

Our ref: Novus Build-to-Rent 39-43 Hassall Street, Parramatta (SSD- 34919690)

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

Subject: Referral for Determination

Dear Professor O’Kane,

The Department of Planning and Environment (the Department) has completed its assessment of the Novus Build-to-Rent proposal at 39-43 Hassall Street, Parramatta. The proposal comprises a mixed-use building containing 210 build-to-rent apartments, retail and commercial uses, 3 basement levels and 2 mezzanine levels consisting of basement carparking, bike parking, end of trip facilities and communal open spaces.

In accordance with section 2.7(1)(a)-(c) of State Environmental Planning Policy (Planning Systems) 2021, the Independent Planning Commission is the declared consent authority for this development as City of Parramatta Council has made a submission by way of objection.

Based on its assessment, the Department believes that the project is able to be approved, subject to the recommended conditions of consent. The Department however notes that consent can only be granted following issue of a Satisfactory Arrangement Certificate to the Independent Planning Commission to satisfy Clause 8.1 of the Parramatta Local Environment Plan 2011. Further details on the issue of a Satisfactory Arrangement Certificate are outlined in the attached letter.

I have attached a copy of the Department’s assessment report, recommended instrument of consent, and other relevant documents for the Commission’s consideration.

Further information about the project can be found on the NSW planning portal:

<https://www.planningportal.nsw.gov.au/major-projects/projects/novus-build-rent-39-43-hassall-street-parramatta>

Please contact Amy Watson, A/Director, State Significant Acceleration, on 8289 6612, if you would like to arrange a briefing or require any additional information.

Yours sincerely,

A handwritten signature in blue ink, consisting of the letters 'K' and 'T' followed by a horizontal line.

Keiran Thomas
A/Executive Director
Key Sites & Regional Assessments

Attachment: Letter regarding Satisfactory Arrangements for State Infrastructure