DOC17/516000
SSD 8800

Mr Cameron Sargent
Team Leader Key Sites Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Karl Fetterplace

Dear Mr Sargent

Request for SEARs - Parramatta Leagues Club Hotel, 1 Eels Place, Parramatta

I refer to your letter to the Office of Environment and Heritage (OEH) dated 13 October 2017, requesting Secretary's Environmental Assessment Requirements (SEARs) for the development of the Parramatta Leagues Club Hotel.

OEH has reviewed the documentation provided and recommends the SEARs relating to biodiversity and Aboriginal cultural heritage at Attachment 1.

If you have any queries regarding this matter, please contact Dana Alderson on 8837 6304 or dana.alderson@environment.nsw.gov.au.

Yours sincerely

S. Harrison 06/11/17

SUSAN HARRISON
Senior Team Leader Planning
Greater Sydney

Office of Environment and Heritage recommended SEARs – Parramatta Leagues Club Hotel (SSD 8800)

1. Biodiversity

- Biodiversity impacts related to the proposed development are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s 6.12), Biodiversity Conservation Regulation 2017 (s 6.8) and Biodiversity Assessment Method including details of the measures proposed to address the offset obligation as follows:
    - The total number and classes of biodiversity credits required to be retired for the development/project;
    - The number and classes of like-for-like biodiversity credits proposed to be retired;
    - The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
    - Any proposal to fund a biodiversity conservation action;
    - Any proposal to make a payment to the Biodiversity Conservation Fund (Fund)

- The BDAR should address how the proposal will minimise conflict with the colony of Grey-headed Flying-fox adjoining the site and the steps to be taken to mitigate or offset any identified impacts. The impact assessment should include the potential of the camp to shift location, particularly due to construction noise.

- If requesting the application of the variation rules, the BDAR must contain details of what reasonable steps have been taken to attempt to obtain the required like-for-like biodiversity credits. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under S6.10 of the Biodiversity Conservation Act 2016.

2. Aboriginal cultural heritage

- The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the [development/project] and document these in the EIS. This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW* (DECCW, 2011) and consultation with OEH regional officers.

- Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS.

- Impacts on Aboriginal cultural heritage values are to be assessed and documented in the EIS. The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.

(END OF SUBMISSION)