

26 April 2024

EG c/o Mecone
Level 2, 3 Horwood Place
Parramatta NSW 2150

Attention: Georgia Sedgmen

Dear Georgia

AMENDED PLANNING PROPOSAL PP-2021-3409 AT 361-365 NORTH ROCKS ROAD, NORTH ROCKS

This letter is to accompany our Acoustic Assessment Report *Rp 001 r04 20190410 - 361-365 North Rocks Rd - Acoustic Assessment*, dated 30 March 2021, which was submitted as part of the Planning Proposal PP-2021-3409 for rezoning at 361-365 North Rocks Road, North Rocks.

The Planning Proposal has progressed through a rezoning review process (ref: RR2022/31) and on 21 March 2024, a Record of Decision to Submit Planning Proposal to Gateway Determination was issued by the Sydney Central Planning Panel. This decision recommends the proposal proceeds to gateway determination, subject to conditions, which included some recommended design modifications.

The Planning Proposal has now been amended to adopt the panel recommendations. Design amendments can be described as follows:

- Minor adjustments to building heights, including a range of 2-6 storeys across the project site,
- Minor amendments to building layouts, and
- A masterplan which may facilitate an approximate 1.1:1 Floor Space Ratio.

The proposed Masterplan is depicted in Figure 1.



Figure 1: North Rocks Masterplan (Source: Hassell)

The Planning Proposal will facilitate:

- Approximately 795 new residential dwellings (including apartments, townhouses, and detached dwellings)
- Approximately 130 independent living units and aged care (seniors housing)
- Approximately 4,400m² new community facilities
- Approximately 2,800m² retail/commercial floor space
- Associated landscaping, road network, public open space improvements, and increased tree canopy cover

We have reviewed the documentation made available to us as part of the amended Planning Proposal and confirm that the assessment, findings and recommendations of our report *Rp 001 r04 20190410* dated 30 March 2021 remain relevant to the amended Planning Proposal.

Figure 3 of the report has been updated below to reflect the updated Masterplan (Mark-up of buildings likely to require acoustic treatment).

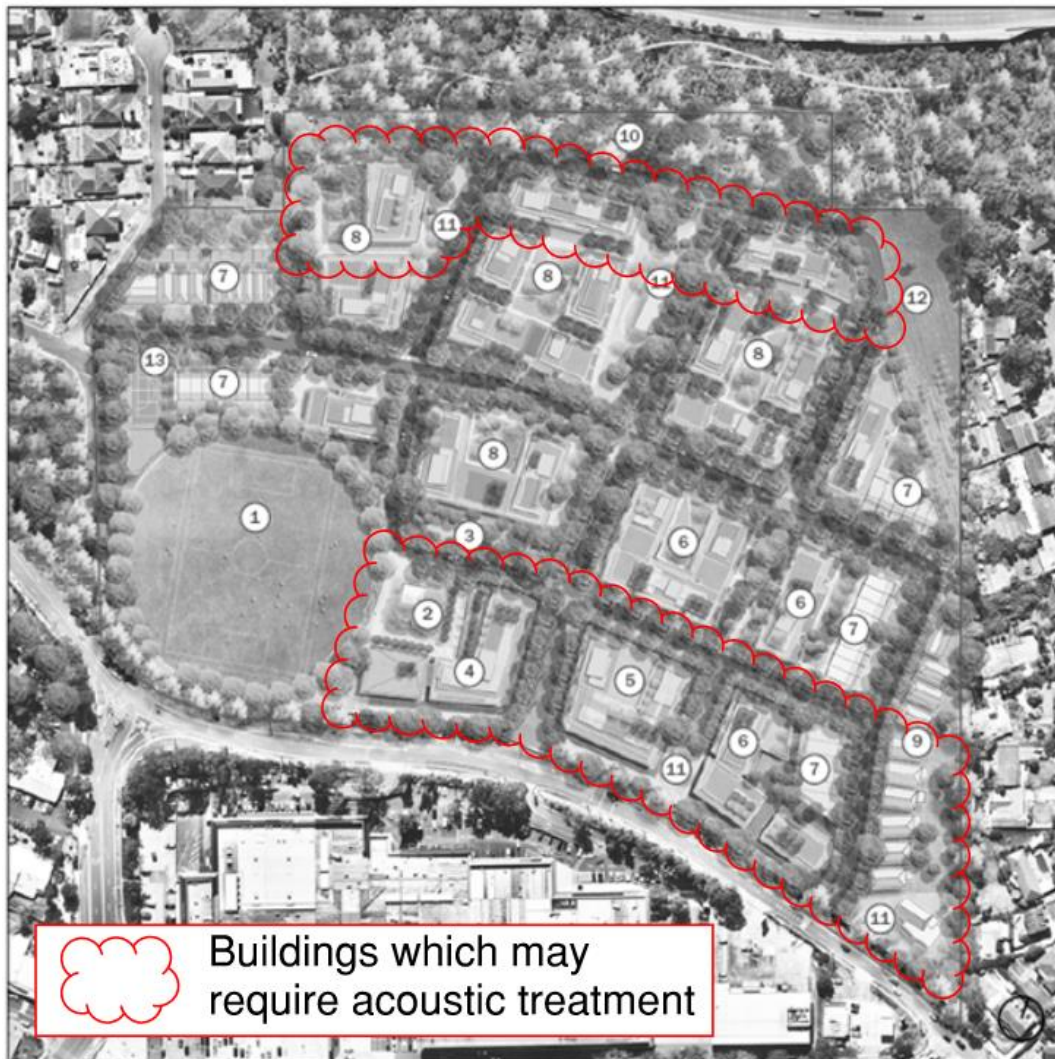


Figure 2: Updated Figure 3 from report 'Mark-up of buildings likely to require acoustic treatment'

As noted above the conclusions of the report remain unchanged and the site remains acoustically suitable in terms of rezoning. Acoustic mitigation design will still need to be included in the future development of the project particularly with respect to noise from the M2 Motorway and North Rocks Rd. It will be the responsibility of the design team for the ongoing project to develop appropriate noise control design measures to ensure the development is capable of complying with applicable noise criteria and statutory approvals. Attention should also be paid to external private open spaces.

Yours faithfully

MARSHALL DAY ACOUSTICS PTY LTD



Matthew Ottley

Senior Associate