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Date:	3 May 2024	Contact name:	Sarah Muetterlein
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Our reference:	PA3833-RHD-XX-XX-CO-X-0001	Email:	sarah.muetterlein@rhdhv.com
Classification:	Project related		

Subject: Amended Planning Proposal PP-2021-3409 at 361-365 North Rocks Road, North Rocks

This letter is to accompany our Flood Due Diligence Report, dated 31st August 2018, 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 below:



① Oval	⑥ Independent Living Units	⑪ Local Parks and Gardens
② Village Square	⑦ Town Houses	⑫ Dog Park and Community Gardens
③ Central Park	⑧ Apartments	⑬ Pavilion and Tennis Court
④ Community Hub, potential Library and Community Facilities	⑨ Detached Houses	
⑤ Aged Care	⑩ Bushland Edge Parkland	

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 Flood Due Diligence Report, dated 31st August 2018 remain relevant to the amended Planning Proposal.

The review confirmed that the site is not flood affected nor mapped as such under the NSW Planning Portal. The site is located on top of a ridgeline (drainage catchment) and has no prior flooding history. Accordingly subject to onsite drainage or flooding potential being appropriately accommodated within any site redevelopment, no objections are raised in-principle to the amended masterplan.

In light of the updated assessment results, the following is recommended:

1. A formal flood impact assessment ought to be undertaken to inform the site development application.
2. The design of the future site development should account for the existing drainage requirements, as well as requirements for existing and likely increased on-site detention and water quality controls. Input from a Drainage Engineer is recommended during future design stages.
3. Survey of sub-surface stormwater infrastructure, and the drainage system under the motorway is recommended prior to future design development.

Sincerely,



Sarah Muetterlein

Water Resource Engineer
Water & Maritime