



## Department of Planning and Environment

SVPA2023-24  
SSD 37486043

Professor Mary O’Kane AC  
Chair, Office of the Independent Planning Commission NSW  
Suite 15.02, Level 15  
135 King Street  
Sydney NSW 2000

22 December 2023

Dear Professor O’Kane

I write in relation to Novus Build-to-Rent 39-43 Hassall Street, Parramatta State Significant Development SSD-34919690, which seeks development consent for a 34-storey mixed use building containing approximately 210 build-to-rent residential units, 3-levels of basement carparking and a 3-storey podium containing commercial floor space and residential amenities.

Clause 8.1 of *Parramatta Local Environment Plan 2011* requires that development consent cannot be granted to residential development in an intensive urban development area unless the Secretary has certified that satisfactory arrangements (via Satisfactory Arrangement Certificate) have been made for the provision of designated State public infrastructure.

A draft State Voluntary Planning Agreement (VPA) for contributions towards designated State public infrastructure has been executed by the Developer (attached).

The VPA is required to be placed on public notification for a period of 28 days. Due to the Department’s notification policy, the Planning Agreement will be placed on notification from 11 January 2024.

As the Developer has elected to pay upon execution, a Satisfactory Arrangement Certificate will be issued once the Minister has executed the Planning Agreement. The Department will seek to do this expeditiously.

Should you have any further questions in relation to this matter, please contact Jeremy Dwyer, Manager, State Infrastructure Policy and Agreements, at the Department on 9995 6940 or [Jeremy.dwyer@planning.nsw.gov.au](mailto:Jeremy.dwyer@planning.nsw.gov.au)

Yours sincerely

**Alice Brown**  
**A/Director**  
**State Infrastructure Policy and Agreements**

Encl: *Draft SVPA 2023-24*