



2nd July 2024

RE: Novus on Albert 763-769 Pacific Highway, Chatswood – Build-To-Rent

This submission is made on behalf of Chatswood West Ward Progress Association

The Association notes and requests:

1. That the proposal is for 198 residential apartments, for which 53 car spaces will be provided. The proposed development is close to public transport and the CBD so is well placed for residents to have reduced reliance on cars, and the small number of car spaces relative to the number of apartments will contribute less congestion than otherwise on already congested streets surrounding the development. Even if the reliance on cars was half the national average (1.8 cars per household according to 2021 census), the demand for cars by renters will significantly exceed the provided car spaces, resulting in considerable spillage of cars parked in nearby streets and parking facilities, eventually resulting in inconvenience for existing Willoughby residents when they find their own ability to park on their residential streets is reduced. We request that the developer work with Willoughby City Council to ensure that inconvenience to existing residents is minimized.
2. The heritage listed old fire station façade will be demolished in the development. The Association supports the suggestion made in a separate submission, by Mr Peter Hayes, that the façade “should be offered to the Fire Museum (<https://www.museumoffire.net/about-the-museum>) as an acknowledgement of the "supreme sacrifice" by former Firemen stationed at this facility who lost their lives or were gravely injured battling blazes in our community. The offer should include the careful demolition for relocation and transport to the new Museum site (located at Penrith NSW) and restoration and all associated costs included in this project development.” In addition, we request that some remembrance of the fire station be included in the public area of the development, in the form of a plaque, scale model of the façade, photograph/montage display or other suitable device/art work.
3. It is clear from the scale of the building that Albert Lane, as the service road for waste pickup, removals, taxis, deliveries, etc, and also needing to accommodate pedestrian traffic, will become very busy. We support Council’s request that the developer comply with Council’s request to “undertake the one way Albert Lane process” as detailed in Council’s email of 7th March 2024 to the proponent.

Diana Pryde

President

Chatswood West Ward Progress Association