

LEVEL	NLA Residential	Residential Amenities	GFA Parking	NLA Commercial	NLA Retail	Circulation & Services	Communal Terrace	Terrace PDS	APARTMENTS							Totals
									Studio	1 Bed	1 Bed Plus	2 Bed	2 Bed Plus	2 Bed+S	3 Bed Plus	
Lift Pit	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	24.2 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	0	0
Basement 3	0.0 m²	0.0 m²	1058.7 m²	0.0 m²	0.0 m²	186.6 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	0	0
Basement 2	0.0 m²	0.0 m²	1103.7 m²	0.0 m²	0.0 m²	131.4 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	0	0
Basement 1	0.0 m²	0.0 m²	1096.9 m²	0.0 m²	0.0 m²	133.6 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	0	0
Mezzanine - Lower	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	1226.1 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	0	0
Mezzanine - Upper	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	441.8 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	0	0
Ground	0.0 m²	0.0 m²	104.1 m²	19.7 m²	173.1 m²	368.4 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	0	0
Level 1	0.0 m²	0.0 m²	896.6 m²	0.0 m²	0.0 m²	234.0 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	0	0
Level 2	0.0 m²	230.4 m²	0.0 m²	458.0 m²	0.0 m²	84.6 m²	42.1 m²	0.0 m²	0	0	0	0	0	0	0	0
Level 3	624.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	136.2 m²	0.0 m²	75.8 m²	2	1	0	0	4	1	0	8
Level 4	624.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	136.2 m²	0.0 m²	49.6 m²	2	1	0	0	4	1	0	8
Level 5	624.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	136.2 m²	0.0 m²	49.6 m²	2	1	0	0	4	1	0	8
Level 6	624.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	136.2 m²	0.0 m²	49.6 m²	2	1	0	0	4	1	0	8
Level 7	450.7 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	144.4 m²	135.7 m²	58.6 m²	2	1	0	0	1	1	1	6
Level 8	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 9	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 10	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 11	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 12	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 13	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 14	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 15	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 16	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 17	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 18	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 19	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 20	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 21	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 22	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 23	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 24	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 25	456.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.9 m²	0.0 m²	44.5 m²	4	0	1	2	1	0	0	8
Level 26	459.6 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.7 m²	0.0 m²	41.9 m²	3	0	1	1	1	1	0	7
Level 27	459.6 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.7 m²	0.0 m²	41.9 m²	3	0	1	1	1	1	0	7
Level 28	459.6 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.7 m²	0.0 m²	41.9 m²	3	0	1	1	1	1	0	7
Level 29	459.6 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.7 m²	0.0 m²	41.9 m²	3	0	1	1	1	1	0	7
Level 30	459.6 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.7 m²	0.0 m²	41.9 m²	3	0	1	1	1	1	0	7
Level 31	459.6 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	127.7 m²	0.0 m²	41.9 m²	3	0	1	1	1	1	0	7
Level 32	242.4 m²	0.0 m²	0.0 m²	82.8 m²	0.0 m²	123.1 m²	139.6 m²	0.0 m²	1	0	2	1	0	0	0	4
Level 33	277.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	122.0 m²	0.0 m²	20.8 m²	1	0	0	0	0	0	2	3
Level 34	166.8 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	235.8 m²	0.0 m²	14.2 m²	1	0	0	0	0	0	1	2
	14606.2 m²	230.4 m²	3363.4 m²	1260.1 m²	173.1 m²	7070.0 m²	317.3 m²	1370.1 m²	103	5	26	43	41	11	4	233

44.2%

2.1%

11.2%

18.5%

17.6%

4.7%

1.7%

100%

Parking Schedule						
Level	CARPARKS			Carwash	Motorbike/ Scooter Park	Bicycle Parks
	Residential	Car Share	Total			
Basement 3	27	0	27	0	1	0
Basement 2	25	0	25	0	1	0
Basement 1	20	2	22	1	1	0
Mezzanine - Lower	0	0	0	0	0	117
Mezzanine - Upper	0	0	0	0	0	0
	72	2	74	1	3	117

Storage Area	
Level	Area
Basement 3	108.9 m²
Basement 2	53.1 m²
Basement 1	36.0 m²
Mezzanine - Lower	113.3 m²
Mezzanine - Upper	617.9 m²

Site: 1448.6m²
FSR: 11.5:1
Max GFA: 16656.3m² (Condition B2)

Current: 16650.3m² 6.0m² under max FSR
FSR: 11.5:1

GFA Residential	
LEVEL	AREA
Ground	75.9 m²
Level 2	221.5 m²
Level 3	635.2 m²
Level 4	635.2 m²
Level 5	635.2 m²
Level 6	635.2 m²
Level 7	476.5 m²
Level 8	463.8 m²
Level 9	463.8 m²
Level 10	463.8 m²
Level 11	463.8 m²
Level 12	463.8 m²
Level 13	463.8 m²
Level 14	463.8 m²
Level 15	463.8 m²
Level 16	463.8 m²
Level 17	463.8 m²
Level 18	463.8 m²
Level 19	463.8 m²
Level 20	463.8 m²
Level 21	463.8 m²
Level 22	463.8 m²
Level 23	463.8 m²
Level 24	463.8 m²
Level 25	463.8 m²
Level 26	469.0 m²
Level 27	469.0 m²
Level 28	469.0 m²
Level 29	469.0 m²
Level 30	469.0 m²
Level 31	469.0 m²
Level 32	249.9 m²
Level 33	282.4 m²
Level 34	191.4 m²
	15201.6 m²

GFA RETAIL & COMMERCIAL	
LEVEL	AREA
Ground	199.0 m²
Level 1	712.0 m²
Level 2	453.3 m²
Level 32	84.5 m²
	1448.7 m²

GBA Schedule	
LEVEL	AREA
Basement 3	1245.3 m²
Basement 2	1245.3 m²
Basement 1	1245.3 m²
Mezzanine - Lower	1245.3 m²
Mezzanine - Upper	922.1 m²
Ground	847.4 m²
Level 1	962.5 m²
Level 2	962.5 m²
Level 3	838.5 m²
Level 4	816.1 m²
Level 5	816.1 m²
Level 6	816.1 m²
Level 7	793.2 m²
Level 8	632.9 m²
Level 9	632.9 m²
Level 10	632.9 m²
Level 11	632.9 m²
Level 12	632.9 m²
Level 13	632.9 m²
Level 14	632.9 m²
Level 15	632.9 m²
Level 16	632.9 m²
Level 17	632.9 m²
Level 18	632.9 m²
Level 19	632.9 m²
Level 20	632.9 m²
Level 21	632.9 m²
Level 22	632.9 m²
Level 23	632.9 m²
Level 24	632.9 m²
Level 25	632.9 m²
Level 26	632.9 m²
Level 27	632.9 m²
Level 28	632.9 m²
Level 29	632.9 m²
Level 30	632.9 m²
Level 31	632.9 m²
Level 32	632.9 m²
Level 33	420.6 m²
Level 34	419.6 m²
Roof Level	219.7 m²
	29638.4 m²

NLA RESIDENTIAL	
LEVEL	NLA Residential
Level 3	624.3 m²
Level 4	624.3 m²
Level 5	624.3 m²
Level 6	624.3 m²
Level 7	450.7 m²
Level 8	456.3 m²
Level 9	456.3 m²
Level 10	456.3 m²
Level 11	456.3 m²
Level 12	456.3 m²
Level 13	456.3 m²
Level 14	456.3 m²
Level 15	456.3 m²
Level 16	456.3 m²
Level 17	456.3 m²
Level 18	456.3 m²
Level 19	456.3 m²
Level 20	456.3 m²
Level 21	459.6 m²
Level 22	459.6 m²
Level 23	459.6 m²
Level 24	459.6 m²
Level 25	459.6 m²
Level 26	459.6 m²
Level 27	459.6 m²
Level 28	459.6 m²
Level 29	459.6 m²
Level 30	459.6 m²
Level 31	459.6 m²
Level 32	242.4 m²
Level 33	277.5 m²
Level 34	166.8 m²
	14606.2 m²

COS - Internal Area	
LEVEL	AREA
Level 2	230.3 m²
	230.3 m²

COS - External Area	
LEVEL	AREA
Ground	142.5 m²
Level 2	45.2 m²
Level 7	75.4 m²
Level 32	111.3 m²
	374.4 m²

COS - Jetty Area	
LEVEL	AREA
Ground	25.3 m²
	25.3 m²

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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Approved Section 4.55 (2) Modification Application

Approved Application No: SSD 34919690-Mod-2

Approved on: 31 July 2025

Signed: CA Sheet No: 1 of 38

DEVELOPMENT APPLICATION

Revisions				
J	13.03.24	Response to Submission	AL	
K	25.10.24	Development Modification	MD	
L	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL	
M	13.03.25	Development Modification 2 - SSD-34919690	DL	
	21.05.25	Response to Submission	DL	

26/05/2025 9:50:02 AM

Project / Novus on Harris

Drawing / Development Summary

Project No / 221095

Author / AL

Scale: @ A1 /

Drawing No / DA00.01

Revision / M

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39-43 Hassall Street, Parramatta

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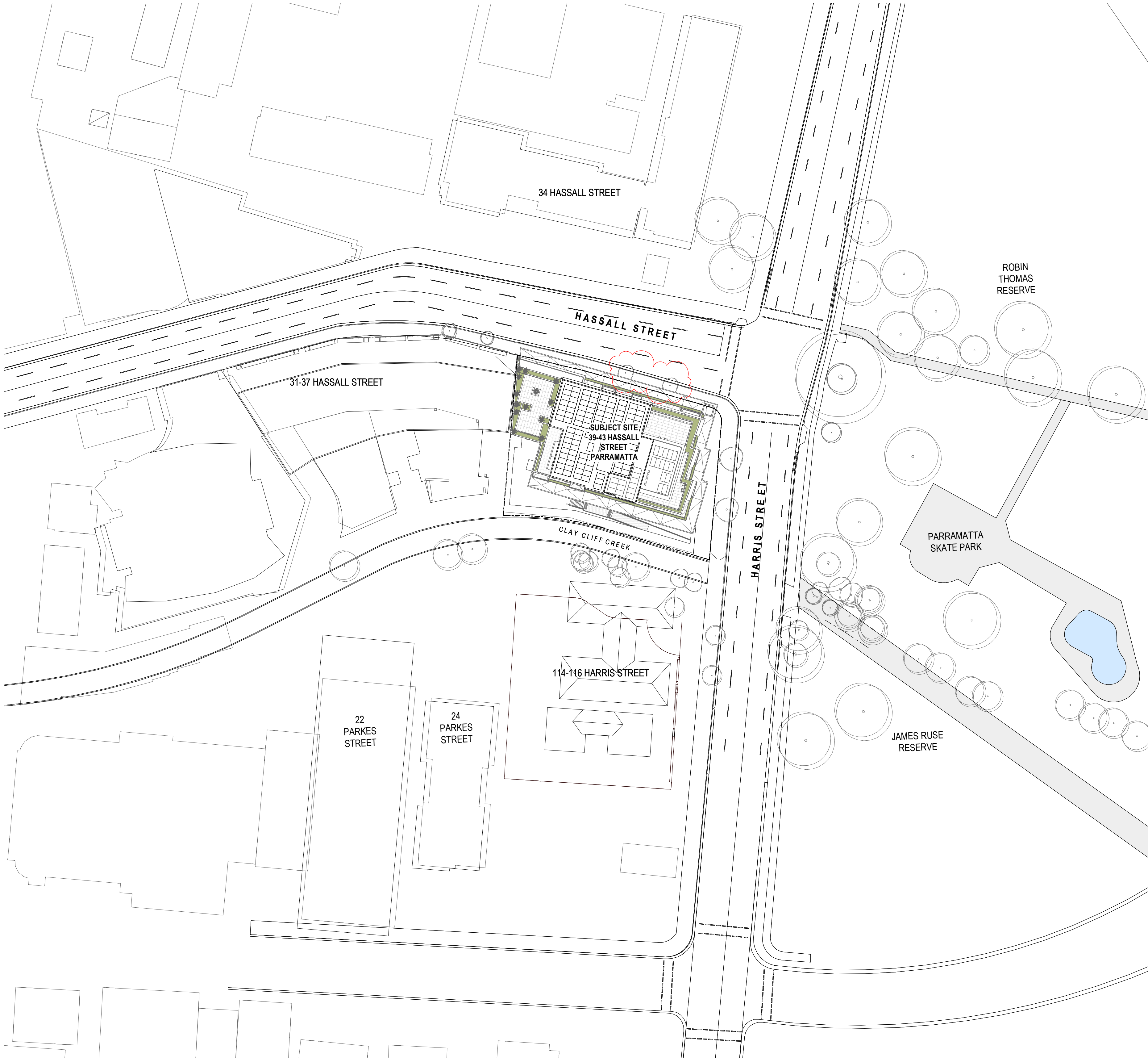
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DEVELOPMENT APPLICATION

Revisions	D	12.09.23	Response to Submission	AL
	E	13.03.24	Response to Submission	AL
	F	25.10.24	Development Modification	MD
	G	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL
	H	13.03.25	Development Modification 2 - SSD-34919690	DL

7/04/2025 10:51:41 PM

Project / **Novus on Harris**

Drawing / **Site Plan**

Project No / **221095** Author / **AL**

Scale: @ A1 / **1 : 500**

Drawing No. / **DA00.02**

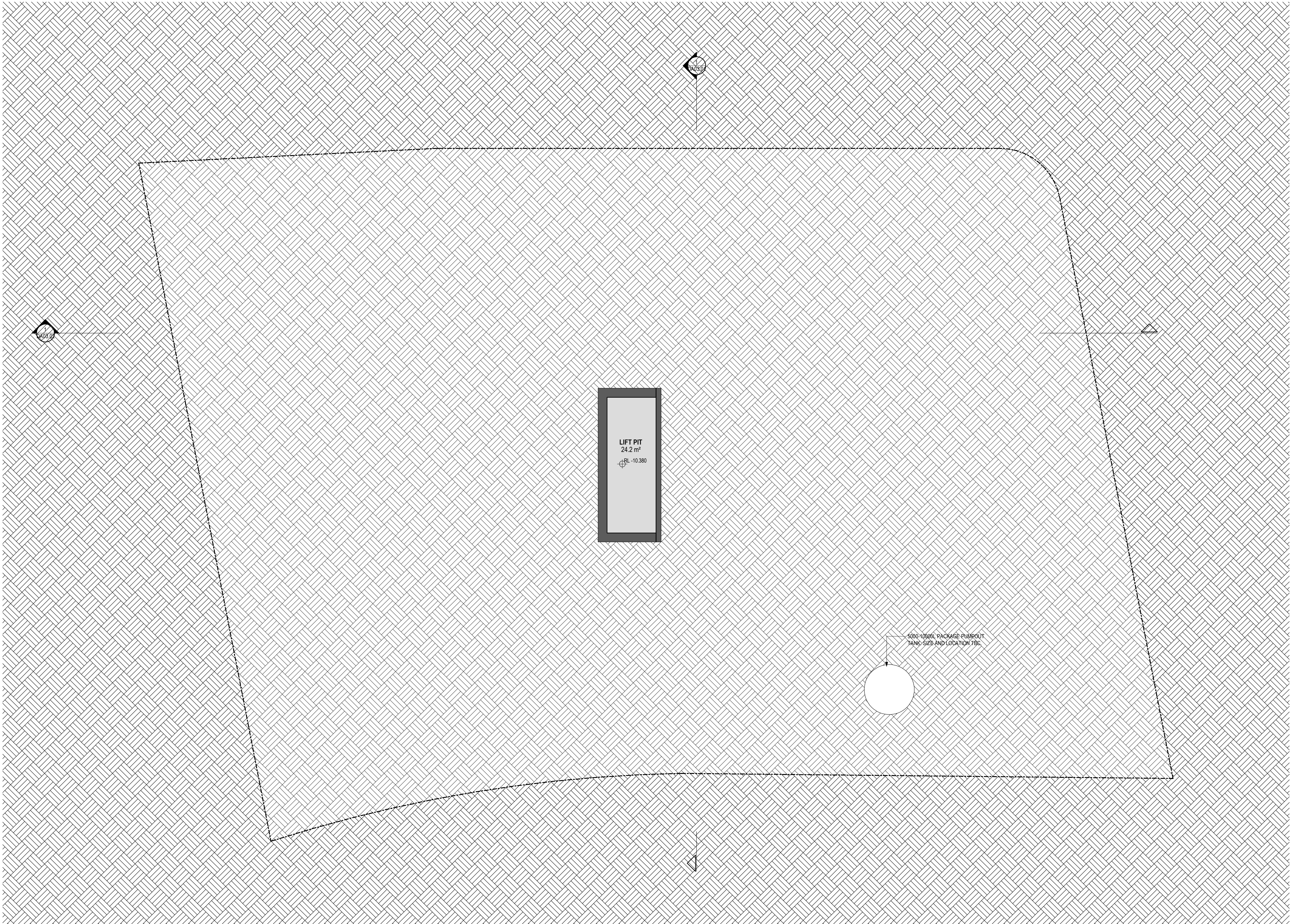
Revision / **H**



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DEVELOPMENT APPLICATION

Revisions	B	23.06.23	Response to Submission	AL
	C	12.07.24	Issue for Information (WIP)	MD
	D	25.10.24	Development Modification	MD
	E	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL
	F	13.03.25	Development Modification 2 - SSD-34919690	DL

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Project **Novus on Harris**
39-43 Hassall Street, Parramatta

Drawing **GA - Lift Pit**

Project No **221095** Author **OB**

Scale: @ A1 **1 : 100**

Drawing No **DA01.00**

Revision **F**



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DEVELOPMENT APPLICATION

Revisions	E	09.08.23	Response to Submission	AL
	F	12.07.24	Issue for Information (WIP)	MD
	G	25.10.24	Development Modification	MD
	H	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL
	J	13.03.25	Development Modification 2 - SSD-34919690	DL

Note:
All RLs denote structural floor level above Australian Height Datum (AHD) i.e. n.o.
Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**
39-43 Hassall Street, Parramatta

Drawing / **GA - Basement 3**

Project No / **221095** Author / **AL**

Scale: @ A1 / **1 : 100**

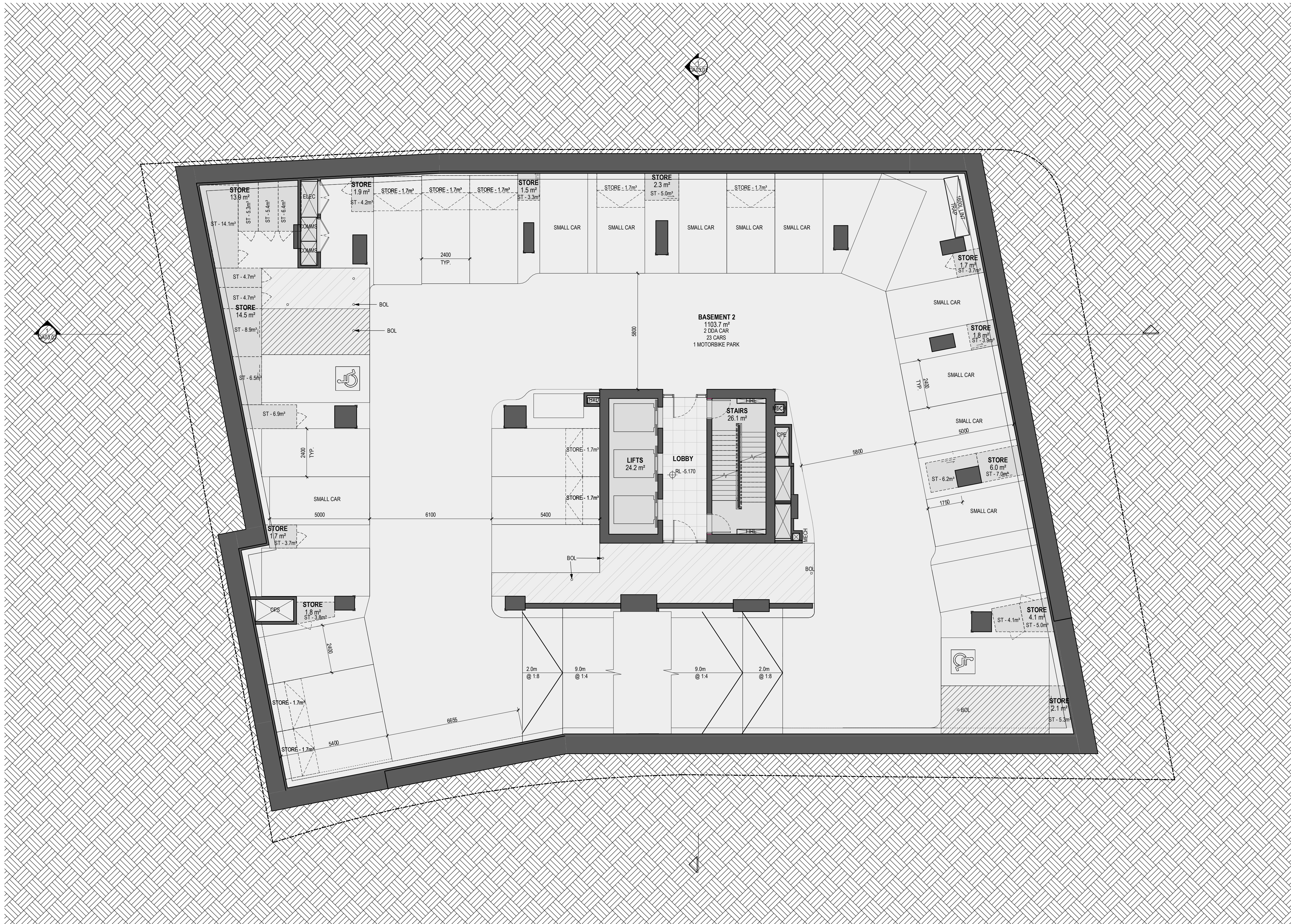
Drawing No. / **DA01.01**

Revision / **J**

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	F	12.07.24	Issue for Information (WIP)	MD
	G	25.10.24	Development Modification	MD
	H	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL
	J	13.03.25	Development Modification 2 - SSD-34919690	DL

Note:
All RLs denote structural floor level above Australian Height Datum (AHD) i.e. n.o.
Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**
39-43 Hassall Street, Parramatta

Drawing / **GA - Basement 2**

Project No / **221095** Author / **AL**

Scale: @ A1 / **1 : 100**

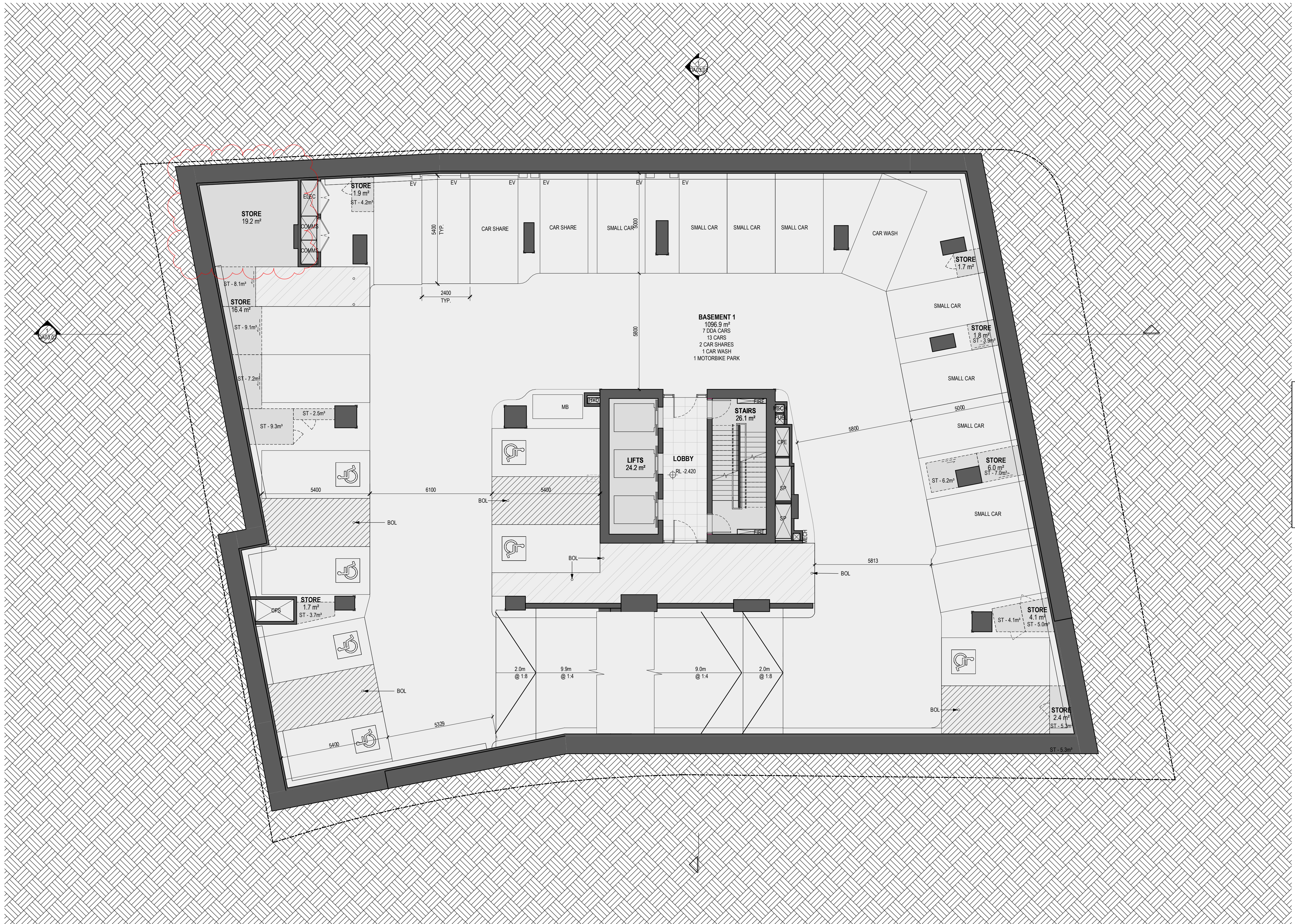
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DEVELOPMENT APPLICATION

Revisions				
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G	12.07.24	Issue for Information (WIP)	MD	
H	25.10.24	Development Modification	MD	
J	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL	
K	13.03.25	Development Modification 2 - SSD-34919690	DL	

Note:
All RLs denote structural floor level above Australian Height Datum (AHD) i.e. n.o.
Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**

39-43 Hassall Street, Parramatta

Drawing / **GA - Basement 1**

Project No / **221095**

Author / **AL**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.03**

Revision / **K**

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DEVELOPMENT APPLICATION

Revisions				
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F	12.07.24	Issue for Information (WIP)	MD	
G	25.10.24	Development Modification	MD	
H	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL	
J	13.03.25	Development Modification 2 - SSD-34919690	DL	

Note:
All RLs denote structural floor level above Australian Height Datum (AHD) i.e. n.a.
Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**

Drawing / **GA - Mezzanine - Lower**

Project No / **221095**

Author / **AL**

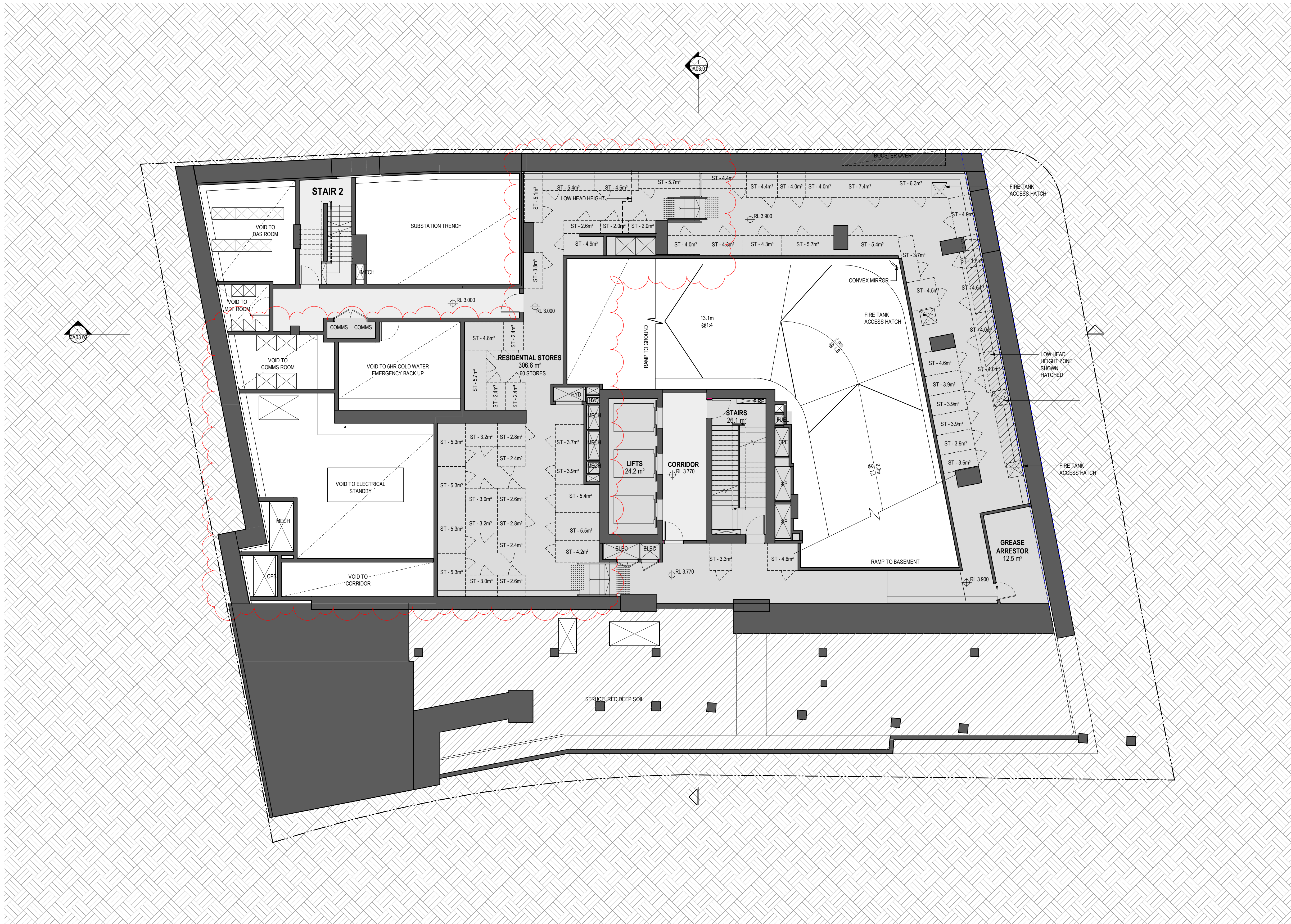
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Approved Section 4.55 (2) Modification Application
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DEVELOPMENT APPLICATION

Revisions				
F	13.03.24	Response to Submission	AL	
G	12.07.24	Issue for Information (WIP)	MD	
H	25.10.24	Development Modification	MD	
J	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL	
K	13.03.25	Development Modification 2 - SSD-34919690	DL	

Note:
All RLs denote structural floor level above Australian Height Datum (AHD) u.n.o.
Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**

39-43 Hassall Street, Parramatta

Drawing / **GA - Mezzanine - Upper**

Project No / **221095**

Author / **AL**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.05**

Revision / **K**

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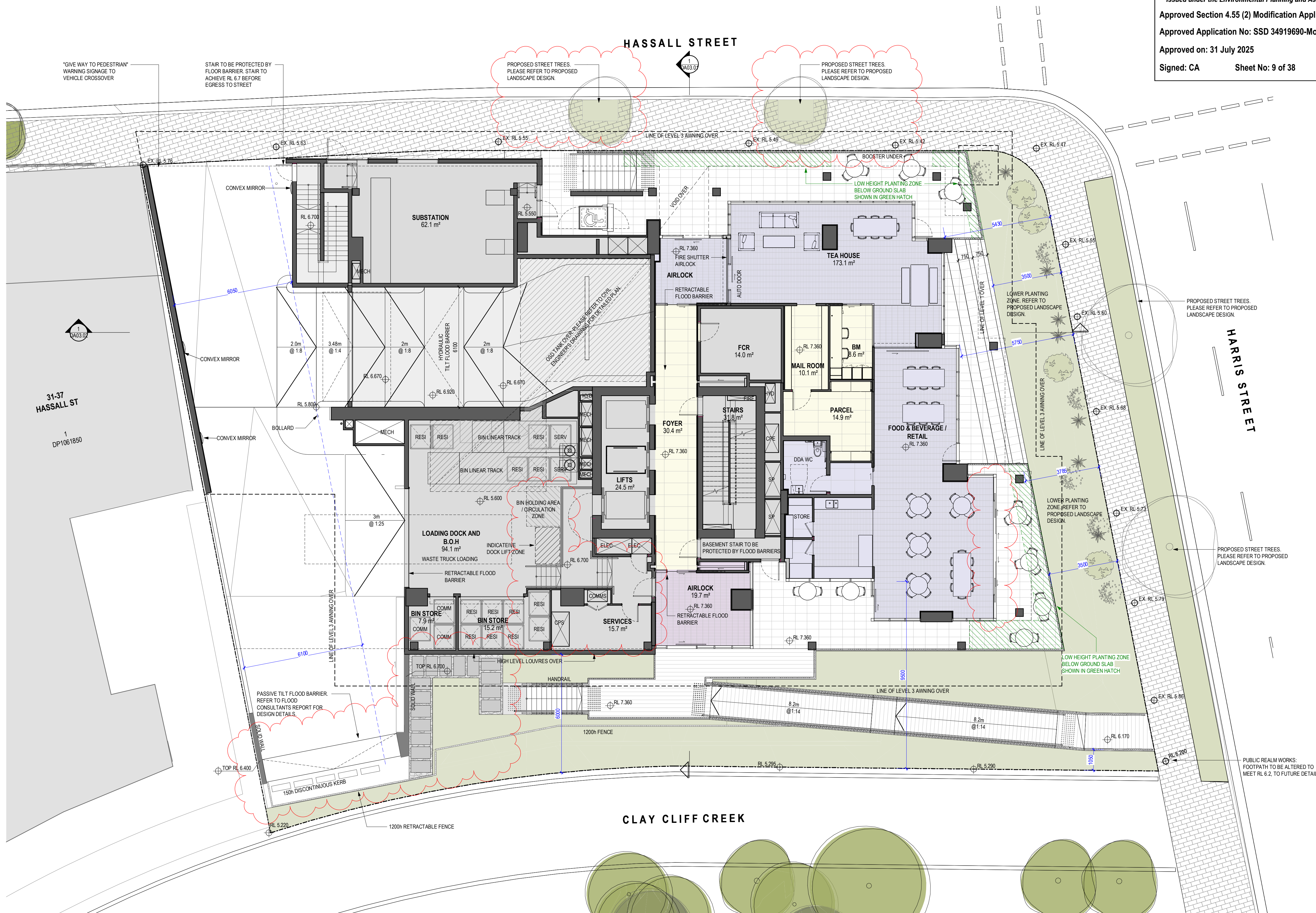
Approved Section 4.55 (2) Modification Application

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Revisions				
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J	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL	
K	13.03.25	Development Modification 2 - SSD-34919690	DL	
L	05.05.25	Response to Submission	DL	

Note:

All RLs denote structural floor level above Australian Height Datum (AHD) i.e. n.o.
Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**

Drawing / **GA - Ground**

Project No / **221095**

Author / **AL**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.06**

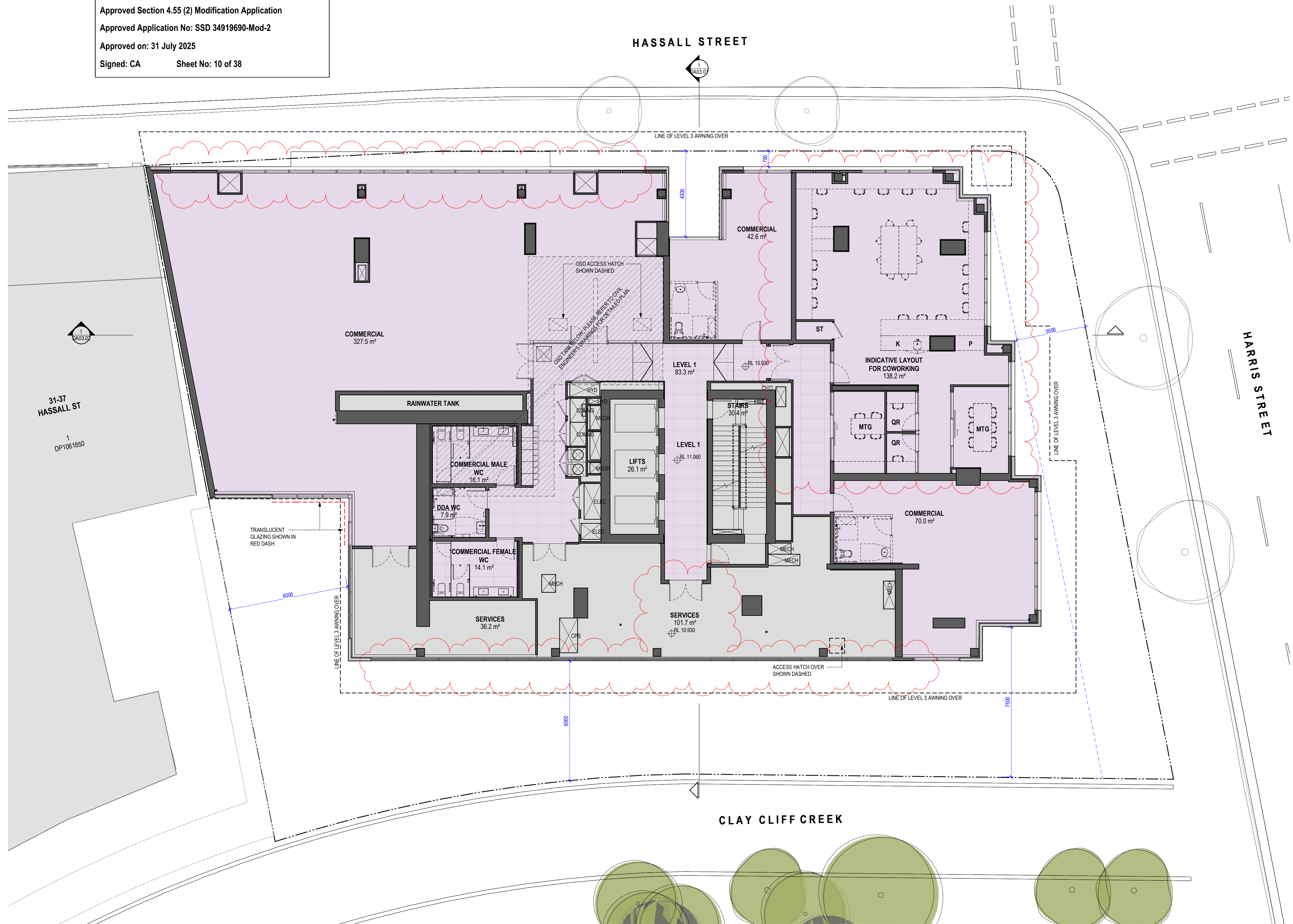
Revision / **L**

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Note:
All RLs denote structural floor level above Australian Height Datum (AHD) i.e. n.o.
Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**

Drawing / **GA - Level 1**

Project No / **221095** Author / **AL**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.07**

Revision / **J**

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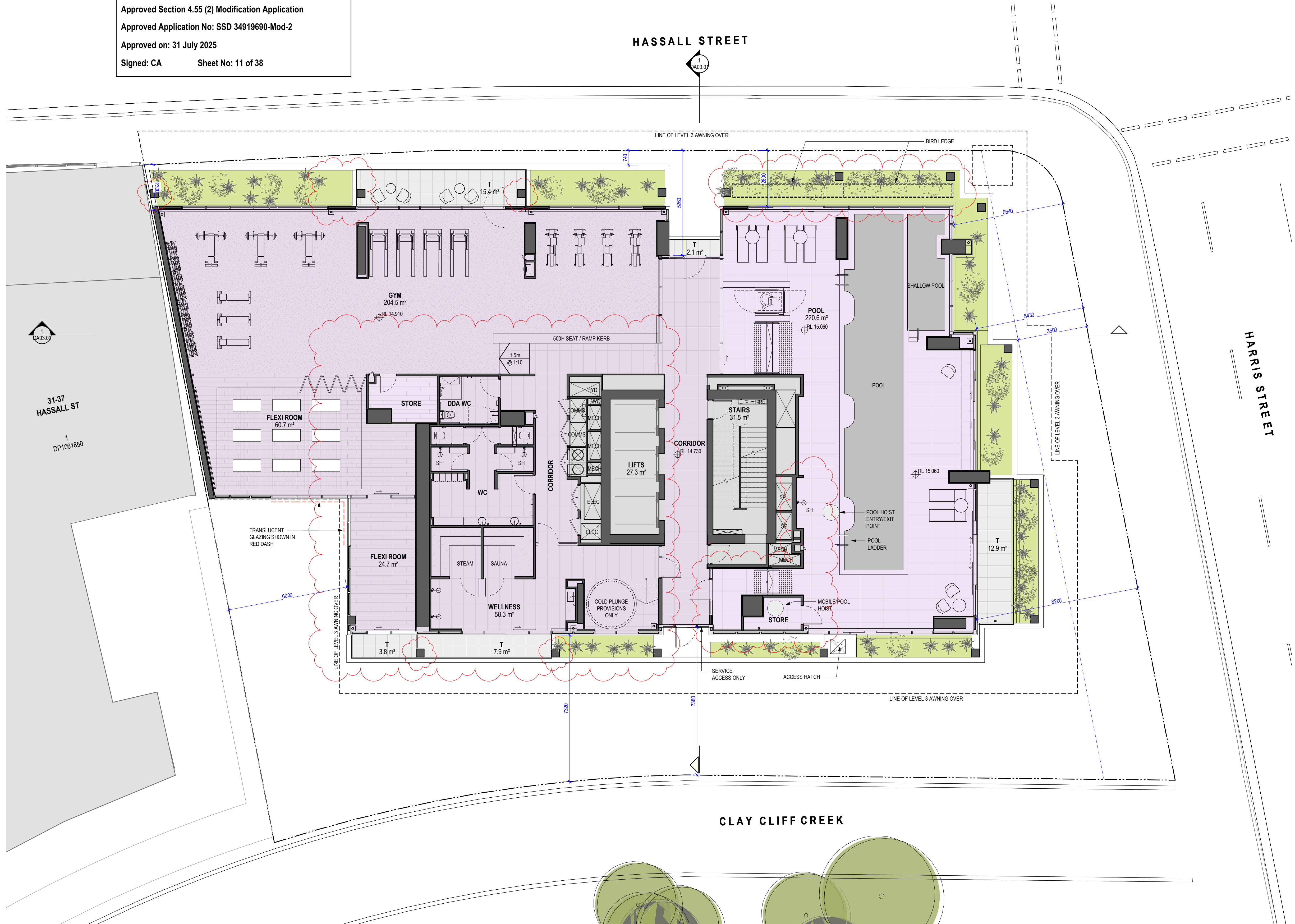
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Note:

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Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**

Drawing / **GA - Level 2**

Project No / **221095**

Author / **AL**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.08**

Revision / **J**

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HASSALL STREET



HARRIS STREET

CLAY CLIFF CREEK

DEVELOPMENT APPLICATION

Revisions			
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J	13.03.25	Development Modification 2 - SSD-34919690	DL

Note:

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Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**

Drawing / **GA - Level 3**

Project No / **221095**

Author / **AL**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.09**

Revision / **J**

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HASSALL STREET



31-37
HASSALL ST

1
DP1061850

HARRIS STREET

CLAY CLIFF CREEK

DEVELOPMENT APPLICATION

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Note:
All RLs denote structural floor level above Australian Height Datum (AHD) i.e. o.
Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**

Drawing / **GA - Level 4 - 6**

Project No / **221095**

Author / **AL**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.10**

Revision / **H**

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HASSALL STREET



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G	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL	
H	13.03.25	Development Modification 2 - SSD-34919690	DL	

Note:

All RLs denote structural floor level above Australian Height Datum (AHD) i.e. 0.0.
Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**

Drawing / **GA - Level 7**

Project No / **221095**

Author / **AL**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.13**

Revision / **H**

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HASSALL STREET



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Note:

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Project / **Novus on Harris**

Drawing / **GA - Level 8 - 25**

Project No / **221095**

Author / **AL**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.14**

Revision / **H**

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HASSALL STREET



HARRIS STREET

CLAY CLIFF CREEK

DEVELOPMENT APPLICATION

Revisions	-	12.07.24	Issue for Information (WIP)
	A	25.10.24	Development Modification
	B	13.03.25	Development Modification 2 - SSD-34919690

MD
MD
DL

Note:

All RLs denote structural floor level above Australian Height Datum (AHD) i.e. o.
Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**

Drawing / **GA - Level 26 - 31**

Project No / **221095**

Author / **RB**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.32**

Revision / **B**

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HASSALL STREET



31-37
HASSALL ST

1
DP1061850

HARRIS STREET

CLAY CLIFF CREEK

DEVELOPMENT APPLICATION

Revisions			
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J	21.05.25	Response to Submission	DL

Note:

All RLs denote structural floor level above Australian Height Datum (AHD) i.e. o Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**

Drawing / **GA - Level 32**

Project No / **221095**

Author / **AL**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.38**

Revision / **J**

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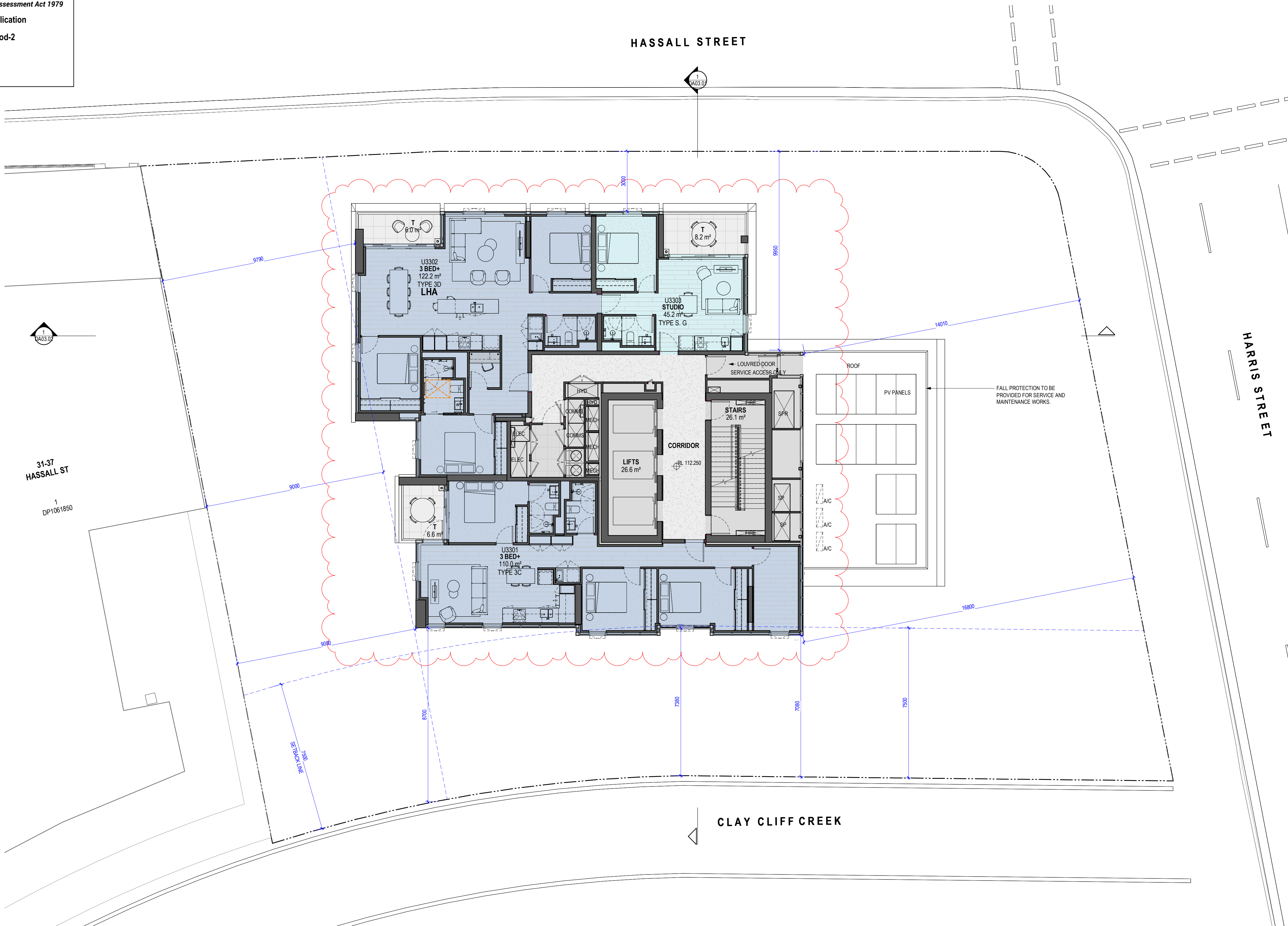
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Note:
All RLs denote structural floor level above Australian Height Datum (AHD) i.n.o.
Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**

Drawing / **GA - Level 33**

Project No / **221095**

Author / **AL**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.39**

Revision / **J**

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Note:
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Project / **Novus on Harris**

Drawing / **GA - Level 34**

Project No / **221095** Author / **AL**

Scale: @ A1 / **1 : 100**

Drawing No. **DA01.40**

Revision / H

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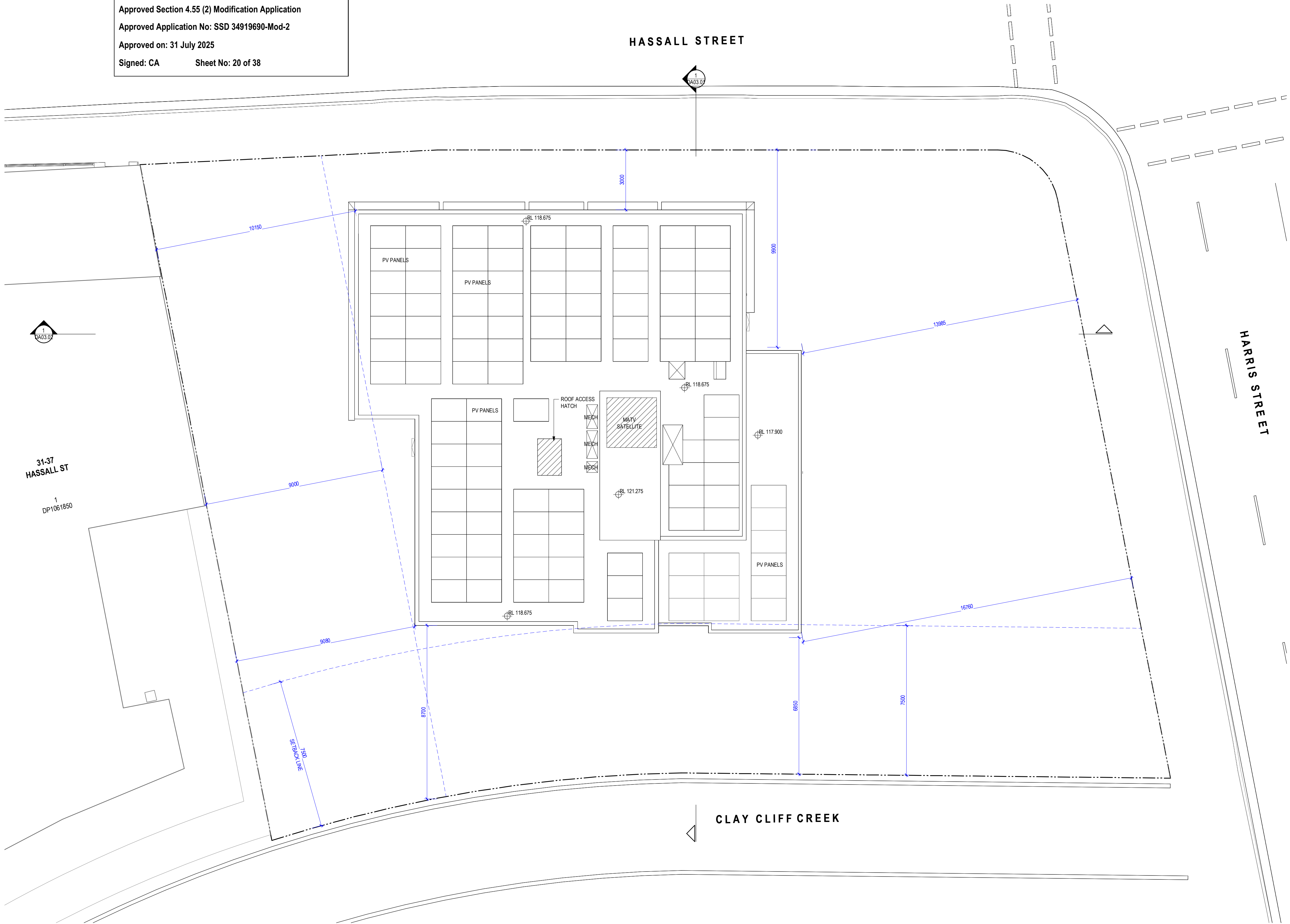
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Note:

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Allowance has been made for a typical floor finish zone of 20mm to residential apartment areas.

Project / **Novus on Harris**

Drawing / **GA - Roof**

Project No / **221095**

Author / **AL**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.42**

Revision / **H**

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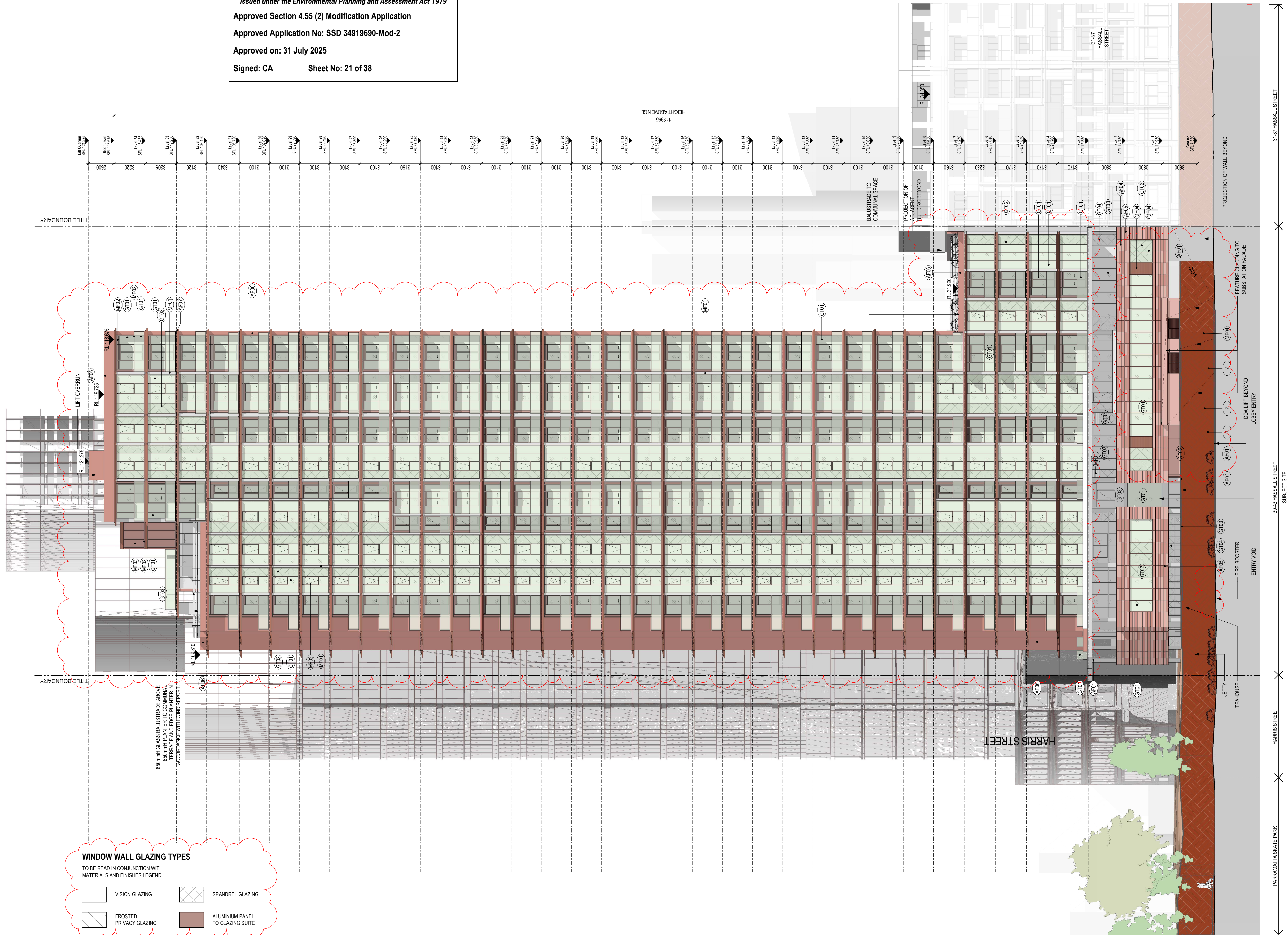
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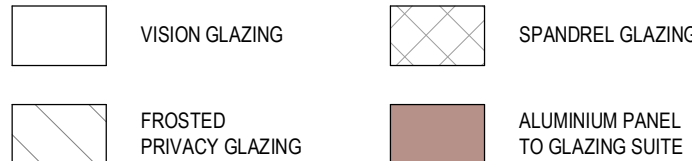
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WINDOW WALL GLAZING TYPES

TO BE READ IN CONJUNCTION WITH
MATERIALS AND FINISHES LEGEND



MATERIALS AND FINISHES LEGEND

AL	AF01	APPLIED FINISH 01 - LIGHT GREY	AF06	APPLIED FINISH 06 - MID CLAY	MF01	METAL FINISH 01 - SILVER
MD	AF02	APPLIED FINISH 02 - FEATURE FINISH	AF07	APPLIED FINISH 07 - DARK CLAY	MF02	METAL FINISH 02 - DARK BRONZE
MD	AF03	APPLIED FINISH 03 - ARTWORK AWNING	GT01	GLAZING TYPE 01 - GREEN TINT	MF03	METAL FINISH 03 - MID CLAY
DL	AF04	APPLIED FINISH 04 - LIGHT CLAY	GT02	GLAZING TYPE 02 - SPANDREL GLASS GREEN TINT	MF04	METAL FINISH 04 - DARK CLAY
DL	AF05	APPLIED FINISH 05 - PALE CLAY	GT03	GLAZING TYPE 03 - CLEAR	TL01	TILE OR SIMILAR FINISH - CLAY TONES
			GT04	GLAZING TYPE 04 - SPANDREL GLASS CLEAR		

DEVELOPMENT APPLICATION

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Project / **Novus on Harris**

39-43 Hassall Street, Parramatta

Drawing / **North Elevation**

Project No / **221095**

Author / **RB**

Scale: @ A1 / **1 : 200**

Drawing No. / **DA02.01**

Revision / **J**

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MATERIALS AND FINISHES LEGEND

AL	AF01	APPLIED FINISH 01 - LIGHT GREY	AF06	APPLIED FINISH 06 - MID CLAY	MF01	METAL FINISH 01 - SILVER
MD	AF02	APPLIED FINISH 02 - FEATURE FINISH	AF07	APPLIED FINISH 07 - DARK CLAY	MF02	METAL FINISH 02 - DARK BRONZE
DL	AF03	APPLIED FINISH 03 - ARTWORK AWNING	GT01	GLAZING TYPE 01 - GREEN TINT	MF03	METAL FINISH 03 - MID CLAY
	AF04	APPLIED FINISH 04 - LIGHT CLAY	GT02	GLAZING TYPE 02 - SPANDREL GLASS GREEN TINT	MF04	METAL FINISH 04 - DARK CLAY
	AF05	APPLIED FINISH 05 - PALE CLAY	GT03	GLAZING TYPE 03 - CLEAR	TL01	TILE OR SIMILAR FINISH - CLAY TONES
			GT04	GLAZING TYPE 04 - SPANDREL GLASS CLEAR		

WINDOW WALL GLAZING TYPES

TO BE READ IN CONJUNCTION WITH MATERIALS AND FINISHES LEGEND

	VISION GLAZING		SPANDREL GLAZING
	FROSTED PRIVACY GLAZING		ALUMINIUM PANEL TO GLAZING SUITE

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Project / Novus on Harris Drawing / South Elevation

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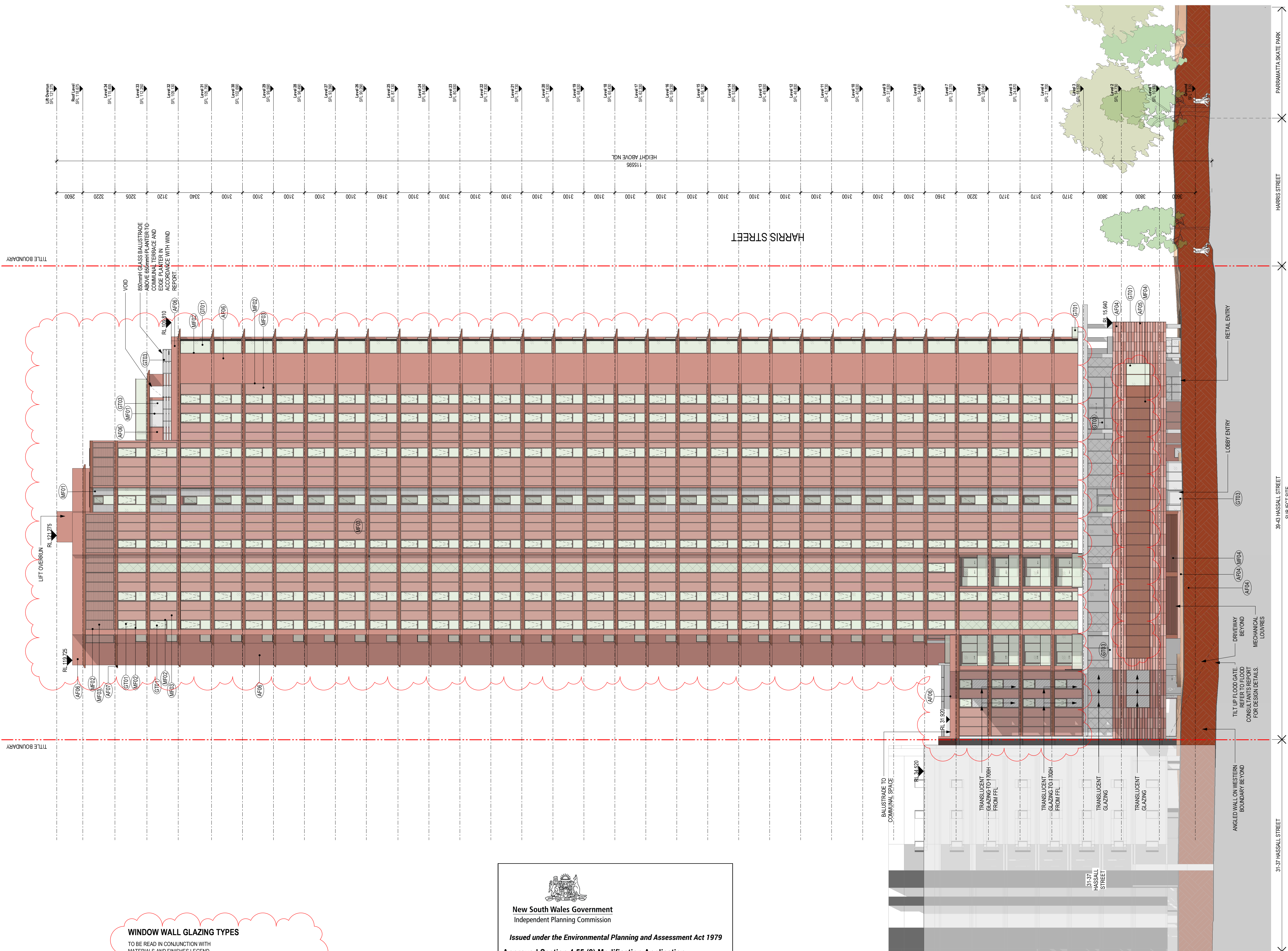
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Project No / 221095 Author / RB Scale: @ A1 / 1 : 200 Drawing No. / DA02.02

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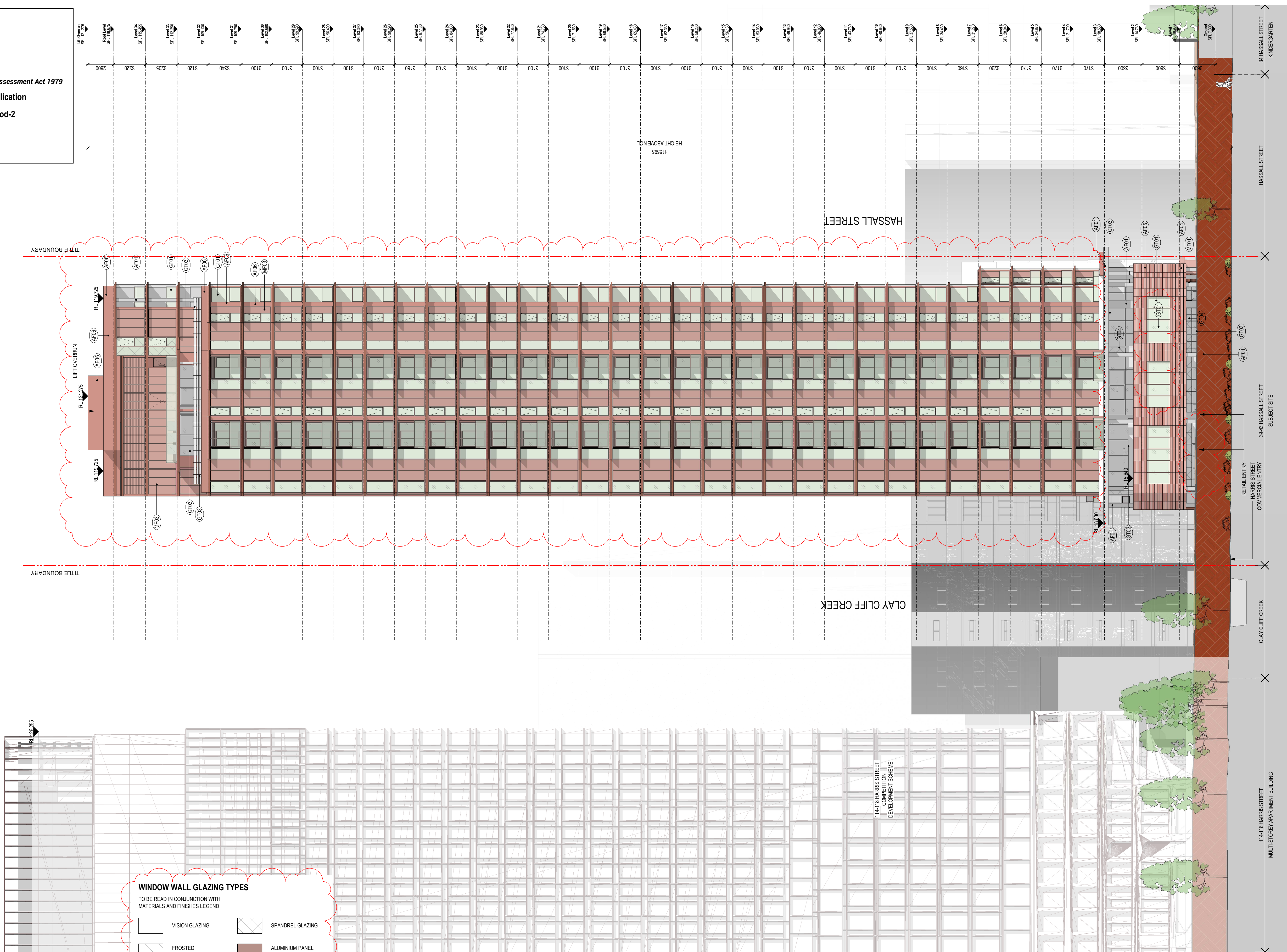
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H	13.03.25	Development Modification 2 - SSD-34919690	

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MATERIALS AND FINISHES LEGEND

AL	AF01	APPLIED FINISH 01 - LIGHT GREY
MD	AF02	APPLIED FINISH 02 - FEATURE FINISH
DL	AF03	APPLIED FINISH 03 - ARTWORK AWNING
	AF04	APPLIED FINISH 04 - LIGHT CLAY
	AF05	APPLIED FINISH 05 - PALE CLAY

AF06	APPLIED FINISH 06 - MID CLAY
GT01	GLAZING TYPE 01 - GREEN TINT
GT02	GLAZING TYPE 02 - SPANDREL GLASS GREEN TINT
GT03	GLAZING TYPE 03 - CLEAR
GT04	GLAZING TYPE 04 - SPANDREL GLASS CLEAR

MF01	METAL FINISH 01 - SILVER
MF02	METAL FINISH 02 - DARK BRONZE
MF03	METAL FINISH 03 - MID CLAY
MF04	METAL FINISH 04 - DARK CLAY
TL01	TILE OR SIMILAR FINISH - CLAY TONES

Project / **Novus on Harris**

39-43 Hassall Street, Parramatta

Drawing / **East Elevation**

Project No / **221095**

Author / **RB**

Scale: @ A1 / **1 : 200**

Drawing No. / **DA02.03**

Revision / **H**

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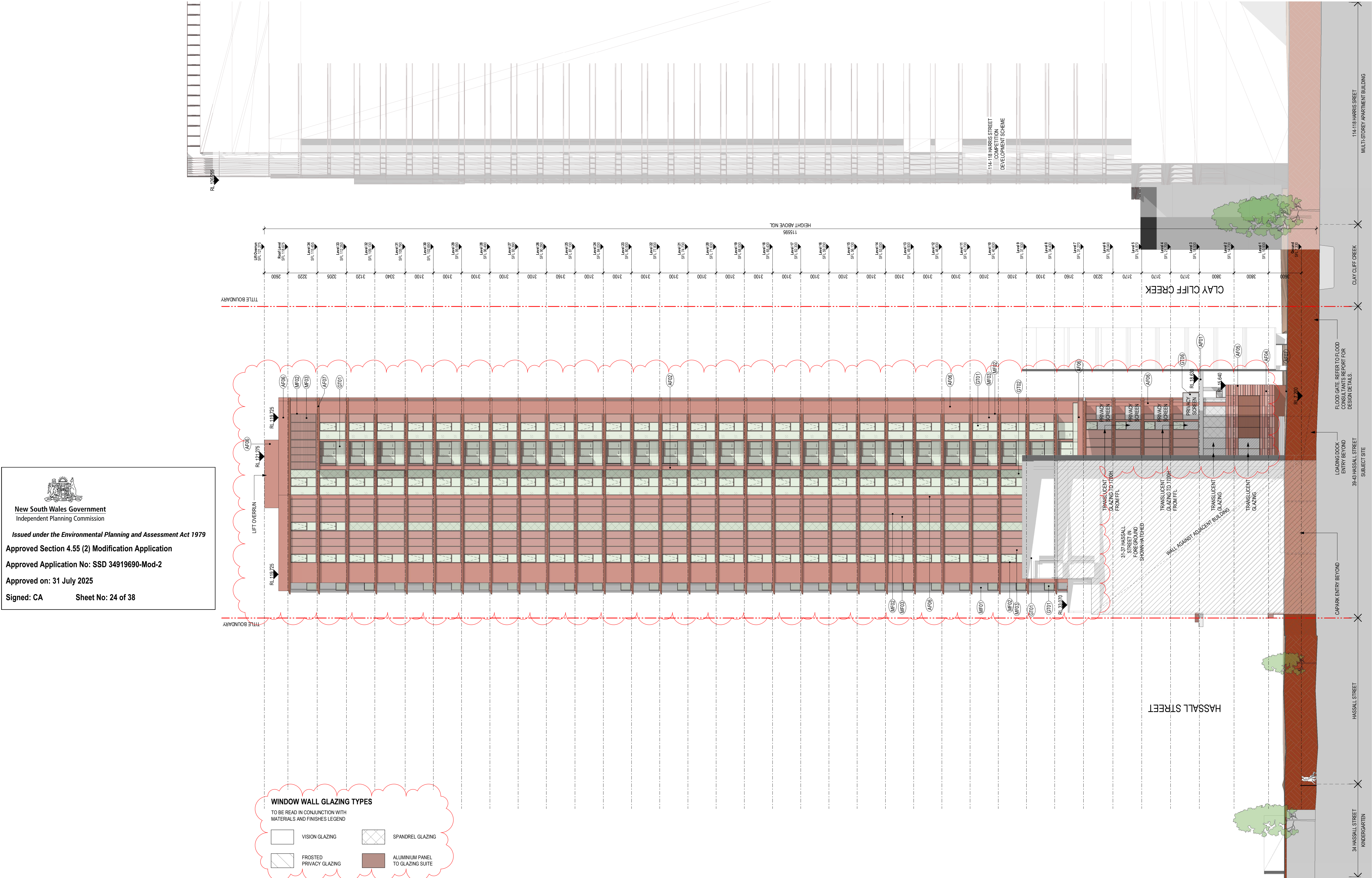
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Revisions			
D	13.03.24	Response to Submission	
E	12.07.24	Issue for Information (WIP)	
F	25.10.24	Development Modification	
G	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	
H	13.03.25	Development Modification 2 - SSD-34919690	

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MATERIALS AND FINISHES LEGEND

AL	AF01	APPLIED FINISH 01 - LIGHT GREY
MD	AF02	APPLIED FINISH 02 - FEATURE FINISH
MD	AF03	APPLIED FINISH 03 - ARTWORK AWNING
DL	AF04	APPLIED FINISH 04 - LIGHT CLAY
DL	AF05	APPLIED FINISH 05 - PALE CLAY

AF06	APPLIED FINISH 06 - MID CLAY
AF07	APPLIED FINISH 07 - DARK CLAY
GT01	GLAZING TYPE 01 - GREEN TINT
GT02	GLAZING TYPE 02 - SPANDREL GLASS GREEN TINT
GT03	GLAZING TYPE 03 - CLEAR
GT04	GLAZING TYPE 04 - SPANDREL GLASS CLEAR

MF01	METAL FINISH 01 - SILVER
MF02	METAL FINISH 02 - DARK BRONZE
MF03	METAL FINISH 03 - MID CLAY
MF04	METAL FINISH 04 - DARK CLAY
TL01	TILE OR SIMILAR FINISH - CLAY TONES

Project / **Novus on Harris**

39-43 Hassall Street, Parramatta

Drawing / **West Elevation**

Project No / **221095**

Author / **RB**

Scale: @ A1 / **1 : 200**

Drawing No. / **DA02.04**

Revision / **H**

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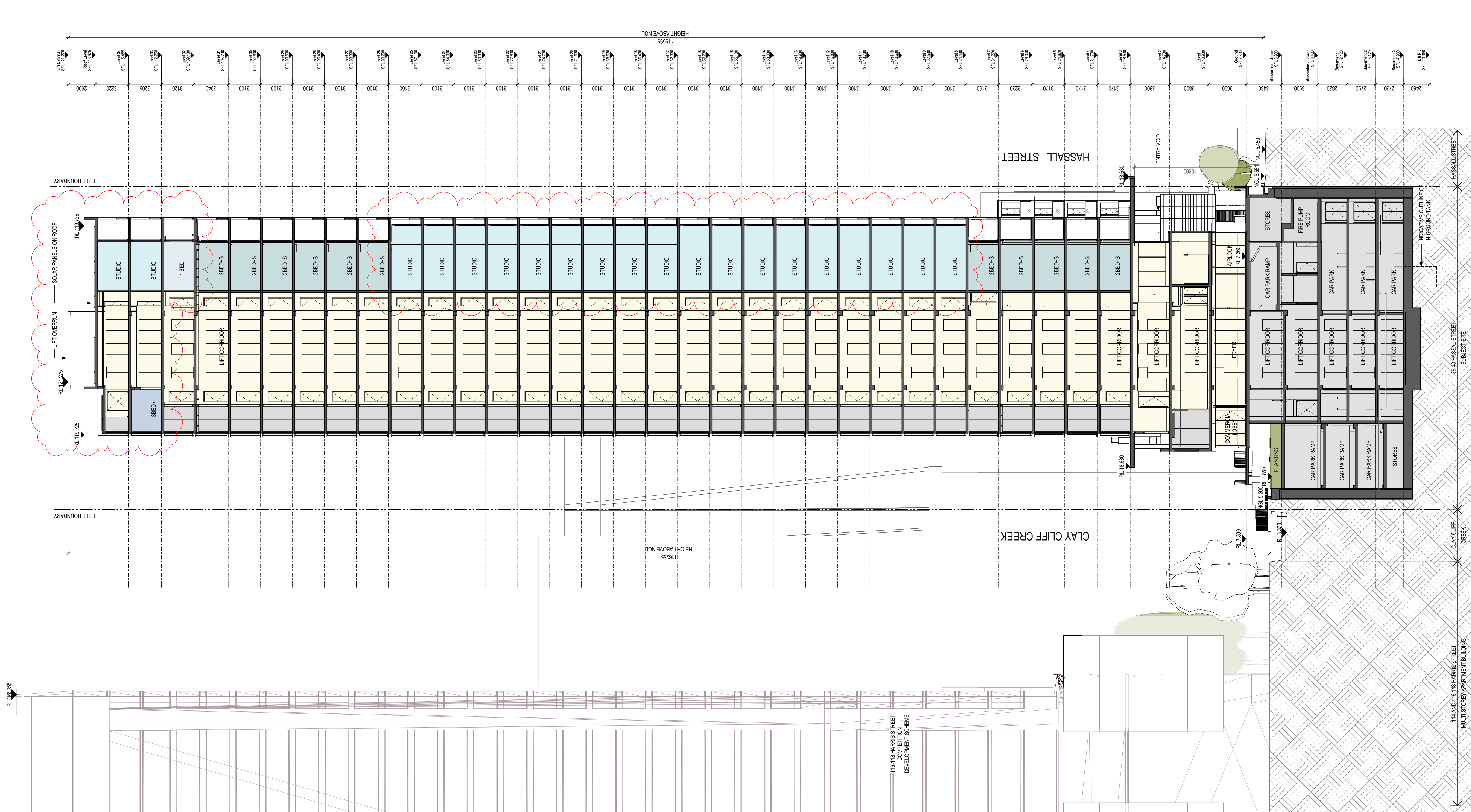
Approved Section 4.55 (2) Modification Application

Approved Application No: SSD 34919690-Mod-2

Approved on: 31 July 2025

Signed: CA

Sheet No: 25 of 38



DEVELOPMENT APPLICATION

Revisions				
E	12.09.23	Response to Submission	AL	
F	13.03.24	Response to Submission	AL	
G	25.10.24	Development Modification	MD	
H	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL	
J	13.03.25	Development Modification 2 - SSD-34919690	DL	

Project / **Novus on Harris**

Drawing / **Section A**

Project No / **221095**

Author / **AL**

Scale: @ A1 / **1 : 200**

Drawing No. / **DA03.01**

Revision / **J**

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DEVELOPMENT APPLICATION

Revisions				
E	12.09.23	Response to Submission	AL	
F	13.03.24	Response to Submission	AL	
G	25.10.24	Development Modification	MD	
H	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL	
J	13.03.25	Development Modification 2 - SSD-34919690	DL	

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Approved Application No: SSD 34919690-Mod-2

Approved on: 31 July 2025

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Project / **Novus on Harris**

Drawing / **Section B**

Project No / **221095**

Author / **AL**

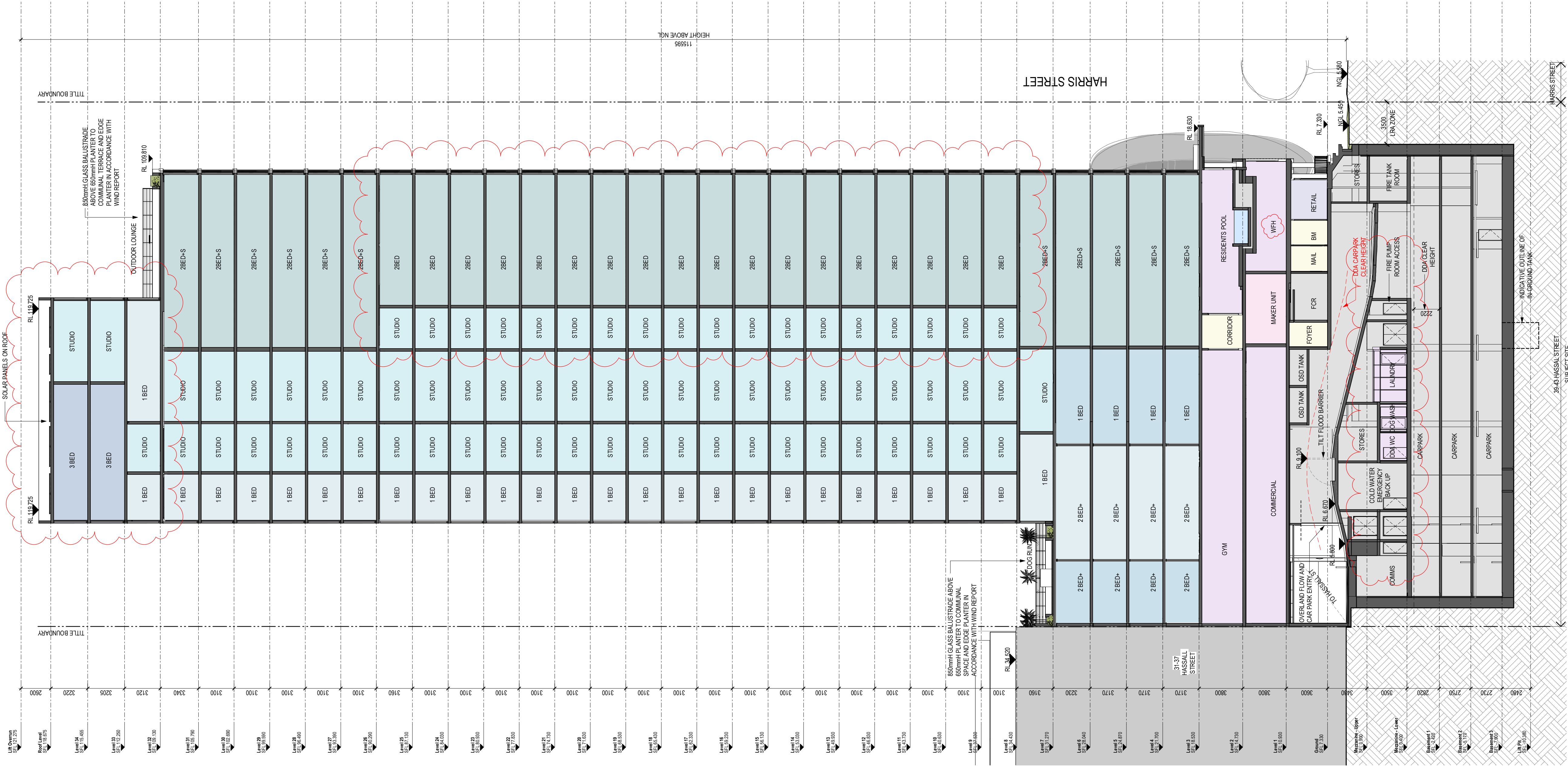
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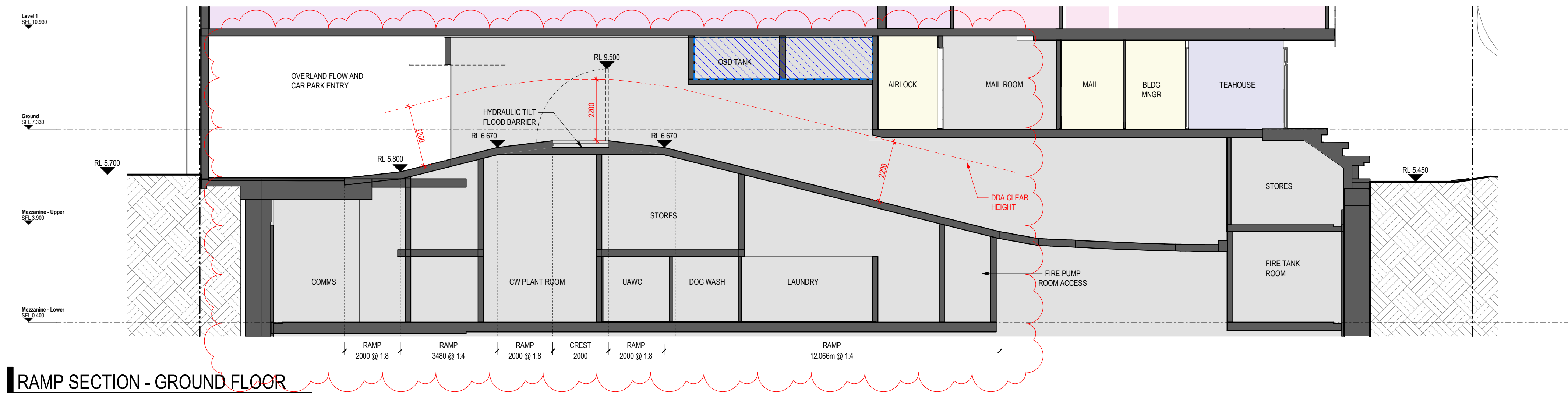
Revision / **J**

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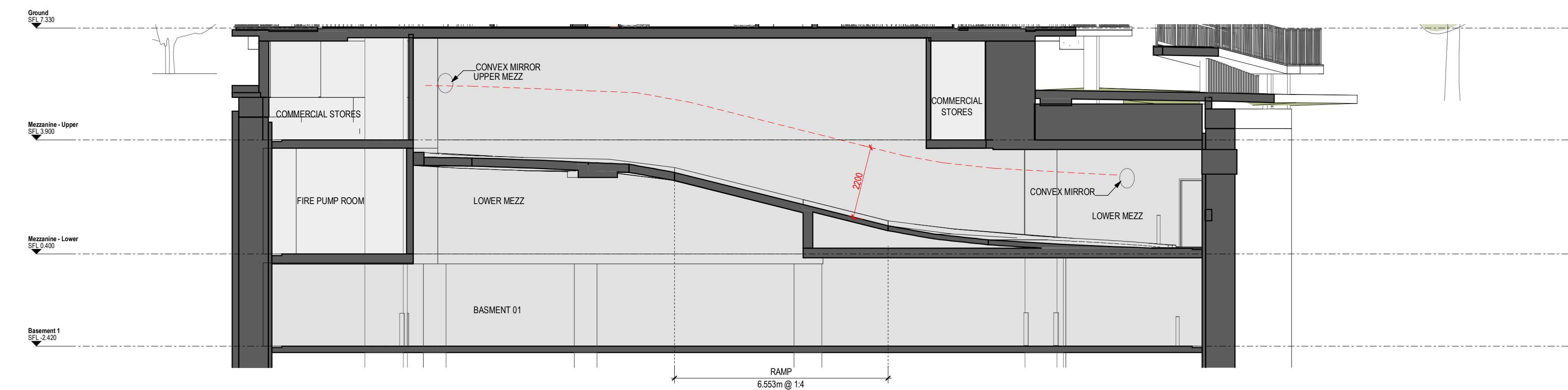
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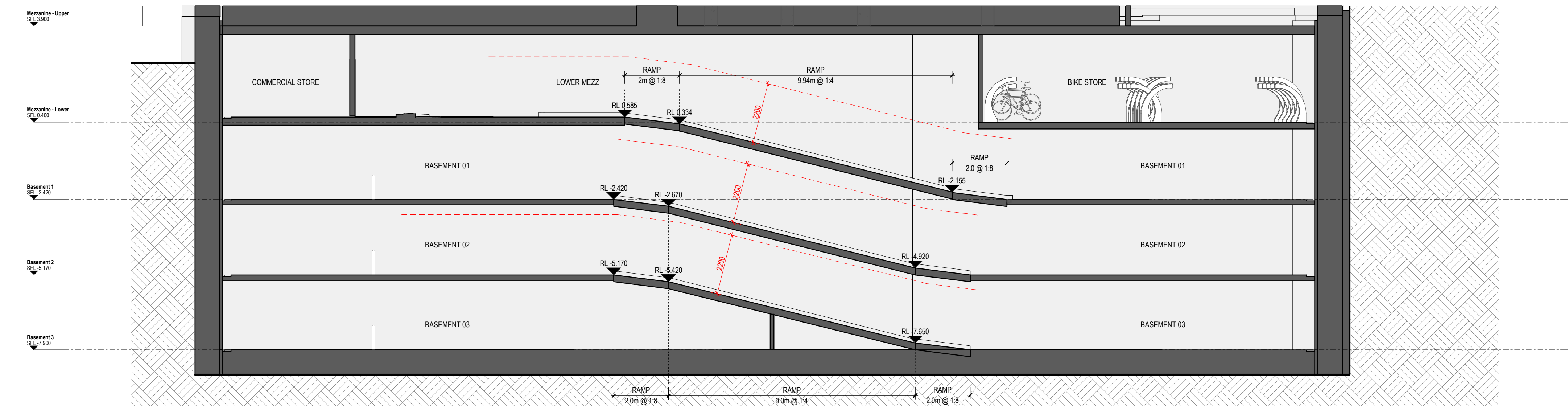
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RAMP SECTION - GROUND FLOOR



RAMP SECTION - UPPER MEZZ



RAMP SECTION - LOWER MEZZ



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Approved Section 4.55 (2) Modification Application

Approved Application No: SSD 34919690-Mod-2

Approved on: 31 July 2025

Signed: CA Sheet No: 27 of 38

DEVELOPMENT APPLICATION

Revisions	D	12.09.23	Response to Submission	AL
	E	13.03.24	Response to Submission	AL
	F	25.10.24	Development Modification	MD
	G	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL
	H	13.03.25	Development Modification 2 - SSD-34919690	DL

Project / Novus on Harris

Drawing / Ramp Sections

Project No / 221095

Author / RB

Scale: @ A1 / 1 : 100

Drawing No. / DA03.10

Revision / H

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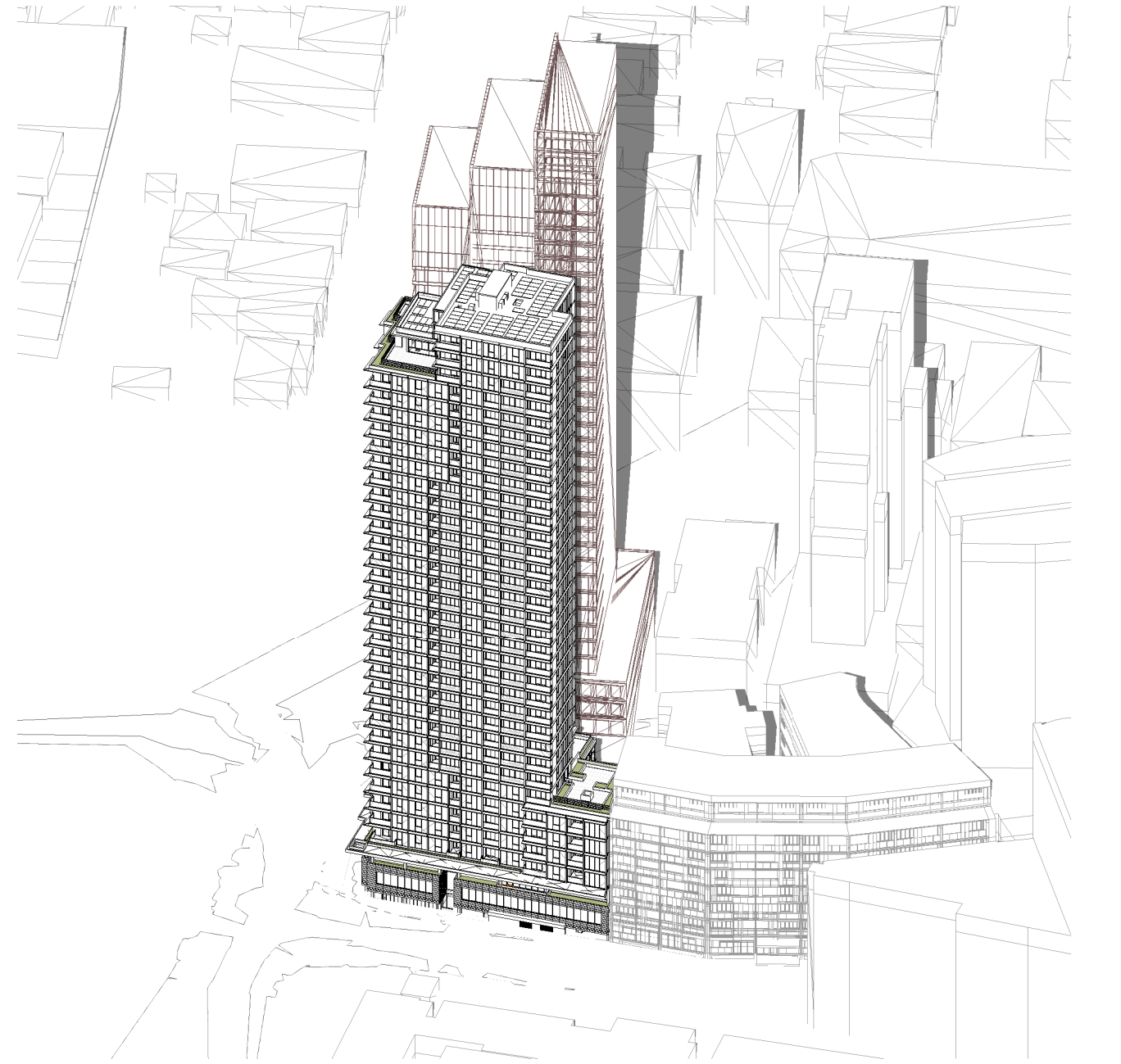
SOLAR POV MID-WINTER - 9AM



SOLAR POV MID-WINTER - 10AM



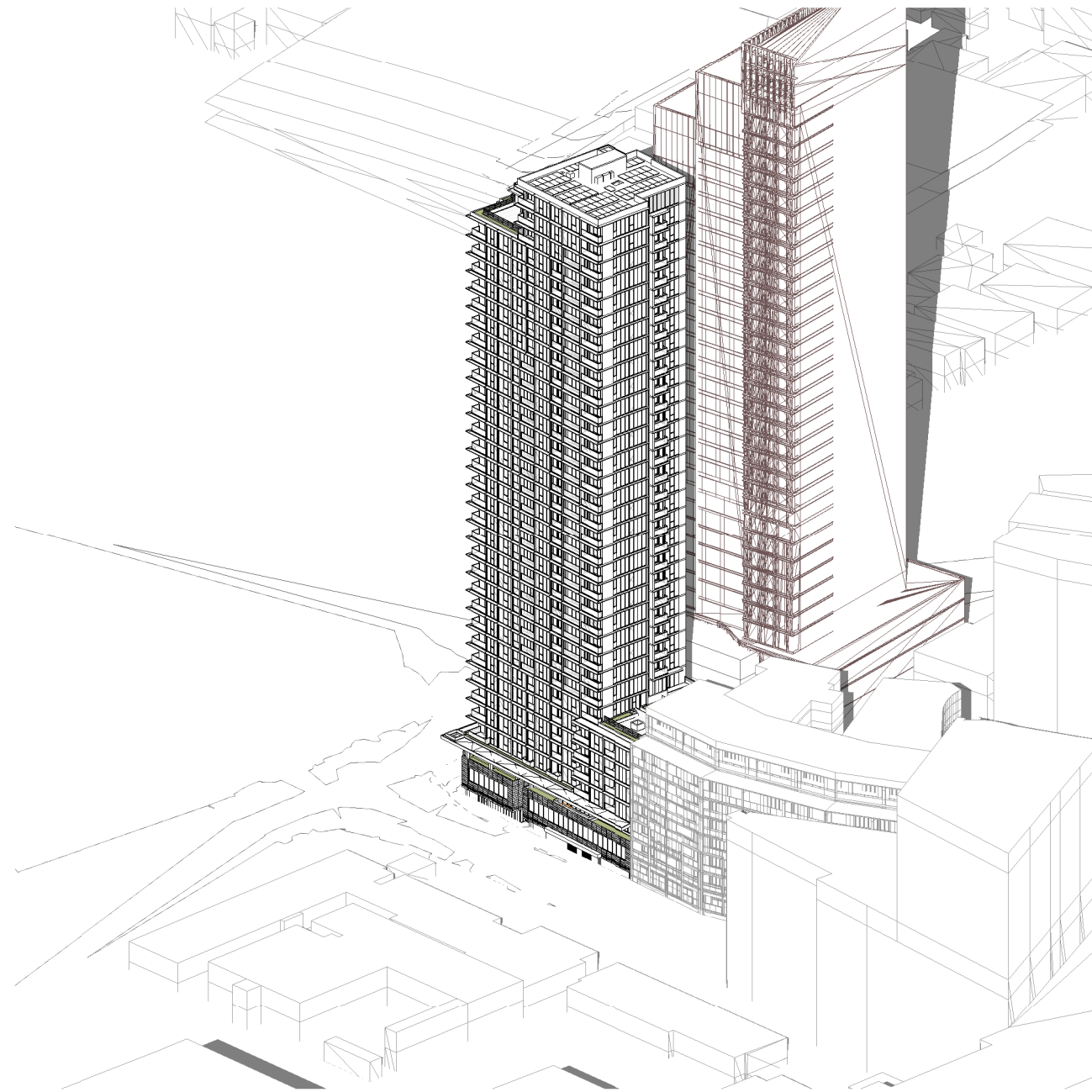
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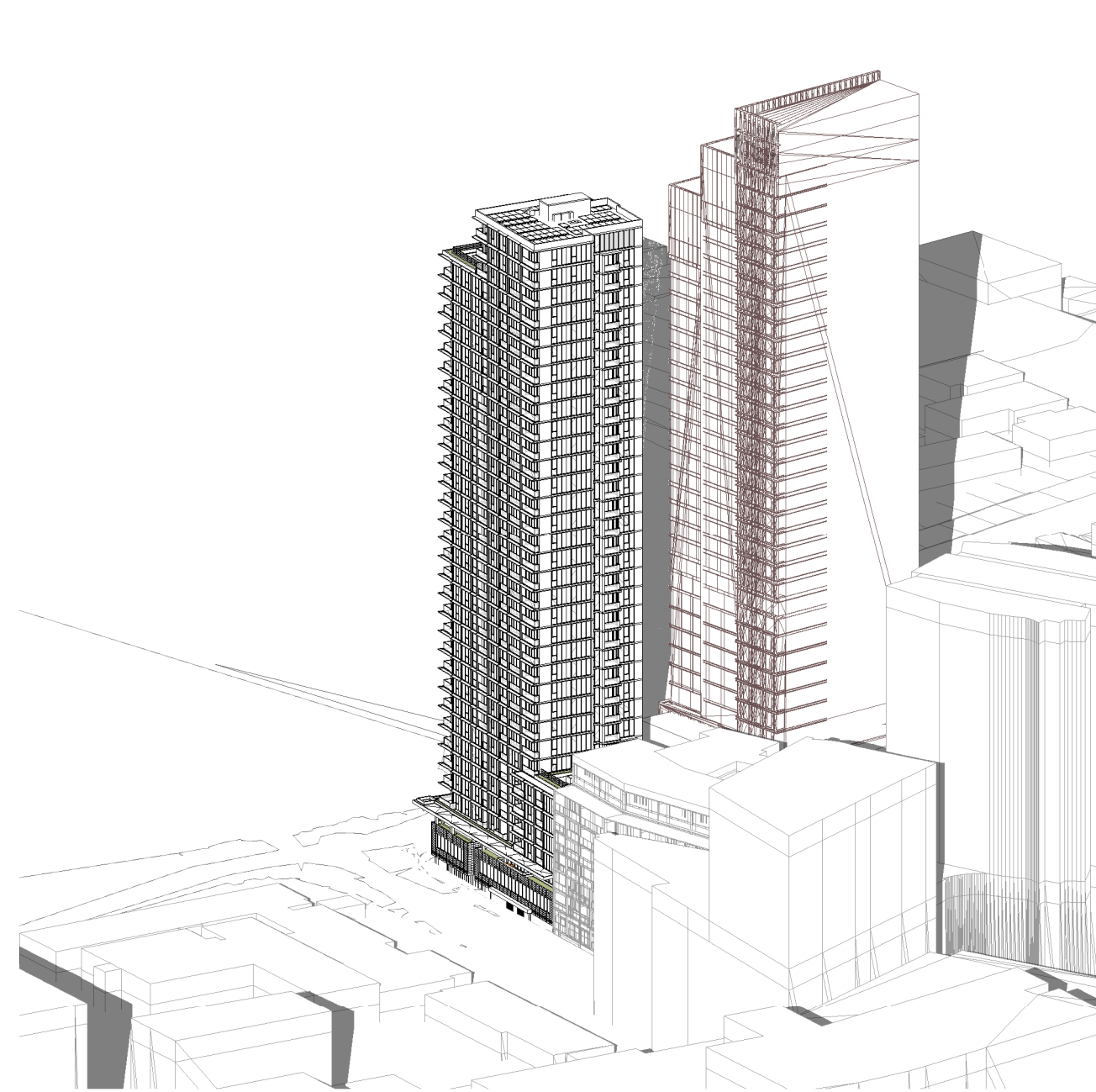
SOLAR POV MID-WINTER - 12PM



SOLAR POV MID-WINTER - 1PM



SOLAR POV MID-WINTER - 2PM



SOLAR POV MID-WINTER - 3PM



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Approved Section 4.55 (2) Modification Application

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Signed: CA Sheet No: 28 of 38

The above shadow diagrams represent times as noted for the Winter Solstice on 21st of June.

DISCLAIMER: Survey topography, building heights, and fence heights used to produce these shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

DEVELOPMENT APPLICATION

Revisions	A	19.06.23	Response to Submission	AL
	B	23.06.23	Response to Submission	AL
	C	13.03.24	Response to Submission	AL
	D	25.10.24	Development Modification	MD
	E	13.03.25	Development Modification 2 - SSD-34919690	DL

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Project / **Novus on Harris**

39-43 Hassall Street, Parramatta

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Drawing / **Shadow POV Studies**

Project No / **221095**

Author / **OB**

Scale: @ A1/

Drawing No. / **DA04.01**

Revision / **E**

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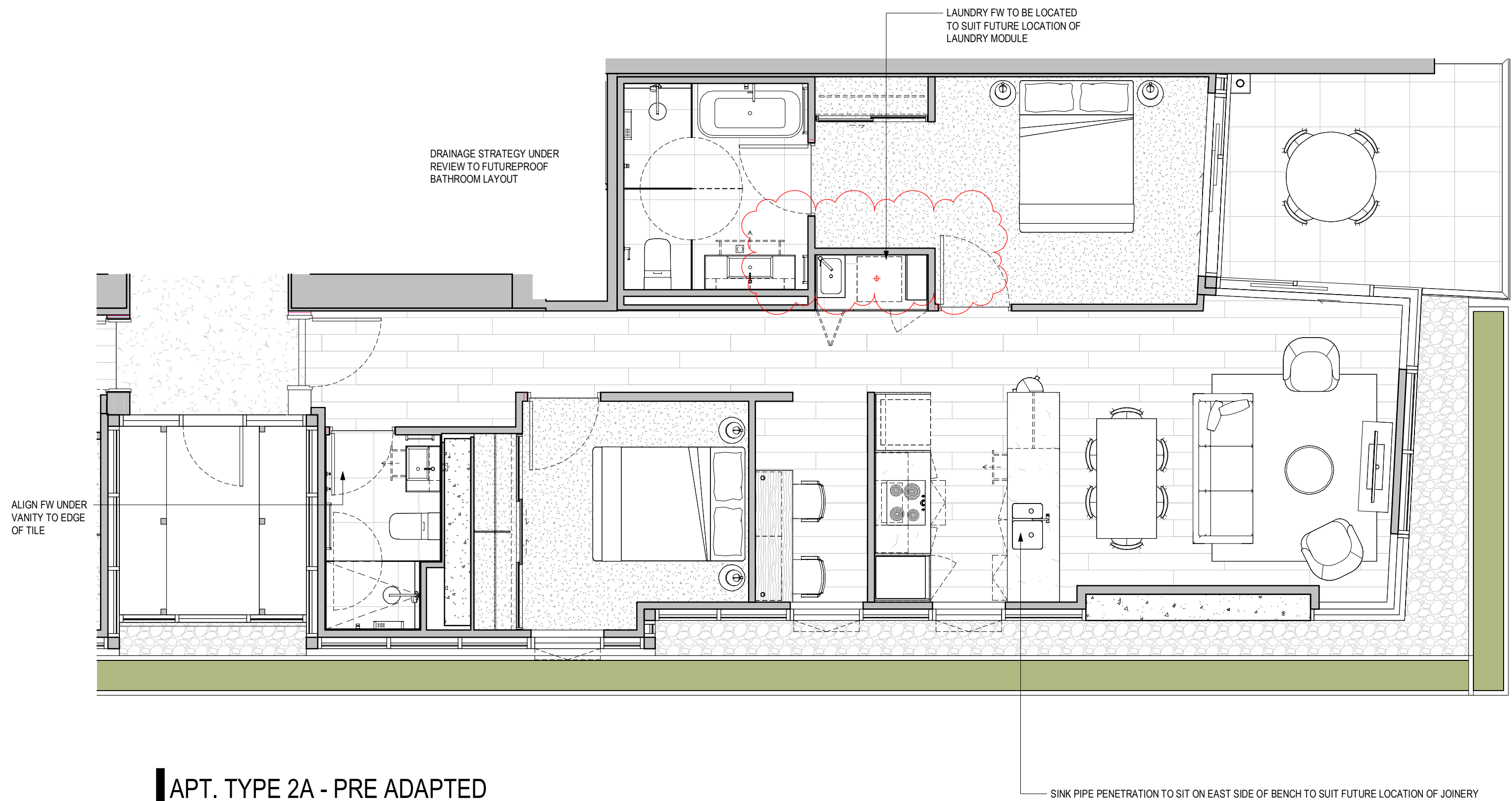
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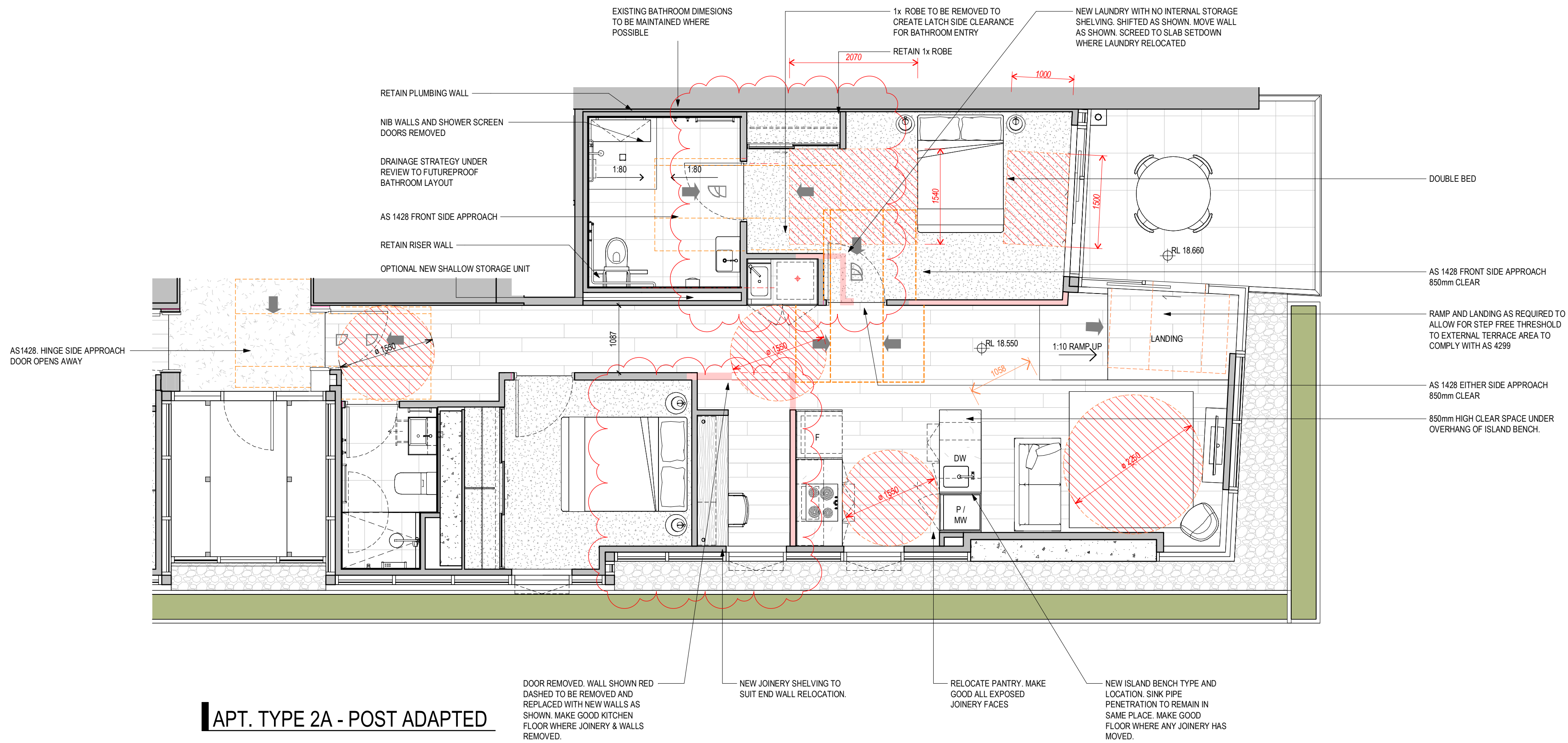
Approved Application No: SSD 34919690-Mod-2

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Signed: CA Sheet No: 29 of 38



APT. TYPE 2A - PRE ADAPTED



APT. TYPE 2A - POST ADAPTED

DEVELOPMENT APPLICATION

Revisions	B	23.06.23	Response to Submission	AL
	C	13.03.24	Response to Submission	AL
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	E	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL
	F	13.03.25	Development Modification 2 - SSD-34919690	DL

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Project / **Novus on Harris**
39-43 Hassall Street, Parramatta

Drawing / **Adaptable Apartment - Type 2A**

Project No / **221095** Author / **EC**

Scale: @ A1 / **1 : 50**

Drawing No. / **DA06.01**

Revision / **F**

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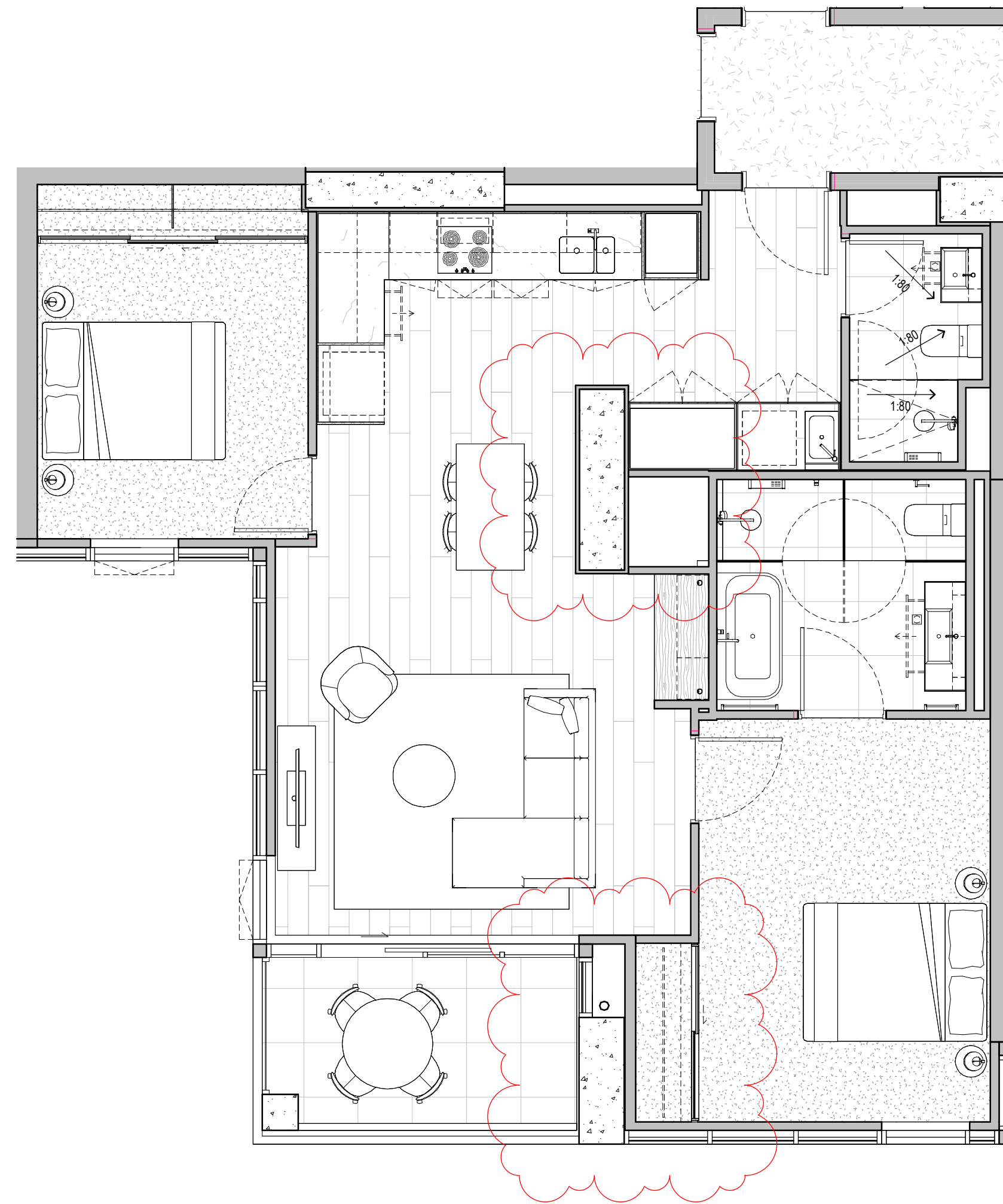
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Approved Section 4.55 (2) Modification Application

Approved Application No: SSD 34919690-Mod-2

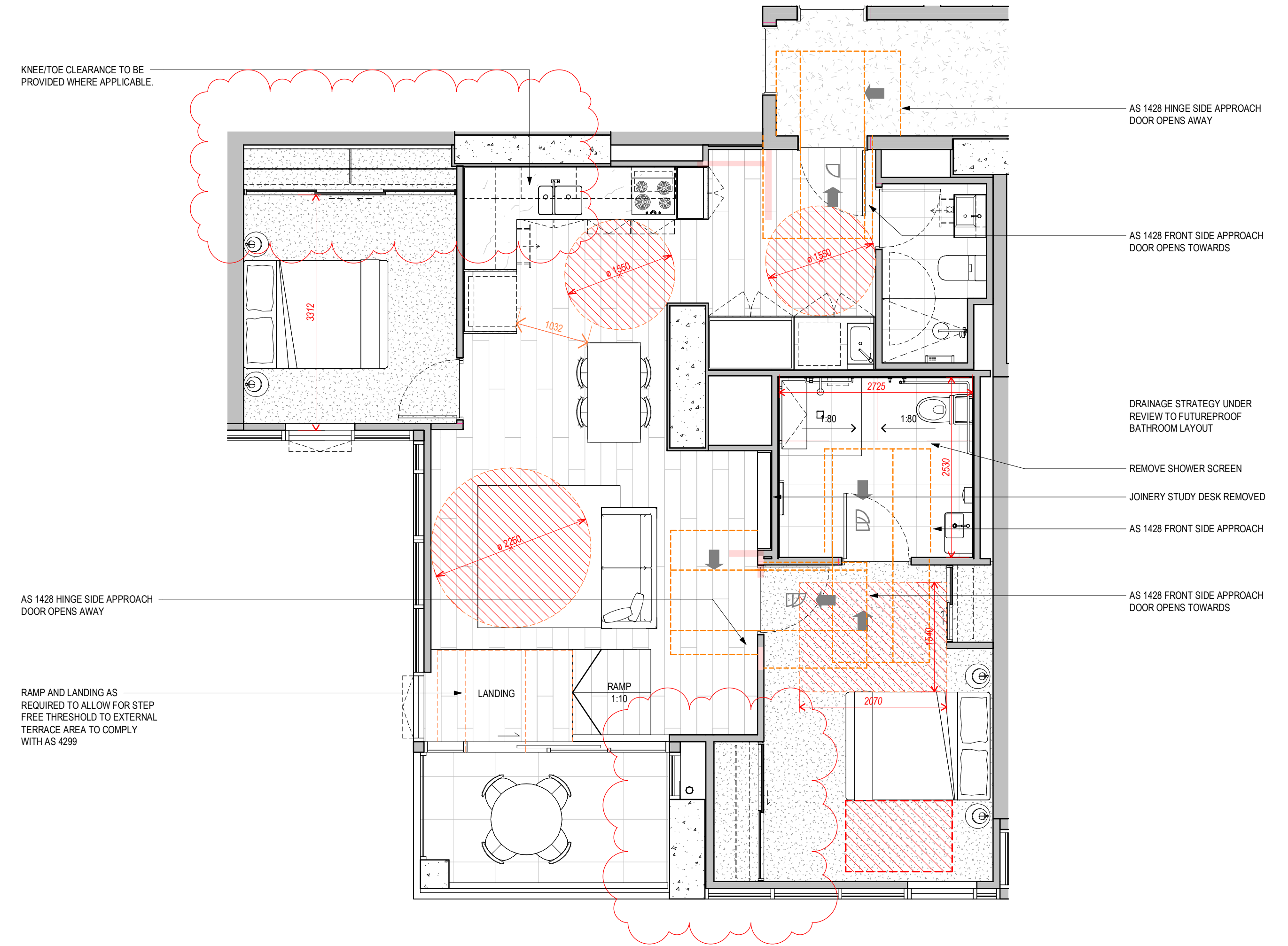
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DRAINAGE STRATEGY UNDER
REVIEW TO FUTUREPROOF
BATHROOM LAYOUT

APT. TYPE 2B - PRE ADAPTED



KNEE/TOE CLEARANCE TO BE
PROVIDED WHERE APPLICABLE.

AS 1428 HINGE SIDE APPROACH
DOOR OPENS AWAY

RAMP AND LANDING AS
REQUIRED TO ALLOW FOR STEP
FREE THRESHOLD TO EXTERNAL
TERRACE AREA TO COMPLY
WITH AS 4299

AS 1428 HINGE SIDE APPROACH
DOOR OPENS AWAY

AS 1428 FRONT SIDE APPROACH
DOOR OPENS TOWARDS

DRAINAGE STRATEGY UNDER
REVIEW TO FUTUREPROOF
BATHROOM LAYOUT

REMOVE SHOWER SCREEN

JOINERY STUDY DESK REMOVED

AS 1428 FRONT SIDE APPROACH

AS 1428 FRONT SIDE APPROACH
DOOR OPENS TOWARDS

DEVELOPMENT APPLICATION

Revisions			
B	23.06.23	Response to Submission	AL
C	13.03.24	Response to Submission	AL
D	25.10.24	Development Modification	MD
E	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL
F	13.03.25	Development Modification 2 - SSD-34919690	DL

Project / **Novus on Harris**

39-43 Hassall Street, Parramatta

Drawing / **Adaptable Apartment -
Type 2B**

Project No / **221095**

Author / **EC**

Scale: @ A1 / **1 : 50**

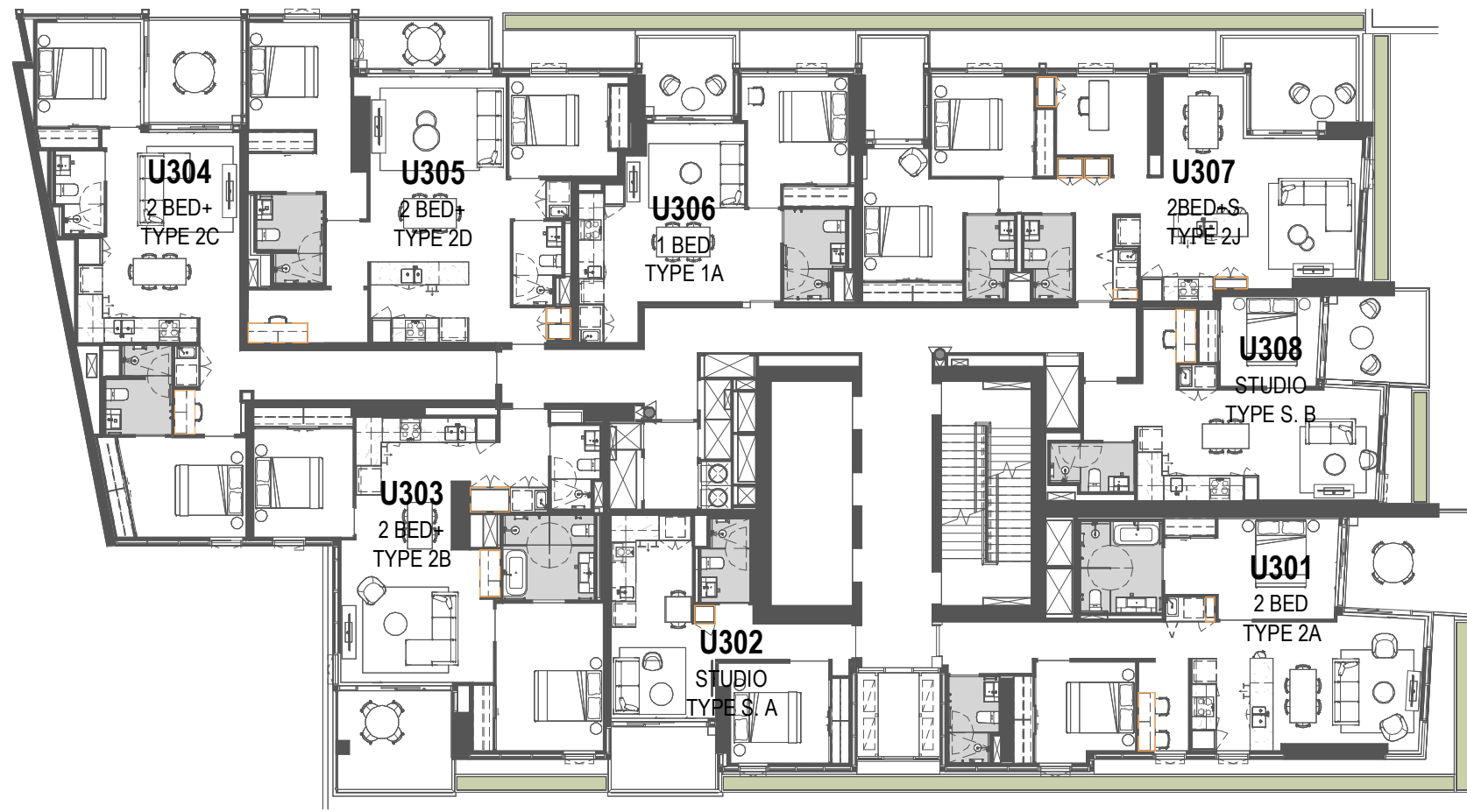
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Revision / **F**

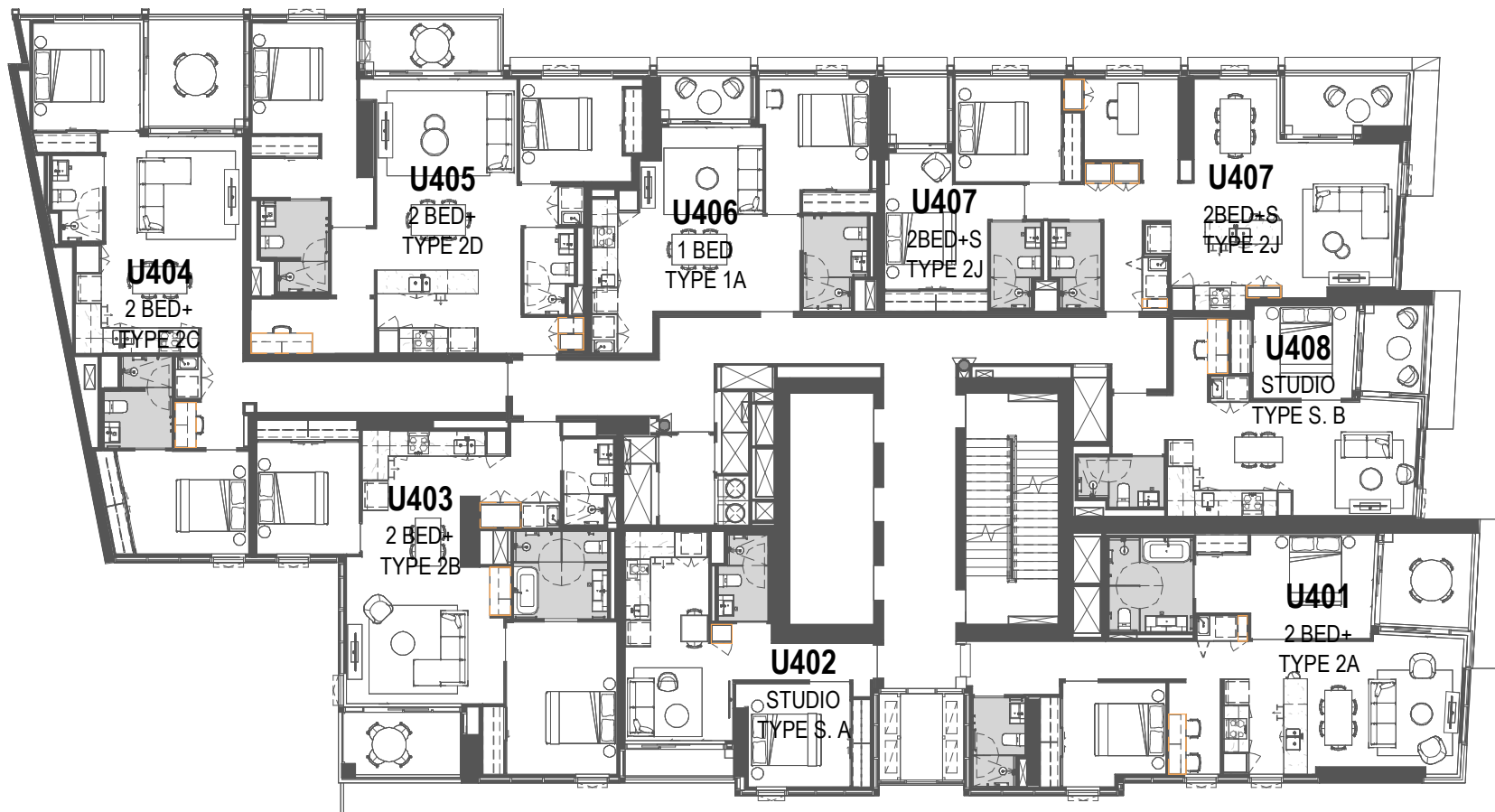
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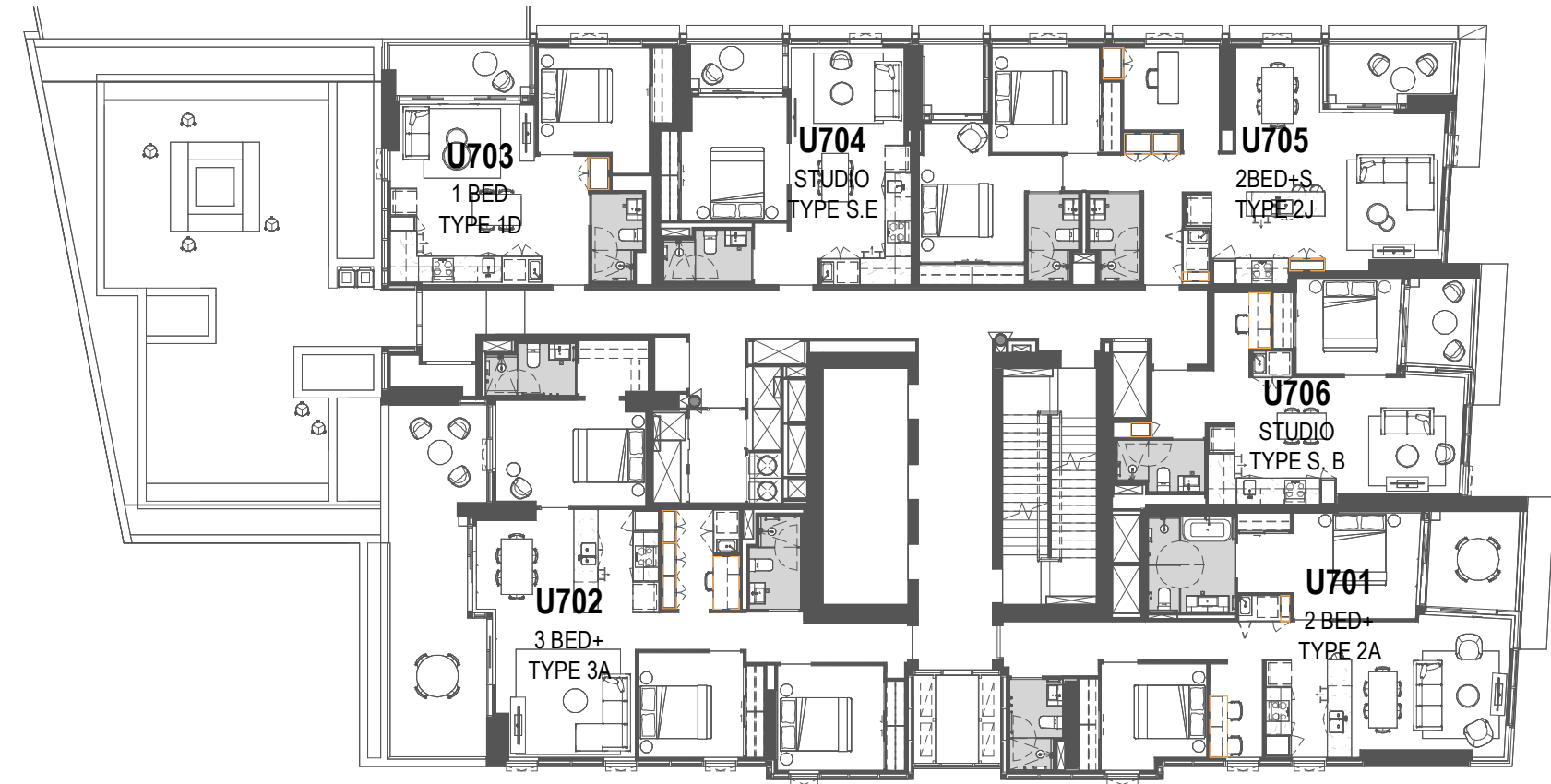
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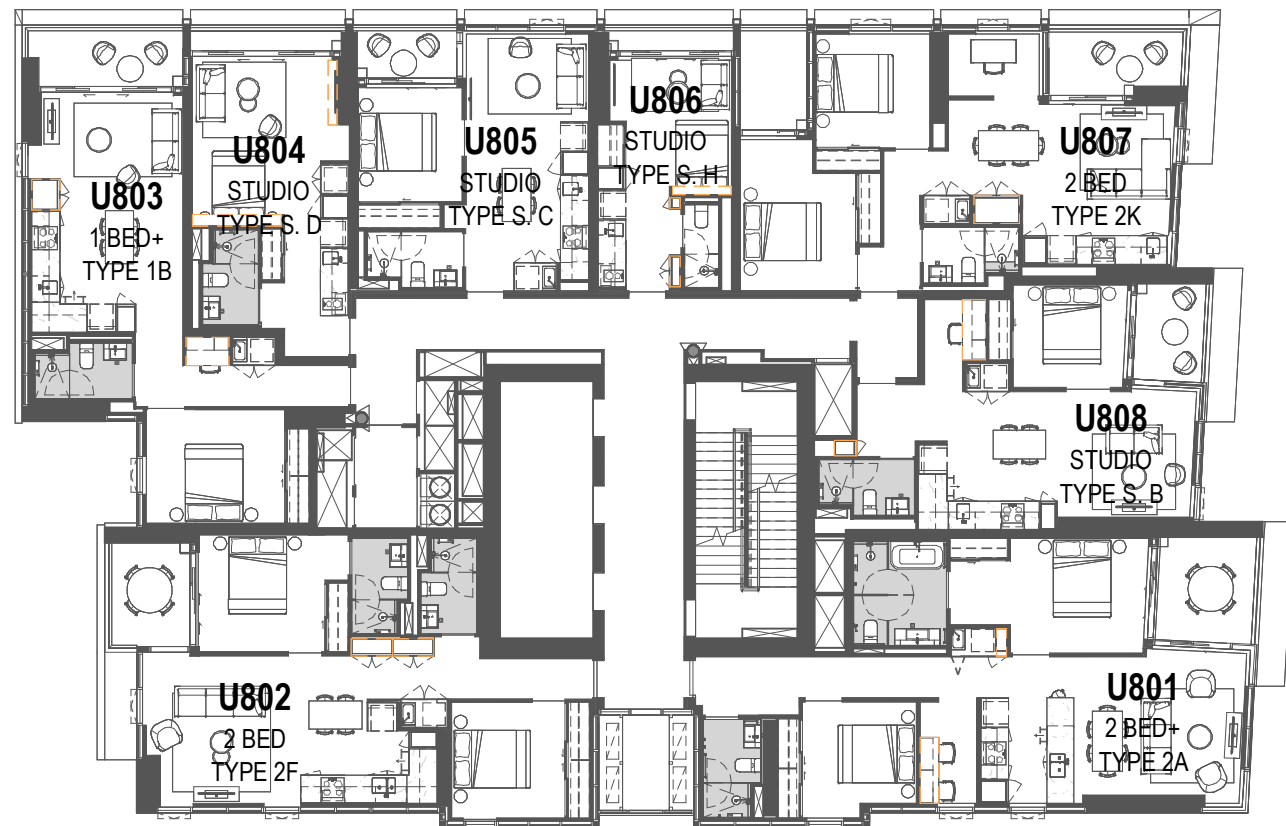
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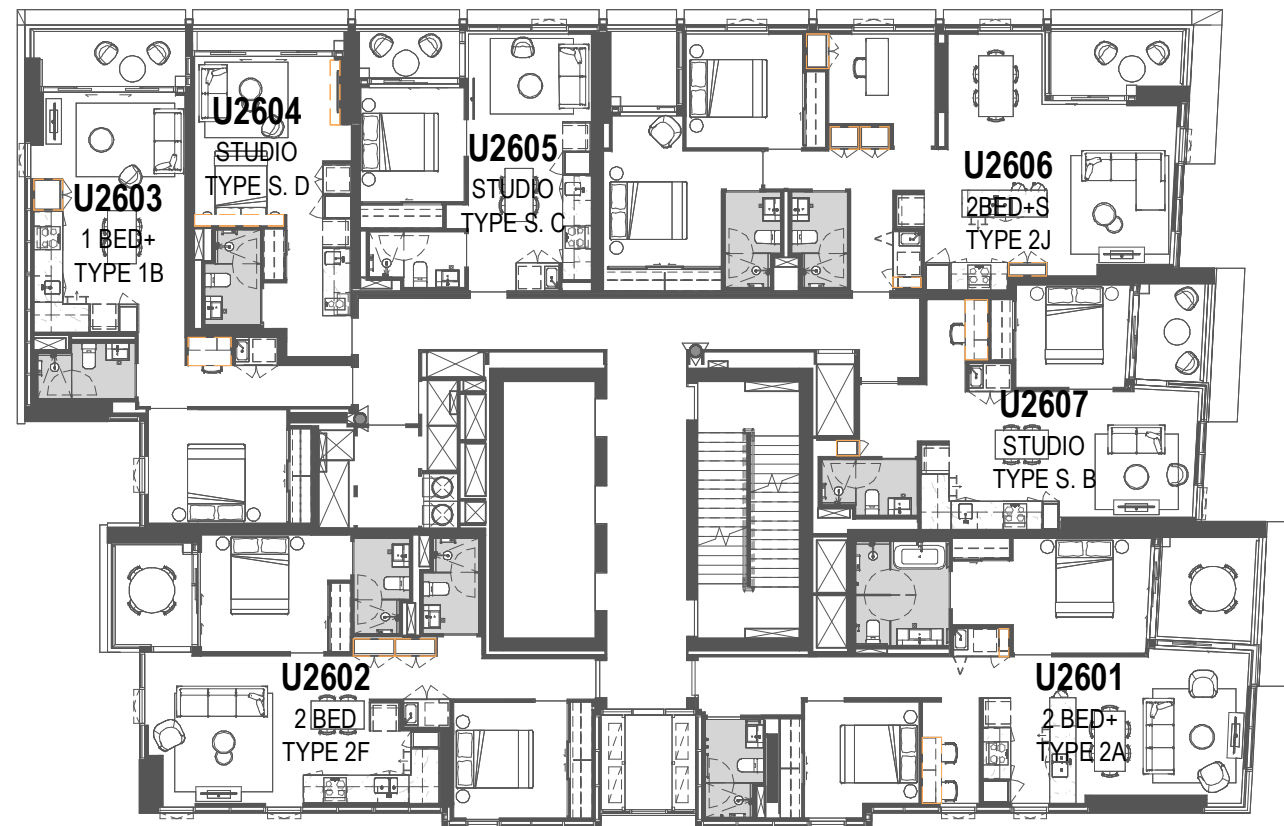
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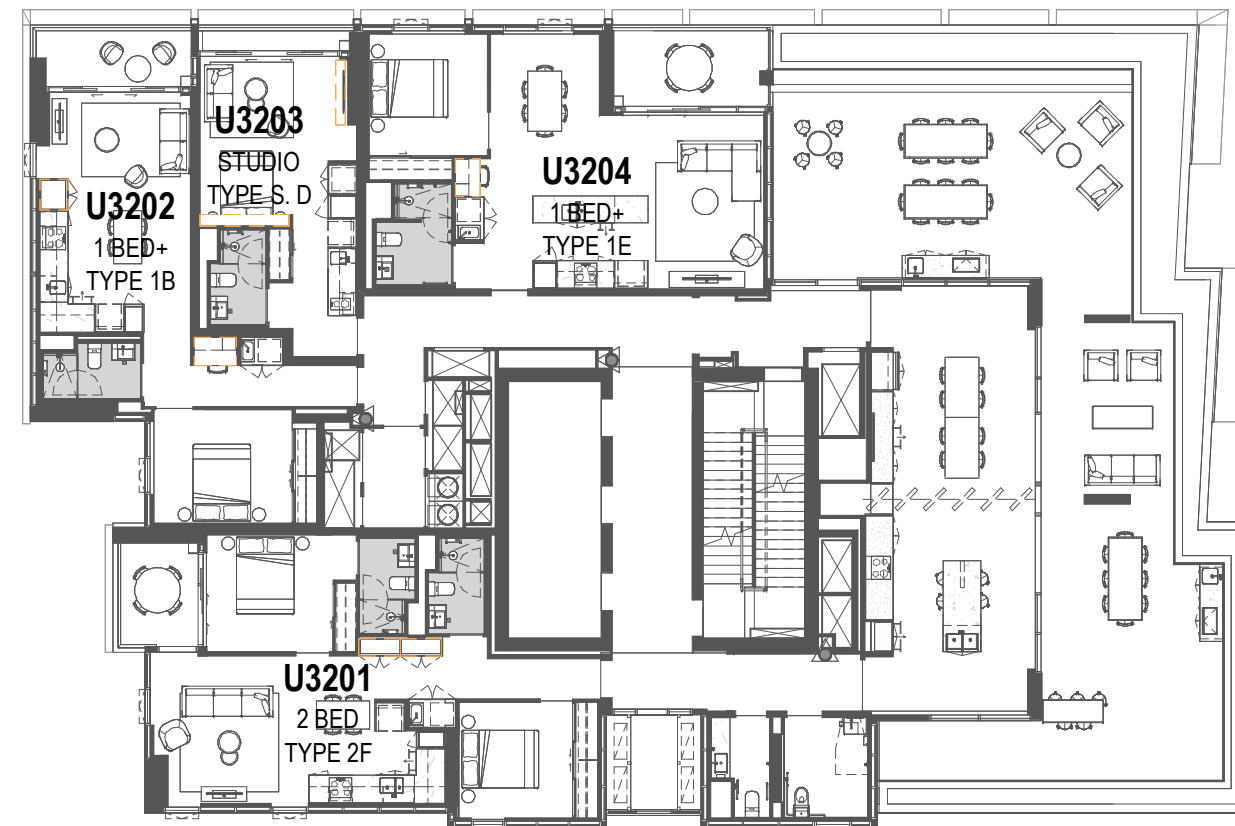
Level 7



Level 8-25



Level 26-31



Level 32


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Approved Section 4.55 (2) Modification Application
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*STORAGE BASEMENT VOLUME		
Storage Type	Count	Volume
Basement 3		
Storage	1	3.5 m³
Storage	2	4.0 m³
Storage	1	5.0 m³
Storage	3	7.0 m³
Storage	1	6.0 m³
Storage	1	3.5 m³
Storage	4	5.5 m³
Storage	1	6.5 m³
Storage	1	7.0 m³
Storage	1	9.0 m³
Storage	1	10.0 m³
Storage	1	14.0 m³
Storage	2	4.0 m³
Storage	1	5.0 m³
Storage Over Bonnet	11	1.5 m³
	32	

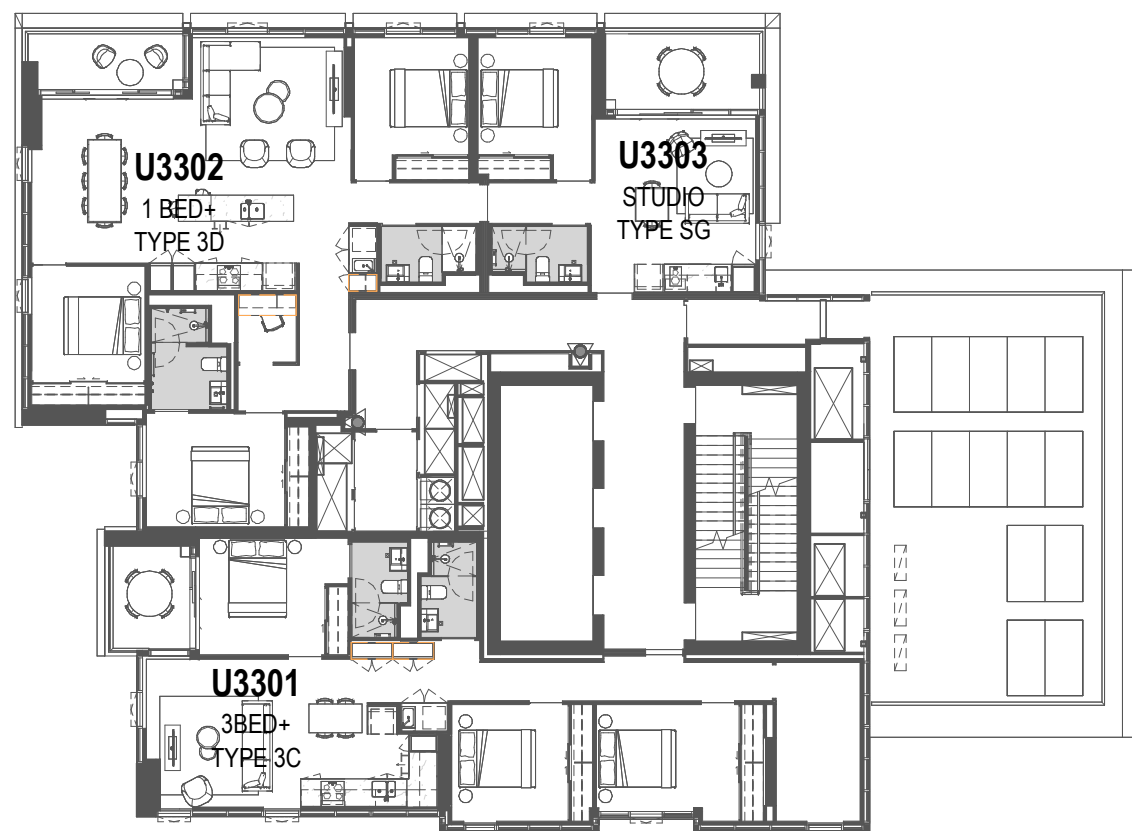
Basement 2		
Storage	2	3.5 m³
Storage	2	4.0 m³
Storage	1	5.0 m³
Storage	1	7.0 m³
Storage	1	6.0 m³
Storage	1	6.5 m³
Storage	1	3.5 m³
Storage	2	4.5 m³
Storage	3	5.5 m³
Storage	2	6.5 m³
Storage	1	7.0 m³
Storage	1	9.0 m³
Storage	1	14.0 m³
Storage	2	4.0 m³
Storage	1	5.0 m³
Storage Over Bonnet	9	1.5 m³
	30	

Basement 1		
Storage	1	2.5 m³
Storage	1	3.5 m³
Storage	2	4.0 m³
Storage	1	7.0 m³
Storage	1	6.0 m³
Storage	1	5.5 m³
Storage	1	7.0 m³
Storage	1	8.0 m³
Storage	1	9.0 m³
Storage	1	9.5 m³
Storage	1	3.5 m³
Storage	1	4.0 m³
Storage	1	5.0 m³
	14	

Mezzanine - Lower		
Storage	1	2.0 m³
Storage	14	2.5 m³
Storage	3	3.0 m³
Storage	1	5.0 m³
Storage	1	6.5 m³
Storage - Commercial	1	2.0 m³
Storage - Commercial	7	3.0 m³
Storage - Commercial	4	4.0 m³
Storage - Commercial	1	5.0 m³
Storage - Commercial	2	7.5 m³
Storage - Commercial	1	8.0 m³
	36	

Mezzanine - Upper		
Storage	1	1.5 m³
Storage	2	2.0 m³
Storage	8	2.5 m³
Storage	6	3.0 m³
Storage	4	3.5 m³
Storage	12	4.0 m³
Storage	9	4.5 m³
Storage	4	5.0 m³
Storage	11	5.5 m³
Storage	1	6.5 m³
Storage	1	7.5 m³
	59	

Total	171	724.5 m³
-------	-----	----------



Level 33



Level 34

STORAGE - INTERNAL VOLUME - L3-6			
UNIT NUMBER	APARTMENT TYPE	BEDROOMS	INTERNAL VOLUME
U301	TYPE 2A	2 BED	2.6 m³
U302	TYPE S.A	STUDIO	0.8 m³
U303	TYPE 2B	2 BED+	4.2 m³
U304	TYPE 2C	2 BED+	1.9 m³
U305	TYPE 2D	2 BED+	4.3 m³
U307	TYPE 2J	2 BED+S	4.8 m³
U308	TYPE S.B	STUDIO	2.3 m³

STORAGE - INTERNAL VOLUME - L7			
UNIT NUMBER	APARTMENT TYPE	BEDROOMS	INTERNAL VOLUME
U701	TYPE 2A	2 BED+	2.6 m³
U702	TYPE 3A	3 BED+	5.4 m³
U703	TYPE 1D	1 BED	1.3 m³
U705	TYPE 2J	2 BED+S	4.8 m³
U706	TYPE S.B	STUDIO	2.9 m³

STORAGE - INTERNAL VOLUME - L8-25			
UNIT NUMBER	APARTMENT TYPE	BEDROOMS	INTERNAL VOLUME
U801	TYPE 2A	2 BED+	2.6 m³
U802	TYPE 2F	2 BED	2.4 m³
U803	TYPE 1B	1 BED+	3.5 m³
U804	TYPE S.D	STUDIO	1.0 m³
U806	TYPE S.H	STUDIO	1.1 m³
U807	TYPE 2K	2 BED	2.2 m³
U808	TYPE S.B	STUDIO	2.9 m³

STORAGE - INTERNAL VOLUME - L26-31			
UNIT NUMBER	APARTMENT TYPE	BEDROOMS	INTERNAL VOLUME
U2601	TYPE 2A	2 BED+	2.6 m³
U2602	TYPE 2F	2 BED	2.4 m³
U2603	TYPE 1B	1 BED+	3.5 m³
U2604	TYPE S.D	STUDIO	1.0 m³
U2606	TYPE 2J	2 BED+S	4.8 m³
U2607	TYPE S.B	STUDIO	2.9 m³

STORAGE - INTERNAL VOLUME - L32			
UNIT NUMBER	APARTMENT TYPE	BEDROOMS	INTERNAL VOLUME
U3201	TYPE 2F	2 BED	2.4 m³
U3202	TYPE 1B	1 BED+	3.5 m³
U3203	TYPE S.D	STUDIO	1.0 m³
U3204	TYPE 1E	1 BED+	1.6 m³

STORAGE - INTERNAL VOLUME - L33			
UNIT NUMBER	APARTMENT TYPE	BEDROOMS	INTERNAL VOLUME
U3301	TYPE 3C	3 BED+	2.4 m³
U3302	TYPE 3D	1 BED+	2.8 m³

STORAGE - INTERNAL VOLUME - L34			
UNIT NUMBER	APARTMENT TYPE	BEDROOMS	INTERNAL VOLUME
U3401	TYPE 3D	1 BED+	2.8 m³

DEVELOPMENT APPLICATION

Revisions			
E	13.03.24	Response to Submission	AL
P1	25.10.24	Issued for Information	DL
F	25.10.24	Development Modification	MD
G	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL
H	13.03.25	Development Modification 2 - SSD-34919690	DL

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Project / **Novus on Harris**

39-43 Hassall Street, Parramatta

Drawing / **Storage Plans & Schedule**

Project No / **221095**

Author / **EC**

Scale: @ A1 / **1 : 200**

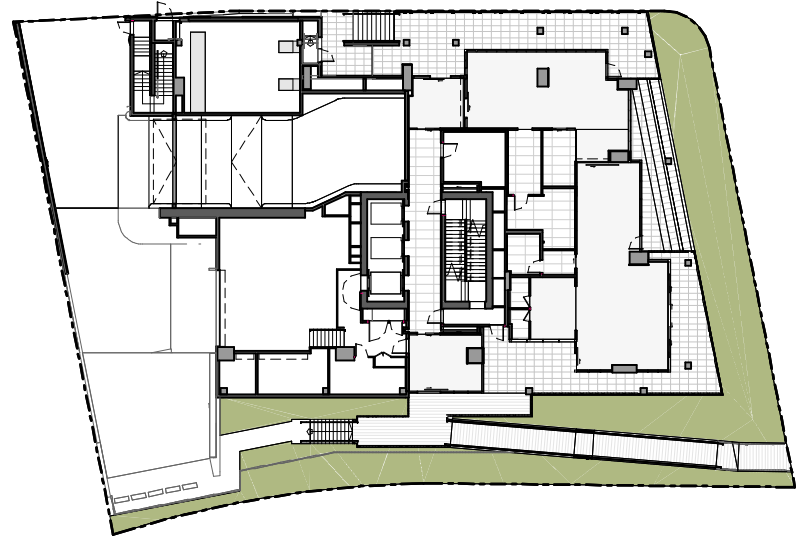
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Revision / **H**

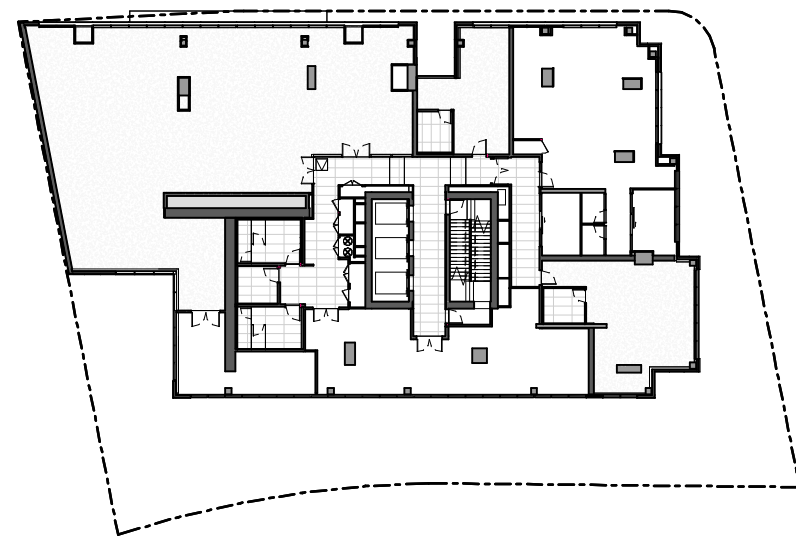
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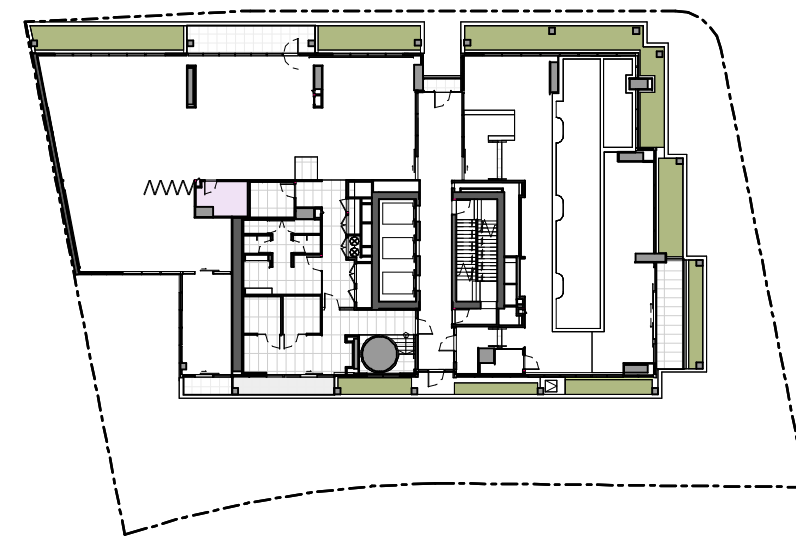
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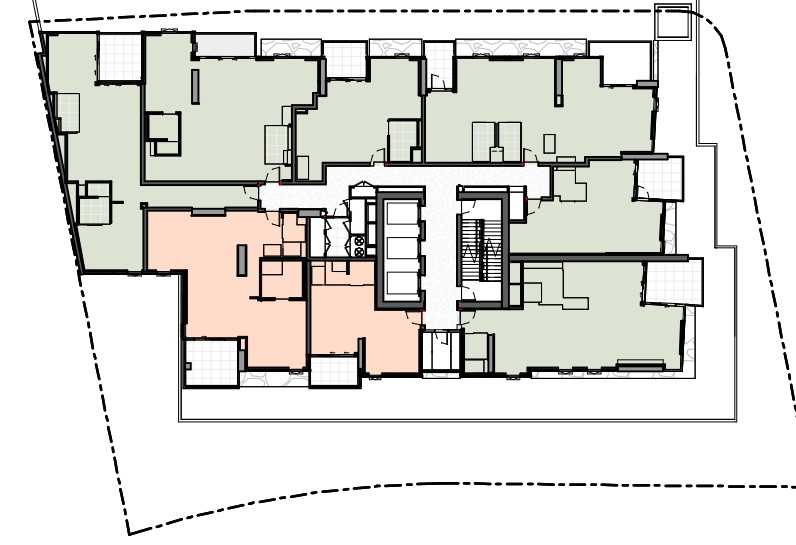
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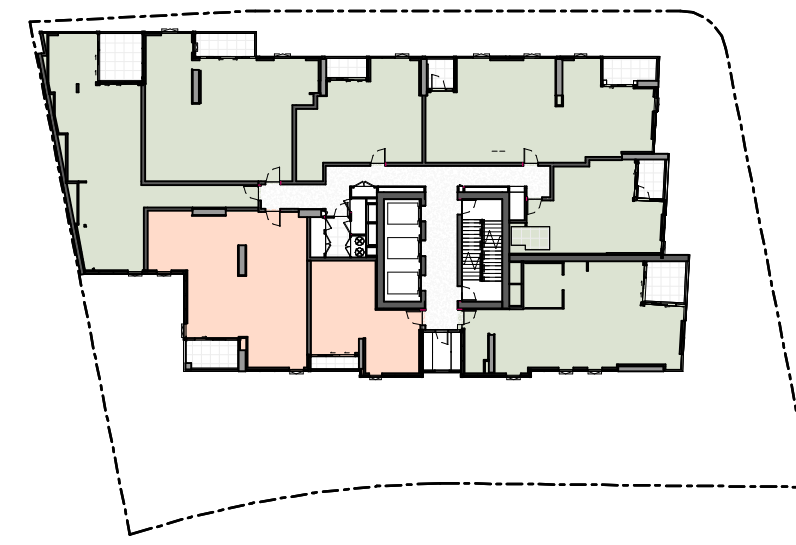
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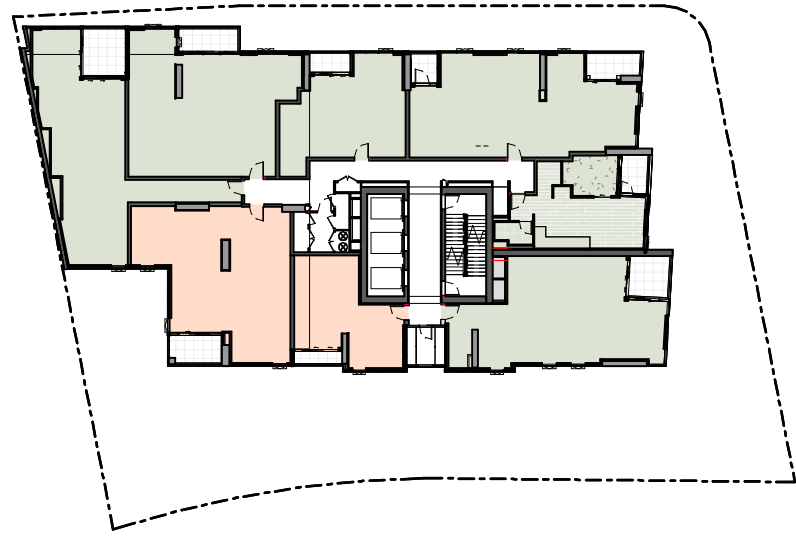
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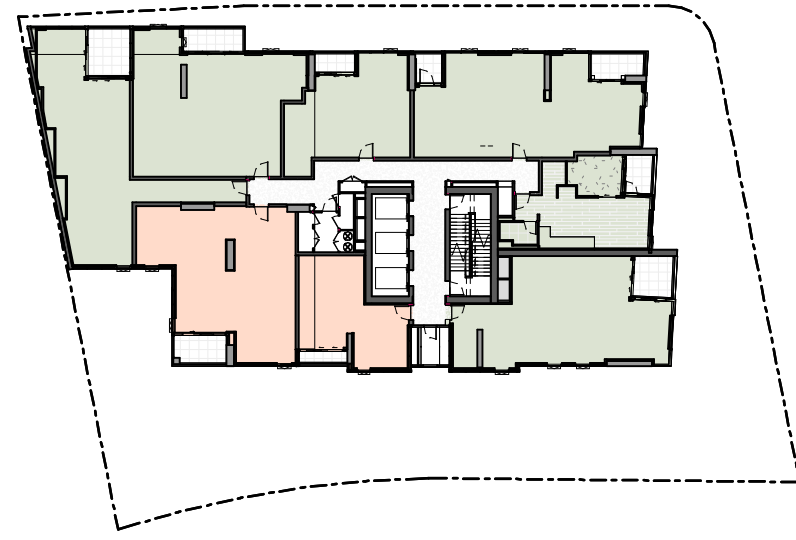
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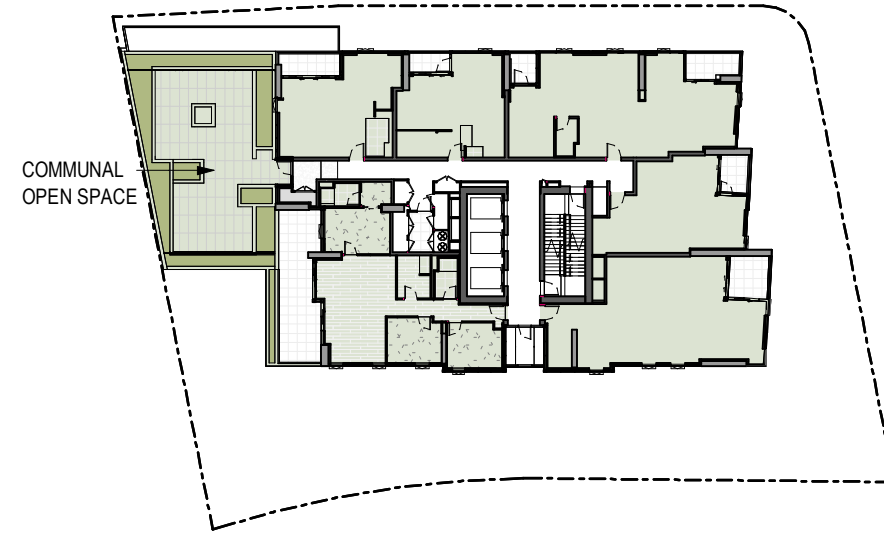
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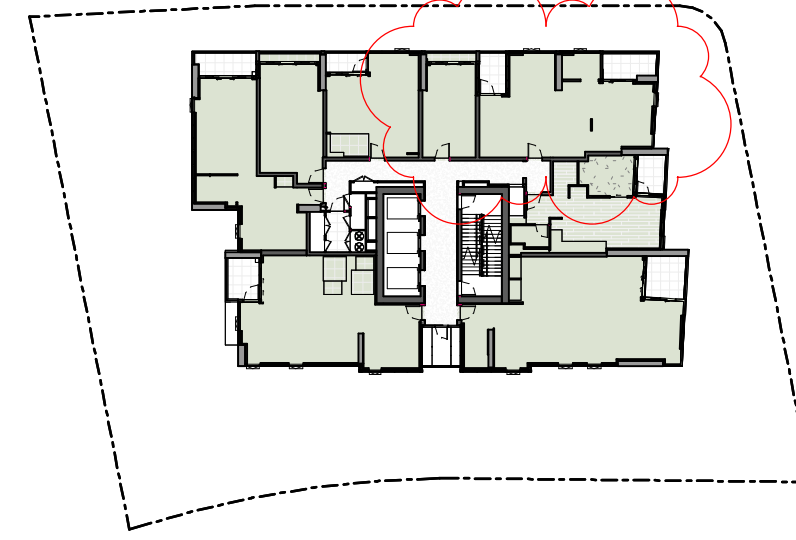
Level 5



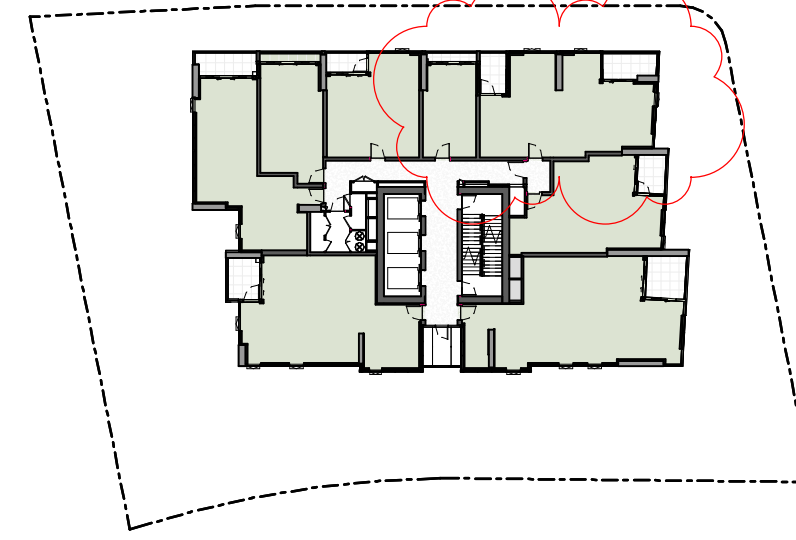
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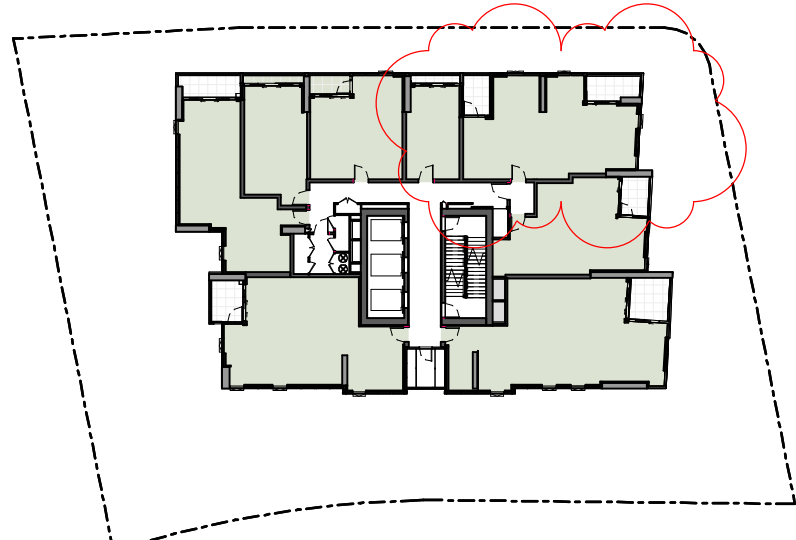
Level 7



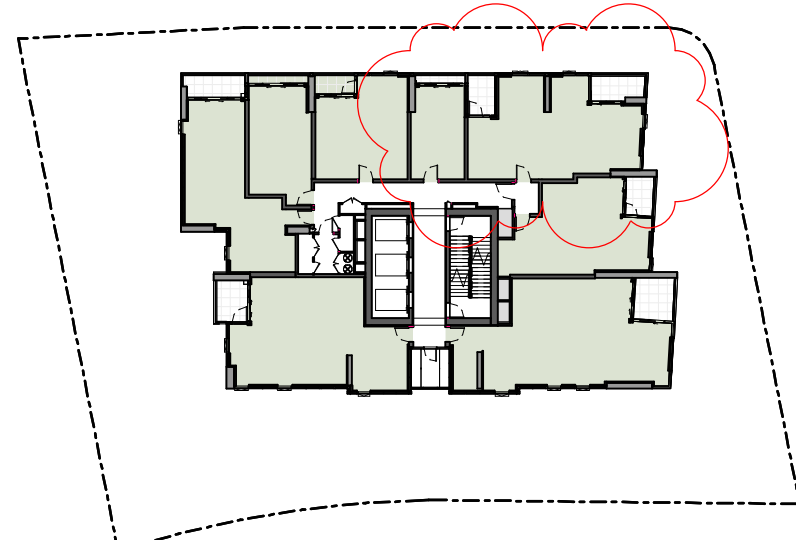
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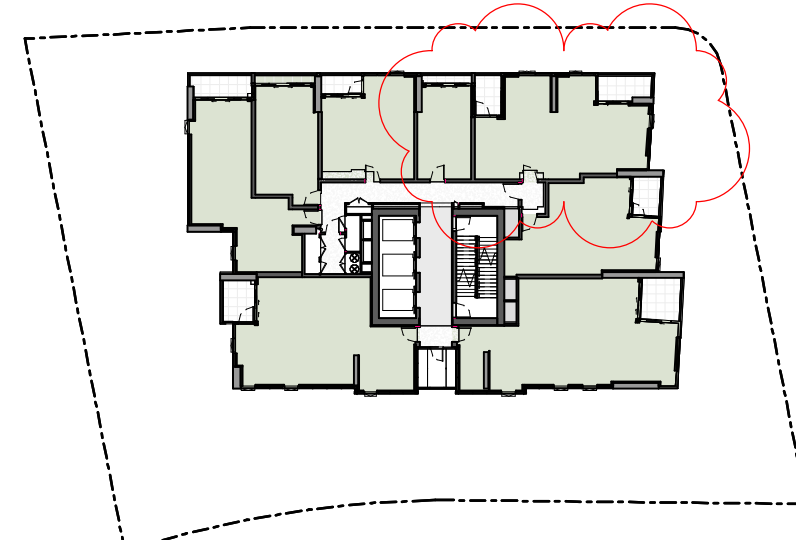
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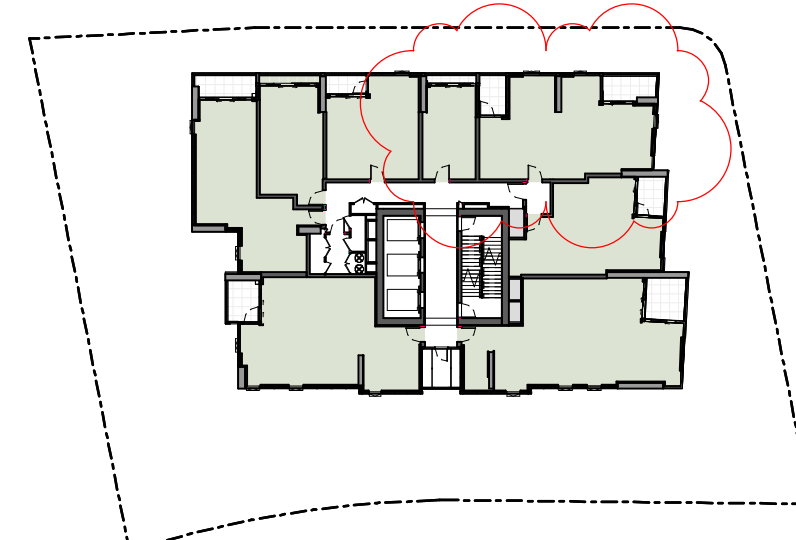
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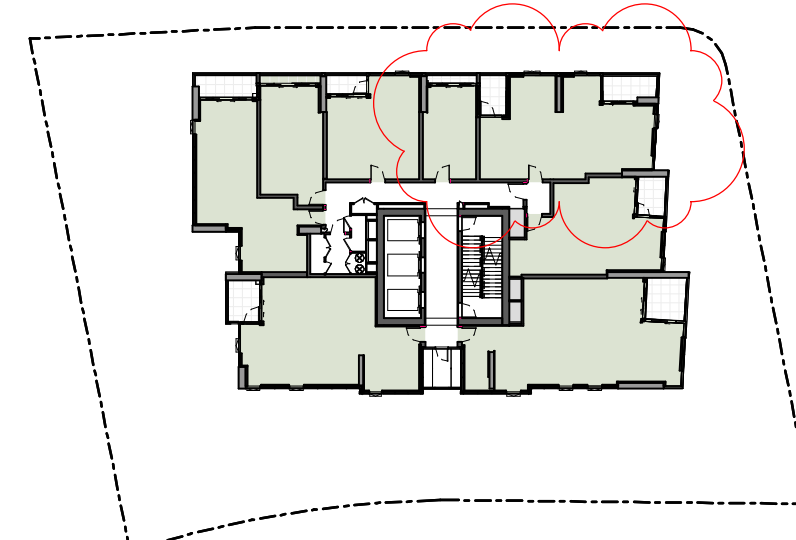
Level 11



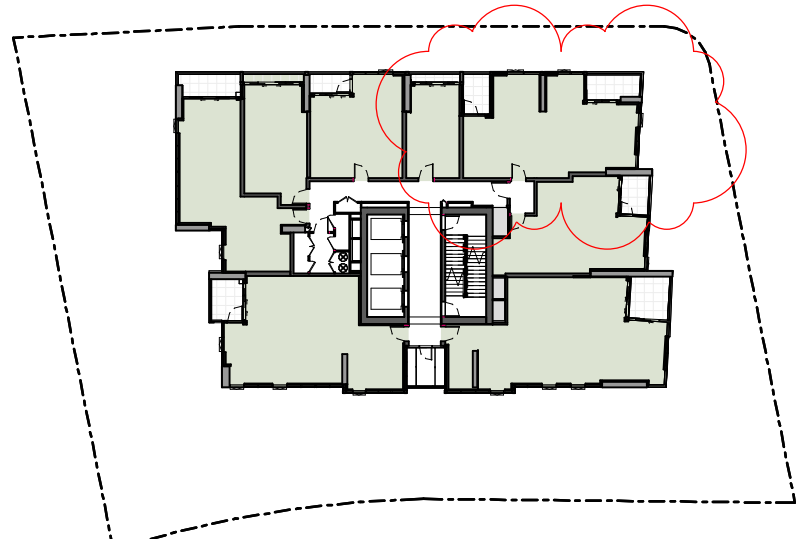
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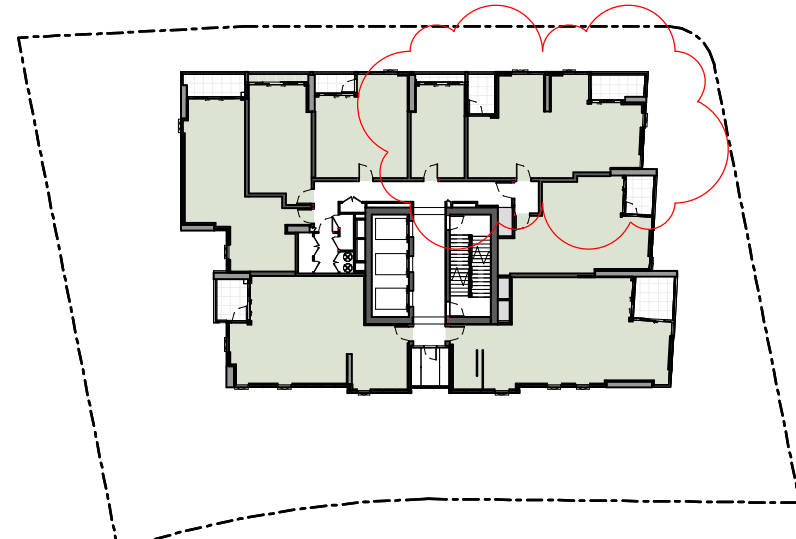
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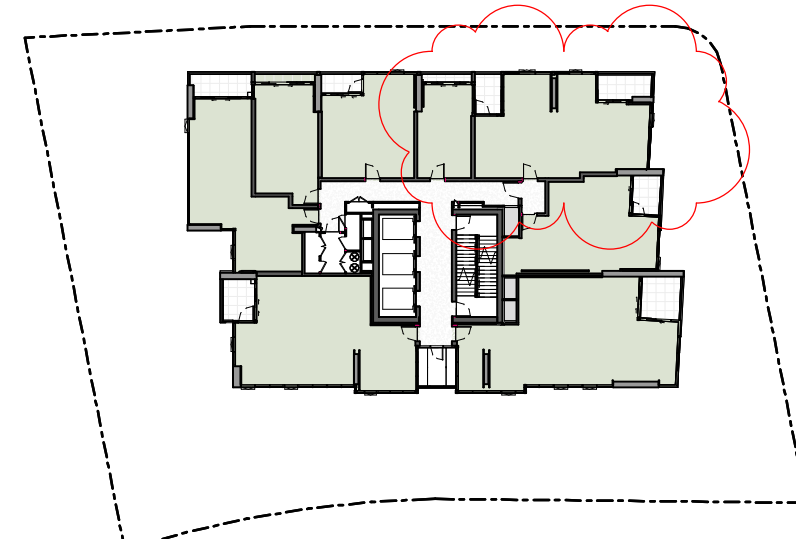
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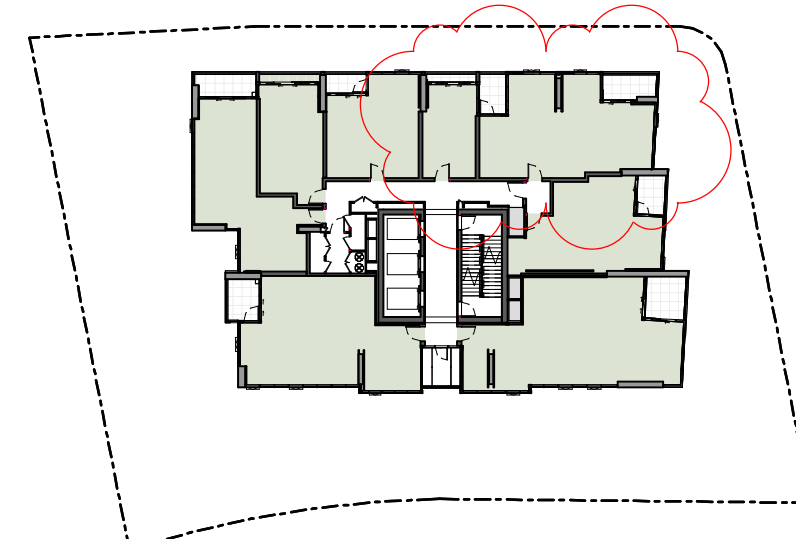
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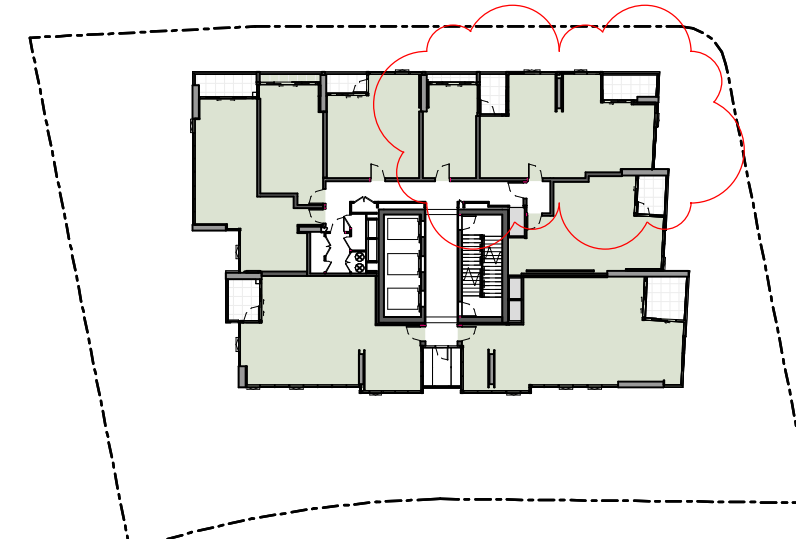
Level 16



Level 17



Level 18

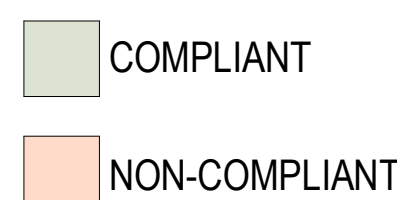


Level 19

DEVELOPMENT APPLICATION

Revisions			
C	12.09.23	Sequence Correction	AL
D	13.03.24	Response to Submission	AL
E	25.10.24	Development Modification	MD
F	13.03.25	Development Modification 2 - SSD-34919690	DL

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Approved Section 4.55 (2) Modification Application

Approved Application No: SSD 34919690-Mod-2

Approved on: 31 July 2025

Signed: CA

Sheet No: 32 of 38

Project / Novus on Harris

39-43 Hassall Street, Parramatta

Drawing / Solar Access Compliance

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Project No / 221095

Author / OB

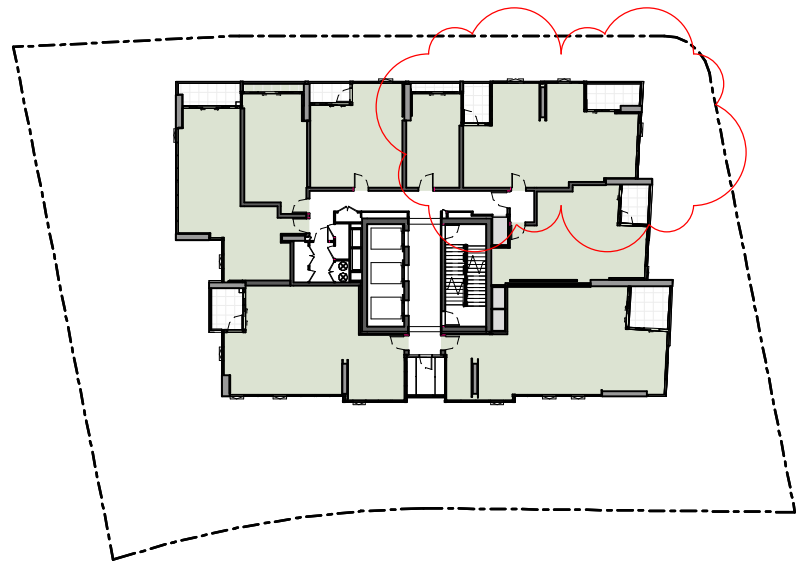
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Drawing No. / DA06.10

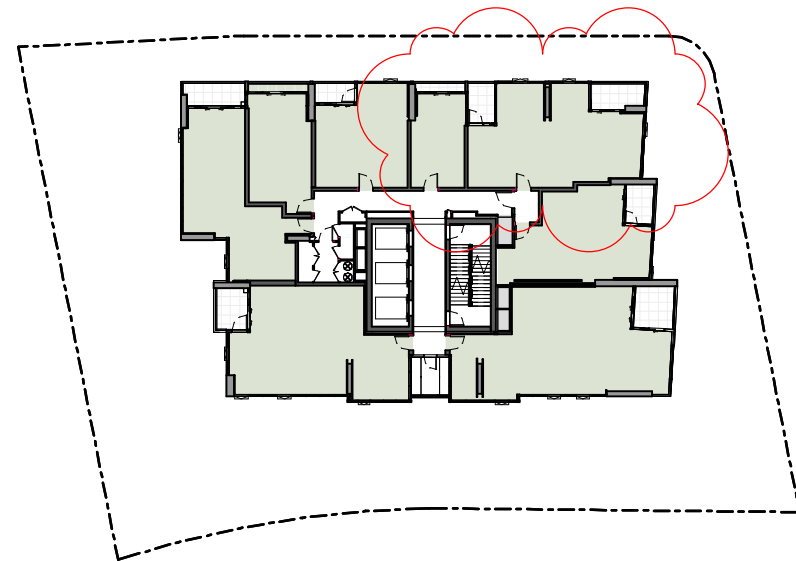
Revision / G

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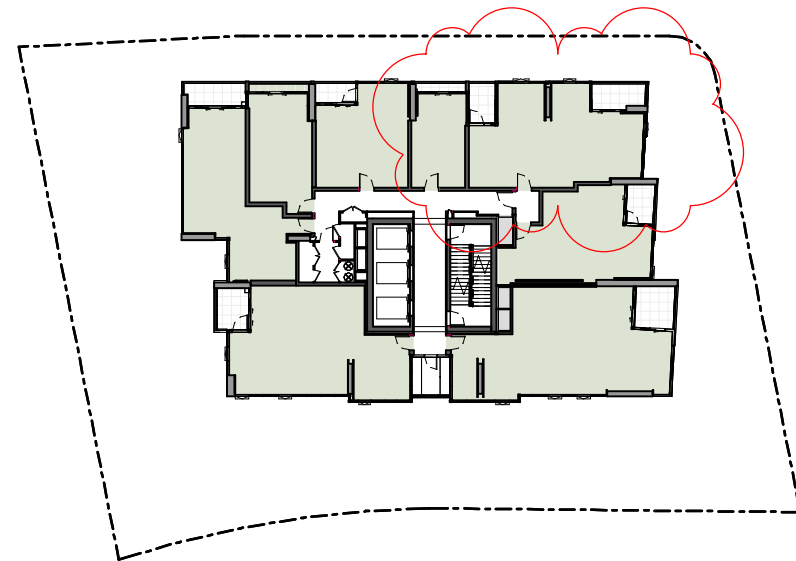
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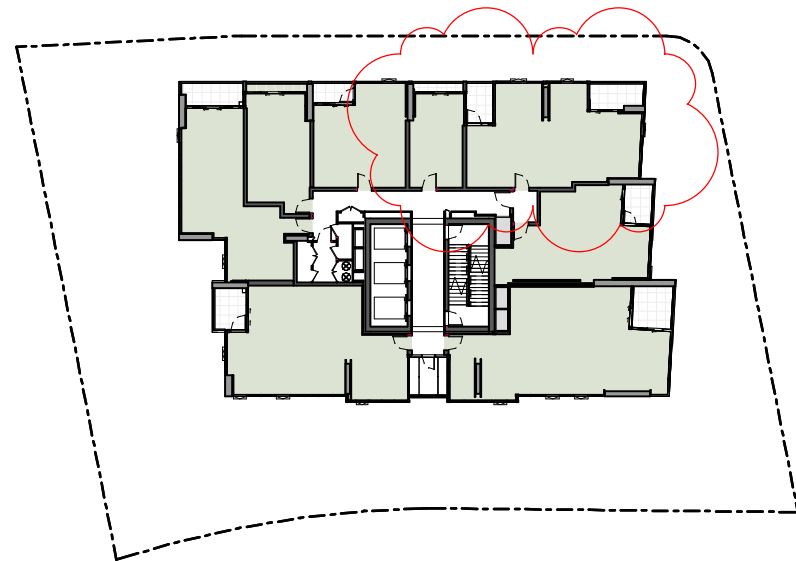
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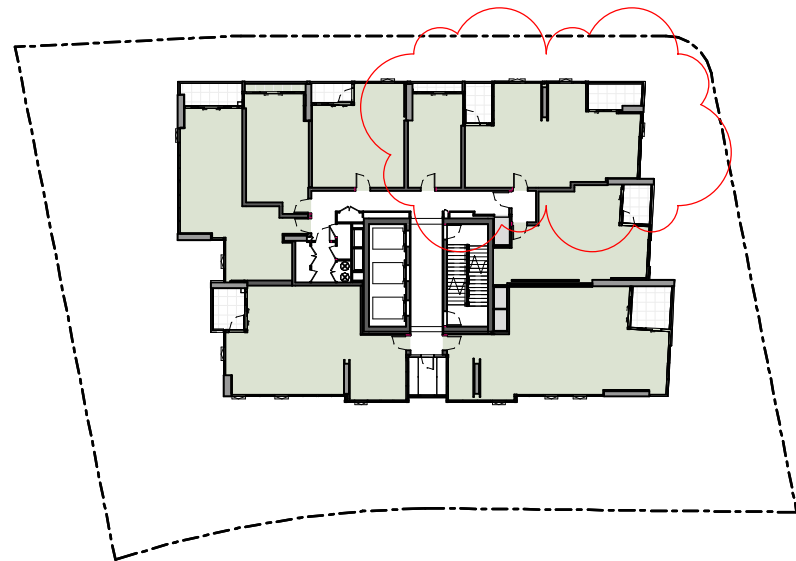
Level 21



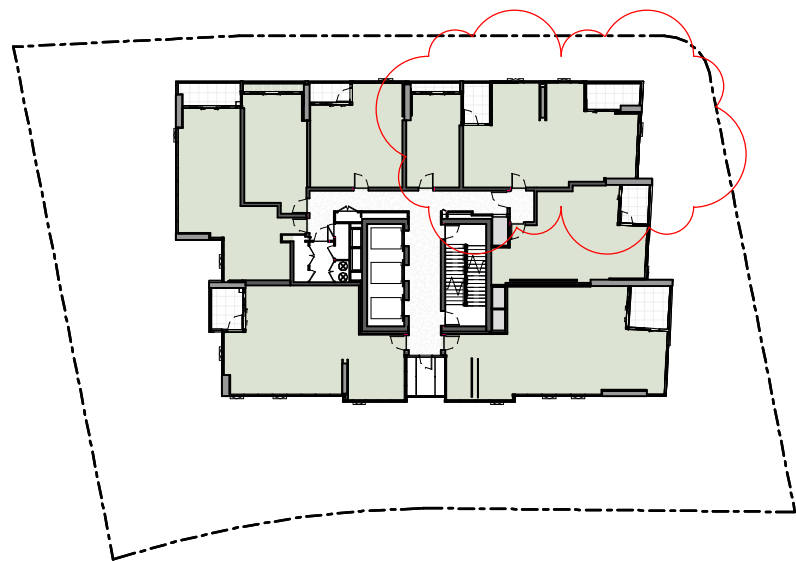
Level 22



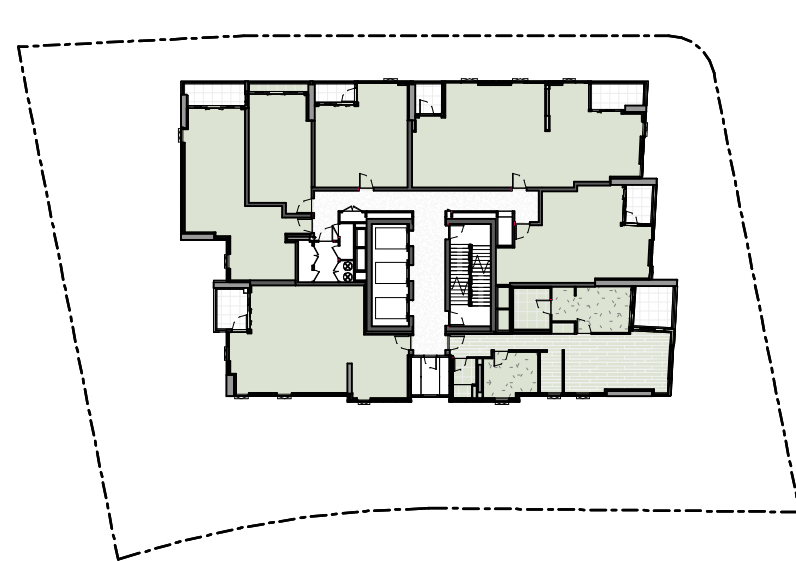
Level 23



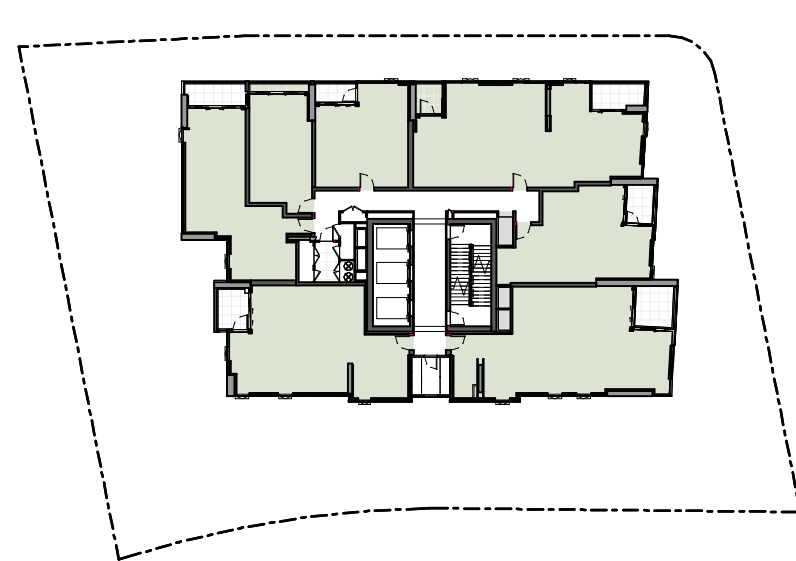
Level 24



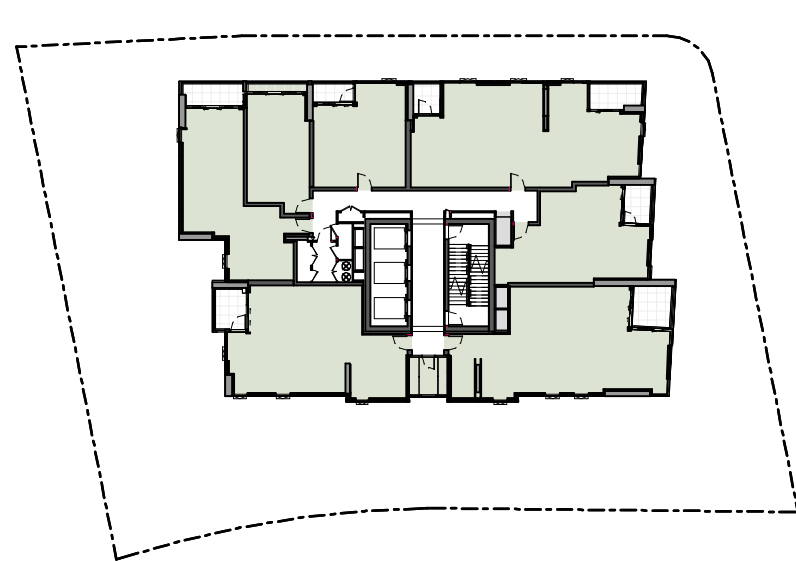
Level 25



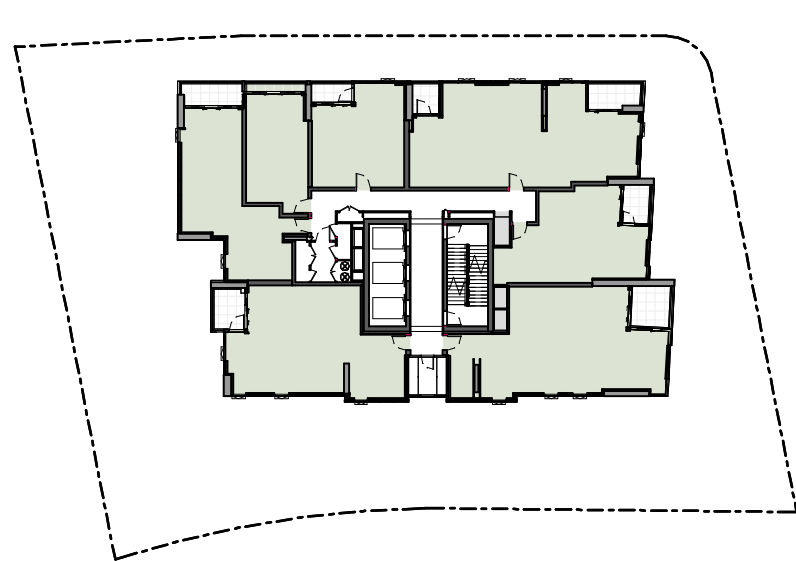
Level 26



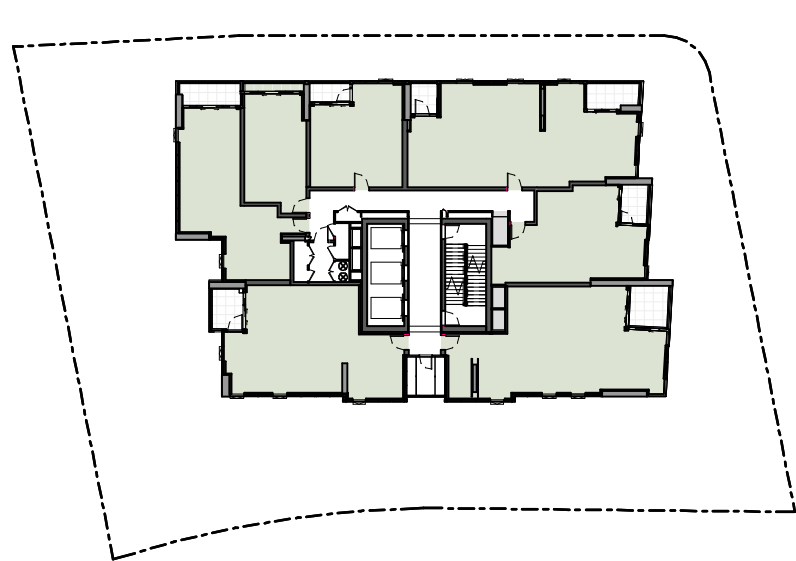
Level 27



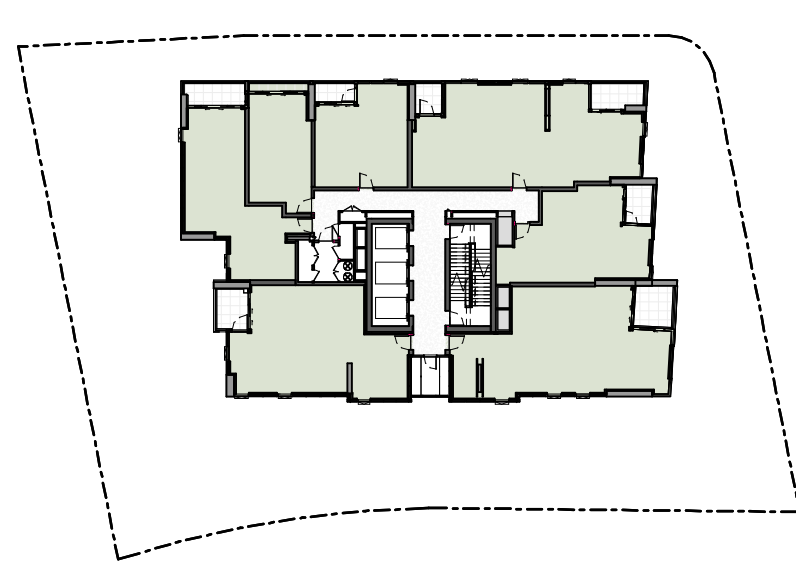
Level 28



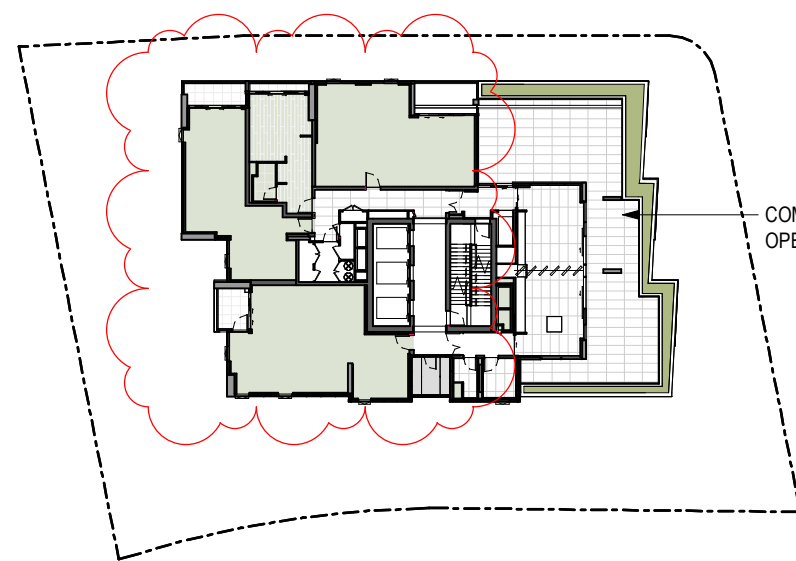
Level 29



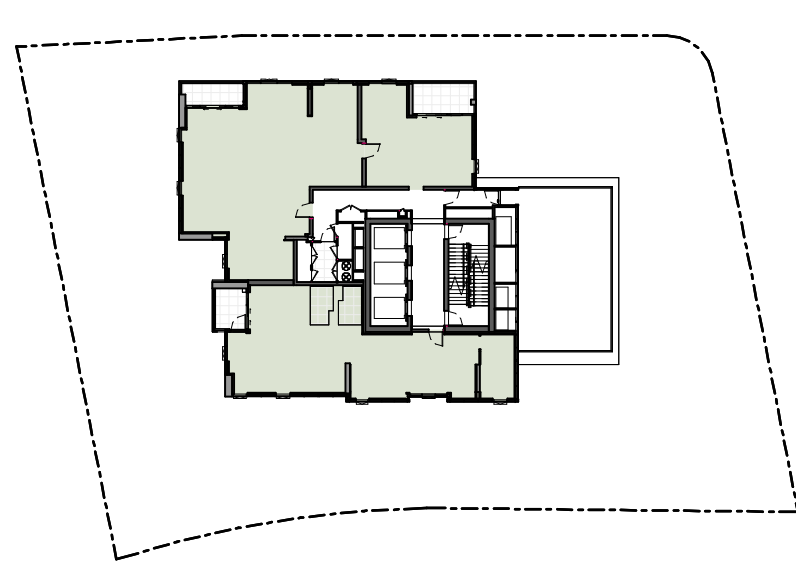
Level 30



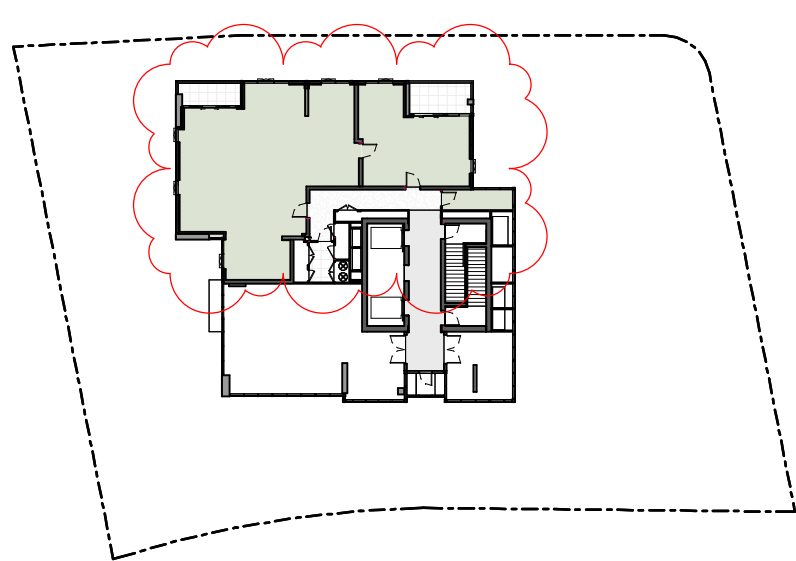
Level 31



Level 32



Level 33



Level 34

SOLAR COMPLIANT APTS		SOLAR COMPLIANT APTS	
LEVEL	NO. SOLAR	LEVEL	NO. SOLAR
Level 3	6	Level 19	8
Level 4	6	Level 20	8
Level 5	6	Level 21	8
Level 6	6	Level 22	8
Level 7	6	Level 23	8
Level 8	8	Level 24	8
Level 9	8	Level 25	8
Level 10	8	Level 26	7
Level 11	8	Level 27	7
Level 12	8	Level 28	7
Level 13	8	Level 29	7
Level 14	8	Level 30	7
Level 15	8	Level 31	7
Level 16	8	Level 32	4
Level 17	8	Level 33	3
Level 18	8	Level 34	2

225

SOLAR COMPLIANT
(2 HRS OF SOLAR ACCESS
BETWEEN 9AM-3PM IN MIDWINTER)

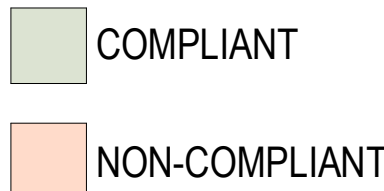
225 APARTMENTS
96.6%

NON-SOLAR COMPLIANT
(0-2 HRS OF SOLAR ACCESS
BETWEEN 9AM-3PM IN MIDWINTER)

8 APARTMENTS
3.4%

DEVELOPMENT APPLICATION

Revisions			
A	19.06.23	Response to Submission	AL
B	23.06.23	Response to Submission	AL
C	13.03.24	Response to Submission	AL
D	25.10.24	Development Modification	MD
E	13.03.25	Development Modification 2 - SSD-34919690	DL



Project/ Novus on Harris

39-43 Hassall Street, Parramatta

Drawing/ Solar Access
Compliance

Project No/ 221095

Author/ OB

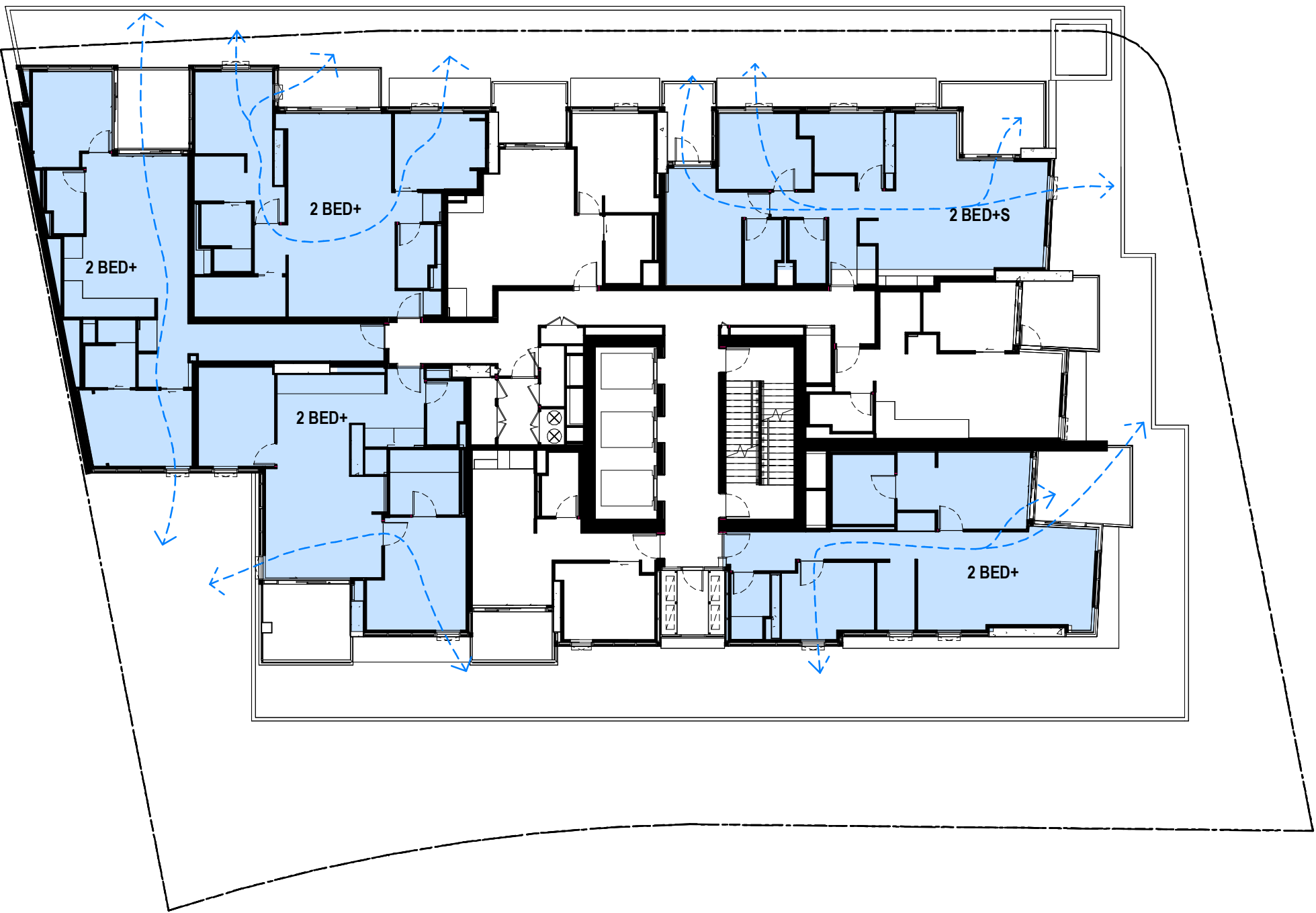
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Drawing No/ DA06.11

Revision/ E

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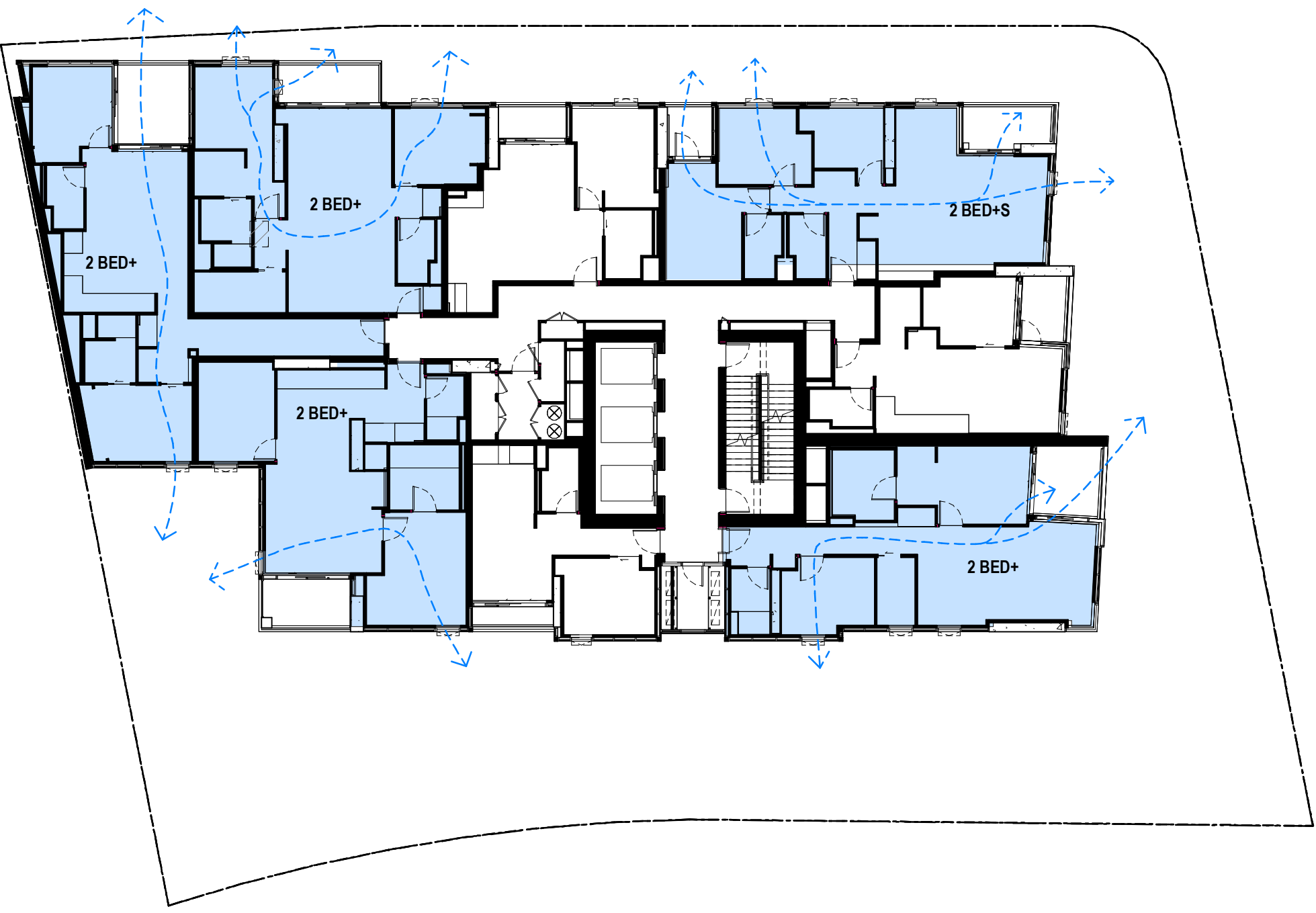
Level 3



Level 4



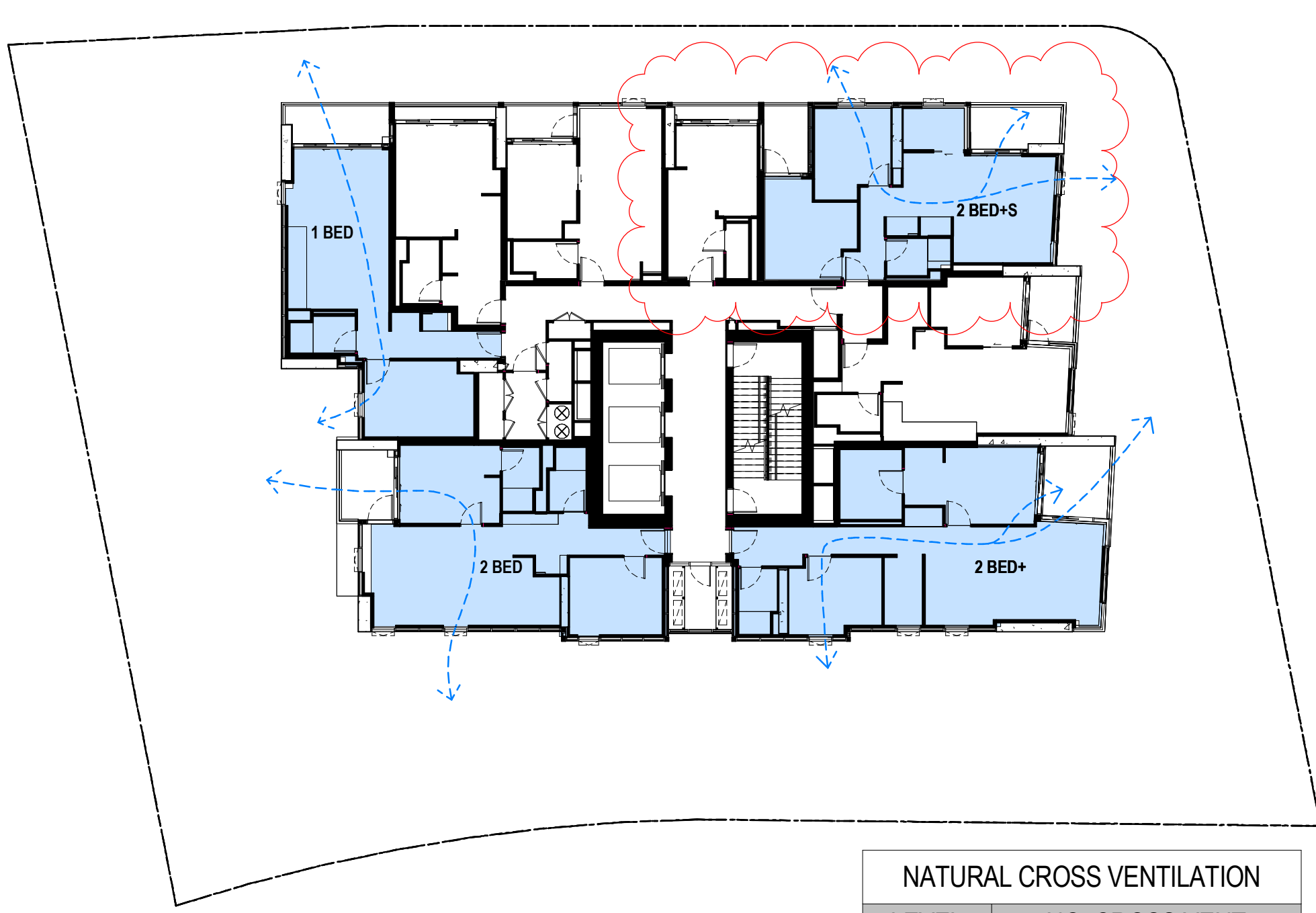
Level 5



Level 6



Level 7



Level 8

NATURAL CROSS VENTILATION		
LEVEL	NO. CROSS VENT	
Level 3		5
Level 4		5
Level 5		5
Level 6		5
Level 7		4
Level 8		4
		28

APARTMENTS WITHIN 9 STOREYS		
NO. CROSS VENT APARTMENTS		28
NO. APARTMENTS		46
PERCENTAGE CROSS VENT		61%

DEVELOPMENT APPLICATION

Revisions			
C	03.08.23	Sequence Correction	AL
D	13.03.24	Response to Submission	AL
E	25.10.24	Response to Submission	MD
F	13.03.25	Development Modification	DL
G		Development Modification 2 - SSD-34919690	

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Approved Section 4.55 (2) Modification Application

Approved Application No: SSD 34919690-Mod-2

Approved on: 31 July 2025

Signed: CA Sheet No: 34 of 38

Project/
Novus on Harris
39-43 Hassall Street, Parramatta

Drawing/
Natural Cross Ventilation

Project No/
221095 Author/
OB

Scale: @ A1/
1 : 200

Drawing No./
DA06.12

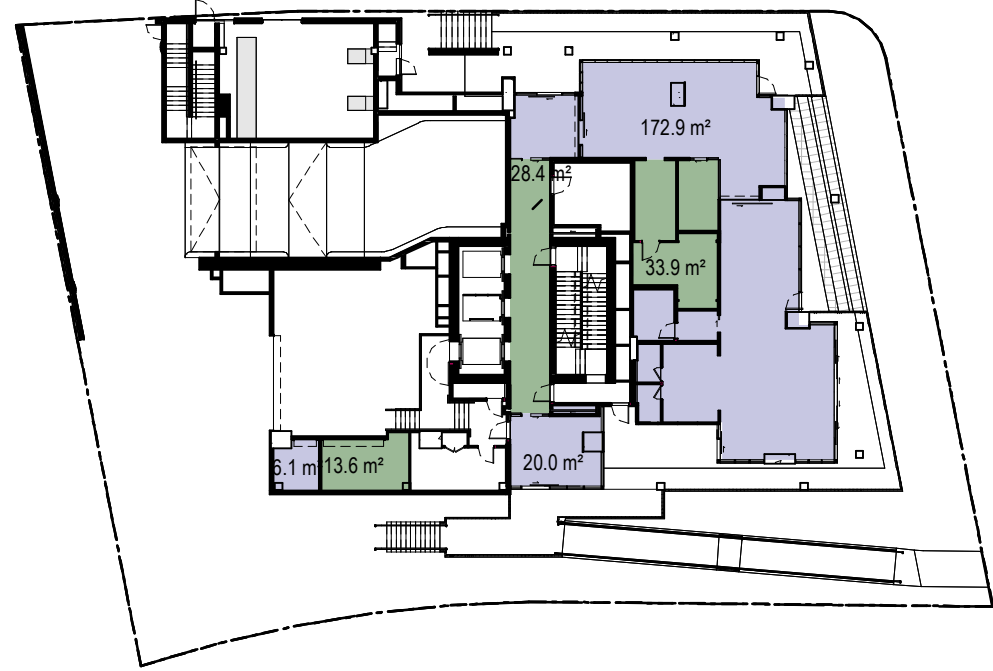
Revision/
G



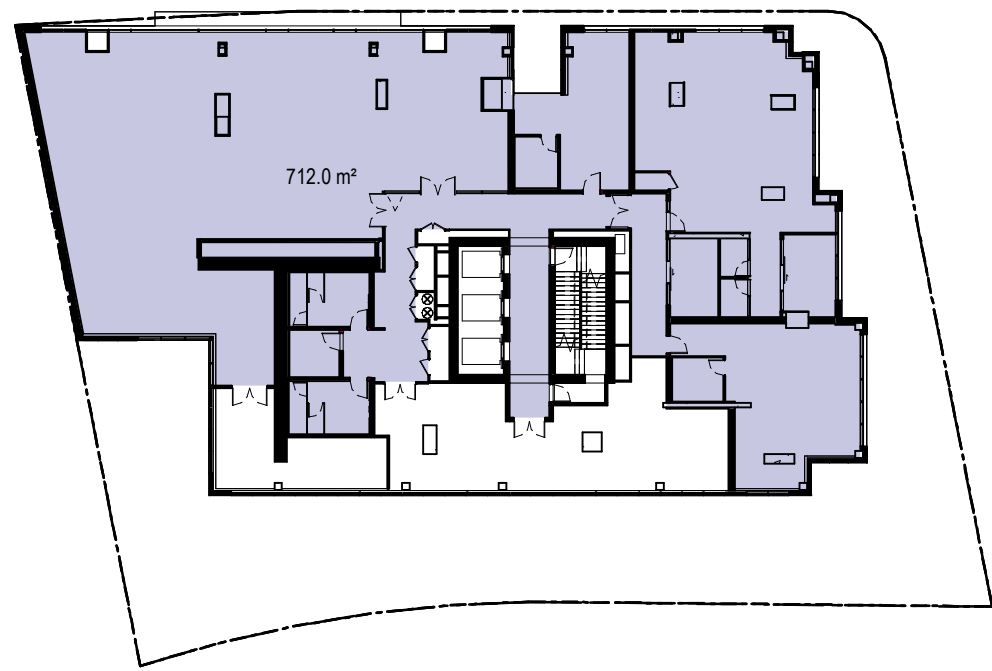
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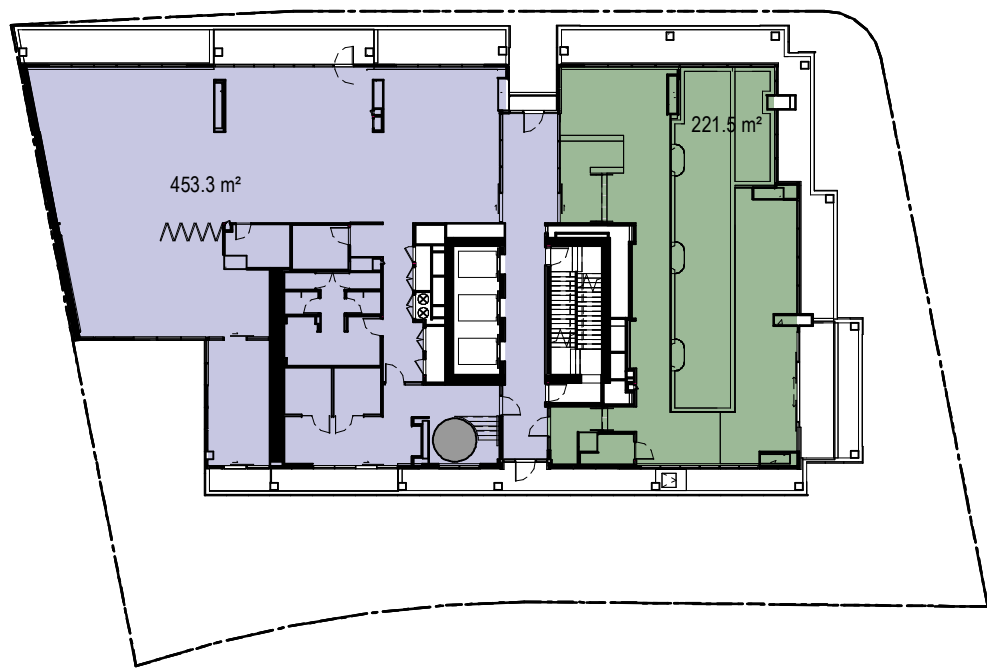
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Ground



Level 1



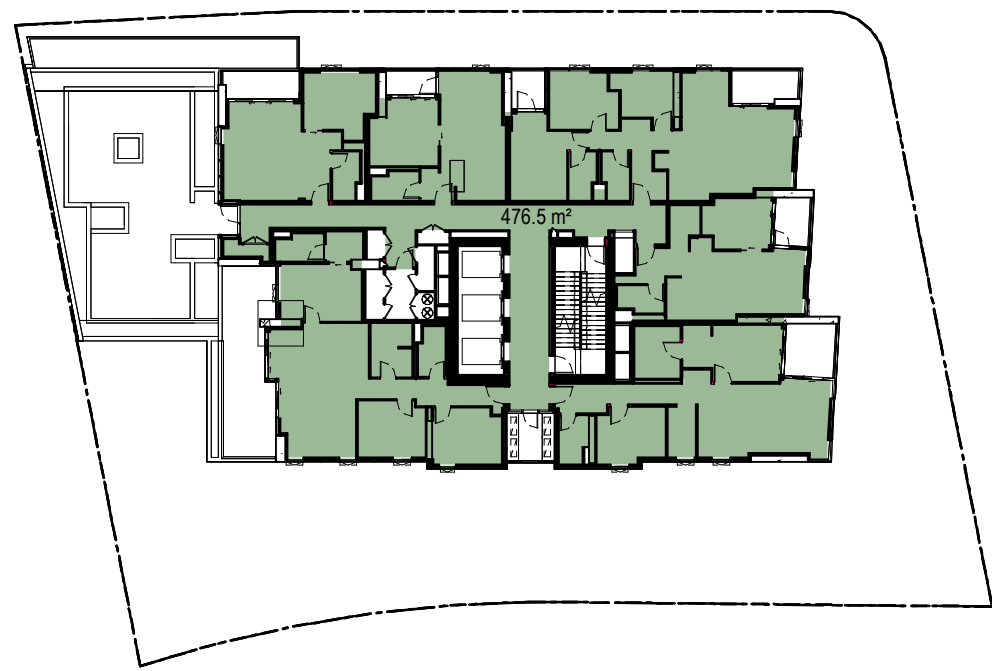
Level 2



Level 3



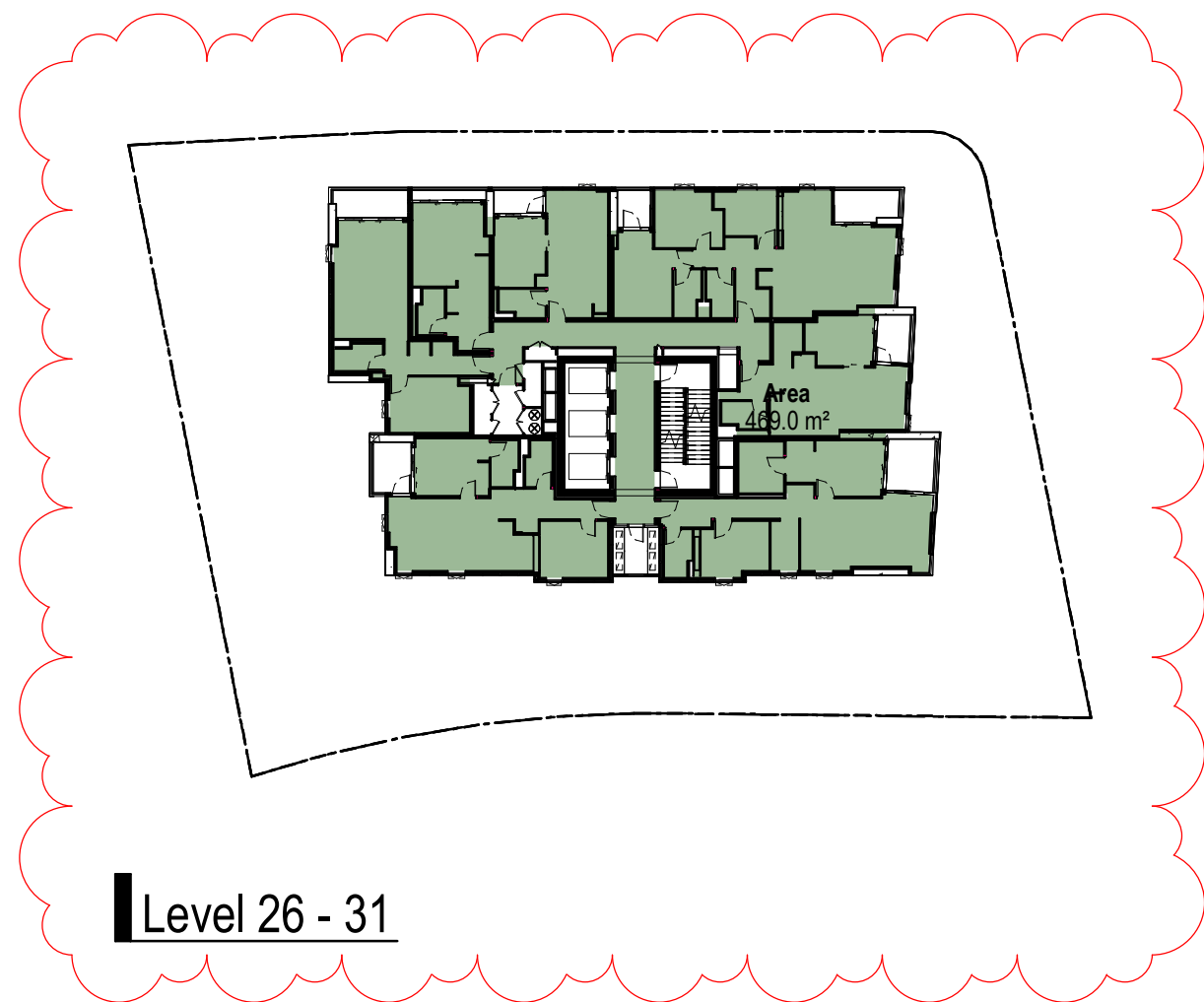
Level 4 - 6



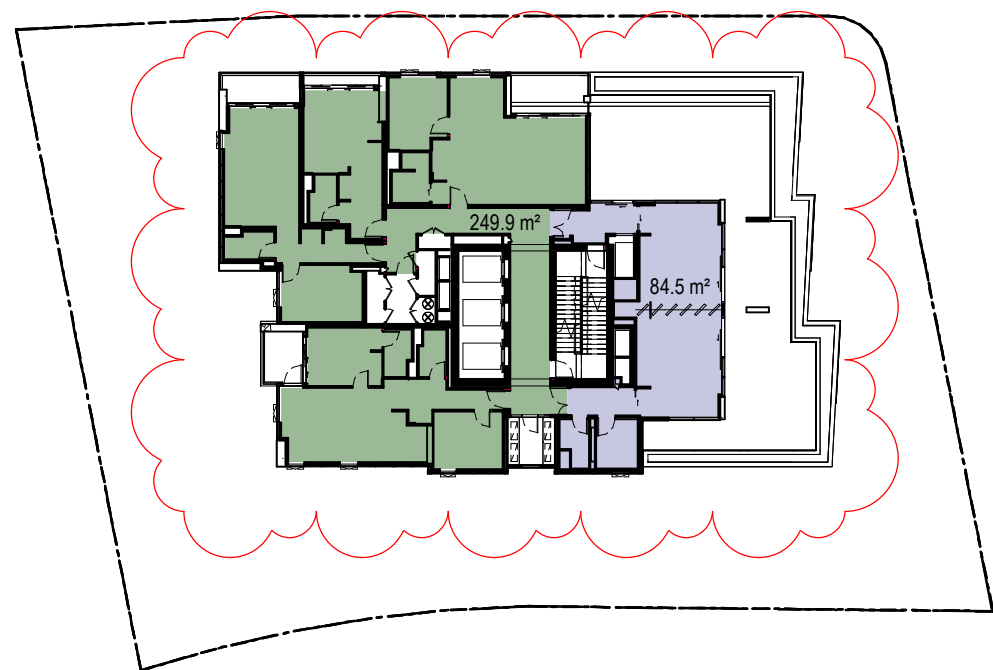
Level 7



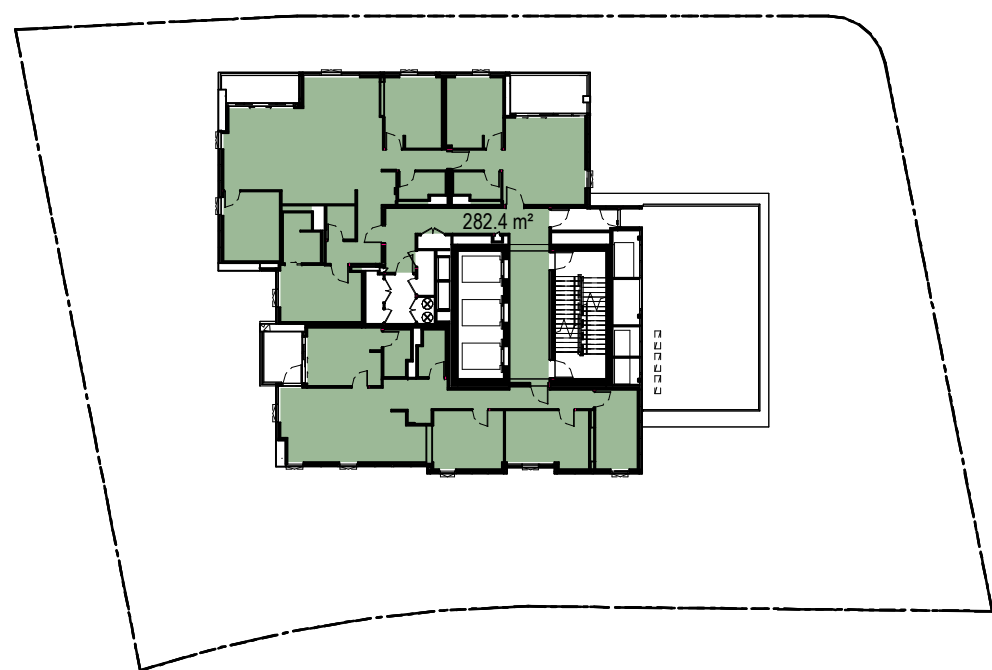
Level 8-25



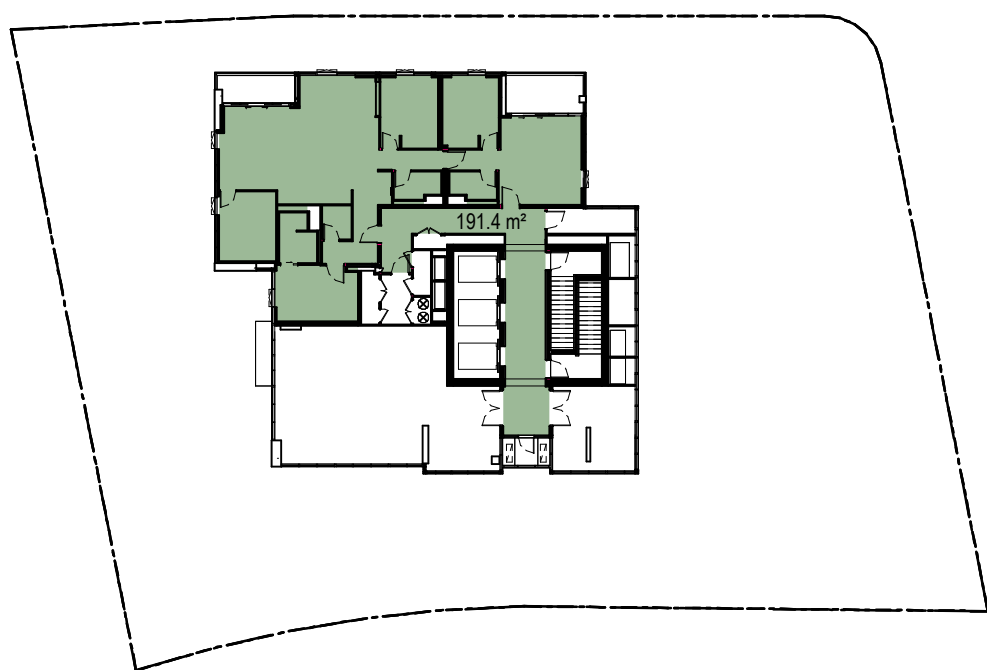
Level 26 - 31



Level 32



Level 33



Level 34

GFA Residential	
LEVEL	AREA
Ground	75.9 m²
Level 2	221.5 m²
Level 3	635.2 m²
Level 4	635.2 m²
Level 5	635.2 m²
Level 6	635.2 m²
Level 7	476.5 m²
Level 8	463.8 m²
Level 9	463.8 m²
Level 10	463.8 m²
Level 11	463.8 m²
Level 12	463.8 m²
Level 13	463.8 m²
Level 14	463.8 m²
Level 15	463.8 m²
Level 16	463.8 m²
Level 17	463.8 m²
Level 18	463.8 m²
Level 19	463.8 m²
Level 20	463.8 m²
Level 21	463.8 m²
Level 22	463.8 m²
Level 23	463.8 m²
Level 24	463.8 m²
Level 25	463.8 m²
Level 26	469.0 m²
Level 27	469.0 m²
Level 28	469.0 m²
Level 29	469.0 m²
Level 30	469.0 m²
Level 31	469.0 m²
Level 32	249.9 m²
Level 33	282.4 m²
Level 34	191.4 m²
	15201.6 m²

GFA RESIDENTIAL
GFA RETAIL AND COMMERCIAL

GFA RETAIL & COMMERCIAL	
LEVEL	AREA
Ground	199.0 m²
Level 1	712.0 m²
Level 2	453.3 m²
Level 32	84.5 m²
	1448.7 m²

Site: 1448.6m²
FSR: 11.5:1
Max GFA: 16656.3m² (Condition B2)

Current: 16650.3m² 6.0m² under max FSR
FSR: 11.5:1

DEVELOPMENT APPLICATION

Revisions				
	J	13.03.24	Response to Submission	AL
	K	25.10.24	Development Modification	MD
	L	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL
	M	13.03.25	Development Modification 2 - SSD-34919690	DL
	N	21.05.25	Response to Submission	DL

23/05/2025 9:46:07 AM



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Approved Section 4.55 (2) Modification Application

Approved Application No: SSD 34919690-Mod-2

Approved on: 31 July 2025

Signed: CA

Sheet No: 35 of 38

Project/ Novus on Harris

39-43 Hassall Street, Parramatta

Drawing/ GFA Plans

Project No/ 221095

Author/ OB

Scale: @ A1/ 1 : 400

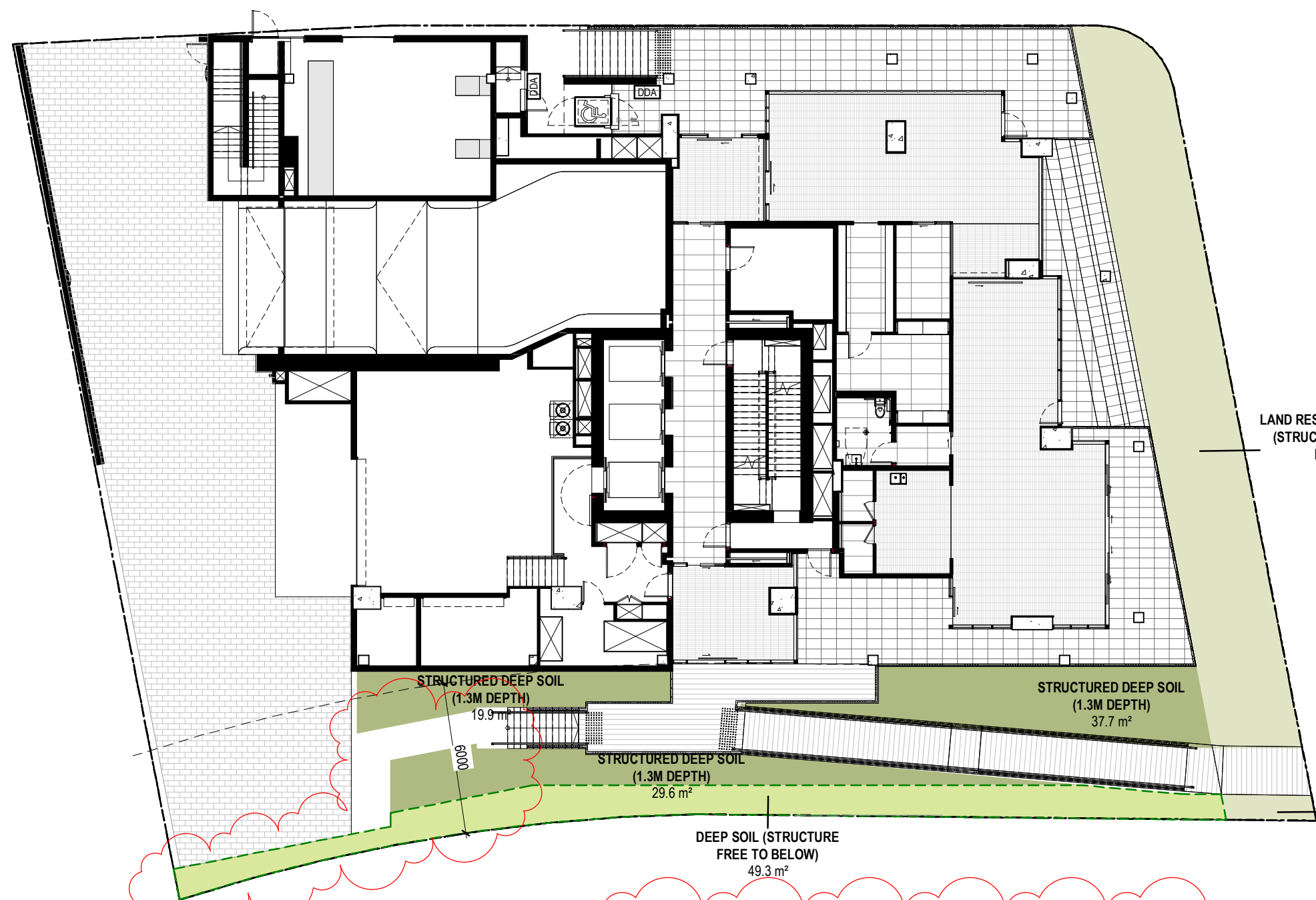
Drawing No/ DA06.13

Revision/ N

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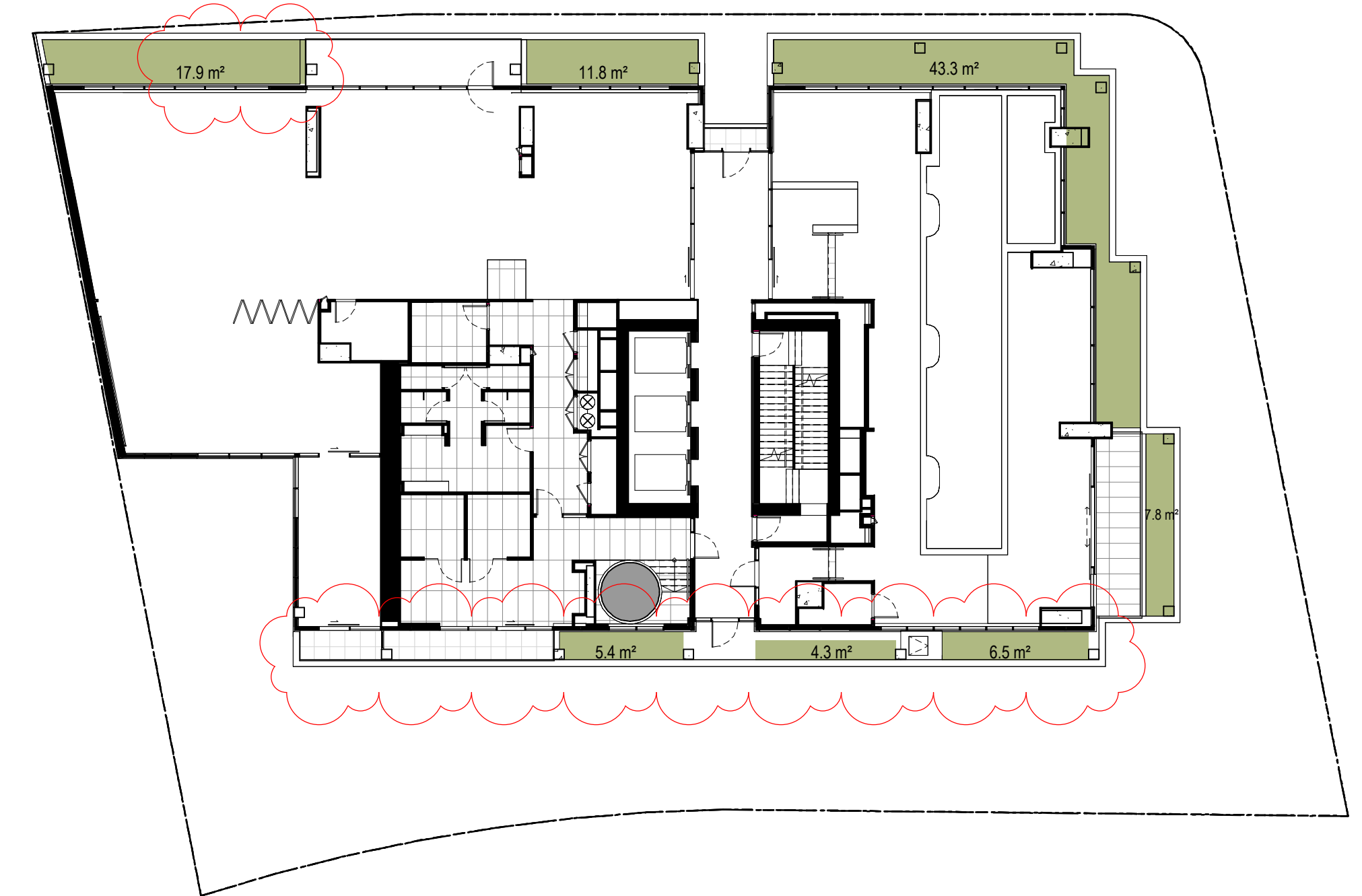


Deep Soil diagram

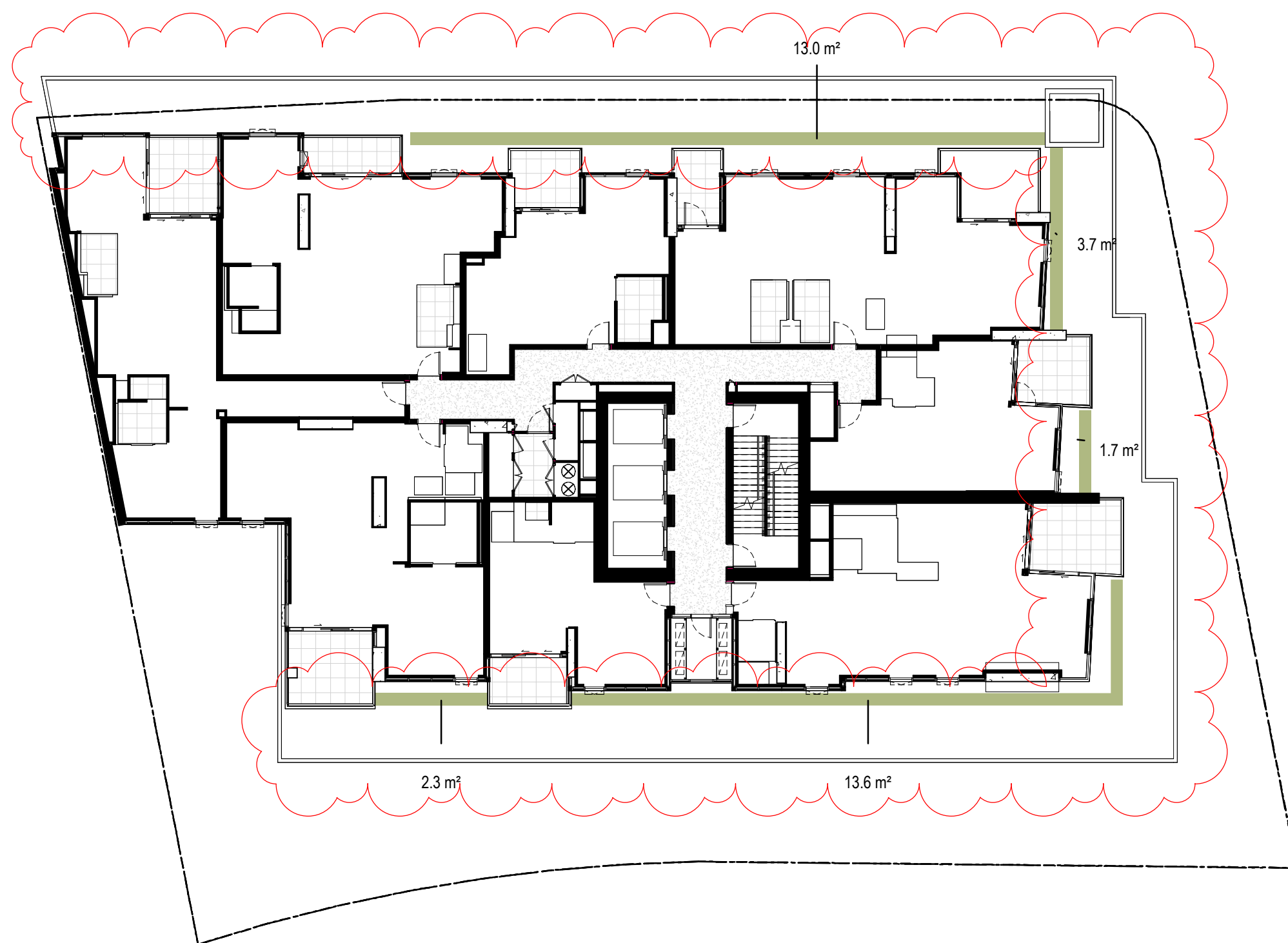
DEEP SOIL (LAND RESERVATION AREA) = 104.6 m²
DEEP SOIL = 49.3 m²
STRUCTURED DEEP SOIL = 87.2 m²



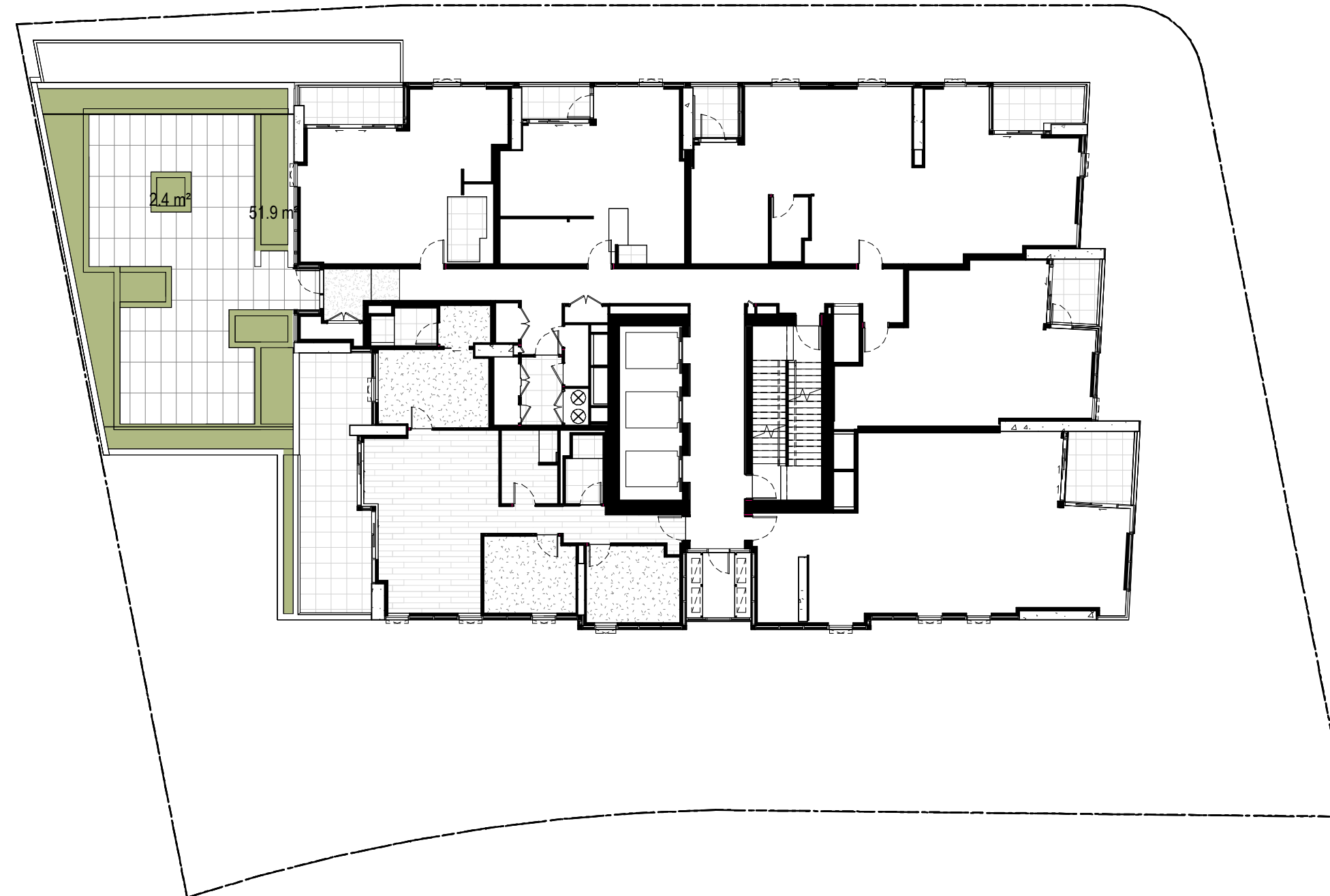
Ground - Land Reservation Landscaping



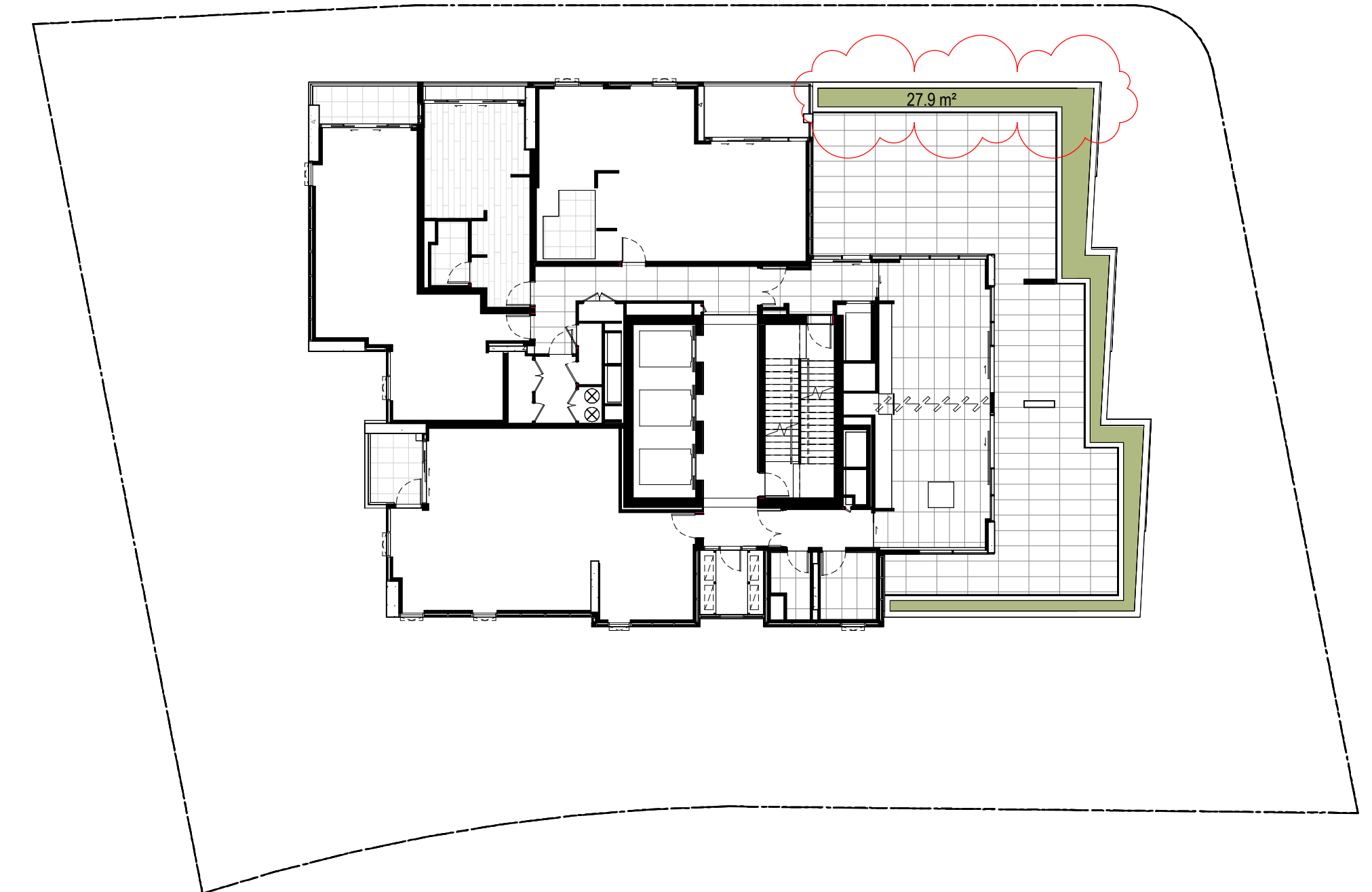
Level 2 - Landscape Planting



Level 3 - Landscape Planting



Level 7 - Landscape Planting



Level 32 - Landscape Planting

DEVELOPMENT APPLICATION

Revisions	E	09.08.23	Response to Submission	AL
	F	13.03.24	Response to Submission	AL
	G	25.10.24	Development Modification	MD
	H	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL
	J	13.03.25	Development Modification 2 - SSD-34919690	DL

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Approved Application No: SSD 34919690-Mod-2

Approved on: 31 July 2025

Signed: CA

Sheet No: 36 of 38

Project / Novus on Harris

39-43 Hassall Street, Parramatta

Drawing / Deep Soil & Landscape Planting Compliance

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Project No / 221095

Author / OB

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Drawing No / DA06.14

Revision / J

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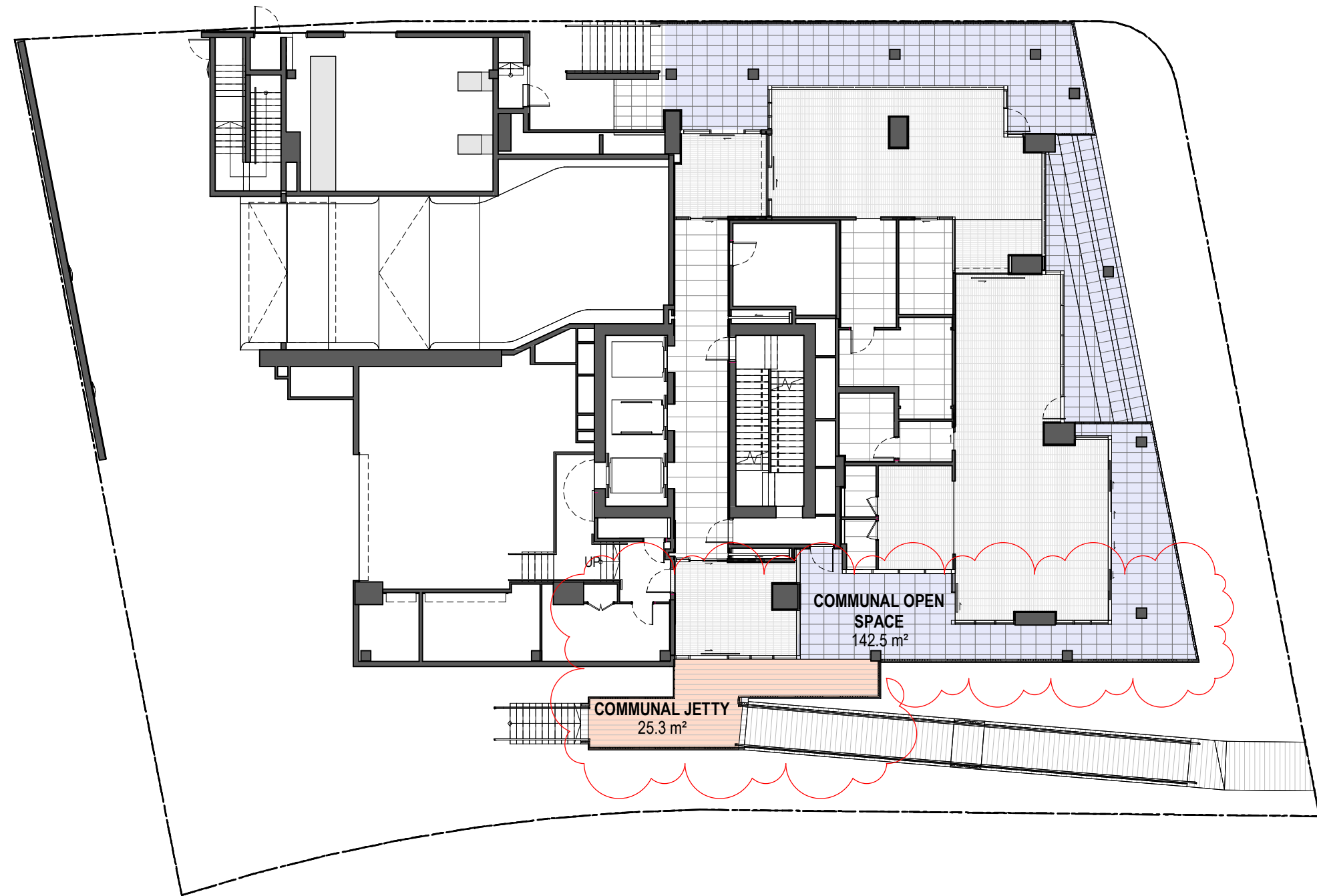
LAND RESERVATION AREA LANDSCAPING	
LEVEL	AREA
Ground	104.6 m ²
	104.6 m ²

LANDSCAPE UNDER JETTY	
LEVEL	AREA
Ground	74.3 m ²
	74.3 m ²

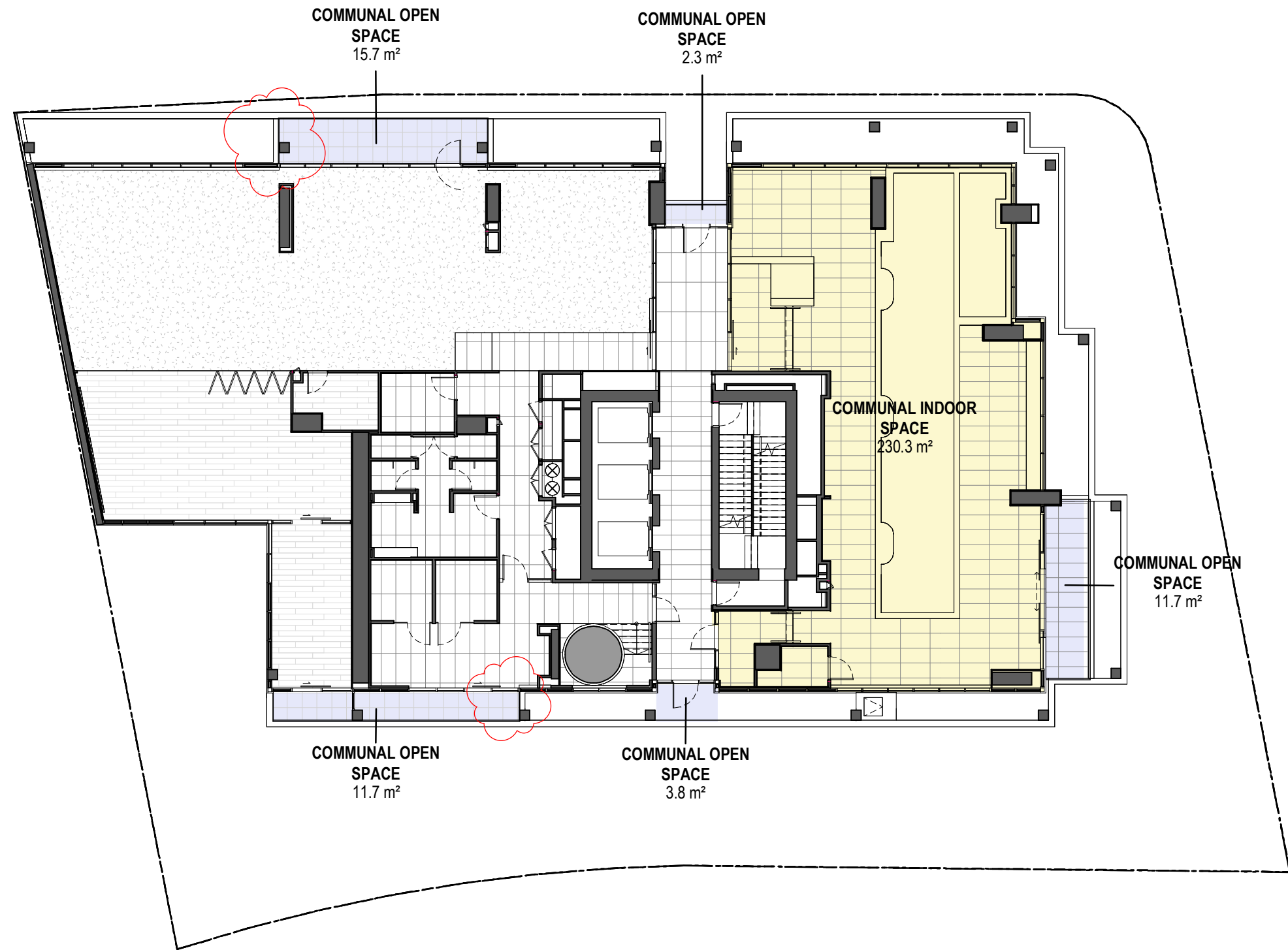
LANDSCAPE PLANTING	
LEVEL	AREA
Ground	136.6 m ²
Level 2	96.9 m ²
Level 3	34.4 m ²
Level 7	54.3 m ²
Level 32	27.9 m ²
	350.1 m ²

NOTE:

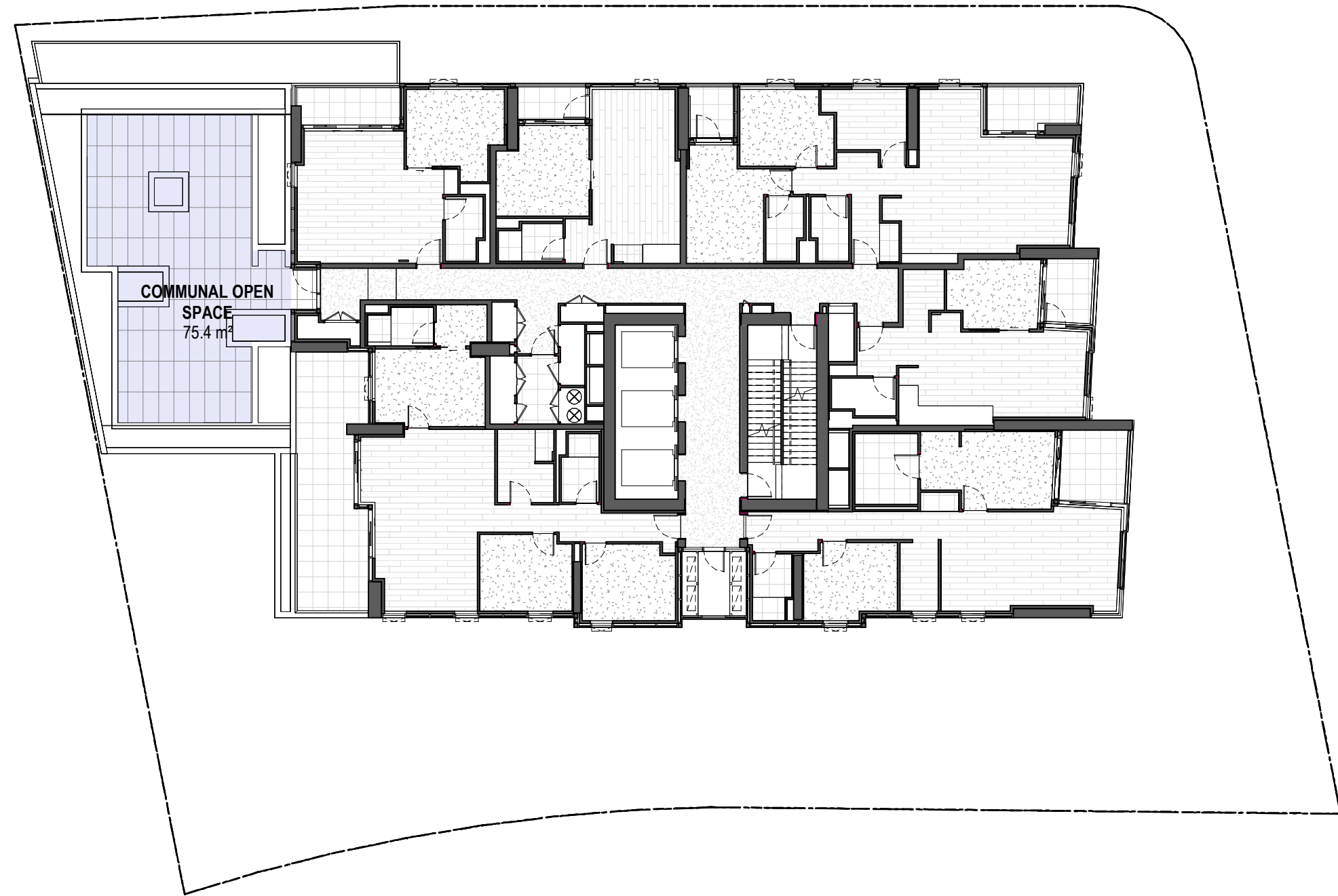
LANDSCAPE PLANTING
AREA TOTALS
EXCLUDE LANDSCAPED
AREA UNDER JETTY
AND EXCLUDE LAND
RESERVATION AREA
LANDSCAPING



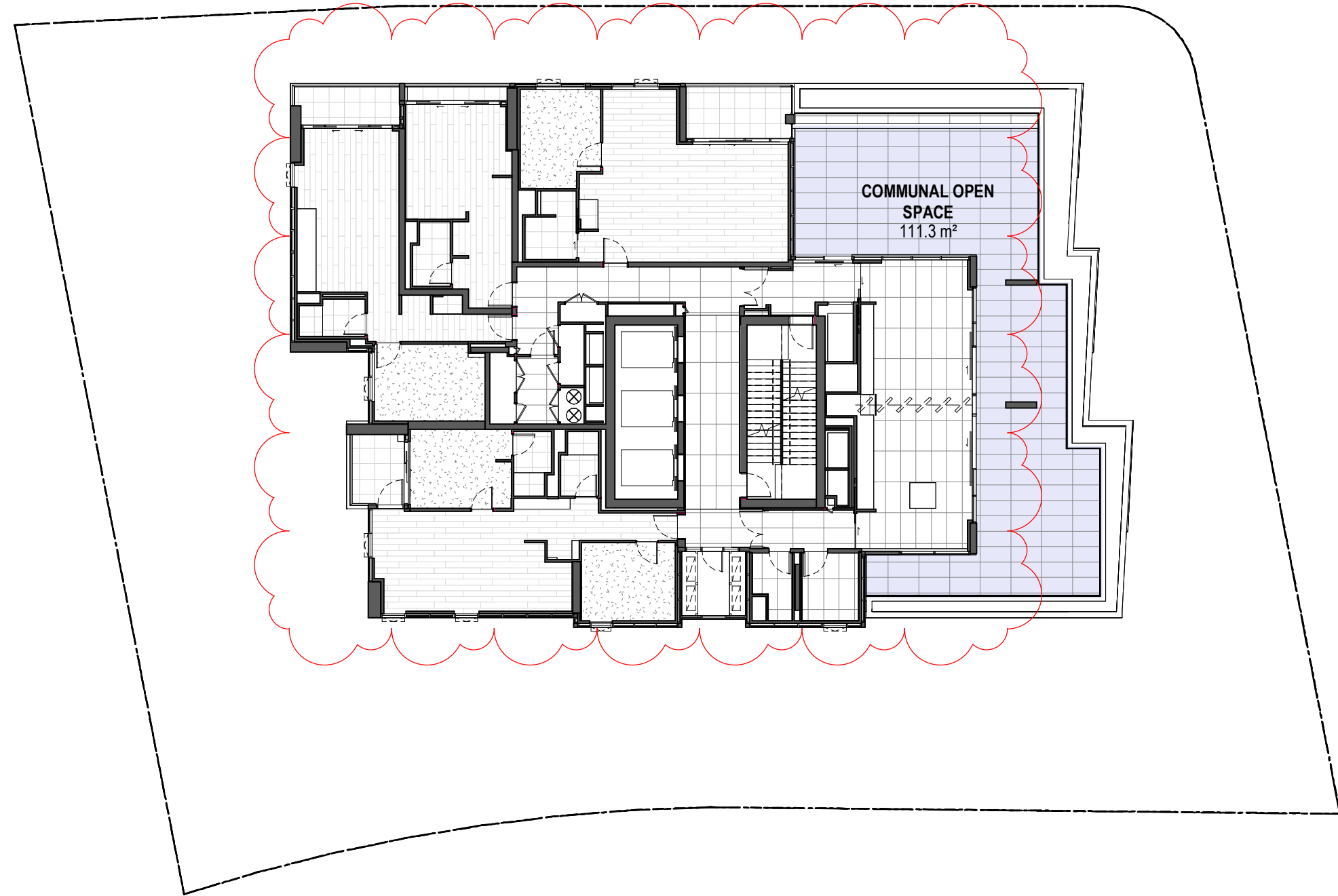
Ground



Level 2



Level 7



Level 32



New South Wales Government
Independent Planning Commission

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Approved Section 4.55 (2) Modification Application

Approved Application No: SSD 34919690-Mod-2

Approved on: 31 July 2025

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COMMUNAL INTERNAL SPACE AREA	
LEVEL	AREA
Level 2	230.3 m²
	230.3 m²

COMMUNAL JETTY AREA	
LEVEL	AREA
Ground	25.3 m²
	25.3 m²

COMMUNAL OPEN SPACE AREA	
LEVEL	AREA
Ground	142.5 m²
Level 2	45.2 m²
Level 7	75.4 m²
Level 32	111.3 m²
	374.4 m²

COMMUNAL OPEN SPACE REQUIRED		
ADG REQUIREMENT	AREA ACHIEVED	% ACHIEVED
25%	374.4 m²	26%

AREA EXCLUDES COMMUNAL JETTY AREA

- COMMUNAL OPEN SPACE
- COMMUNAL INDOOR SPACE
- COMMON JETTY AREA

DEVELOPMENT APPLICATION

Revisions			
E	13.03.24	Response to Submission	AL
F	25.10.24	Development Modification	MD
G	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL
H	13.03.25	Development Modification 2 - SSD-34919690	DL
J	21.05.25	Response to Submission	DL

26/05/2025 9:50:35 AM

Project / **Novus on Harris**
39-43 Hassall Street, Parramatta

Drawing / **Communal Open Space Compliance**

Project No / **221095** Author / **OB**

Scale: @ A1 / **1 : 200**

Drawing No. / **DA06.15**

Revision / **J**



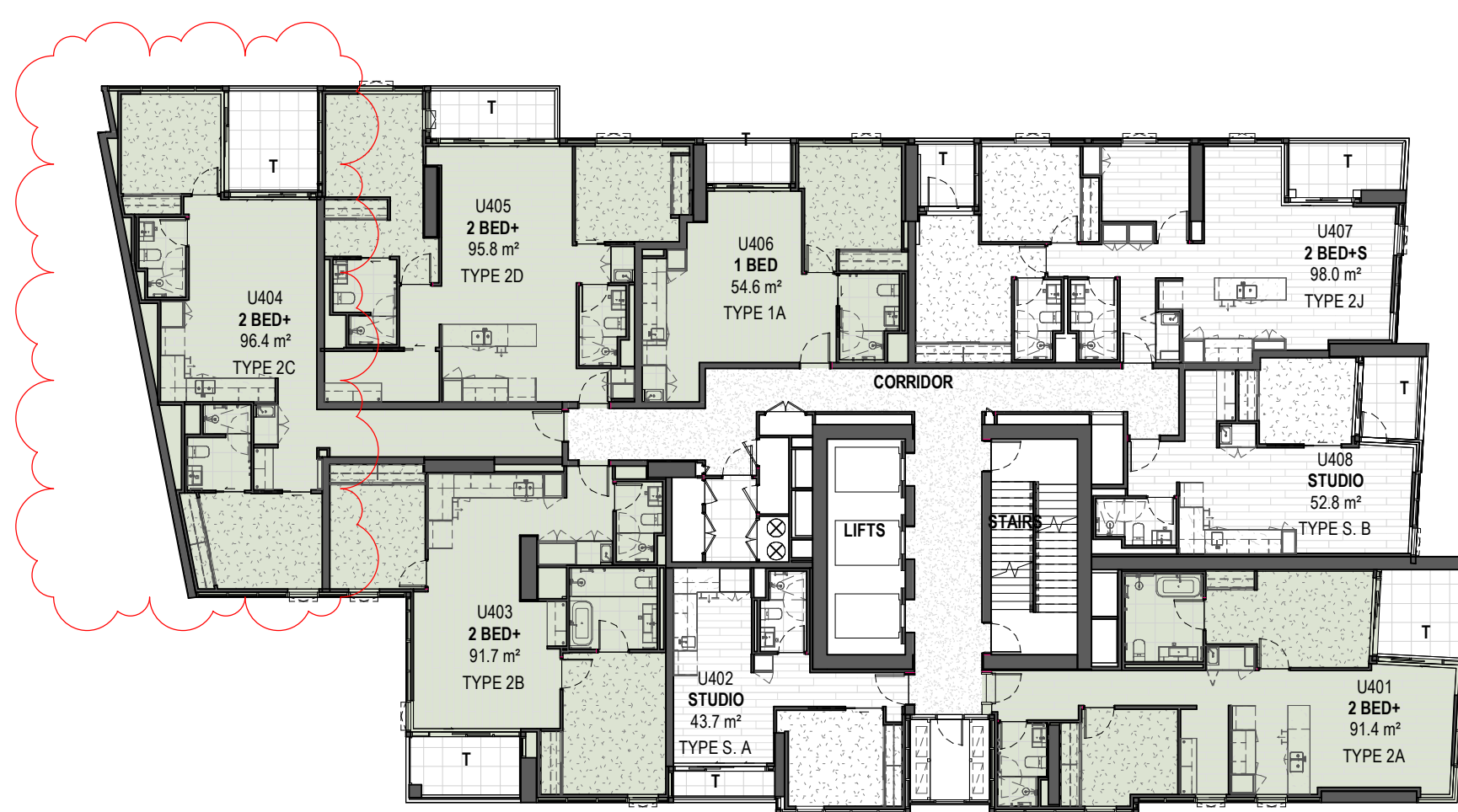
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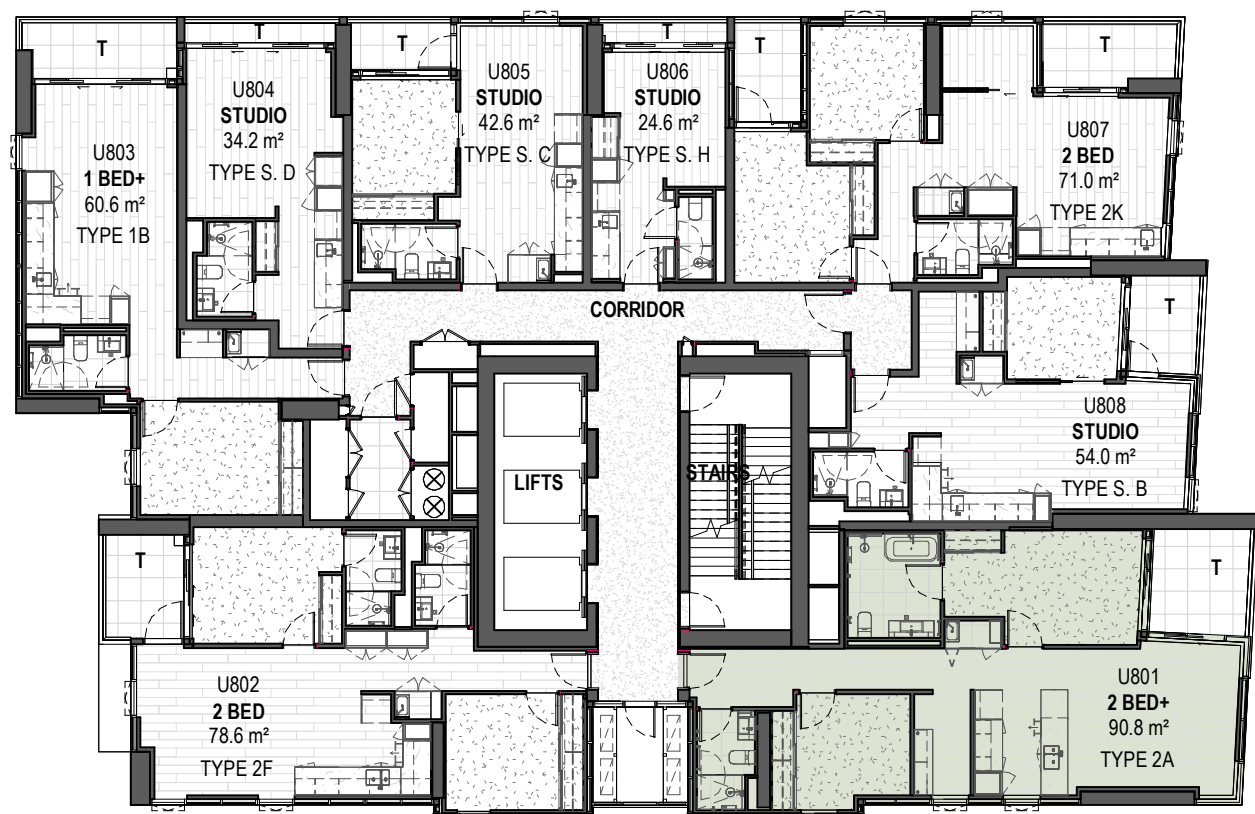
Level 3



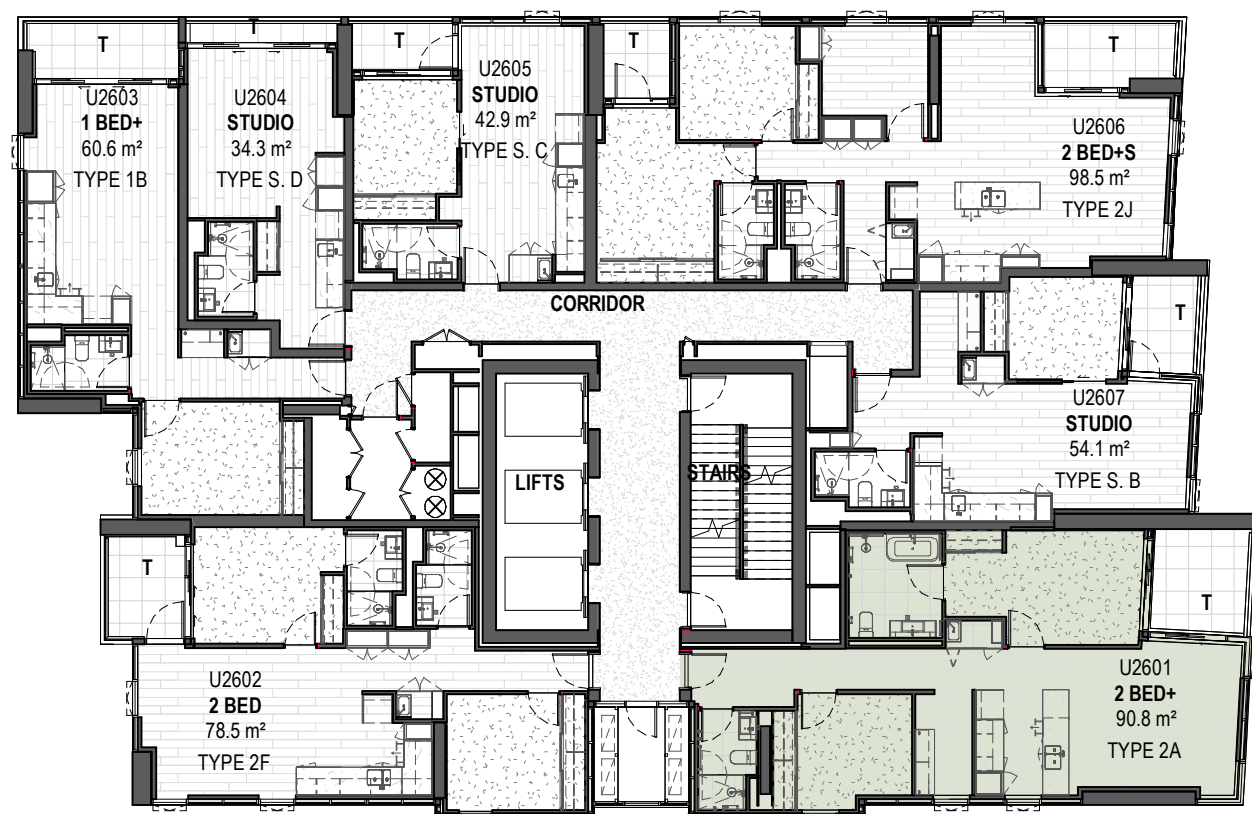
Level 4-6



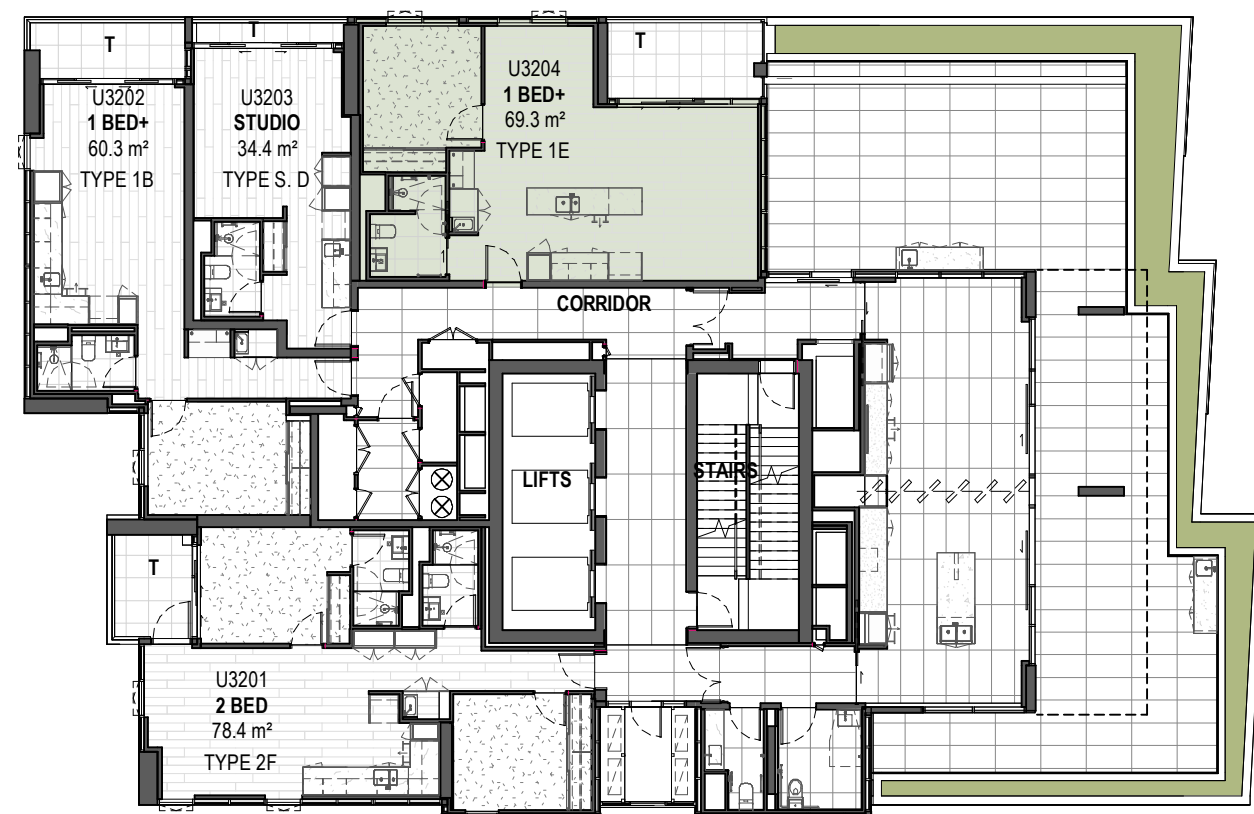
Level 7



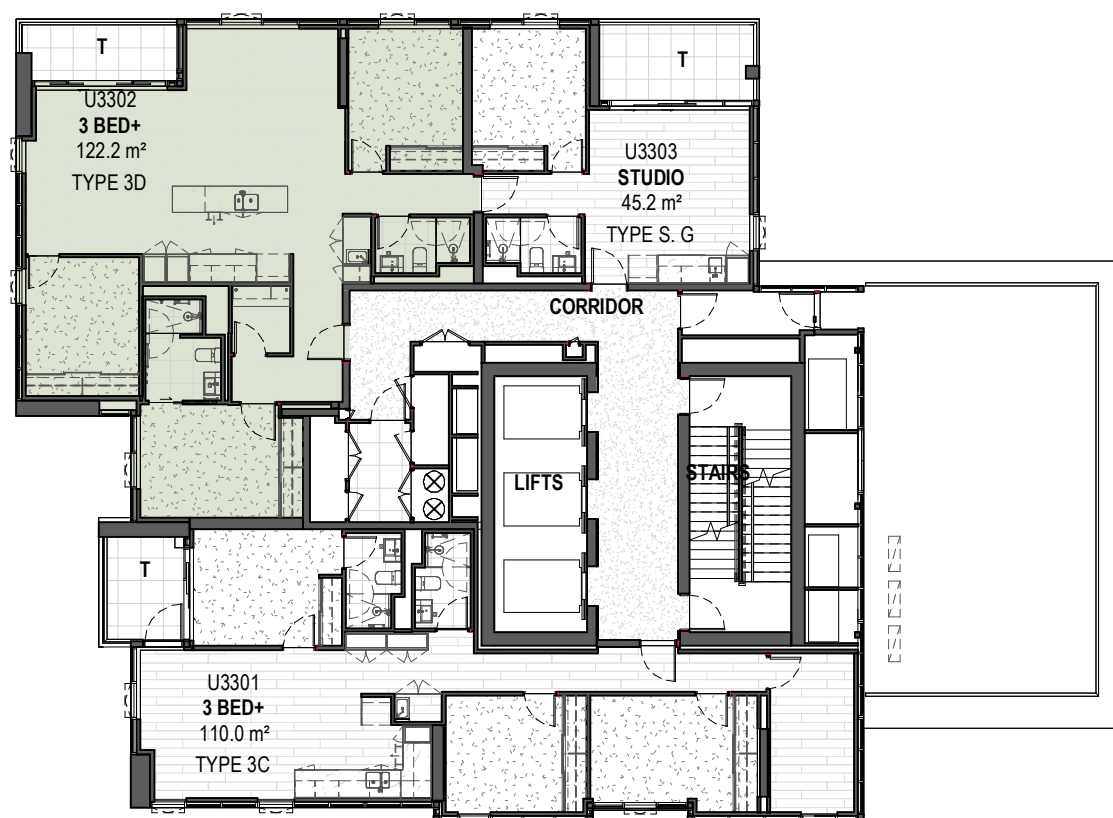
Level 8-25



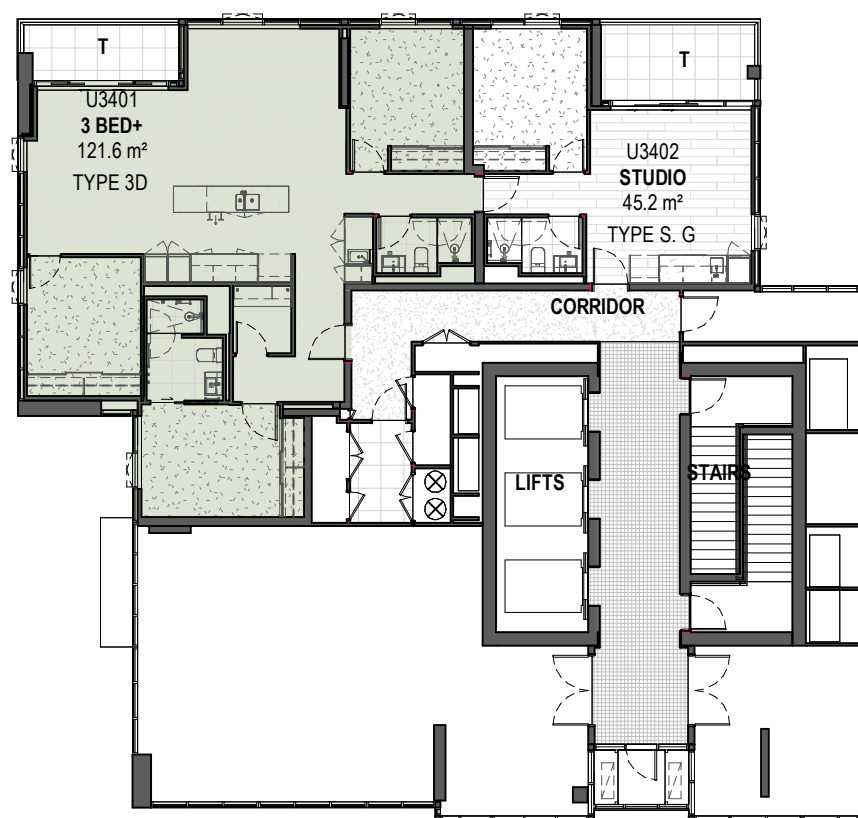
Level 26-31



Level 32



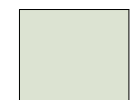
Level 33



Level 34


New South Wales Government
Independent Planning Commission

Issued under the Environmental Planning and Assessment Act 1979
Approved Section 4.55 (2) Modification Application
Approved Application No: SSD 34919690-Mod-2
Approved on: 31 July 2025
Signed: CA **Sheet No: 38 of 38**

 LHA COMPLIANT

LHA APARTMENTS			
NUMBER	APARTMENT TYPE	BEDROOMS	LHA & ADAPTABLE
Level 3			
U301	TYPE 2A	2 BED+	ADAPTABLE
U303	TYPE 2B	2 BED+	ADAPTABLE
U304	TYPE 2C	2 BED+	LHA
U305	TYPE 2D	2 BED+	LHA
U306	TYPE 1A	1 BED	LHA
Level 4			
U401	TYPE 2A	2 BED+	ADAPTABLE
U403	TYPE 2B	2 BED+	ADAPTABLE
U404	TYPE 2C	2 BED+	LHA
U405	TYPE 2D	2 BED+	LHA
U406	TYPE 1A	1 BED	LHA
Level 5			
U501	TYPE 2A	2 BED+	ADAPTABLE
U503	TYPE 2B	2 BED+	ADAPTABLE
U504	TYPE 2C	2 BED+	LHA
U505	TYPE 2D	2 BED+	LHA
U506	TYPE 1A	1 BED	LHA
Level 6			
U601	TYPE 2A	2 BED+	ADAPTABLE
U603	TYPE 2B	2 BED+	ADAPTABLE
U604	TYPE 2C	2 BED+	LHA
U605	TYPE 2D	2 BED+	LHA
U606	TYPE 1A	1 BED	LHA
Level 7			
U701	TYPE 2A	2 BED+	ADAPTABLE
Level 8			
U801	TYPE 2A	2 BED+	ADAPTABLE
Level 9			
U901	TYPE 2A	2 BED+	ADAPTABLE
Level 10			
U1001	TYPE 2A	2 BED+	ADAPTABLE
Level 11			
U1101	TYPE 2A	2 BED+	ADAPTABLE
Level 12			
U1201	TYPE 2A	2 BED+	ADAPTABLE
Level 13			
U1301	TYPE 2A	2 BED+	ADAPTABLE
Level 14			
U1401	TYPE 2A	2 BED+	ADAPTABLE
Level 15			
U1501	TYPE 2A	2 BED+	ADAPTABLE
Level 16			
U1601	TYPE 2A	2 BED+	ADAPTABLE
Level 17			
U1701	TYPE 2A	2 BED+	ADAPTABLE
Level 18			
U1801	TYPE 2A	2 BED+	ADAPTABLE
Level 19			
U1901	TYPE 2A	2 BED+	ADAPTABLE
Level 20			
U2001	TYPE 2A	2 BED+	ADAPTABLE
Level 21			
U2101	TYPE 2A	2 BED+	ADAPTABLE
Level 22			
U2201	TYPE 2A	2 BED+	ADAPTABLE
Level 23			
U2301	TYPE 2A	2 BED+	ADAPTABLE
Level 24			
U2401	TYPE 2A	2 BED+	ADAPTABLE
Level 25			
U2501	TYPE 2A	2 BED+	ADAPTABLE
Level 26			
U2601	TYPE 2A	2 BED+	ADAPTABLE
Level 27			
U2701	TYPE 2A	2 BED+	ADAPTABLE
Level 28			
U2801	TYPE 2A	2 BED+	ADAPTABLE
Level 29			
U2901	TYPE 2A	2 BED+	ADAPTABLE
Level 30			
U3001	TYPE 2A	2 BED+	ADAPTABLE
Level 31			
U3101	TYPE 2A	2 BED+	ADAPTABLE
Level 32			
U3204	TYPE 1E	1 BED+	LHA
Level 33			
U3302	TYPE 3D	3 BED+	LHA
Level 34			
U3401	TYPE 3D	3 BED+	LHA
Grand total: 48			

*NOTE: ADAPTABLE APARTMENTS BECOME LHA COMPLIANT WHEN ADAPTED.

DEVELOPMENT APPLICATION

Revisions	D	12.09.23	Response to Submission	AL
	E	13.03.24	Response to Submission	AL
	F	25.10.24	Development Modification	MD
	G	06.12.24	Development Modification 1 - SSD-34919690 - RFI Set	DL
	H	13.03.25	Development Modification 2 - SSD-34919690	DL

7/04/2025 11:06:23 PM

Project / **Novus on Harris**

Drawing / **LHA Apartments**

Project No / **221095**

Author / **LW**

Scale: @ A1 / **1 : 200**

Drawing No. / **DA06.20**

Revision / **H**

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