

Novus on Victoria, Chatswood – Build-to-Rent (SSD-55844212)

763-769 Pacific Highway, Chatswood in Willoughby LGA

DPHI Social & Diverse Housing Assessments

17 June 2025

Prepared for Department meeting with IPC

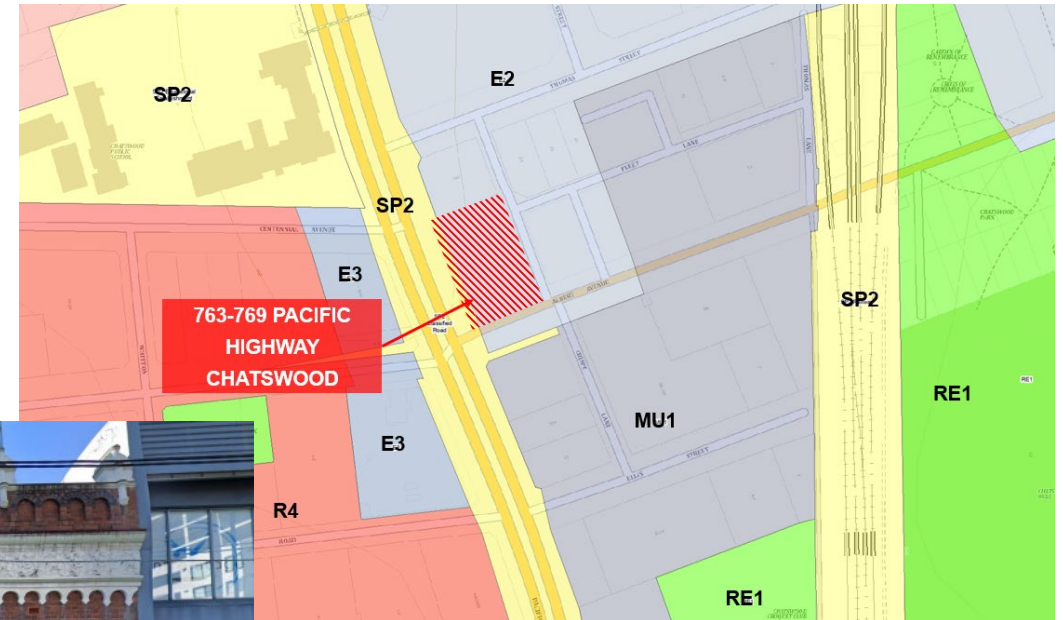
Site context



Statutory context

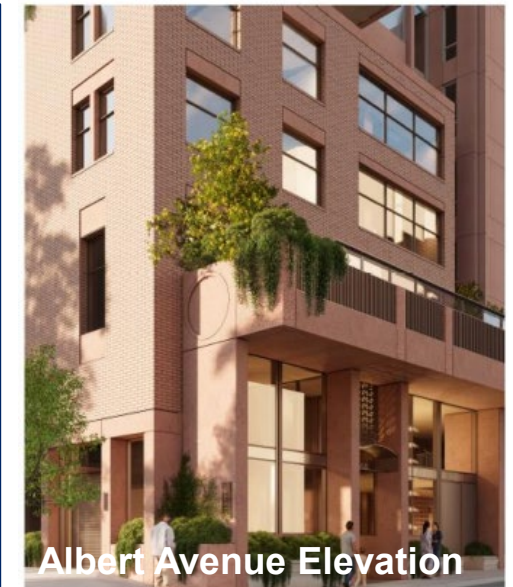
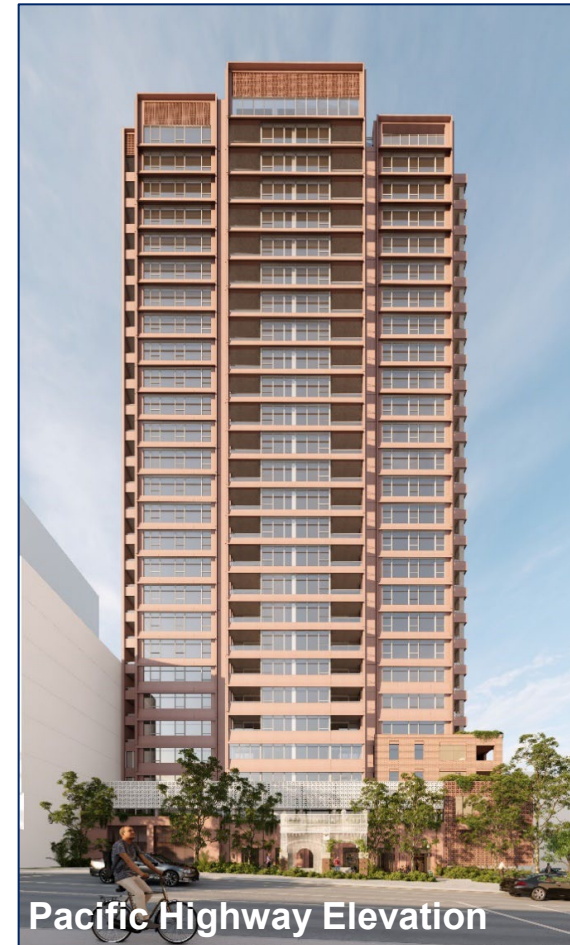
Willoughby LEP 2012 (WLEP 2012)

- Zone E2: Commercial Centre
- Height:
 - 90m
 - Sun Access protection to Chatswood Croquet Club
- FSR
 - No FSR control
- Heritage (Local Item)
 - Old Fire Station



Proposal overview

- Demolition of existing buildings
- Construction of a new shop top housing development comprising:
 - 198 build-to-rent units
 - ground level retail uses, residential area lobbies, and other ancillary uses
 - residential amenities, including co-working facilities and rooftop communal spaces
 - three levels of basement to accommodate 53 car parking spaces
- Heritage reinterpretation of the Old Fire Station



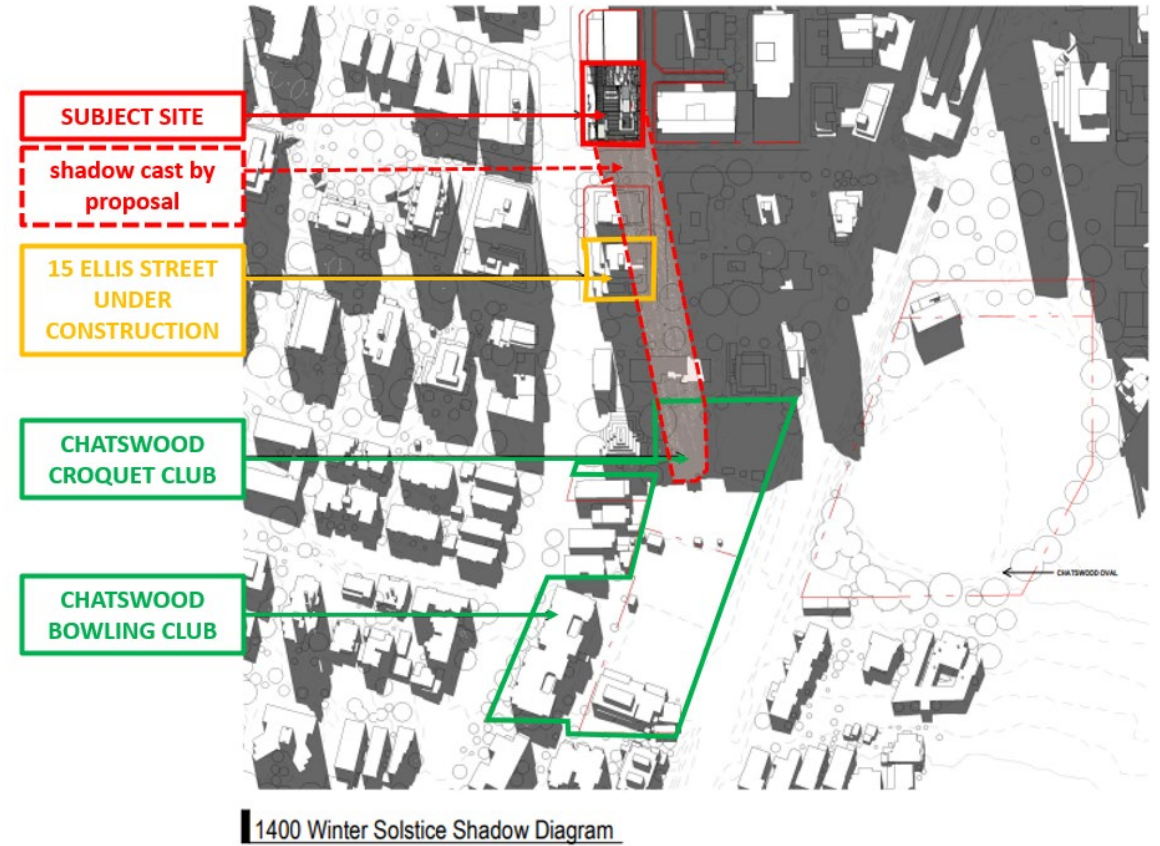
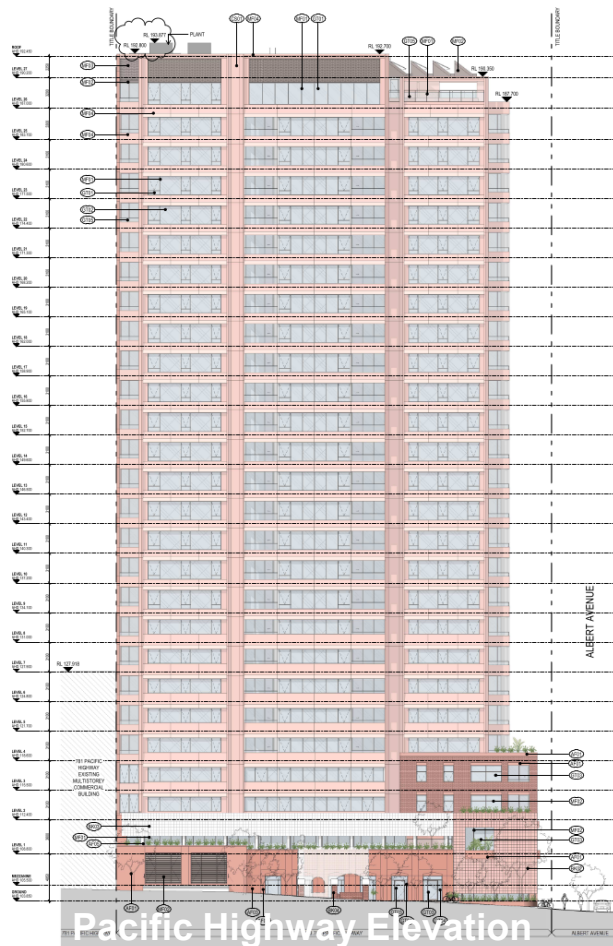
Key and other matters

Key matters

- Built form
 - Building height
 - Density
 - Setbacks
- Heritage (Old Fire Station)
- Residential Amenity
 - Application of the Apartment Design Guide
 - Overshadowing
 - Visual Privacy
 - View Loss and Visual Impact
- Waste Management, Loading and Servicing
- Traffic and Parking
- Recommended conditions of consent

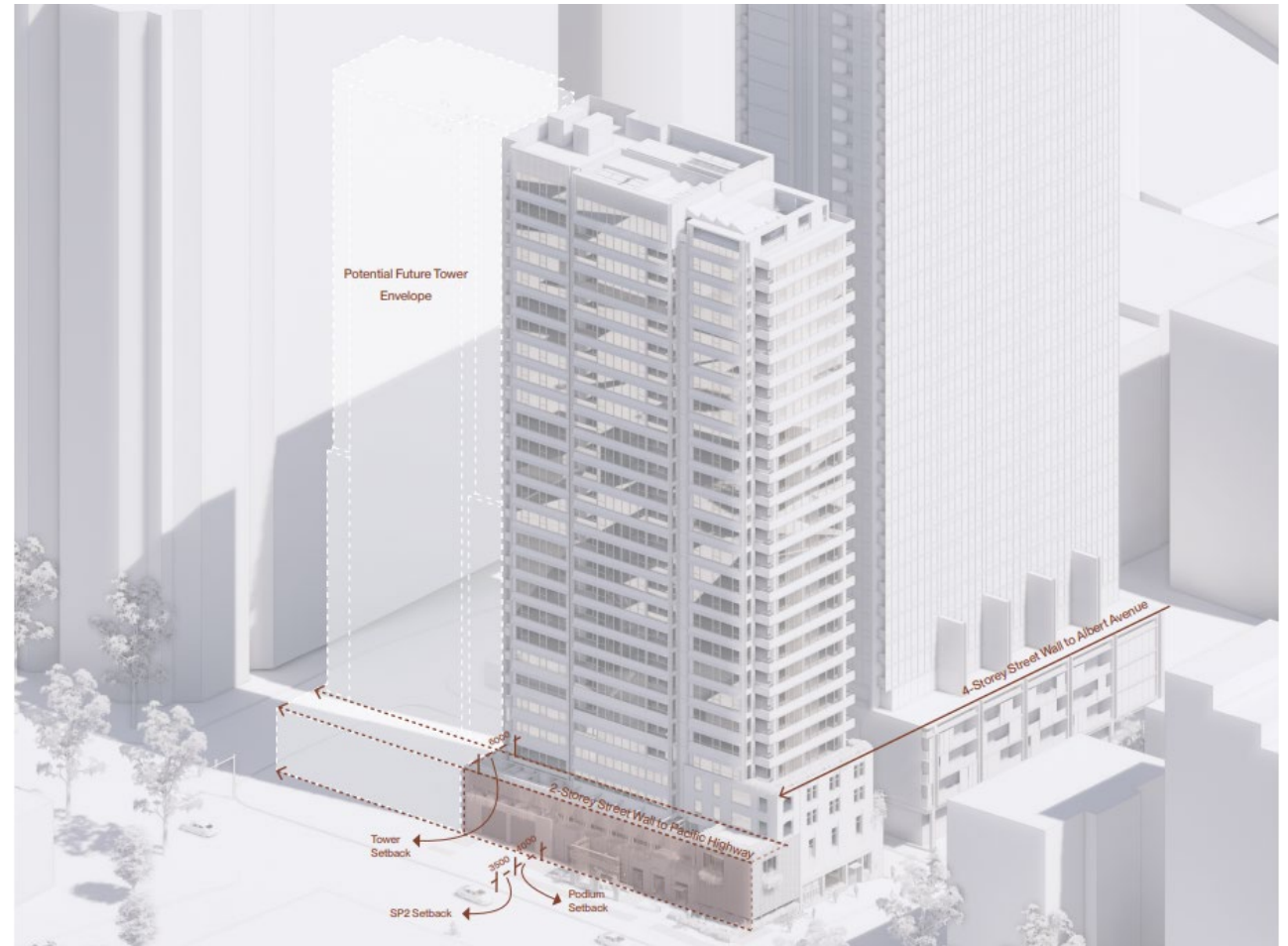
Key and other matters discussion

Building height

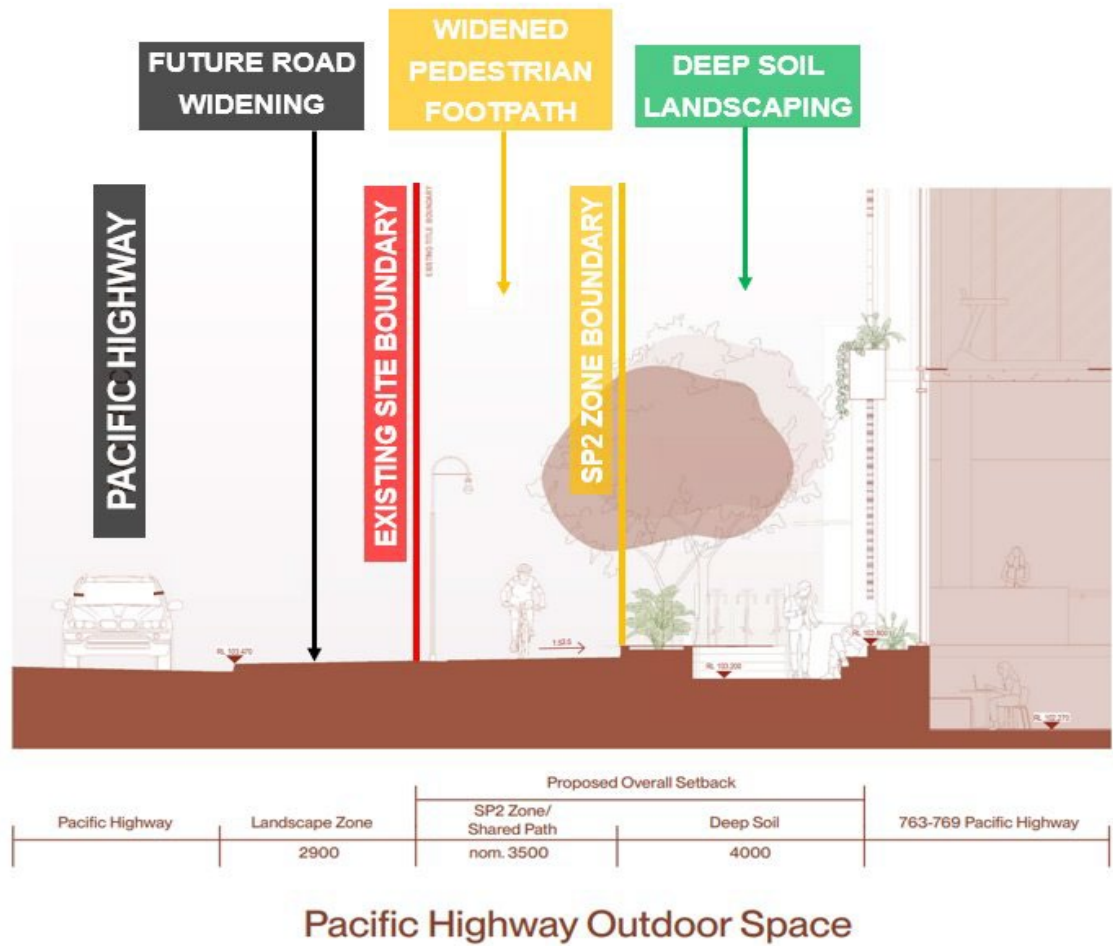
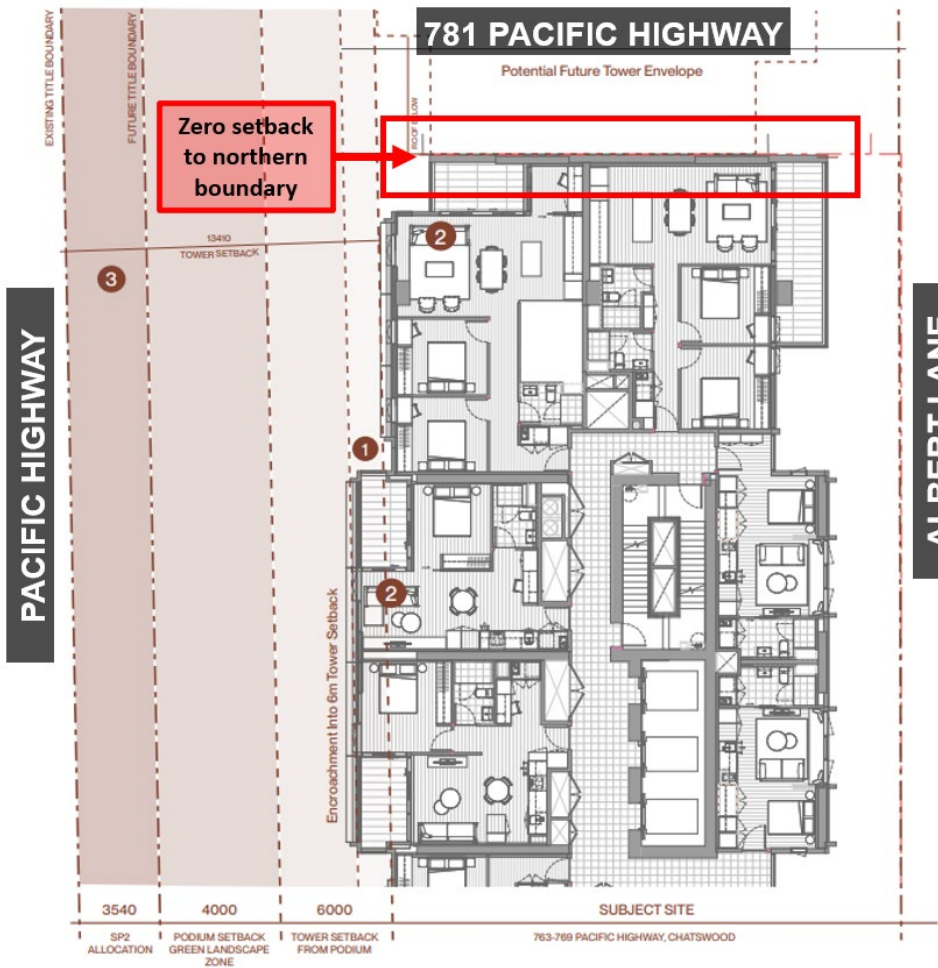


Density

- Proposed GFA: 15,413m²
- Proposed FSR: 11.44:1



Northern & western setbacks



Heritage (Old Fire Station)



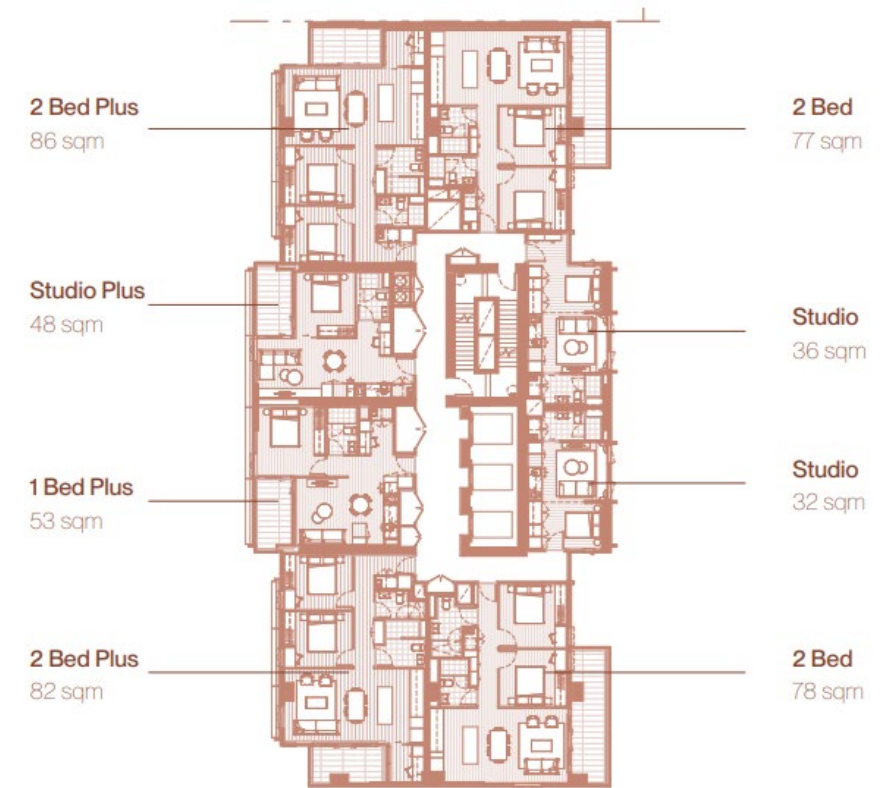
Apartment Design Guide

- Private open space and balconies
- Solar access
 - 9AM-3PM mid winter = 48%
 - 9AM-4PM mid winter = 71%
- Access and circulation
 - 3 lifts are provided to service the building (ratio of approximately 1 lift per 66 units)

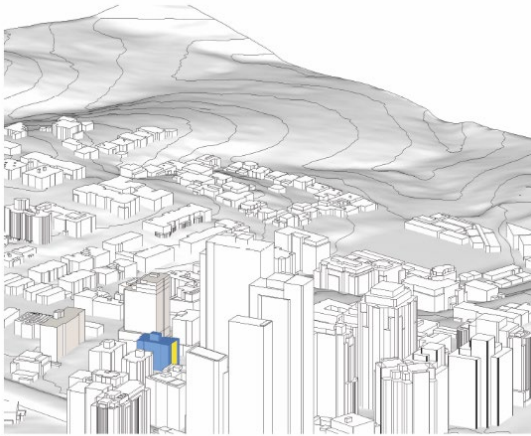
Eastern Studios - Blinds Open



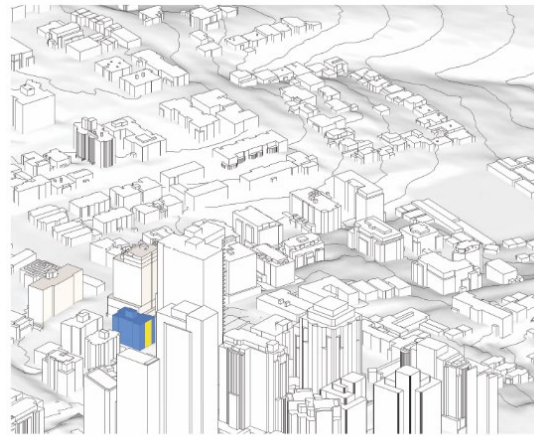
Eastern Studios - Blinds Closed



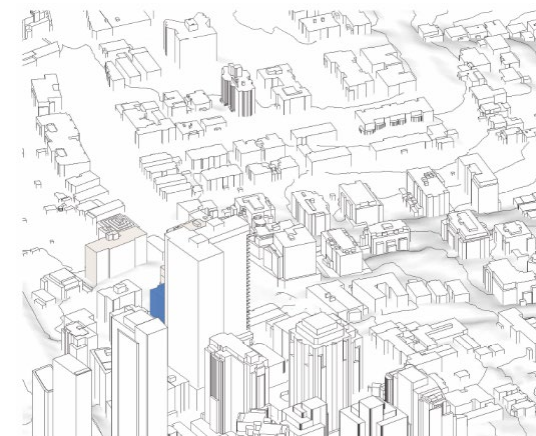
Overshadowing



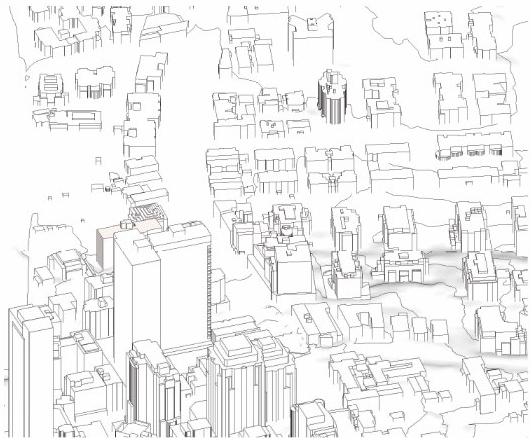
SOLAR MID WINTER - 9:00AM



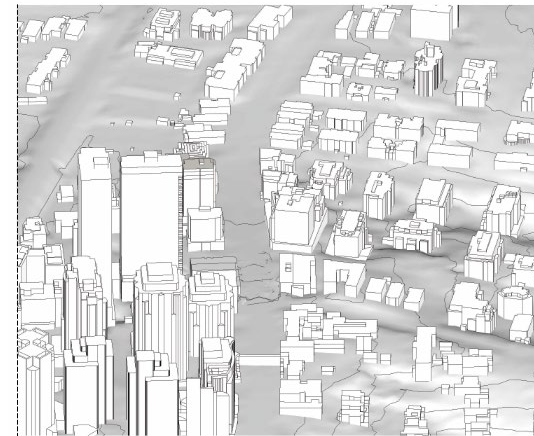
SOLAR MID WINTER - 10:00AM



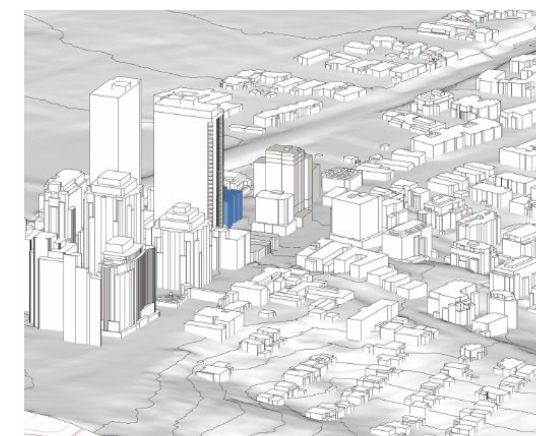
SOLAR MID WINTER - 11:00AM



SOLAR MID WINTER - 12:00PM



SOLAR MID WINTER - 1:00PM



SOLAR MID WINTER - 3:00PM

Visual privacy



View loss & visual impact



East
Chatwood

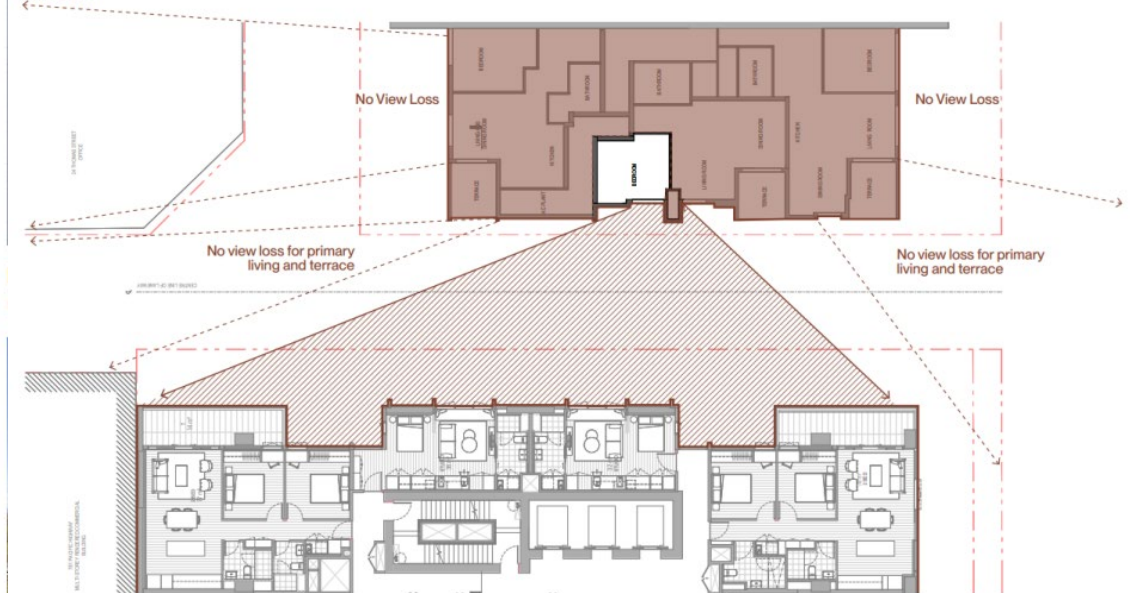


West
Lane Cove River, Chatswood Golf Club



Serviced apartments

Plan Diagram





Traffic & car parking

- Housing SEPP NDDS rate of 0.2 spaces per dwelling equates to 40 spaces for the development.
- The proposal provides a total of 53 residential car parking spaces.

Applicant's proposed parking

PARKING SCHEDULE							
LEVEL	CARPARKS		MOTORBIKE / SCOOTER PARK	BICYCLE PARKS			STORES
	RESIDENTIAL	TOTAL		RESIDENTIAL	VISITOR	TOTAL	
BASEMENT 3	23	23	2	0	0	0	38
BASEMENT 2	22	22	2	0	0	0	30
BASEMENT 1	8	8	0	0	0	0	0
GROUND	0	0	0	97	24	121	0
	53	53	4	97	24	121	68

Draft conditions of consent

Conditions to address key concerns raised in submissions

- a Construction Environmental Management Plan to manage all construction impacts
- car parking and traffic movements to be managed in accordance with an operational car parking, loading and servicing management plan.

Conditions to address Council's key concerns

- require detailed development of the heritage reinterpretation strategy following dismantling of the Old Fire Station
- manage ongoing waste collection, loading and unloading.

Questions?