

Renee Ezzy

From: Alexander Galea
Sent: Wednesday, 31 January 2024 4:06 PM
To: Georgia Sedgmen
Cc: Renee Ezzy; Louise McMahon; Jordan Faeghi
Subject: North Rocks Comments
Attachments: Receipt 22060803_PPA_RR-2022-31_361-365 North Rocks Road.pdf

Hi Georgia

Thank you again for providing your amended response, including the addendum Urban design documentation in response to the Sydney Central City Planning Panel's (the Panel) decision dated 3 November 2023. It is understood you're in the process of finalising the following in the coming week to support your response to the Panel:

- a visual assessment justifying the proposed built form; and
- design statement from Gabrielle Morrish.

We're working towards a meeting with the Panel to consider your response on the week of 11 March 2024. We will confirm the meeting date once all the outstanding information has been provided and is adequate. I note you have indicated your intention to brief the Panel on your response. Can you please formalise this in writing to the Panel at this address: epanning@planning.nsw.gov.au.

As discussed, the following additional information is also required:

- clarification of which revised option in the response package provide on 22 December 2023 is preferred (I understand this is Option 2 – see page 20 of the Urban Design Addendum Report prepared by Hassell dated December 2023);
- provide an explanation of provisions with supporting LEP maps prepared in accordance with the [LEP Making Guidelines](#) of the preferred option (I understand this is Option 2). The explanation of provisions will need to clarify:
 - the intended built form standards (i.e. HOB, FSR and proposed local provision);
 - mechanism(s) for how the design response will be secured, including the proposed setbacks/interfaces to North Rocks Road;
 - if the design excellence provision includes a bonus for building height as well as floor space; and
 - any proposed LEP provisions for securing the proposed public open spaces and/or publicly accessible open spaces.
- the proposed gross floor area (GFA) for the options will need to be provided. This will need to include:
 - an explanation of how this GFA was calculated, including building efficiencies. Any variation from the Apartment Design Guide will need to be justified; and
 - if the options include the proposed up to 10% design excellence bonus floor space and any associated building height.
- the FSR for each development block;
- update on the status of the public benefit offer with Council. If the public benefit offer has been updated, a copy will need to be provided; and
- a comparison table identifying existing LEP provisions, the planning proposal initially lodged with Council, the amended masterplan considered at the 31 October 2023 rezoning review and Option 1 and Option 2 (see page 20 of the Urban Design Addendum Report prepared by Hassell dated December 2023) responding to the Panel's 3 November 2023 decision. The comparison table will need to include:
 - land use zones;
 - floor space ratios;
 - proposed GFA of the development – including the intended GFA for proposed uses (i.e. residential, retail and community uses etc.)
 - building heights;
 - building storeys;
 - anticipated dwelling yield;

- anticipated jobs (once development is completed);
- provision of public open space, including:
 - what land is proposed for dedicated to Council; and
 - what land is proposed to remain in private ownership but be accessible to the public.
- car parking spaces.

We may require further information and/or clarification once the outstanding information is submitted.

In this regard, it is requested all outstanding information is submitted by **COB Wednesday 14 February 2024** so we can remain on track for the anticipated March panel meeting.

We are happy for you to brief us on your changes and approach once the above information has been received. I'm happy to arrange a time on the 14 February, preferably in the morning.

I've also attached the receipt for the \$25,000 alternate PPA fee for your records.

Happy to discuss any questions as always.

Yours Sincerely

Alexander Galea

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Department of Planning, Housing and Infrastructure

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