

Our ref: GQ Parramatta (SSD-35609161)

Mr Simon Adams

Director

Q HASSALL STREET DEVELOPER PTY LTD & THE TRUSTEE FOR G HASSALL STREET
DEVELOPMENT TRUST

168 WILLIAMS ROAD

PRAHRAN 3181

7 September 2022

Subject: Response to Submissions

Dear Mr Adams,

The exhibition of the development application and environmental impact statement (EIS) for GQ Build-to-Rent Parramatta (SSD-35609161) ended on 30 August 2022. We have placed all submissions on the NSW planning portal at www.planningportal.nsw.gov.au/major-projects/projects.

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

We also require a response to the issues raised by Government agencies in their advice. Please note at the time of drafting this letter some government agency advice may not have been received. A copy of their responses will be forwarded to you and uploaded to the portal once it has been received.

The Department have undertaken a preliminary assessment of the application and requests that you provide a response to the key issues in **Attachment 1**.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

Please lodge your submissions report by 21 October 2022 via the NSW planning portal
<https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact Suzannah Byers, on 8289 6825 or via email at suzannah.byers@planning.nsw.gov.au.

Department of Planning and Environment



Yours sincerely,

A handwritten signature in black ink that reads "G Wardenburg".

Gabriel Wardenburg
A/ Director - State Significant Acceleration
State Significant Acceleration

as delegate for the Planning Secretary

ATTACHMENT 1 – KEY ISSUES

Clause 7.24 Parramatta LEP 2011

Clause 7.24 of Parramatta LEP 2011 is applicable to the proposed development. An assessment against the clause and BASIX targets is required. This could be a matrix or form of a table assessing the BASIX targets against the proposal.

Aboriginal Cultural Heritage Assessment Report

Excavations are to occur once the existing buildings on site have been demolished. The Aboriginal Archaeological Excavation Report is to provide further information which is detailed in the Heritage NSW – Aboriginal Cultural Heritage Assessments referral attached.

Social Impact Assessment (SIA)

The SIA is to be amended as per the review attached.

Construction Traffic Management Plan

The Construction Traffic Management Plan should include details for all construction methods to be internalised on the site.