



Our ref: DOC20/30178

Mr Bruce Zhang
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

By email: bruce.zhang@planning.nsw.gov.au

Dear Mr Zhang,

Notice of Exhibition of application for Oakdale West Estate Stage 2 Development (SSD-10397)

Thank you for your referral dated 15 January 2020 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD). It is noted that this application follows and relates to a separate and earlier Concept approval SSD 7348 for the Oakdale West Industrial Estate (stage 1 development). Separate correspondence will be issued regarding a modification to SSD 7348 which aligns with the current application.

Heritage NSW understands that the current SSD 7348 concept approval applies to the entire Oakdale West Industrial Estate. The stage 1 concept approval included bulk earthworks, construction and operation of three warehouse buildings in Precinct 1 a new road (Western North South Link Road, construction of Estate Roads 1 and 2 and construction of warehouse buildings, offices and infrastructure. The proposed SSD Application 10397 now supplies the detail for Stage 2 development of the area allowed in SSD 7348. The works under the current SSD include:

- Hours of operation; uses under the approval
- Subdivision of lot 2b
- Construction of building 2B (a new four level warehouse and office building) with fitout for the buildings.
- Parking for motor vehicles and associated landscaping
- Extended (non-regular) construction hours during earthworks and infrastructure works and to complete the build
- Construction access via Bakers Lane and Aldington Road during peak school hours

The following reports were considered in our assessment:

- *Goodman Property Services (Australia) Pty Ltd Oakdale West Industrial Estate concept Plan and Stage 1 Modification (MOD 3 SSD 7348) and Stage 2 Development Applicant (SSD 10397) – Environmental Impact Statement, prepared by GHD, dated January 2020.*
- *Previous Heritage Council advice to Department of Planning and Environment dated 13 December 2017*

Heritage NSW notes that previous EIS assessment for the concept level approval (under SSD 7348) encompassed the study area. Previous comments on SSD 7348 relate to this application.

The proposed SSD will not affect any State Heritage Register (SHR) items. The previous EIS documentation prepared by AMBS dated 2007 for SSD 7348 (including the study area) identified one potential historical archaeological site known as the 'collapsed cottage site'. However, the documentation could not clearly establish why the site would warrant archaeological management due to the site's low research potential. The (then) Heritage Division, OEH did not recommend conditions for archaeological management and advised DPIE that the SSD should apply unexpected finds for the new development. This advice was issued in a letter for SSD 7348 dated 13 December 2017 (our ref: DOC17/55345).

The current application has supplied an EIS which has not identified any additional archaeological resources requiring management for SSD 10397. The supporting EIS did state that archaeological mitigation (salvage) of the 'collapsed cottage site' has taken place. It is unclear why the proponent would undertake detailed archaeological mitigation of this site where this course of action was not recommended by Heritage NSW (as Delegate of the NSW Heritage Council).

As delegate of the Heritage Council of NSW, I provide the following comments:

- There are no State Heritage register listed items in the study area requiring management
- There are no new identified historical archaeological sites or relics of significance within the subject area requiring management.
- It is recommended that an appropriate unexpected finds protocol is included within a Construction Environment Management Plan (CEMP) be prepared and implemented for this project. It is noted that should they be triggered, requirements under s.146 of the Heritage Act 1977 remain to be met even with an SSD approval.
- **No further referral to Heritage NSW is required for SSD 10397.**

If you have any questions regarding the above advice, please contact Felicity Barry, Senior Historical Archaeologist at Heritage NSW on (02) 9995 6914 or Felicity.Barry@environment.nsw.gov.au.

Yours sincerely



Dr Siobhan Lavelle, OAM
Senior Team Leader, Specialist Services
Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW
20 February 2020