



## PLANNING AND INFRASTRUCTURE

Planning Unit

20 June 2025

Office of the Independent Planning Commission  
Level 15, 135 King Street  
Sydney NSW 2000  
Att: Stuart Morgan

Dear Mr Morgan,

**RE: Submission – SSD-59805958 – Novus on Albert Build-to-Rent, 763–769 Pacific Highway, Chatswood**

Willoughby City Council appreciates the opportunity provided by the Independent Planning Commission to provide its submission in relation to the above State Significant Development (SSD) application.

Please find attached Council's submission in relation to the proposed Novus on Albert Build-to-Rent development at 763–769 Pacific Highway, Chatswood.

Council confirms this submission is the same as that previously provided to the Department of Planning, Housing and Infrastructure (DPHI), and that the content of this submission remains unchanged. In particular, Council retains its concern that the heritage impacts are not appropriately mitigated, the bulk and scale of the proposal should be reduced, and the setback of the tower to the Pacific Highway and the setback to 781 Pacific Highway should be increased. Council also retains its concern with respect to the waste collection and Heavy Rigid Vehicle (HRV) access issues raised in the submission.

Council acknowledges that a number of the stormwater management matters are proposed to be addressed by conditions as is the dedication of land for future road widening. Council requests that should the proposal proceed, that the condition relating to local contributions be updated to include the contribution amount; Council can calculate the contribution amount on request with confirmation of the development parameters required to facilitate the calculation.

Should you have any question in regards this letter and the attached, please contact Christopher Nguyen – Strategic Planner on [REDACTED]

Yours sincerely,

[REDACTED]

Dyalan Govender  
Acting Head of Planning