

Our ref: HMS ID 11667

Rebecka Williams  
Department of Planning, Housing and Infrastructure  
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Letter uploaded to the Major Projects Planning Portal

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## Advice on Environmental Impact Statement – State Significant Development

**Proposal:** Oakdale East Industrial Estate, Precinct 2

**Major Project reference:** SSD-77020757

**Received:** 2 September 2025

Dear Rebecka,

Thank you for your referral seeking advice on the above State Significant Development proposal.

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

- Relevant sections of the Environmental Impact Statement: Oakdale East Industrial Estate – Precinct 22-10 Old Wallgrove Road, Horsley Park – prepared by KEYLAN Consulting Pty Ltd, dated 4 July 2025
- Appendix 16: Aboriginal Cultural Heritage Assessment Report – Oakdale East Industrial Estate – prepared by Artefact Heritage Services, dated 10 May 2022

It is understood that the proposal seeks to facilitate the development within Precinct 2 of the Oakdale East Industrial Estate which received concept approval on 11 October 2023 under SSD-37486043. The current proposal for Precinct 2 includes the construction of three warehouse buildings (four tenancies), comprising warehouse and distribution centre uses, incorporating onsite car parking and ancillary offices. We note that the Secretary's Environmental Assessment Requirements (SEARs) issued for the proposal require an Aboriginal Cultural Heritage Assessment Report (ACHAR) or justification for reliance upon any previous ACHAR undertaken for SSD-37486043.

As outlined in the Environment Impact Statement (EIS), an ACHAR was prepared and submitted as part for the concept proposal under SSD-37486043. As per the SEARs, the current application is supported by the existing ACHAR which included assessment of potential impacts to Aboriginal cultural heritage within the Precinct 2 study area. The existing ACHAR found that there were no sites listed on the Aboriginal Heritage Information Management System (AHIMS) located within the

broader Oakdale East Industrial Estate study area and therefore, no Aboriginal heritage sites within the boundary of the Precinct 2. One Aboriginal site 'OE AS1' (AHIMS 45-5-5620) consisting of an artefact scatter and area of potential archaeological deposit (PAD) was located along the south-eastern boundary in an area associated with limited past disturbance. The area in which OE AS1 (AHIMS 45-5-5620) is located will not be impacted by the planned development and the ACHAR concluded that no further archaeological assessment was required and recommended the implementation of an unexpected finds protocols during construction.

Heritage NSW provisionally accepts that the existing ACHAR has addressed the assessment requirements for Aboriginal cultural heritage for the current proposal and provisionally agrees with the proposed Mitigation Measures included in Appendix 3 of the EIS, however, we recommend that Planning request that the applicant address the following comments:

1. We note that the version of the ACHAR provided as Appendix 16 appears to be a draft version of the report (dated May 2022). Please provide a copy of the finalised ACHAR which includes the outcomes of the Stage 4 review by Registered Aboriginal Parties (RAPs).
2. In relation to the unexpected Aboriginal objects mitigation measure outlined in Appendix 3 of EIS, when finalising the procedure for inclusion in the Construction Environmental Management Plan (CEMP), please ensure that it is amended to include notification and/or involvement of project RAPs not just Deerubbin LALC.
3. Considering the proximity of OE AS1 (AHIMS 45-5-5620) to the boundary of Precinct 2, it is recommended that the management measures are updated to include protective measures to prevent inadvertent harm to the site. This may include protective fencing prior to construction and/or identification of the site as a no-go area of construction mapping.

On the basis that the above comments are addressed, recommended draft conditions for Aboriginal cultural heritage are provided in **Attachment A**.

Please note that the comments provided relate only to Aboriginal cultural heritage regulation matters. If you have any questions about this correspondence, please contact Marika Low, Senior Assessments Officer at Heritage NSW on (02) 9873 8500 or [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)

Yours sincerely,

*Corey O'Driscoll*

Corey O'Driscoll

A/Practice Lead

Major Projects

Heritage NSW

Department of Climate Change, Energy, the Environment and Water

As Delegate under *National Parks and Wildlife Act 1974*

22 September 2025

## Attachment A – Recommended draft conditions for Aboriginal cultural heritage

Below are our recommended draft conditions for the protection of Aboriginal heritage.

### Aboriginal Heritage

1. All reasonable steps must be taken to avoid harm, modification, or other impact to Aboriginal objects.
2. The Registered Aboriginal Parties must be kept informed about the SSD. The Registered Aboriginal Parties must continue to be provided with the opportunity to be consulted about the Aboriginal cultural heritage management requirements of the SSD.
3. Prior to carrying out any development, the Applicant must ensure Aboriginal heritage management procedures are prepared for the development and included in the Project's Construction Environmental Management Plan (CEMP). The Aboriginal heritage management procedures must include a contingency plan and reporting procedure for the management of Unexpected Aboriginal Heritage Finds and Human Remains that is prepared by suitably qualified and experienced heritage specialist, in consultation with the Registered Aboriginal Parties and in accordance with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (2010). The Unexpected Heritage Finds and Human Remains Procedure, as submitted to the Planning Secretary, must be implemented for the duration of construction.