

Exhibition of Planning Proposal at 361-365 North Rocks Road, North Rocks (PP-2021-3409)

The planning proposal seeks to rezone 361-365 North Rocks Road, North Rocks to facilitate a mixed-use residential development with open spaces and affordable housing.

Site description

The site is located at 361-365 North Rocks Road, North Rocks and comprises of one lot (Lot 3001 DP 1115866). The site has an area of approximately 126,700m² and is zoned R2 Low Density Residential zone. The site is currently occupied by several roads and buildings associated with Next Sense (formerly the Royal Institute for Deaf and Blind Children). The site is located directly opposite North Rocks District Shopping Centre and 5.7km north of Parramatta Station.



Figure 1 - The site outlined in red (Source: Nearmap January 2025)

Fact sheet

What the planning proposal will do

The planning proposal seeks to amend the Parramatta Local Environment Plan (LEP) 2023 to facilitate the redevelopment of the site at 361-365 North Rocks Road, North Rocks to provide for a mixed-use residential development including:

- buildings ranging in height from 2 to 6 storeys;
- approximately 560 apartments, 225 townhouses and 10 detached dwellings;
- seniors housing including 130 independent living units and an approximately 100 bed aged care facility;
- approximately 16 dwellings for the purposes of affordable housing;
- 34% of the site area (approximately 4.3ha) as publicly accessible open space;
- up to approximately 4,400sq.m of multi-purpose community spaces and facilities; and
- up to 2,800sq.m of commercial floor space for restaurants, cafes and medical centre uses.

More information about the proposal can be found on the NSW Planning Portal at www.planningportal.nsw.gov.au/ppr/under-exhibition/361-365-north-rocks-road-north-rocks

What is a planning proposal?

A planning proposal (or “PP”) explains the intended effect of a proposed LEP or proposed amendments to an LEP. It describes the intended outcomes and proposed LEP provisions, identifies and addresses the potential impacts that the changes may have and provides justification for making the LEP.

A planning proposal is a key part of the LEP making process because it describes how a new or amended LEP will ‘give effect’ to strategic and site-specific planning outcomes. It is the first step in making the statutory link between strategic plans and planning controls which apply to development.

Note: Any physical development of the land occurs under separate planning processes.

What is a Local Environment Plan (LEP)?

An LEP provides a statutory framework for the way land can be developed and used.

An LEP contains land use zones which establish where residential, commercial, recreation and other uses can occur. It has development controls for buildings and land, including controls for maximum building heights, floor space, subdivision, and lot size.

LEPs also include provisions which address local matters, hazards, and constraints, such as flooding, protection of biodiversity, heritage conservation, or land that is being reserved by the government to build more public infrastructure in the future.

An LEP is made under the *Environmental Planning and Assessment Act 1979*.

What are the Council's, the Sydney Central City Planning Panel (Panel) and the Departments role in the process?

The Council's role for this planning proposal

This planning proposal was originally submitted to the City of Parramatta Council in June 2021. On 28 November 2022, Council resolved not to support the planning proposal. The Proponent subsequently lodged a rezoning review request for the proposal, which resulted in the Panel supporting the progression of the proposal to Gateway determination, subject to conditions, on 3 November 2023, and appointing itself as the planning proposal authority (PPA). Council is now considered a key stakeholder and will be consulted as part of the public exhibition.

In light of the planning proposal's progression to public exhibition, the proponent is also working with City of Parramatta Council to negotiate the terms of a Voluntary Planning Agreement (VPA) and prepare a site-specific Development Control Plan (DCP) to support the proposal. The VPA with Council is intended to be a mechanism to provide a range of public benefits including a full sized oval construction with embellishment and dedication of affordable housing. The site-specific DCP will provide supporting objectives and guidelines for development. Council has advised that the exhibition of the DCP and VPA will occur separately to the planning proposal. The Panel and the Department of Planning, Housing and Infrastructure do not participate in the development and adoption of these documents.

Sydney Central City Planning Panel's role for this proposal

The Sydney Central City Planning Panel acts as the independent body in rezoning reviews within the City of Parramatta Local Government Area. Given Council did not support the progression of the planning proposal, the Panel was requested by the proponent to review the rezoning request, who also resolved not to support the planning proposal.

In November 2023, the Panel determined that the proposal demonstrated strategic and site-specific merit and should proceed to Gateway determination, subject to conditions. The Panel was appointed as the Planning Proposal Authority and is therefore responsible for preparing the package of planning proposal documents for public exhibition and running the public consultation. The Panel will consider public submissions on the planning proposal prior to making a decision about whether the planning proposal should proceed to finalisation.

The Department's role for this planning proposal

The Department assesses and guides planning proposals through the LEP making process. This includes active management of the planning proposal through the LEP making process, issue resolution, and finalising the LEP (if the Minister is the local plan-making authority).

On 08 August 2024 the planning proposal was submitted to the Department for Gateway determination. An assessment of the proposal was undertaken, and a Gateway determination was issued on 21 October 2024 stating the proposal should proceed subject to the conditions, including the public exhibition of the proposal.

A final assessment of the planning proposal will be undertaken by the Department after the public exhibition. At this stage further amendments may be made to respond to matters raised by community

Fact sheet

members or public authorities. The Department is the local plan-making authority and will determine if the LEP amendment will be made.

How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/361-365-north-rocks-road-north-rocks

Your submission must be lodged by 5pm on 10 April 2025 and must include:

- if the submission relates to the planning proposal
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the *Privacy and Personal Information Act 1998*.

We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published. If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission. Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

Who should I direct my Planning Proposal inquiries to?

For questions relating to the planning proposal, please contact the Planning Proposal Authority team on planningproposalauthority@dphi.nsw.gov.au.

What is a Planning Proposal Authority (PPA)?

In the planning proposal process, the PPA is responsible for preparing the package of planning proposal documents and submitting them to the Department for a Gateway determination.

A Gateway determination is an approval required before the proposal can proceed to public exhibition. This approval is usually subject to conditions.

The PPA is responsible for satisfying the conditions of the Gateway determination, public exhibition of the planning proposal, and moving to finalisation.

An alternate PPA may be appointed under certain circumstances, where directed by the Minister. As the planning proposal is the result of a rezoning review the Sydney Central City Planning Panel is the Planning Proposal Authority and the Department will be the Local Plan-Making Authority.

What is a Local Plan-Making Authority (LPMA)?

The LPMA is the authority responsible for making the LEP as identified by the Gateway determination. This may be the Minister (or delegate) or the relevant council. The LPMA undertakes the statutory functions in making the LEP.