



5 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 is seeking information from the Department of Planning, Housing and Infrastructure (**Department**) on the following matters.

Terms of Consent – Architectural Drawings

- a) with reference to condition A2 of Schedule 2 of the recommended conditions of consent, please confirm that these are the correct revisions for architectural drawings DA-00-01 and DA06.13 as the Commission notes that later revisions are available on the Department's website.

Built Form and Residential Amenity:

Please provide the following:

- b) detail on the background of clause 73 of the *State Environmental Planning Policy (Housing) 2021* requiring that build-to-rent developments be maintained as such (as set out in clause 73) for only 15 years;
- c) advise how many undersized apartments pursuant to the ADG will have balconies;
- d) advise whether the Department is satisfied that accessibility and adequate access can be maintained when the Tea Room is being utilised as a rental sales premise;
- e) advise whether the Department considered the potential event of the proposed Hassall Street accessible lift being non-operational. Does the Department consider that the development makes appropriate provision for equitable access and meets the relevant requirements;



- f) in a quantified and tabulated format, confirm all the elements of the application that have not met the minimum requirements of relevant planning instruments and guidelines, as well as the Department's reasoning as to why these non-complying elements have been recommended for approval;

Electric Vehicle Charging

- g) please advise why three electric vehicle charging points were incorporated into the development and if there are any relevant criteria or development standards requiring a certain number or percentage of EV-ready spaces be provided; and

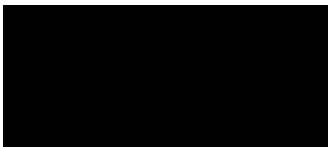
Site History

- h) if available to the Department, please advise what, if anything, has historically been located on the site.

The Commission requests that the Department provide a response by **5pm on Friday 16 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.

Yours sincerely,



Stephen Barry
Planning Director