



Ref No: DOC17/511083

Mr Karl Fetterplace
Senior Planning Officer, Key Sites Assessments
Department of Planning & Environment
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By email: karl.fetterplace@planning.nsw.gov.au

Dear Mr Fetterplace

REQUEST FOR SECRETARY'S ENVIRONMENTAL REQUIREMENTS FOR PARRAMATTA LEAGUES CLUB HOTEL, PARRAMATTA (SSD 8800)

Reference is made to your correspondence received on 13 October 2017 requesting input on the Secretary's Environmental Assessment Requirements (SEARs) from the Heritage Council of NSW for the abovementioned development proposal. It is understood that this proposal involves the construction of a 15 storey hotel building with ancillary leisure and function uses on the lower four levels. It is understood that the hotel would be constructed to the south of the Parramatta Leagues Club building.

In addition to the draft SEARs, the following reports have been reviewed:

- *Request for Secretary's Environmental Assessment Requirements – Hotel within Parramatta Leagues Club Carpark*, prepared by Perica & Associates Urban Planning P/L, dated 6 October 2017;
- *Parramatta Leagues Club Proposed Hotel Development – Request for SEARs – Architectural Diagrams*, prepared by Hassell, dated 22 September 2017;
- *Design Excellence Process – Parramatta Leagues Club – Proposed Hotel Development*, prepared by Hassell, dated 6 October 2017; and
- *Survey with tree retention*, prepared by Brunskill McClenahan & Associates Pty Ltd, dated 27 February 2015.

There is potential for the subject site to impact historic archaeology. It should be noted that a delegate of the Heritage Council granted approval under s.140 of the *Heritage Act 1977* for a historical archaeological test excavation at the subject site for a carpark development in June 2016. The testing aimed to develop a strategy for the proposed carpark to avoid harm to significant historical archaeological relics. We recommend an amendment to the draft SEARs below in relation to historic archaeology to ensure that the recent findings are considered.

The subject site is not within the curtilage of any State Heritage Register (SHR) items. However, it is in the immediate vicinity of four SHR items: Parramatta Park and Old Government House (SHR 00596), Roseneath Cottage (SHR 00042), the Norma Parker Correctional Centre (SHR 00811) and the Cumberland District Hospital Group (SHR 00820).

It should also be noted that the following SHR listed items, Norma Parker Correctional Centre and a portion of the Cumberland District Hospital Group, contain the Parramatta Female Factory Precinct. It is understood that the Australian Heritage Council have made a

recommendation to the Federal Minister for the Environment to place the Parramatta Female Factory Precinct on the National Heritage List.

As you are aware, in 2015 the Australian Government, New South Wales Government and Parramatta City Council signed a Conservation Agreement under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) to protect World and National Heritage values of Old Government House and Domain in relation to its significant views and settings. The subject site is located within the Highly Sensitive Area identified within the *Conservation Agreement for the protection and conservation of the World and National Heritage Values of the Australian Convict Sites, Old Government House and Domain, Parramatta New South Wales*. The Conservation Agreement contains planning controls for the Highly Sensitive Area which relate to building form, height, materials and signage which aim to minimise the impacts on the World and National Heritage values of Old Government House and Domain. The Australian Government's Policy Statement in relation to the Conservation Agreement states:

Development on or within the Highly Sensitive Area, that does not comply with the controls specified in the Agreement, will generally be refused under the EPBC Act and will only be approved in exceptional circumstances.

Therefore, it is important that the potential impacts of this proposal on the World, National and State heritage values of Old Government House and the Domain are carefully considered and any adverse impacts avoided where possible, or mitigated to conserve significant values.

In general, the Heritage Council of NSW have previously expressed concerns about the potential cumulative impacts of developments within the Highly Sensitive Area and World Heritage Buffer Zone for Old Government House and Domain. The Heritage Council of NSW has also previously advised the Parramatta City Council against increasing the floor space ratio in the vicinity of the Old Government House and Domain due to the potential impacts of high rise development on the World, National and State heritage values.

It is recommended that the draft SEAR 7. *Heritage and Archaeology*, be replaced with the text provided below (new text in bold):

- *Provide a **Statement of Heritage Impact (SOHI)** that documents and addresses the impacts of the proposal on any heritage significance of the site and adjacent areas, including **State and local** heritage items, places or relics significant to Aboriginal or European culture or history, and compliance with the Conservation Agreement for the protection and conservation of World and National Heritage values of the Australian Convict Sites, Old Government House and Domain, Parramatta. **The EIS must address potential visual impacts of the proposal on the heritage significance of State Heritage Register (SHR) items in the vicinity of the site including Parramatta Park and Old Government House (SHR 00596), Roseneath Cottage (SHR 00042), the Norma Parker Correctional Centre (SHR 00811) and the Cumberland District Hospital Group (SHR 00820).** The EIS must demonstrate attempts to avoid impact upon the heritage significance or cultural heritage values of the site **and the SHR items in the vicinity**, identify any conservation outcomes, outline proposed mitigation measures where impacts are unavoidable. **The SOHI also needs to address the cumulative impacts of development in the Highly Sensitive Area identified in the Conservation Agreement and any overshadowing of World, National, State or local heritage items. The SOHI should be supported by detailed drawings and photomontages to illustrate the impact assessment. The SOHI must also address the proposal's compliance with the policies (or guidelines) of:***

- **the Parramatta North Historic Sites Consolidated Conservation Management Plan (prepared by TKD Architects, dated March 2017); and**
 - **the Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values – Technical Report (prepared by Planisphere, dated 2012).**
- **In the event that the Parramatta Female Factory Precinct is included on the National Heritage List, the SOHI should also assess the potential visual impacts on the National Heritage values.**
- **The SOHI should be prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual.**
- *Prepare an archaeological assessment of the likely impacts of the proposal on any Aboriginal cultural heritage **and historical** archaeological **relics within the study area** and outline proposed mitigation and conservation measures. The historical archaeological assessment should be in accordance with the Heritage Division, Office of Environment and Heritage Guidelines including but not limited to 'Assessing Significance for Historical Archaeological Sites and Relics' 2009. The historical archaeological assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. **The assessment should consider recent archaeological assessments and results from archaeological testing undertaken for the study area and in the adjoining Norma Parker Correctional Centre (SHR 811) and the Cumberland District Hospital Group (SHR820).** Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. **Avoidance through careful consideration of redesign must be addressed where state significant archaeological resources are identified.** In the event that harm cannot be avoided in whole or in part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations.*
- *Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented. The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS.*
- *The historical archaeological assessment should **consider and address the results of the recent historical archaeological test excavation undertaken in the Parramatta North Urban Transformation site included evidence of the former state significant mill races which may extend into the subject site. This assessment must be prepared by a historical archaeologist suitable to satisfy the Excavation Director Criteria of the Heritage Council of NSW for the proposed activity and significance level.***

It is recommended that the following document is added to the *Relevant Policies and Guidelines* listed for draft SEAR 7:

- ***Archaeological Assessments: Archaeological Assessment Guidelines (New South Wales Government - Department of Urban Affairs and Planning, 1996).***

The Greater Western Sydney Region Team of the Office of Environment and Heritage may provide separate comment on Aboriginal Cultural Heritage.

If you have any questions regarding the above matter, please contact Anna London, Senior Heritage Assessment Officer at the Heritage Division, Office of Environment and Heritage on 02 9873 8608 or anna.london@environment.nsw.gov.au.

Yours sincerely



Rochelle Johnston
Manager, Conservation
Heritage Division
Office of Environment & Heritage

As Delegate of the Heritage Council of NSW

27 October 2017