

Our ref: Novus on Victoria, Chatswood - Build-to-Rent (SSD-63324208)

Mr Andrew Mills

Chair

Office of Independent Planning Commission NSW

Suite 15.02, Level 15

135 King Street

Sydney NSW 2000

28 November 2025

Subject: Referral for Determination

Dear Mr Mills

The Department has completed its assessment of the Novus on Victoria, Chatswood Build-to-Rent (SSD-63324208) comprising a 46 storey build-to-rent shop top housing development consisting of 260 units.

On 17 October 2025, section 2.7 of the Planning System SEPP was amended so that the Independent Planning Commission (IPC) is no longer the consent authority for build-to-rent proposals where there are more than 50 public objections or an objection from the relevant council. The Minister for Planning and Public Spaces is now the consent authority under section 4.5(a) of the *Environmental Planning & Assessment Act 1979*. However, because this proposal received over 50 objections before the amendment took effect, it has been referred to the IPC for determination as the Minister's delegate (under delegation dated 14 September 2011).

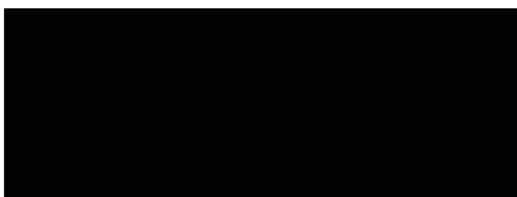
Based on its assessment, the Department believes that the project is approvable, subject to the recommended conditions of consent.

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: [Novus on Victoria, Chatswood - Build-to-Rent | Planning Portal - Department of Planning and Environment](#).

Please contact Brendon Roberts, Team Leader Social & 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 McNamara

A/Deputy Secretary

Development Assessment and Sustainability