

Record of site inspection



New South Wales Government
Independent Planning Commission

SITE INSPECTION NOTES		
Project:	Novus on Albert - 763-769 Pacific Highway, Chatswood - Build-to-Rent (SSD-59805958)	
Meeting location:	The project site and surrounding area	
Date:	17 June 2025	
Time:	4:15pm	
ATTENDEES		
Commissioners:	Bronwyn Evans AM Michael Wright	Panel Chair Panel Member
Office of the IPC:	Kendall Clydsdale Tahlia Hutchinson	Principal Case Manager Senior Planning Officer
Applicant:	Charles Maxwell Schandel Fortu Matthew Di Maggio Ben Pomroy Scott MacArthur	Development Officer, Novus Director, Ethos Urban Associate Director, Ethos Urban Principal, Rothelowman Principal and Team Leader, Artefact Heritage
Willoughby City Council Representative:	Dyalan Govender	Head of Planning
LOCATIONS AND KEY OBSERVATIONS		
<p>1) Meeting Point</p> <ul style="list-style-type: none">• Introductions and Commission Panel Chair opening statement• The Panel observed the existing development on the site and surrounding locality <p>2) Old Fire Station</p> <ul style="list-style-type: none">• Panel heard from the Applicant's Heritage Consultant who provided an overview of the existing 'old fire station'• Panel observed the Pacific Highway, the existing 'old fire station' and surrounding locality <p>3) Corner of Pacific Highway and Albert Street</p> <ul style="list-style-type: none">• Applicant demonstrated to the panel the Project's proposed setbacks and land use zone interface• Panel observed the Pacific Highway and Albert Avenue intersection, existing development on the site and surrounding locality <p>4) Albert Lane Interface</p> <ul style="list-style-type: none">• Applicant provided an overview of the Project's proposed setbacks and interface with Albert Lane• Panel crossed Albert Lane and viewed the site, looking west and north-west from 79 Albert Street, Chatswood• Panel observed the existing development on the site and surrounding locality <p>5) Rear of Old Fire Station</p> <ul style="list-style-type: none">• Panel observed the existing development on the site and surrounding locality <p>6) Conclusion of Inspection</p> <ul style="list-style-type: none">• Panel observed the Project's proposed interface with the existing development to the north• Panel observed the existing development on the site and surrounding locality		
Meeting closed at: 4:45pm		

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SITE INSPECTION MAP



Office of the Independent Planning Commission

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Level 15, 135 King Street
Sydney, NSW, 2000

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SITE INSPECTION PHOTOS

Figure 1 – Façade of the 'old fire station' existing on the site



Figure 2 – Southern corner of existing development on the site, looking north-west



Figure 3 – Looking west along Albert Avenue towards the Pacific Highway



Figure 4 – Looking north-west to the rear of the site across Albert Lane



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Figure 5 – Looking west to the rear of ‘old fire station’ from Albert Lane



Figure 6 – Looking north from the rear of the site to an existing adjoining development

