

Our ref: MEC02.4BF

13 May 2024

NSW Department of Planning Housing and Infrastructure  
Locked Bag 5022  
PARRAMATTA NSW 2124

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

This letter is to accompany our Bushfire Assessment Report (10 March 2021) and Bushfire Advice letter (5 September 2022), 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 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 4,400m<sup>2</sup> new community facilities
- Approximately 2,800m<sup>2</sup> retail/commercial floor space
- Associated landscaping, road network, public open space improvements, and increased tree canopy cover.

The proposed Masterplan is depicted in Figure 1 below:



**Figure 1 – North Rocks Masterplan**

Source: Hassell

I 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 Bushfire Assessment Report letter, dated 11 December 2020 and further response to the RFS of September 2022 remain relevant to the amended Planning Proposal in relation to access.


I note that the aged care units (Area 5) identified within the Master Plan, being a Special Fire Protection Purpose under section 100B of the Rural Fires Act (and integrated development) are well removed from the bushland interface to the north (Area 10). In addition, the seniors living 'independent living units' are located greater than 100m from the northern bushland (Area 10) which is also consistent with our previous advice.

I note that the proposed Master Plan has now specifically adopted **Recommendation 3** of our report and responded positively to the RFS in relation to the establishment of a perimeter road along the northern boundary. Perimeter roads are to be a minimum of 8m in width, with roll top kerbs on the northern side of the road (adjacent to the hazard). The Figure 2 below illustrates compliance with this requirement and is therefore supported.

It is also acknowledged that the siting of the northern apartment block with a 29 m APZ has been updated as part of the design at this stage, so as to avoid any future problems associated with development of the site. A setback of 29 m is specified along the northern boundary from the adjacent open space to the north. Buildings from the north-east are also compliant due to the clearance on the adjoining land associated with the electrical transmission infrastructure as well as the dog park and community gardens (see area 12 on Figure 1).

Should you require further advice on these matters please do not hesitate in contacting me on (02) 4340 5331 or at [servicedesk@traverseecology.com.au](mailto:servicedesk@traverseecology.com.au)

Yours faithfully



Dr Grahame Douglas

**Travers bushfire & ecology** - Principal Bushfire Consultant



### Master Plan Diagram



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Urban Design Report  
016352 North Rocks Village

**Figure 2: Illustrative Master Plan detail: Northern Perimeter Road and APZ.**