

New South Wales Government Independent Planning Commission

SITE INSPECTION NOTES	6	
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	Panel Chair
	Michael Wright	Panel Member
Office of the IPC:	Kendall Clydsdale	Principal Case Manager
	Tahlia Hutchinson	Senior Planning Officer
Applicant:	Charles Maxwell	Development Officer, Novus
	Schandel Fortu	Director, Ethos Urban
	Matthew Di Maggio	Associate Director, Ethos Urban
	Ben Pomroy	Principal, Rothelowman
	Scott MacArthur	Principal and Team Leader, Artefact Heritage
Willoughby City Council Representative:	Dyalan Govender	Head of Planning

### LOCATIONS AND KEY OBSERVATIONS

#### 1) Meeting Point

- Introductions and Commission Panel Chair opening statement
- The Panel observed the existing development on the site and surrounding locality

#### 2) Old Fire Station

- 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

#### 3) Corner of Pacific Highway and Albert Street

- 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

#### 4) Albert Lane Interface

- 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

#### 5) Rear of Old Fire Station

Panel observed the existing development on the site and surrounding locality

#### 6) Conclusion of Inspection

- 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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### SITE INSPECTION PHOTOS

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







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

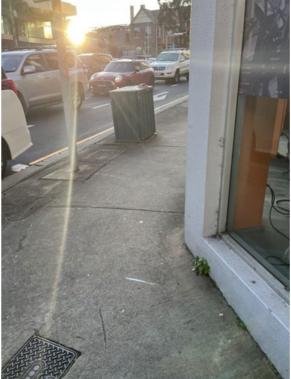


Figure 4 – Looking north-west to the rear of the site across Albert Lane





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



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