

Date: 29 April 2024

Ref: 31775Rlet

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

## **GEOTECHNICAL ADVICE**

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

This letter is to accompany our Preliminary Geotechnical Assessment Report (Ref. 31775Rrpt rev4), dated 23 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 below:





**Figure 1 - North Rocks Masterplan**

Source: Hassell

The Planning Proposal will facilitate:

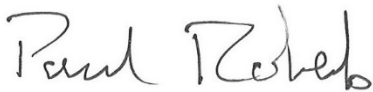
- Approximately 795 new residential dwellings (including apartments, townhouses, and detached dwellings)
- Approximately 130 independent living units and aged care (seniors housing)
- Approximately 4,400m<sup>2</sup> new community facilities
- Approximately 2,800m<sup>2</sup> retail/commercial floor space

- Associated landscaping, road network, public open space improvements, and increased tree canopy cover

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 Preliminary Geotechnical Assessment Report (Ref. 31775Rpt rev4), dated 23 March 2021 remain relevant to the amended Planning Proposal.

Should you require any further information regarding the above, please do not hesitate to contact the undersigned.

Yours faithfully  
For and on behalf of  
JK GEOTECHNICS



**Paul Roberts**  
Principal Associate | Engineering Geologist