

The logo consists of the letters 'EG' in a bold, white, sans-serif font, followed by a vertical orange line.

Rezoning Review North Rocks Village

361-365 North Rocks Road, North Rocks

September 2023

GMU

Hassell

Mecone

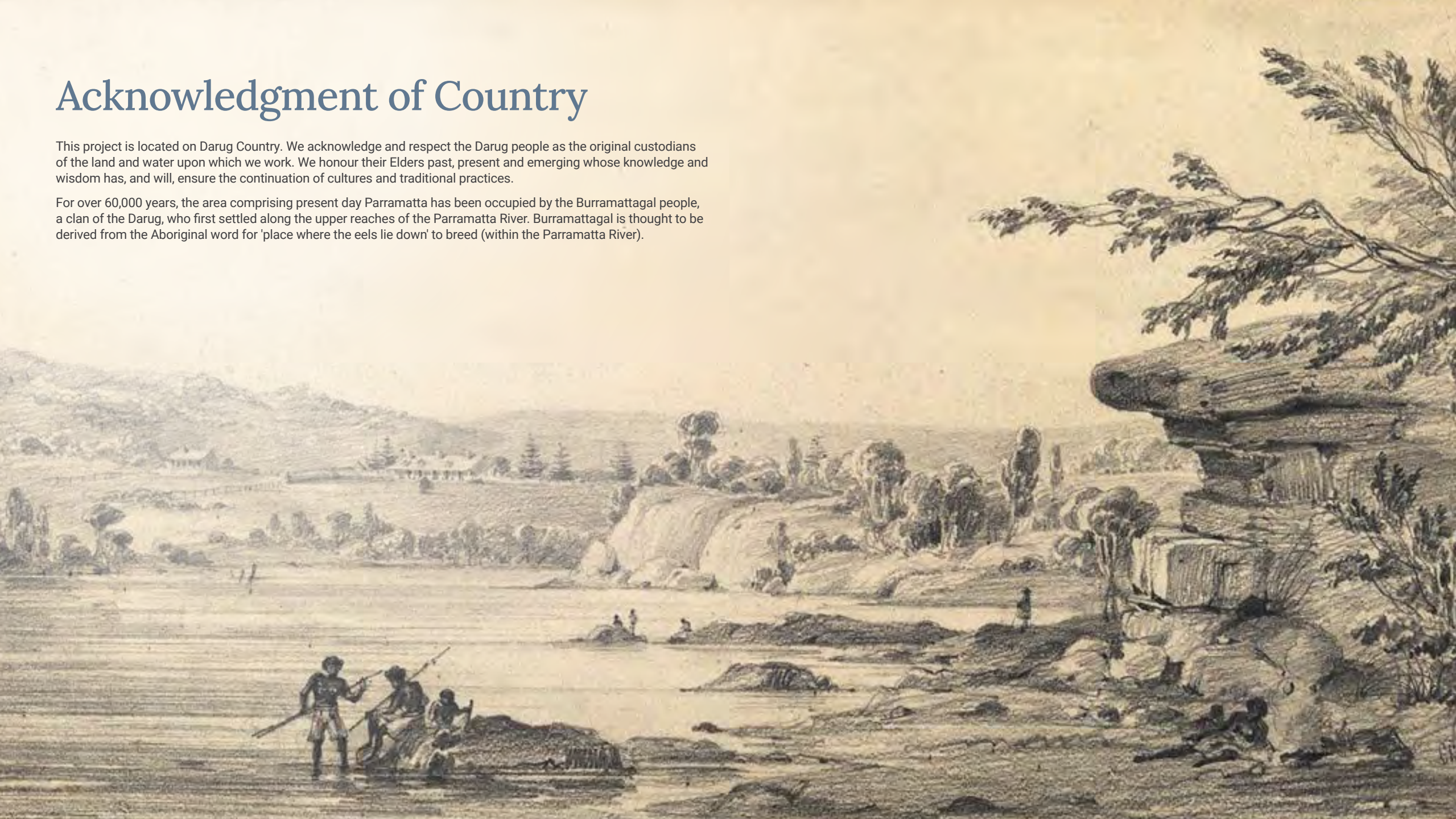
URBIS

Stantec

Acknowledgment of 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).



Introduction and Agenda

Introduction

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- 3. Background of Planning Proposal

Planning Proposal and Masterplan Summary

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- 8. Traffic and Transport Accessibility

Strategic and Site-specific Merit

Strategic and Site-Specific Merit
Overview of Strategic Merit
Overview of Site-specific Merit

Conclusion

Introduction

Michael Easson – EG

Presenters

Ben Hendriks – Mecone

David Tickle – Hassell

Gabrielle Morrish – GMU (via video recording)

Brett Maynard and Chris Wilson – Stantec

For Questions (in addition to Presenters)

Georgia Sedgmen – Mecone

David Workman – EG

Jane Maze-Riley – Urbis

Justification for Review

Why a Rezoning Review?

- EG engaged with Council and local community stakeholders over a 3 year period prior to lodgement in May 2021.
- Council issued a formal RFI 10 months later, then unexpectedly revealed their own Masterplan in July 2022.
- Whilst EG could have pursued a Rezoning Review earlier, it sought to continue engaging with Council in good faith but this later proved futile with senior staff refusing to meet.
- EG undertook a review of its lodged Masterplan (led by an expert advisory panel) in anticipation of and then in response to key issues raised, with Council updated on progress and refinements made.
- In short, Council were unwilling to collaborate or provide EG with adequate time to respond to their issues – including their 34 page RFI letter, and later their own Masterplan for the site issued in late July 2022.
- Council failed to indicate support for the Planning Proposal within 115 days of lodgement.
- After 4 years of ongoing engagement to date, and a strong willingness to collaborate with Council, EG pursued a Rezoning Review in November 2022.
- EG remains committed and 'development ready' to deliver an exemplar master planned design-led outcome, engaging further with local community and stakeholders including Council.

The proposal:

- Is considered to satisfy all relevant strategic and site-specific merit test criterion
- Will increase residential densities at a respectful scale via a considered master plan, within the nucleus of a designated Local Centre directly adjacent bus services and a district shopping centre.
- Offers a rare opportunity to deliver a supply of diverse housing (900+dwgs) including seniors and affordable housing at a time of crisis consistent with current Government priorities, Council's LSPS (City Plan 2036) and its related Housing Diversity Precinct criteria.
- The proposal has a CIV of \$785 million and \$1.3-1.5 billion upon completion, in addition to the creation of 296 construction phase and 180 operational jobs.

There is no disagreement by Council or the proponent on the need to rezone the site for increased densities (R3 Medium Density and R4 High Density).

Approach to Exemplar Urban Renewal

Local Community & Stakeholder Engagement



Agreement to continue the longstanding Rotary markets weekly within the proposed village square / oval



Partnership with HCA to provide outreach (social, financial & educational) services within the proposed community hub



Proposal to include a full-size public oval for use by local sporting associations including for the Parramatta District Cricket Association, as well as soccer and other active uses.



To provide potential co-use of the oval for school sporting activities, including North Rocks Primary opposite site.



A new 'Hear the Children' Early Intervention Centre, and housing for NextSense Families, as well as sensory designed parks and buildings exceeding accessibility standards



Innovative employment and training initiative during construction phase.



Agreement to collaborate and deliver / manage affordable and key worker housing.



Providing on-site crisis accommodation and care.

Expert Advisory Panel

- EG established an Expert Advisory Panel comprising of a number of eminent design and planning practitioners:
 - **Ken Maher OA**
 - **Nicole Gurran**
 - **Tim Williams**
- The role of the Panel was to critically review the existing Masterplan, provide guidance to the consultant team and establish a foundation for an exemplar demonstration project and urban renewal outcome for a significant strategic site within the nucleus of a designated Local Centre

Project Leads

Gabrielle Morrish
GMU Design

David Tickle
Hassell

Rob Mirams
Fender Katsalidis

Ben Hendriks
Mecone



Design Excellence Strategy



Formation of a design excellence panel comprising leading design experts



Design excellence guidelines



Site-specific Development Control Plan



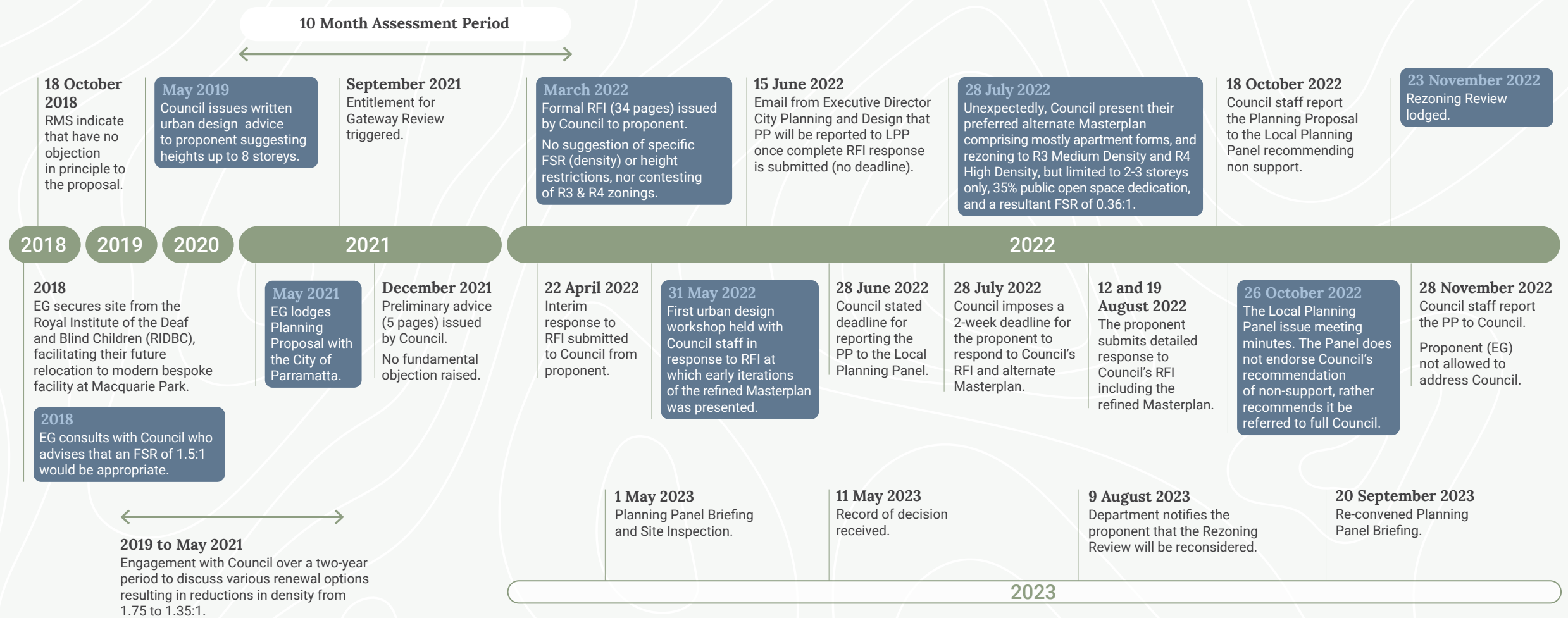
Design competition

Sustainability



Partnership established with the University of Technology Sydney (Institute of Sustainable Futures) to continue the development of a site ESD framework, delivering leading environmental sustainability outcomes.

Background of Planning Proposal





NORTH ROCKS
LIBRARY

Planning Proposal and Masterplan Summary

View of oval and library from Village Square

North Rocks Local Centre

M2 MOTORWAY

400m

BIDJIGAL RESERVE

CROWN LAND

MUIRFIELD HIGH SCHOOL

RESIDENTIAL

PUBLIC RESERVE GIRL GUIDES AND SCOUTS FACILITIES

RECREATION RESERVE INCLUDING SCOUTS FACILITY

RESIDENTIAL

THE SITE

BARCLAY ROAD

RESIDENTIAL

NORTH ROCKS PRIMARY SCHOOL

DON MOORE RESERVE

LOCAL SHOPS

NORTH ROCKS RETAIL PRECINCT

RETAIL

RESIDENTIAL

RESIDENTIAL

400m

NORTH ROCKS ROAD

NEW NORTH ROCKS ROAD

Located within the nucleus of the North Rocks Local Centre, the site is already zoned R2 and is one of the largest holdings in common ownership within the Parramatta Region having strategic importance and significant renewal potential.



Established North Rocks retail precinct anchored by multiple discount department and full line supermarkets along with 72 specialty stores comprising approximately 22,500sqm of retail and employment floorspace.



The centre is serviced by a 4 lane regional arterial road, in addition to frequent local and district bus services including to Parramatta CBD, and also Norwest, Macquarie Park and Sydney CBD via the M2 Motorway Rapid Bus Transit service.



The Local Centre is supported by a range of community and medical services, primary and secondary schools in addition to open space.

Refined Masterplan at a Glance



Land Use Summary

Low to Mid Rise Apartment Dwelling potential	• 605 (40% of GFA)
Dwellings and Townhouse style product	• 185 (28% of GFA)
Seniors Living	• 140 (25% of GFA)
Community Facilities	• Approximately 6,000sqm (Library, multipurpose community facility and other communal uses)
Commercial	• Approximately 2,750sqm (Retail, office, medical and child care)
Access to major road	• North Rocks Road (4 lane arterial)

Planning Framework Summary

Zoning	R3 and R4 with additional permitted uses for commercial activities within the Community Hub
FSR	1.1:1
Height	2 – 3 storeys within the eastern and western parts of the site, and 4 – 7 storeys in the centre and rear of the site towards the M2 corridor reservation. 9m, 11m, 16m, 23m and 25m
Development Control Plan	A structure for a site-specific DCP was prepared by GMU

Public Benefits

Delivery of \$70 million of public infrastructure



6 NEW PARKS
6 new publicly accessible parks, linked by permeable pedestrian network, including active and passive open space with bushland edge to rear.



SPORTS FIELD AND VILLAGE GREEN
New 1.8ha oval precinct, pavilion, multi-purpose court and adjacent parkland for use by North Rocks sporting groups, residents with co-use by local primary schools.



VILLAGE SQUARE
The 1,600m² village square with complimentary retail and community uses, could act as a meeting place and focal point for civic activities, such as markets and fetes.



AFFORDABLE HOUSING
5-7% of affordable rental housing including for key workers, emergency service personnel, local nurses and teachers in addition to Next Sense families.



LOCAL LIBRARY
Potential for a new local library and connected learning hub fronting village square. Centrally located adjacent shopping centre and local schools.



COMMUNITY HUB
Potential for a new multi-purpose space, to accommodate numerous local community activities and organisations, i.e., Senior citizens, HCA, Western Sydney Women, Rotary and other local groups.



LOCAL SHUTTLE BUS



Peak hour bus shuttle service to nearby M2 Express Bus Stop, for on-site and local residents for a minimum 10 years.







Housing Diversity

The proposal comprises predominantly detached dwellings, missing middle and seniors housing, which represent 53% of the total proposed gross floor area.

The proposal would deliver a genuine diversity of housing typologies in a highly central, accessible location in North Rocks Local Centre, and within a masterplanned landscaped setting. Typologies include low to mid-rise residential apartment forms, 'missing-middle' and detached dwelling types in addition to seniors housing and aged care.

These housing types have been carefully located within the subject site to respond to and be compatible with the surrounding residential areas whilst respecting site topography.

LOW-DENSITY / SENIORS HOUSING / MISSING MIDDLE



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.



Seniors housing & aged care

- Housing local aging population (20% of North Rocks is over 65).
- Provide a combination of 140 ILU's and aged care allowing local residents to age in place.
- Ideal location for seniors housing in close proximity to retail amenity, community services, bus transport and social infrastructure.

'Missing middle'

- 175 townhouses including 'under building' 2-level townhouse product.
- 2-3 levels.
- Low scale, adjacent established housing, and respecting existing local character.
- Generous street widths with significant tree canopy.

LOW-TO MID RISE APARTMENTS



Low to mid-rise residential apartments

- Approximately 600 apartments, including 3 & 4 bedroom units.
- 4-7 levels.
- Confined only to centre and rear of site (less than 31% of total site area) with upper-level setbacks to further reduce bulk and scale.
- Mature tree canopy at or above apartment forms.

Affordable Housing

Provision of affordable housing in accordance with Council's requirements, in addition to dedicated housing for Next Sense and Parramatta Women's Shelter.

- Delivery of between 5-7% (45-66 dwellings) as affordable and key worker housing in accordance with draft letter of offer. The terms of the offer will be subject to negotiation with Council as part of Gateway Determination.
- In addition, a number of dwellings are to be dedicated for use by Next Sense including for support staff and visiting families, and also Parramatta Women's Shelter as crisis accomodation.
- EG has established Heads of Agreement with Evolve Housing (Community Housing Provider) to assist with delivery and on-going management.
- It is noted that Council's RFI did not raise objection to proposed quantum (approx. 5 %), rather questioned appropriateness of North Rocks as location for affordable housing.
- As per Council's HDP criteria, affordable housing offer between 5-10% is to be subject of a viability assessment. The Planning Proposal is consistent.
- The Planning Proposal is also deemed consistent with Council's Affordable Housing Action Plan' which was adopted in August 2023.
- By way of comparison, in 2021 Council endorsed a Planning Agreement for the Melrose Park Planning Proposal being 0.3% affordable housing (20 out of 5,500 units).



Master Plan Comparison

Original Masterplan (May 2021)

Proposed Zoning	R3 Medium Density Residential R4 High Density Residential RE1 zoning of open space following dedication
Height	2 – 7 storeys
FSR	1.35:1
Open Space	30%



Refined Masterplan (Mid 2022)

Proposed Zoning	R3 Medium Density Residential R4 High Density Residential RE1 zoning of open space following dedication
Height	2 – 7 storeys
FSR	1.1:1
Open Space	34.1%



Council Alternate Masterplan (August 2022)

Proposed Zoning	R3 Medium Density Residential R4 High Density Residential RE1 Public Recreation
Height	2 – 3 storeys
FSR	0.36:1
Open Space	35%



Councils Alternate Masterplan



Council's recommended Planning Framework

- Zoning: R3 Medium Density and R4 High Density
- FSR: 0.36:1
- Height oddly capped at 2-3 storeys
- 35% of site (4.4 hectares) to be dedicated as public open space

Council's recommended Masterplan Outcomes

- Predominant built form is residential flat buildings
- 390 apartments
- 100 ILUs / Aged Care
- 10 townhouses & 13 detached dwellings

Key observations

- Council's Masterplan, issued 13 months after lodgement, reinforces the site has strategic and site-specific merit for renewal. There is a difference of opinion about density controls only
- Proposed FSR of 0.36:1 is less than the recently gazetted FSR of 0.5:1 which applies to all R2 Low Density Residential land in Parramatta LGA. This constitutes an effective down zoning of the site.
- Contrary to Ministerial Direction 6.1(2) – which requires that a planning proposal not contain provisions which will reduce the permissible residential density of land.
- Does not achieve housing diversity in accordance with the LSPS Housing Diversity Precinct Criteria (i.e., only 5% Missing Middle).
- Retail precinct opposite has had longstanding FSR of 1:1.
- Replicates the structure and principles of both the original and refined Masterplan submitted by the Proponent.
- Proposed 2 and 3 storey apartment building typologies are commercially unfeasible.

Response to Council’s Reasons for Non-Support

KEY PLANNING & URBAN DESIGN PRINCIPLES

The Planning Proposal is inconsistent with the Housing Diversity Precinct Criteria in Council's approved Parramatta Local Strategic Planning Statement as follows:

Reasons for Non-Support	Response
a. the proposed increases in height (between 9m to 25m) and density (overall site FSR of 1.35:1), and site layout leads to built form and public domain outcomes that are incompatible with the local context;	<p>The refined masterplan respects the adjoining residential context and scale, with detached homes (2 storeys) and 2 and 3 storey townhouses planned along the edges of the site, and low to mid-rise 4-6 or 4-7 storey apartment buildings towards the middle of the site, further from existing neighbours. Building heights along North Rocks Road frontage is 4-5 storeys, consistent with height controls over the shopping centre opposite.</p> <p>The taller buildings are confined to the centre of the site with the tallest buildings located at the rear which are almost visually imperceptible from the site surrounds. At this location, the land falls away and the proposed built form sits within the canopy of the trees. Most of the site (up to 69% of site area) will comprise of 3 storeys or less. Accordingly, the refined masterplan is compatible with local character.</p> <p>Note: During the development of the Parramatta LSPS in 2021, Council officers assured EG verbally that our then (more ambitious) proposals would be accommodated by the draft planning controls.</p> <p>The proposed FSR is 1.1:1. It is noted that the longstanding FSR of the land opposite (comprising the retail precinct) is 1:1.</p>
b. the predominance of mid-rise 4-7 storey residential flat buildings is incompatible with the local context and detracts from the strategic intent to promote medium density typologies of 2-3 storeys;	<p>A comprehensive local character assessment was undertaken by Hassell, including a detailed analysis of the relationship with the surrounding urban context. In addition to this, a peer review has been prepared by Gabrielle Morrish of GMU and a Visual Impact Assessment, prepared by Urbis, both of which support the refinement of the Masterplan and its compatibility with local character. Key design moves of the refined Masterplan has resulted in edge conditions that are responsive to the scale and grain of adjacent residential properties to the east and west, and along the commercial interface of North Rocks Road.</p>
c. inadequate provision of affordable housing;	<p>The provision of affordable housing is in accordance with Council's LSPS and Affordable Housing Action Plan requirements. In particular, the proposal delivers 5-7% affordable housing in addition to dedicated housing for Next Sense and the Parramatta Women’s Shelter.</p> <p>By way of comparison, in 2021 Council endorsed a Planning Agreement for Melrose Park North Planning Proposal being 0.3% affordable housing (20 out of 5,500 dwellings).</p>

Response to Council’s Reasons for Non-Support (continued)

KEY PLANNING & URBAN DESIGN PRINCIPLES

Reasons for Non-Support	Response
d. the lack of sufficient documentation to demonstrate no adverse traffic impacts, and the proposed measures to improve public transport access are not considered feasible;	<p>The Planning Proposal is supported by a range of specialist detailed inputs to appropriately address all technical requirements required before LEP Gateway, and to confirm that the site is suitable for renewal. In preparation, the RMS supported in principle and the Department of Planning had no objection after lodgement.</p> <p>In particular, a comprehensive Traffic and Transport Accessibility Report of the Masterplan was carried out by Stantec. The report reveals that the Refined Masterplan results in a 15 per cent reduction of the number of dwellings (excluding aged care), which is expected to result in a corresponding reduction in traffic generation by 10 per cent. Regardless of these decreased movements, the assessment found there was no adverse impact upon the existing local or regional road network. Further, traffic generated by the proposal is insignificant when compared to the forecast unconstrained background traffic growth occurring at a metropolitan scale.</p> <p>The proposal provides a commitment to fully fund a shuttle/on-demand service for a minimum 10 years, until there is sustainable demand for a local feeder service, an area-wide on-demand service provided by NSW Government or the region bus operator.</p> <p>The planning proposal intends to realign and signalise the North Rocks Road, Shopping Centre and Site Access Roads, and the proponent is committed to working with the relevant authorities to identify appropriate financial contribution(s) to specific infrastructure works that improve existing transport conditions closer to the site.</p> <p>With respect to transport accessibility, the site is located within the nucleus of a Local Centre and is serviced by frequent local and district bus services to Parramatta CBD, Epping, Macquarie Park, Norwest and the Sydney CBD via the M2 Rapid Transit Bus Corridor. Further, the proposal will align with the 15-minute neighbourhood concept providing dwelling densification within a local centre context adjacent a district level retail precinct, schools, community facilities and recreational open space.</p> <p>Overall, the refined masterplan is expected to have lesser impact on the surrounding road network, which will be confirmed as part of future approval stages and associated planning applications.</p>
e. poor strategic merit in relation to access, topographical, environmental and amenity considerations; and	<p>It is noted that the matters raised in this specific reason for non-support principally relate to matters of site-specific merit, rather than ‘strategic merit’.</p> <p>Notwithstanding, the Planning Proposal is entirely consistent with the Site-Specific Merit Assessment Criteria as outlined in the LEP Plan Making Guide. In particular,</p> <ul style="list-style-type: none">• There are no environmental constraints that would prevent the sites renewal as proposed. Further, it seeks to protect the natural environment including most existing canopy trees and will not give rise to any adverse environmental impacts.• The proposal is compatible with existing and likely future uses as it will not change the underlying nature of the existing zone for residential purposes and is visually compatible with the existing visual character of the site and its immediate visual context.• Both the existing and proposed services and infrastructure will facilitate the demands arising from the proposal. Further, North Rocks is well serviced by frequent bus services together with the M2 Corridor Express Bus Service which provides connection to major employment hubs within 30 minutes.
f. inadequate open space provision considering the requirements of Council’s Community Infrastructure Strategy.	<p>The Planning Proposal significantly exceeds Council’s Community Infrastructure Strategy requirement, which requires 20% of all rezoned sites to be dedicated as public open space. The Planning Proposal delivers 4.3 hectares or 34% of the site as public open space, in addition to 10% communal open space, which results in a combined total open space area of 44%.</p>



Key Planning & Urban Design Principles

PARRAMATTA CBD

RETAIL PRECINCT

SCHOOL PRECINCT

THE SITE

M2 CORRIDOR



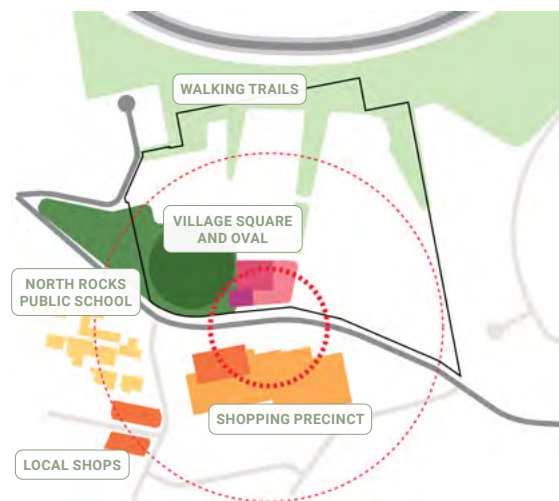
Master Plan Response

Connected Open Space



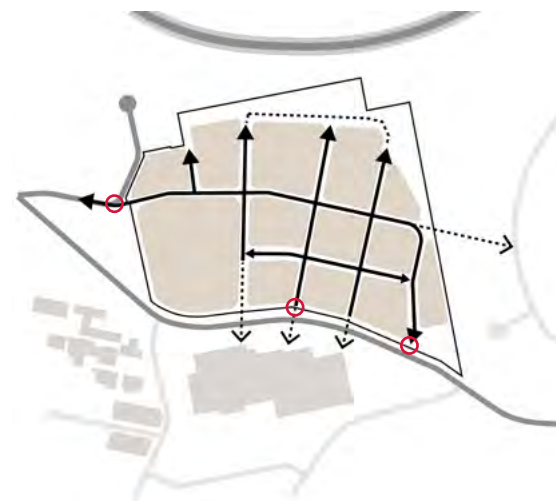
- Contribution to high quality public open space with 34% of the site
- Contribution and connection to the Parramatta Ways Walking Network
- Full Sized Oval and Playing Field up to 1.8 hectares
- 6 Distinct Parks and green street network

Completed Local Centre



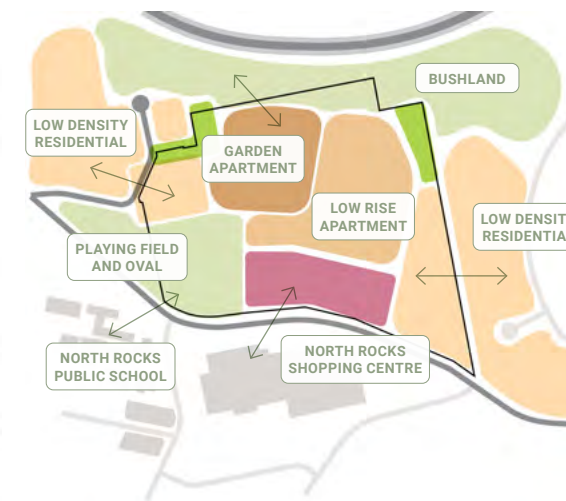
- Co-location of civic amenity adjacent to Shopping Precinct inc. Library, Multi-purpose Community Facility and Village Square
- Upgraded pedestrian connections across North Rocks Road
- Located in highly visible and accessible parts of the site

Legible Internal Street Network



- Defined arrival from North Rocks Road and connection to shopping Centre
- Dissolved boundary to the bushland to the north
- Improved public accessibility into and through the site – consistent with existing structure
- Secondary connection to Baden Powell Place

Responsive Density



- Sensitive and compatible interfaces to existing residential areas
- Higher densities located within the core of the site on lower topography
- Provide a clear address to North Rocks Local Centre
- Diverse housing typology and built-form

Density and Height

A built form and typology that is respectful of adjacent established residences whilst confining taller elements to centre and rear of site, including low-rise apartments.

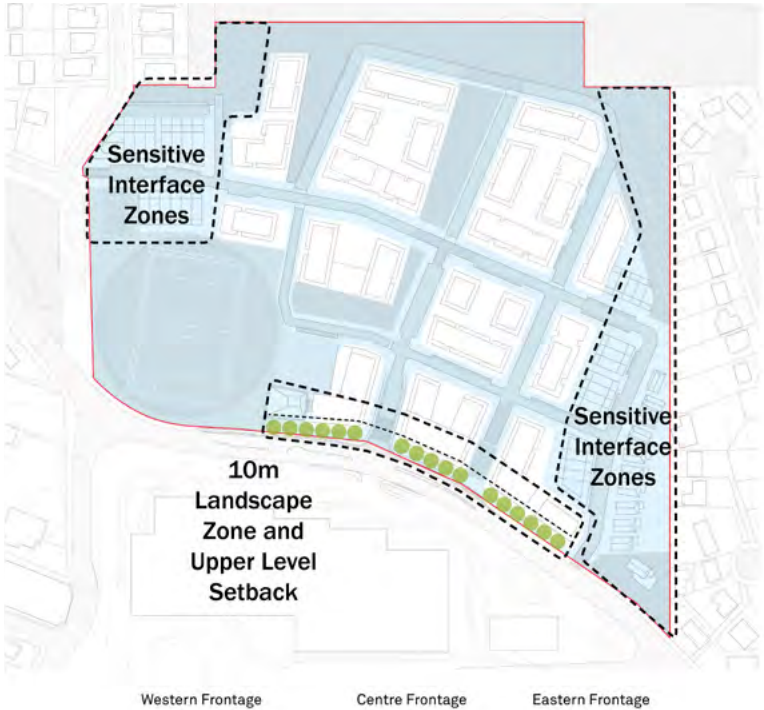
The overall objective of the master planning is to create a sustainable and diverse contemporary Village.

Importantly, this Village needs to be of its context. This is achieved by careful consideration of the street block orientation, scale and interfaces.



- 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
 - 4-7 Storeys

Total area of site
3 storeys or below
~87,488 sqm or
69% of total site area



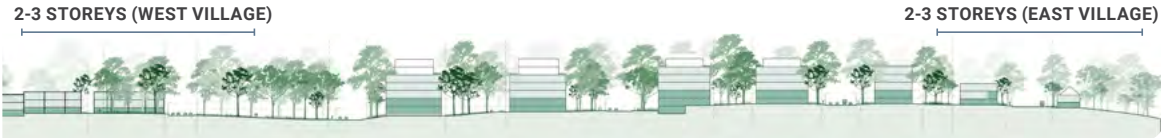
North – South site section



Site Sections

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

East – West site section



Open Space



- Exceeds Council's 'Community Infrastructure Strategy' requirement, which requires 20% of all rezoned sites to be dedicated as public open space.
- Proposed open space equates to 34% of site area.
- Includes full-sized sports oval, village square, village green, multi-purpose court and 6 new parks.



Delivery of 4.3 hectares (or 34% of site area) as public open space

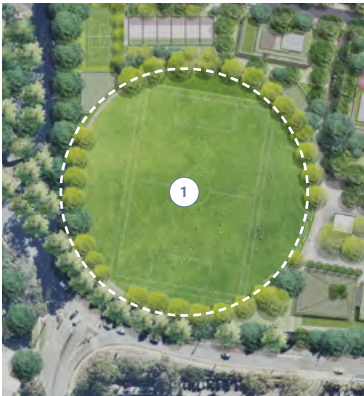
TOTAL OPEN SPACE AREA:

- 34% of total site area public open space
- 10% of total site area as communal open space
- 44% of total site area as open space

01 – Multipurpose court	1,275 m ²	OVAL AND SQUARE
02 – Oval and Playing Field	17,041 m ²	
03 – Civic Square	1,600 m ²	
04 – Village Green	1,901 m ²	LINEAR PARK ELEMENTS
05 – Nature Park	2,642 m ²	
06 – Gully Park	1,615 m ²	
07 – Open Sp[ace Area Adjacent to the Northern Boundary	9,418 m ²	BUSHLAND AREA
08 – Open Space Area adjacent to the Eastern Boundary	5,243 m ²	
09 – Pocket Park	500 m ²	POCKET PARK
10 – Community Garden	1,929 m ²	

Public Domain Outcomes

Oval, playing field
& multi-purpose court – 1.8 ha



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



Village square & civic space
1600sqm



1. Community library
2. Multipurpose space
3. Community pavilion
4. Village square
5. Active edge



Village green
1900sqm



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



Nature park and bush grove
4100sqm



1. Nature park
2. Bush grove
3. Community shelter
4. Naturalistic parkland
5. Walking and running tracks



Bushland park
1.35 ha



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



Pocket parks and gardens
500sqm + 1930sqm

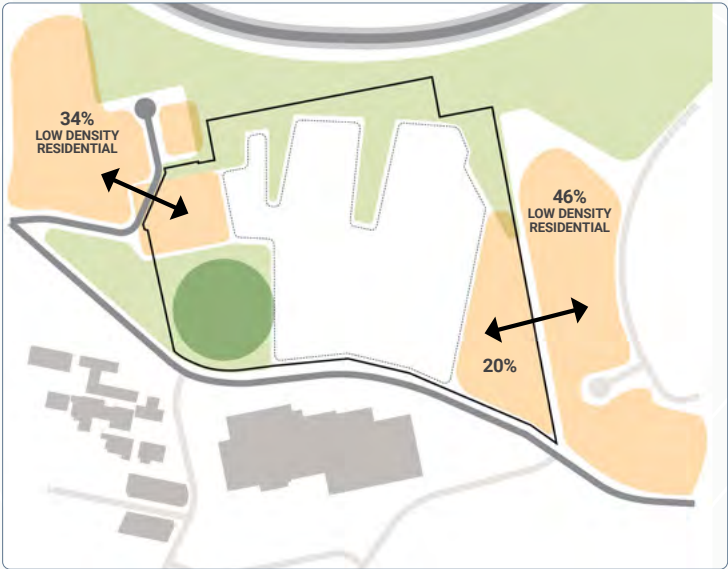


1. Adaptive reuse community building
2. Community garden



Compatibility with Local Character

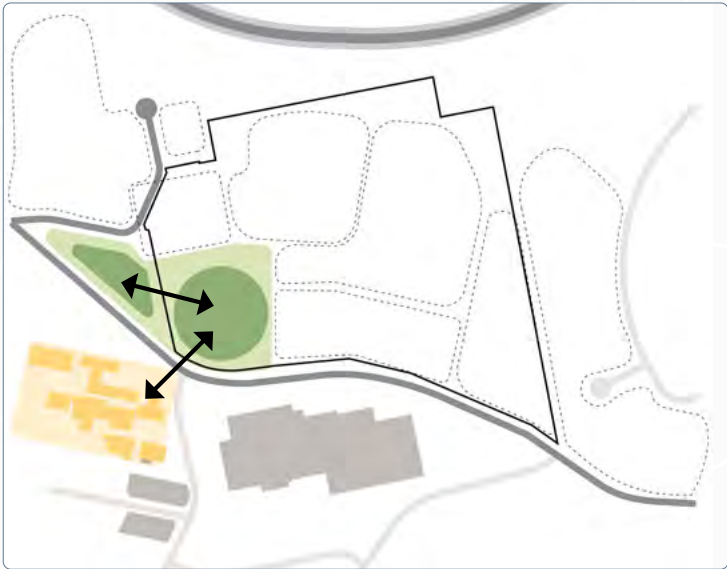
Neighbourhood character



- 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.



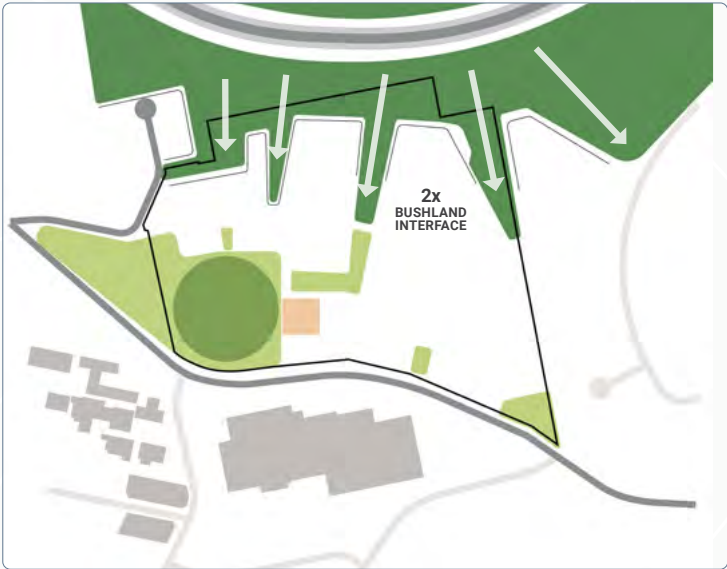
Community uses



- 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 High school, 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.



Bushland character



- 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.



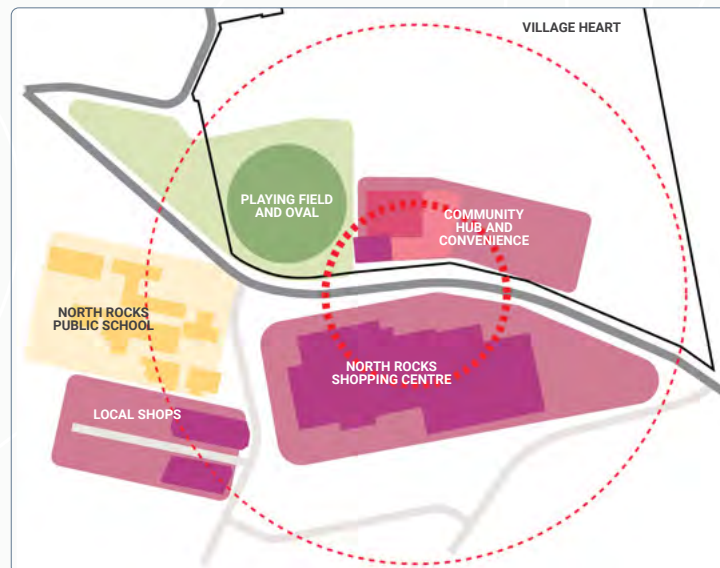
Compatibility with Local Character

Compatible movement network



- 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.

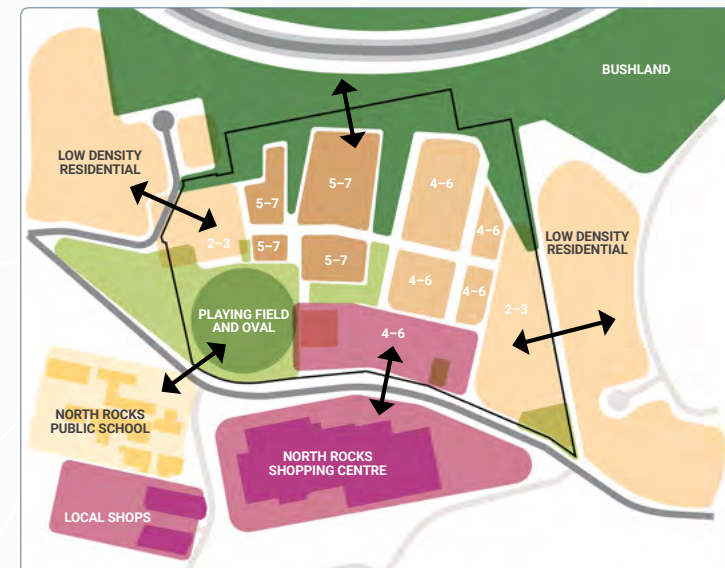
Urban interface and centre



- 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.



Land use and built form



- 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 and 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.
- Podium of 4 or 5 storeys with upper 2 levels setback and of lighter construction and materiality with green edge.
- 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.

Visual Impact Assessment

The visual impacts of the proposed built form outcome are low and acceptable

The proposed development responds sensitively to the existing visual character of the site and surrounding visual context.

When relevant baseline and variable 'visual' factors are considered, the visual impacts of proposed development are low and acceptable.

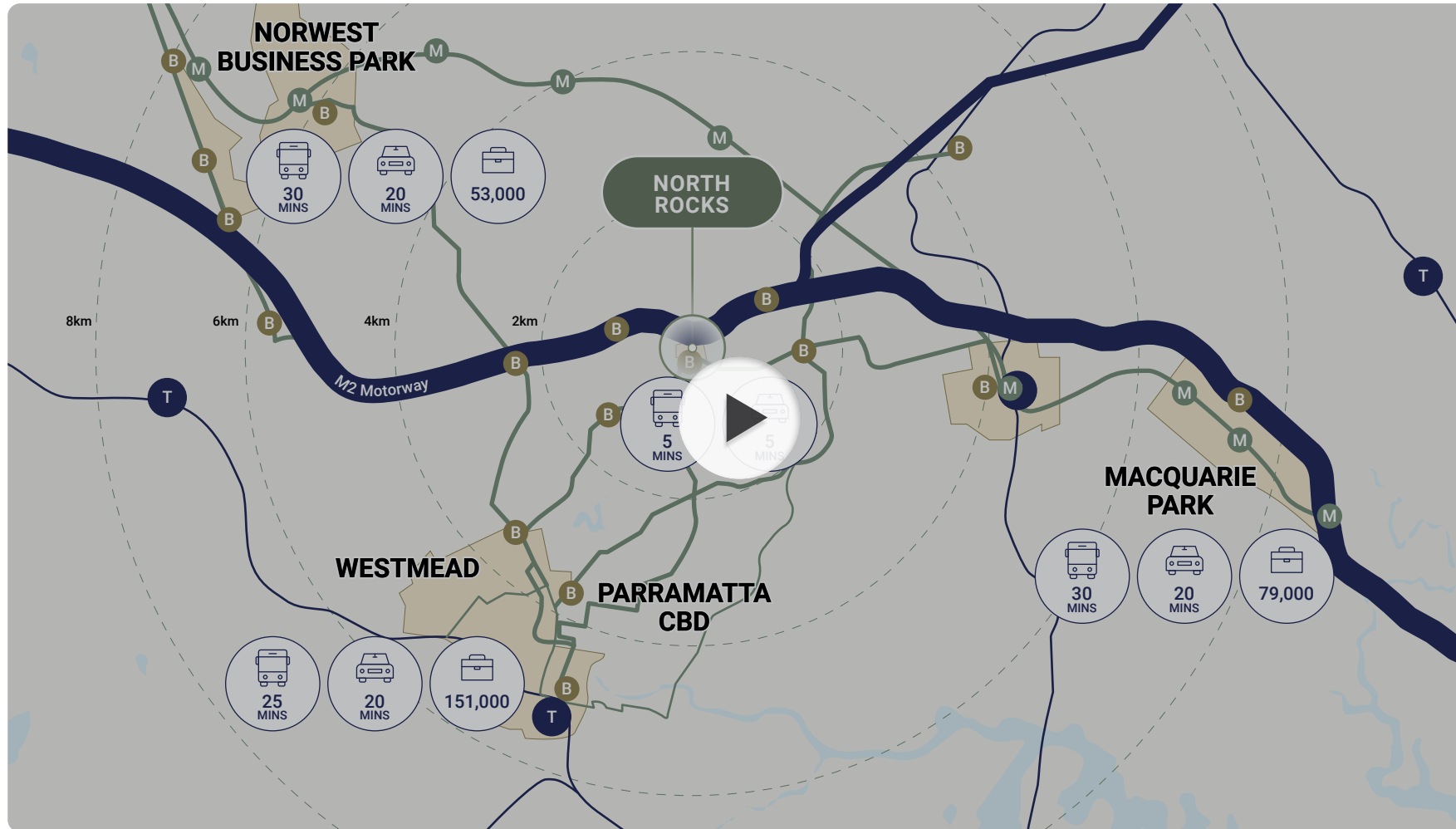
Key points

- The visual catchment of the site and the tallest forms proposed, is small and constrained to close views from North Rocks Road.
- Close views from North Rocks Road are not sustained but are from moving, viewing situations.
- GIS viewshed analysis, confirms that the tallest forms proposed will not be visible from the M2 motorway.
- The proposed development retains, enhances and is compatible with the intrinsic visual character of the site and its visual context including; low height buildings, visually significant tree canopy, open spaces within a heavily treed setting and includes visual permeability across the site.
- The proposed development does not block access to any documented views, heritage items, icons or areas of unique scenic quality.





Traffic and Transport Accessibility



Traffic and Transport Accessibility

- Extensive modelling confirms no adverse impact on local or arterial road network.
- Traffic generated by proposal insignificant when compared to the forecast background traffic growth with site renewal responsible for 3% of movements.
- Extensive engagement with TfNSW (& formerly RMS) with no objections raised in-principle to site's renewal.
- Proposed signalised site access will achieve significant improvements in traffic management, safety and connectivity between the site and retail precinct.



Strategic & Site-Specific Merit

Strategic and Site-Specific Merit

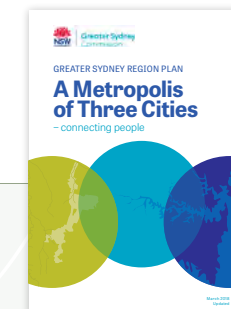
Strategic Merit Criteria

Does the proposal:		
Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or	✓	It gives effect to the Greater Sydney Regional Plan and the Central City District Plan, as it provides a diversity of housing types including affordable housing, is located within 30 minutes of key employment centres by public transport and creates a walkable neighbourhood adjacent to local centre facilities.
Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; or	✓	It gives effect to the City of Parramatta Local Strategic Planning Statement, by offering housing diversity including affordable housing, providing supporting public open space and community infrastructure, and is capable of delivering a scale of built form that is compatible with surrounds.
Respond to a change in circumstances that has not been recognised by the existing planning framework.	✓	The planning proposal responds to a 'Change in Circumstances' that has not been recognised by the existing planning framework as it will prioritise the delivery of much needed housing in a strategic location consistent with current Government Policy.

Site Specific Merit Criteria

Does the proposal give regard and assess impacts to:		
The natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards).	✓	There are no environmental constraints that would prevent the sites renewal as proposed. Further, it seeks to protect the natural environment including the majority of existing canopy trees and will not give rise to any adverse environmental impacts.
Existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates.	✓	The proposal is compatible with existing and likely future uses as it will not change the underlying nature of the existing zone for residential purposes and is visually compatible with the existing visual character of the site and its immediate visual context.
Services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.	✓	Both the existing and proposed services and infrastructure will facilitate the demands arising from the proposal. Further, North Rocks is well serviced by frequent bus services together with the M2 Corridor Express Bus Service which provides connection to major employment hubs within 30 minutes.

Overview of Strategic Merit — Greater Sydney Region Plan



- › 25 of the 40 Region Plans objectives are applicable to the Planning Proposal
- › The Planning Proposal satisfies all of the relevant objectives and is entirely consistent with the Region Plan

04. Infrastructure use is optimised

Located within the epi-centre of North Rocks Local Centre the proposal will ensure existing infrastructure proximate to the site is optimised.

06. Services and infrastructure meet communities changing needs

Whilst many existing services have capacity to meet increased demand, additional infrastructure will be delivered including active and passive open space, civic amenity and community spaces including a local library.

010. Greater housing supply

The proposal will deliver more diverse and affordable housing forms in a central, accessible location, catering for different stages of life including young couples, families, downsizers and retirees.

011. Housing is diverse and more affordable

Typologies include apartments, missing middle, detached and seniors housing. Affordable and key worker housing will comprise between 5-7%.

012. Great places that bring people together

The place-based Master Plan concept incorporates key civic spaces including new public parks, village green and plaza co-located with a library and multi-purpose community spaces.

014. Integrated land use and transport creates walkable and 30-minute cities

The proposal will deliver a 15-Minute Neighbourhood and 30-Minute City, via dwelling densification of a respectful scale in a highly central, accessible Local Centre setting immediately adjacent bus transport, community and retail amenity all within a walkable (< 5-10 minute) distance from all new dwellings.

027. Biodiversity is protected, urban bushland and remnant vegetation is enhanced

The proposal will integrate with surrounding bushland and preserve the majority of existing mature trees.

030. Urban tree canopy cover is increased

The proposal will provide large areas of deep soil (30%) and increase the urban tree canopy from 23% to 40%.

031. Public open space is accessible protected and enhanced

Approximately 34% of the site is to be retained and embellished as publicly accessible open space both active and passive.

033. A low carbon city contributes to net-zero emissions by 2050 and mitigates climate change

The proposal will include sustainable building design and operations, energy management and load sharing/distribution and enable EV charging and sustainable infrastructure systems.

Overview of Strategic Merit — Central City District Plan

- › 12 of the 22 District Plan Planning Priorities are applicable to the Planning Proposal
- › The Planning Proposal satisfies all of the relevant Planning Priorities and is entirely consistent with the District Plan



C1. Planning for a city supported by infrastructure

The site benefits from existing infrastructure including arterial road access, local and district bus services, primary and secondary schools and is adjacent a large retail precinct.

C4. Fostering healthy, creative, culturally rich and socially connected communities

The proposed oval precinct, adjacent civic square and library-community hub will potentially become the new civic 'heart' of the North Rocks community, fostering recreation, social and learning opportunities.

C5. Providing housing supply, choice and affordability with access to jobs, services and public transport

The proposal delivers diverse housing typologies supported by existing frequent bus services providing access to major employment centres (Norwest Business Park, Parramatta CBD, and Macquarie Park) within a 30 minute commute.

C6. Creating and renewing great places and local centres

The proposal specifically responds to, and delivers, the principles for Local Centre renewal mandated by the District Plan, including a place-based approach to planning and design. The proposal will renew North Rocks Local Centre and will deliver key civic amenity currently devoid in North Rocks.

C9. Delivering integrated land use and transport planning and a 30-minute city

The proposal provides housing within a short walkable distance of an M2 Corridor Express Bus Service Interchange, providing a direct (under 30-minute) commute to major employment hubs being Norwest and Macquarie Park.

C16. Increasing urban tree canopy cover and delivering Green Grid connections

The overall tree coverage (canopy) is proposed to increase from 23% to 40%, which supports the creation of walkable centres by introducing tree-lined streets, green pathway links and cycle paths.

C17. Delivering high quality open space

Approximately 34% of the site will be retained as publicly accessible open space, both active and passive. This will comprise a full-sized oval precinct, playgrounds, local parks, and bushland parkland in addition to a village square.

C19. Reducing carbon emissions and managing energy, water and waste efficiently

The proposal intends to deploy water sensitive urban design throughout the public domain, and implement strategies to manage water demand, reduction, reuse, and recycling.

Overview of Strategic Merit – Local Strategic Planning Statement



- Numerous Priorities are applicable to the Planning Proposal
- The Planning Proposal satisfies all of the relevant Planning Priorities and is entirely consistent with the Local Strategic Planning Statement.

City of Parramatta Local Strategic Planning Statement

Priority		Response
• Priority 3: Advocate for improved public transport connectivity to Parramatta CBD from the surrounding district.	✓	The proposal provides additional housing opportunities in an area that is already highly accessible to Parramatta CBD. The proposal is serviced by two existing regular bus service routes (546 and 549) along North Rocks Road that provide a connection to Parramatta CBD within 25 minutes.
• Priority 5: Support and enhance the low-scale character and identity of suburban Parramatta outside of the GPOP area and Epping Strategic Centre.	✓	The proposal is entirely consistent in that predominately low-rise residential apartments ranging from 4 to 7 storeys are proposed and confined to the central and rear parts of the site only. This will ensure the local character and identity of North Rocks is respected.
• Priority 6: Provide for community infrastructure and recreational opportunities.	✓	The proposal will deliver community infrastructure and recreation opportunities in a central accessible location, which will significantly improve the livability and amenity of North Rocks Local Centre.
• Priority 7: Provide for a diversity of housing types and sizes to meet community needs into the future.	✓	The proposal specifically fulfills and is entirely compliant with the HDP Criteria as expressed in the LSPS. It will provide much needed housing opportunity and choice in a central, highly accessible location in the epicentre of the North Rocks Local Centre.
• Priority 10: Improve active walking and cycling infrastructure and access to public transport.	✓	The proposal will provide new walkways and cycle paths, EV charging stations and a new shuttle bus service to Barclay Road M2 bus stop.
• Priority 14: Protect and enhance our trees and green infrastructure to improve liveability and ecological health.	✓	The proposal will retain the majority of existing mature trees and increase the tree canopy coverage from 23% to 40%.

Overview of Strategic Merit – LSPS

Housing Diversity Precinct Criteria

To be considered as a Housing Diversity Precinct, a site or area must satisfy the following criteria:

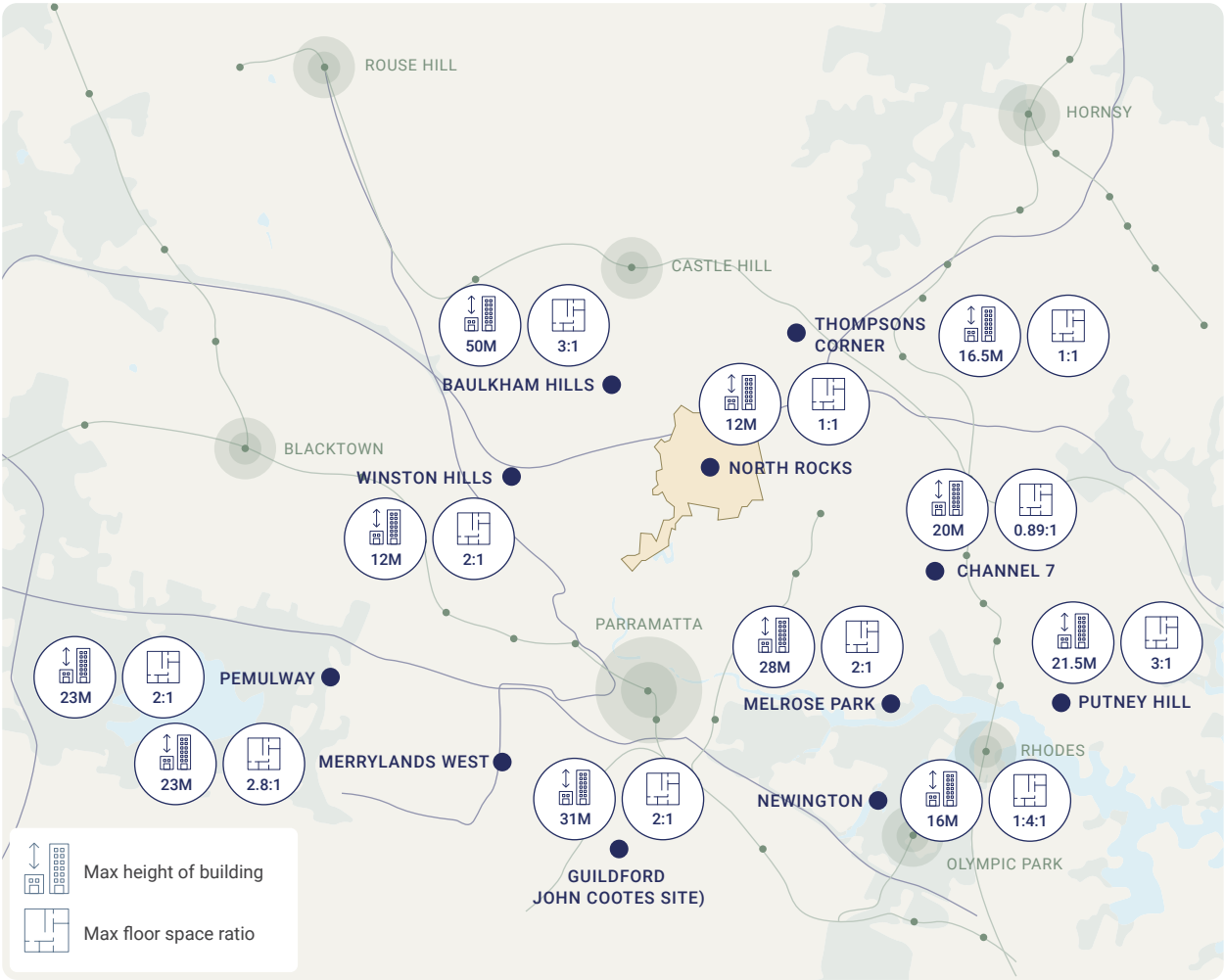
	Response
1. Have urban design merit via an urban design capability test that demonstrates the proposed built form is compatible with surrounding development and neighbourhoods.	✓ Consistent. An Urban Design Capability Test has informed the refinement of the Master Plan resulting in a highly considered and compatible built form approach.
2. Be at least 1 hectare and located either: a. entirely within a 10 minute walk of, a Strategic or Local Centre, or b. within the GPOP area, having 30 minute door-to-door access to employment in Parramatta CBD, Westmead or Sydney Olympic Park.	✓ Consistent. The site is 12.7 hectares in area and is within the nucleus of the North Rocks Local Centre.
3. Include or be located within walking distance (800m) of retail convenience.	✓ Consistent. The site is directly opposite the North Rocks Shopping Centre being a district level centre comprising 72 speciality retailers including departmental store and two full line supermarkets.
4. For sites 1-2 ha in size – contain or be entirely within a 5 minute walk of a park, sportsground or play space as detailed in the Community Infrastructure Strategy.	✓ Not applicable.
5. For sites greater than 2 ha in size – require the on-site provision of quality parks, sportsgrounds or play spaces as detailed in the Community Infrastructure Strategy.	✓ Consistent. One third of the site area (34%) is dedicated to public open space which well exceeds the 20% requirement of Council's Community Infrastructure Strategy.
6. Be predominantly low-rise, two to three storeys.	✓ Consistent. The refined masterplan is predominately low-rise, with 69% of the site area being two to three storeys or open space/public domain.
7. Propose one or more of the following housing types: · attached or detached dwelling houses · terrace housing · semi-detached housing · villas · townhouses · manor homes · co-housing (maximum 3 storeys) · seniors housing (maximum 3 storeys) · new age boarding houses (maximum 3 storeys).	✓ Consistent. The refined masterplan will deliver detached dwellings, terraces, townhouses, seniors housing and aged care.
8. Residential flat buildings may be permitted in Housing Diversity Precincts, but only where: a. The built form is compatible with the surrounding neighbourhood and meets the urban test as per clause (1); and b. Other housing types are also provided in the precinct, as specified in clause (7); and c. They contain at least 5-10% permanent affordable rental housing (subject to viability); however, where viable, Council's aspiration is for a higher provision.	✓ Consistent. The built form is compatible with the surrounding neighbourhood and provides a diversity of dwelling types with 5-7% designated as affordable rental housing.
9. Have strategic merit in relation to: access (including to a regular public transport service); constraints; topography; environment; and amenity.	✓ Consistent. The site is highly accessible and serviced by a local and district bus services. The site is relatively unconstrained and the masterplan responds appropriately to topography and environmental conditions.

Key findings

- › Compatible with local character and local centre setting.
- › 12.7 hectare site within the nucleus of a local centre
- › Directly opposite a district scale retail convenience being North Rocks Shopping Centre.
- › One-third of the site dedicated to public open space including provision of a full size oval (1.8 hectares)
- › 69% of the site area is 2-3 storeys or less
- › 20% of the dwelling yield is detached and missing middle typologies (compared to 5% in Council's preferred Masterplan)
- › 25% of the total GFA is seniors living and aged care.
- › 5-7% designated as affordable rental housing

Note: In the development of the LSPS, engagement with Council occurred and EG was verbally assured in 2020 'the Housing Diversity Precinct guidelines (contained in the LSPS) were not inconsistent with what you've proposed'.

Local Centre and Out of Centre – Density Comparisons



Site	FSR	Dwellings	Area	Density
North Rocks Village	1.1:1	900-950 dwgs	12.67ha	73dwg/ha
'Out of Centre' – Site-specific Proposals				
Melrose Park PP	1.85:1	5,500	28ha	196dwg/ha
Melrose Park Concept DA (Former Council Owned Land)	2:1	1,100	4.7ha	234dwg/ha
Macquarie Boys	1.5:1	2,544	19.18ha	132dwg/ha
Channel 7 Epping	1.1:1	900	8.9ha	101dwg/ha
Flour Mill – Summer Hill	1:1	360	2.47ha	146dwg/ha
Harold Park	1.2:1	1,250	10.6ha	117dwg/ha
Newmarket, Randwick	1.3:1	642	5ha	128dwg/ha
Putney Hill	3:1			
Former Parramatta Council Depot Precinct	1.2:1			
Local Centre FSR (without rail)				
North Rocks	1:1			
Winston Hills	2:1			
Guildford Neighbourhood Centre	2:1			
Baulkham Hills	3:1			
Pemulway	2:1			
Merrylands West	2.8:1			
Newington	1.4:1			
Toukley	2:1			

Overview of Strategic Merit – Change in Circumstances

Extract from Page 72 of the LEP Plan Making Guidelines
– August 2023

Respond to a change in circumstances that has not been recognised by the existing planning framework.

Factors that lead to responding to a change in circumstances may include, but not exclusively relate to:

- *Key infrastructure investment or opportunity to plan for future infrastructure unanticipated by the existing strategic planning framework*
- *Response to key Government priorities – Premier’s Priorities, climate change, or a shift in government policy (e.g. NSW Government’s Net Zero Plan)*
- *Changes to population and demographic trends and **associated needs such as housing or jobs***

The LEP Plan Making Guidelines were updated very recently in August 2023 to specifically give prominence to the change in circumstances criteria in order to recognise and respond to the emerging housing crisis.

Since the adoption of Council’s LSPS in March 2020, unexpected events have occurred that provide the impetus to justify strategic merit through a change in circumstances, in particular:

- The COVID-19 pandemic and the unprecedented stimulation of the economy post pandemic.
- Population growth and migration.
- The emergence of the housing supply and affordability crisis.
- The sterilisation of certain flood prone land due to recent La Nina events within the Sydney metropolitan area.
- Pressure to densify existing urban areas which are already at capacity.

The formulation and endorsement of Council’s LSPS did not anticipate or account for these events and the scale of the housing crisis that exists today.

The proposal seeks to facilitate the renewal of a 13 hectare site in a master planned manner for detached housing, missing middle and low to mid rise housing typologies within the nucleus of a local centre, adjacent bus transport and retail amenities through the delivery of 900+ dwellings.

Overview of Strategic Merit – Change in Circumstance

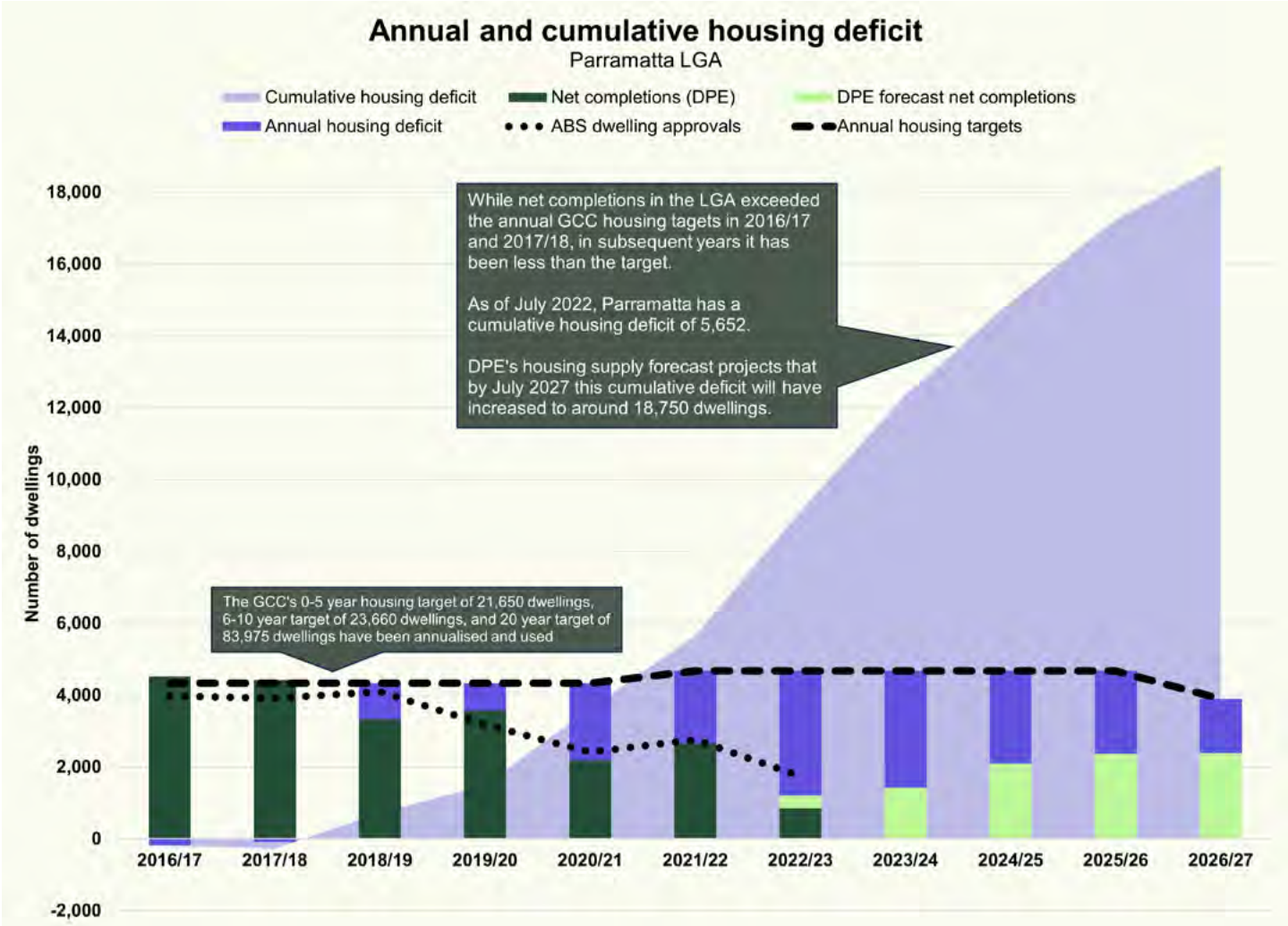
Housing Supply, Diversity and Affordability

Reduce City of Parramatta’s housing target shortfall and cumulative dwelling shortfall. Current housing capacity identified within the City of Parramatta LHS is unable to deliver required supply of housing. As such, additional capacity and residential projects need to be considered to meet the City of Parramatta’s housing targets.

Increasing housing supply and diversity and improving choice through the proposed 900-950 dwellings comprising apartments, townhouses, detached houses, and seniors housing.

Improve housing affordability including the delivery of new housing supply opportunities and price points within proximity to transport infrastructure, retail facilities, open space and high amenity. In addition, 5-7% of the proposed 900-950 dwellings will be for affordable housing.

Support the local housing market during a period of weakened residential development activity. The proposed development represents a viable location for residential investment. Within the planning proposal demonstration of market interest in developing the site.



Overview of Site-Specific Merit

The Planning Proposal is consistent with the Site-Specific Merit Assessment Criteria outlined in the LEP Plan Making Guide as follows:

The natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards)

1. Limited environmental constraints

There are no known environmental constraints that would limit or act as a barrier to the redevelopment of the site, as substantiated in supporting technical reports.

2. Minimal Environmental Impact

The proposal will have no adverse impacts upon the natural environment.

Existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates

1. Land use compatibility

The proposal will not change the underlying nature of the existing zone for residential purposes and is compatible with surrounding-land uses.

2. Minimal visual impact

The proposed development is visually compatible with the existing visual character of the site and the immediate visual context. The assessment of visual impact concludes that the impact of the proposed built form outcome are low and acceptable.

Services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision

1. Utilising local infrastructure capacity

The site, and North Rocks in general, has capacity within its social and recreational infrastructure to support the proposal. Nonetheless, significant new infrastructure is proposed.

2. Integrated traffic and transport outcome

Traffic generated by the proposal is insignificant when compared to the forecast unconstrained background traffic growth occurring at a metropolitan scale.

North Rocks is currently well serviced by frequent local and district bus services during peak hours, with stops immediately adjacent site. The M2 Corridor Express Bus Service also provides connection to major employment hubs (Norwest and Macquarie Park) within 30 minutes. Improvements to local transport infrastructure and connections is proposed near the site.

Conclusion

The site's large non-fragmented size, development ready nature, non-industrial land zoning and strategically accessible location – within the nucleus of a Local Centre – presents a rare strategic opportunity to deliver:

- significant amount of quality homes in a range of typologies, including detached, missing middle, apartments seniors and aged care including affordable housing,
- an efficient, timely and master-planned manner where all buildings are to sit within a generously landscape setting,
- whilst minimising direct impacts on adjoining lower density residential land and maintaining compatibility with local character.

The proposal is considered to support key Government policy and specifically deliver a number of key priorities and actions (concerning local centre renewal, leveraging existing bus transport and new housing, civic infrastructure and place making opportunities) that are contained within the following plans:

- Greater Sydney Region Plan (A Metropolis of Three Cities);
- Central City District Plan; and
- Other key State Government policy including Better Placed, Greener Places, NSW Future Transport Strategy and the Premiers Priorities.
- It is of an infill scale consistent with urban consolidation, and the Central City District Plan key themes of a productive, liveable and sustainable city.
 - It also represents a rare opportunity to deliver genuine housing diversity including residential apartment forms in a Local Centre context as anticipated by Parramatta City Council's Local Strategic Planning Statement City Plan 2036/LSPS).
 - Designated as a Local Centre under the Central City District Plan, North Rocks is one of the largest local centres in the Parramatta LGA and plays an important role in providing access to district level goods and services close to where people live.
 - Increasing residential densities at a respectful scale within the nucleus of a Local Centre, directly adjacent bus services and a district shopping centre precinct is a sensible and desirable urban 'liveability' outcome.
- It also responds to a 'Change in Circumstances' as contemplated by the recently amended criteria of the strategic merit test as it delivers a diversity and quality of housing supply at scale in a good location amidst the current housing crisis. The formulation and endorsement of Council's LSPS did not anticipate or account for the severity of the housing crisis that exists today.

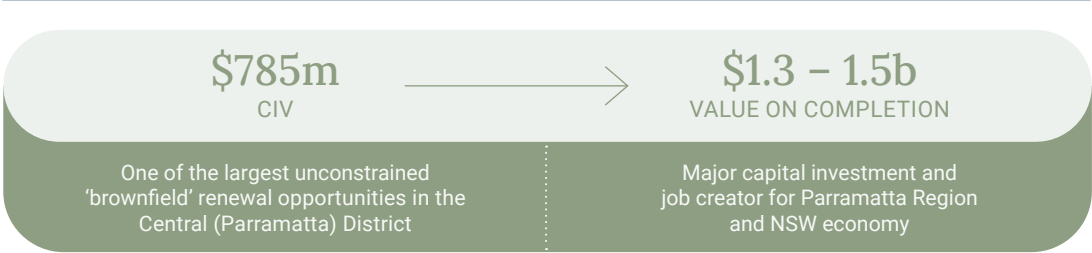
Thank you



Economic contribution



Value



Jobs



Potential Timing

