



5 February 2024

Myfanwy McNally
Manager
City Significant Development Team
City of Parramatta Council

via email: [REDACTED]

Dear Myfanwy,

**Novus Build-to-Rent – 39-43 Hassall Street, Parramatta
Request for Information**

I refer to the State significant development application for the Novus Build-to-Rent - 39-43 Hassall Street, Parramatta (SSD-34919690) (**Application**), currently before the Independent Planning Commission (**Commission**) for determination.

The Commission is seeking information from the City of Parramatta Council (**Council**) on the following matters.

Could Council please provide the following:

1. a response to the Department of Planning, Housing and Infrastructure's independent flood review completed by GRC Hydro;
2. a clearer version of the Probable Maximum Flood Hazard map of the Site; and
3. details of any Planning Proposal and LEP amendments applicable to the site's zoning and/or FSR controls including if any flooding assessment was undertaken as part of any amendment. The Commission would particularly appreciate advice on whether Council considers a development of the size permitted by the site's FSR (as increased in 2022) is supportable.

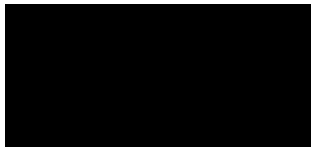
The Commission requests that Council provide a response by **5pm on Monday 12 February 2024**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Callum Firth, at callum.firth@ipcn.nsw.gov.au or (02) 9383 2108.



New South Wales Government
Independent Planning Commission

Yours sincerely,



Stephen Barry
Planning Director