebrate the bushland setting



Six characterful neighbourhoods

The North Rocks Village Master Plan has been driven by a local community vision. It is informed by a detailed understanding of the local context and important strategic drivers; including housing diversity,

nature's positive impact on health and wellness, connections to the Bidjigal Reserve and developing a new community heart that delivers on the important features of a contemporary and sustainable

Village. The refined design has also responded the Council comments and delivers a sophisticated design response. The refined design is highly site responsive and will integrate with the existing local character.





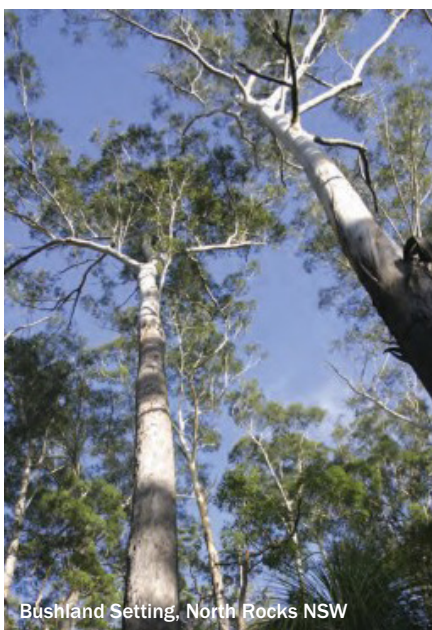
North Rocks Softball Club, North Rocks NSW



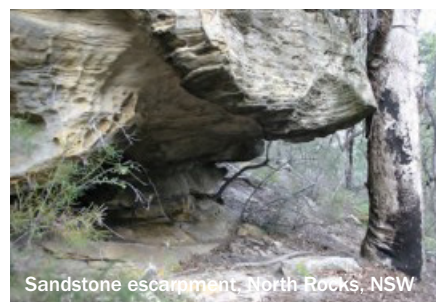
North Rocks Shopping Centre, NSW



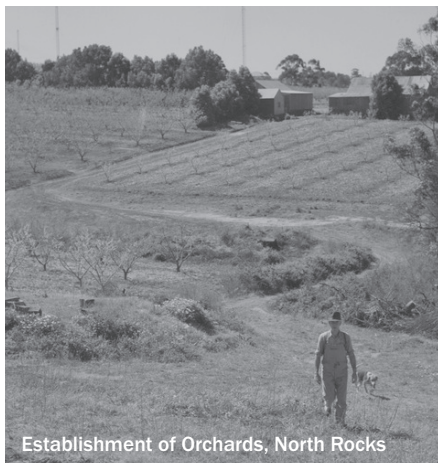
Industrial Area, North Rocks NSW



Bushland Setting, North Rocks NSW



Sandstone escarpment, North Rocks, NSW



Establishment of Orchards, North Rocks



Bidjigal Reserve, North Rocks



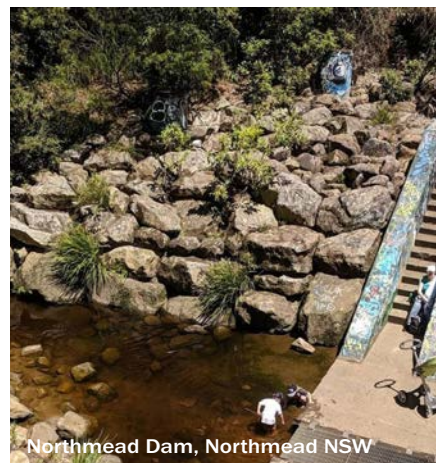
North Rocks 'Dam', North Rocks NSW



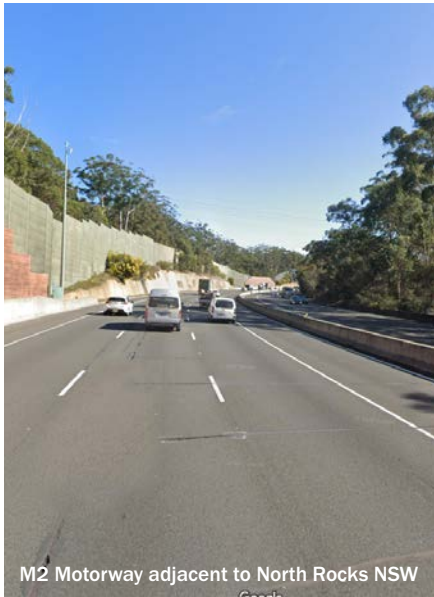
Medium Density Living, North Rocks NSW



North Rocks Public School, North Rocks



Northmead Dam, Northmead NSW



M2 Motorway adjacent to North Rocks NSW



Bidjegal Reserve, Baulkham Hills NSW



Muirfield Golf Club, North Rocks NSW



Muirfield High School, North Rocks NSW



North Rocks Road, North Rocks NSW



North Rocks Shopping Centre adjacent to site, NSW



Local Bus Stop Along North Rocks Road

VISION - RE-IMAGINING THE HEART OF NORTH ROCKS LOCAL CENTRE



The over-arching vision of North Rocks Village looks to draw on the setting and place as a way to bring people together through new civic infrastructure (oval and village square), with improved connections to open space and nature encouraging active and healthy lifestyles.

It looks to change the paradigm of traditional approaches to suburban centre development as it draws on its layered cultural and natural history to provide current and future communities with a revitalised local centre and high-quality amenity to enjoy.

In many ways North Rocks Village is an opportunity to provide civic infrastructure and amenity that is currently missing in North Rocks, to create a revitalised 'civic heart', greater housing choice but with improved connections to open space and the Bidjigal Reserve to the north. It can set in place a benchmark for respectful future growth but with amenity for wider North Rocks residents to enjoy.



Bush/Creek Setting - the defining natural system of North Rocks

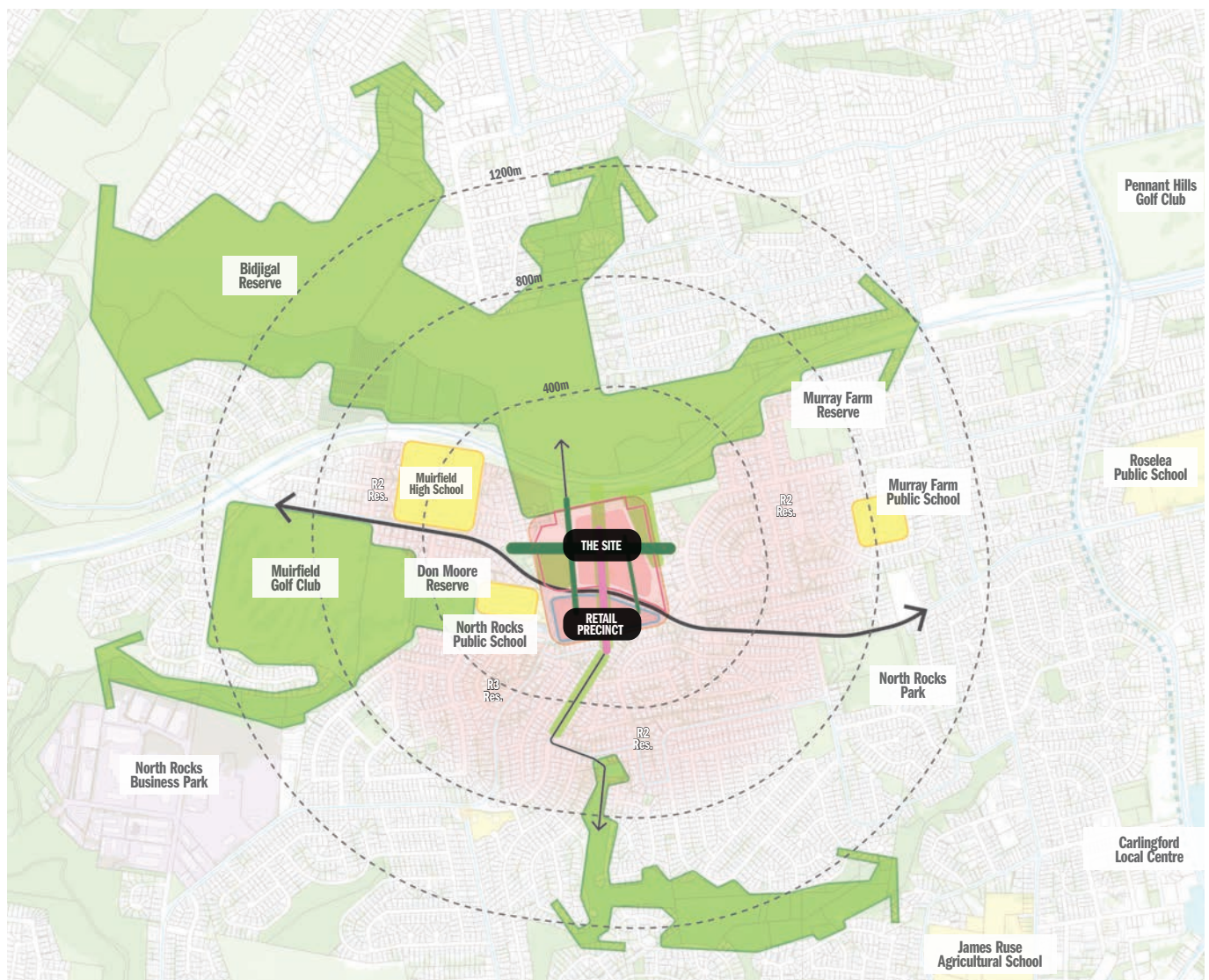
- The Village sits on the edge of a Bidjigal natural reserve area that is separated by the M2 motorway.
- It forms part of a natural system of creeks and waterways such as Darling Mills Creek that flow towards the Sydney Basin and Parramatta River
- In line with the overall defining nature of an active community embedded in nature, this master plan will demonstrate how the Village can re-establish a connection with its bushland

environment and walking trails to the north. It will support an enhanced and vibrant local centre, and provide housing diversity. This contextual approach will encourage a mix of people into an enliven space - introducing more compact housing, missing middle typologies, independent living units, aged care and affordable housing into the North Rocks area.

Place Vision

Re-imagining the Heart of North Rocks Local Centre

Together with the North Rocks shopping centre the site has the opportunity to provide a complimentary and vibrant nucleus for the North Rocks area. Through broader future planning we are able to connect and set in place a frame work for growth. The master plan connects areas of open space and enables greater movement within and through the area.





Artists Impression - View of Village Square and Multi-purpose Community Space (Source: FK Architects)

Place Vision

Re-imagining the Heart of North Rocks Local Centre

CONNECT THE COMMUNITY

A characterful village setting situated within the nucleus of North Rocks Local Centre, with civic heart, public space and housing opportunities for a diverse and active community.



The design philosophy draws people together in many different ways

- New paths and parks knit this site into the broader urban landscape, supporting desire lines connecting homes, shops and parks
- Creation of an enhanced community heart - complementing and building upon the existing focal point around the local shopping centre
- An oval for sports, markets and events enabling people to come together recreate and celebrate
- Well shaded streets become a third place where connections occur - walking the dog, chatting to neighbours, watching the world pass by
- A range of services and amenities in close proximity supporting pedestrian interaction rather than being forced into private vehicle use to undertake simple day to day tasks
- Opportunities for enhanced cultural awareness and acknowledgement of Bidjigal people stories

CELEBRATE THE BUSH & COUNTRY

The new heart of a local centre, North Rocks Village will be nestled within nature and supporting the health and well-being of a diverse and growing community. Connecting to country.



Fundamentally the design re-connects the community with nature

- Enhanced access to a new network of walking trails beyond the site supporting healthy active communities
- Re-established cross site access and opening up the precinct to the community
- Natural places for children to explore, get outside, get some fresh air, get some sun!
- Re-affirming the connection to trees and shrubs and enjoying the flow on benefits for wellness and health
- Providing a network of natural spaces as a refuge from the hustle and bustle of the world
- Establish a greater connection to country and Bidjigal people land through walking trails to the north

Place Vision

Re-imagining the Heart of North Rocks Local Centre

Understanding Country

An Aboriginal person's connection to Country is personal and highly contextual to region or place. Each person is a custodian for where they live, to ensure it is always abundant in resources, but also to ensure its honour, spirit and integrity is kept intact.

Understanding Country begins with:

- **The Earth.** The earth is often referred to as Mother and everything about it is held in great reverence. The type of rock determines vegetation, tools and trade, and minerals set the prosperity of a Country as trade was sure to follow. Morees soil has been trapped under layers of compressed earth from livestock, how might we reverse this damage?
- **The Sky.** The Father and Grandfather are often associated with the sky and sun and is where we came from and go too in the afterlife.
- **Water.** Water sets the structure of Country in the way it interacts with Earth. It carves Country up and sets the rhythm and flow of how humans experience it. It also determines where people plants and animals live by providing rich resource areas in rivers, billabongs, wetlands and riparian zones.
- **Vegetation.** Determined by the above, provide the resource, tools and fuel for people to live well.
- **People.** We take the above four points and make art, culture, civilisations etc. Understanding these 4 points about Country but in a highly localised context starts to get the the idea of what Country is for Aboriginal people.



Distant view of Sydney, from the Light House at South Head, New South Wales 1825 by Joseph Lycett. National Gallery of Victoria, Melbourne Joe White Bequest



People using fire to hunt kangaroos by Joseph Lycett, 1817. National Library of Australia.

Aboriginal Planning Principles

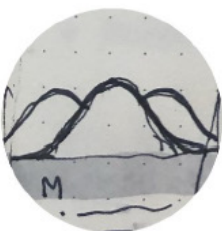
Hills and high places hold spiritual and practical significance including important places for stone and other alpine resources, such as bogong moths, plants, medicines etc.

Open forest a cool place important for giving cover to people and animals as well as resources and food providing a diverse range of habitats that support many species.

Plains / Park lands are important hunting grounds which are kept open using cultural fire management to provide easy access for animals and people.

Wetlands are important as they filter the water before entering rivers and provide the structure and resources for an abundance of food, ecological niches and resources.

Rivers / Water are perhaps the most significant practically and spiritually, as water sustains and promotes life.



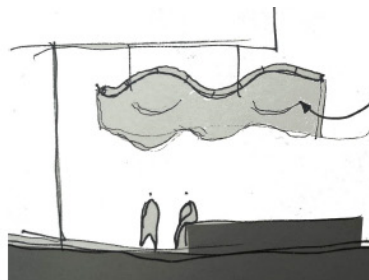
Potential use of Aboriginal Design

Aims of the project:

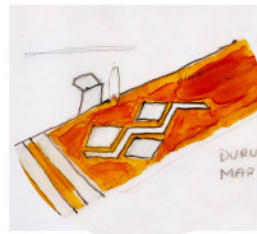
- Tell the story of the local People
- Incorporate native and endemic plant species through the space.
- Create opportunities for the installation of Aboriginal Art through the space



1. Entry statement,
significant site marker
sculpture referencing
Aboriginal Design.



2. An iconic sculpture
element to mark important
gateway or zone.



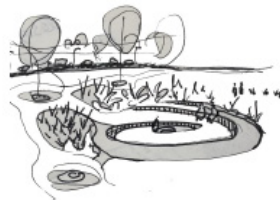
3. The ground plane.
Landscaping and Pathways
with local Aboriginal patterns
in coloured asphalt.



4. Sculptural,
message sticks,
landscape
communicating
stories and design.



5. Wall treatment,
anti throw screens,
abutments, noise walls etc



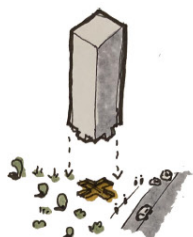
6. Resting / yarning
place design treatment in
pavement, seating, landscape
art.



7. Language and naming
Can the building represent culture
through appropriate language
shared through consultation?

Connect the Buildings to Country

Connect the building to
Country



Connect people to the
site



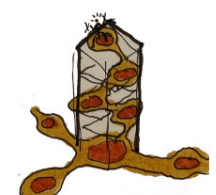
Connect the building to
Darug Design



Invite Country into the
building



Connect the building to
Culture



Place Vision

Re-imagining the Heart of North Rocks Local Centre

Design principles for a thriving community



Community heart

The North Rocks village site sits at the intersection of multiple focal points - community, commercial and natural values. It remains one of the largest sites in common ownership in the Parramatta Region, due mainly to the campus style operation of Nextsense but this use is now redundant given Nextsense's relocation. Its scale and orientation provides unique potential to help shape a future village destination within North Rocks.



Set within a landscape

The landscape has grown and matured to become a strong characteristic of the site. There are opportunities for a natural interface to bushland to the north that connects into Bidjigal Reserve. These connections will enhance local walking trails and provide opportunities for the community to experience other natural systems.



**SUPPORTING FUTURE
COMMUNITIES AND FAMILIES
WITHIN NORTH ROCKS**



**AN EXTENSION OF THE
SURROUNDING BUSHLAND
SETTING**





Activated, engaging spaces and edges

A new village centre, public square and community oval will provide a civic heart to the precinct and to the surrounding residential communities. Injecting a community and commercial focus into the local centre that complements the North Rocks Shopping Centre.

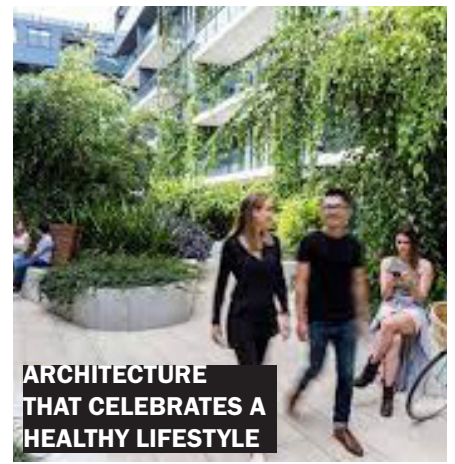


Diverse, characterful architecture

North Rocks village will house a diversity of homes providing a greater depth of housing choice and diverse community spaces. It will help to alleviate housing pressure and showcase the benefits of the 'missing middle'. A mix of housing and high quality public spaces are integral to the creation of a thriving place.



**PLAYFUL AND
ACTIVATED
COMMUNITY SPACES**



**ARCHITECTURE
THAT CELEBRATES A
HEALTHY LIFESTYLE**





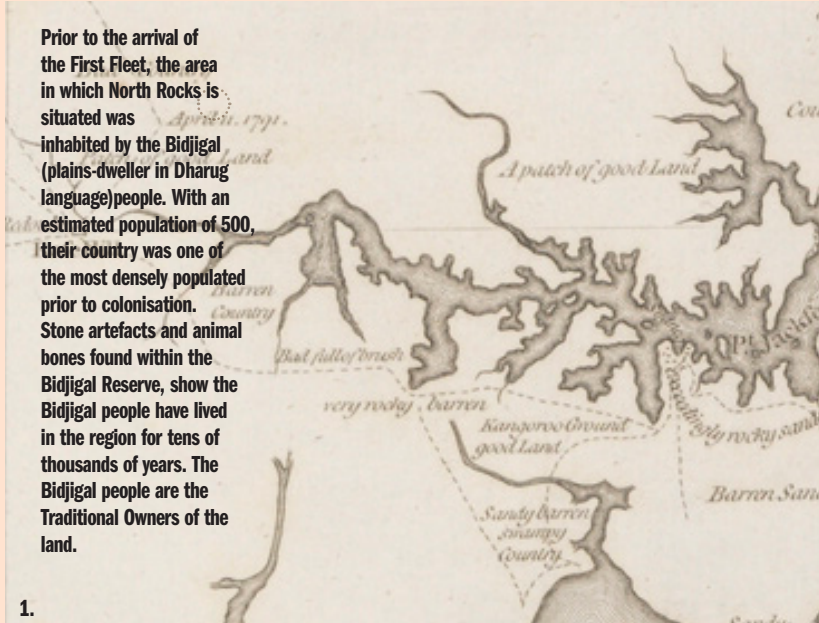
PART ONE

BACKGROUND





1.1 Place Timeline



1.

Prior to the arrival of the First Fleet, the area in which North Rocks is situated was inhabited by the Bidjigal (plains-dweller in Dharug language) people. With an estimated population of 500, their country was one of the most densely populated prior to colonisation. Stone artefacts and animal bones found within the Bidjigal Reserve, show the Bidjigal people have lived in the region for tens of thousands of years. The Bidjigal people are the Traditional Owners of the land.



2.

(left) A pre-settlement (c1786) map note the rugged terrain, surrounded by good land.
(above) Early settlement maps (above) c1850, shows the land being divided into large lots.

60,000+ years of history

Pre-colonial Aboriginal people have always lived in the place we call North Rocks. They identified themselves as Dharug (pronounced 'da-rug').



10.



11.

The first British Colony in Australia

European settlement at Parramatta

Displacement of traditional owners occurred through land grants. George Barrington was one of the first settlers in the area. He took up his grant in 1792.



Deaf Dumb and Blind Institution, N.S.W. c1892 (Former RIDBC site in Camperdown)



(right) Aerial photography 1965 & 1967 showing residential subdivisions occurring along North Rocks Road. In 1962 the Royal Institute for Deaf and Blind Children relocated to North Rocks from Paddington (above).



Localised settlement through individual land grants

Rapid growth of North Rocks / Relocation of RIDBC

A new vision of a well connected, sustainable and thriving community



The district became well known for fruit growing in the 1880s, which continued in the area until the 1960s.



Images, clockwise from top left:

1. A map of the hitherto explored country contiguous to Port Jackson, John Walker, 1786 (SLNSW)
2. Parish of Castle Hill (cartographic material), W. Meadows Brownrigg, 1850 (SLNSW)
3. Deaf Dumb and Blind Institution NSW, New South Wales Government Printing Office, 1879-1892
4. North Rocks, Aerial Image, 1965 (NSW Historical Imagery)
5. North Rocks, Aerial Image, 1966-67 (Balukham Hills Shire Council)
6. DDBI, Max Dupain, 1962 (Trove)
7. North Rocks Estate, 1975 (National Archives)
8. Carlingford Orchards, Max Dupain 1940s (Trove)
9. Aerial Image, Milton Kent, 1955 (Trove)
10. South west view of Parramatta, Unknown Artist, 1811 (Sydney Living Museum)
11. A view of Parramatta looking east, Augustus Earl, 1825-1828 (SLNSW)

PARRAMATTA
CBD



← Carlingford

RETAIL PRECINCT

THE SITE



PARRAMATTA
CBD

North
Parramatta
/ Westmead
Health Precinct

North Rocks
Industrial Area

North Rocks
Primary School

Existing Recreation
Reserve

Crown Land

M2



THE SITE

361 - 365 North Rocks Road, North Rocks

Muirfield High School

Crown Land

Residential

Scout Group

BARCLAY ROAD

Don Moore Reserve

North Rocks Public School

Local Shops

NORTH

**Bidjigal
Reserve**

M2 MOTORWAY

Farm Scouts

The Site

Residential

ROCKS ROAD

**North Rocks Retail
Precinct**

Retail

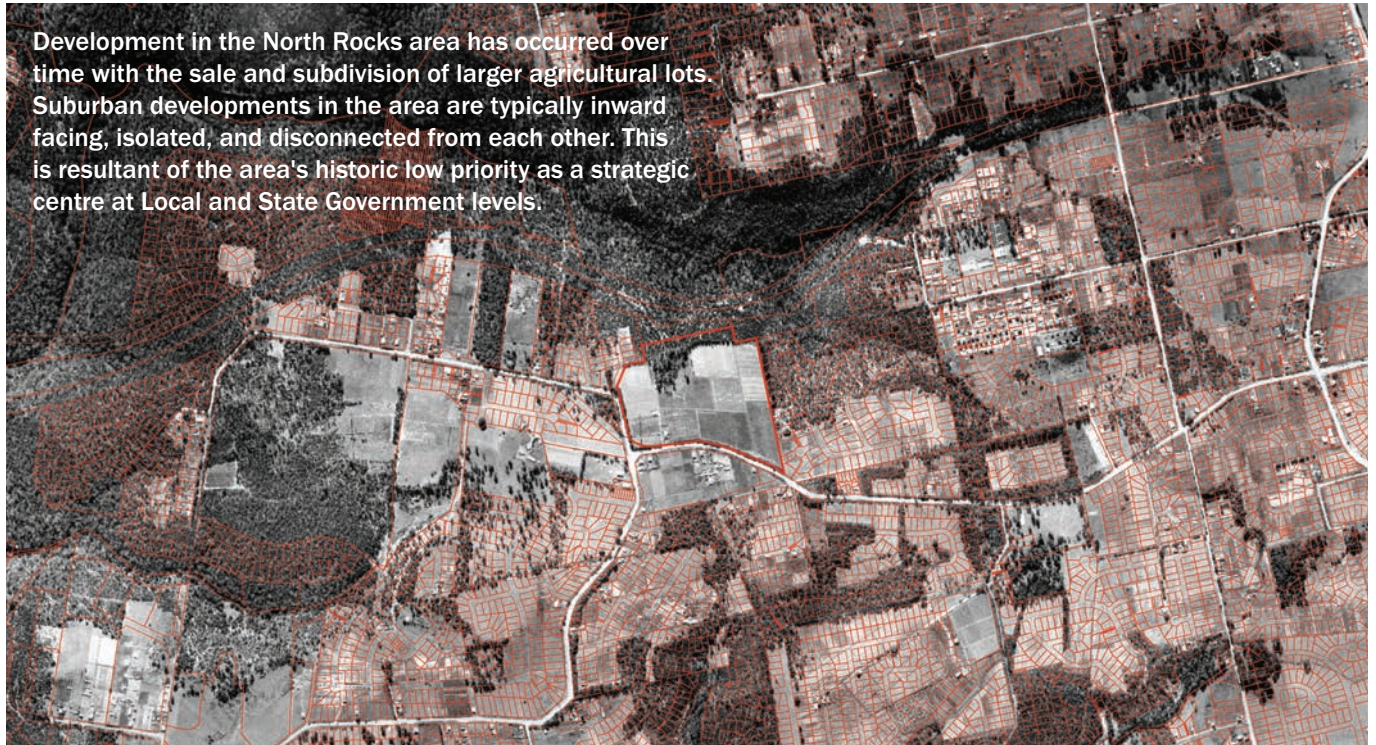
Residential



1.2 Site Location and Context

A PLACE OF CHARACTER AND OPPORTUNITY

Development in the North Rocks area has occurred over time with the sale and subdivision of larger agricultural lots. Suburban developments in the area are typically inward facing, isolated, and disconnected from each other. This is resultant of the area's historic low priority as a strategic centre at Local and State Government levels.



North Rocks Village is a significant suburban centre transformation project that has the potential to deliver an exemplar future neighbourhood and village centre for the North Rocks community

North Rocks is a suburb identified as a 'local centre' that is located within the Parramatta LGA. The name North Rocks comes from the large sandstone formations that had once dominated its landscape. In the early 1800's, North Rocks was regarded as one of the most desirable places for walks and picnics, due to its beautiful landscape consisting of large

sandstone formations, lush forests and rugged bushlands and caves.

As a result of this significant amount of sandstone quarries were established and there were few permanent settlers in the area.

For the remainder of the 1800's the area was transformed into a fruit growing area where orchards dominated the landscape.

During the 1900's the landscape began to transition from Rural to Semi-rural as these orchard areas were subdivided as more intense agriculture took place with large areas of bushland cleared.

The 1950's brought about the current urban pattern as we see it today where these farm lots were further subdivided into residential subdivisions. Largely made possible by the removal of the Green Belt in 1964, allowing building on land that

was previously restricted.

North Rocks Road was created during this time to create greater access to these subdivisions.

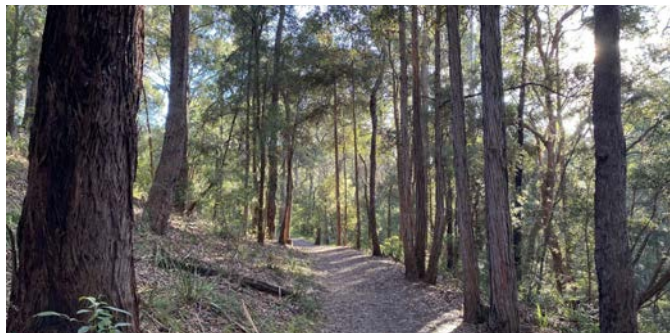
Present Day

The present day North Rocks is still predominantly suburban residential supported by the North Rocks Shopping Centre and the Royal Institute of Deaf and Blind Children which collectively defines North Rocks as a Local Centre.

The project site offers an opportunity to connect into and support these existing uses whilst creating a new place and destination for locals to enjoy.

<https://historyandheritage.cityofparramatta.nsw.gov.au/>

OPPORTUNITIES



Connect to important natural assets



Deliver greater civic amenity - a meeting place for the North Rocks community.



Establish a true civic heart and diverse Local Centre



Deliver improved high-quality housing choices, including compact and missing middle typologies

CHALLENGES



Poor pedestrian experience lack of tree canopy



Unsafe pedestrian environment with poor permeability



Support existing commerce and becoming a civic catalyst for the surrounding area

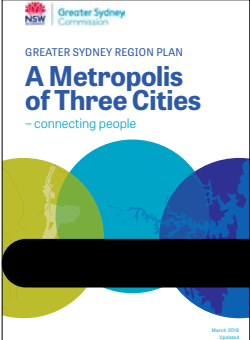
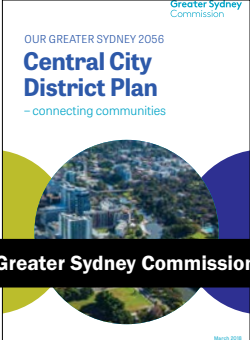
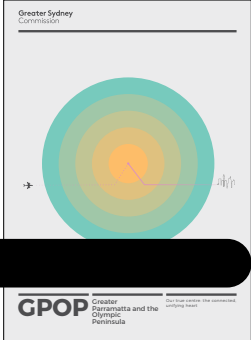



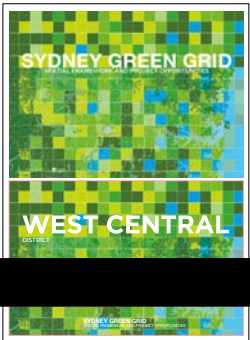


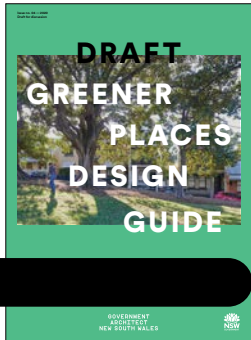


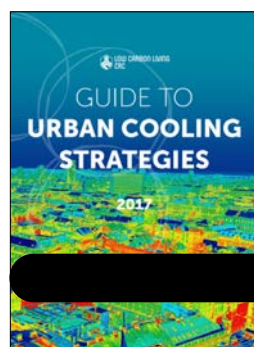
Lack of housing diversity - singular housing stock

2.1 Metropolitan Strategic Context Overview

Strategic policies and guidelines

In developing the North Rocks Village Planning Proposal it has been critical to ensure consistency with NSW Government policies and strategic priorities. The documents indicated here are seen as the key strategy and policy documents of relevance ensuring alignment across all levels of government.

 <p>Greater Sydney Region Plan A Metropolis of Three Cities —connecting people</p>	 <p>OUR GREATER SYDNEY 2056 Central City District Plan —connecting communities</p>	 <p>GPOP Greater Parramatta and the Olympic Peninsula</p>	 <p>Open Space</p>	 <p>White Paper - Parklands for People A proposed legislative framework for Greater Sydney Parklands</p>
<p>A Metropolis of Three Cities</p> <p>This Strategic plan was created under EP&A Act. Metropolis of Three Cities the region plan for Greater Sydney is built on a vision of three cities. Parramatta is identified as the Central River City - One of the three cities of the metropolis.</p>	<p>Central City District Plan Strategic Plan</p> <p>This strategic plan was created under EP&A Act. Greater Parramatta – the metropolitan centre – is the core of the Central River City and Central City District. Parramatta North, encompassing the Cumberland Precinct, is intended to complement the roles of Westmead and the Parramatta CBD.</p>	<p>Greater Parramatta and the Olympic Peninsula</p> <p>This Strategic plan was created and authored by the Greater Sydney Commission. It positions the Greater Parramatta and the Olympic Peninsula as Sydney's economic centre, taking in the Westmead health and education precinct.</p>	<p>Open Space</p> <p>This policy created by DPE, outlines a 50 year vision for Greater Sydney's Open Space and Parklands, including Centennial Parklands, Callan Park, Parramatta Park, Western Sydney Parklands and Fernhill Estate. The agency will also care for a future parklands estate of new iconic parks to meet the open space needs of a growing city.</p>	<p>Parklands for People</p> <p>The final 50-Year Vision for Greater Sydney's Open Space and Parklands imagines the future of Greater Sydney's numerous and diverse outdoor spaces and parklands. Greater Sydney's abundance of parklands is a legacy of good decision making over many years and we are building on that legacy, creating a city in a park of a growing city.</p>
 <p>DRAFT CONNECTING WITH COUNTRY</p>	 <p>SYDNEY GREEN GRID WEST CENTRAL DISTRICT</p>	 <p>BETTER PLACED</p>	 <p>GREENER PLACES</p>	 <p>DRAFT GREENER PLACES DESIGN GUIDE</p>
<p>Draft Connecting with Country</p> <p>This Draft Policy is a framework for developing connections with Country to inform the planning, design, and delivery of built environment projects in NSW. It is intended to help project development teams – advocating ways they can respond to changes and new directions in planning policy relating to Aboriginal culture and heritage, as well as place-led design approaches.</p>	<p>Sydney Green Grid</p> <p>This policy document, created by GANSW, has identified a network of high-quality green space that connects town centres, public transport hubs, and major residential areas. Known as the Sydney Green Grid, it is an integral part of the Greater Sydney Region and District Plans.</p>	<p>Better Placed</p> <p>This policy establishes a baseline of what is expected to achieve good design, across all projects in NSW. Better Placed establishes the value of good design, and identifies key concepts, good process, and objectives for good design outcomes.</p>	<p>Greener Places</p> <p>Greener Places is a Green Infrastructure policy produced by the Government Architect NSW to guide the planning, design and delivery of Green Infrastructure in urban areas across NSW.</p>	<p>Draft Greener Places Design Guide</p> <p>The Draft Greener Places Design Guide framework provides information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. The draft guide provides a consistent methodology to create a network of green infrastructure.</p>



Guide to Urban Cooling Strategies

This document provides practical guidance for built environment professionals and regulatory agencies seeking to optimise development projects to moderate urban micro-climates and mitigate urban heat island effects in major urban centres across a range of climates in Australia.



Local Character and Place Guideline

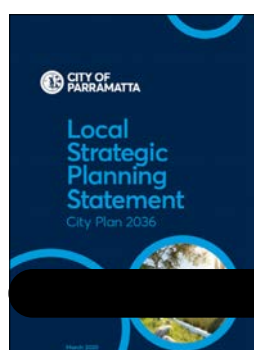
This policy aims to help identify the character elements that make a neighbourhood distinctive and different from other areas. It helps to achieve this through a tool kit to assist in character assessment including key values identified within the Local Character Wheel.



Future Transport 2056 TfNSW

Future Transport 2056 sets the 40-year vision, directions and principles for customer mobility in NSW, guiding transport investment over the longer term. It presents a summary of the large economic and societal shifts we will see in the future to ensure we harness rapid advances in technology and innovation to create and maintain a world-class, safe, efficient and reliable transport system.

Others



Local Strategic Planning Statement - City Plan 2036

The Local Strategic Planning Statement City Plan 2036 (LSPS) sets out a 20-year land use planning vision. It balances the need for housing and economic growth, while also protecting and enhancing housing diversity, heritage and local character.



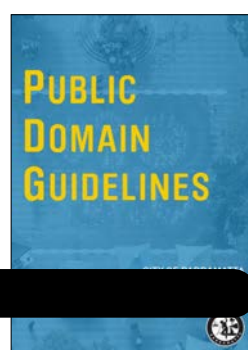
Parramatta Ways Walking Strategy

Parramatta Ways is a plan to improve walkability across Parramatta. Walkability is a measure of how pleasant and attractive an area is to walk. Internationally, it is recognised as one of the key aspects that make a city liveable.



Community Infrastructure Strategy

The Community Infrastructure Strategy (CIS) outlines the City of Parramatta's long-term direction for community infrastructure provision. It focuses on community infrastructure over which Council has primary responsibility, plays a role in delivering, or seeks to advocate for on behalf of the community.

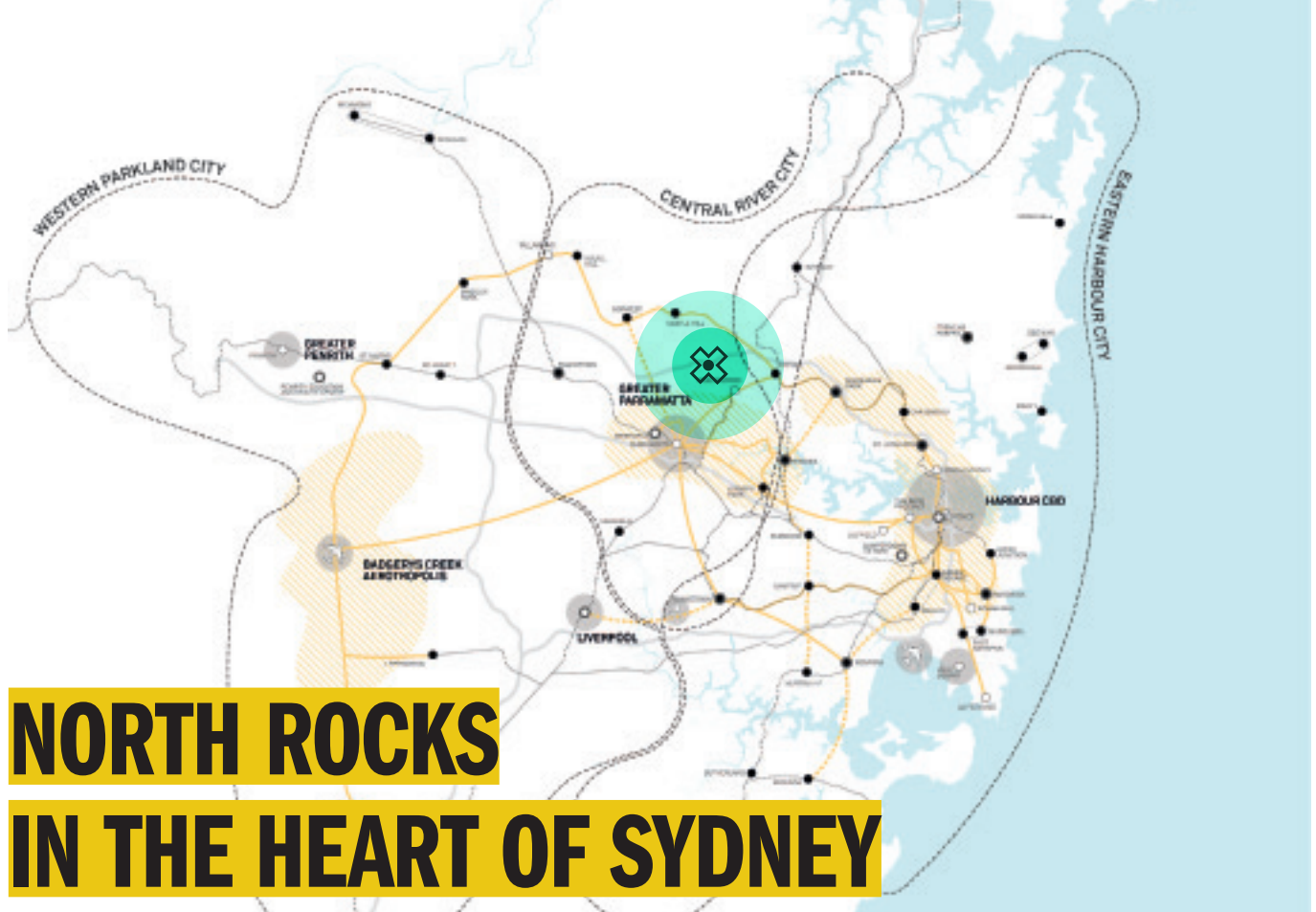


Public Domain Guidelines

Parramatta's Public Domain Guidelines (PDG) provide design strategies, technical guidelines and materials palettes for streets and public places in the City of Parramatta.

Parramatta

2.2 Metropolitan Strategic Context



NORTH ROCKS IN THE HEART OF SYDNEY

Under the Greater Sydney Region Plan, North Rocks is situated within the Central River City. The area is anticipated to grow substantially, capitalising on unprecedented public transport investment and city shaping infrastructure.

CENTRAL CITY DISTRICT PLAN

Under the Central City District Plan, North Rocks is designated as a Local Centre and is strategically positioned

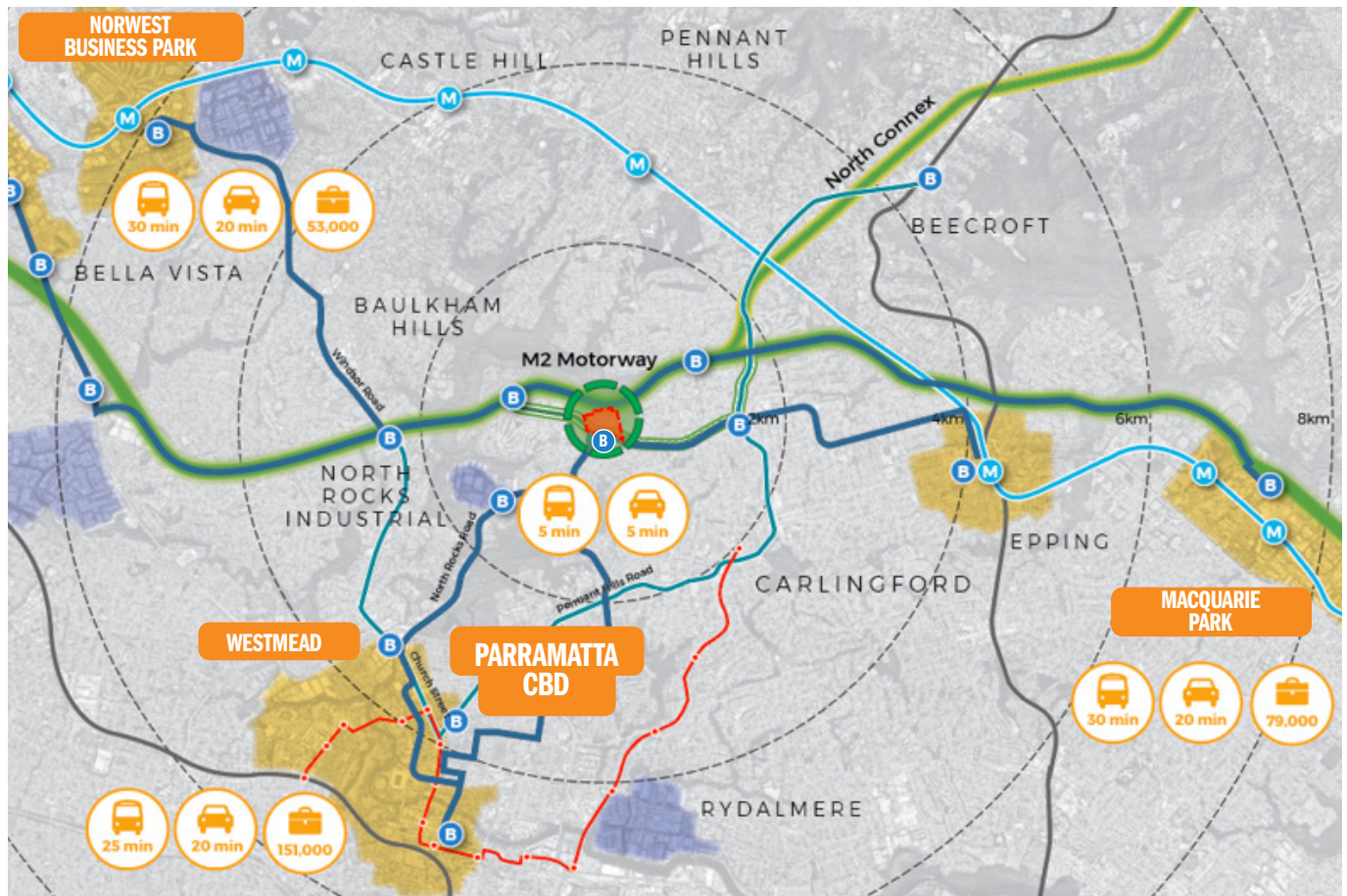
near major centres of Epping, Castle Hill, Norwest and Greater Parramatta. The overarching vision is for residents of the Central City to have 'quicker and easier access to a wider range of jobs, retail amenity, housing types and community services as part of the transformation of their District as well as improving the district's lifestyle and environmental assets. The plan also promotes the renewal of Local Centres to include civic amenity and greater housing diversity.

STRATEGIC LOCATION

The site is strategically located to close to Parramatta and the North Rocks Industrial Area, as well as Parramatta CBD, Macquarie Park and Norwest via bus.

LOCAL STRATEGIC PLANNING STATEMENT

Importantly the Local Strategic Planning Statement (City Plan 2036) anticipates mixed-use and residential apartment development in Local Centres in suburban Parramatta (Priority 5) of a low-rise apartment form. It also facilitates Housing Diversity Precincts on large multi hectare sites within close proximity (<800m2) to a retail convenience or 10 minute walk of a Local Centre. HDP's seek to provide diversity of housing and new urban infill opportunities outside identified Growth Precincts. HDP's may comprise a diversity of housing types from townhouses, affordable and seniors housing to apartment buildings.



The site is strategically positioned near major centres, is well connected & close to the M2 transit corridor.

- Site has frontage to North Rocks Road (4 lane 'regional' arterial road) and close to M2/NorthConnex.
- M2 Express Bus Interchange is only a 10-20 minute walk from site or 2 minute drive.
- Under 30 minute commute to major nearby employment centres.
- Frequent bus services to/from Epping, Westmead and Parramatta CBD.
- Express Bus Service along M2 transit corridor provides rapid connections to Norwest, Macquarie Park, North Sydney and Sydney CBD.

2.3

Local Strategic Context

Change is happening in surrounding suburbs. There is a pattern of higher density renewal within centres, where public transport connections (bus or rail), retail amenity and community services are able to support higher concentrations of people.

Given the size of the site, and its adjacency to the North Rocks Shopping Centre there is a clear opportunity to add greater diversity of housing and amenity to the residents of North Rocks.

Importantly, it is in close proximity to a district shopping centre, schools such as North Rocks Public and Muirfield High School and public transport connections to key employment centres.

It is directly opposite North Rocks

shopping Centre, which provides for the daily/ weekly and higher order retail needs of residents.

It is within 5 minutes of North Rocks business Park, within 30 minutes of Macquarie Park, 25 minutes of Parramatta, and 30 minutes to Norwest by public transport.

Two bus services (549, 546) along both North Rocks Road and the express bus service along the M2 Motorway service the precinct. Both routes provide connection to Epping Metro Station, providing accessibility to the opportunities of the wider Sydney region.

The site is within close proximity to the recreational facilities, including Don Moore Reserve, located

approximately 5 minutes walk west of the site, offering both a passive recreation space and active courts.

Some 10 minutes east of the site is North Rocks Park, and to the north of the site, but segregated by the M2, is Bidjigal Reserve with extensive bushwalking tracks.



In North Rocks, 49.1% of households were made up of couples with children in 2016, compared with 35.3% in Greater Sydney.



3,623 people living in North Rocks in 2016 were employed, of which 65% worked full-time and 34% part-time.



The Census usual resident population of North Rocks in 2016 was 7,574, living in 2,710 dwellings with an average household size of 3.00.



In 2016, North Rocks had higher proportion of children (under 18) and a higher proportion of persons aged 60 or older than City of Parramatta.

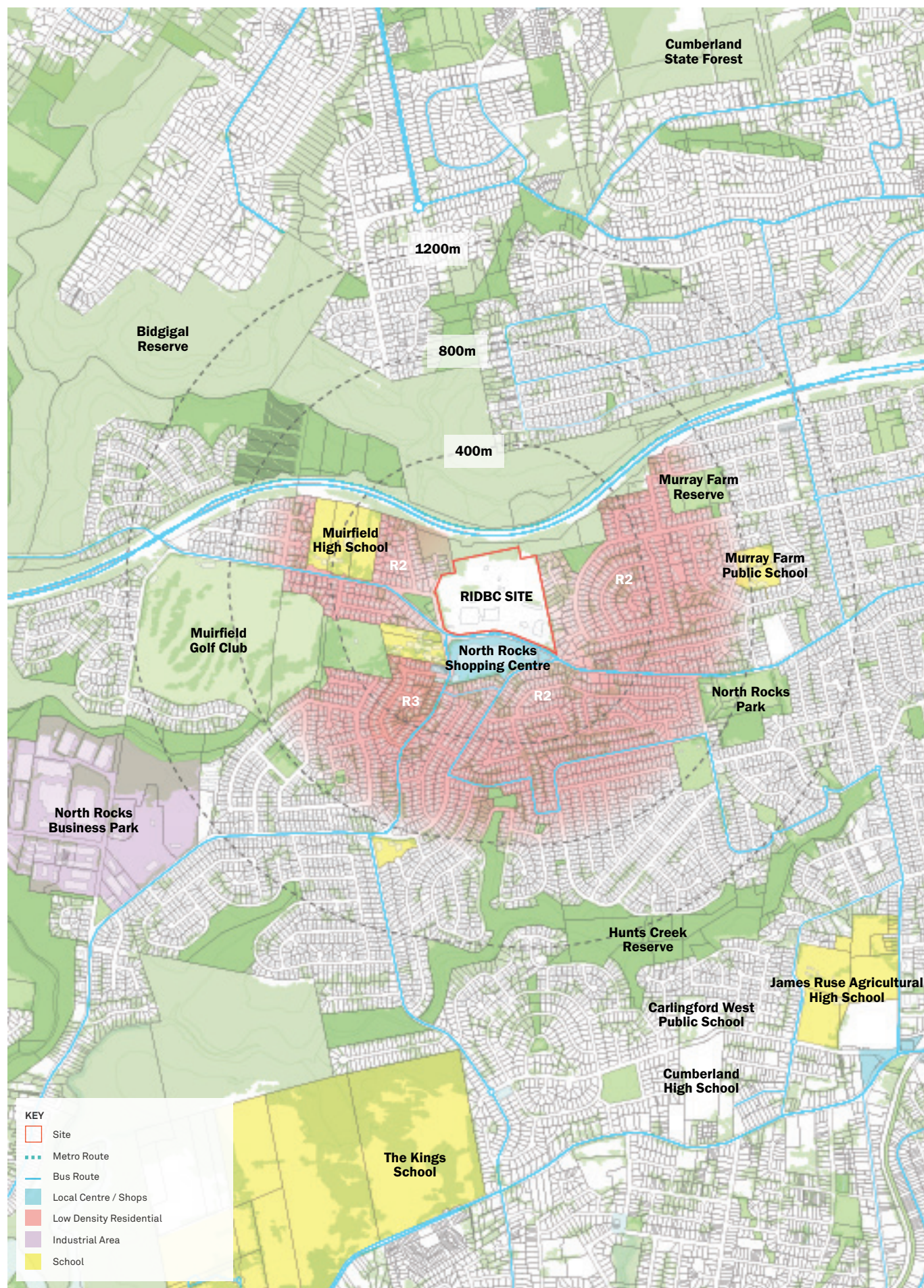


More North Rocks residents worked in health care and social assistance than any other industry in 2016.



34.4% of people in North Rocks had a Bachelor or Higher degree qualification in 2016, higher than Greater Sydney. This represents an increase of 342 people since 2011.

<https://profile.id.com.au/>



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3.1

Site Character Overview

361-365 North Rocks Road, North Rocks

Total site area of approx.
12.67 ha

Site is currently occupied by the Royal Institute for Deaf and Blind Children (RIDBC) who are relocating to a bespoke modern facility in Macquarie Park

The site is the largest single private landholding within the area, situated within the epicentre of the North Rocks Local Centre, along an arterial road, bus stops and opposite a district shopping centre. The site is bounded by the M2 transit corridor to the north.

The renewal of this site provides the opportunity to revitalise the local centre. This is an opportunity to provide a diverse housing mix, new community facilities, new open space and enhanced connectivity.

Given the size and location of the landholding, access to amenities, employment, schools and parks, and the existing location within the identified local centre, the site demonstrates clear strategic merit for the proposed renewal.

The current facility sits within a dispersed landscape area that nestles around vegetation such as large trees and grassland. The master plan will ensure that the future use of this area does not compromise the landscape character and is able to draw value from this setting.



Section Three



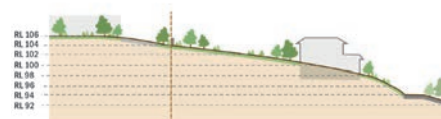
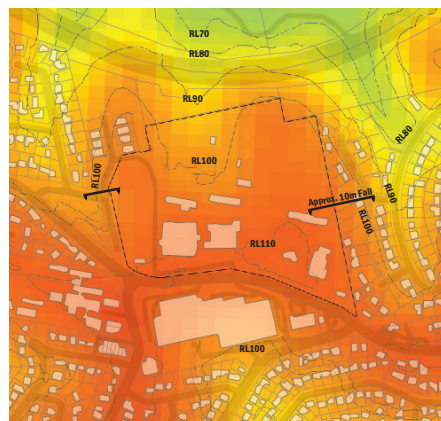
Key Findings

- The site falls towards the north resulting in the high point across North Rocks Road. There are also areas of lower topography, this undulation will inform built form outcomes.

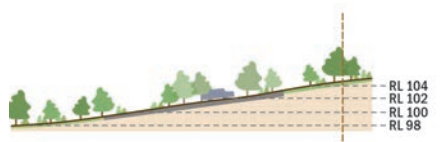
Topography

In general, the site slopes down from the southern boundary to north, creating a change in level of approximately 17m from North Rocks Road to the lowest part of the site.

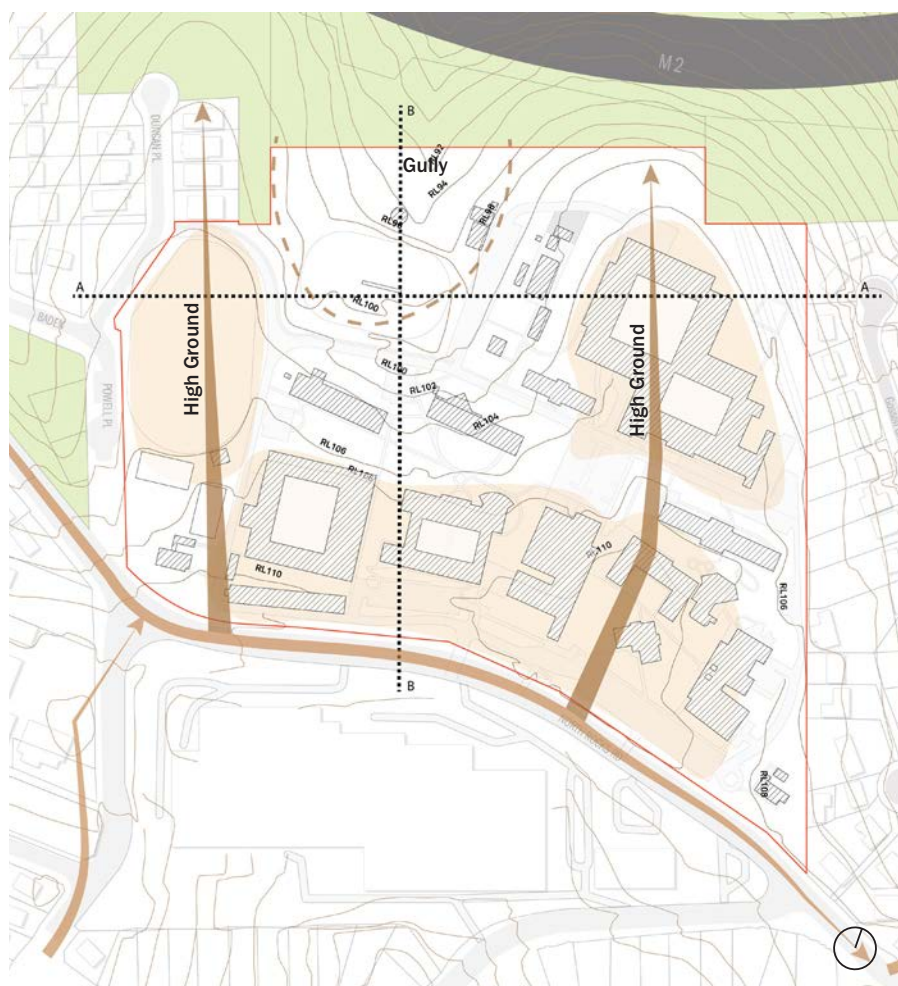
The main distributor roads of North Rocks Road and Barclay Road are positioned along local ridge-lines, with the residential areas set above or below the street level, down-slope towards the gullies.



Eastern Edge (Gradient: 1:6)



Western Edge (Gradient: 1:7)



Indicative Section AA



Indicative Section BB



3.1

Site Character Overview

Vegetation On-site

Key observations:

Landscape, nature and existing trees are key attributes of the site. There are significant trees that occupy the site and connect the site back into the reserve to the north. Existing trees scattered within the development are not remnant however were established in the 60s during the development of the RIDBC campus.

Opportunity: A preliminary tree assessment has been undertaken based on a number of on-site discussions with the project ecologist. Outcomes represent a high level first pass at identifying significant trees that may influence the master planning of the site.

A tiered approach has been adopted to inform design decisions.

There are 'Great Trees' that provide great visual and/or ecological value and should be incorporated into the master plan if possible.

The 'Good Trees' would also be beneficial to retain.

Other existing trees may be able to be retained once further fine grain design has been undertaken. This detailed work is not required for the master plan design at this stage.



- | | |
|---|--|
| <p>Great Trees</p> <p>These trees provide great visual and/or ecological value and should be incorporated into the master plan if possible</p> | <p>Good Trees</p> <p>It would be beneficial to retain these trees if possible, however preference should be given to 'great' trees if deciding between the two.</p> |
|---|--|

Note: There are no protected trees on site that have to be retained, however potential offset requirements will need to be factored in for removal of native trees.

Source: Oculus

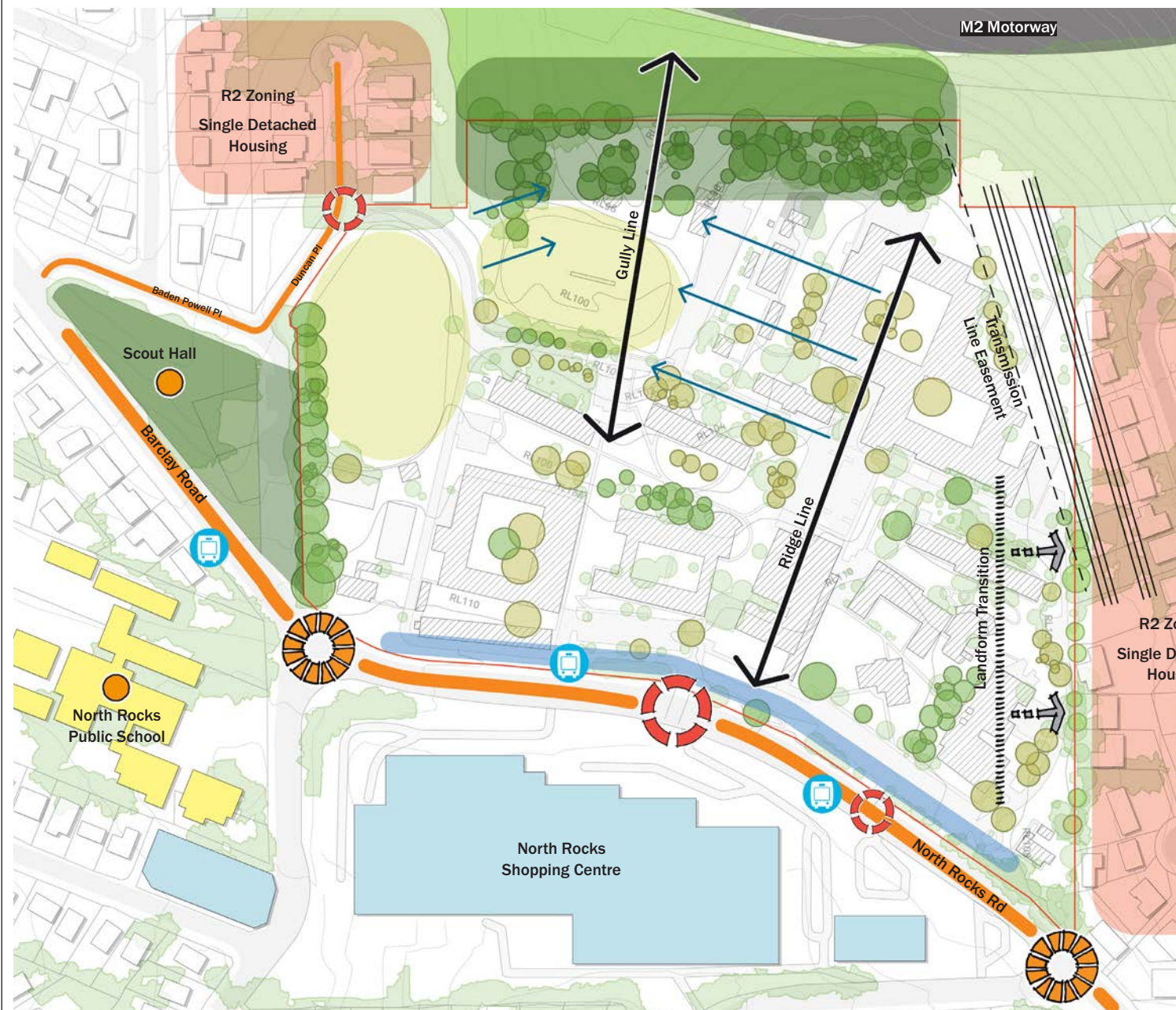
Key Findings

- Preliminary assessment of onsite vegetation identifies tree clusters within the site as well as bushland to the north as having potential for retention and consideration within the future master plan



3.2 Summary of Constraints and Opportunities

Constraints



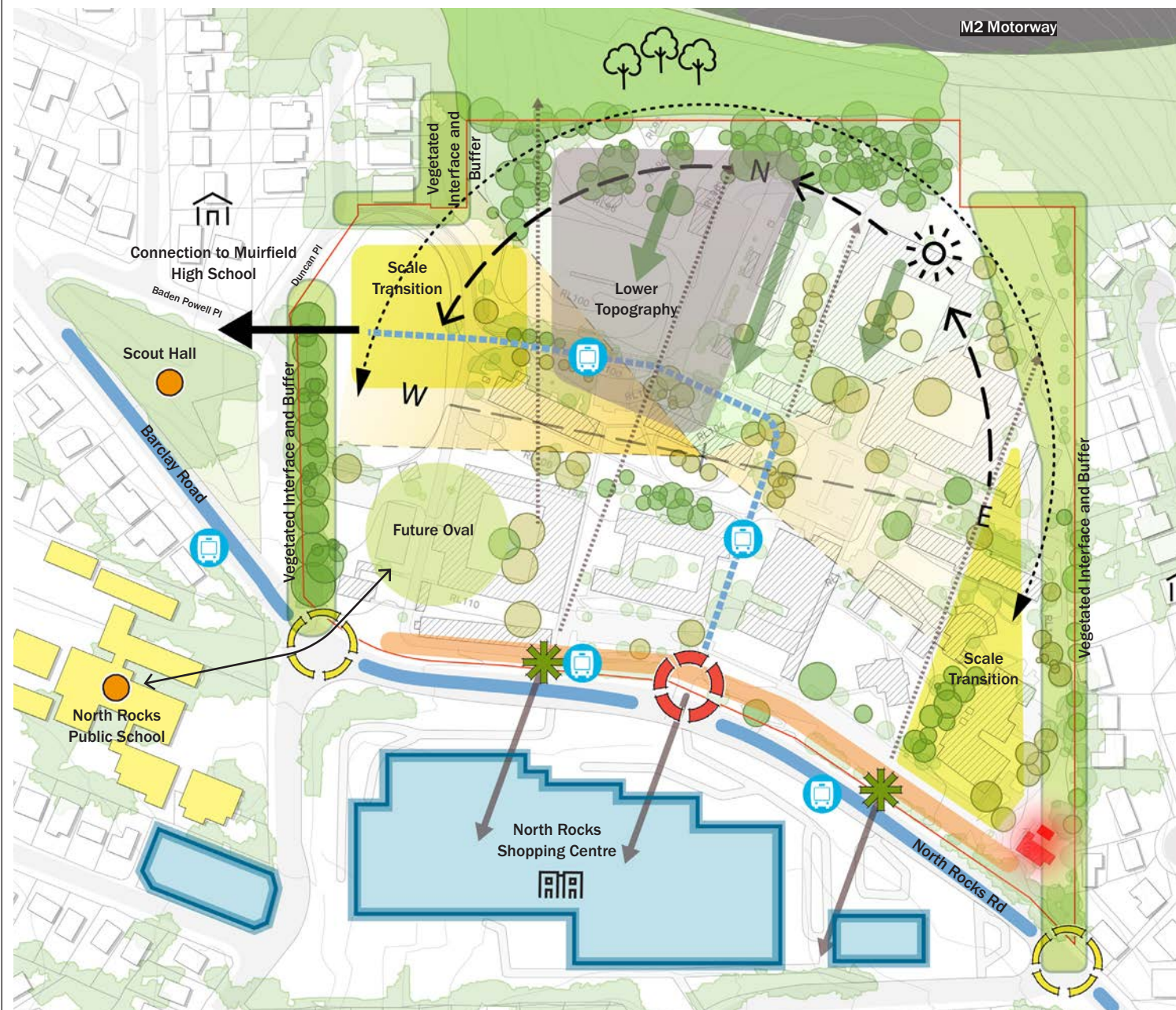


1. **Movement + Access** - Circulation in and around the subject site is constrained due to private uses. Access is primarily from North Rocks Road
2. **Vehicle Access** - Current intersection distances limit number of potential crossings into the site
3. **Topography** - The subject site contains varied topography with ridges, gulleys and areas of flat land
4. **Overlooking** - Site slope and relative levels to adjoining properties causes potential over looking considerations to the east
5. **Zoning and Height Limitations** - LEP limits height at the site to 9m and R2 Low Density Residential
6. **Bushfire** - The bushland to the north creates a potential bushfire consideration resulting in APZ
7. **Easements** - The north east corner is constrained due to power-line easements limiting development of this area yet provides a setback opportunity to existing residential development
8. **Interfaces** - the subject site has diverse interfaces with North Rocks Road to the south, existing residential to the east and west and Crown land to the north
9. **Vegetation** - the interspersed vegetation within the site constrains potential site layout, however can inform a urban framework
10. **Urban Grain** - the site is located within a homogeneity of surrounding residential areas

3.2

Summary of Constraints and Opportunities











Opportunities





1. **Large Site Area** - Subject site has a total area of approx. 126,751 sqm
2. **Open Space Buffer** - The interfaces to the west and east of the site contain areas of existing vegetation that can act as a noise and privacy buffer
3. **Movement** - Potential additional vehicle connectivity towards North Rocks Road, Baden Powell Pl, and pedestrian connectivity north towards the bushland and east into adjacent suburban area
4. **Public Transport** - M2 Express Bus Interchange 10-20 minute walk from site or 2 minute drive. Under 30 minute commute to major nearby employment centres. Frequent services to/from Epping, Westmead and Parramatta CBD. Express Bus Service provides rapid connections to Norwest, Macquarie Park, North Sydney and Sydney CBD
5. **Solar Access** - Scale of site and existing structure allows orientation to support solar access
6. **Existing Vegetation** - Existence of established trees and vegetation and ecological bushland to the north
7. **Local Shopping Centre** - North Rocks Shopping centre to the south supports this area as a local destination
8. **Address** - Define a point of arrival for North Rocks
9. **Topography** - The fall of the site towards the north allows for additional and/or stepped height
10. **Local Schools** - the site sits central to many local schools
11. **Character** - The scale of the site allows for a transition of character and typologies
12. **Adaptive reuse** - Existing facilities and structures located on site may be adaptively re-used and transition over time

Key

-  Site Boundary
-  Primary Route + Extension
-  Primary Arrival
-  Key Intersections and Additional Connectivity
-  Sight lines through Site
-  Extend Bushland Character
-  Potential to Enable Future Connections
-  Landscape Screening and Buffer
-  Potential Adaptive Re-use
-  Existing Vegetation

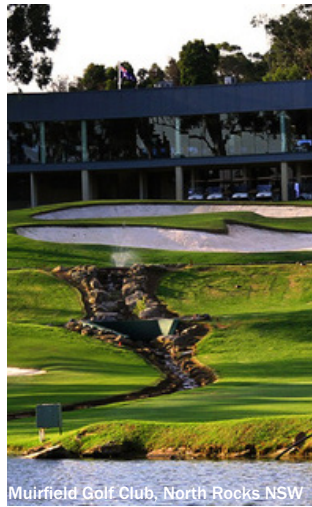
LOCAL CHARACTER ASSESSMENT



Bidjara Reserve, Baulkham Hills NSW



Muirfield High School, North Rocks NSW



Muirfield Golf Club, North Rocks NSW



M2 Motorway adjacent to North Rocks NSW



North Rocks Shopping Centre, NSW



Bus Stop Along North Rocks Road



North Rocks Road, North Rocks NSW

A detailed local character assessment has formed the foundation and understanding of North Rocks unique sense of place. This knowledge will be imbued into the master planning for the site.

4.1

Site Context and Character

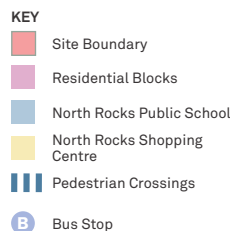
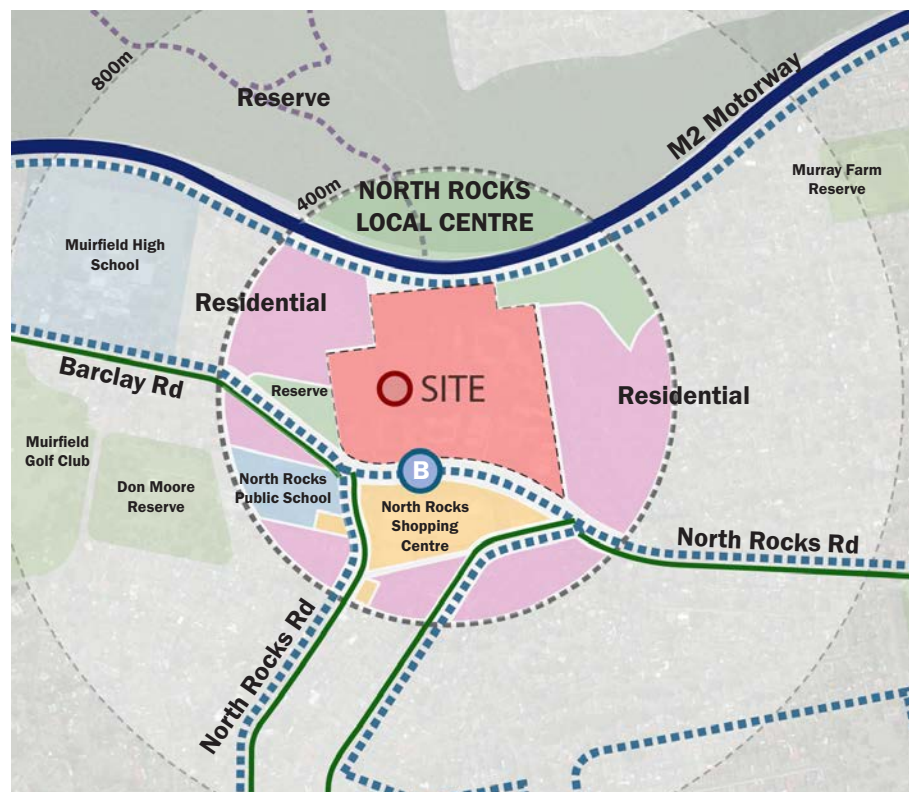
Urban Character

Land Use

Key observations:

The site sits at the heart of North Rocks Local Centre with a strong address and frontage to North Rocks Road and the adjacent North Rocks Shopping Centre. The site is complimented by surrounding uses such as reserve areas and local schools and scout halls. The surrounding landuses to the east and west consist of R2 residential areas that established during the 1960's and 1970's. The site also has a proximity to the M2 and Express Bus services towards Macquarie Park and the Sydney CBD.

Opportunity: Given the subject sites central location within North Rocks and the diverse surrounding land uses there is a clear opportunity for the site to compliment and respond to these different characters to better help establish the North Rocks Local Centre whilst supporting these different land uses.



4.1

Site Context and Character

Urban Character

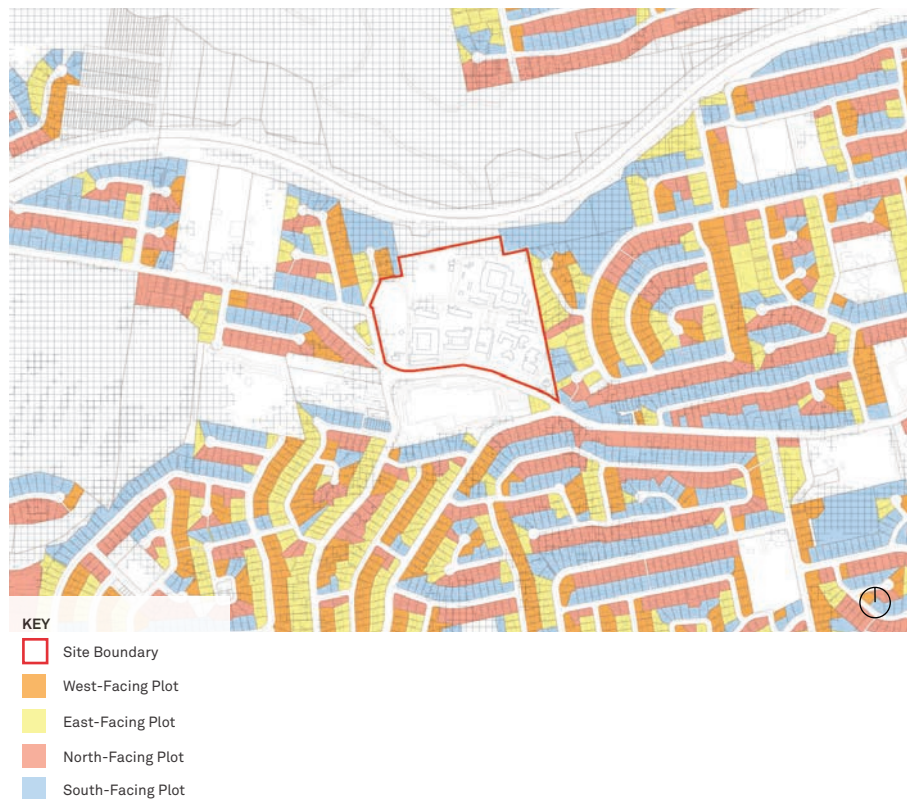
Lot Pattern

Key observations:

Lots granted from the 1790s were oriented toward NNW. The legibility of this pattern has diminished with the introduction of a suburban street network.

Lots surrounding the site (40-45m deep x 15-25m wide) are positioned back-to-back. They are approximately 800-1000m² in area, and contain a single freestanding dwelling of 1-2 storeys. Lots are generally curvilinear and result in some cul-de-sac terminations which demonstrate its lack of connectivity

Opportunity: The dominant orientation and lot pattern of the surrounding neighbourhood areas is primarily driven by the subdivision approach of the era. A site of this scale has a number of advantages. New connections (roads and paths) across the site can connect the community to destinations such as access to the reserve (and underpass) to the north. Sight corridors from the existing shopping centre into the natural areas to the north aid legibility of the space. Setting back of bulk and scale of the built form from the site boundary allows for a transition of form.



Key Findings

- The surrounding subdivisions and road networks are a legacy element from the 1960s and as such limit pedestrian movement and legibility. Master planning the site will ameliorate those pedestrian networks.

Urban Character

Local movement and Grain

Key observations:

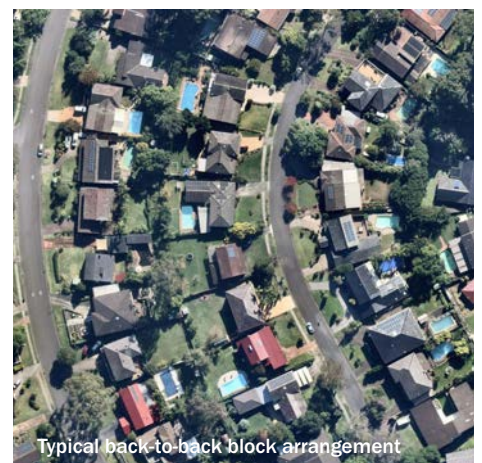
The local activity centre is bound by residential blocks and divided by local roads. Surrounding street blocks are generally 70m–90m in depth. They then form a meandering network of cul-de-sacs. Making direct and convenient pedestrian access to amenities such as the shopping centre challenging and ultimately unsustainable. For example while Jennie Place is approx 190m east of the shopping centre, a 2km drive is required to get there due to poor connectivity.

There are only 3 signalised pedestrian connections across the busy North Rocks Rd connected to a undersized footpath. Provision of pedestrian infrastructure in the area is otherwise piecemeal and disconnected. Footpaths are intermittent and limited passive surveillance over inter-block connections.

Opportunity: The surrounding block configuration creates challenges for permeability and movement between the different residential areas. Future design work is able to provide greater permeability into, around and through the site. The street design within the site can also adopt some of those fine grain details like wider welcoming paths, shading tree canopy and passive surveillance over public spaces to enhance a sense of security. Providing an area that adopts sound CPTED design principles and establishes strong pedestrian connections will create a place that connects the community into an invigorated community heart and natural recreational spaces to the north like Blue Gum Creek. The interface with North Rocks Rd can be welcoming and more permeable.



North Rocks Road - Primary Frontage



Typical back-to-back block arrangement

4.1

Site Context and Character

Urban Character

Street Alignments

Key observations:

A 15m road reserve is typical in surrounding areas. Containing a 7m wide carriageway, it is commonly offset from property boundaries by a verge between 3-5m either side. This verge will infrequently contain a footpath, 1.5-1.75m in width.

Detached dwellings are set back from the street by 15m, and property boundary by 5-10m.

Side setbacks are as little as 1m either side of property boundary in places. Building separation ranging from 2-10m.

Opportunity: The utilisation of the residential blocks is reflective of the low density character of the area. There are typically significant front setbacks that result in larger areas of lawn. In many situations the open lawns have been to the detriment of canopy cover. There are also limited or intermittent footpaths that discourage pedestrian activity in the street. The master plan can acknowledge the current setback character by providing setbacks to existing residential areas and wide road reserves that accommodate significant plantings.



Typical road reserve configuration



Infrequent pedestrian footpaths

Key Findings

→ The urban character near and adjacent the subject site is two fold. That is, it is within the epicentre of North Rocks Local Centre and with frontage to a regional arterial roadway in North Rocks Road with bus nodes. It sits opposite a large retail precinct including North Rocks Shopping Centre, as well as North Rocks Primary School with Muirfield High School a short distance from site. Further to the east and west of the site, it is predominantly single lot detached housing, with very no or very little diversity of typology. The local street networks prioritise cars with inconsistent footpath networks.

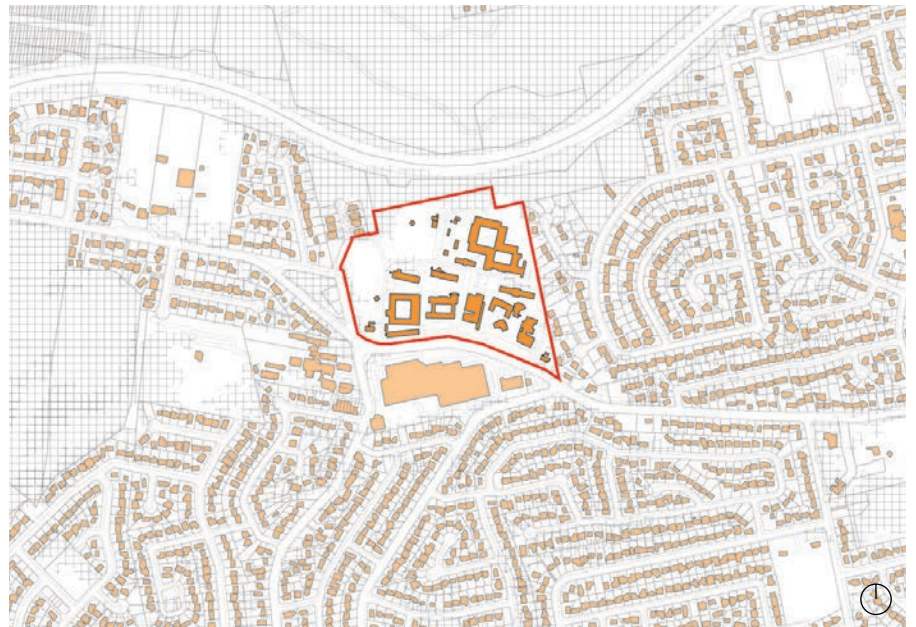
Urban Character

Urban Form

Key observations:

North Rocks is dominated by single detached housing. On most lots, open space makes up a higher proportion of total area than built form. This reflects the size of Australian dwellings during the 1960's - 1970's. With a smaller house footprint the lots appear relatively open and green compared to a more recent development typologies. Housing floorspace in the 1960s -1970s was an average of 125m² to 155m² on a 800-1000m² lot. The average home in the 2020s is 235m². Even though the building footprint is smaller in North Rocks, buildings can be as close as 1-2m on the side boundary.

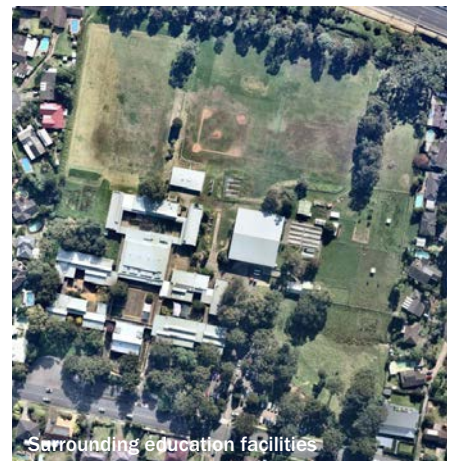
Opportunity: The master plan has the opportunity to increase housing options within the urban landscape with minimal disruption to the existing character. The large lot is a chance to address the homogeneity across the suburb, by setting back development from its boundaries, supporting green streets and creating well connected open spaces.



Large commercial uses



Typical R2 low density residential



Surrounding education facilities

4.1

Site Context and Character

Environment and Open Space

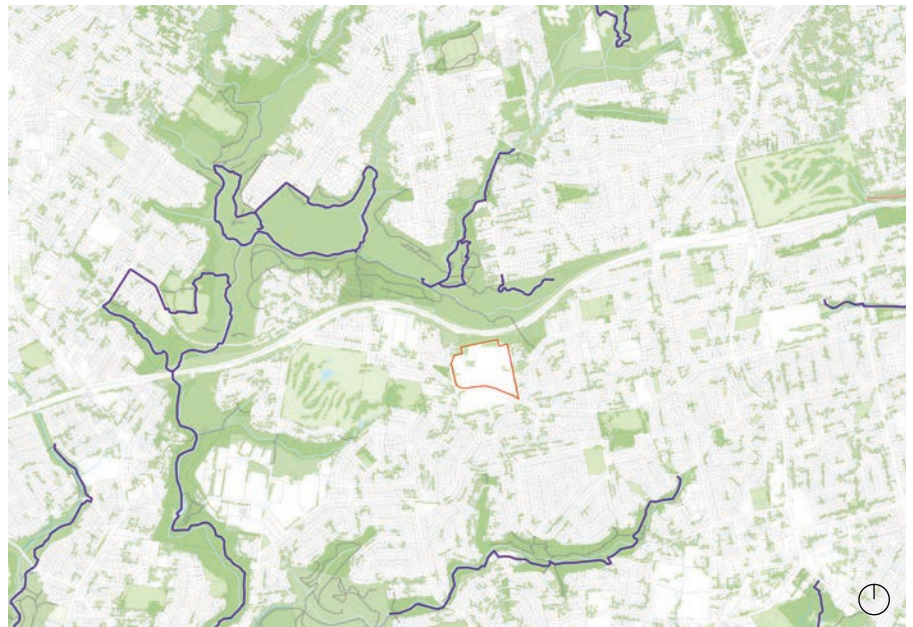
Outdoor Green Spaces

Key observations:

There are a number of walking trails, set in bushlands nearby the site. Those shown are maintained by The Hills Shire Council, and Parramatta City Council.

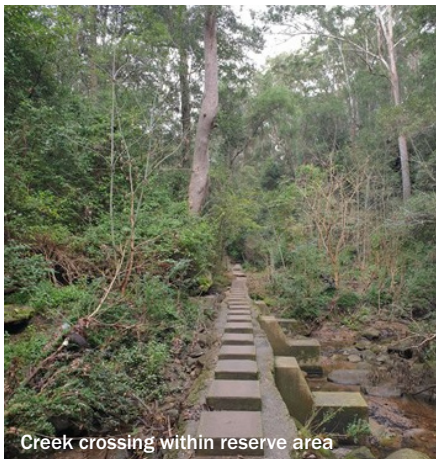
These areas are also popular with other groups such as mountain bike riders, and rock climbers.

Opportunity: A number of significant walking trails are present and heavily used within the reserve areas to the north of the site. There is currently a connection underneath the M2 that links these trails to the North Rocks area. The future master plan will enhance the walking trails experience with additional connections, better enabling community connectivity.



KEY

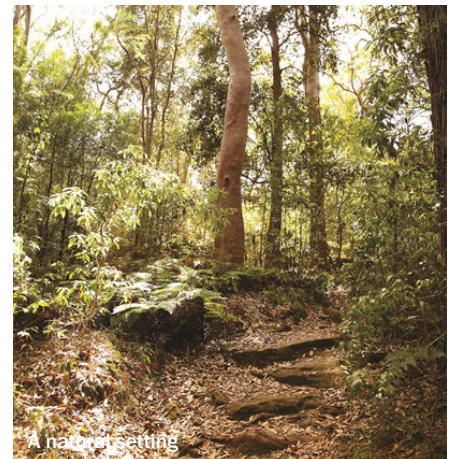
- Site Boundary
- Green open space
- Bushwalking Trails



Creek crossing within reserve area



Local walking groups



A natural setting

Key Findings

→ The subject site is well placed to take advantage of surrounding bushland and reserve areas supporting healthy lifestyles and support the Parramatta Ways Strategy

Flora and Fauna

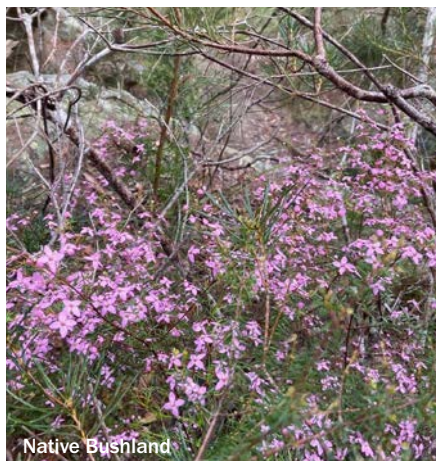
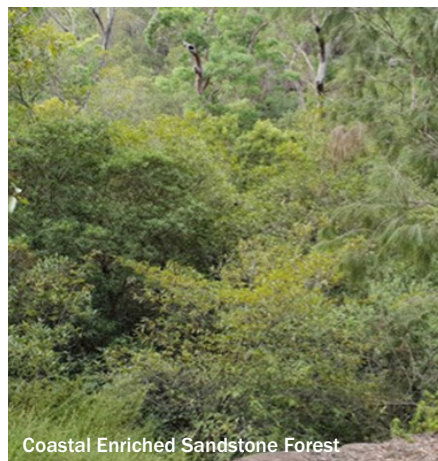
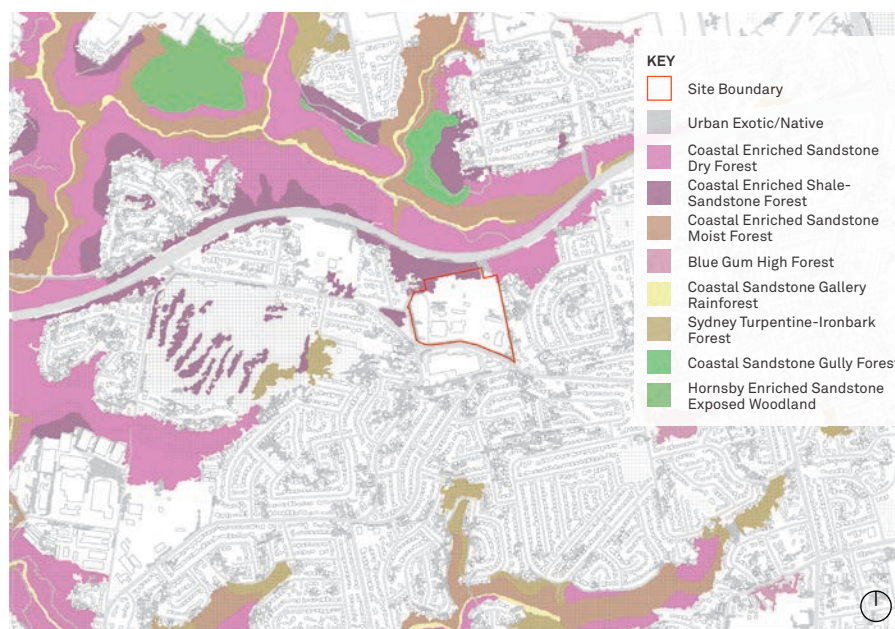
Local vegetation

Key observations:

The Bionet Vegetation Map highlights native vegetation communities within the Sydney Metropolitan area. Vegetation communities have been derived from the analysis of 2200 floristic sites collated across metropolitan Sydney.

The map shows Coastal Enriched Shale-Sandstone Forest along the northern edge of the site, and an outcrop of Coastal Enriched Sandstone Dry Forest on the north-east corner. This is dominated by *E. pilularis* and *C. gummifera*.

Opportunity: Through the bushland area to the north there are forested areas of significance. While these bush complexes do not enter the site aside from on the north west and east edge the master plan is able to respond to this amenity opportunity. Greater vegetation within the site will support the character and identity of place and encourage biodiversity.



4.1

Site Context and Character

Transport, Streets and Connectivity

Traffic and Roads

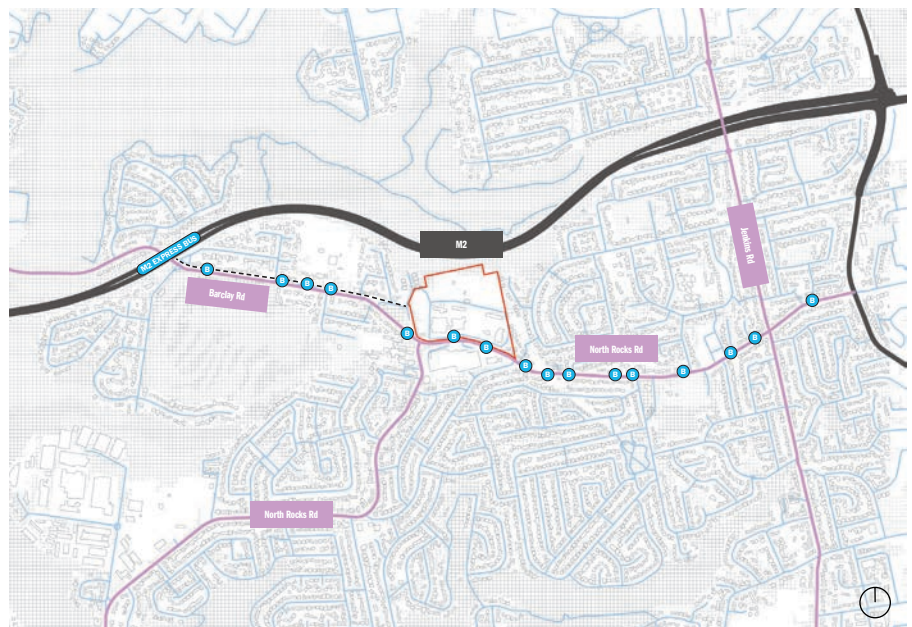
Key observations:

The site benefits from its frontage on North Rocks Road, a major 4 lane arterial road through the area providing direct connections to adjacent local centres, as well as access to the Sydney CBD & west via the M2 Motorway.

The site is also directly adjacent bus nodes providing connections to other centres including Epping, Parramatta CBD and Westmead. It is also a short distance from the M2 Express Bus Interchange along Barclay Road. The express bus services provide direct and rapid connections to Norwest, Macquarie Park and beyond to the CBD.

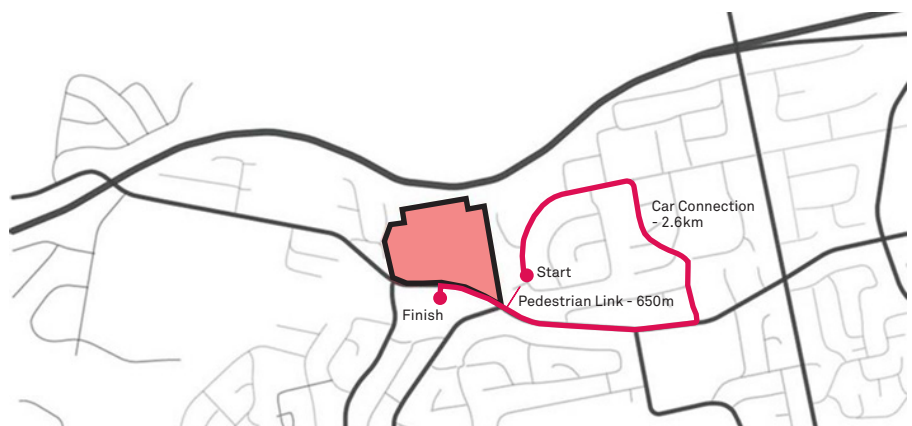
There are limited direct connections between suburban lot developments, making otherwise simple travel paths convoluted.

Opportunity: North Rocks Road provides convenient and quick access to major transport corridors such as the M2 via bus connections. The result is access to major employment centres within 30min of the site.



KEY

- Site Boundary
- State Road
- Regional Road
- Local Road



Challenging and Inefficient Movement Networks

Key Findings

→ North Rocks Road accommodates local bus routes that link to express services resulting in a site that is well connected to surrounding employment centres as well as the Sydney CBD

Transport, Streets and Connectivity

Pedestrian and Cycle Network

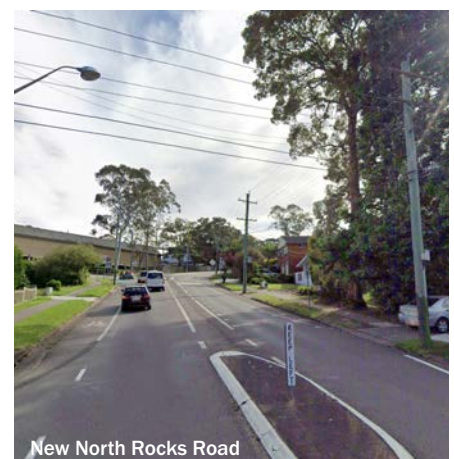
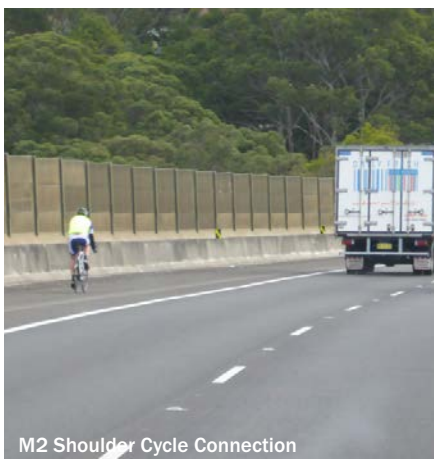
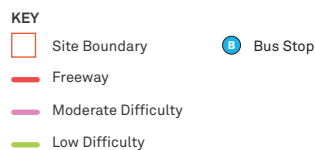
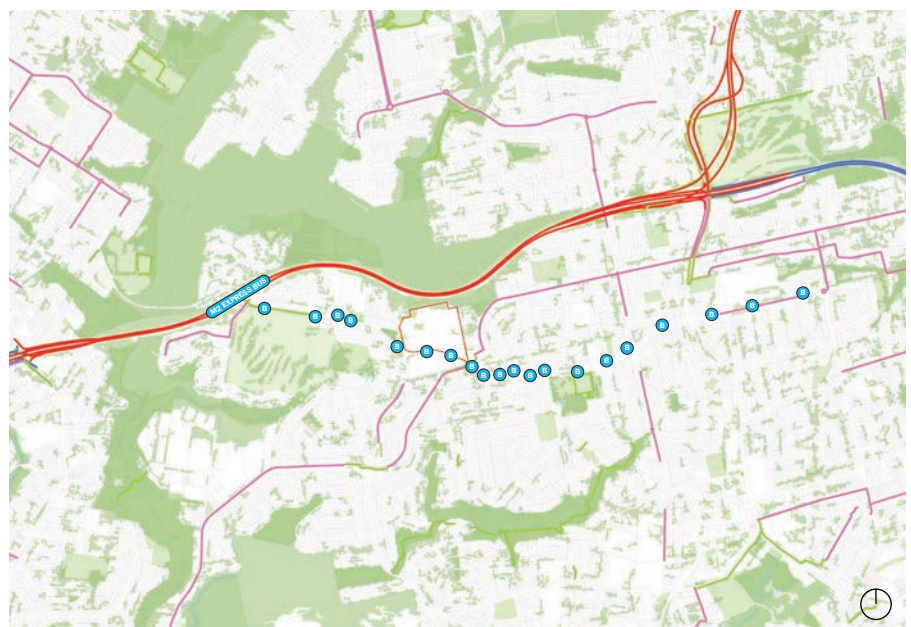
Key observations:

Roads & Maritime Services data shows the primary marked cycle connection passing the site on the south-eastern corner linking Haines Ave to New North Rocks Road.

The M2 has markings indicating bicycle usage of the emergency stopping lane.

The analysis illustrates the relationship between pedestrian movement and cycle links within North Rocks and the relationship to the public transport.

Opportunity: The cycle network within North Rocks is currently limited with connections along Murray Farm Road having to deviate towards and across North Rocks Road limiting connectivity towards Muirfield Highschool. The site has the opportunity to enable greater active transport within North Rocks.



4.1

Site Context and Character

Bushfire

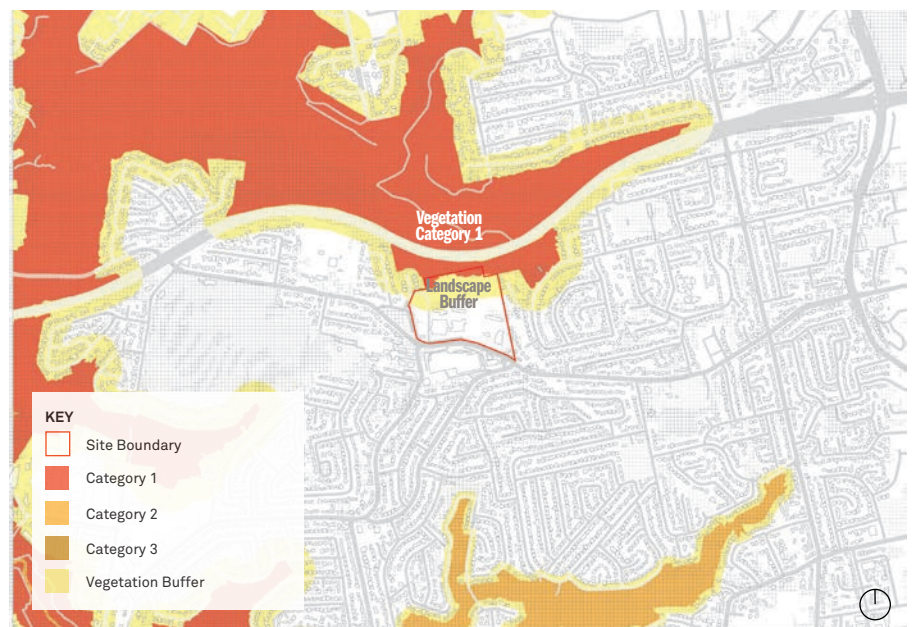
Bushfire Areas

Key observations:

Vegetation on the site is classified (in Travers Bushfire & Ecology Report, 2021) as low risk due to its consistent linear width which is at right angles to the property.

Proximity of low risk vegetation, and siting of development, does not present the capacity for a fire run to progress into a bushfire that will achieve a head width exceeding 100m. In addition, a crown fire is unlikely to develop.

Opportunity: The bushland to the north is identified as having a level of bushfire risk. However subsequent assessment has been undertaken refer in Travers Bushfire & Ecology Report, 2021 which reduces the potential impact on the site.



Key Findings

- The RIDBC is one of the last remaining consolidated land holdings within North Rocks resulting in a unique opportunity to create a transformational project able to support the local community

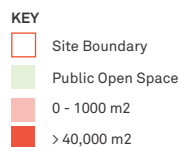
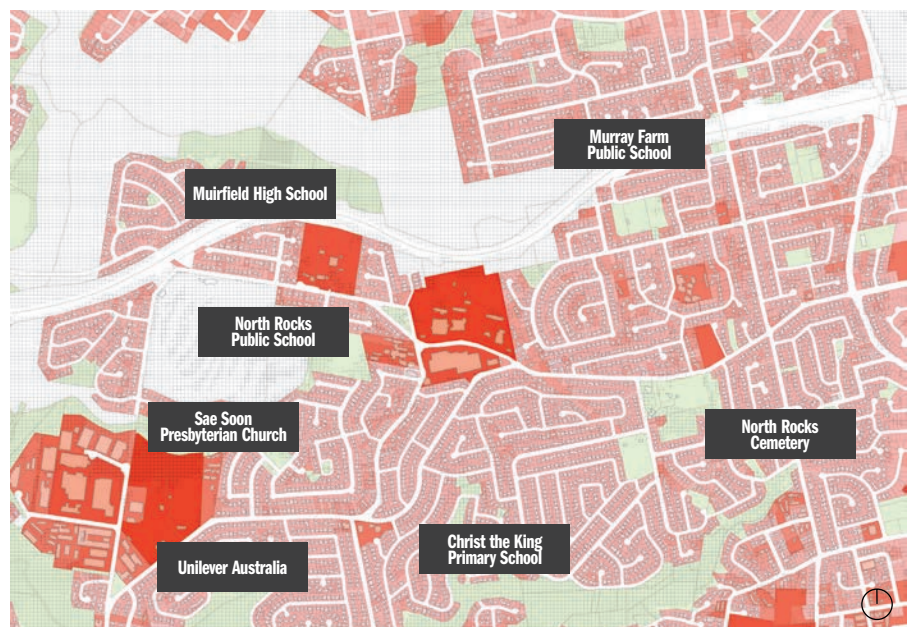
Lot Sizes and Distribution

Lot Proportions

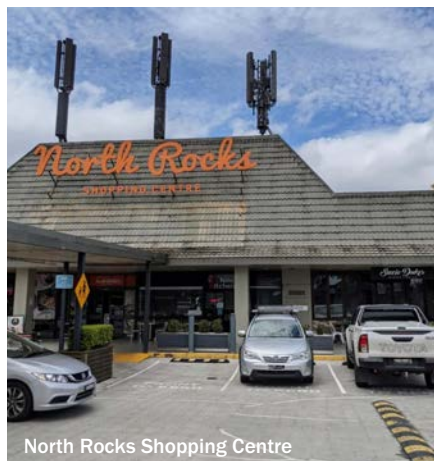
Key observations:

The surrounding lot sizes range between 800 - 1000m² and are characteristic of the development pattern of the 1960's - 1970's suburbia. They typically have a frontage of 20m with a lot depth ranging from 40m-50m.

Opportunity: Due to the subdivisions of the agricultural lots in the 1960's and 1970's much of the larger land holdings have been broken down into individual landholdings. The result is a very consistent pattern that limits the opportunities in the area to diversify beyond the traditional suburban lot.



Typical suburban lot



North Rocks Shopping Centre



Muirfield High School

4.2

Summary of Key Design Insights

Existing Shopping Centre Precinct and Local Centre



The site is adjacent to the existing North Rocks Shopping centre precinct which is defined as a Local Centre in the District Plan and serves as the main focus for all retail activity within the suburb.

As such the site is well placed to compliment and support this activity centre and provide a centralised destination for the North Rocks community.

Transport, Streets and Connectivity

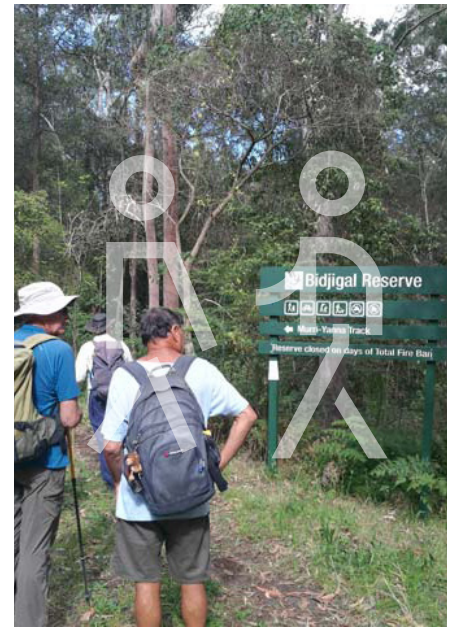


The site is well placed to take advantage of its proximity to significant transport corridors and surrounding employment areas through its interface to North Rocks Road and proximity to the M2 Express Bus interchange.

Beyond this the approach to connectivity should be responsive to the different edges of the site which are varied and offer distinct potentials to support both the site but also surrounding communities.

Within the site a pedestrian first approach will guide the urban design and support enhanced local connections.

Active Movement and Walking Networks



Recognising the important role the site has in relation to broader strategies such as the Parramatta Ways document. The design will look to connect with and support these networks within the site. By encouraging connected access and movement networks through the site the design can open up the future North Rocks Village to the surrounding community. The site will become an integrated part of the area extending access to this unique amenity.

Blocks Sizes and Surrounding Areas



The majority of the surrounding residential subdivision within the area occurred during the 1960s and 1970s formed by the subdivision of the agricultural lots. The result is large lots of approximately 800m² - 1000m² with single detached housing being prevalent. These large lot sizes and subdivision patterns have resulted in enclosed areas with limited road legibility and permeability.

The scale of the site means there is capacity to provide direct connections to areas of interest such as the Bidjigal Reserve, transport options and the local shops.

Pedestrian Amenity and Visual Connections



The surrounding area of the site and North Rocks more broadly has elements of a strong landscape setting. There are moments through the suburb where this landscape can be seen and experienced. Typically at the end of cul-de-sacs and local neighbourhoods. Pedestrian connectivity to these landscape elements are limited due to the relatively poor pedestrian environment resulting in reduced use.

The master plan is based on providing those missing connections to create a network of pedestrian routes.

Housing Diversity and Mix



Compared to other parts of Sydney North Rocks has not diversified its housing offer or commercial centre creating a clear opportunity to introduce greater product diversity within the core of the suburb. Unlike the recent 'out of centre' 8-12 storey apartments located on the southern edge of North Rocks Road.

The current dominance of detached single lot housing limits variety for potential purchasers. It also undermines the evolution and growth of the North Rocks Local Centre as a key destination within the Parramatta LGA.

A design principle will be to consolidate activity and urban intensity at the heart of the North Rocks local centre.

PART TWO

MASTER PLAN



Artists Impression - View of Village Square and Multi-purpose Community Space (Source: FK Architects)



VISION: RE-IMAGINING HEART OF NORTH ROCK



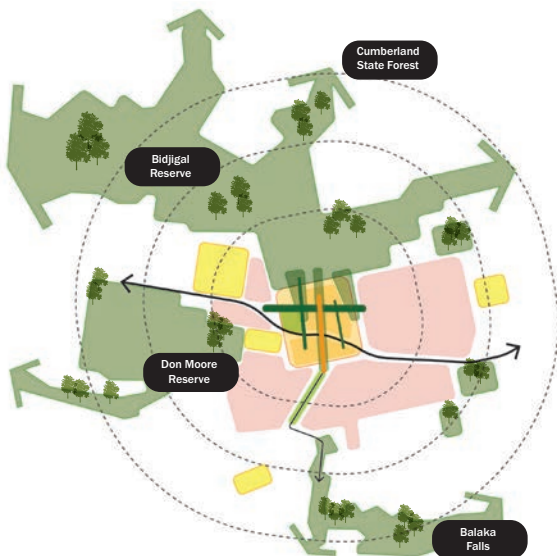
An aerial photograph of a suburban neighborhood. A large, dense forested area occupies the upper left portion of the image. A multi-lane highway runs diagonally from the top right towards the center. The surrounding area is filled with residential housing, including a mix of single-family homes and some larger, more complex developments. A prominent green rectangular field, possibly a sports field, is visible in the upper right. The overall scene depicts a community integrated with natural green space.

THE KS

**IMAGINE A PLACE WHERE REAL CHARACTER RUNS DEEP
AND TRUE COMMUNITY COMES TO LIFE. THE CHARM OF
A COMMUNITY NESTLED WITHIN THE SURROUNDING TREE
CANOPY, WITH ACCESS TO HOUSING DIVERSITY FOR MANY
GENERATIONS TO LIVE TOGETHER.**

5.1 Design Objectives

The North Rocks Village will be a new heart for the community, delivering genuine housing choice in the epicentre of the North Rocks Local Centre with new civic spaces anchored by a network of treed landscape spaces that frame and connect people to the surrounding amenity providing responding to its natural setting



THE MISSING PIECE IN NORTH ROCKS

The RIDBC site provides a unique opportunity within North Rocks to create a future village centre. A welcoming destination filled with community spaces for the surrounding residents.

The site will complement the existing North Rocks Shopping centre building on the community activity and connecting the surrounding schools, open space and residential areas.



CELEBRATE THE BUSHLAND SETTING

An interlocked natural landscape setting is distributed through the neighbourhood areas. It connects the site and supports broader use of the reserve areas which aligns with the goals established within the Parramatta LGA including:

- Provision for 40% tree canopy cover
- Enhanced biodiversity and landscape character
- Prioritise pedestrian and cyclists over vehicles
- Increased urban biodiversity in residential areas as 'Habitat Stepping Stones'



A CIVIC HEART AND PLACES FOR ALL

The master plan proposes a series of open space destinations with multiple opportunities for social interaction, play and public amenity.

Open spaces that vary in scale, amenity and character including parks, reserves, gardens and plazas. These new places will support an active community but also include opportunities for contemplation, relaxation and mindfulness.



SIX CHARACTERFUL NEIGHBOURHOODS

The master plan looks to create six characterful neighbourhoods that celebrate the different qualities of the site from the bushland to the surrounding communities, creating diversity of place.

- Civic Heart
- West Village
- East Village
- Urban Neighbourhood
- Bushland Neighbourhood West
- Bushland Neighbourhood East

5.2 Place Principles



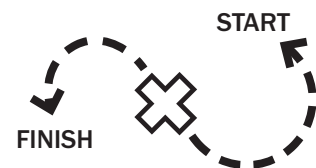
A healthy place

The master plan looks to support active and healthy lifestyle options for residents and visitors alike. To do this it will create new active open space including an oval for local sports and celebrate its proximity to surrounding landscape and integrate this within its structure, enabling an engagement with nature.

Additionally it seeks to respond to broader connections around active transport such as trail walking and cycling to integrate it into its context and the North Rocks area.



Internal journeys to encourage walking, cycling and respite



Green infrastructure connections aligned to Parramatta Ways



Productive landscapes to support health lifestyles



Views and connection to nature improves well being

North Rocks Village is a wonderful opportunity to provide a high quality, lifestyle focussed neighbourhood that is able to connect to and benefit from the surrounding ecological landscape. It will continue the sites strong legacy of support and empowerment for the surrounding North Rocks Community through the creation of a sustainable, interconnected community focused place.



A diverse place

The master plan looks to respond to the site's central accessible location (within the epicentre of North Rocks Local Centre, opposite bus nodes and a district shopping centre as well as schools)

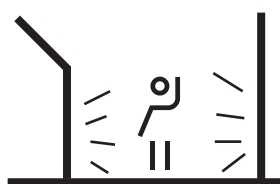
It seeks to co-locate a variety high amenity places and open spaces (including an oval, village square, and community spaces) within a mix of housing typologies. It will create diverse precincts with distinct identities supporting a unique sense of place and a highly attractive precinct.



Inclusive for all



Diversity of character and housing



Support activated building edges



Support art and culture within the landscape

5.2

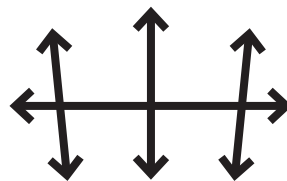
Place Principles



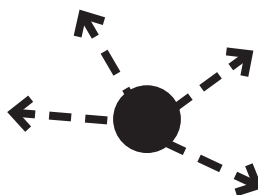
A connected place

The master plan looks to create a clear and legible urban structure that allows visual and physical permeability through the site.

Current and future connections have been identified to ensure that the precinct can support the future growth of North Rocks and the surrounding area.



Support clear and legible streets networks



Establish and support connections into surrounding neighbourhood areas



Minimise movement barriers



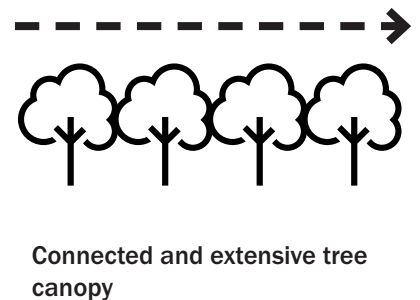
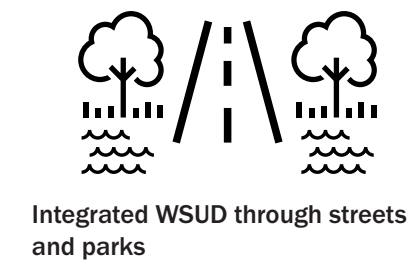
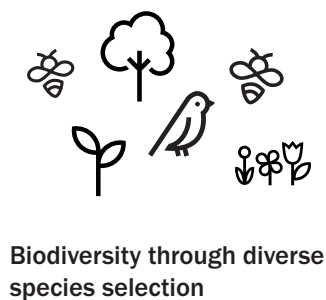
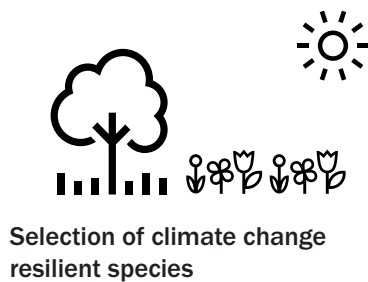
Enable future connections to public transport



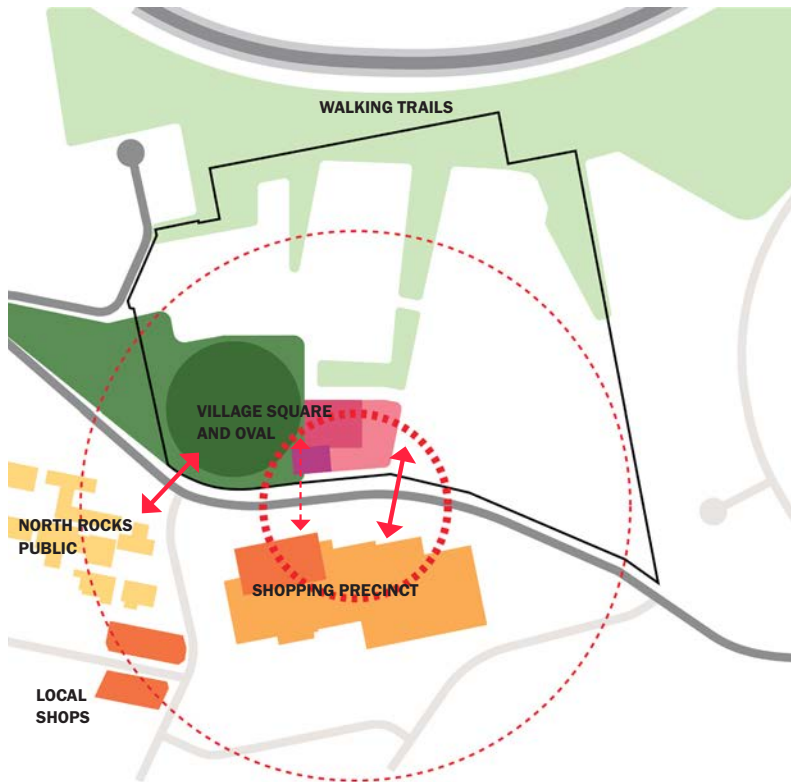
A sustainable place

The master plan looks to hold and retain much of the existing sites landscape setting and embedding it into the structure of the master plan.

It also looks to supplement the established landscape through new interventions and elements integrated into the public realm to ensure that it contributes positively to the ecology of North Rocks.



5.3 Design Framework



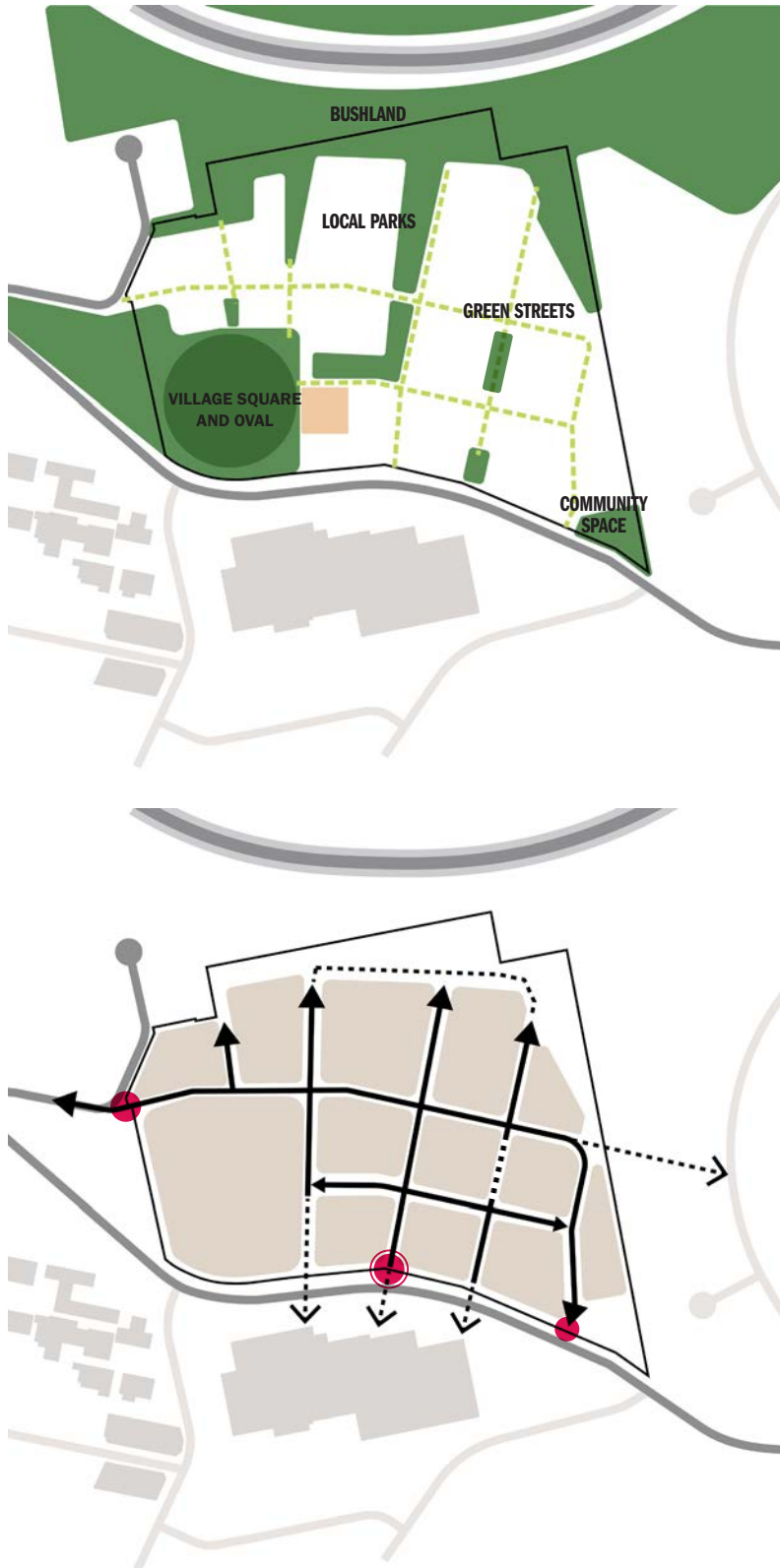
A COMPLETED LOCAL CENTRE

The site looks to complement and support the existing Local Centre helping to unify and provide a catalyst for the growth and maturing of the surrounding commercial and civic functions. There is an opportunity to create a diverse and robust destination for the whole of North Rocks delivering future amenity, as well as commercial and community benefit.



THE STRUCTURE PLAN - A RE-IMAGINED HEART FOR NORTH ROCKS

The layering of all these elements helps to structure the future master plan for the RIDBC site. In doing so the outcome is a development that embeds itself into the North Rocks community and becomes a positive and authentic place for the whole of North Rocks to use and enjoy. By delivering the true value of the RIDBC site we have the potential to unlock the current Local Centre and create a re-imagined, expanded heart for North Rocks.



A CONNECTED OPEN SPACE NETWORK

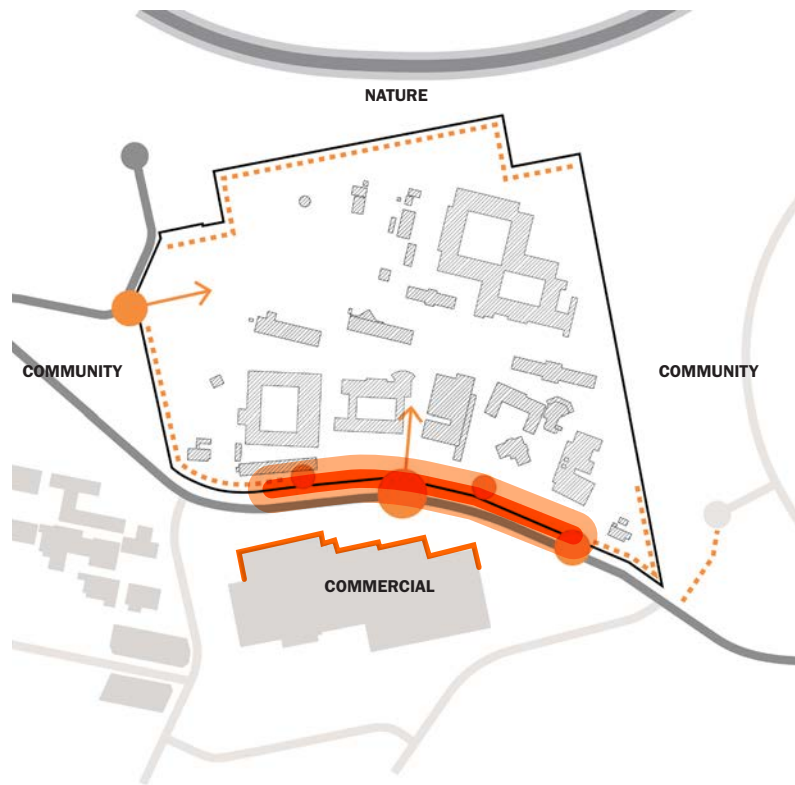
The site looks to enable greater connections to the bushland to the north and draw this character into the site to form an integrated open space network. This structure forms a continuous open space system to support local ecology and habitats. Additionally it provides local amenity to residents and connects people to the natural bushland character of North Rocks.

A LEGIBLE INTERNAL STREET NETWORK

A clearly defined and consistent internal street network has been established to aid wayfinding and legibility. The streets enable clear line of sight from north to south creating connections across the site supporting permeability as well as physical connections. East to west movement corridors connect the residents with civic spaces. This structure assists in movement whilst also integrating the development into the surrounding context.

5.3

Design Framework



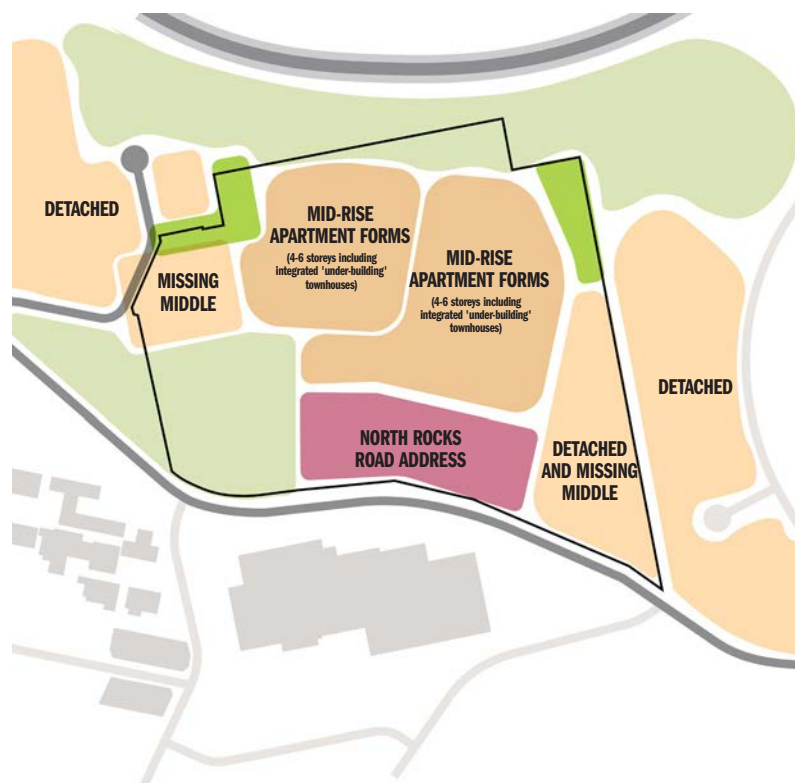
ENGAGING THE EDGES

The refined master plan looks to identify key locations for arrival and connection to the surrounding areas. These edge conditions are responsive to the adjacent context. These include:

- Defined arrival from North Rocks Road
- Dissolved boundary to the bushland to the north
- Improved public accessibility into and through the site
- Secondary connection to Baden Powell Place

RESPONSIVE DENSITY

The large scale of the site enables an intelligent and respectful approach to density allowing the future communities and housing types to seamlessly integrate into the surrounding neighbourhood context. Residential typologies connect into the 1960-1970 subdivision character of North Rocks. It confines mid-rise 'garden' apartment typologies (between 4-6 storeys) within the centre and northern parts of the site. While offering a new contemporary sustainable place it protects the character of the existing residential zones beyond the site. Ultimately through this approach the development will be of its place as it forms an integral part of the North Rocks area.





Artists Impression - View from North Rocks Road looking towards Oval and Village Square (Source: FK Architects)

6.1

Master Plan Overview

The master plan seeks to deliver the overall vision for the North Rocks Village renewal, being a diversity of housing typologies set within a heavily treed landscape setting including a range of open spaces. The built form response is respectful with lower (2 & 3 storey) typologies along the eastern and western interface with taller apartment forms

(4-6 storeys) in the centre and rear of the site. A new civic heart comprises an oval, village square interacting with key civic infrastructure including a multi-purpose community space. The structure is highly permeable particularly for pedestrians with improved connections to the retail precinct opposite and bushland reserve to the north.

AT A GLANCE

- 12.67 hectare site
- Approximately 900-950 dwellings (low-rise apartments, townhouses, detached and seniors housing comprising ILU's) and aged care.
- 1.7 hectare oval precinct with sportsfield, pavilion & multi-purpose court.
- 6-8 new parks.
- New 'Village Square' (1,600m²).
- New 'Multi-purpose Community Space' (approx. 1,500m²).
- Supporting Commercial Floorspace (up to 2,800m²)
- Improved transport infrastructure, access to M2 and local access upgrades (cycleways, pedestrian links).
- Shuttle bus service for 10-15 years, then on-demand.
- FSR 1.1:1
- Heights 2-6 storeys
- Approx. 34% of the site as open space.
- Approx. 40% tree canopy (up from 23%).
- Staged over approximately 10 years.







Artists Impression - Northern Bushland Corridor and Local Park Character (Source: FK Architects)



6.2

Tree Retention and New Plantings

The existing site, its key environmental and spatial conditions, were analysed to identify key opportunities to inform the North Rocks Village Planning Proposal.

Existing trees and the opportunity for new plantings have informed the master planning:

- Proposed street alignment responds to and preserves the majority of existing vegetation along current movement corridors within the site.
- An oval is proposed in a similar area to the current tennis courts. Based on site topography and philosophy of tree retention the site selection preserves existing large stands of trees to the west. Leaving the trees in place preserves the existing interface character of the site.
- Established large trees along the North Roads Road are complemented with additional vegetation, further softening the interface with the primary street frontage.
- A number of the existing trees have been located in the primary north-west boulevard road reserve. The preservation of these trees will contribute to a mature landscape character.
- The large number of retained trees distributed across the site will support a meaningful and authentic sense of place.
- The key benefit is the preservation of existing vegetation to the north of the site directly interfacing with natural recreation areas. These trees ensure a seamless transition between the new community and the amenity associated with the natural, walking spaces.



23%
EXISTING
CANOPY COVER



40%
PROPOSED
CANOPY COVER*

Effort has been made to identify and locate open space, amenity as well as street alignments such that existing vegetation can be retained and integrated into the development. The retention of these established trees within the site will bring a sense of scale and maturity to the landscape.



*Based on preliminary investigations and identified opportunity areas

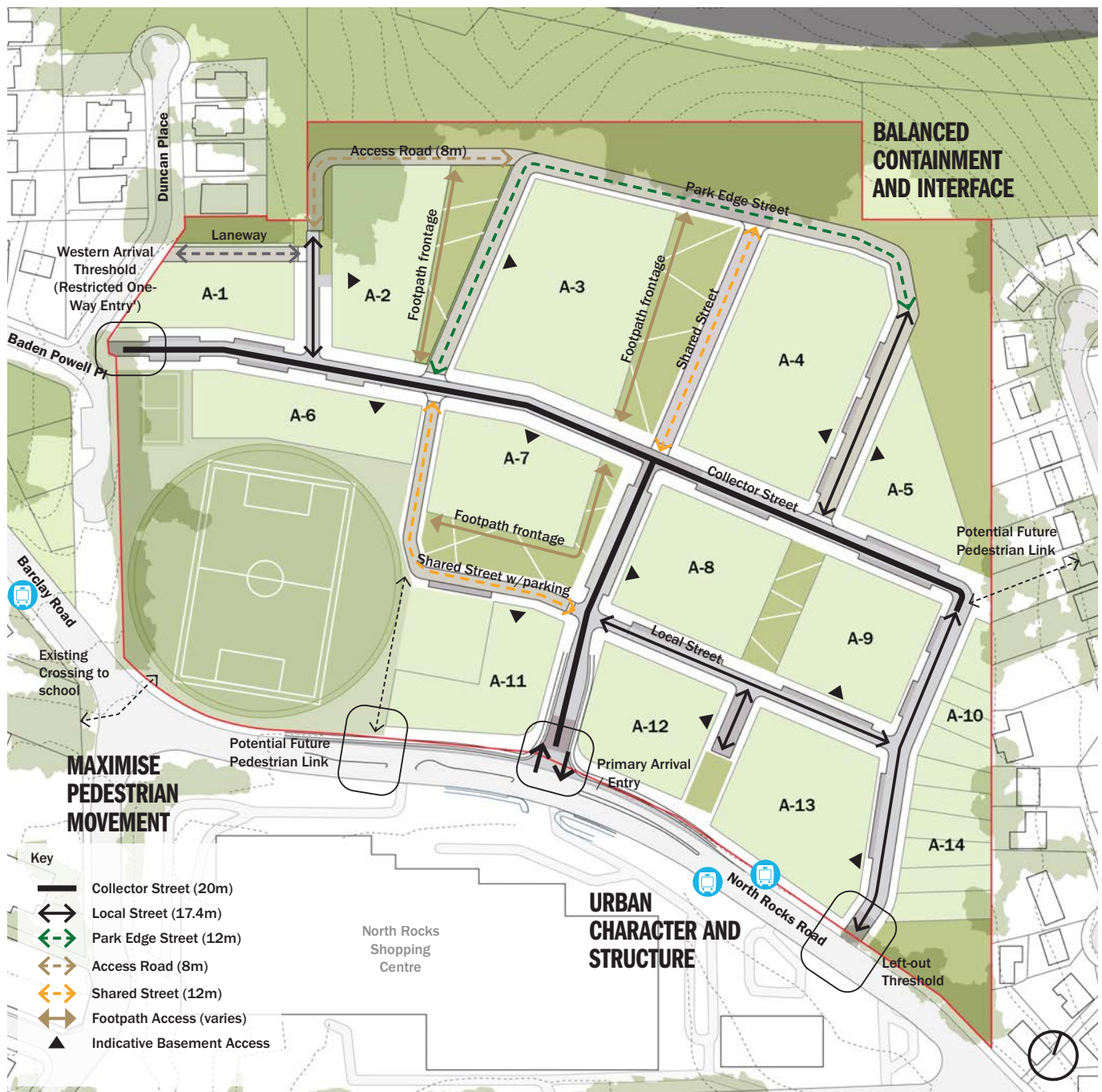
6.3 Street Network

The streetscapes have been carefully considered to create interconnected streets that prioritise pedestrian movement:

- The master planning provides for a number of road topologies that reflect the desired precinct character and movement needs of the community.
- All streets have space for large, mature trees and footpaths on both sides of the street - creating an inviting pedestrian environment.
- There is a primary arrival point at the midpoint of the site. It is aligned with existing entrance reducing the required modifications to existing traffic conditions.
- The potential future pedestrian link avoids conflict with existing exit points from the North Rocks Shopping Centre. Interface considerations such as level changes will be addressed in detailed design and liaison with the centre.
- The currently gated western access off Duncan Place becomes a arrival threshold that will be a transition point and complement the two storey development in the area.
- An additional left-out onto North Rocks Road will assist in distributing the traffic movements across the site and provide alternative exit routes.
- While the existing lot configuration to the east does not enable a vehicle movement connection, realignment of the existing circulation route to the east enables smaller lots to back onto the existing residential lots.
- The shared road topologies result in traffic calmed spaces that align with key vistas into the nature reserve to the north.
- The existing pedestrian crossing to the school aligns with the new community oval encouraging physical activity.



The amended street structure is informed by the recent context analysis seeking to deliver increased permeability, more regular block proportions and terminating bushland vistas. Street width is proportionate to the existing road network.

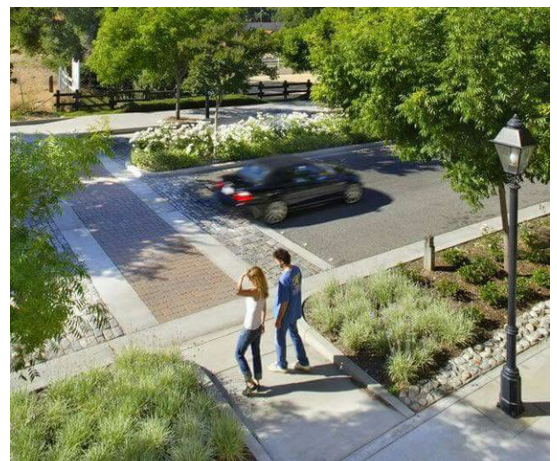


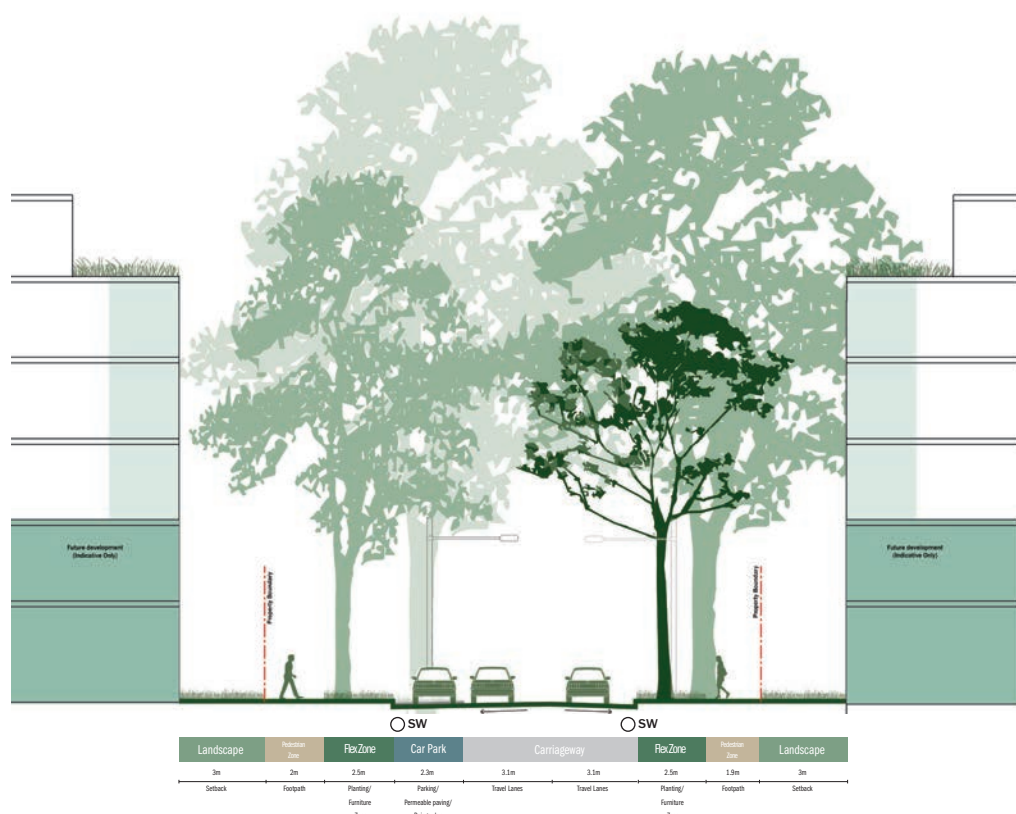
6.4 Street Types



Collector Street (20m)

The collector street defines the higher order roads within the Village area. It forms the arrival main-street from North Rocks Road and the primary east-west avenue that runs through the site. Its character and scale looks to allow significant tree planting and opportunities for street parking. Additionally it looks to integrate landscape verges to support WSUD strategies across site through the integration of swales. Greater building setbacks are defined through this section with setbacks ranging between 4m - 8m. This setback enables the collector street to be a green rejuvenating space as well as a key movement network.



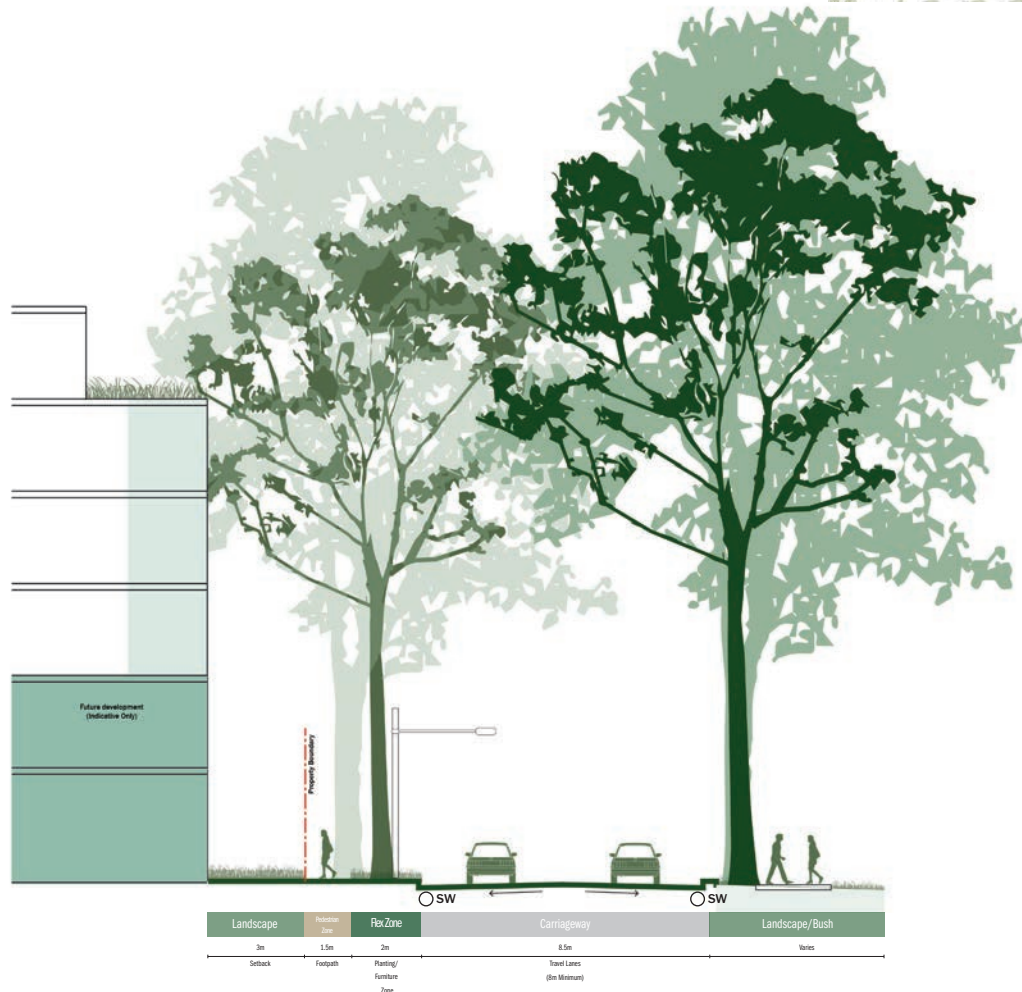


Local Street (17.4m)

The local street defines a more local character and scale within the Village. It looks to maximise the opportunity for landscape planting through the integration of increased landscape verges and the potential for landscape indentations within the street parking areas. The scale of these streets are intended to define a more urban character as they relate and have proximity to the local centre area. Setbacks within the local street are 3m to enable additional landscape opportunities within the development blocks.



6.4 Street Types



Park Edge (12m)

The park edge streets are located within the areas of the Village that sit adjacent to the bushland and areas of open space. These streets provide a positive interface to the surrounding natural landscape and encourage stronger engagement with these areas. These streets are public in nature and encourage the surrounding residents to make use of the natural areas.

Carriageway considerations have been informed by emergency vehicle access requirements with a minimum width of 8m.

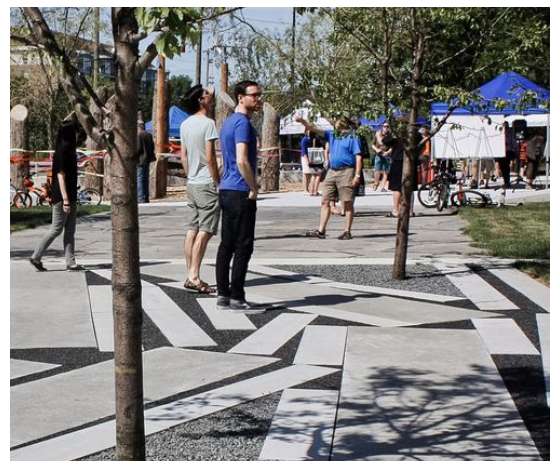




Shared Street (12m)

The shared street areas follow a similar profile to the park edge road but encourage a greater movement of pedestrians across the space as people move between the surrounding land uses such as the community facilities and open space areas. This street typology occurs in two sections of the village which promote active pedestrian movements.

The use of shared streets are principally located around the Civic Heart where pedestrian activity is expected to be at its greatest.



6.4 Street Types



Access Road (8m)

An access road has been provided to the north of Apartment site A-2 with a minimum 8m carriageway width suitable for bushfire fighting purposes. This road will be for emergency vehicle access only and be used for pedestrian movement at all other times.

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6.5 Visual Connections

Visual permeability from North Rocks Road through the site to the bushland beyond has been a key driver in establishing grand vistas that respond to the site topography:

- The urban form and movement networks combine to establish a highly visually permeable precinct.
- The street types across the road network, alignment of built form and the setting back of building façades combine to establish a considered network of views and vistas across the site.
- All north-south view corridors terminate at the bushland drawing the community in and through the site.
- A number of important viewing points have been identified across the site that reflect views into and within the master planning area.
- A strong sense of arrival is established via the primary view corridor. This key green view corridor commences at the entry of the site (on North Rocks Road) and continues all the way through to the northern boundary of the site. At the southern point the view is framed by development that opens up into an obstruction free green corridor - characterised local parkland.
- Views into the site re-enforce the link between existing and new destinations. Views from the school and existing shopping centre connect the community to the new oval, community square and bushland.
- Key refinement of building scale and orientation have purposefully enabled views from the community square to the bushland zone.
- An augmented urban grid supports east-west view corridors, particularly from the western arrival threshold into the heart of the precinct.

CELEBRATE THE BUSH LANDSCAPE



FRAME THE LANDSCAPE



OPEN TO THE SKY



The updated master plan looks to establish a number of visual corridors from North Rocks Road to the bushland to the north. Built form is used to frame these views with key visual connections maintained to public amenity and facilities.



6.6 Spatial Diversity

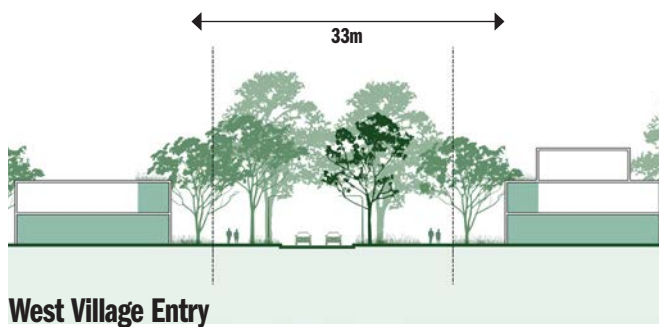
The relationship between open spaces, built form and movement networks combine to establish a number of diverse precinct characters:

- West Village Entry - Built form is modest in scale and setback from the street to reflect the existing residential character in the area.
- West Bushland Precinct Gully Park - The scale of built form has increased as the site falls away to the north. This increase in development intensity is centrally located to the site and set back from the existing residential development. It also enables the precinct to meet significant housing diversity targets. The street cross section identifies a tree lined area for water inundation meeting WSUD principles.
- East Bushland Precinct Park - This cross section demonstrates the extent of building setback due to the local parklands. Mature trees and vegetation will soften the building edge and provide residents with immediate access to nature.
- East/West Avenue - This cross section reflects a reduction in building scale. The road reserve accommodates a wide foot path on either side of the road with space for large trees. Convenient public transport can be accommodated along this east-west spine.
- Urban Neighbourhood Street - The character of these areas are diminished in scale compared to the higher intensity core. While preserving sufficient space for mature trees and foot paths cars are able to park in the street, calming traffic movements.
- Urban Neighbourhood Pocket Park - The building height has been reduced to allow sun light to penetrate into these important local spaces.
- Access to open sky is important and the built form has deliberately been setback at the upper levels to encourage a sense of openness.

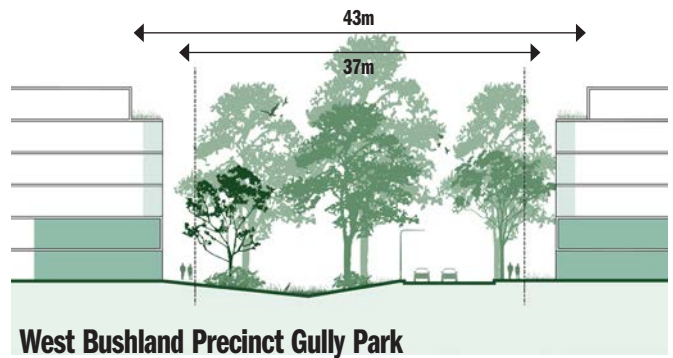


The alignment of the building footprints and the landscape corridors enables each of the internal streets to be designed to have its own character which will, in combination with the different built form typologies, inform the emerging sub-precinct character within the irreverent parts of the precinct.

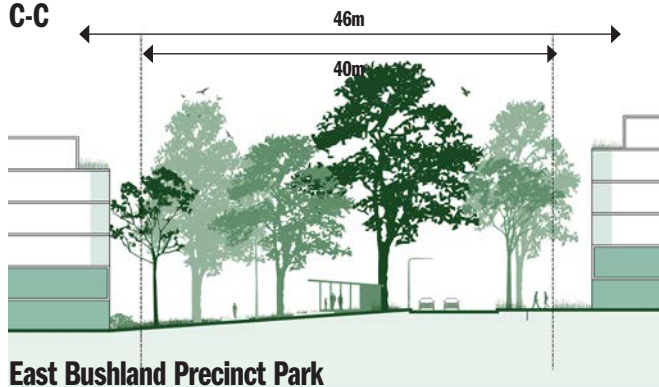
A-A



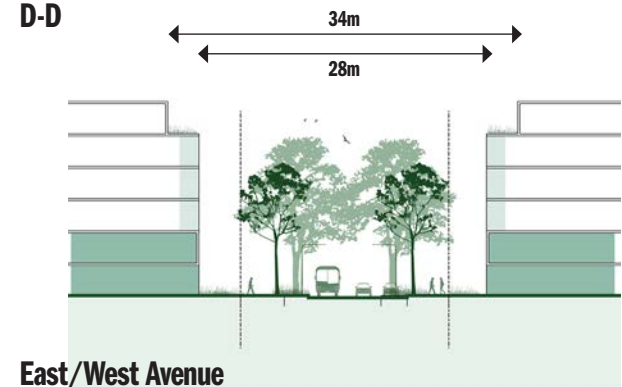
B-B



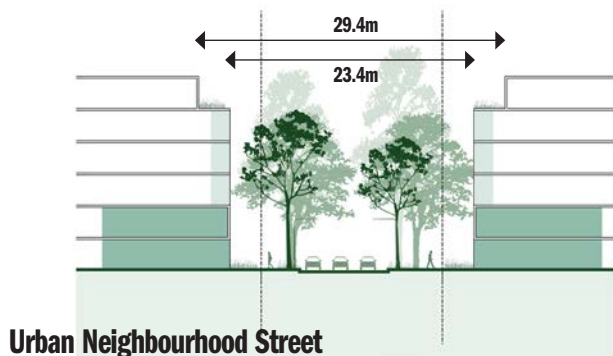
C-C



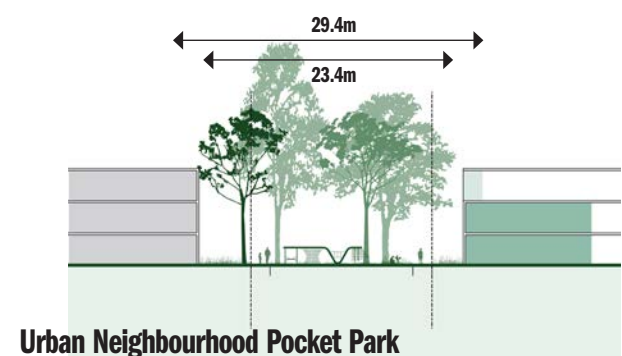
D-D



E-E



F-F





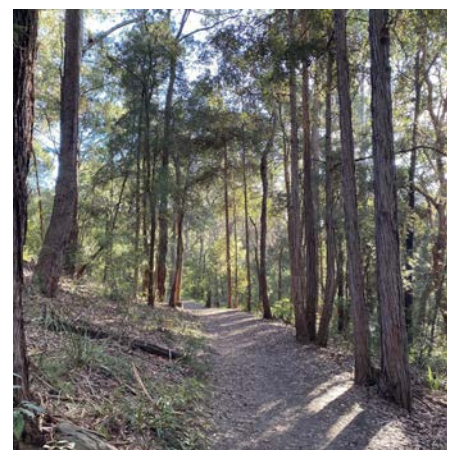


6.7

Open Space Structure

Open space is a critical urban element for a healthy and happy community. The location, distribution, character and quality of open space has been informed by a number of natural elements and community needs. The guiding principles of the open space strategy include:

- **Places to recreate** - The master plan provides a diversity of places to recreate. Active recreation spaces have been co-located with the oval that is adjacent to the school to the south-west of the site. These places support active recreation and formalised sports. Multi-purpose courts and a large oval accommodate an active community. The civic square offers a location for community events and markets.
- **Places to learn** - These places are well distributed through the proposed Village, they function as local parks and accommodate a large number of the existing trees across the site. The parks include pocket parks, village greens, and community gardens. They are places that welcome the community to interact and be part of and learn about nature.
- **Places to explore** - These natural places are largely located to the north creating an interface with the crown land to the north. These areas enable exploration and connection to country.



The arrangement of open space is guided by existing environmental constraints i.e. tree retention, drainage and topography. The geometry and orientation of the landscaped corridors are configured to maximise solar access. The landscape and parkland corridors have the capacity to contribute significantly to the public amenity for key internal streets.



6.8 Open Space Principles

The landscape design for North Rocks Village weaves together the Place Vision of 'Connect the Community' and 'Celebrate the Bush & Country'.

A wide range of social and recreational opportunities catering for a diverse community has been provided across the site. Pedestrian friendly connections link these spaces and increase permeability into the adjoining precincts and the bushland to the North.

Building on the site's present history and its proximity to the bush, a sensory rich landscape will carry forward this legacy, and in support of the health and wellbeing of the community. Extending and connecting habitats will increase biodiversity and further benefit the regional ecosystem. Respecting the existing tree population and topography will create site specific and varied public spaces.

Maximise tree retention, tree canopy cover and vegetation



- Locate street alignments and new open spaces such that to retain significant tree groupings
- Maximise tree canopy cover along streets and within open spaces
- Prioritise planted surfaces over paving
- Extend and connect habitats



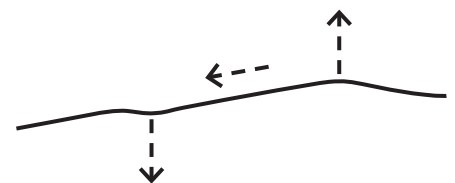
Celebrate the bushland



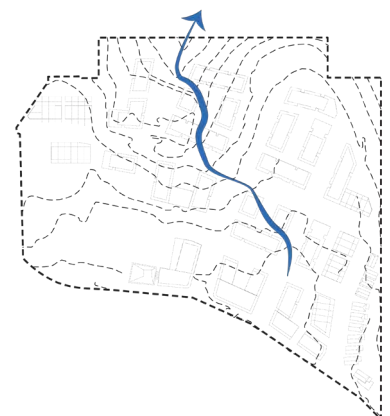
- Draw the bushland into the site
- Connect to Bidjigal Reserve
- Maximise views and connections to nature
- Provide min. 40% tree cover
- Increase biodiversity



Express the existing terrain



- Respect and celebrate the existing site topography and drainage patterns



Create a sensory landscape



- Connect to the site's histories
- Create a landscape which activates all senses
- Buildings to be integrated into a heavily treed setting, where they are at or below the mature canopy

Provide a highly connected and pedestrian- friendly public domain

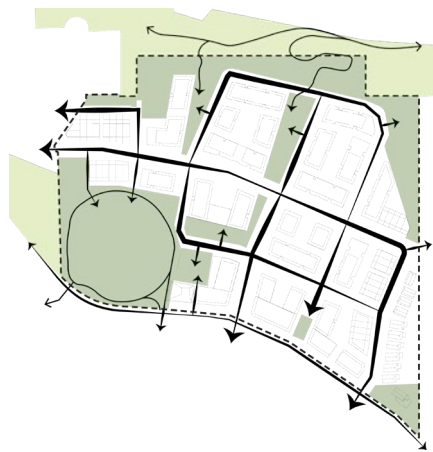


- Provide direct pedestrian connections across the site and to surrounding areas
- Design streets and connections to be pedestrian focused with a high level of amenity including seating, planting, suitable footpath widths and tree canopy cover

Provide for a variety of open space typologies and recreational activities



- Provide a mixture of active and passive recreation opportunities
- Cater to all ages and abilities
- Provide private communal and rooftop gardens to compliment the public open space provision

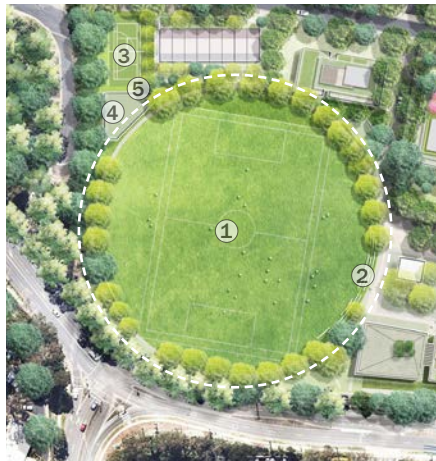


6.9 Landscape Character

Oval and Playing Field

A new oval forms the primary open space for North Rocks Village. The oval will provide a flexible playing field with a minimum 120m diameter to allow for a number of different organised sports to be played throughout the year. Outside of official sporting use, the oval will provide a recreation and event space for the local community.

Surrounding the oval are planned complimentary facilities including a multi-purpose court, an amenities and clubhouse building and spectator seating.



1. Oval
2. Spectator seating
3. Multi- purpose court
4. Clubhouse building
5. Amenities



Organised sports on oval



Informal recreation uses on oval



Artist impression



Artist impression

6.9 Landscape Character

Village Square

The Village Square is the central civic square within the development. Adjacent retail and community uses provide a high level of activation. While the Village Square provides an everyday meeting point and gathering space for the community, it can also function as a location for organised community events such as performances or local markets.

A community pavilion sitting within the plaza public domain will encourage initiatives such as repair workshops, healthy living initiatives and craft for charity groups.



Artist impression

1. Multi-purpose community space
2. Non-residential ground floor - residential above
3. Community pavilion
4. Flexible community plaza
5. Active edges e.g. outdoor retail with seating



Markets on flexible community plaza



Community initiatives



Retail activation



Caring for Country

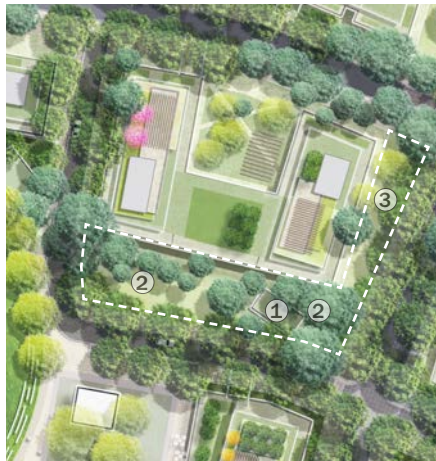
6.9 Landscape Character

Village Green

The Village Green forms the connection between the Oval, the Village Square and the parkland fingers leading into the bush.

Visually negotiating between the bushland character to the north and the civic character to the south, a dense grove of existing trees sets the frame.

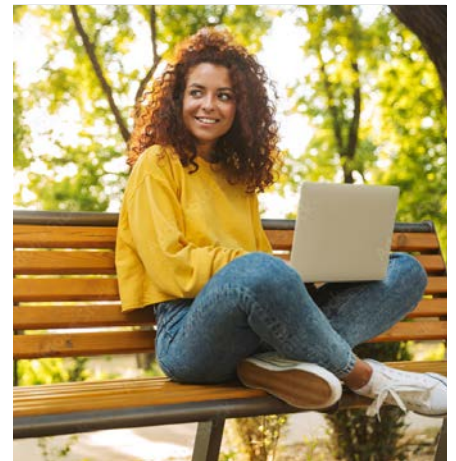
A playground with a focus on the 5 to 12 age group will weave around and under the trees. A canopy invites gatherings with table settings and BBQ facilities. Small areas of open lawn support informal uses.



1. Canopy with BBQ and seating opportunities
2. Playground under and around existing and new tree canopy
3. Community lawn



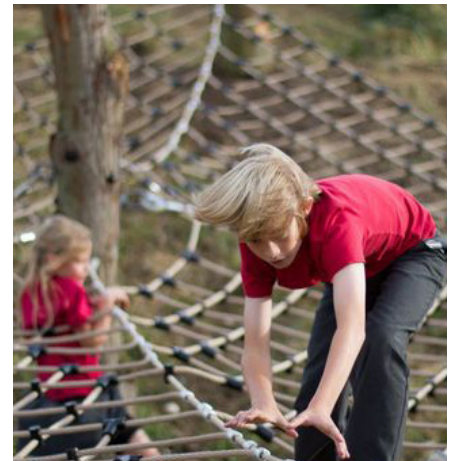
Community lawn gatherings



Passive recreation



A connected community



Play under and around existing trees



Nature play



A place for all

6.9 Landscape Character

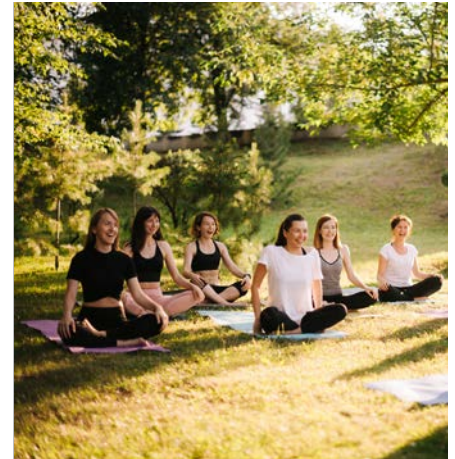
Nature Park & Bush Grove

The character of the adjacent bushland flows into these two parklands: Dense tree canopy cover, native planting, gathering spaces set within clearings and integrated nature- inspired play.

Additional, more formal community activation is provided under and around the community shelter with BBQs and various meeting opportunities.



Community gatherings at the community shelter



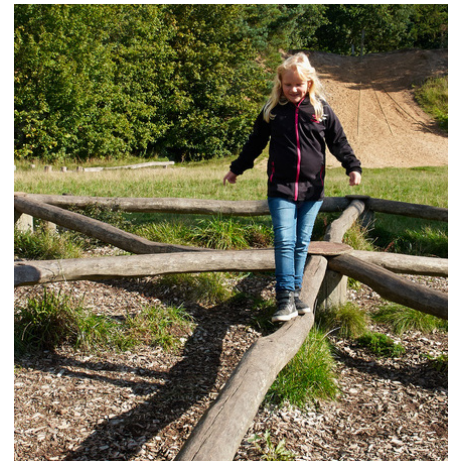
Active community nestled between trees



1. Nature Park
2. Bush Grove
3. Community shelter with BBQ and seating opportunities
4. Naturalistic parkland with incidental play
5. Walking and running tracks



Nature - inspired play



Incidental play



Paths and trails supporting active lifestyle



Meeting places

6.9 Landscape Character

Gully Park

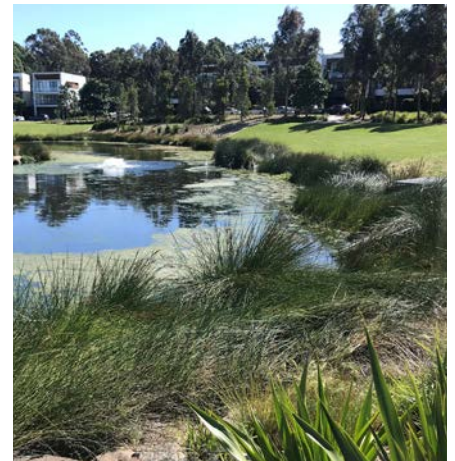
Responding to the terrain and water flow, this low lying parkland integrates and features water sensitive urban design through a series of water treatment ponds and native vegetation which provides amenity and habitat.

Boardwalks and pathways provide pedestrian access through the park as part of the wider circulation network.

Integrated play opportunities e.g. playful stream crossings further expand the site's program and activation.



Playful insertions



Rainwater collection



1. Naturalistic parkland with incidental play
2. Walking and running tracks



Naturalistic parkland responding to the terrain



Artist impression

6.9 Landscape Character

Bushland Park

This open meadow landscape with long views and minimal (low) canopy cover sits in contrast to the densely shaded public spaces elsewhere on the site.

Opportunities for enclosed dog walking, kick about and a potential extension of the community gardens can be found here.

Bushland Park, Gully Park, Nature Park and Bush Grove are connected by a perimeter pathway to the north that opens up opportunities for the site to further engage with the adjacent bushland and future paths and trails.

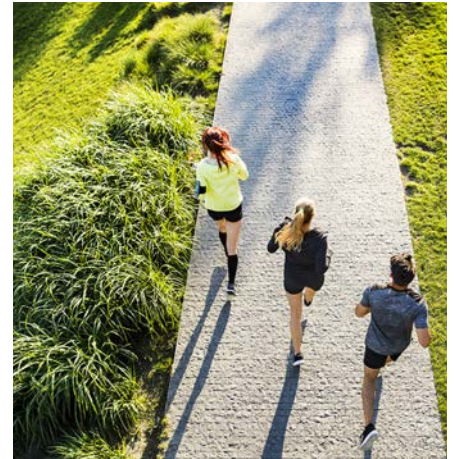


Community gardens



Dog walking

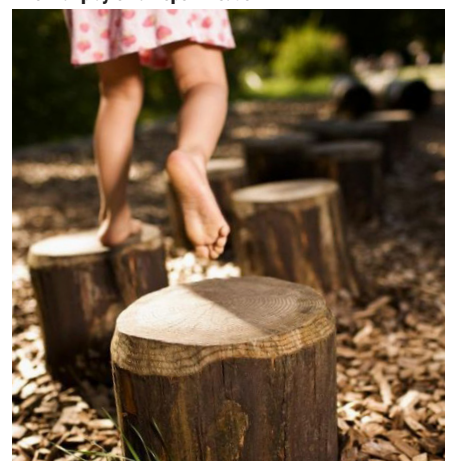
1. Open meadow
2. Community gardens
3. Walking and running tracks



Paths and trails supporting active lifestyle



Informal play on an open meadow



Incidental play

6.9 Landscape Character

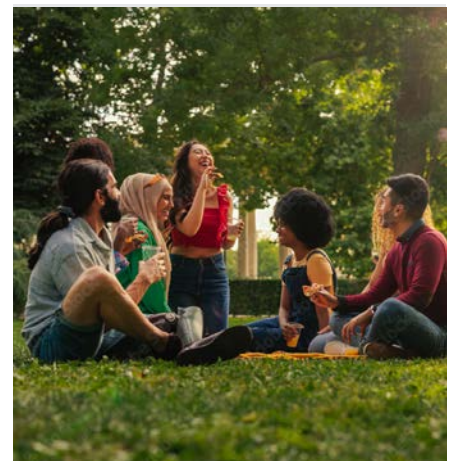
Pocket Parks

Additional opportunities to relax and meet friends will be provided within the pocket parks.

Simple designs with shade, seating, turf, and some incidental play will compliment the adjacent uses of residential and aged care facility.



A place for all



Gather



- 1. Pocket park
- 2. Aged care facility



Connect



Play



Artist impression

6.9 Landscape Character

Community Garden

The community offerings across the site will be further supplemented with a community hub at the south-east corner of the site.

The existing building will be repurposed to house community spaces and facilities with potential connection to the Little Big House. The surrounding land will offer opportunities for community gardens, gatherings, events and learning.



Community garden



A place for all



1. Adaptive reuse community building (Little Big House)
2. Community garden



Growing food



Learning from nature



Multi-purpose community building with outdoor gathering space

6.10

Journeys and Movement

The movement network has been based on three key ideas, Broader connectivity, internal mobility and curated journeys. These three approaches inform the granular, street block design.

- Broader connectivity - this is a design approach that enable the community to move through the site and connect with important destinations like the nature reserve to the north including Parramatta Ways and Bidjigal Reserve. There are additional connections into the Muirfield High School and North Rocks Public School. There are also a number of new connections between the existing local centre and the new village square.
- Internal mobility - calmed streets with wide foot paths and shady trees create an inviting network for pedestrian activity
- Curated journey - the 750m Loop identified within site connects the nature to the north with community spaces to the south. It passes through local parks that can reflect a local sense of place.

"Walkability and access to open space are key determinants of health and well-being in urban environments."

Parramatta Ways Walking Strategy



Broader Connectivity

The master plan looks to respond to the layers of movement identified within the Parramatta Ways strategy and integrate into the open space structure to connect to key pieces of amenity.



Internal Mobility

The internal mobility network looks to take advantage of the internal street network to move people through the site to create a calmed pedestrian environment.



Curated Journeys

A curated journey is proposed that links key destinations to external movement networks to create an engaging experience that can tell a story. Additionally a potential 'Loop' can be established for more local story telling and activity.

Thresholds

Tell a story at important thresholds with bold pavement design referencing Aboriginal language, colour and patterns



Meeting

Bora grounds are meeting places. A bora ground most commonly consists of two circles marked by raised earth banks, and connected by a pathway.



Learning

Storytelling and wayfinding devices help connect people and orientate them to Country and the stories and history that came before.

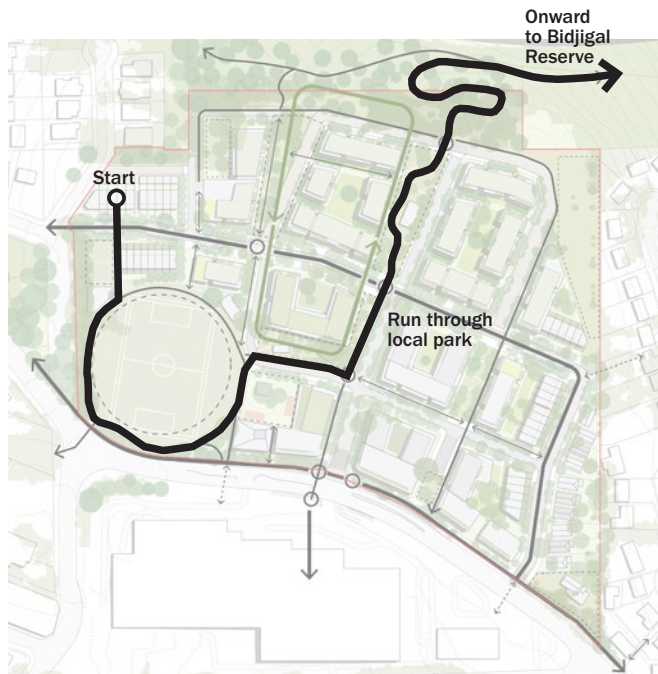


6.10

Journeys and Movement

Journey Types

Long

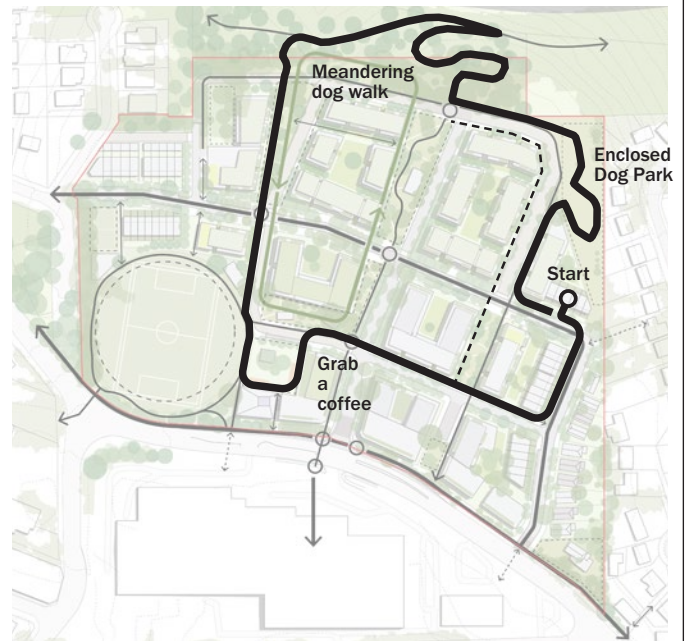


Weekend Warrior

The weekend warrior looks to utilise the continuous open space network to form an exercise loop that extends from the oval, along the local parks and into the reserve area... and back again.



Medium



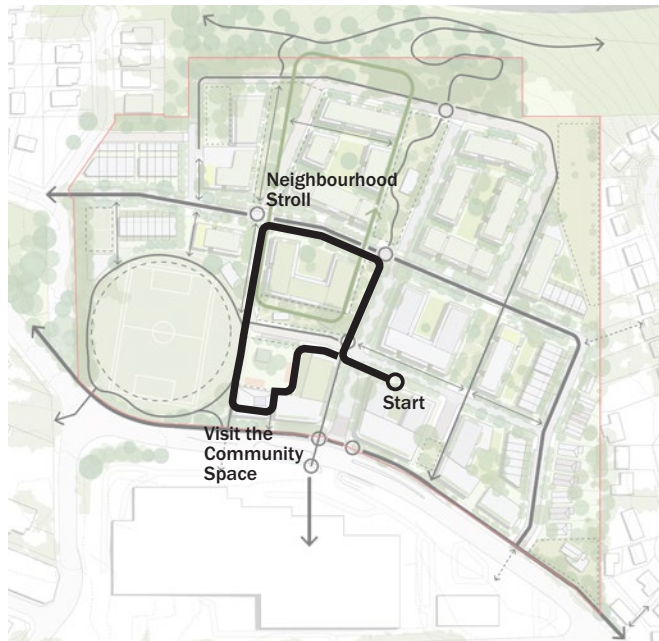
Key Worker

The key worker takes a more localised loop along the street network and local shops, with a more extend journey into the bushland area with their pet and back to their home.



The arrangement of communal open space may also contribute to the landscape character of the public streets and the informal pedestrian network incorporated at the northern part of the site could be developed to a journey through some of the different landscape typologies.

Short

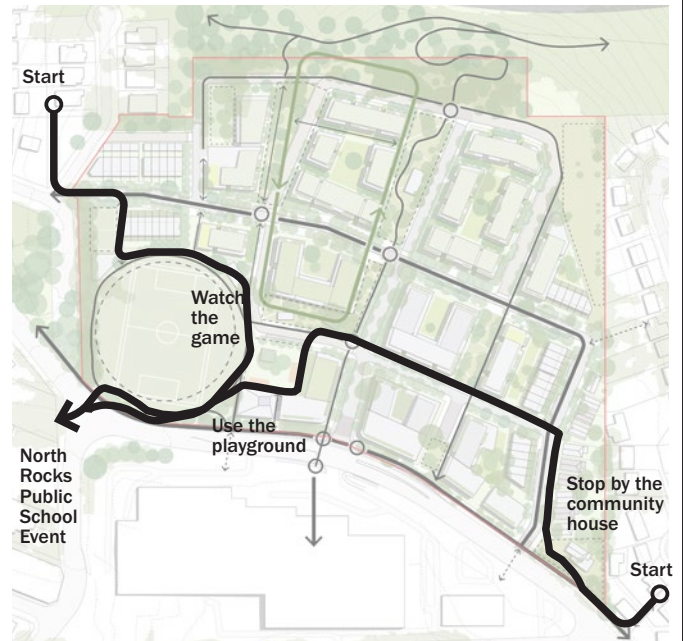


Elderly Residents

Residents of the aged care can take advantage of proximity to key community areas such as the multi-purpose community space to make smaller journeys within the village - Supporting mobility throughout the life cycle and contributing to enhanced health and well being outcomes.



Through



Young Family

The young family from within one of the surrounding suburb areas takes advantage of new community and play areas, whilst stopping to watch the local team on the way to North Rocks Public school supporting incidental journeys across the site.



6.11

Neighbourhood Character

Housing options across the Village will reflect the unique character of each sub-neighbourhood within the North Rocks Village



Civic Heart

The Civic Heart combines elements that enable community to gather and celebrate. It supports functions and groups such as local sports teams and growers markets. The Civic Heart provides the platform to create a seasonal activity calendar supporting the North Rocks community throughout the year.

Key Character Elements

- Public Square
- Village Oval
- Community Functions
- Café's and Convenience Shops



West Village

The West Village area provides a terrace and row housing typology and character to integrate into the surrounding neighbourhood areas. It creates an arrival address and helps to introduce a greater housing diversity to the surrounding area.

Key Character Elements

- Framing Built form
- Missing Middle
- Defined arrival
- Townhouse character



East Village

The East Village addresses the eastern edge of the site to complement the surrounding suburban housing. The block proportions and scale is consistent to these areas helping to integrate the future development.

Key Character Elements

- Compatible Built form
- Traditional Housing
- Community Functions
- Cafe's and Convenience Shops



Urban Neighbourhood

The Urban Neighbourhood sits towards North Rocks Roads and the Shopping Centre Precinct. The scale and street network defines a more urban character to help establish a stronger local centre identity.

Key Character Elements

- Supports Local Centre Identity
- Formal landscapes and streetscapes
- Aged care and ILU functions

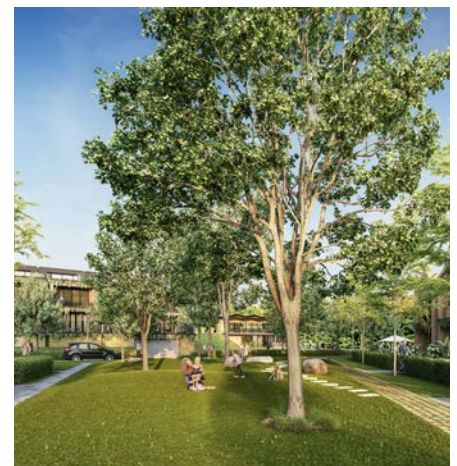


Bushland Neighbourhood West

The West Bushland Neighbourhood sits within the lower part of the site in close proximity to the bushland environment. This area is framed by the bushland character. It sits around a gully and can tell a water story.

Key Character Elements

- Natural Setting
- Bushland Materials and Character
- High Amenity Area
- Mid-rise Garden Apartments



Bushland Neighbourhood East

The East Bushland Neighbourhood sits to the rear of the site and frames key local amenity and parks. The scale and typology allows a close relationship to the bushland landscape.

Key Character Elements

- Frames key public amenity
- Natural Setting
- Bushland Materials and Character
- Low-rise Garden Apartments

6.12 Housing Diversity

The revised master plan looks to deliver additional housing options into the North Rocks Centre to better support a range of home-owner and resident. This includes provision for typologies such as traditional detached housing, townhouses and

'underbuilding' townhouse product. These housing types have been respectfully located within the subject site to respond to and be compatible with the surrounding residential areas whilst responding to site topography.



Detached Housing

- Detached housing (10) on freehold title located along the eastern boundary of site.
- Adjacent established low-density (1-2 storey) residential neighbourhood.
- Low-scale (2 levels) respecting existing established character.
- Generous street widths with significant tree canopy.

The 'Missing Middle'

- 185 underbuilding townhouses and 40 'standalone' townhouses
- 2-3 levels.
- Low scale, adjacent established housing, and respecting existing local character.
- Generous street widths with significant tree canopy.





Low-Rise Residential Apartments

- Approximately 560 apartments, including 3 & 4 bedroom units.
- Ranging between 3-6 levels, with lower scale towards North Rocks Road.
- Higher built forms positioned to the centre and rear of site with upper-level setbacks to further reduce bulk and scale.
- Mature tree canopy at or above apartment forms.



Seniors Housing & Aged Care

- Housing local aging population (20% of North Rocks is over 65)
- Provide a combination of 130 ILU's and aged care (100+ beds) allowing residents to age in place
- Ideal location in close proximity to retail amenity, community services and social infrastructure



6.12 Housing Diversity

Diverse housing types are distributed across the North Rock Village. The design enables 900-950 dwellings – across detached housing, town houses, apartments, missing middle, seniors Independent Living Units, aged care, affordable housing.

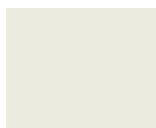
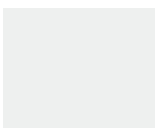
The seniors housing achieved on site provides opportunities for residents to

relocate to more appropriate housing and remain in the area they know and love.

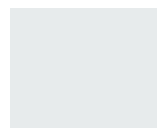
Different apartment characters are suggested across the site. A garden apartment character is proposed in those located to the north where they relate strongly to the green corridors extending this character into the

buildings. Within parts of the site located closer to North Rocks Road a stronger centre or village identity is considered to support its Local Centre Identity and destination.

GARDEN APARTMENTS



UNDER BUILDING TOWNHOUSES



URBAN APARTMENTS



ATTACHED/DETACHED PRODUCT



6.13

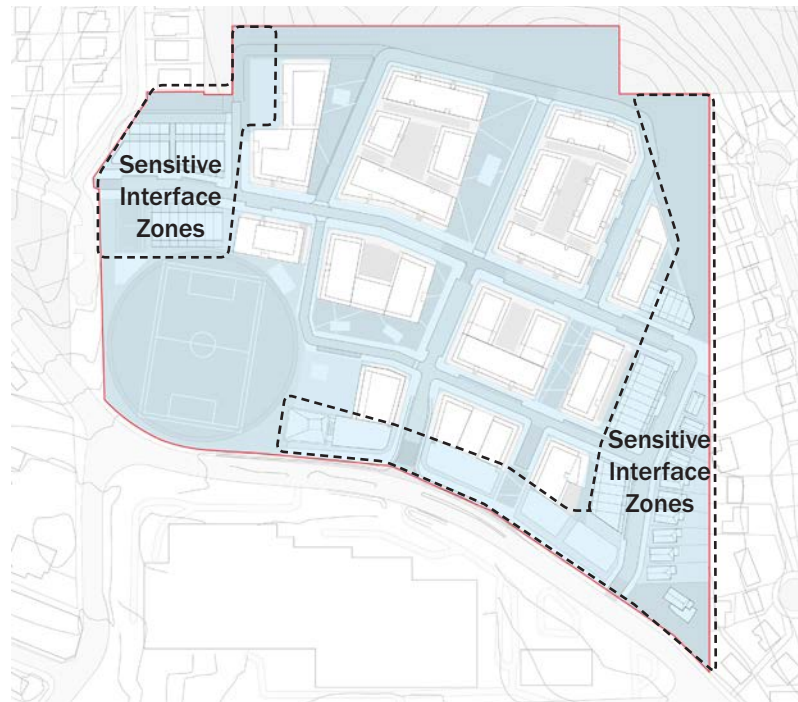
Grain, Orientation and Scale

The overall objective of the master planning is to create a sustainable and diverse contemporary Village. Importantly, this Village needs to be of its context. This is achieved by careful consideration of the street block orientation, scale and interfaces.

The approach is characterised by:

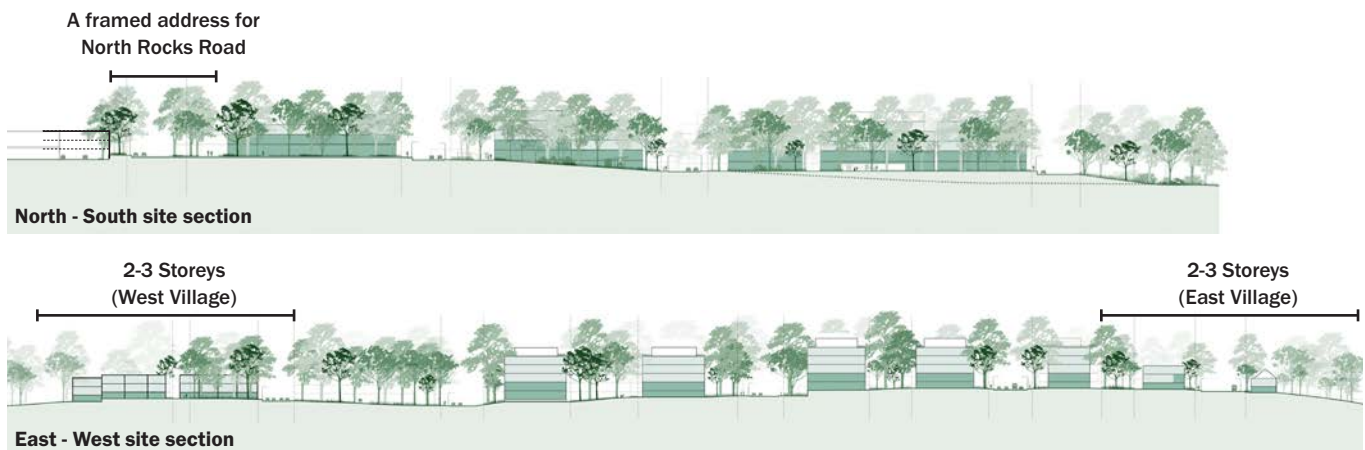
- A structure that provides for sensitive interfaces to the east and west of the site. These areas are a mix of detached housing and missing middle. The maximum heights are three storeys, creating a sensitive interface with the existing residential development. To the east detached housing backs onto the existing residential housing.
- Towards the core of the site and located within the gully is more intense residential development. As building height within this area will not be easily seen from outside the site then the impacts on existing amenity are ameliorated.
- A portion of the site to the south responds to the shopping centre site development to frame the North Rocks Road interface.

Area of site containing 3 storeys or less



Total area of site 3 storeys or below =
96,474 sqm or 76% of total site area

Areas of higher development intensity have been located within the core of the site and setback from existing residential development.



Site Sections

The master plan built form looks to transition scale towards existing residential areas whilst defining a clear address against North Rocks Road as a future Local Centre.

North Rocks Village proposes a 2 to 3 storey building height at the interfaces to existing residential areas and North Rocks Road, 4 to 6 storeys within the central section of the site, with upper level setbacks, as this area will not generally be visible from surrounding areas.



LANDUSE

- TOWNHOUSES AND DETACHED HOUSING
- APARTMENTS
- SENIORS (LOW-RISE ILU's AND AGED CARE)
- COMMUNITY HUB WITH RESIDENTIAL

SCALE

- 2 - 3 STOREYS
- 4 - 6 STOREYS

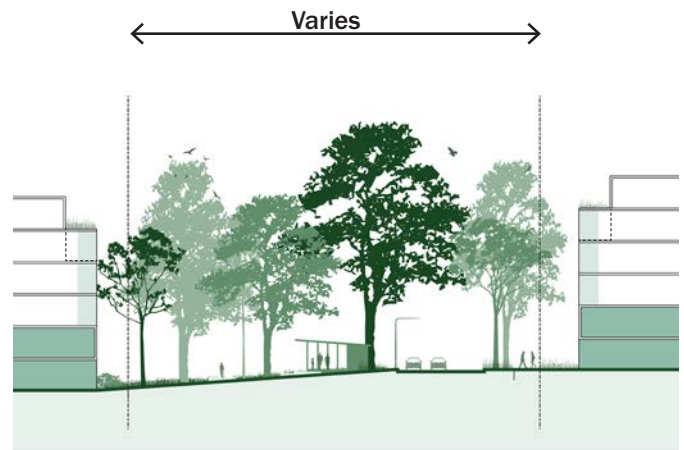
----- BUILTFORM COMPRISES PODIUM WITH RECESSED UPPER LEVELS

6.13

Grain, Orientation and Scale

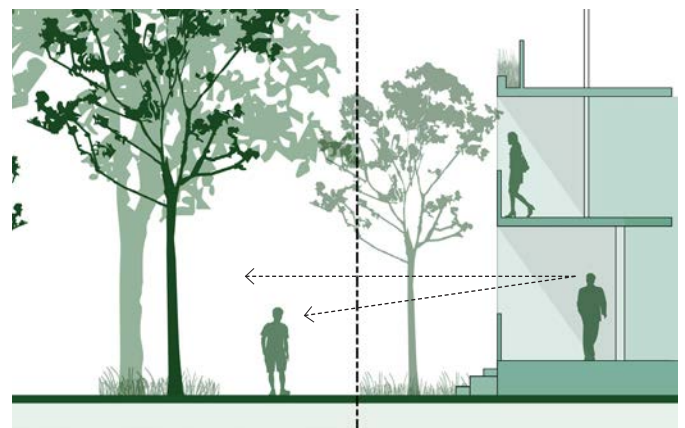
Housing diversity is one way to help address the housing challenges within the Greater Sydney Metropolitan area. The key is for the housing to be integrated with the existing, local character. A sensitive and sophisticated approach includes:

- **Diverse Street Scales and Proportions** - The streetscape character responds to the proposed development. Larger streetscapes with local parks accommodate sight lines across the site and sets higher intensity development back into the created lots. This reflects an open sky approach to development.
- **Ground Level Activation** - The Village embraces human scaled, nuanced, and refined interfaces. To achieve this a town house type dwelling typology is proposed on the ground floor, where mixed use is not appropriate.
- **Upper Level Setbacks** - By setting the upper levels of development back it supports an intensity of development without adversely impacting the streetscape experience. The focus remains on an open, green streetscape experience.
- **Facade articulation** - Creating an articulated building facade that links with existing datums points breaks down the scale of the buildings and create more inviting structures. A strong two storey element across the facade re-enforced that human scale.
- **Scale and Form Transition** - The master plan provides a "like with like" approach to development intensity. As the development within the site extends to the periphery of the site it reduces in scale and density and adopts a detached dwelling style.
- **Integration of landscape** - Enabling a green facade made up of landscaped verges, green balconies and green rooftops again contributes to the human scale of development.



Diverse Street Scales and Proportions

The master plan looks to use new landscape areas to create greater variety and spatial scales across the site.



Ground Level Activation

The master plan looks to integrate underbuilding townhouse typologies to create a strong pedestrian friendly street environment, supporting activation and passive surveillance.

North Rocks Village will apply a range of built form design responses to further minimise the bulk and scale of the low rise apartment typologies thereby enhancing the garden character of the area. This includes building setbacks for landscaping, upper level setbacks, a variety of roof forms, facade articulation, and greenery on roofs, balconies, façades and the ground plane.



Upper Level Setbacks

The master plan creates upper level setbacks within the built form to help define consistent street walls that hold and frame the streets. This also helps to reduce apparent bulk and building scale.



Facade Articulation

The master plan looks to define clear datums within the neighbourhood areas to respond to the street environment, street wall and upper terrace areas.



Scale and Form Transition

Townhouse and single detached dwellings have been located along the eastern and western portions of the site to enable transition of scale and be compatible with the surrounding neighbourhood areas.



Integrated Landscape

The architecture will integrate landscape character to embed itself into the context. This will include street based planting, facade and roof areas.

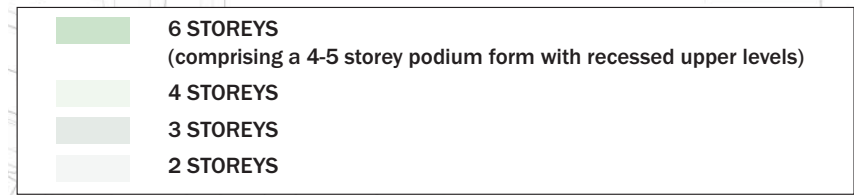




As the height of certain buildings increases to 5-6 storeys, of development increases so does the separation between structures. This design feature preserves an open sky and enhances both community and residential amenity.

Detailed analysis of the proposed built form has created a highly site responsive built form character. Building heights are deliberately move off the periphery of the site to be consolidated in the core

and respond to the ridges and gullies across the site. The Village development height is stepped across the site providing a sensitive interface to existing residential areas.



6.15

Proposed Use and Ground Level Activation

Proposed Use and Activation

While the development is predominantly residential in use limited commercial, convenience retail as well as community uses are proposed in key locations to help support and compliment

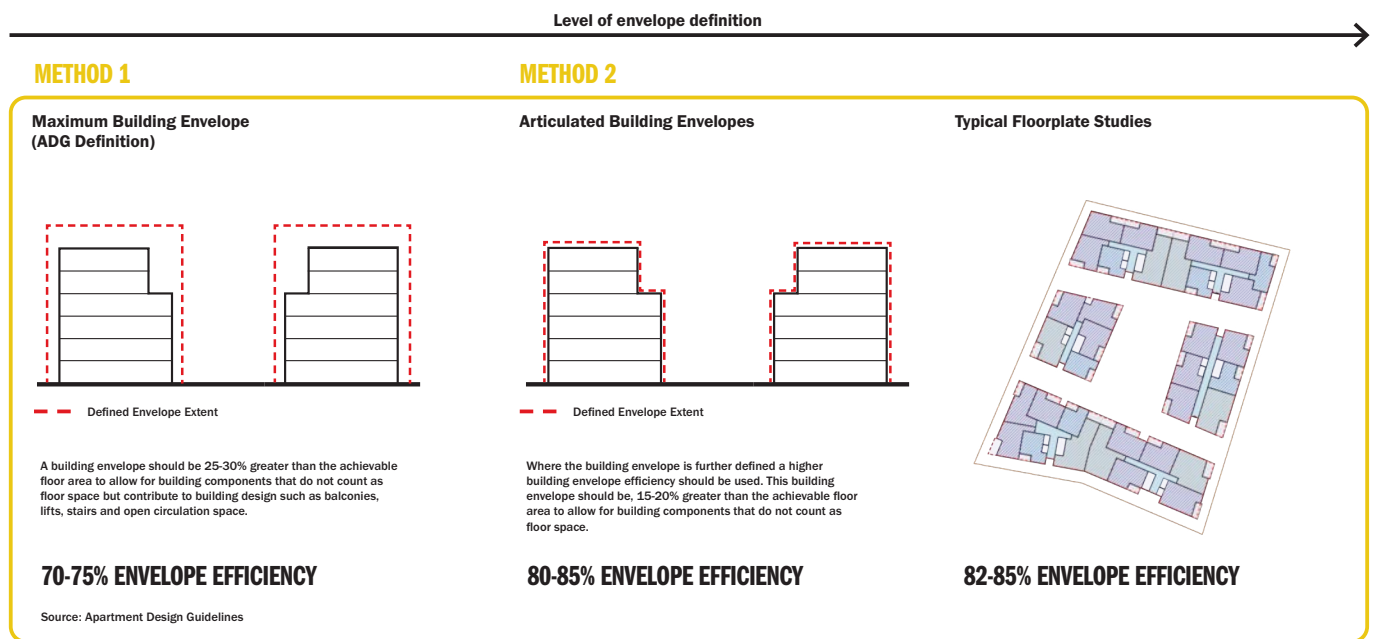
surrounding uses. Different types of active frontage is proposed within the development informing both the ground floor residential typology and location of commercial frontage to support a vibrant village atmosphere.



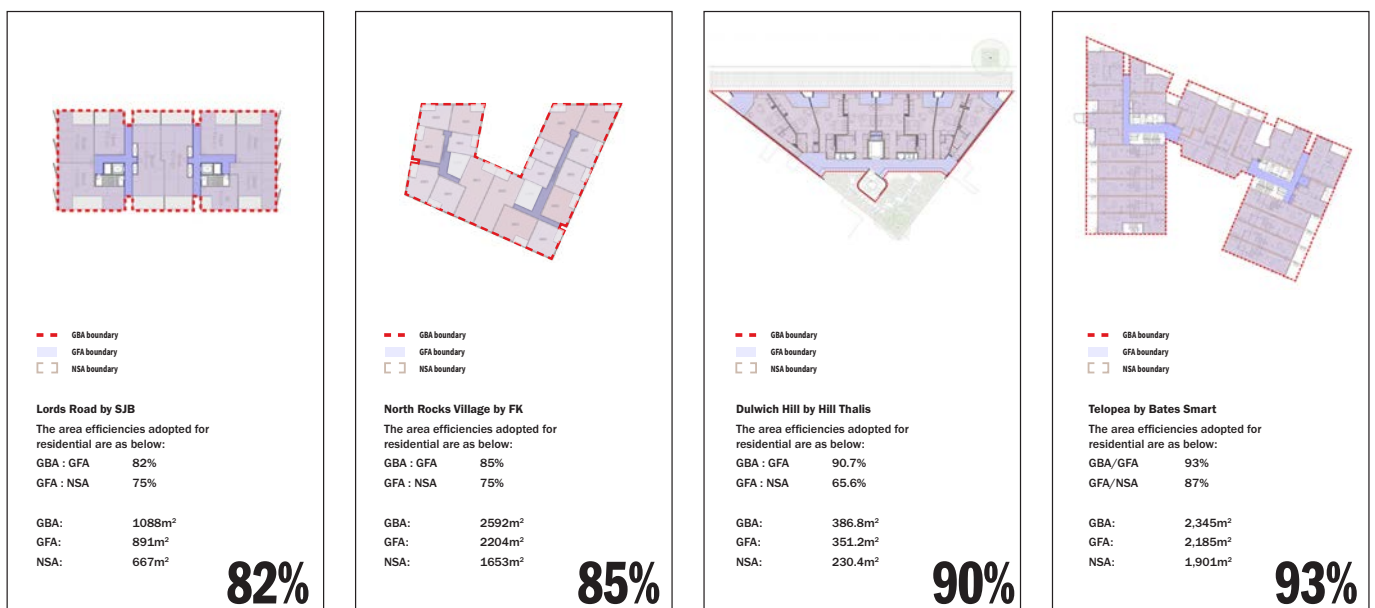
6.16

GFA Testing

There are a number of methodologies available to determine resultant floorspace. The application of these different approaches directly relate to the level of resolution of built form and therefore certainty around potential efficiency and translation from building envelope to achievable floor area can be calculated.



The following projects are provided as examples to benchmark the translation of GBA to GFA to NSA. The efficiency of buildings varies depending on height, extent of core and common facilities, general building quality, apartment mix and typology.



As can be seen given detailed apartment design higher efficiencies are able to be achieved than what has been adopted at this stage demonstrating a level of conservativeness. Based on testing increased residential apartment efficiencies could reasonably be achieved through detailed design.

The proposal seeks to deliver **a maximum Floor Space Ratio of 1.1:1 equivalent to 139,436 sqm GFA.**

Following the review of the test scheme iteration ("Option 1") by the Sydney Central Planning Panel on 21 March 2024, support was given to the maximum Floor Space Ratio of 1.1:1, while recommending that a maximum 3 Storey's to North Rocks Road be adopted.

In response to the above, the test scheme included in this report has been refined to incorporate this recommendation whilst still maintaining the ability to achieve the maximum Floor Space Ratio of 1.1:1 within its assumptions and structure.

The proposed master plan responds to all the recommendations made by the Panel and is consistent with the built form outcomes reviewed and supported.

The following table shows the efficiency assumptions applied to the test scheme against each method and the resultant overall site GFA. Both methodologies demonstrate the test schemes ability to achieve the maximum FSR of 1.1:1 within the benchmarked efficiency ranges through further design at DA stage.

Typology	Maximum Building Envelope (ADG)			Articulated Building Envelope (ABE)		
	Envelope Area	Efficiency	Floorspace	Envelope Area	Efficiency	Floorspace
Apartment	98,443	75%	73,956	89,285	82-83%	73,758
Under Building Townhouse	39,686	80-85%	32,741	39,686	80-85%	33,077
Attached Housing	14,012	90%	12,611	14,012	90%	12,611
Detached Housing	2,176	90%	1,958	2,176	90%	1,958
Aged Care	11,629	90%	10,466	11,344	90%	10,210
Community	4,993	85%-90%	4,405	4,993	85%-90%	4,405
Commercial	3,294	85%	2,800	3,294	85%	2,800
Total GFA			138,937			138,819
Site Area			126,751			126,751
Site FSR			1.10:1			1.10:1

Figures are indicative and provided for comparison. Final distribution may vary.

6.17

Preliminary Solar Analysis

A preliminary solar analysis has been carried out across the master plan to help test potential ADG and SEPP 65 compliance regarding solar amenity to residential apartment Types including aged care.

The master plan looks to support compliance by:

- Standardising block configurations and proposals to help allow apartment planning and site layout
- Seeking to deliver a majority of north south oriented apartments enabling greater solar access on the eastern and western façades.
- Minimising the number of pure south facing apartment typologies
- Minimising the amount of U-shaped buildings to assist in apartment layout design
- Integrating upper level setbacks to reduce solar overshadowing to other buildings and public areas.

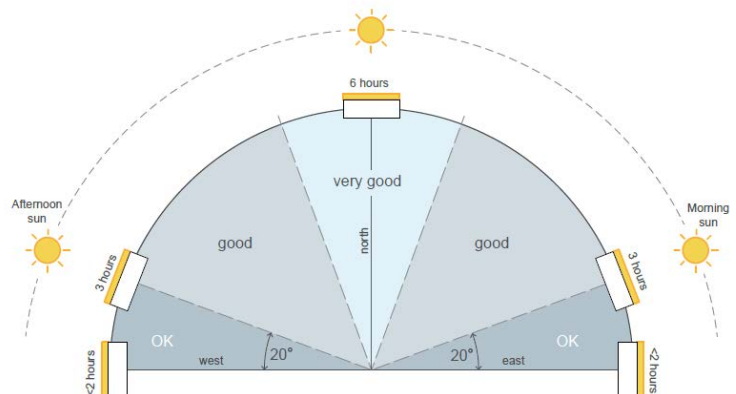


Figure 4A.1 The hours of sunlight that can be expected in mid winter are directly related to the orientation of the facade. This diagram shows the optimal orientation for habitable rooms and balconies
Note: An additional design and assessment tool is provided at Appendix 5 to assist in confirming the level of sunlight access to apartments

Solar access requirements

Source: Apartment Design Guide

Objective 4A-1

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

Design criteria

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

Block ID	Potential Compliance
A2	Capable of Complying
A3	Capable of Complying
A4	Capable of Complying
A5	Capable of Complying
A6	Capable of Complying
A7	Capable of Complying
A8	Capable of Complying
A9	Capable of Complying
A11	Capable of Complying
A13	Capable of Complying
OVERALL	Capable of Complying

Note:

Application to Residential Apartment Blocks only



Plan view of frontages

- Elevation able to achieve minimum 2 hours sunlight
- Partial elevation able to achieve minimum 2 hours sunlight
- Elevation unable to achieve minimum 2 hours sunlight

**MINIMUM OF 70%
APARTMENTS CAPABLE OF
RECEIVE A MINIMUM OF 2
HOURS SUNLIGHT.**

Solar Access to Built Form

(9am - 3pm June 21st)

Note:

The ADG and SEPP 65 compliance analysis is preliminary in nature and subject to further research and analysis, detailed design testing, rigorous and detailed ADG compliance assessment and client instruction on a site-by-site basis, and subject to negotiation and approval by the City of Parramatta, state and local design review and other planning and design approval processes.

6.18 Shadow Studies

Built form has been refined to enable sufficient access to sun light across the many public open spaces across the Village.



Shadow Study 21 June 9am



Shadow Study 21 June 10am

Key Findings

- The development will minimise any adverse overshadowing to adjoining properties. Building height and scale around edges of the site have been reduced to manage this.



Shadow Study 21 June 11am



Shadow Study 21 June 12pm

6.18 Shadow Studies



Shadow Study 21 June 1pm



Shadow Study 21 June 2pm



Shadow Study 21 June 3pm

Public Open Space - Solar Amenity Potential up to:

P1	6hrs
P2	6hrs
P3	5hrs
P4	6hrs
P5	4hrs
P6	6hrs
P7	<2hrs
P8	3hrs
P9	6hrs
P10	6hrs
P11	4hrs
S1	6hrs

Principal Part Communal Open Space (Apartment Sites) >2hrs 50%

A-1	Attached Product
A-2	Capable of Complying
A-3	Capable of Complying
A-4	Capable of Complying
A-5	Capable of Complying
A-6	Capable of Complying
A-7	Capable of Complying
A-8	Capable of Complying
A-9	Capable of Complying
A-10	Detached Product
A-11	Capable of Complying
A-12	Aged Care
A-13	Capable of Complying
A-14	Detached Product

Based on preliminary analysis the proposed master plan is capable of achieving required daylight amenity to the principal part of the communal open space and daylight amenity to surrounding open space areas.

Note:
The ADG and SEPP 65 compliance analysis is preliminary in nature and subject to further research and analysis, detailed design testing, rigorous and detailed ADG compliance assessment and client instruction on a site-by-site basis, and subject to negotiation and approval by the City of Parramatta, state and local design review and other planning and design approval processes.

6.19 Deep Soil Zones

The proposed North Rocks Village landscape approach is able to meet Council's requirements and retains large areas of bushland.

Additionally, surrounding open space areas and linear parks provide significant deep soil opportunities.

The site is capable of providing significant opportunity for deep soil and is consistent with the objectives of the ADG.



UP TO 30% OF TOTAL SITE CAPABLE OF DEEP SOIL

Category	Area	%
Northern Bushland Edge	14,432 sqm	11.3%
Oval	18,317 sqm	14.4%
Site Deep Soil Zone	8,933 sqm	7.1%
Boundary Setback	3,635 sqm	2.9%
Potential Zone for Future Investigation	4,301 sqm	3.4%

*Figures are indicative only. It is subject to further research and analysis, detailed design testing, rigorous and detailed compliance assessment and client instruction on a site-by-site basis.



Note:
The ADG and SEPP 65 compliance analysis is preliminary in nature and subject to further research and analysis, detailed design testing, rigorous and detailed ADG compliance assessment and client instruction on a site-by-site basis, and subject to negotiation and approval by the City of Parramatta, state and local design review and other planning and design approval processes.

6.20

Canopy Cover

The proposed design has deliberately responded to the existing mature trees on site.

Existing Canopy Cover



23%
EXISTING CANOPY COVER

Proposed Canopy Cover



40%

PROPOSED CANOPY COVER*

*Based on preliminary investigations and identified opportunity areas

6.21

Place Based Staging

COMMUNITY FIRST APPROACH

0-2 yrs ESTABLISH



2-5 yrs EMBED



HORIZON 1 - ESTABLISH OVAL AND SQUARE DESTINATION

The first horizon of delivery looks to establish the oval and village square to create a new community focus and destination within North Rocks. It also creates a future link from North Rocks Road to Baden Powell Place helping to give greater public connection through to the bushland to the north. Additionally it creates opportunity to continue to use parts of the facility through ongoing events and community uses. First phase develops community infrastructure.

HORIZON 2 - EMBED NORTHERN RESIDENTIAL NEIGHBOURHOOD

The second horizon of delivery looks to embed a key component of the future resident population within the site as the northern neighbourhoods are delivered. This looks to strengthen connections into the bushland areas to the north. The site still retains existing functions within the south of the site whilst enabling access to the northern areas.

The master plan looks to allow North Rocks Village to evolve and grow into its place through a series of place-led staging strategies that focus on establishing, embedding and maturing the site and its diverse communities. A sensitive approach to the surrounding areas will transition and deliver the Village in an authentic and considered way.

Through careful planning and staging EG intends to adaptively re-use certain existing buildings on an interim basis only, and also allow the existing North Rocks Rotary Markets to continue operation within the existing carpark (hardstand) areas and nearby buildings until such time as the village square and oval precinct are fully operational.

5-9 yrs GROW



HORIZON 3 - GROW NORTH ROCKS ADDRESS AND STRUCTURE

The third horizon looks to complete the frontage to North Rocks Road and delivery of additional housing product along the eastern edge of the site forming the completed structure of the master plan.

9+ yrs MATURE



HORIZON 4 - MATURE NORTH ROCKS LOCAL CENTRE

The final horizon looks to respond to and enhance future growth and connectivity between the North Rocks Shopping Centre Precinct and the surrounding neighbourhood areas as the Site catalyses the maturing of the Local centre and connects the surrounding uses.

*Indicative Staging Only

URBAN COMPATIBILITY TEST



Artists Impression - Detached Housing on eastern portion of site (Source: FK Architects)



7.1

Urban Compatibility

The refined master plan has been developed with reference to key criteria within the Urban Capability Test. To support this, a comprehensive local character assessment has been undertaken, including a detailed analyse of the relationships with the surrounding neighbourhood context.

Underpinning this assessment is the recognition of the site within the nucleus of a Local Centre. The enhancing of the local centre is an important strategic driver for the creation of the North Rocks Village.

The immediate neighbour to the south is the North Rocks Shopping Centre precinct, which, together with the close proximity of schools and transport nodes, serve to support the role of this location as the heart of the North Rocks community.

The master plan responds to this context and builds upon the positive existing conditions to create a design that is compatible with the local place qualities.

An Urban Capability Test assess compatibility across a range of categories:

- _ Land use
- _ Urban interface and centre
- _ Neighbourhood character
- _ Community uses
- _ Bushland character
- _ Development grain and pattern
- _ Built form scale
- _ Transport network



A comprehensive visual impact assessment has been undertaken to illustrate the limited exposure of the proposed development on the surrounding community. There are overlays of the proposed development on views from local vantage points around the site.

On the basis of this analysis, it is demonstrated that:

- _ The proposed residential and mixed land use is entirely consistent with the surrounding context and the role of this location as the Local Centre for North Rocks;
- _ That the built form and landscape has been designed and refined with sensitivity to the surrounding local character;
- _ The proposal will have low impact from all residential vantage points; with greatest visibility from North Rocks Road as it establishes the arrival at the Local Centre.
- _ The master plan will significantly expand the availability of public open space and enhance the green nature of the locality;
- _ The proposed development will not have a detrimental impact on local character due to the orientation and

location of the site; and

_ Due to the diversity of housing and reduction of built form scale on the periphery of the site the proposal provides a compatible interface with the adjoining areas.

Importantly, another strategic driver has been the detailed input provided by the City. The comments have formed the foundation for design refinement and an authentic sense of place.

Overall the proposed development provides an appropriate balance between creating a compatible interface with the existing community while also achieving the strategic objectives of government for both 'local centres' and the 'missing middle'.

The proposal reflects a vision of sustainable Australian Village within the greater Sydney metropolitan area.



7.2

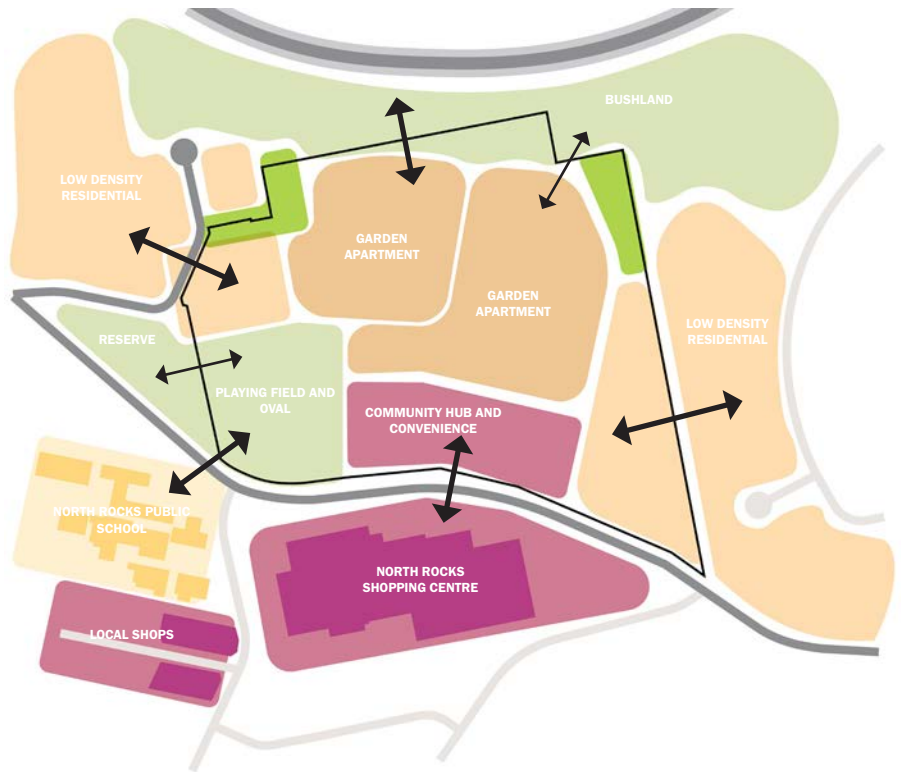
Urban Compatibility

Compatible Landuse

The proposal seeks to deliver land uses that are consistent within the surrounding area. The configuration and location on the site provides complimentary relationships that aim to contribute positively to the character and functions within North Rocks Local Centre.

Specifically these include:

- Residential typologies of a similar scale to the surrounding residential areas on the western and eastern edges of the site.
- Integration of bushland character from the land to the north carried through the site to support garden apartment typologies.
- Civic and community functions located adjacent to North Rocks Road to help support the existing Local Centre and North Rocks Shopping Centre.
- The location of the Oval and sports facilities are located on the south western corner giving it close proximity to North Rocks Public School.
- Additionally any new uses and functions have been provided such that they compliment and contribute to the surrounding North Rocks area.



Three storey development at the corner of East Village



Two storey development along eastern boundary

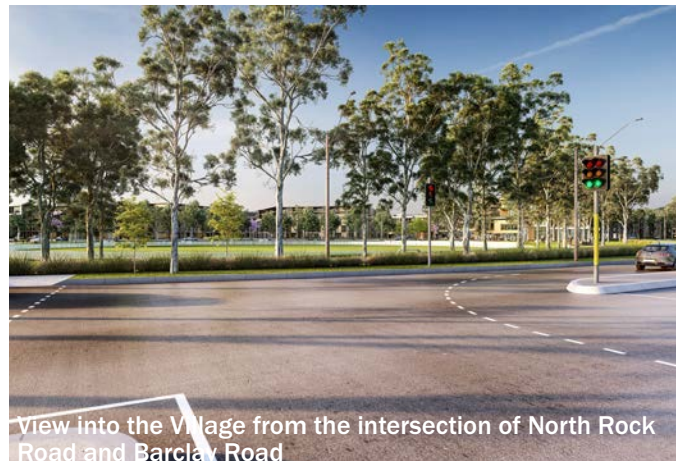
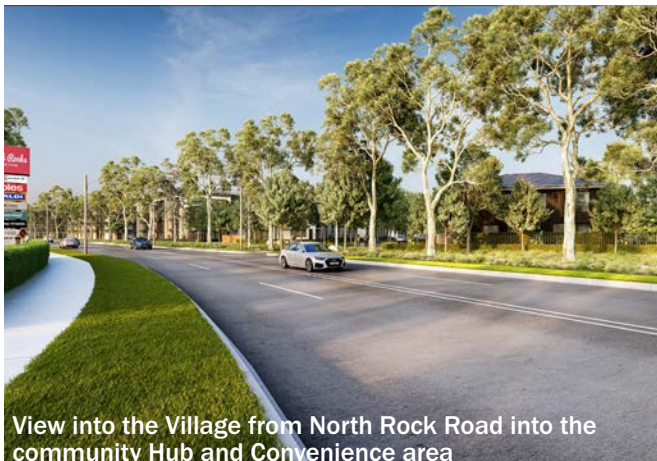
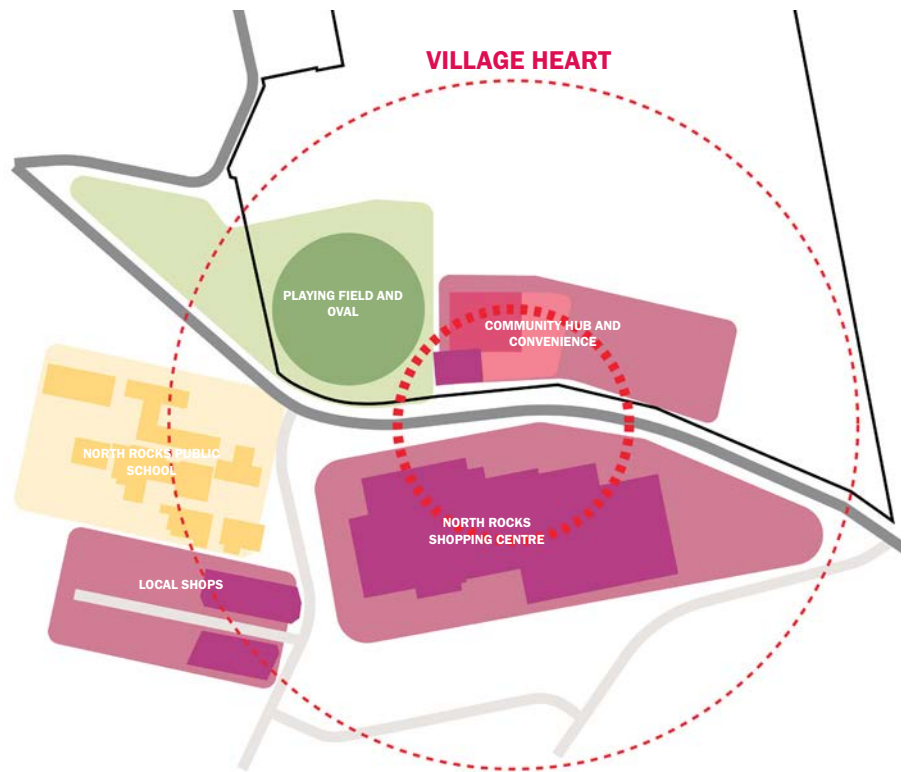
7.3 Urban Compatibility

Compatible Urban Interface and Centre

The proposal looks to positively contribute to the existing Local centre by providing complimentary functions and relationships to better define the Local Centre as a diverse destination for the North Rocks Community.

It seeks to achieve this by:

- Strengthening the purpose of the Local Centre within North Rocks as a key destination for the community.
- Establish a village identity for the Local Centre.
- Built form that helps to announce the centre with an appropriate built form to define a destination along North Rocks Road.
- Provide a diverse mix of functions to create an activity hub that is able to support a variety of users and age groups.



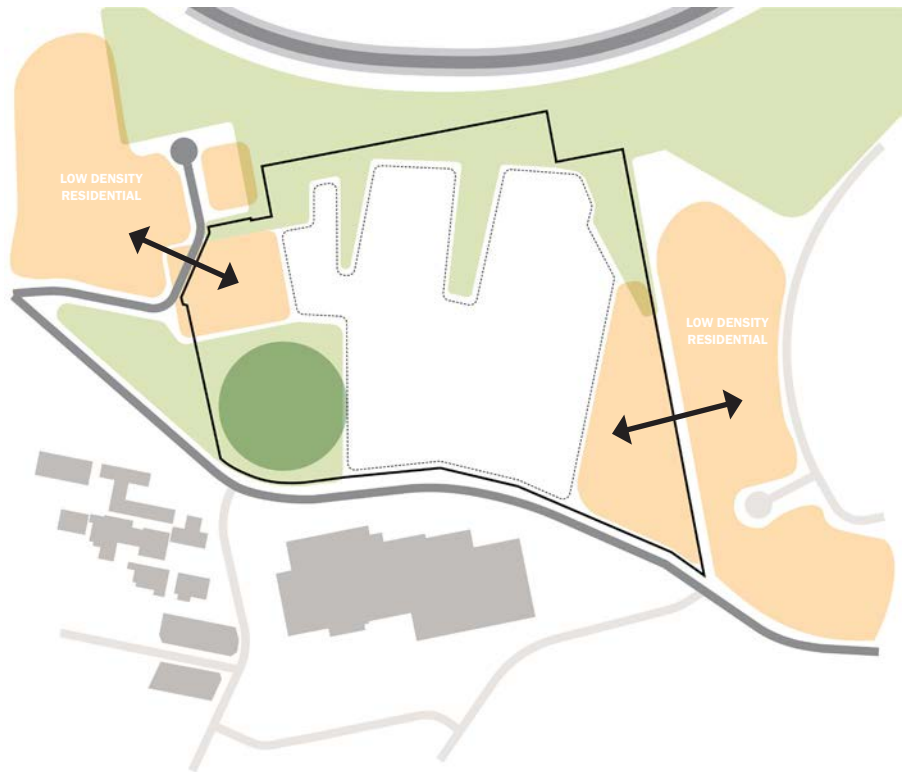
7.4 Urban Compatibility

Compatible Neighbourhood Character

The proposal seeks to deliver a compatible neighbourhood character that relates to the surrounding residential areas.

It achieves this by:

- Providing similar residential typologies both the western and eastern peripheries of the site.
- Ensuring a consistent scale of built form is delivered.
- Consider providing similar material palette and colours to existing housing types.
- Integrating the landscape elements to blur the site boundary and edges to the adjacent residential areas.



Example of surrounding residential housing



Two storey development within the Village

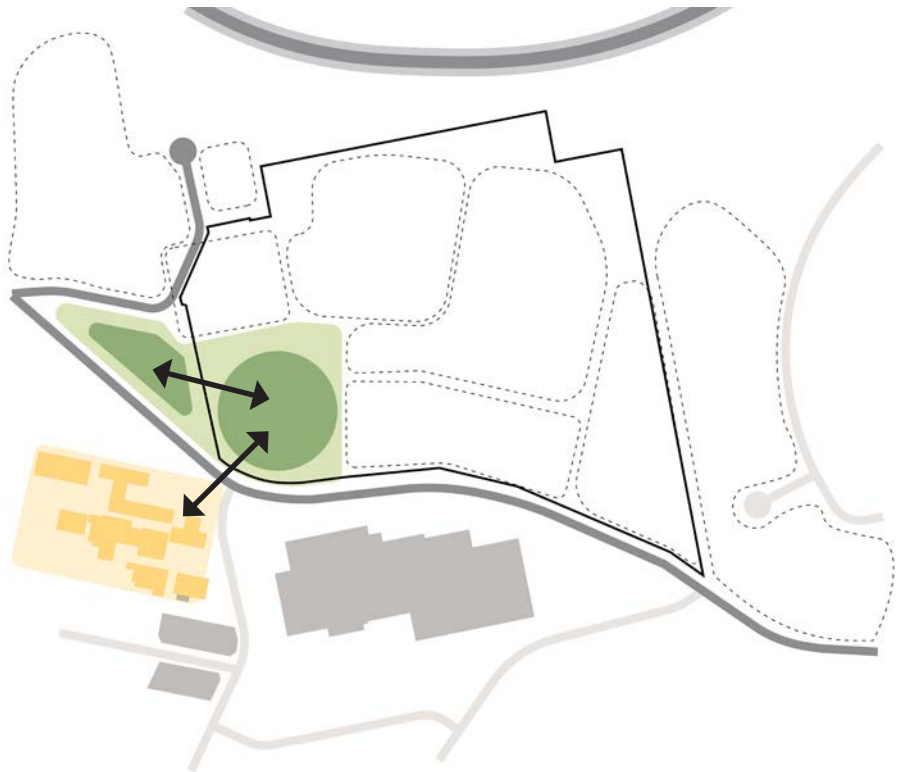
7.5 Urban Compatibility

Compatible Community Uses

The proposal seeks to provide additional community infrastructure in a location which can best support the existing community areas.

These include:

- The location of the playing field on the south western corner of the site to provide improved public visibility and accessibility.
- Building on the close relationship to existing schools such as North Rocks Public School, Muirfield Highschool, and existing Scout Halls.
- Improvement of existing pedestrian crossings in these key locations to improve pedestrian movement and safety into the site.
- Co-located community square that enables community events.



View from the new community square across the site



Enhanced convenient pedestrian access from the Village to local schools

7.6

Urban Compatibility

Compatible Bushland Character

The proposal seeks to celebrate and draw on the bushland character to define its place in an establish area of North Rocks.

It achieves this by:

- Opening up the northern boundary through the introduction of green corridors which connect this landscape with the site.
- Creating a presence of this landscape deep within the site to manage scale and containment.
- Integration of the external open space with the internal open space structure to seamlessly connect the development with the natural setting.
- Ensuring clear view lines from North Rocks Road through the site to these areas of bushland environment.



View from the edge of the oval looking into the Village



The local park aligned with the key north-south movement corridor

7.7

Urban Compatibility

Key Findings

- There is only a 1% difference in existing and proposed while the masterplan will deliver far greater benefit to the North Rocks Centre in terms of housing and community benefit

Compatible Development Grain and Pattern

The proposal seeks to integrate the existing structure of the site as a foundation for its layout whilst delivering consistent block proportions that can be found in the surrounding residential areas as identified within the local character assessment.

Key elements include:

- Retention of primary road structure within the existing site.
- Providing block layout and proportions that are consistent with the surrounding neighbourhood area.
- Breaking down the extent of built form through mid block links and building separations.
- Providing a consistent site coverage compared to the existing internalised development.
- Opening up the site with a high level of permeable areas - including movement networks and public spaces.

Existing Site

36%

Site Cover
(Buildings, Streets,
Carparks)

64%

Green space
(0% publicly accessible)



Proposed
Master Plan

37%

Site Cover
(Buildings, Streets,
Carparks)

63%

Green space
(34% publicly
accessible)



*Based on preliminary investigations



View of residential development from east-west street

7.8

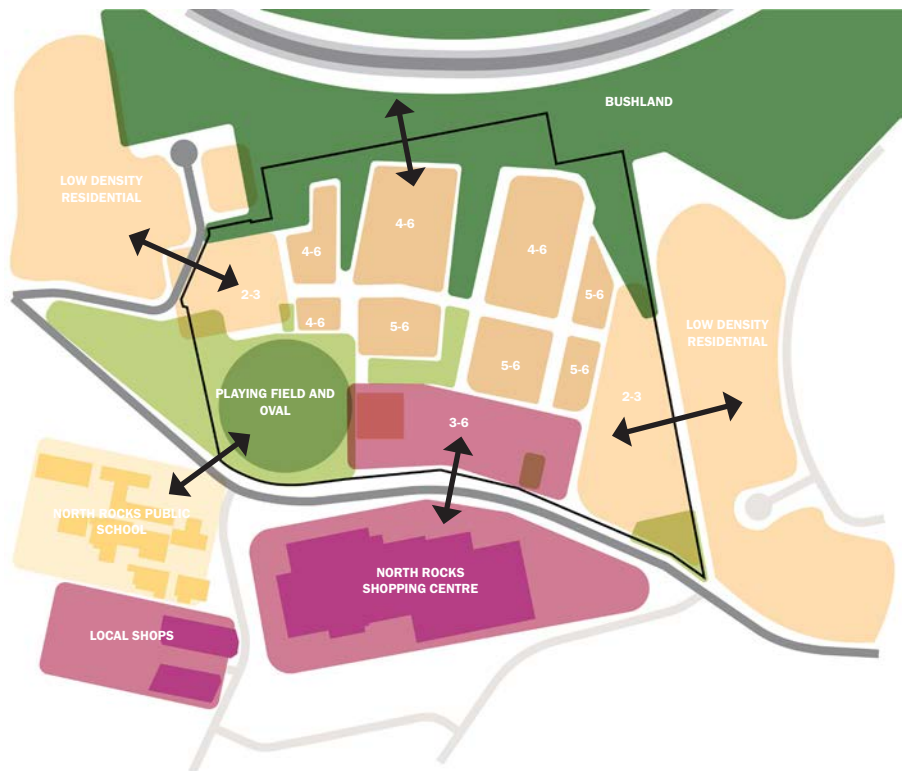
Urban Compatibility

Compatible Built form Scale

There has been a layered and contextual response to the site that integrates it into its surrounding area from a built form, landscape and community function outcomes and character standpoint. The result is a development that is outward facing creating an authentic positive contribution to both the North Rocks Local Centre but also the surrounding residential and natural areas.

The design delivers:

- A responsive visual catchment that carefully considers the sites scale and built form from a variety of key locations.
- A considered distribution of scale in direct response to these visual catchments and interface areas
- A complex response to built form and street walls that manage scale at the street scale whilst providing additional amenity at both the street level but for residents alike.
- It acknowledges the scale of the surrounding development areas and utilises the scale of the site and open space areas as a way to transition built form and residential typologies across the site.
- 2 and 3 storeys 'precincts' are proposed within the eastern and western interface areas of the site to ensure compatibility with existing built form character



Site Sections

The master plan built form looks to transition scale towards existing residential areas whilst defining a clear address against North Rocks Road as a future Local Centre.

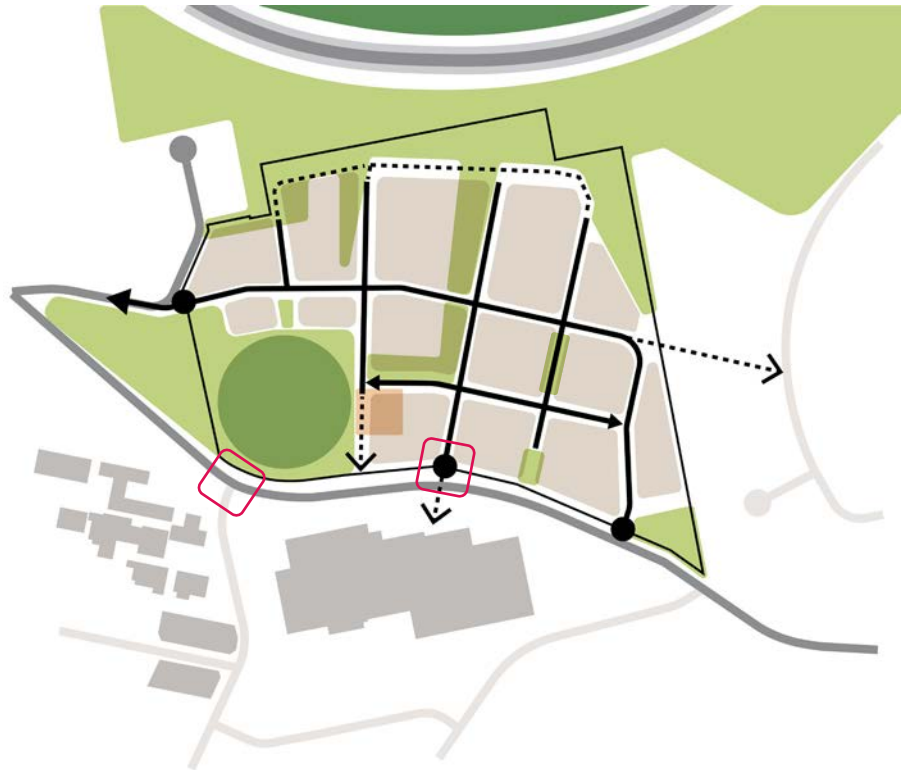
7.9 Urban Compatibility

Compatible Transport Network

The design reflects a street network that is clear, structured and provides legibility. It responds to key surrounding connections and signalised intersections to effortlessly connect into the surrounding street network.

Key elements considered include:

- Improved connections to key transport nodes (2 stops and shelters) at frontage of site along North Rocks Road, in addition to improved off-site connection to M2 Express Bus Interchange along Barclay Road
- Consideration and coordination with the main signalised intersection to the North Rocks Shopping Centre.
- Response to existing road structures within the site
- Create a clear movement hierarchy that enables movement through the site.
- Creating multiple connection points to manage traffic pressure across the site.
- An approach to the street types that responds to the public domain strategy for Parramatta to provide streets that are consistent with the broader area.
- Improved cycle connections to surrounding networks.
- Improved safer pedestrian crossing environment to District shopping centre opposite site - across North Rocks Road

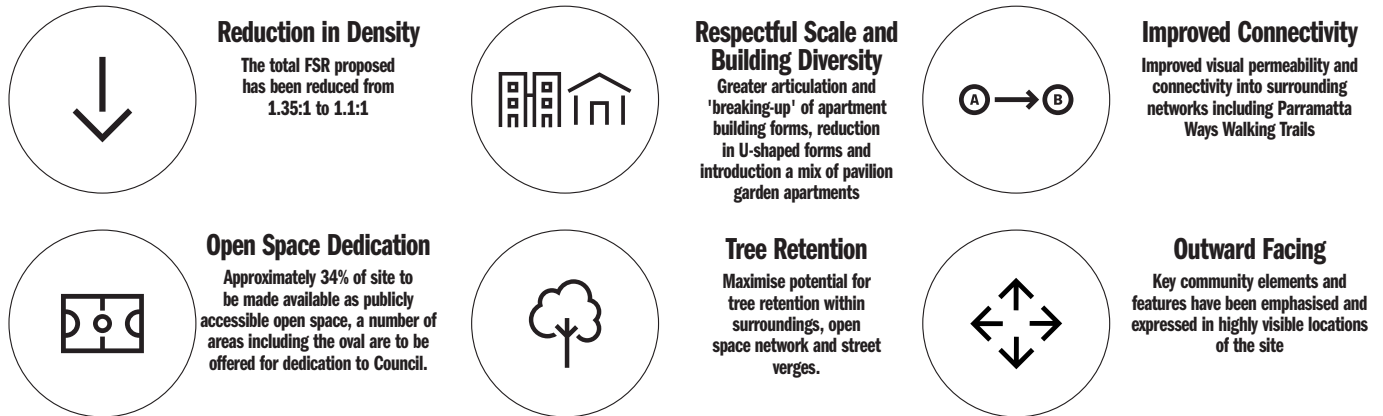


Clear integration of pedestrian movement within street network

7.10

Summary of Master Plan Response to Council Review

Key changes



Urban Design Response

1 Built form and Scale

- More compact building footprints improves access to common open areas and residential amenity outcomes;
- Revised block layouts allowing for reduced building length and depths as well as increased building separation;
- Building footprints are orientated to maximise solar access and minimise privacy impact; and
- Setback relationships tailored to respond to the street typology and desired sightlines.
- Increased lot sizes and low scale development along the eastern site edge provide a more compatible response to the adjacent subdivision pattern

2 Landuse and Mix

- The grain and orientation of built form responds to site edge conditions to enhance the sense of transition from surrounding areas;
- The alignment and orientation of building footprints provides improved spatial definition and containment to the streets, providing a residential address and activation to all streets and other public areas;

3 Character and Identity

- Balanced streetscapes as requested by Council;
- A visual connection between the civic hub, North Rocks Road and the existing centre;
- Perimeter built forms along the southern site boundary to respond to the location of the existing centre;



4 Landscape Amenity

- Generous landscape corridor elements as a key structural component of the plan. The public parkland corridors facilitate direct view lines to key destinations within and outside the subject site;
- Parkland corridors enhancing public domain amenity and the landscape presence across the site
- The parkland corridors contribute to the character of individual streets, introducing separation and relief between urban blocks;
- An increased area retained as bushland zone at the northern end of the site with further capacity for tree retention and separation from the M2
- A public street edge to the recreational bushland areas to the north and other public parks

5 Connectivity and Permeability

- A simplified and more legible street structure;
- Increased portion of through-streets creating a more permeable structure plan
- Fewer streets and more suitable urban block proportions;
- The revised street alignments respond to the existing topography;
- Capacity to accommodate a potential future connection to the east subject to topographical constraints
- Streets are orientated to capture bushland views, maximising sky exposure and solar access;
- Permeable block arrangements with reduced building lengths and improved visual connectivity across the blocks and from neighbouring areas
- The street hierarchy strengthened in response to the network connection points and the desired character of the sub-neighbourhood areas;

7.10

Summary of Master Plan Response to Identified Council Issues



Development area

Refined Master Plan:

34% Open Space

23% Street Area

43% Developable Area

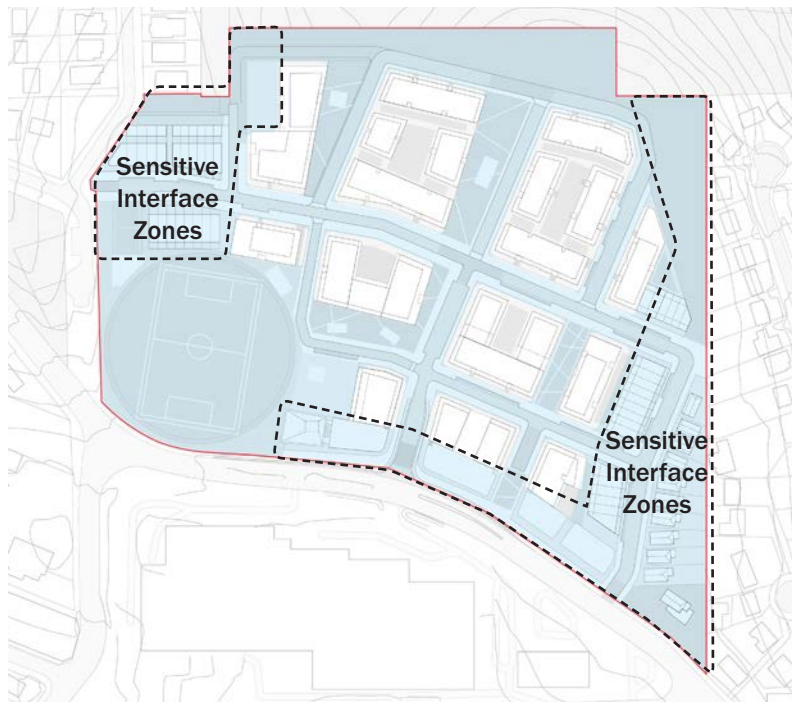
Council's Proposal:

35% Open Space

25% Street Area

40% Developable Area

There is strong alignment between the Council proposed master plan and the refined master plan.



Area of site containing 3 storeys or less

Total area of site 3 storeys or below
= 96,474 sqm or 76% of total site area

Areas of higher development intensity have been located within the core of the site and setback from existing residential development.



Open Space Area:

Approx. 43,280 sqm
or
34% of total site area
23% open space (excluding
bushland)

- Bushland Area
- Pocket Parks and Community Garden
- Linear Park Elements
- Oval and Square

Open Space Type	Area (Sqm)	Proportion of Site (%)
Sports Oval and Multifunctional Court	18,317	14.5%
Northern Bushland Interface	14,432	11.4%
Linear Open Space	5,907	4.7%
Village Square	1,600	1.3%
Resident Pocket Parks	1,097	0.9%
Community Garden/Park	1,929	1.5%
Total	43,282	34%

* Figures are indicative only. It is subject to further research and analysis, detailed design testing, rigorous and detailed compliance assessment and client instruction on a site-by-site basis.

7.11

Key Structure Plan Principles

Control Framework

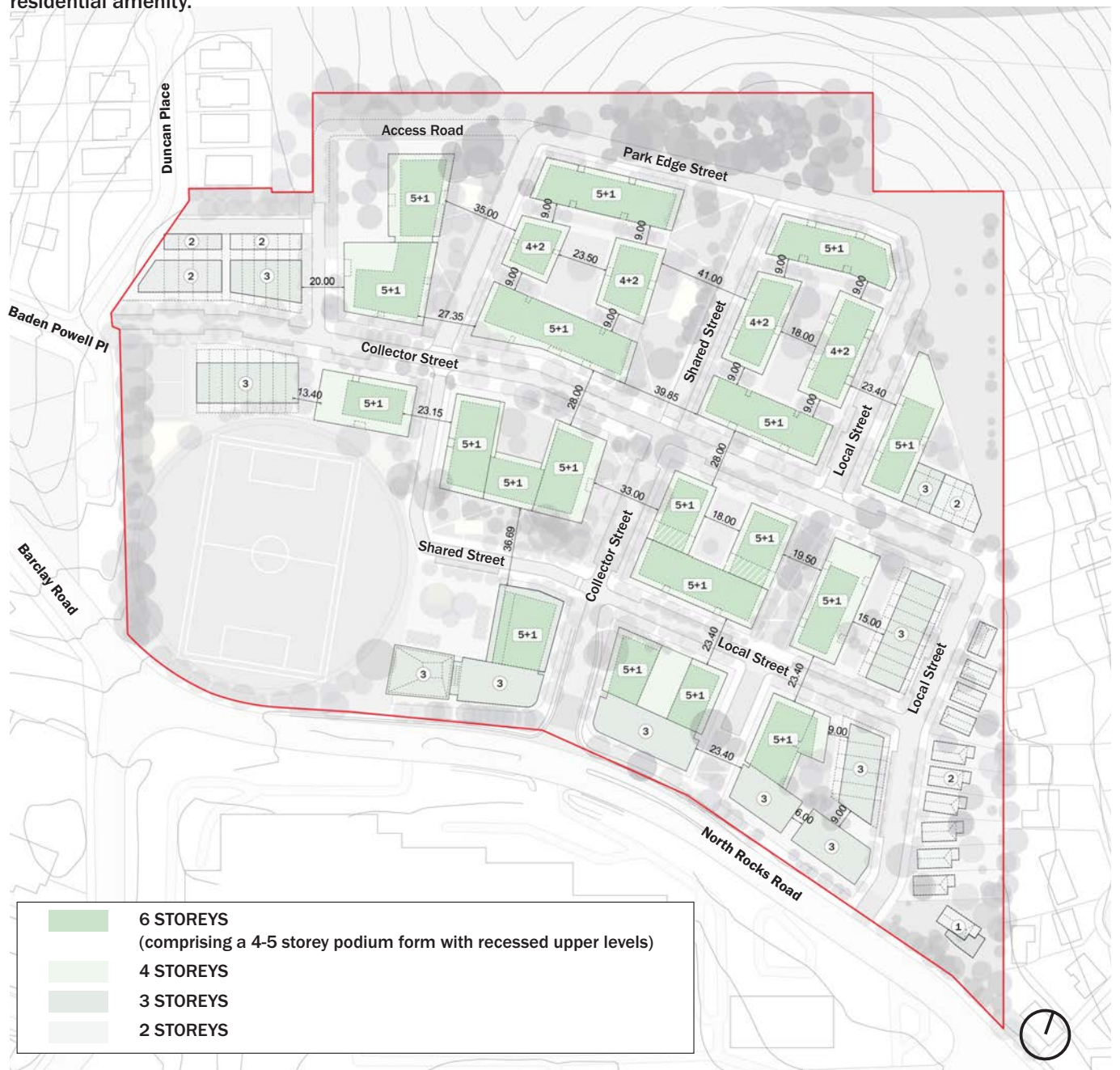
Building Separation

As the height of certain buildings increases to 5-6 storeys, of development increases so does the separation between structures. This design feature preserves an open sky and enhances both community and residential amenity.

Building Heights

Detailed analysis of the proposed built form has created a highly site responsive built form character. Building heights are deliberately move off the periphery of the site to be consolidated in the core

and respond to the ridges and gullies across the site. The Village development height is stepped across the site providing a sensitive interface to existing residential areas.

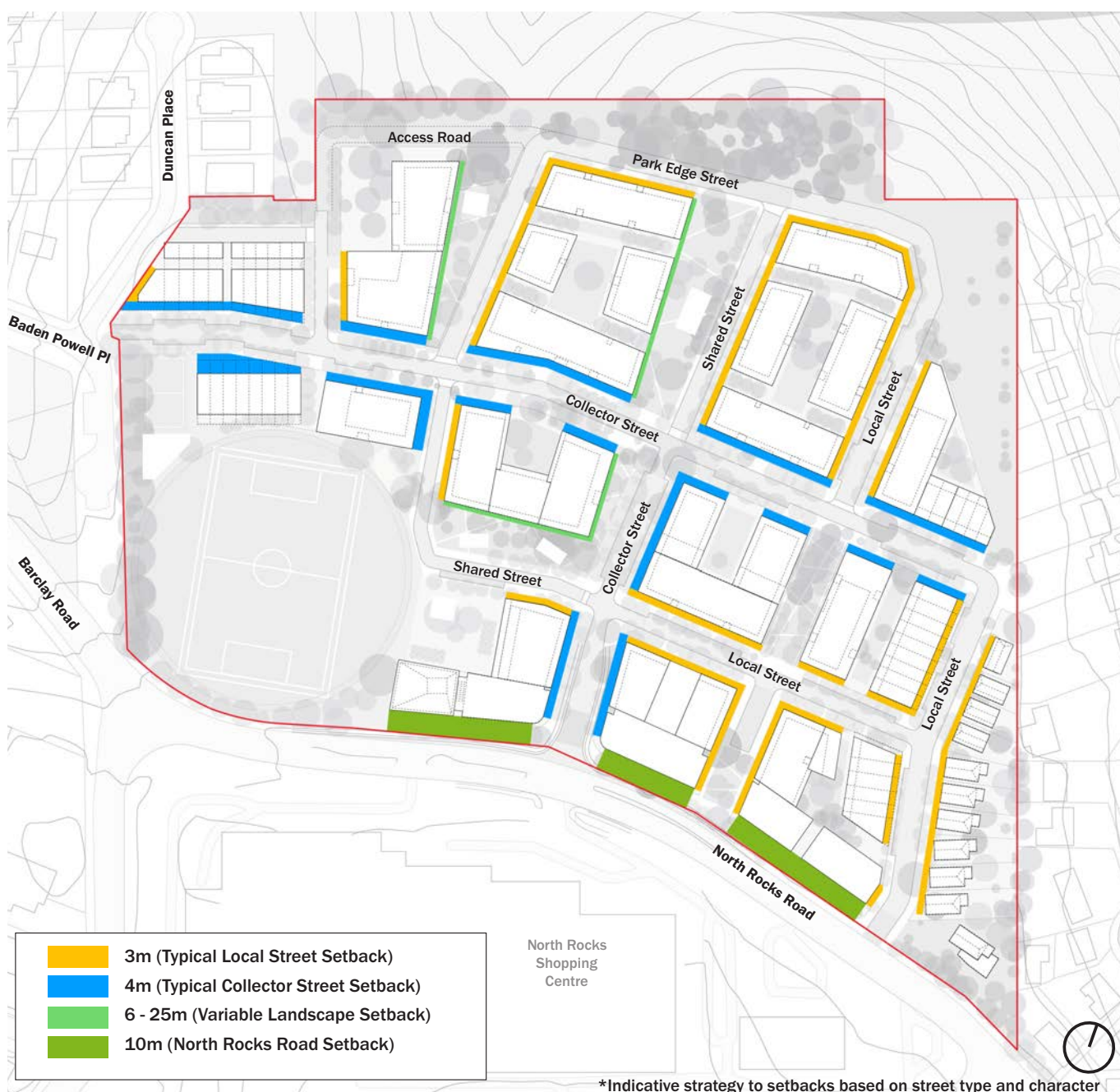


Building Setbacks

A variety of setbacks have been provided across the development blocks within the site to respond to the hierarchy of the street network and create additional opportunity for landscape.

A typical range of between 3m and 4m has been provided with significant additional landscape setbacks enabled by the introduction of the linear green spaces throughout the master plan.

A typical 10m setback has been provided for development adjacent to North Rocks Road.



7.11

Key Structure Plan Principles

Control Framework

Proposed Use and Activation

While the development is predominantly residential in use limited commercial, convenience retail as well as community uses are proposed in key locations to help support and compliment

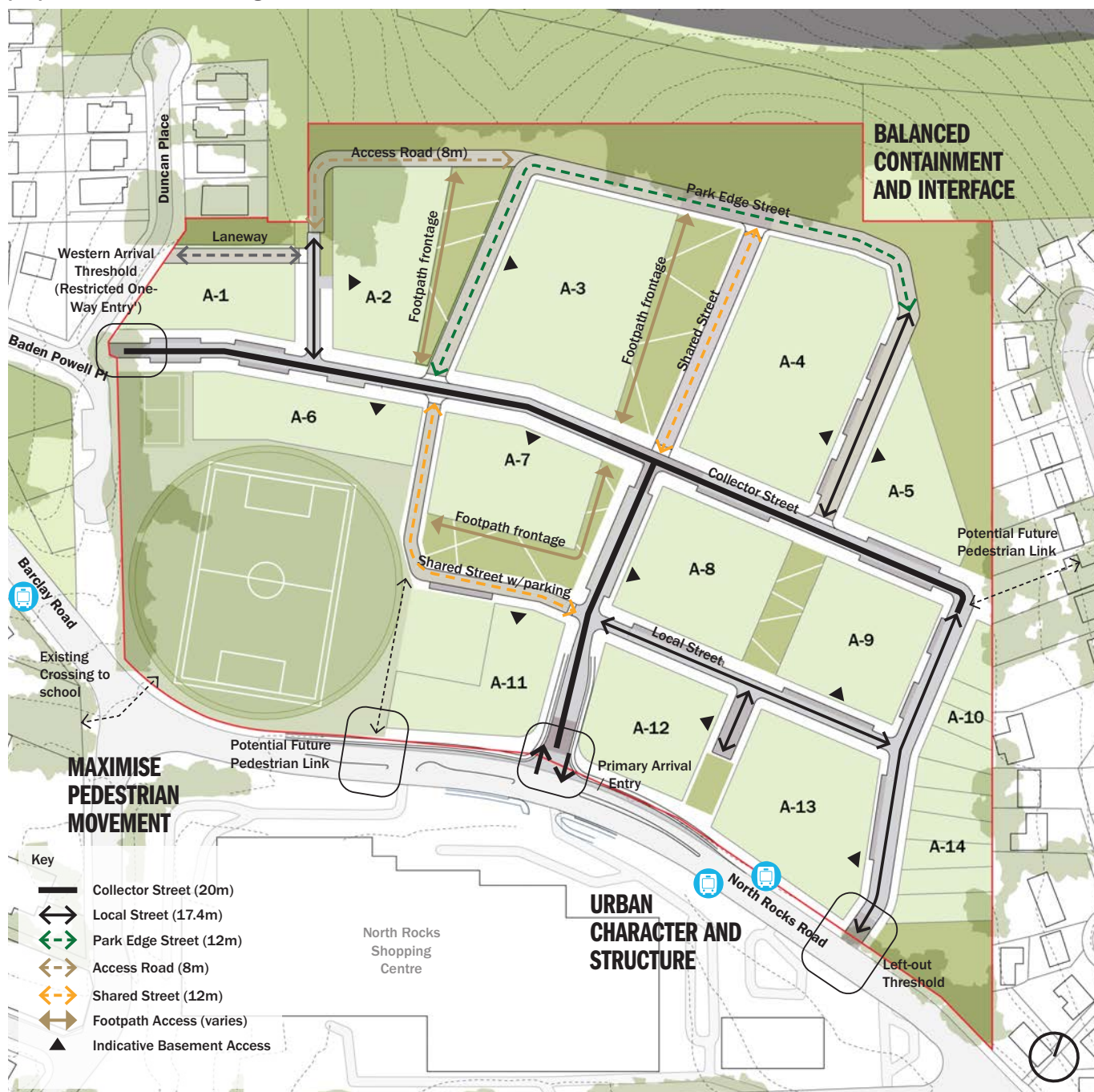
surroundng uses. Different types of active frontage is proposed within the development informing both the ground floor residential typology and location of commercial frontage to support a vibrant village atmosphere.



Street Network

The amended street structure is informed by the recent context analysis seeking to deliver increased permeability, more regular block proportions and terminating bushland

vistas. Street width is proportionate to the existing road network.



7.11

Key Structure Plan Principles

Control Framework

Proposed Open Space Framework

The arrangement of open space is guided by existing environmental constraints i.e. tree retention, drainage and topography. The geometry and orientation of the landscaped corridors are configured

to maximise solar access. The landscape and parkland corridors have the capacity to contribute significantly to the public amenity for key internal streets.

Approximately 34% or 1/3 of the site will comprise publicly accessible open space including active and passive parkland.



* Figures are indicative only. It is subject to further research and analysis, detailed design testing, rigorous and detailed compliance assessment and client instruction on a site-by-site basis.

Indicative Tree Retention and New Planting

Effort has been made to identify and locate open space, amenity as well as street alignments such that existing vegetation can be retained and integrated into the development. The retention of these established trees

within the site will bring a sense of scale and maturity to the landscape.



*Based on preliminary investigations and identified opportunity areas





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