

Our ref: SSD-49472213

Mr Bradley James
Acting Planning Director
Independent Planning Commission
Suite 15.02, Level 15, 135 King Street
Sydney NSW 2000

Via email: [REDACTED]

24 June 2025

Subject: Novus on Albert - 763-769 Pacific Highway, Chatswood – Built-to-Rent (SSD-59805958)
Request for Information

Dear Mr James,

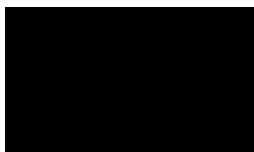
I refer to your letter dated 18 June 2025, seeking the Department of Planning Housing and Infrastructure's (the Department) response to the NSW Independent Planning Commission's (Commission) request for information to assist in its consideration of the Novus on Albert - 763-769 Pacific Highway, Chatswood – Built-to-Rent State significant development (SSD) application.

In response to the Commission's request, clarification on the matters raised in the correspondence is provided as follows:

- The Department confirms that the development is defined as shop-top housing and recommends that the updated development description (as described in your letter) be adopted in the final development consent.
- The Department confirms that the recommended application includes and considers the design refinements and amendments contained in the Applicant's Response to Submissions (RTS). This is addressed in Condition A1 of the recommended consent which requires that the development must be carried out in accordance with the EIS, the Applicant's response to submissions and the Applicant's response to requests for further information.
- The Department is satisfied that a formal amendment of the application is not required on the basis that the refinements described in the RTS and response to requests for further information are generally consistent with the project description within the EIS.

We trust this information assists the Commission in considering the SSD application. Please do not hesitate to contact Gabriel Wardenburg, Team Leader on [REDACTED] if you require any further information or clarification on these matters.

Yours sincerely,

A black rectangular redaction box covering the signature of Paulina Wythes.

Paulina Wythes

Director

Social and Diverse Housing Assessments