

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

Mr Jason Goldsworthy
Co-Founder & Head Development
Novus Management Pty Ltd
Level 38 - Gateway Plaza 1 Macquarie Place
Sydney NSW 2000
20 October 2023

Subject: Request for Additional Information

Dear Mr Goldsworthy

I refer to the request for Secretary's Environmental Assessment Requirements (SEARs) for the Novus Build-to-Rent project at Victoria Avenue, Chatswood (SSD-63324208).

The Department notes the site is zoned E2 Commercial Centre under the Willoughby Local Environmental Plan 2012 (WLEP 2012). The site is also mapped as Area 5 and Area 8 on the Special Provisions Area Map. Under clause 6.16 of the WLEP2012 any development for the purposes of commercial premises is required to have a minimum lot size of 1,800m² in the E2 Commercial Centre.

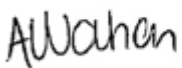
You are requested to submit the following additional information to support your request for SEARs:

- confirmation of the total site area
- legal advice confirming the application of cl6.16 of the WLEP2012 and whether the development (which includes commercial premises) is required to meet the minimum lot size requirements.

You are requested to provide the information to the Department by Monday 30 October 2023. If you cannot meet this deadline, please advise the Department via the NSW planning portal.

If you have any questions, please contact Caleb Ball on 9274 6186 or via email at caleb.ball@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "Amy Watson".

Amy Watson
A/Director
State Significant Acceleration