

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

Mr Jason Goldsworthy
Co-Founder & Head of Development
Novus Management Pty Ltd
Level 38 – Gateway Plaza 1 Macquarie Place
Sydney New South Wales 2000

2 September 2025

Subject: Amendment of Application

Dear Mr Goldsworthy

I refer to the Amendment Report which was submitted on 28 August 2025 in accordance with Section 37 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) for Novus on Victoria, Chatswood - Build-to-Rent (SSD-63324208).

The Amendment Report has requested the following changes:

- Relocate the vehicle access from Post Office Lane to Victor Street to facilitate improved pedestrian amenity within the Post Office Lane shared zone.
- Relocate the substation to the ground floor to improve design and Crime Prevention Through Environmental Design outcomes, including improved activation to the Ground Floor and Level 1, reduced basement excavation and greater flexibility for future basement connection opportunities with adjoining sites.
- Minor amendments to the podium façade design and materiality.
- Minor adjustments to the floorplate layout on Levels 3-5 to accommodate the revised loading zone turntables (noting the number of apartments has not been changed due to this).
- Consolidation of the basement from three levels to two.

The Department has reviewed the Amendment Report and is satisfied it meets the requirements of Section 37 of the Regulation. In accordance with Section 38 of the Regulation, the Department considers the proposed amendment to be minor, and therefore the lodgement date does not change and the amendment does not require re-exhibition.

Accordingly, I as delegate of the Independent Planning Commission approve the application for the amendment.

If you have any questions, please contact Brendon Roberts on 9274 6422 or via email at brendon.roberts@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "P. Wythes".

Paulina Wythes

Director

Social and Diverse Housing Assessments

as delegate for the Planning Secretary