

Novus 39-43 Hassall Street Build-to-Rent (SSD-34919690)

DPHI State Significant Acceleration

Prepared for IPC meeting 1 February 2024

Overview

Proposal

Construction of a 34-storey mixed use building, comprising of:

- 210 build-to-rent apartments on level 3 through to level 33
- 3 basement levels and 2 mezzanine levels which include basement carparking, bike parking, end of trip facilities, storage and service areas
- retail and commercial uses on ground level and level 1, 2 and 32 including a food and beverage/retail tenancy, gym, signage wall, wellness centre and co-working area
- residential amenities on levels 2, 7 and 32, including a pool, dog run, lounge, and private dining area;

Exhibition received 7 public submissions (6 objections, 1 support) and an objection from City of Parramatta Council



Key Dates

- Council advice, 29 March 2023 (EIS), 26 July 2023 (RTS) and 7 September 2023 (Supplementary Advice)
- EHG advice, 31 March 2023 (EIS), 18 July 2023 (RTS) and 13 October 2023 (Supplementary Advice)

Engagement

- Formal engagement included the following meetings:
 - 12 May 2023 – Council and SSA discussed key concerns which included flooding
 - 7 June 2023 – Council, Applicant and SSA discussed flooding and other concerns
 - 14 July 2023 – Council and SSA discussed flooding and other concerns, confirmed draft flood review should not be relied on
 - 25 August 2023 – Council, GANSW and SSA discussed flooding and other concerns
 - 7 September 2023 – EHG and SSA discuss GRC’s initial independent flood advice

- 13 September 2023 – EHG, SSA and GRC to brief EHG on GRC’s advice
- 22 September 2023 – EHG and SSA, follow up meeting to clarify data and information considered
- 5 October 2023 – EHG, SSA and GRC - further meeting to discuss GRC methodology, findings and advice in detail
- 13 October 2023 written advice provided to the Department by EHG
- 26 April 2023 – SES and SSA discuss initial concerns
- 6 June 2023 – SES, Applicant and SSA discuss flooding and flood emergency response measures

Outcomes

- Flood scenarios are well understood, have undergone a robust analysis and were found to be consistent with relevant guidelines (e.g. ARR) and best practice.
- Completed a comprehensive review of the proposed flood mitigation measures and shelter in place strategy. The proposed solutions were considered acceptable and generally consistent with local strategies and the DCP.

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BTR Policy and ADG Flexibility

- The tenanted component of the building must be owned and controlled by one person and operated by one managing agent who provides on-site management.
- The SEPP prevents residential subdivision for 15 years in all zones, except E2 and SP5 zones which cannot be subdivided for residential use.
- The SEPP requires active uses at street level in business zones where the BTR development faces the road.
- The Housing SEPP identifies that consent authorities must apply flexibility when considering certain Apartment Design Guide criteria. Flexible design is also supported where it may bring greater benefits. The Department has published a [fact sheet](#) describing how flexibility may be considered for BTR development.

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Design Competition

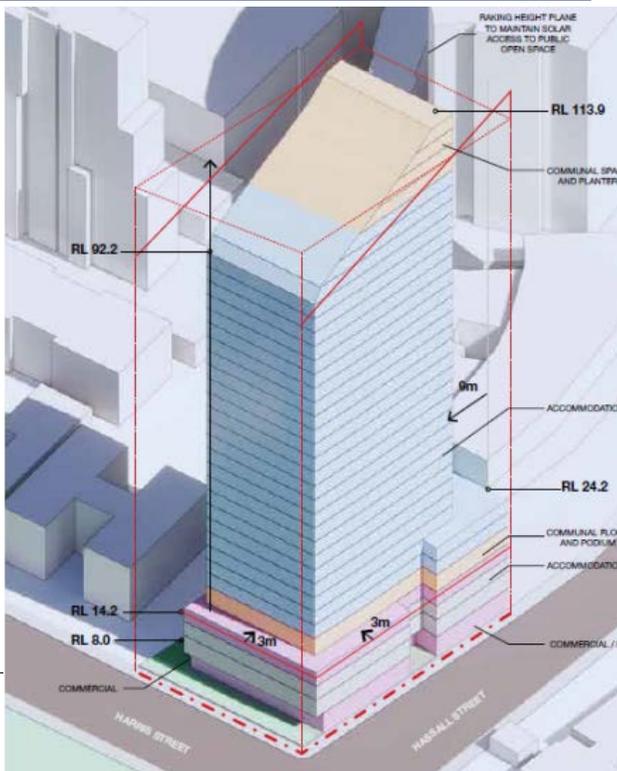
• April 2022-August 2022

Design Competition Completion

• 21 September 2022
• Rothelowman

Design Integrity Panel

• September 2022- Present/Ongoing



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Floor Space Ratio: 11.5:1

Building Height: No overshadowing to Experiment Farm

Street Activation



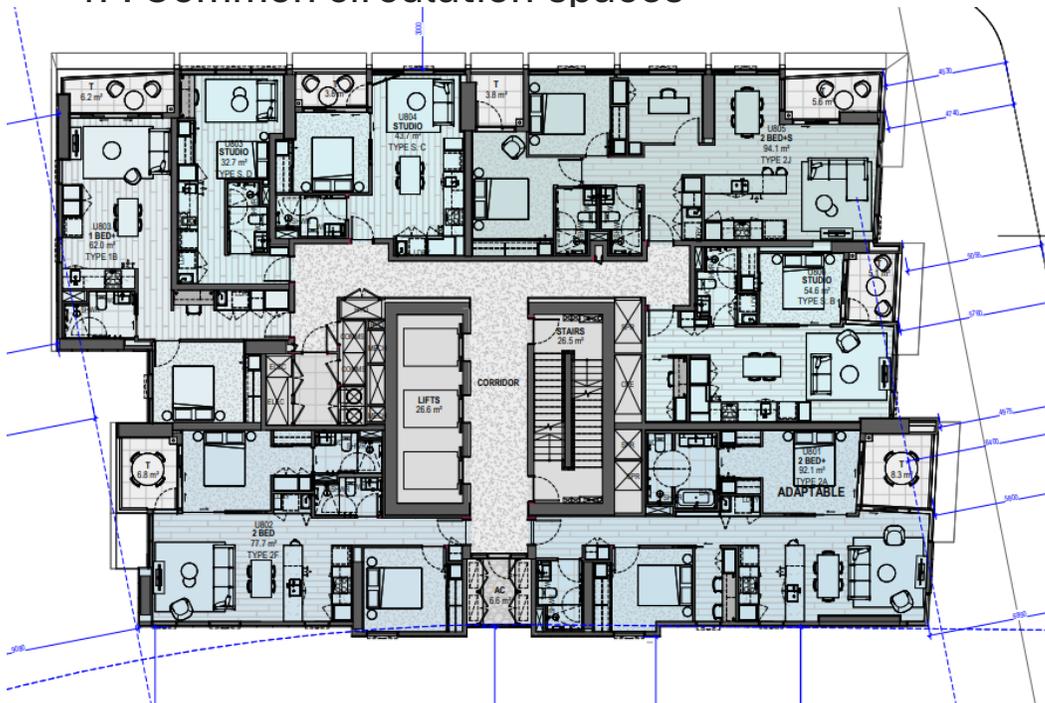
Overshadowing



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Variations to ADG

- 4D: Apartment Size
- 4F: Common circulation spaces



Communal Open Space

In accordance with the ADG communal open space should have a minimum area of 25% of the site area, or 362 m² for this site.

Although the application does not meet the 25% minimum requirements, the proposal includes over 400m² of communal indoor spaces.

Level	Area
Level 2 – adjacent pool	11.7 m ²
Level 7 – dog run	75.4 m ²
Level 32 – outdoor lounge	110.4 m ²
Total	197.5 m²

Satisfactory Arrangement Certificate

Timing



State Infrastructure

Clause 8.1 PLEP 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.

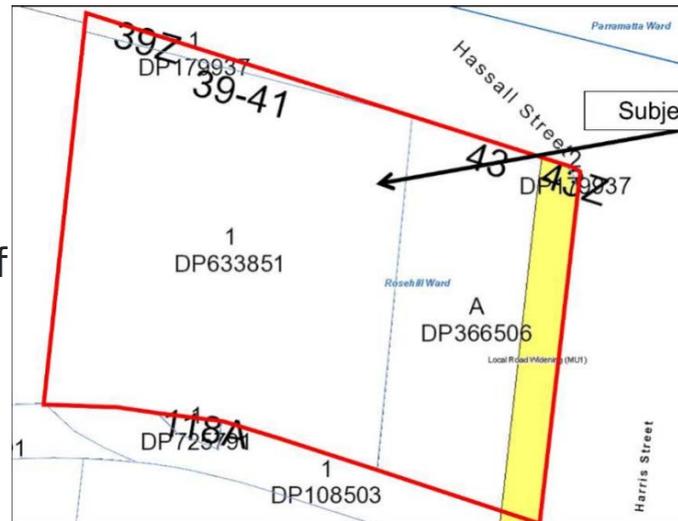
Local Infrastructure

The proposal is subject to section 7.12 contributions under the Parramatta City Centre Local Infrastructure Contributions Plan 2022 (Amendment 1). The proposal would be liable for a contribution of 5% of the proposed cost of carrying out the development.

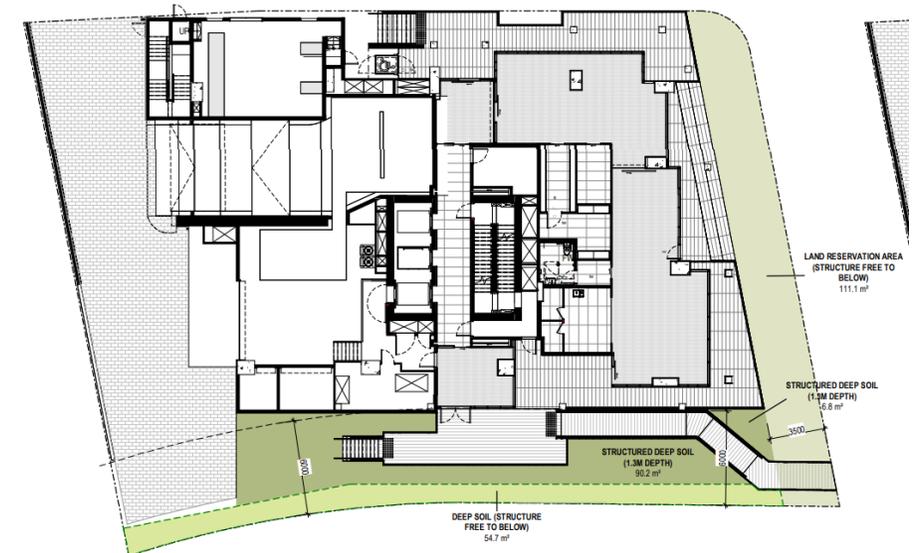
Land Reservation Acquisition

The PLEP 2011 Land Reservation Acquisition map identifies the requirement for Local Road Widening for 3.5m of the Harris Street frontage of the site.

The Applicant provided a letter of offer to dedicate the land to Council at nil cost prior to the issue of an Occupation Certificate. The Department has recommended a condition requiring all work to be undertaken in this area to be approved by Council.



Deep Soil



Deep Soil diagram

DEEP SOIL (LAND RESERVATION AREA) = 111.1sqm
DEEP SOIL = 54.7sqm
STRUCTURAL DEEP SOIL = 97.0sqm

Aboriginal Cultural Heritage

The ACHAR found that the site was highly disturbed and liable to frequent flood damage from Clay Cliff Creek but remains of social and historic value. Three artefacts were discovered during field investigations. Further testing or salvage was not considered necessary. The Department accepted this view based on the demonstrated site understanding (informed by RAP engagement) and adequate test excavations (thirteen 1x1m trenches).

Non-aboriginal heritage and archaeology

The Department is satisfied that the proposal is unlikely to have any adverse impacts on the State and locally heritage listed items surrounding the site. Condition B15 requires a heritage interpretation plan to be developed prior to the issue of a construction certificate which may include the history of occupation and use by Eliza Howes.

Contamination and remediation

Contamination (polycyclic aromatic hydrocarbons (PAH) and asbestos) was identified within the site. The Department is satisfied that appropriate investigations have been undertaken to determine the environmental condition of the site and that the site can be made suitable for the proposed use, subject to conditions.

Wind Impacts

The Department is satisfied the proposal would not result in unacceptable wind impacts to neighbours and the public domain, subject to implementation of recommended mitigation measures. Condition A40 requires the applicant to engage and obtain endorsement from the DIP regarding wind mitigation measures.

Reflectivity

Conditions (B11, B12) require the implementation of the reflectivity treatments and mitigation measures described within the Solar Light Reflectivity Study.

Social Impact Assessment

The Department is satisfied that the potential negative impacts of the proposal can be adequately managed through the proposed

mitigation measures and as required by conditions of consent. Relevant operational management plans are described in Condition F10.

Questions?