

16th April 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 Sustainability Strategy report, 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 Sustainability Strategy report remain relevant to the amended Planning Proposal.

Sincerely,



Matthew Jessup

Director

Flux Consultants Pty Ltd