

# North Rocks Village

RR-2022-31 – PLANNING PROPOSAL 2021-3409  
AT NO'S.361-365 NORTH ROCKS ROAD, NORTH  
ROCKS

Planning Statement for  
Reconvened Rezoning Review Panel

PREPARED FOR  
EG Funds Management Pty Ltd

14 FEBRUARY 2024  
MECONE.COM.AU

Mecone acknowledges the Traditional Custodians of the land on where this project is undertaken and across the Mecone offices that this report is prepared, paying respect to the Elders past and present. We recognise the ongoing connection of Aboriginal and Torres Strait Islander peoples to land, waters, and culture.


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REVISION	REVISION DATE	STATUS	AUTHORISED: NAME & SIGNATURE
A	14/2/2024	For Issue	

\* This document is for discussion purposes only unless signed and dated by the persons identified.  
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# Table of Contents

1	Executive Summary.....	4
1.1	Proponent and Project Team.....	5
2	Site and Strategic Setting .....	6
3	Engagement Timeline.....	8
4	Amended Masterplan .....	9
4.1	GFA Calculation .....	12
4.2	FSR Calculation by Block .....	13
4.3	ADG Compliance .....	14
5	Proposed Planning Provisions .....	15
5.1	LEP Provisions .....	15
5.2	LEP Maps .....	18
5.3	Concept DA Matters.....	23
6	Status of Voluntary Planning Agreement.....	24
7	Next Steps.....	25

## Schedule of Figures & Tables

Figure 1 – Site Context .....	6
Figure 2 – Floor Plate Efficiency .....	12
Figure 3 – Residential Floorplate Benchmarks.....	13
Figure 4 – GFA Allocation by Neighbourhood.....	14
Table 1 – Project Team.....	5
Table 2 – Engagement Timeline .....	8
Table 3 – Masterplan Comparison.....	10
Table 4 – Summary Of LEP Provisions .....	15
Table 5 – Next Steps.....	25



# 1 Executive Summary

This Planning Statement (**Statement**) has been prepared by Mecone Group (**Mecone**) on behalf of EG Funds Management Pty Ltd, the proponent of a Planning Proposal at 361-365 North Rocks Road, North Rocks (the site) (RR-2022-31).

This Planning Statement provides an overview of the latest iteration of the masterplan and intended planning outcomes sought as part of RR-2022-31. The proponent respectfully considered the outcomes and recommendations of the Sydney Central Planning Panel's Rezoning Review hearing held 31 October 2023 and subsequent discussions and information requests received from the Department.

Reference is also made to Mecone's correspondence dated 12<sup>th</sup> and 22<sup>nd</sup> of December, which specifically responded to the Panel recommendations and offered refinements to the masterplan.

Having regard to the above, this Planning Statement outlines the proposed scenario intended to proceed to Gateway determination.

In doing so, Mecone and the team described below, including the proponent, are mindful of the need to comply with planning and housing policy of the NSW Government, including recent planning directives, as well as the need to be respectful of community context. We appreciate the Panel's determination in its suggestions to ensure the interface to the site respects existing development to ensure an appropriate outcome at North Rocks. The current housing crisis is an opportunity to meet immediate needs *and* realise an exemplar development that will stand the test of time.

EG are a respected proponent that ensure good development outcomes, have attracted superannuation fund investments, and want a flagship project that will attract further investment in high quality suburban development that is sustainable, resilient, and meets a diversity of housing needs.

The high quality of community facilities, including open space, sets North Rocks Village apart.

We are grateful to the Panel for concentrating our minds on how to do better.

This Statement is supported by several supporting documents, including:

- **Appendix A** – North Rocks Village Preferred Masterplan, prepared by Hassel February 2024
- **Appendix B** – Affordable Housing Viability Assessment by Atlas Economics
- **Appendix C** – Visual Impact Assessment by Urbis

This Statement is structured as follows:

- Part 1 Introduction
- Part 2 Site and Strategic Setting
- Part 3 Engagement Timeline
- Part 4 Amended Masterplan
- Part 5 Proposed Planning Provisions and Supporting LEP Maps
- Part 6 Next Steps



## 1.1 Proponent and Project Team

The proponent EG Funds Management and this package has been informed by the following core consultant team.

**TABLE 1 – PROJECT TEAM**

<b>ITEM</b>	<b>DESCRIPTION</b>
<b>Proponent</b>	EG Funds Management
<b>Urban Planning</b>	Mecone Group
<b>Urban Design</b>	Hassell
<b>Visual Impact</b>	Urbis
<b>Urban Design Peer Review</b>	Gabrielle Morrish
<b>Traffic and Transport</b>	Stantec



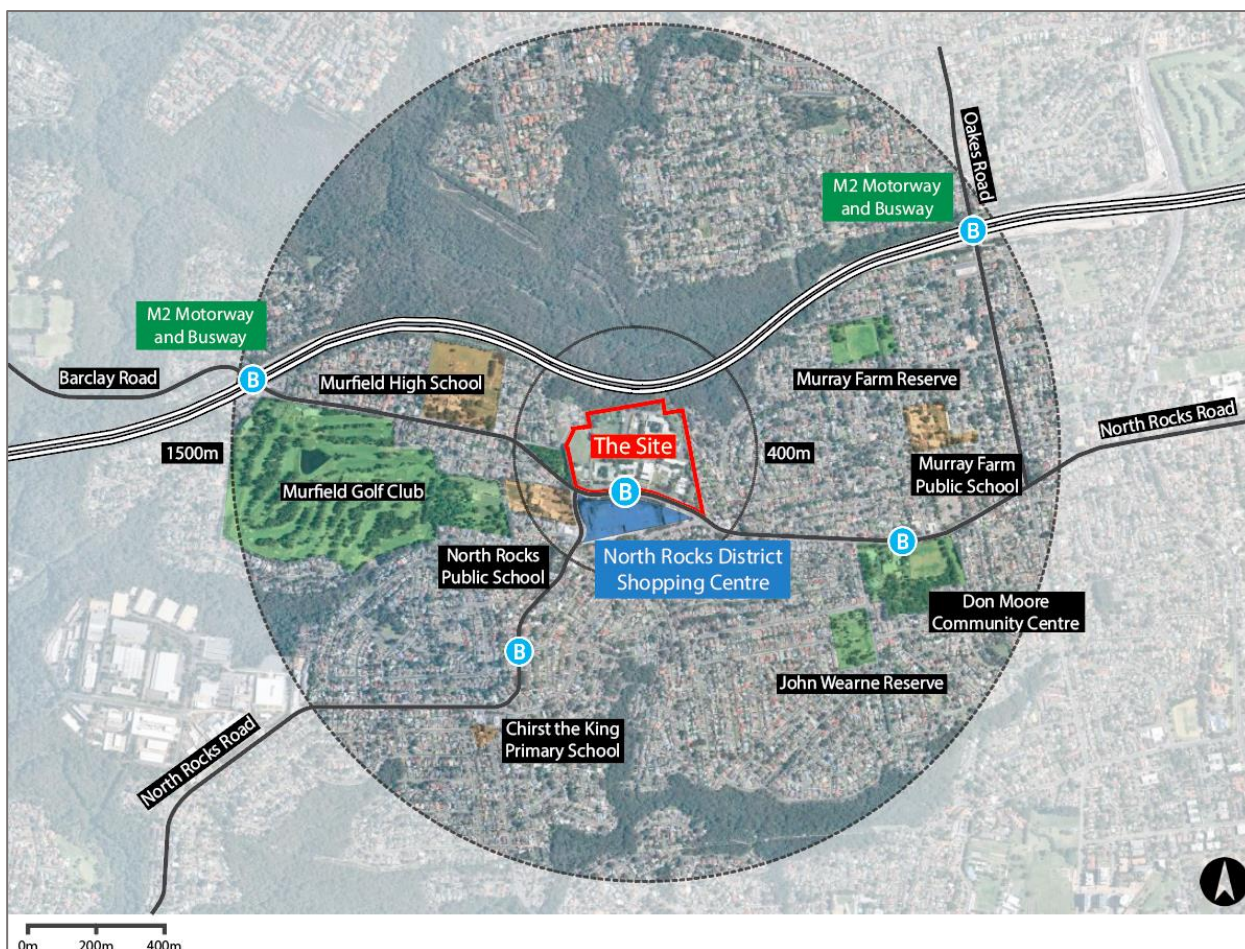
## 2 Site and Strategic Setting

The site is 12.67 hectares and represents one of the largest landholdings in single, private ownership within the Parramatta Local Government Area (LGA).

It is within the nucleus of a Local Centre (as designated within the *Central City District Plan*) and is situated directly adjacent an established district shopping centre precinct. In a district and metropolitan context, the site and the renewal opportunity it offers is of strategic significance.

City of Parramatta Council's (Council) Local Strategic Planning Statement (LSPS) defines Local Centres as:

*A Local Centre is a focal point of neighbourhoods and are an important part of a 30-minute city. While local centres are diverse and vary in size, they provide essential access to day to day goods and services close to where people live.*



**FIGURE 1 – SITE CONTEXT**

Source: Nearmap modified by Mecone

The site itself was developed specifically for the Royal Institute for Deaf and Blind Children (RIDBC now NextSense) from the 1960-70's and contains a series of purpose-built buildings and structures from various ages. With NextSense relocating to a new centre of excellence in Macquarie Park, the site is no longer needed for education and office use.



The site is highly accessible, with frequent local and district bus services available within an easy walkable distance. It is located along North Rocks Road being a 4-lane sub-arterial road, with bus stops located directly adjacent and along the site frontage providing direct services to Parramatta CBD and Epping. It is also within a short walking distance (or bus ride) of the M2 Motorway Express Bus Service along Barclay Road, providing high-frequency rapid bus services to major employment centres including Macquarie Park, Norwest Business Park in addition to the North Sydney and Sydney CBD.

In terms of commuting, the site is within:

- 25 minutes to Parramatta CBD,
- 28 minutes via rapid bus services on the M2 to Norwest Business Park, and
- 23 minutes via rapid bus services on the M2 to Macquarie Park.

The site's central location within the North Rocks Centre has a key role to play in the provision of more diverse housing of a respectful scale to support the positive renewal of the Local Centre.

The proposal is consistent with key Government policy and priorities and will specifically deliver key objectives and actions contained within the *Greater Sydney Region Plan*; *Central City District Plan* (District Plan); and Council's *Local Strategic Planning Statement - City Plan 2036*.

It is of a respectful infill scale entirely consistent with urban consolidation, and the District Plan key themes of a productive, liveable and sustainable city. Equally it is a rare opportunity to deliver genuine housing diversity in a Local Centre context, as anticipated by Council's LSPS. The proposal will provide more compact, diverse and affordable housing typologies in an accessible location, catering for different stages of life including for young couples, families, downsizers and retirees.

The proposal is compatible with the local character and will deliver critical local infrastructure including new open space, an oval, community facilities (public library and community hub) and civic amenity including a village square.

Several iterations of the masterplan have been the subject of wide-ranging consultation with both Government and many local community stakeholders. We are confident that this preferred option provides an appropriate balance of delivering government housing priorities, while respecting the local character and mitigating impacts to existing residents.





### 3 Engagement Timeline

The proponent has worked with Council for over four years to identify opportunities for the redevelopment of the site. Initially, this included an extensive pre-lodgement stage where urban design principles were established. Over 10 months after lodgement of the planning proposal, Council issued an extensive RFI and put forward an alternative masterplan which suggested an overall FSR of 0.36:1. Ultimately, Council did not support the planning proposal as submitted, and the planning proposal proceeded to a rezoning review.

Table 2 below provides a summary of the key project milestones and dates which these occurred.

**TABLE 2 – ENGAGEMENT TIMELINE**

MILESTONE	DATE
Pre-lodgement meeting with Council	8 March 2019
Planning Proposal Submitted	2 June 2021
Council RFI Requesting Significant Changes	2 March 2022
Parramatta Local Planning Panel recommends return to Council	18 October 2022
Rezoning Review Submitted to Sydney Central City Planning Panel (SCCPP)	23 November 2022
Parramatta Council Resolved to not support the rezoning at an FSR of 1.1:1 as submitted	28 November 2022
Rezoning Review SCCPP Briefing 1	1 May 2023
SCCPP Decision 1 issued. PP <u>was not recommended</u> for gateway determination; with Council's panel representatives in dissent.	11 May 2023
EG, Mecone, and Corrs Chambers Westgarth letters pointing to errors, including in law, by SCCPP	15 May 2023
Rezoning Review SCCPP Briefing 2	31 October 2023
SCCPP Decision 2 issued. PP <u>recommended</u> for gateway determination, with recommendations.	3 November 2023
Applicant Proposal Responding to Panel Decision	12 December 2023

Several iterations of the masterplan have occurred during the project timeline. Refer to Section 4 below for discussion on the current proposed scenario.





## 4 Amended Masterplan

The North Rocks masterplan went through various iterations since lodgement (June 2021) to address Council and Planning Panel recommendations. Most notably, the reconvened Rezoning Review Panel (Sydney Central City Planning Panel – SCCPP) met in October 2023 and confirmed the proposal should proceed to Gateway determination, given the proposal has demonstrated strategic and site-specific merit. The Panel also recommended certain revisions to address a number of matters such as open space provision and scale particularly at the site interfaces. In response to the panel recommendations, a letter from Mecone (on behalf of the proponent) was provided in December 2023.

In order to maintain the feasibility of the development and opportunities for meaningful community benefit, minor departures are proposed from the panel recommendations. Additional detail is provided within the Affordable Housing Viability Assessment by Atlas Economics at Appendix B in this regard. A Visual Impact Assessment has also been provided as a supporting document, demonstrating there is no practicable difference in the extent of potential visibility between Scenario 1 and 2, and that heights up to 7 storeys can be supported.

**Table 3** summarises the various proposals, including:

- Planning Proposal as lodged with Council
- Masterplan presented to Rezoning Review Panel 31 October
- Amended Masterplan, conforming to panel recommendations (referred to as Scenario 1 in Affordable Housing Assessment and Visual Impact Assessment)
- Amended Masterplan, conforming to panel recommendation with potential for one additional storey in restricted location (referred to as Scenario 2 in Affordable Housing Assessment and Visual Impact Assessment). **This is the preferred scenario.**

As detailed in our letter to the Panel of 12<sup>th</sup> and 22<sup>nd</sup> December 2023, a further reduction in heights and yield would seriously threaten the commercial feasibility of the project, particularly if the 34% open space and other public benefits are retained. The feasibility of the project is marginal, as evidenced by the viability analysis conducted by Atlas Economics.

Scenario 2 has been identified as the preferred scenario as it is able to implement many of the conditions of the Panel while also demonstrating that there is potential for one additional storey, confined to limited parts of the site, within the far north-western corner and along the central part of the North Rocks Road frontage with no adverse visual or shadow impacts.

Notwithstanding the demonstrated lack of any adverse impact, it is respectfully requested a provision be inserted into the LEP that would require environmental impact testing (i.e. visual and shadowing) to be conducted at the DA stage where the one (1) additional storey is sought within the nominated parts of the site.

As detailed within the submitted Affordable Housing Viability Report, prepared by Atlas Economics, Scenario 2 demonstrates the ability to provide a greater percentage of affordable housing, while adopting refinements to the built form as suggested by the Panel but retaining the potential for one additional storey, subject to demonstrating no adverse environmental impacts.

For context, the current planning controls of the site are as follows:

- R2 Low Density Residential Zone
- 0.5:1 Floor Space Ratio
- 9m maximum Height of Building
- 700m<sup>2</sup> minimum lot size



TABLE 3 – MASTERPLAN COMPARISON

LODGED PLANNING PROPOSAL (JUNE 2021)		MASTERPLAN CONSIDERED AT REZONING REVIEW MEETING (31 OCTOBER)	SCENARIO 1  MASTERPLAN CONFORMING TO REZONING REVIEW RECOMMENDATIONS (HASSELL ADDENDUM REPORT/MECONE RESPONSE LETTER DECEMBER 2023)	PREFERRED SCENARIO 2  MASTERPLAN CONFORMING TO REZONING REVIEW RECOMMENDATIONS, BUT WITH POTENTIAL FOR ONE (1) ADDITIONAL STOREY IN RESTRICTED LOCATIONS (TO ENHANCE AFFORDABLE HOUSING)
<b>Zoning</b>	R3/R4 APU for commercial activities in community hub.	R3/R4 APU for commercial activities in community hub.	R3/R4/RE1 APU for commercial activities in community hub.	R3/R4/RE1 APU for commercial activities in community hub.
<b>Height (Storeys)</b>	2-7 storeys	2-7 storeys	2-6 storeys	2-7 storeys. 7 storeys limited to far north-western corner only, and 4 storey interface to central part of North Rocks Road frontage.
<b>Height (LEP Control)</b>	9m – 25m	9m – 25m	9m – 21.5m	9m – 25m
<b>Open Space</b>	3.8HA (30%)	34%	34%	34%
<b>FSR</b>	1.35:1	1.10:1	1.10:1	1.15:1
<b>Total GFA (All approximate)</b>	<b>Total: 171,045m<sup>2</sup></b> Residential: 166,345m <sup>2</sup> (inc aged care) Commercial: 700m <sup>2</sup> Community: 4,000m <sup>2</sup>	<b>Total: 138,880m<sup>2</sup></b> Residential: 119,300m <sup>2</sup> Commercial: 2,700m <sup>2</sup> Community: 6,500m <sup>2</sup> Aged Care: 10,330m <sup>2</sup>	<b>Total: 138,866m<sup>2</sup></b> Residential: 121,060m <sup>2</sup> Commercial: 2,800m <sup>2</sup> Community: 4,400m <sup>2</sup> Aged Care: 10,600m <sup>2</sup>	<b>Total: 145,260m<sup>2</sup></b> Residential: Approx 126,080m <sup>2</sup> Commercial: Up to 2,800m <sup>2</sup> Community: Approx 4,400m <sup>2</sup> Aged Care: 11,980m <sup>2</sup>
<b>Dwelling Yield</b>	1080 dwellings + aged care facility	900-950 dwellings + aged care facility	925 dwellings + aged care facility	970 dwellings + aged care facility

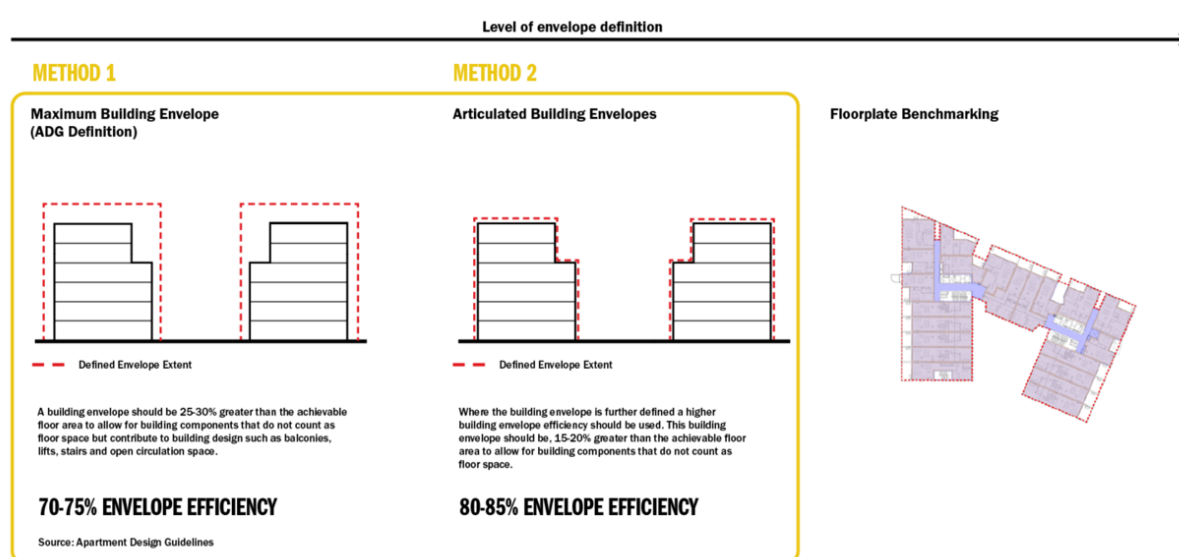
LODGED PLANNING PROPOSAL (JUNE 2021)		MASTERPLAN CONSIDERED AT REZONING REVIEW MEETING (31 OCTOBER)		SCENARIO 1  MASTERPLAN CONFORMING TO REZONING REVIEW RECOMMENDATIONS (HASSELL ADDENDUM REPORT/MECONE RESPONSE LETTER DECEMBER 2023)	PREFERRED SCENARIO 2  MASTERPLAN CONFORMING TO REZONING REVIEW RECOMMENDATIONS, BUT WITH POTENTIAL FOR ONE (1) ADDITIONAL STOREY IN RESTRICTED LOCATIONS (TO ENHANCE AFFORDABLE HOUSING)
<ul style="list-style-type: none"> <li>- 690 low rise apartments</li> <li>- 245 dwellings/townhouses</li> <li>- 145 independent living units</li> </ul>		<ul style="list-style-type: none"> <li>- 605 low rise apartments</li> <li>- 185 dwellings/townhouses</li> <li>- 130 independent living units</li> </ul>		<ul style="list-style-type: none"> <li>- 560 low rise apartments</li> <li>- 234 dwellings/townhouses</li> <li>- 129 independent living units</li> </ul>	<ul style="list-style-type: none"> <li>- 598 low rise apartments</li> <li>- 234 dwellings/townhouses</li> <li>- 138 independent living units</li> </ul>
<b>Dwelling Density</b>	85 dwellings/HA		73 dwellings/HA	73 dwellings/HA	76 dwellings/HA
<b>Jobs</b>	Approx 180		Approx 220	Approx 220	Approx 220
<b>Car Parking</b>	As per DCP Requirements		As per DCP Requirements	As per DCP Requirements	As per DCP Requirements

## 4.1 GFA Calculation

The proposed Gross Floor Area for both proposals ('Masterplan confirming to rezoning review recommendations' and the 'Proposed current scenario') has been calculated based on two different methodologies, to give confidence that the proposed floor space can be reasonably achieved within a compliant building design. These methodologies are described below:

1. Application of Apartment Design Guide ADG Maximum Building Envelope. Adopting a 75% efficiency from the maximum envelope results in a total floorspace 145,467m<sup>2</sup>, marginally higher than the proposed masterplan.
2. Application of Articulated Building Envelope. Adopting an 82% efficiency from this envelope results in a total floorspace of 145,260m<sup>2</sup>, consistent with the proposed masterplan.

The two methodologies are depicted in the figure and table below.



**FIGURE 2 – FLOOR PLATE EFFICIENCY**

Source: Hassell

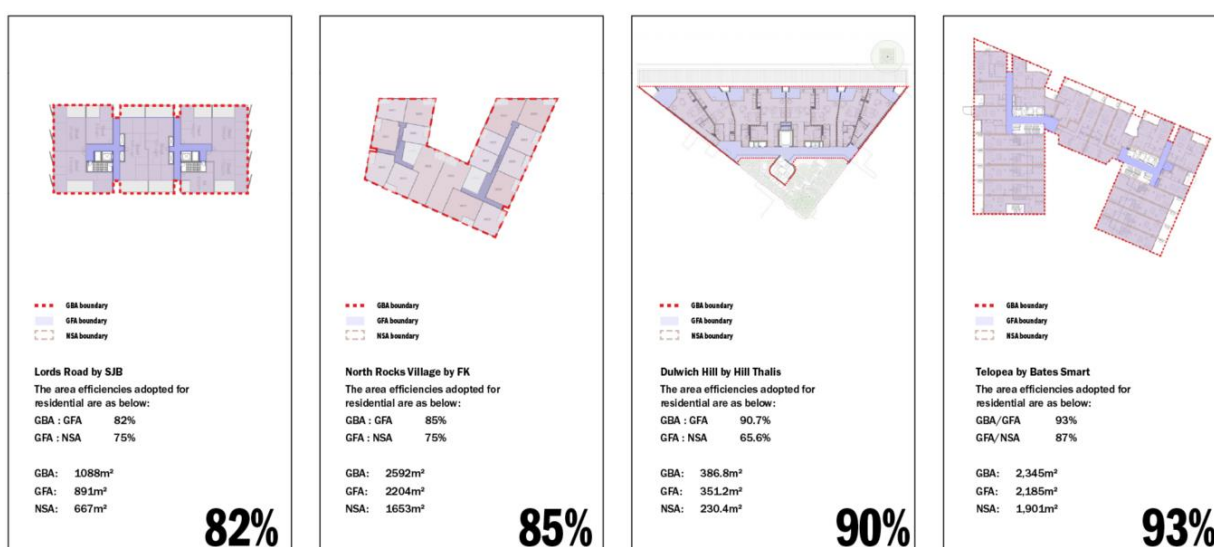
	Maximum Building Envelope (ADG)			Articulated Building Envelope (ABE)		
Typology	Envelope Area	Efficiency	Floorspace	Envelope Area	Efficiency	Floorspace
Apartment	105,446	75%	79,481	95,898	82%	79,032
Under Building Townhouse	39,612	77.5%	30,699	39,612	82%	32,482
Attached Housing	14,003	90%	12,603	14,003	90%	12,603



Detached Housing	2,176	90%	1,958	2,176	90%	1,958
Aged Care	15,022	90%	13,520	13,310	90%	11,979
Community*	4,993	85%-90%	4,405	4,993	85%-90%	4,405
Commercial	3,294	85%	2,800	3,294	85%	2,800
<b>Total GFA</b>			<b>145,467</b>			<b>145,260</b>
<b>Site Area</b>			<b>126,751</b>			<b>126,751</b>
<b>Site FSR</b>			<b>1.15:1</b>			<b>1.15:1</b>

\*Note: Community use relates to both buildings (85% eff.) and stand along smaller footprint pavilions (90% eff.).

### Residential Floorplate Benchmarks



**FIGURE 3 – RESIDENTIAL FLOORPLATE BENCHMARKS**

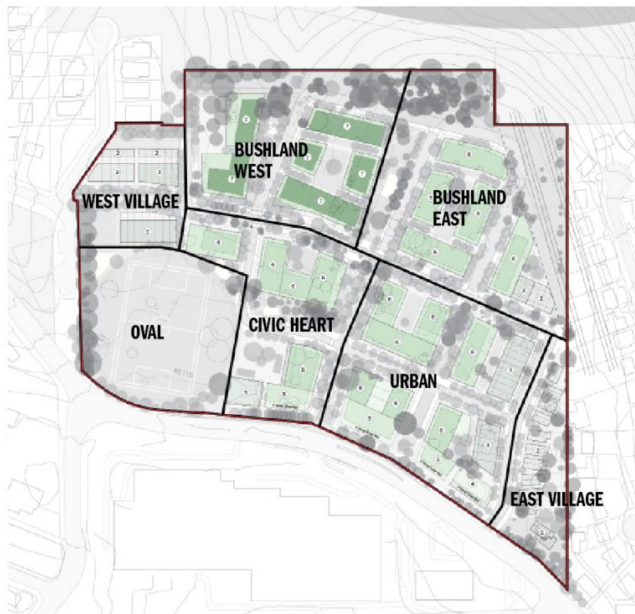
Source: Hassell

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 residential apartment efficiencies of 85% could reasonably be achieved through detailed design.

## 4.2 FSR Calculation by Block

As requested in the email Alexander Galea dated 31 January 2024, further analysis has been undertaken to illustrate the potential distribution of an aggregate 1.15:1 Floor Space Ratio across the 6 proposed neighbourhood. This analysis is shown in Figure 4 below.





Precinct	Area	GFA	FSR	FSR(oval distributed)		
				Area	GFA	FSR
West Village	8581	5797	0.68	9897	5907	0.60
Bushland West	22346	36511	1.63	25774	36797	1.43
Bushland East	27788	28102	1.01	32051	28457	0.89
East Village	8180	2201	0.27	9435	2305	0.24
Civic Heart	17605	26644	1.53	20306	27189	1.34
Urban Neighbourhood	25382	44300	1.75	29276	44525	1.52
Oval	16857	1404	0.08	nil	nil	nil
<b>Total</b>	<b>126739</b>	<b>145260</b>		<b>126739</b>	<b>145260</b>	

**FIGURE 4 – GFA ALLOCATION BY NEIGHBOURHOOD**

Source: Hassell

## 4.3 ADG Compliance

As outlined above, the proposed GFA calculation aligns with the efficiency methodology set out within the ADG.

Design testing has also been conducted to ensure that future built form (as detailed within the Masterplan) and the extent of the GFA proposed will achieve ADG compliance. Detailed ADG testing will be required as part of future development applications.



# 5 Proposed Planning Provisions

## 5.1 LEP Provisions

The proposed LEP provisions and related controls are summarised in Table 4 below.

**TABLE 4 – SUMMARY OF LEP PROVISIONS**

PROVISION	PROVISION SOUGHT
<b>Zoning</b>	
2.1 Land Use Zone	R3 Medium Density, R4 High Density, RE1 Public Recreation.
<b>Height</b>	
4.3 Height of Buildings	9m, 12m, 14m, 17.5m, 23m, 25m.
<b>Floor Space Ratio</b>	
4.4 Floor Space Ratio	1.15:1
<b>Division 6 Additional Local Provision – Development on certain land at North Rocks</b>	
Additional Local Provision – Development on certain land at North Rocks	<p><i>This clause applies to land identified as Key Site X on the Key Sites Map, hereafter referred to as North Rocks Village.</i></p> <p>Subsequent additional local provisions are outlined below.</p>
Additional Local Provision – Calculation of Floor Space Ratio	<p>To provide clarity around how GFA is calculated, it is proposed that a new Additional Local Provision be inserted into <i>Parramatta Local Environmental Plan 2023</i>. Suggested wording is provided below.</p> <p><b><i>Floor Space Ratio – North Rocks</i></b></p> <p><i>The site area of proposed development on land within the North Rocks Village is, for the purpose of applying a floor space ratio under clause 4.5, taken to include land that—</i></p> <ul style="list-style-type: none"> <li><i>(a) is dedicated to the Council or a public authority for a public purpose (including roads, drainage or open space), and</i></li> <li><i>(b) would have been part of the site area if it had not been so dedicated.</i></li> </ul> <p>In effect, this clause enables a concept DA to utilise the entire site area (including future public open space) when allocating GFA to development lots, providing certainty to both Council and proponents around future built form outcomes.</p> <p>We note that this is common practice in precinct development scenarios and a similar clause is observed within the <i>Hills Local Environmental Plan 2019</i>.</p>
Additional Local Provision – Development requiring the preparation of a development control plan	<p>A local provision is proposed which requires the preparation of a development control plan. It is noted that a concept development application is a suitable alternative to a development control plan pursuant to Clause 4.23 (2) of the EP&amp;A Act.</p> <p>Suggested wording is provided below:</p> <p><b><i>Development requiring the preparation of a development control plan</i></b></p> <ul style="list-style-type: none"> <li><i>(1) The objective of this clause is to ensure that development within the North Rocks Village Precinct occurs in accordance with a site-specific development control plan.</i></li> <li><i>(2) Development consent must not be granted for development on land within the North Rocks Village Precinct unless—</i></li> </ul>





## PROVISION

## PROVISION SOUGHT

- (a) a development control plan that provides for the matters specified in subclause (3) has been prepared for or applies to the land, or
  - (b) the development is of a minor nature and is consistent with the objectives of the zone in which the land is situated.
- (3) The development control plan must provide for all of the following—
  - a) spatial arrangement of open space, roads and building typologies,
  - b) site access and permeability,
  - c) building envelopes, setbacks, articulation and other built form controls,
  - d) pedestrian and cycle connections (active transport),
  - e) environmental sustainability measures,
  - f) impact on, and proposed improvements to, the public domain including areas with a civic focus such as a village square, community centre or library,
  - g) vehicular access to, and design of, basement car parking, and
  - h) extensive landscaping of the public and private domain, including within setbacks to adjacent property and along the North Rocks Road frontage.

Additional Local  
Provision – Height of  
Buildings

An additional local provision regarding building height has been proposed to give certainty to the panel that any building greater than 6 storeys to the north west of the site or 4 storeys along North Rocks Road will have due consideration for environmental impacts.

Suggested wording is provided below:

### **Height of Buildings – North Rocks**

*Development consent must not be granted for the erection of an additional storey, greater than 6 storeys in the north western portion of the site or 4 storeys along the central part of the North Rocks Road interface (frontage), unless the consent authority has considered impact testing including overshadowing and visual impact analysis, and is satisfied there are no unreasonable or adverse environmental impacts.*

Additional Local  
Provision – Design  
Excellence

A design excellence clause is proposed which enables up to **10% bonus FSR** where design excellence is achieved. Suggested wording is provided below:

### **Design Excellence – North Rocks**

- (1) *The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of North Rocks.*
- (2) *This clause applies to development involving residential flat buildings and multi-dwelling housing on land identified as Key Site X on the Key Sites Map (North Rocks Village).*
- (3) *Development consent must not be granted for development to which this clause applies unless the consent authority considers that the development exhibits design excellence.*
- (4) *In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—*
  - (i) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
  - (ii) *whether the form and external appearance of the development will improve the quality and amenity of the public domain,*
  - (iii) *whether a high standard of landscape design including extensive tree plantings will improve the quality of the and amenity of the development and public domain;*
  - (iv) *whether the development detrimentally impacts on any view corridors,*



## PROVISION

## PROVISION SOUGHT

- (v) *the requirements of the relevant Development Control Plan/s,*
- (vi) *how the development addresses the following matters—*
  - a) *the suitability of the land for development,*
  - b) *existing and proposed land uses and use mix,*
  - c) *a reduction in scale of the built form at the eastern and western site interface to be compatible with that surrounding or adjacent the site,*
  - d) *impacts on the North Rocks Road streetscape,*
  - e) *the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
  - f) *the relationship of the development with any proposed community infrastructure including ovals, civic open space and community facilities*
  - g) *bulk, massing and modulation of buildings in addition to high-quality materiality,*
  - h) *street frontage heights,*
  - i) *high standards of landscaping and contribution to tree canopy coverage within the site and along key boundaries*
  - j) *environmental impacts such as sustainable design, overshadowing, wind and reflectivity,*
  - k) *the achievement of the principles of ecologically sustainable development,*
  - l) *pedestrian, cycle, vehicular and service access, circulation and requirements, and/or*
  - m) *the impact on, and any proposed improvements to, the public domain.*

*(5) The floor space ratio of a building to which this clause applies may exceed the floor space ratio shown for the land on the Floor Space Ratio Map by an amount to be determined by the consent authority, of up to 10%.*

### Additional Permitted Uses

#### Schedule 1 – Additional Permitted Uses

An additional permitted use clause is proposed to facilitate a restaurant, café and medical centre in the R4 High Density Residential zone within the village square. Suggested wording is as follows:

#### ***Use of certain land at 361-365 North Rocks Road, North Rocks***

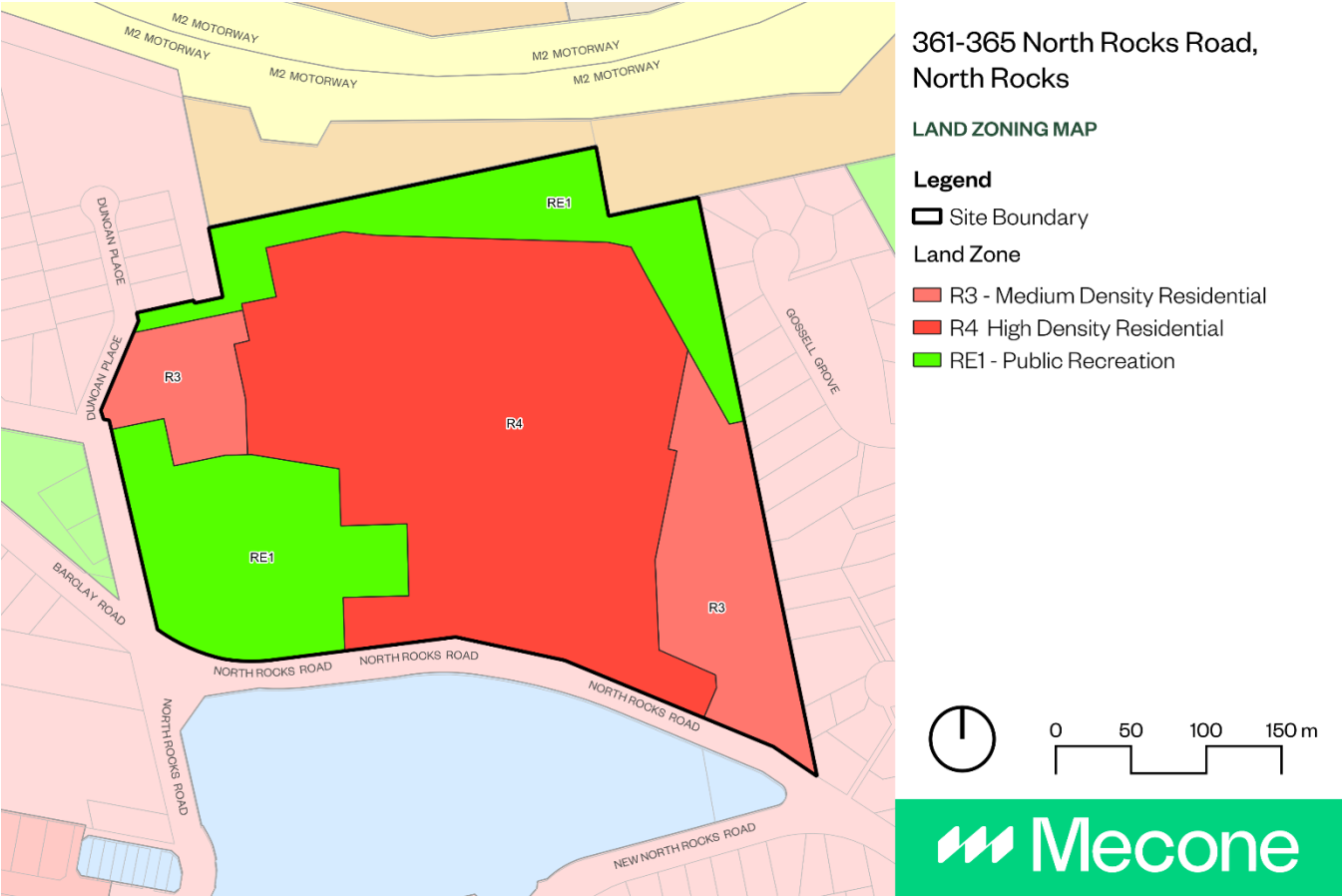
*(1) This clause applies to land identified as Key Site X on the Key Sites Map at 361-365 North Rocks Road, North Rocks, being Lot 3001 DP 1115866.*

*(2) Development for the purposes of a restaurant or café and medical centre are permitted with development consent, but only if the combined gross floor area of any restaurant or cafe, and medical centre on the land does not exceed 2,800m<sup>2</sup>.*

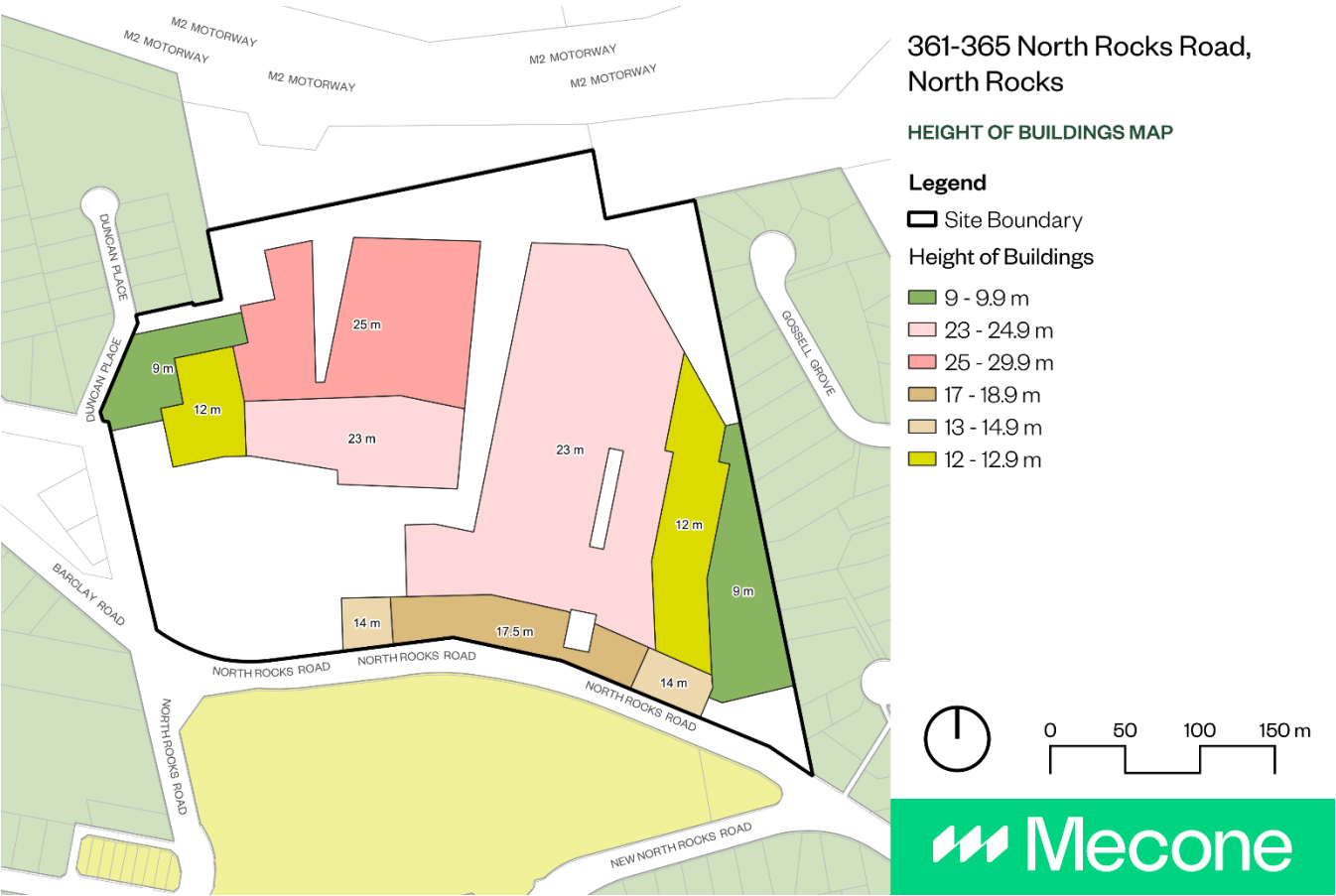


# 5.2 LEP Maps

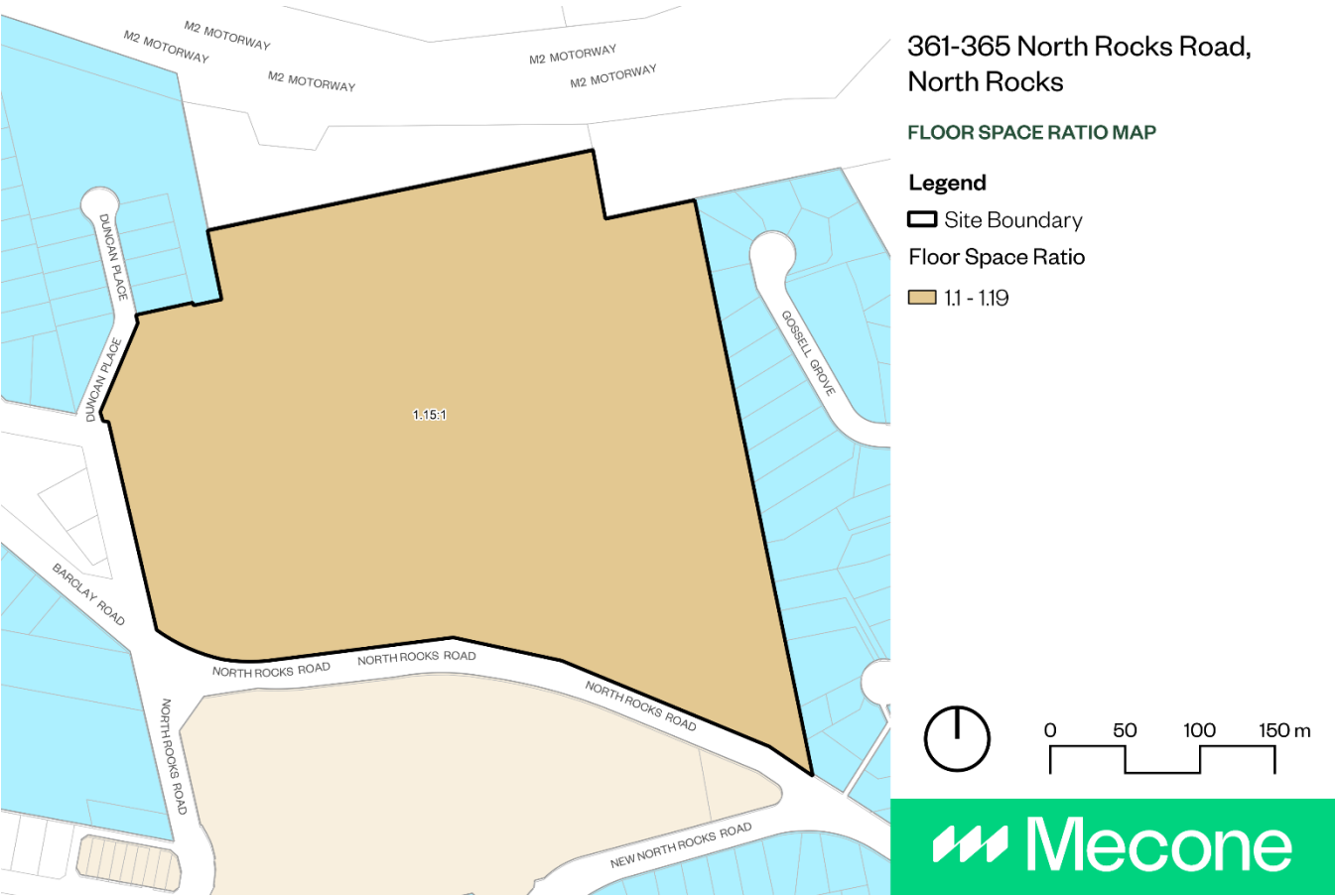
## Land Use Zone



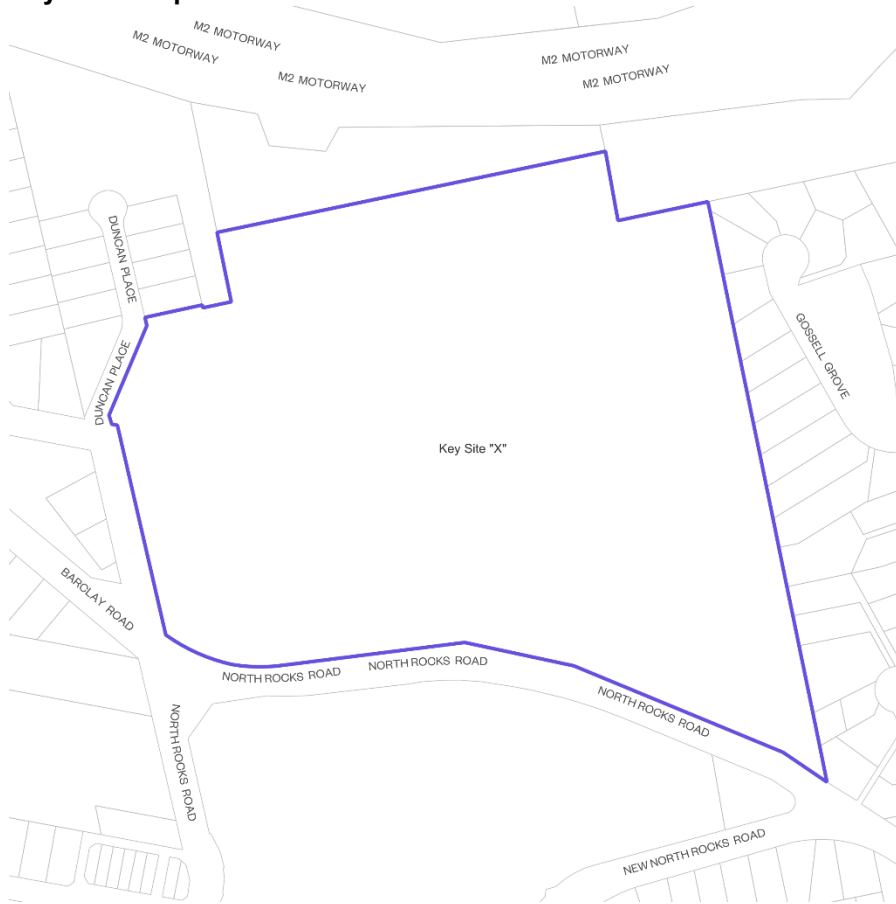
Height of Buildings



Floor Space Ratio



## Key Sites Map



361-365 North Rocks Road,  
North Rocks

### KEY SITES MAP

#### Legend

Key Site "X"

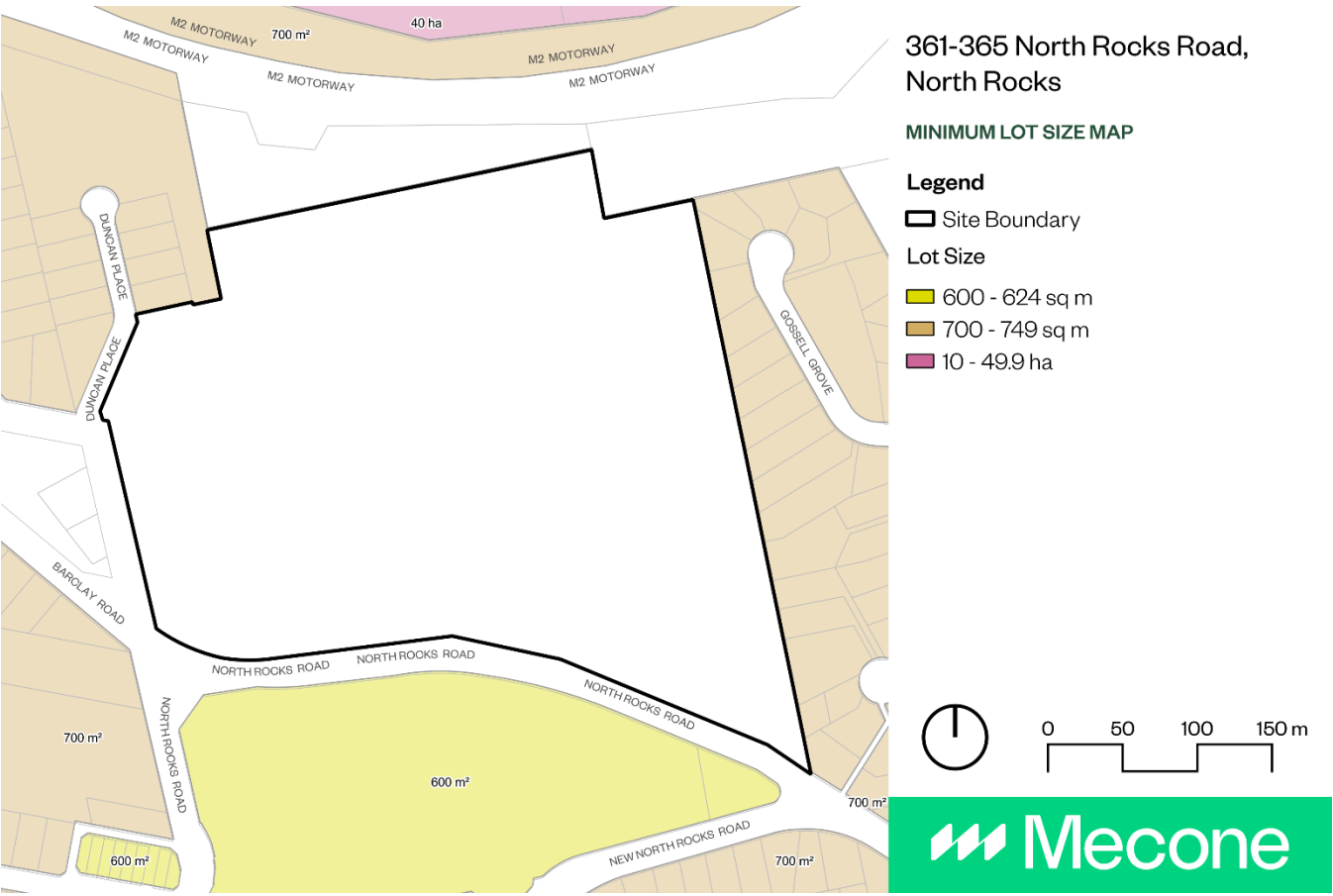


0 50 100 150 m

 **Mecone**



Minimum Lot Size





## 5.3 Concept DA Matters

As noted within our letter dated 12 December 2023, a concept development application (DA) will be submitted following finalisation of the planning proposal. The concept DA is intended to capture the more detailed elements of the masterplan which cannot be appropriately captured in an LEP.

Future development applications will then need to demonstrate consistency with the concept DA, creating greater certainty of the built form outcome.

The concept DA is intended to include:

- Street wall and setback controls which require a maximum 4 storey interface on North Rocks Road.
- Building Height Structure Plan which limits building heights to two storeys (9m) at sensitive interfaces with existing low-density zones to the east and west of the site.
- Open Space Structure plan which identifies linear open spaces and pocket parks which are to remain publicly accessible for recreation purposes (although in private ownership). This structure plan will build upon those open spaces which have been formally identified as RE1 Public Recreation for dedication to Council as part of the rezoning, ensuring a diversity of spaces for public enjoyment. The total publicly accessible open space will equate to 34% of the site. The dedication of RE1 zoned land to Council will also be enshrined through the VPA.
- Smaller open spaces which are not zoned RE1 Public Recreation to be retained in private ownership will include a requirement for a covenant for public purpose or equivalent legal mechanism to ensure public access to these areas in perpetuity.
- GFA Allocation Plan which sets out how the proposed 1.15:1 FSR will be allocated across the site at a block level, providing a GFA limit for future development applications.
- Landscaping requirements, deep soil provision and tree canopy targets.

Exhibition of the planning proposal is anticipated to be accompanied by a *Draft Indicative Control Framework* which will reflect the intended outcome of the concept DA.



## 6 Status of Voluntary Planning Agreement

Since December 2023, the proponent's direct discussions with Parramatta Council regarding the scope of a voluntary planning agreement, have gone well. The latest meeting being 21 December 2023.

Following the Panel's recommendations dated 3 November 2023, the proponent commissioned an Affordable Housing Viability Assessment to understand whether the 5-10% affordable housing target was viable. The report by Atlas Economics dated 29 January 2024 explored 2 scenarios, including a 1.1:1 FSR (equivalent to the Panel's built form recommendations) and a 1.15:1 FSR (the proponent's preferred outcome for viability).

The report found that neither scenario had the capacity to contribute to the proposed public benefit works **as well as** affordable housing at 5% of the new residential floorspace. The report found that contributions of 2% in Scenario 1 and 3% in Scenario 2 could be contemplated by the Proponent.

However, the proponent is committed to establishing a reasonable affordable housing contribution (via the current Panel process) and a Voluntary Planning Agreement in consultation with Council which delivers significant community benefit, whilst maintaining the feasibility of the project. At a minimum, this is intended to include:

- The dedication of the oval, village square and northern bushland areas identified as RE1 Public Recreation on the land zoning map.
- Construction and dedication of a community centre, library and adjoining 'village square' or community space
- Approximately 2-3% affordable housing contribution (depending on level of density supported by the Panel)
- Provision of other parkland throughout the site, which is to be publicly accessible and reflected on title and when combined with the abovementioned open space will total approximately 34% of the site.
- Embellishment of all proposed open space, including the village square, oval pavilion and multi-purpose court.

The report prepared by Atlas Economics further strengthens the case for Scenario 2 (FSR – 1.15:1) involving a potential additional storey in two restricted site locations, in that it would deliver additional affordable housing opportunities. This is further supported by the appended studies, including a Visual Impact Assessment from Urbis, and the Urban Design Statement from Gabrielle Morrish which confirm the proposed heights and densities shall not result in unacceptable impacts from a visual impact or urban design perspective.

Given recent discussions with Council, the proponent is confident that the VPA can be resolved with Council in draft form prior to public exhibition. Another meeting with Council is scheduled for Thursday 22<sup>nd</sup> February, 2024.



## 7 Next Steps

A meeting with the Sydney Central Planning Panel has been scheduled for 11 March 2024. It is understood that the scope of this meeting is for the Panel to consider the proponent's response to their recommendations made 3 November 2023, including this Planning Statement, and additional technical studies submitted. In principle support is sought from the Panel to proceed with the current proposed scenario as outlined in this Statement.

Assuming support from the Panel for the masterplan in its current form, the Planning Proposal can then be formally updated to reflect the current masterplan. The Planning Proposal can then proceed to Gateway Determination. The proposed next steps are summarised in Table 5 below.

**TABLE 5 – NEXT STEPS**

MILESTONE	ANTICIPATED TIMING
<b>1. SCCPP Meeting</b> SCCPP reconvenes and considers response to recommendations. Support to proceed with current masterplan to Gateway.	11 March 2024
<b>2. Prepare Updated Planning Proposal</b> Proponent to update Planning Proposal and supporting documentation (prior to Gateway) consistent with current masterplan.	April 2024
<b>3. Gateway Determination Issued</b> Gateway determination is issued.	April 2024
<b>4. Exhibition</b> Comprehensive update of technical reports (if required) prior to exhibition, including any additional documentation required.	June 2024
<b>5. Planning Proposal Finalisation</b> Respond to any submissions, and referral of exhibited proposal to PPA for finalisation.	TBC
<b>6. Execution of VPA</b> Final agreement between parties on VPA.	TBC
<b>7. Concept DA</b> A site-wide concept DA will be prepared and lodged, which will confirm all building envelopes, GFA distribution allocation across the site and other key features of the masterplan.	TBC



# Appendices

# North Rocks Village Preferred Masterplan



# NORTH ROCKS VILLAGE MASTER PLAN PREFERRED





Contents

Acknowledgement of Country	We acknowledge and respect Traditional Owners as the original Custodians of the land upon which we work. We honour their Elders past and present whose knowledge and wisdom has, and will, ensure the continuation of cultures and traditional practices.
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Document Purpose	04
Master Plan at a Glance	05
Summary of Panel Recommendations	06
Design Review	07
Conclusion	12

Artists Impression - View of Village Square and Library  
(Source: FK Architects)

**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.



**PREFERRED  
SCENARIO WITH  
CONSIDERATION  
TO THE PANEL  
RECOMMENDATIONS**



# Document Purpose

## Support of Preferred Scenario

EG and the project team are committed to delivering an exemplary outcome for the site of North Rocks Village and fully appreciates the importance of delivering a site that is respectful of the surrounding community and qualities of the area but also ensuring that the proposal is forward looking and capable of supporting this local centre and providing additional community infrastructure and benefit to support the growing population.

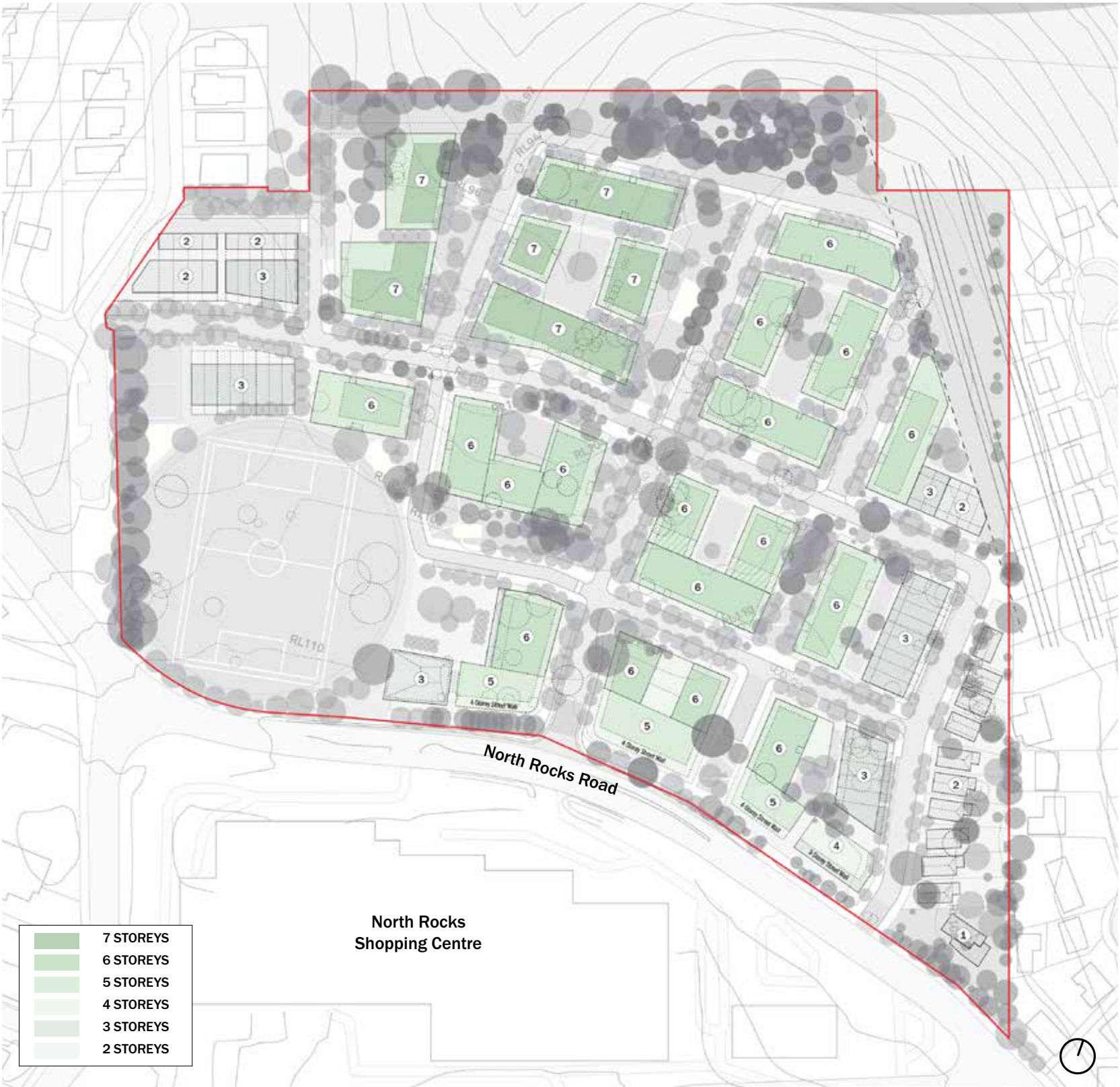
The site is of a scale that allows for transitional built form strategies to be implemented that effectively manages interfaces to the surrounding areas, more over the frontage to North Rocks Road enables a strong destination address to compliment and support the Shopping Centre to the south. This combined with a generosity of open space, retention of existing bushland and established tree clusters will ensure that the future place of North Rocks Village will be a community asset and a vital missing piece to North Rocks Local Centre.

The project team fully believes that the aspirations and intentions of the panel recommendations can be accommodated within the 'Preferred' scenario, with the following pages showing a respectful response to the recommendations whilst demonstrating the additional opportunity for scale supported by urban design analysis.





# Preferred Master Plan at a Glance



## Land Use Summary

Total Dwellings	970 dwellings + aged care facility
Low Rise Apartments	598
Dwellings and Townhouses	234
Independent Living Units	138
Community Facilities	Approximately 4,400sqm (Library, multi-purpose community facility and other communal uses)
Commercial	Approximately 2,800sqm (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 Community Hub, RE1 Public Recreation
FSR	1.15:1
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 - 25m
Development Control Plan	Site specific DCP and/or concept DA to be prepared as required by proposed LEP clause.

\*These 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.

# Summary of Panel Recommendations

The following pages of this document respond to the Panel recommendations focussing on the four key points relating to Urban Design highlighted below. They provide support and justification of the proposed design response and have been provided for the Panel to consider moving forward.

Recommendations relating to urban design and revised master plan

- The scale of the proposed development is to be compatible with the interface along North Rocks Road up to a maximum of three storeys;

→ The scale of the proposed development along the eastern and western boundaries is to be no more than a maximum of two storeys;

→ Notwithstanding the lower heights at the interface with the existing neighbourhoods, the heights of buildings across the site are to be stepped down the site to relate to the sloping topography, with a maximum of five storeys, with potential for an additional on storey at the top-level setback, to minimise visual bulk and amenity impacts, and stepping down to two to three storeys;

→ The provision of a minimum 34% of the site as open space including the proposed oval;
- The identification of an appropriate zoning or other mechanism to ensure the proposed oval, public spaces, parks and bushland areas for public use;

→ The proposed floor space ratio is to be aligned to the new proposed heights;

→ Prepare an affordable housing viability report and clarify housing affordability rates, including floor space and number of units and method of management in perpetuity to consider the delivery of affordable housing in the development consistent with the government's strategic housing policy. The Greater Sydney Region Plan and Sydney Central District Plan have affordable housing targets in the range of 5-10% of new residential floor space subject to viability; and

→ The inclusion of a proposed LEP provision for a site-specific Development Control Plan (DCP). The site specific DCP is to be generally consistent with, and address, the proposed arrangement of development in the revised master plan and as modified by the requirements above. It is to be prepared by the proponent in consultation with the City of Parramatta and the Department of Planning and Environment.



# Master Plan Review

## Panel Recommendation

The scale of the proposed development is to be compatible with the interface along North Rocks Road up to a maximum of three storeys.

## Urban Design Response

The design team believes that a four (4) storey street interface can be supported due to the hierarchy of North Rocks Road and the interface to North Rocks Shopping Centre. It should be noted that the shopping centre has a long standing height limit of 12m, this height limit does not consider the future character or evolution of the local centre.

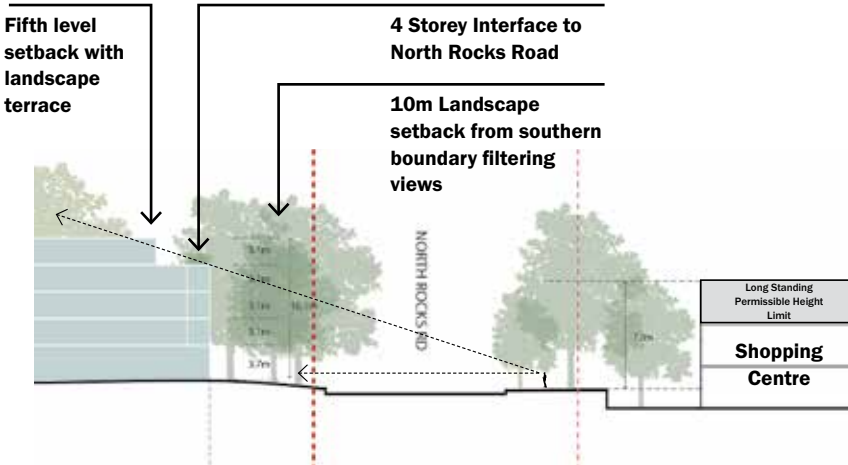
A setback fifth level can be included but with a generous 5m upper floor setback to allow for a landscaped edge and scale transition into the site, supporting the landscape character and urban design outcomes of the master plan.

Additionally,

- 1) A 10m southern boundary setback is provided along North Rocks Road to allow for the retention and establishment street trees along this edge to complement the landscape character of the North Rocks area.
- 2) The western section of the North Rocks Road site frontage contains the proposed oval, which retains existing vegetation (as well as new tree plantings) with no built form, thereby minimising visual change from this arrival. Similarly, the future three (3) storey library and community centre supporting the functions of the Local Centre are inset 120m from the western boundary.
- 3) The eastern section of the North Rocks Road site frontage retains an existing single level cottage and surrounding landscape setting for future community use. The retention of this structure and immediate landscape will minimise visual change from the eastern boundary arrival. New development along the frontage is inset 95m from the eastern boundary.



Summary of Master Plan updates and response to recommendation



Indicative section of Interface to North Rocks Road maintaining 4-storey built interface to street



Street view of existing interface condition to 4-lane North Rocks Road / Surface Car Park and Shopping Centre and significant height of existing vegetation providing scale



# Master Plan Review

## Panel Recommendation

The scale of the proposed development along the eastern and western boundaries is to be no more than a maximum of two storeys.

## Urban Design Response

The master plan proposes a responsive and compatible development approach to the eastern and western boundaries that include retention of significant vegetation, physical and visual separation, and compatible 2-storey built form.

In response to the Panel recommendation, further refinement along these boundaries can be undertaken to ensure a 2-storey interface in these locations is maintained with a stepping down of the built form towards the eastern and western boundaries.

Upper-level setbacks can be increased and offset from these edges to further transition height towards the eastern and western boundaries of the site.

Further, topography and existing vegetation have been considered in the northwestern corner of the site where future apartment development is:

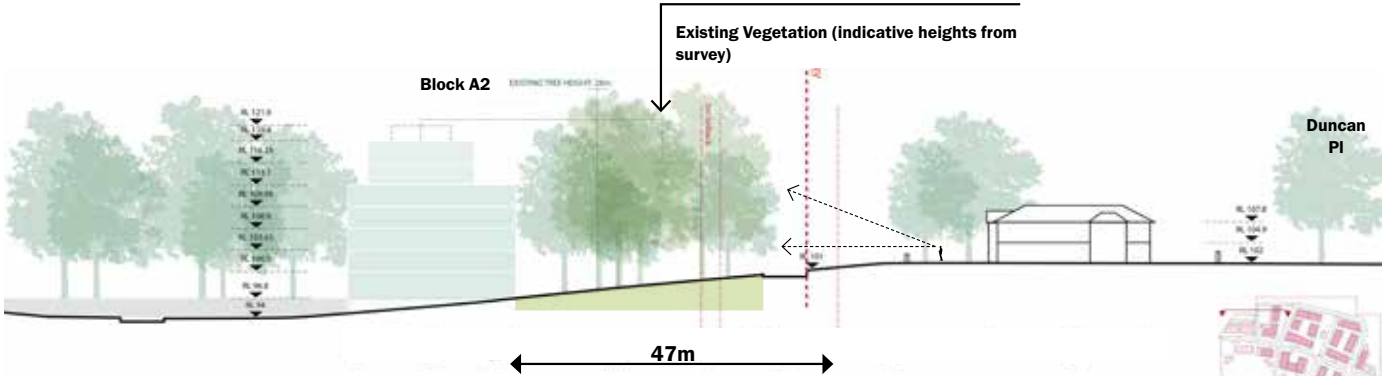
- separated by a generous landscaped setback,
- set down into the lowest part of the site where their scale is minimised, and
- further screened from surrounding existing residential areas via the retention of existing mature trees and the establishment of new tree and shrubbery plantings.

This is demonstrated via the following cross section depicting the apartments to the north of the site and further confirmed through visual impact assessment from this location.

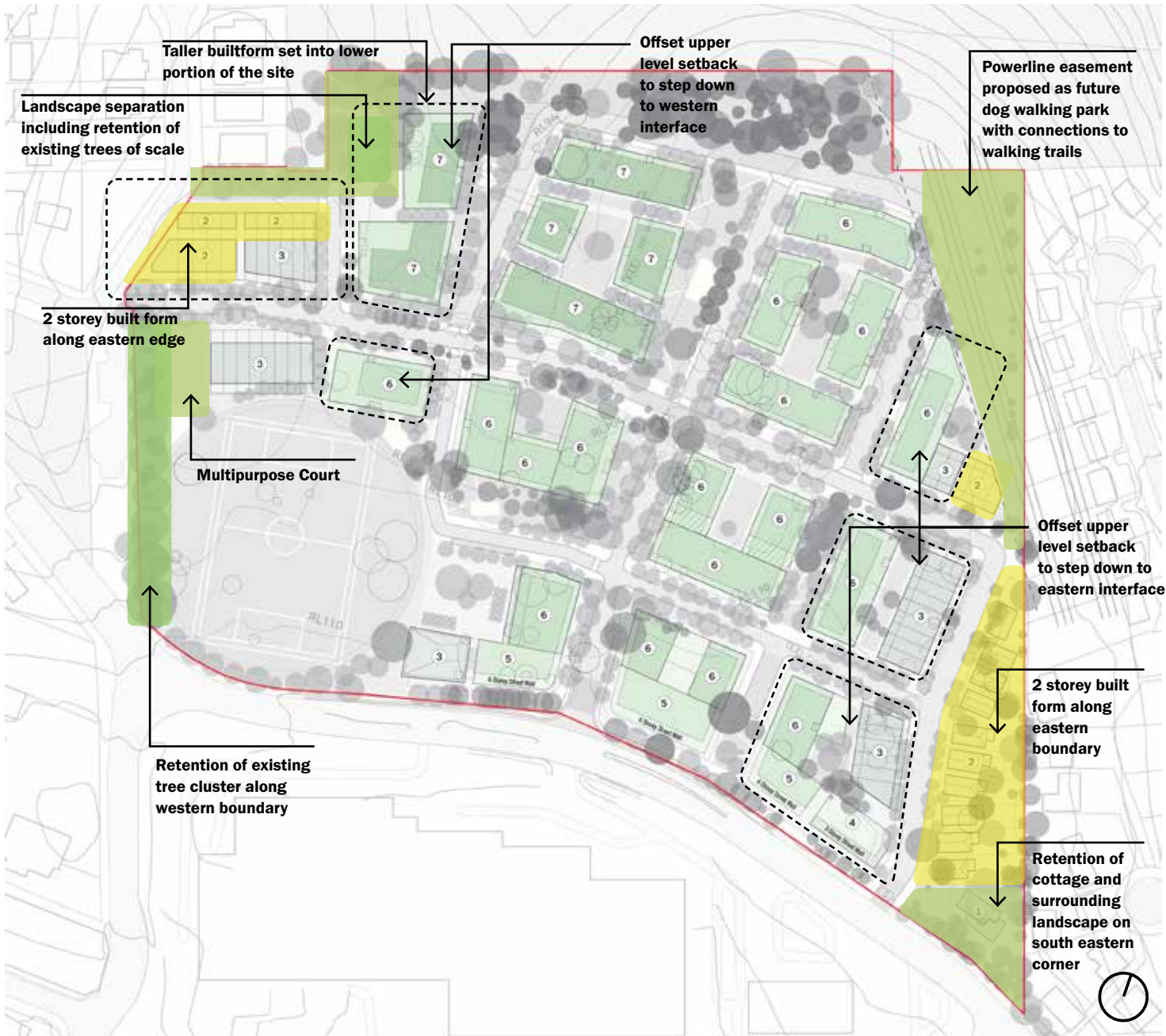
Also, with reference to the View Shed Map undertaken by Urbis it can be shown that the proposed development scale has extremely limited/no visibility from outside of the site from both the eastern and western residential areas.



Visibility including the screening effects of surrounding vegetation. (Prepared by Urbis)



Indicative section showing relationship of existing residential to proposed development (North-West Corner).



Summary of Master Plan updates and response to recommendation



# Master Plan Review

### Panel Recommendation

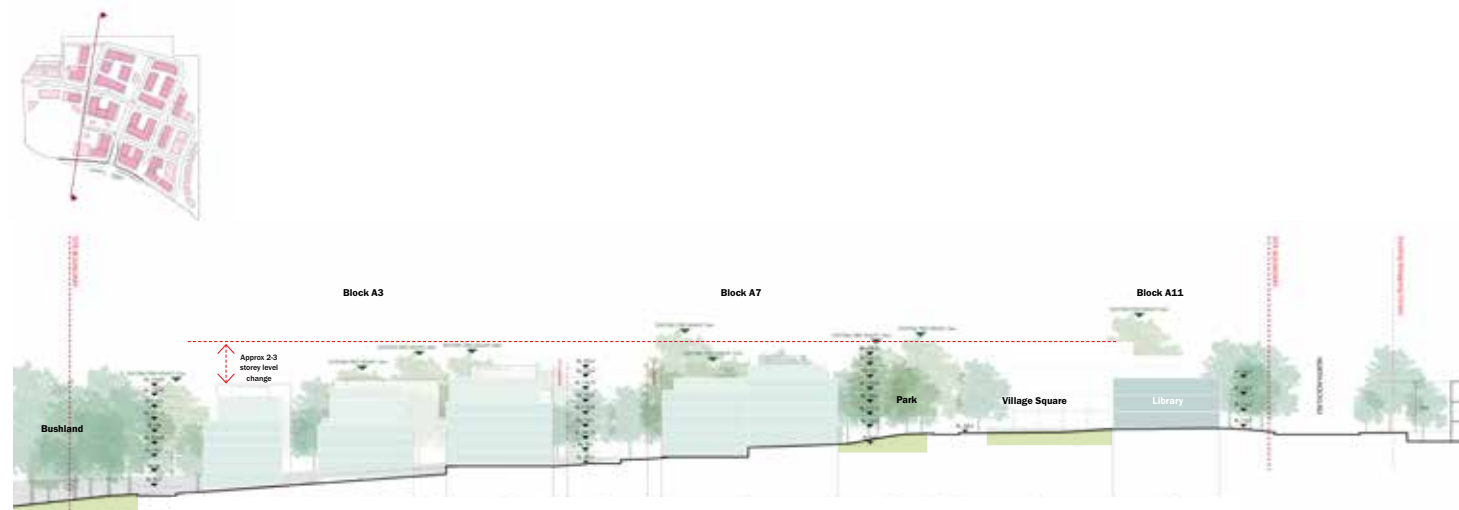
Notwithstanding the lower heights at the interface with the existing neighbourhoods, the heights of buildings across the site are to be stepped down the site to relate to the sloping topography, with a maximum of five storeys, with potential for an additional on storey at the top-level setback, to minimise visual bulk and amenity impacts, and stepping down to two to three storeys.

### Urban Design Response

In response to the panel recommendation, heights can be reduced to a maximum five (5) storeys with an additional storey at the top level that is setback in the majority of the site. A transition in scale can be further delivered through a stepping of the built form along the edges of the site with modulated upper floor setbacks to specifically respond to the recommendation.

As depicted through the section below heights of buildings across the site have been stepped down with the topography further limiting any visual impacts from the surrounding areas as suggested in the recommendation.

It should be noted that the level change between the front (North Rocks Road) and rear of the site equates to approximately 2-3 storeys further concealing taller built form within the site.



Long section through the site (n-s) showing the level change and setting of taller built form into the topography.



Summary of Master Plan updates and response to recommendation



# Master Plan Review

## Urban Design Response Cont.

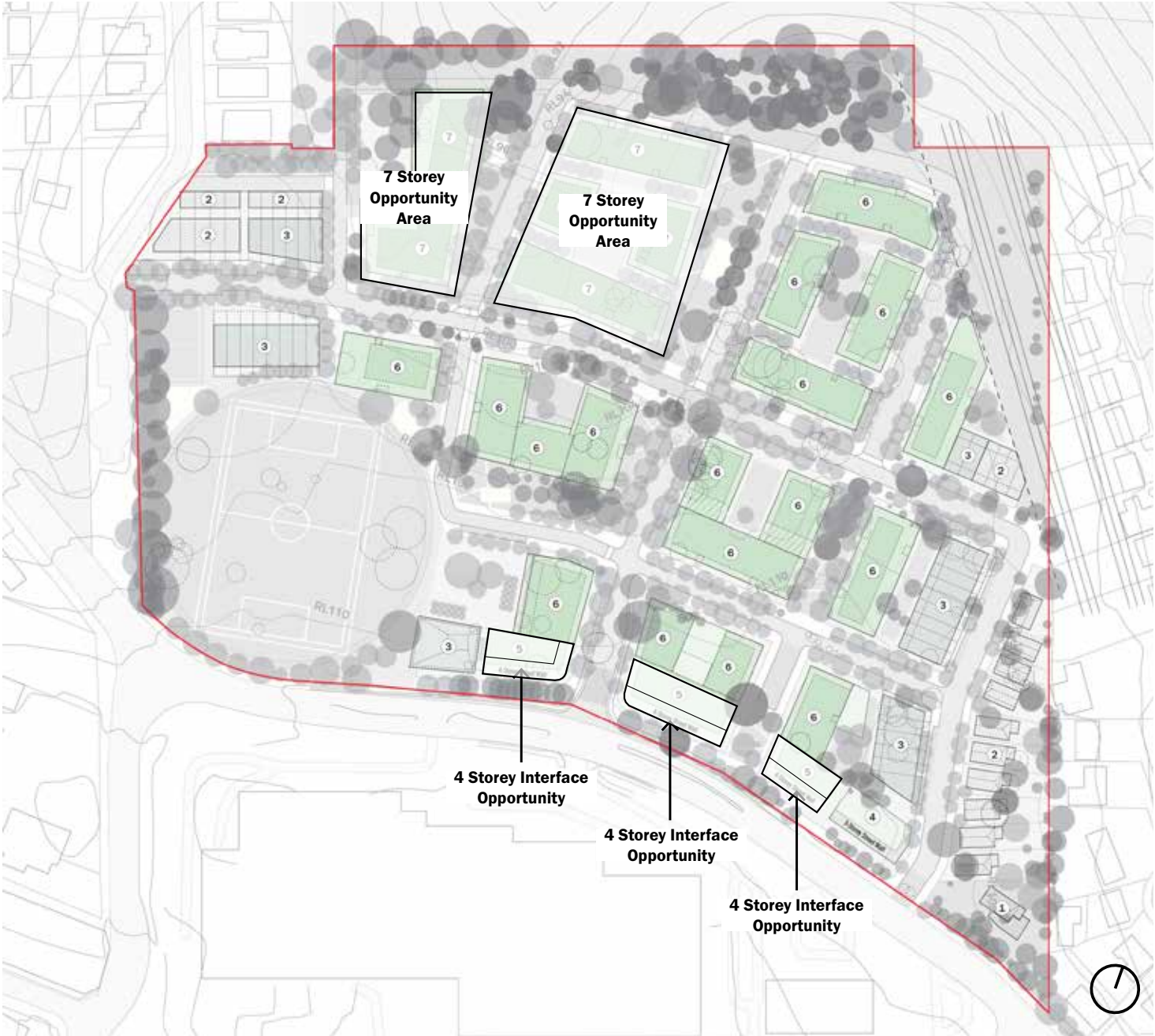
It is believed that the masterplan should retain the potential to achieve one (1) additional storey but in limited parts of the site, only where it will have negligible visual or other environmental impacts, such as overshadowing, whilst supporting and not compromising the suggested urban design rationale of the Panel.

That is, a recessed additional one (1) storey in height can be accommodated but within limited parts of the site only being:

- the far north-western corner (from 6 up to a potential 7th storey), where the topography falls away and can accommodate an additional level without any adverse impact, and
- along the central part of the North Rocks Road frontage (from 3 up to a potential 4th storey), consistent with the historic 12m height control applying to the land opposite the site on North Rocks Road.

The potential to achieve the additional one (1) storey in height in these specific locations would also be subject to the following design criterion contained within a site-specific LEP local provision or DCP:

- 7 storey buildings within limited parts of the site (north-western corner as shown outlined).
- Additional design criterion to be applied to any proposed height above 5 storeys including any 7 storey elements, including:
  - Application of upper-level setbacks with landscaped edge.
  - Subject to detailed visual and shadow impact assessment, confirming no adverse impacts.
  - Lighter weight construction and materiality to further reduce bulk and scale.
- In these situations, a 5-storey street wall will be maintained (as per the Panel recommendation) with any additional floors above recessed and subject to the above design criteria.
- Maintain 4 storey built form along North Rocks Road confined to the centre of the site (as shown outlined) with generous landscaped offsets from the eastern and western site boundaries, with provision for a setback fifth storey element, held to the same additional criterion as above.



Summary of proposed additional storey in limited parts of the site.

# Master Plan Review

### Panel Recommendation

The provision of a minimum 34% of the site as open space including the proposed oval.

### Urban Design Response

The master plan enables the delivery of high quality public open space (equivalent to 34% of the total site area) and assuring the ongoing public use of these spaces in perpetuity. Proposed open space includes a full-sized oval, multi-purpose court, village square (civic plaza), village green, linear local parks, and a bushland reserve. This open space forms a connected network of publicly accessible parkland that enables movement through the site, whilst providing both active and passive recreation opportunities.

The following table provides an overview of the proposed open space area.

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%

\*These 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.



Summary of proposed open space areas and distribution

# Conclusion

As with the previous Urban Design Addendum this document has been prepared to demonstrate the ways in which the revised master plan could be amended in response to the Panel's recommendation providing explanations and supporting diagrams to assist in the Panel's assessment.

We would like to re-iterate that the revised master plan was prepared in response to the Councils urban design review and has genuinely looked to address all these concerns. Further, it has been subject to ongoing peer review by industry experts to ensure that the outcomes and urban design basis for the Planning Proposal are of the highest quality and deliver true public benefit to both future residents but also the broader North Rocks community.

We believe that the North Rocks Village project provides a unique and valuable opportunity to truly define a local centre for North Rocks and its residents. Together with the existing shopping centre the site provides a complementary and vibrant nucleus for the North Rocks community.

The master plan celebrates the areas bushland character and integrates these qualities deep into the plan, enabling proximity and accessibility to a previously disconnected landscape. This generosity of landscape has been balanced against a modest scale of development where the spatial proportions and inter-weaving of both landscape and building will be well proportioned and create a future development with space to 'breathe'.

We would welcome any further opportunity to discuss the proposal or address any remaining concerns.

Yours Sincerely,



David Tickle  
Principal

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# Affordable Housing Viability Assessment



# Visual Impact Assessment

