



## EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION

### Novus on Victoria, Chatswood - Build-to-Rent

<b>Application No</b>	SSD-63324208
<b>Location</b>	410-416 Victoria Avenue, Chatswood
<b>Applicant</b>	Novus Management Pty Ltd
<b>Council Area</b>	Willoughby City Council
<b>Consent Authority</b>	Minister for Planning and Public Spaces or Independent Planning Commission

#### Description of proposal

A shop-top housing development for build-to-rent apartments at 410-416 Victoria Avenue, Chatswood comprising:

- site preparation works including demolition of the existing buildings, excavation and earthworks
- construction and use of a 46 storey shop-top housing development comprising 260 build-to-rent apartments, retail premises on the ground and first floor, a lobby and ancillary residential amenity spaces
- three levels of basement with nine car share spaces, bicycle storage, loading facilities, waste rooms, residential and commercial storage, and plant rooms
- landscaping throughout the ground floor and podium areas and public domain works.

#### About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the department) has received a State significant development (SSD) application for the abovementioned proposal. The application, environmental impact statement (EIS) and accompanying documents are on exhibition from **6 May 2025 until 2 June 2025**. You can view these documents online at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/novus-victoria-chatswood-build-rent>

#### Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of exhibition.

To do this, search for this project at [www.planningportal.nsw.gov.au/major-projects](http://www.planningportal.nsw.gov.au/major-projects) and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at [www.planningportal.nsw.gov.au/major-projects/help](http://www.planningportal.nsw.gov.au/major-projects/help) including a step-by-step [guide](#) on how to make a submission. If you require further assistance, please contact Service NSW on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact Service NSW sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition end date.

**Before making your submission:** You should read the department's:

- Disclaimer and declaration at [www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration](http://www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration), and
- Privacy statement at [www.planning.nsw.gov.au/privacy](http://www.planning.nsw.gov.au/privacy).

Your submission will be published on the NSW Planning Portal in accordance with our privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you



## Department of Planning, Housing and Infrastructure

choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

### When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit [www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure](http://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure) or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the department's [disclaimer and declaration](#).

For more information, including the department's submissions policy, please go to [www.planningportal.nsw.gov.au/major-projects/have-your-say](http://www.planningportal.nsw.gov.au/major-projects/have-your-say).

**For more information about the project:** Judith Elijah 02 9995 5280  
**If you require assistance** to use the NSW Planning Portal or you are having difficulty making a submission online, please call Service NSW on 1300 305 695.