



# RECORD OF SITE INSPECTION

SITE INSPECTION NOTES		
<b>Project:</b>	Novus Build-to-Rent 39-43 Hassall Street, Parramatta (SSD-34919690)	
<b>Meeting Location:</b>	The Project Site and surrounding area	
<b>Date:</b>	31 January 2024	
<b>Time:</b>	1:30	
ATTENDEES		
<b>Commissioners:</b>	Wendy Lewin Michael Wright Richard Pearson	Panel Chair
<b>Office of the IPC:</b>	Tahlia Sexton Callum Firth	Senior Planning Officer Planning Officer
<b>Applicant:</b>	Jason Goldsworthy Adam Hirst Lionel Puang Anika Mifsud Adam Byrnes Jake Hall Ben Pomroy Steven Molino Scott Button	Head of Development, Novus Co-founder and CEO, Novus Senior Development Manager, Novus Development Associate, Novus Director, Think Planners Intern, Think Planners Principal – Sydney, Rothelowman Principal, Water Technology Principal, Lyall & Associated
LOCATIONS AND KEY OBSERVATIONS		
<b>A. Hassall Street Entrance</b>	<p>The Commission Panel met with representatives of the Applicant at the current entrance of the site on Hassall Street for an opening statement and debrief. The Panel observed the marked boundaries of the site and its interior which is vacant.</p>	
<b>B. Clay Cliff Creek</b>	<p>The Panel walked to the southern boundary of the site to view the Clay Cliff Creek concrete channel. The panel observed the creek in relation to its adjacency along the full length of the site's southern boundary and its west to east flow to the Harris Street bridge.</p>	
<b>C. Proposed Site Access Road</b>	<p>The Commission Panel observed the western portion of the site, where the Applicant proposes to construct an access road from Hassall Street for residential and commercial access to underground car parking and off- street loading dock. The Panel observed the proposed western setbacks from the neighbouring building at no. 31-37 Hassall Street.</p>	
<b>D. Harris Street Boundary</b>	<p>The Panel observed the boundary of the site along Harris Street, noting where the proposed dedication of land to the City of Parramatta Council for road widening would occur and viewed the site from the Harris Street bridge over Clay Cliff Creek.</p>	
<b>E. Harris Street</b>	<p>The Panel observed the site from the eastern side of Harris Street at the corner of Robin Thomas Reserve noting the location of the light rail line to the north of the site, the existing Harris St streetscape and built form.</p>	
<b>F. Hassall Street</b>	<p>The Panel walked the length of Hassall Street (without Applicant team) to observe the existing built form and character of the area, and the route to the Parramatta CBD and train station.</p>	
<b>Meeting closed at:</b>	2:00	



## SITE INSPECTION MAP





## SITE INSPECTION PHOTOS

**Site interior accessed  
by Hassall Street**



*Site interior*

**Clay Cliff Creek  
bordering the south  
of the Site**



*Looking east along Clay Cliff Creek to the  
Harris Street bridge*

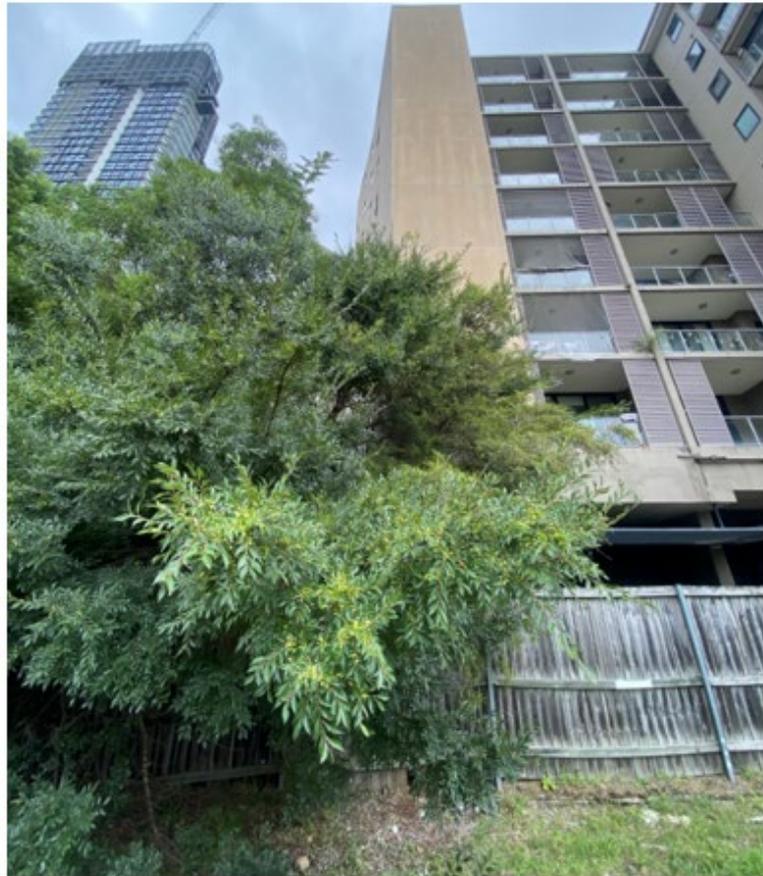


*Clay Cliff Creek concrete channel*



# RECORD OF SITE INSPECTION

***Proposed access road  
on western edge of the  
site***



*Looking west to the proposed access  
road and neighbouring property*



# RECORD OF SITE INSPECTION

## **Harris Street**



*Looking towards the site from south of the site on Harris Street*



## Hassall Street



Looking northwest on Hassall Street