

17 July 2024

Amy Watson  
A/Director, State Significant Acceleration  
Department of Planning, Housing and Infrastructure  
4 Parramatta Square  
12 Darcy Street  
PARRAMATTA NSW 2150

Dear Amy

**Submission – Novus on Albert – 763-769 Pacific Highway, Chatswood – Build-to Rent (SSD-59805958)**

Concerns are raised in relation to the abovementioned proposed major project application that is next door to our Serviced Apartment development at 79 Albert Avenue Chatswood. Please find below a list of the concerns we have.

- **Vehicular Access** - no assessment has been made regarding the vehicular access of the proposed development with our porte-cochere which is directly opposite the Build-to-Rent driveway. No swept paths have been provided showing vehicles entering or leaving the site at the same time vehicles will be entering/leaving our porte-cochere, or how this can be managed.
- **Wind impact** – how has the Applicant considered wind tunnel impact increasing along Albert and Fleet Lanes. In particular the very nature of towers will create a spill of wind into our porte cochere area. The Application needs to provide specific detail on the wind impact upon our MSA building. The Wind report submitted with the Application identifies our porte cochere as “Passing the Required Safety Limits” in Albert Lane. However, from our vast experience in tower developments, the reality of the wind impact when the building is completed can be different to wind modelling. For this reason, a condition should be imposed that requires the Applicant to conduct wind testing after occupation and make good or add devices that reduce wind impacts into our site. There are also “Failing Safety Limits” in front of our site and we do not accept that additional trees alone will remove the additional wind drafts. Wind barriers at ground level must be put in place.
- **Three basement levels** – There is no information on the protection of our building during construction. Are there any anchors being proposed, bracing etc. We need to see this information before approval is granted. A dilapidation report must be carried out on our property prior to a construction certificate being issued for any works, and any damage fixed by the Applicant at their own cost.
- **Social impacts** – noise and vibration monitors must be in place during construction to protect our building and the amenity of occupants. The Construction Management Plan must include a complaints register and who to contact should noise and vibration issues arise.
- **Privacy** – there has been no assessment made of visual privacy impacts towards our Serviced Apartment that should be measured against Part 3F of the Apartment Design Guidelines.

- **Roof top plant** and outdoor areas to be covered and acoustically treated to protect service apartment units occupants from undue noise.
- **Views** – there is a significant loss of direct primary western views.
- **Shadows** – winter solace plans do not show 3pm in accordance with the Apartment Design Guidelines.
- **Community/Stakeholder Engagement** – no representation was made from the Applicant to Meriton prior to the application being placed on public exhibition.

Please keep us informed of how this application will progress with any changes requested above.

Yours sincerely

**Karimbla Properties (No. 28) Pty Ltd**

A handwritten signature in black ink, appearing to read 'W Gordon', written in a cursive style.

Walter Gordon  
**Head of Town Planning**