

From: [Callum Firth](#)
To: ["Lionel Puang"](#)
Cc: [Jason Goldsworthy](#); [Adam Byrnes](#)
Subject: RE: 39-43 Hassall St, Parramatta - Council's Request for Extension of Time
Date: Tuesday, 13 February 2024 10:56:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Lionel,

Thanks for sending through this clarification.

This will be provided to the Panel and uploaded to the Commission's webpage as correspondence.

Regards,

Callum Firth | Planning Officer

Office of the Independent Planning Commission
Suite 15.02 Level 15 135 King Street Sydney NSW 2001
e: callum.firth@ipcn.nsw.gov.au | p: (02) 9383 2108 | www.ipcn.nsw.gov.au



New South Wales Government
Independent Planning Commission

From: Lionel Puang [REDACTED]
Sent: Tuesday, 13 February 2024 9:53 AM
To: Callum Firth <callum.firth@ipcn.nsw.gov.au>
Cc: Jason Goldsworthy [REDACTED]; Adam Byrnes
[REDACTED]
Subject: 39-43 Hassall St, Parramatta - Council's Request for Extension of Time

Hi Callum,

We have reviewed Council's request for an Extension of Time to respond to the Panel's RFI's dated 8th February 2024 and uploaded on 12th February 2024.

We note that Council's Development Assessment Officer requires additional time to coordinate their response with stakeholders including their land use team who dealt with the implementation of the [Parramatta LEP 2023](#).

As set out in the Department of Planning and Environment's Assessment Report and as per ***Clause 1.8A Savings provision relating to development applications (Parramatta LEP 2023)***, the SSDA for 39-43 Hassall St, Parramatta **was lodged on the 27th February 2023** and therefore the applicable Environmental Planning Instrument to assess this proposal is **Parramatta LEP 2011**.

Historically, Council’s zoning and FSR controls for the subject site have consistently supported high density mixed-use development including residential accommodation as noted in **Table 1: Subject Site Planning Controls**.

Table 1: Subject Site Planning Controls.

Control	Parramatta LEP 2011 Prior to Amendment 56	Parramatta LEP 2011 (Amendment 56) – CBD Planning Proposal	Parramatta LEP 2023
Date	Prior to May 2022	6 th May 2022	30 th June 2023
Zoning	B4 – Mixed Use	B4 – Mixed Use	MU – Mixed Use
FSR	4:1	11.5:1 (Base 10:1 + 15% Design Excellence Bonus)	11.5:1 (Base 10:1 + 15% Design Excellence Bonus)

During the 7 years it took to prepare the Parramatta CBD Planning Proposal, updates to flood risk management plans were commissioned by Council to inform the zoning and FSR controls. This included the report, **Update of Parramatta Floodplain Risk Management Plans** prepared by Molino Stewart which concluded the overall intensification of development in Parramatta CBD presents a tolerable risk to life and property providing that amendments are made to the Parramatta LEP 2011 and DCP 2011.

Further detail can be found in the table below: **Table 2: Parramatta CBD Planning Proposal Timeline**.

Table 2: Parramatta CBD Planning Proposal Timeline

Time Period	Milestone	Comments
April 2016-July 2020	Parramatta CBD Planning Proposal in progress.	
July 2020	State Agency Consultation of the Parramatta CBD Planning Proposal undertaken and approval received from DPIE to undertake public exhibition.	Council note in their Council Report dated 15 th June 2021 that State Emergency Services have not made any formal submissions to date despite consultation being made via the statutory requirements of the Gateway determination Conditions 2 and 4 to invite a submission.
21 st September 2020 – 2 nd November 2020	Public exhibition of the Parramatta CBD Planning Proposal	The supporting studies commissioned by Council includes the Update of Parramatta Floodplain Risk Management Plans prepared by Molino Stewart. This report concludes that the intensification of development in the Parramatta CBD represents a tolerable risk to life and property providing that amendments are made to the Parramatta LEP 2011 and Parramatta DCP 2011 to better

		manage some of the risks of flooding to life.
1st July 2021	Council Officers submit the revised CBD Planning Proposal documentation to DPIE for finalisation purposes.	
15th November 2021 –13th December 2021	Parramatta CBD DCP on public exhibition.	This DCP details and endorses ways to mitigate flood impacts and minimise risks to life including Shelter in Place as the likely basis for most individual Flood Emergency Response Plans for new developments in the City Centre as well as passive flood controls including driveway crests above the flood planning level and active flood controls such as flood gates and flood doors.
6th May 2022	Parramatta CBD LEP is made and published on the NSW Legislation website.	
14th October 2022	Parramatta CBD LEP came into effect under Parramatta LEP 2011 (Amendment 56).	
2nd December 2022	Parramatta CBD DCP came into effect.	
27th February 2023	SSDA for 39-43 Hassall St, Parramatta Lodged.	
30th June 2023	Parramatta LEP 2023 commenced.	

Historically, Council’s zoning and FSR controls have consistently supported high density mixed-use development including residential accommodation on the subject site and the relevant EPI for the assessment of the SSDA is Parramatta LEP 2011.

Please let us know if you have any questions on any of the above.

Regards,

Lionel Puang

Senior Development Manager

NOVUS



Level 38, Gateway Tower
1 Macquarie Place
Sydney NSW 2000

 novusaus.com