



22 February 2024

Amy Watson
Director
State Significant Acceleration
Department of Planning, Housing and Infrastructure

via email: amy.watson@planning.nsw.gov.au

Dear Amy,

**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 project (SSD-34919690) (**Application**), currently before the Independent Planning Commission (**Commission**) for determination.

The Commission requests information from the Department of Planning, Housing and Infrastructure (**Department**) on the following matters:

Independent Flood Advice

The Commission has received independent flood advice from Professor Seth Westra, dated 21 February 2024 (**Attachment A**) (the advice).

The Commission requests that the Department consider the advice and address the following questions:

1. If the Panel were to approve the Application, are there any reasons why the Panel should not impose conditions or make modifications to the application to align with the independent flood advice, including requiring:
 - a) a review of the flood assessment documentation to reflect the adoption of the recommended greater flow rate for design and recommended 1% AEP flood event level (15% blockage and climate change scenario);
 - b) increased design levels to preserve a Flood Planning Level of at least 0.5m above the recommended 1% AEP design flood event, including of the basement crest and other sources of water ingress and building footprint currently proposed below this level;
 - c) the provision of a land connection at the recommended 1% AEP event level;
 - d) a review of the Flood Emergency Response Plan to assess if a suitable response can be achieved in scenarios of higher rate-of-rise of flood water, including in a PMF event from overland and creek flooding;
 - e) inclusion of consideration for a non-zero probability of failure of flood gates; and
 - f) inclusion of consideration of human factors in an emergency response, including the 72 hour shelter in place provision of the Parramatta Local Environmental Plan.



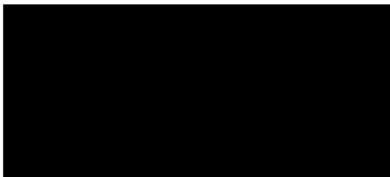
New South Wales Government
Independent Planning Commission

The Commission may require the submission of additional documentation to support some of these matters.

In order to respond to the queries above, the Panel would be assisted if the Department could consult with the Applicant to the extent necessary. The Commission requests that the Department provide its response by **5pm on Friday 1 March 2024**.

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

Yours sincerely,



Stephen Barry
Planning Director