

Our ref: Novus on Albert - 763-769 Pacific Highway, Chatswood - Build-to-Rent (SSD-59805958)

Andrew Mills

Chair, Office of the Independent Planning Commission NSW

Suite 15.02, Level 15

135 King Street

Sydney NSW 2000

2 June 2025

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**Subject:** Referral for Determination

Dear Mr Mills,

The department has completed its assessment of Novus on Albert - 763-769 Pacific Highway, Chatswood - Build-to-Rent (SSD-59805958) comprising a 27 storey build-to-rent shop top housing development consisting of 198 units.

In accordance with section 2.7(1)(a) of State Environmental Planning Policy (Planning Systems) 2021, the Independent Planning Commission is the declared consent authority for this development as Willoughby Council has made a submission by way of objection.

Based on its assessment, the department believes that the project is able to be approved, subject to the recommended conditions of consent.

I have attached a copy of the department's assessment report, recommended instrument of consent and other relevant documents for the Commission's consideration.

Further information about the project can be found on the NSW planning portal:

<https://www.planningportal.nsw.gov.au/major-projects/projects/novus-albert-763-769-pacific-highway-chatswood-build-rent>

Please contact Gabriel Wardenburg, Team Leader Social and Diverse Housing Assessments, on [REDACTED] or via email at [REDACTED] if you would like to arrange a briefing or require any additional information.

Yours sincerely,



David Gainsford

Deputy Secretary

Development Assessment & Infrastructure