

Our ref: HMS ID 10291

Judith Elijah
Department of Planning, Housing and Infrastructure
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Letter uploaded to the Major Projects Planning Portal

Advice on Environmental Impact Statement – State Significant Development

Proposal: Novus on Victoria, Chatswood - Build-to-Rent

Major Project reference: SSD-63324208

Received: 5 May 2025

Dear Judith

Thank you for your referral seeking advice on the above State Significant Development proposal. We understand that the proposal is for construction of a 46-storey mixed use development including 260 diverse build-to-rent apartment types.

In preparing this advice Heritage NSW has reviewed the following documents:

- Environmental Impact Statement - prepared by Ethos Urban, dated 16 April 2025
- Aboriginal Cultural Heritage Assessment Report - prepared by Artefact Heritage, dated 3 April 2025.

The Aboriginal cultural heritage assessment has found that:

1. There are no recorded Aboriginal objects or areas of Aboriginal archaeological potential on the land to which this application applies
2. The investigation area has been subject to high levels of disturbance
3. No objections to the proposal were received from the registered Aboriginal parties during the Aboriginal community consultation process.

Heritage NSW support the recommendation in the ACHAR for ongoing consultation with the registered Aboriginal parties during the assessment and construction phases of the project.

We recommend that an unanticipated finds procedure is prepared to set out the appropriate process to follow if Aboriginal objects are identified during works.

Please note that the above comments relate only to Aboriginal cultural heritage regulation matters. If you have any questions about this correspondence, please contact Marika Low, Acting Practice Lead Major Project Referrals at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely,

Alison Lamond

Alison Lamond
A/ Strategic Manager
Major Projects
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate under *National Parks and Wildlife Act 1974*
29 May 2025