

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development modification
Application number and project name	SSD-34919690-Mod-2 Novus Build-to-Rent 39-43 Hassall Street, Parramatta - Mod-2
Applicant	NOVUS MANAGEMENT PTY LTD
Consent Authority	Independent Planning Commission

Decision

The Director under delegation from the Independent Planning Commission has, under 4.55(2) of the *Environmental Planning and Assessment Act 1979* (**the Act**) modified the consent subject to the recommended conditions and any additional conditions.

A copy of the instrument of modification and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's assessment report is available [here](#).

Date of decision

31 July 2025

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the reasons given by the consent authority for the grant of the original consent;
- the objects of the Act;
- all information submitted with the modification application during the assessment and information considered in the Department's assessment report;
- the findings and recommendations in the Department's assessment report;
- the submissions made concerning the modification; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's assessment report were accepted and adopted as the reasons for making this decision. Additional reasons for making the decision are also recorded in the department's assessment report.

The decision maker was satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted was modified.

The key reasons for granting the modification are as follows:

- the modification would provide a range of benefits for the region and the State as a whole, including a total estimated development cost of \$113,600,000 and is expected to generate 329 construction jobs and 66 operational jobs;
- the modification is permissible with consent, and is consistent with NSW Government policies including the National Housing Accord;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent. Engagement on the project is considered to be in line with the *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines; and
- weighing all relevant considerations, the modification is in the public interest.

Attachment 1 – Consideration of Community Views

The department exhibited the modification from 22 November 2024 until 5 December 2024 (14 days) and received four submissions of which all were objections.

The department visited the site on several occasions and extensively engaged with the Applicant throughout the process.

The key issues raised by the community (including in submissions) and considered in the Department's assessment report and by the decision maker include overdevelopment, overshadowing, impacts to infrastructure, traffic and parking and construction. Other issues are addressed in detail in the department's assessment report.

<i>Issue</i>	<i>Consideration</i>
<i>Overdevelopment</i>	<i>Assessment</i> - The proposed maximum gross floor area (GFA) for residential and non-residential uses complies with the Parramatta Local Environmental Plan 2023 as outlined in Section 6.1 of the Assessment report. - The Department is satisfied the proposed density to be acceptable as the modifications: - comply with the maximum GFA permitted on the site under the PLEP 2023. - balance residential and non-residential floor space of a high density development which is expected of a CBD context. - do not result in unacceptable environmental impacts <i>Conditions</i> - Conditions B2 and E9 are recommended to be modified to reflect the updated GFA approved with the modification. - Condition F17 is recommended to be added to the consent to ensure the lounge on level 32 is utilised by the commercial tenants of the building only.
<i>Overshadowing impacts</i>	<i>Assessment</i> The Department considered overshadowing impacts to neighbouring residential properties and notes that there are no additional overshadowing impacts as the proposed modifications are generally contained within the approved building envelope. <i>Conditions</i> No conditions are recommended.
<i>Impacts on existing infrastructure</i>	<i>Assessment</i> The Department considered impacts on existing infrastructure in relation to the increased density on site and the development is subject to contributions in accordance with Condition E2 of the original consent to help meet the increased demand for infrastructure and services. <i>Conditions</i> No conditions are recommended.
<i>Traffic and parking</i>	<i>Assessment</i> - The Department considered traffic and parking impacts and the proposed car parking complies with the maximum rates provided in PLEP 2023 and is to remain wholly contained within the site. - The Department is satisfied no adverse additional traffic impacts result from the proposed modifications as the modifications provide one additional car parking space only. <i>Conditions</i> - Condition B28 is recommended to be modified to reflect the updated car parking numbers within the development.
<i>Construction impacts</i>	<i>Assessment</i> The Department considered construction impacts and notes existing conditions have been imposed on the consent to manage dust and noise during construction. <i>Conditions</i> No conditions are recommended.