



EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT MODIFICATION APPLICATION

Novus on Harris - 39-43 Hassall Street, Parramatta - Mod 2

Application No	SSD-34919690-Mod-2
Location	39-43 Hassall St, Parramatta
Applicant	Perpetual Corporate Trust Limited as custodian for Novus Trusco 1 Pty Ltd as trustee of Harris Street Sub Trust (Novus)
Council Area	City of Parramatta
Consent Authority	Independent Planning Commission

Description of the development consent

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 consisting of basement carparking, bike parking, end of trip facilities,
 - storage and service areas
 - retail and commercial uses on ground level, level 1 and 2
 - residential amenities on levels 2, 7 and 32, including a pool, dog run, co-working area, lounge and private dining area
 - landscaping and public domain works
 - flood mitigation measures
 - remediation.
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Description of proposed modification

Minor increase in building height by 205mm (maximum RL 121.275), provision of an additional 23 units within the approved building footprint to provide a total of 233 units, amendments to the retail/commercial floor space on Ground level, level 1 and level 2, relocation of the co-working space from level 32 to level 1, amendments to communal areas on levels 2 and 32 including deletion of the residents lounge on level 32, relocation of infrastructure and facade amendments.

About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the department) has received an application to modify the abovementioned approved State significant development (SSD). The application and accompanying documents (including the modification report) are on exhibition from **Friday, 22 November 2024** until **Thursday, 05 December 2024**. You can view these documents online at www.planningportal.nsw.gov.au/major-projects.

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of exhibition.

To do this, search for this project at www.planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at www.planningportal.nsw.gov.au/major-projects/help. If you require further assistance making a submission through the portal, please contact Service NSW on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact Service NSW sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition end date.

Before making your submission: You should read the department's:

- Disclaimer and declaration at www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration, and
- Privacy statement at www.planning.nsw.gov.au/privacy.

Your submission will be published on the NSW Planning Portal in accordance with our privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the department's [disclaimer and declaration](#).

For more information, including the department's submissions policy, please go to www.planningportal.nsw.gov.au/major-projects/have-your-say.

For more information about the project: Contact Judith Elijah – Senior Planning Officer on 02 9995 5280

If you require assistance to use the Planning Portal or you are having difficulty making a submission online, please call Service NSW on 1300 305 695.
