



REVIEW OF ENVIRONMENTAL FACTORS

Demolition of existing amenities building and construct new amenities building with viewing platform.

200 Junction Road, Winston Hills (Lot 1 DP 1299377) NSW

Prepared for: City of Parramatta Council

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Contents

1.	INTRODUCTION	1
1.1	Project Overview.....	1
1.2	Description of Site and Surrounds	2
1.3	Purpose of the Report.....	6
2.	NEED, JUSTIFICATION AND ALTERNATIVES.....	9
2.1	Need and Justification.....	9
2.2	Alternatives	9
	2.2.1 First Floor Addition.....	9
	2.2.2 Internal Fit Out.....	9
	2.2.3 Do Nothing.....	10
3.	PROJECT DESCRIPTION	11
3.1	The Proposal.....	11
3.2	Construction Activities.....	15
	3.2.1 Work Methodology.....	15
	3.2.2 Construction Area and Ancillary Facilities.....	17
	3.2.3 Construction Hours and Duration.....	18
	3.2.4 Construction Workforce	18
	3.2.5 Plant and Equipment	18
	3.2.6 Earthworks and Ground Disturbance.....	19
	3.2.7 Traffic Management and Access	19
	3.2.8 Landscaping	19
3.3	Property Acquisition and Ownership	19
4.	STRATEGIC FRAMEWORK	20
4.1	Greater Sydney Region Plan 2018	20
4.2	Central City District Plan	20
4.3	Paramatta Local Strategic Planning Statement.....	21
5.	STATUTORY FRAMEWORK.....	22
5.1	Commonwealth Legislation	22
	5.1.1 Environment Protection and Biodiversity Conservation Act 1999	22
5.2	NSW Legislation	23
	5.2.1 Environmental Planning and Assessment Act 1979	23
	5.2.2 Local Government Act 1993	23
	5.2.3 Heritage Act 1977	24





5.2.4	Crown Land Management Act 2016 and Crown Land Management Regulation 2018	24
5.2.5	Biodiversity Conservation Act 2016	25
5.2.6	National Parks and Wildlife Act 1974.....	26
5.2.7	Protection of the Environment (Operations) Act 1997.....	26
5.2.8	Contaminated Land Management Act 1997	26
5.2.9	Roads Act 1993	27
5.2.10	Disability Discrimination Act 1992.....	27
5.3	Environmental Planning Instruments	27
5.3.1	State Environmental Planning Policies	27
5.3.2	Parramatta Local Environmental Plan 2023	31
5.4	Confirmation of Statutory Position.....	33
6.	CONSULTATION AND ENGAGEMENT	34
6.1	Consultation.....	34
6.2	Engagement.....	34
7.	ENVIRONMENTAL ASSESSMENT	36
7.1	Land and water	36
7.1.1	Existing Environment	36
7.1.2	Potential Impacts	37
7.1.3	Safeguards and Management Measures.....	38
7.2	Flora and Fauna.....	38
7.2.1	Existing Environment	38
7.2.2	Potential Impacts	40
7.2.3	Safeguards and Management Measures.....	41
7.3	Air-borne Noise and vibration.....	41
7.3.1	Existing Environment	41
7.3.2	Potential Impacts	42
7.3.3	Safeguards and Management Measures.....	43
7.4	Transport	44
7.4.1	Existing Environment	44
7.4.2	Potential Impacts	45
7.4.3	Safeguards and Management Measures.....	46
7.5	Aboriginal cultural heritage	46
7.5.1	Existing Environment	46
7.5.2	Potential Impacts	47
7.5.3	Safeguards and Management Measures.....	47
7.6	Visual impact.....	47
7.6.1	Existing Environment	47





7.6.2	Potential Impacts	48
7.6.3	Safeguards and Management Measures	49
7.7	Hazards and risks	49
7.7.1	Existing Environment	49
7.7.2	Potential Impacts	49
7.7.3	Safeguards and Management Measures	49
7.8	Air quality	49
7.8.1	Existing Environment	49
7.8.2	Potential Impacts	49
7.8.3	Safeguards and Management Measures	49
7.9	Existing structures	50
7.9.1	Existing Environment	50
7.9.2	Potential Impacts	50
7.9.3	Safeguards and Management Measures	50
7.10	Socio-economic	50
7.10.1	Existing Environment	50
7.10.2	Potential Impacts	50
7.10.3	Safeguards and Management Measures	51
7.11	Waste Management and Resource Use	51
7.11.1	Existing Environment	51
7.11.2	Potential Impacts	51
7.11.3	Safeguards and Management Measures	52
7.12	Cumulative Impacts	52
7.12.1	Existing Environment	52
7.12.2	Potential Impacts	52
7.12.3	Safeguards and Management Measures	52
8.	ENVIRONMENTAL MANAGEMENT	53
8.1	Environmental Management Plan	53
8.2	Safeguards and Mitigation Measures	53
9.	CONCLUSION	58
10.	CERTIFICATION	59
11.	ASSESSMENT AGAINST CLAUSE 171(2) FACTORS, EP&A REGULATION 2021	60
12.	REFERENCES	62

FIGURES

Figure 1	Aerial image of the site (Source: Nearmap aerial photo dated 26 March 2023)	2
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Figure 2 Extract from site location plan showing limit of works (<i>Source: Sam Crawford Architects</i>)	3
Figure 3 Existing amenities building at Max Ruddock Reserve, front of building looking west (site photos)	4
Figure 4 Existing amenities building at Max Ruddock Reserve, side of building looking east (site photos)	4
Figure 5 Existing amenities building at Max Ruddock Reserve, rear of building looking south (site photos).....	5
Figure 6 Existing amenities building (interior) meeting room and storage at Max Ruddock Reserve (site photos)	5
Figure 7 Existing amenities building (interior) kiosk at Max Ruddock Reserve (site photos)	6
Figure 8 Demolition plan (<i>Source: Architectural Plans by Sam Crawford Architects Ref 23.13</i>)	12
Figure 9 Field level plan (<i>Source: Architectural Plans by Sam Crawford Architects Ref 23.13</i>)	12
Figure 10 Street level plan (<i>Source: Architectural Plans by Sam Crawford Architects Ref. 23.13</i>)	13
Figure 11 Roof plan (<i>Source: Architectural Plans by Sam Crawford Architects Ref. 23.13</i>).....	13
Figure 12 North Elevation (<i>Source: Architectural Plans by Sam Crawford Architects Ref. 23.13</i>).....	14
Figure 13 West Elevation (<i>Source: Architectural Plans by Sam Crawford Architects Ref. 23.13</i>)	14
Figure 14 State heritage inventory mapping (<i>Source: NSW State Heritage Inventory</i>)	24
Figure 15 Crown land mapping, crown land shown in blue (<i>Source: NSW Planning Portal</i>)	25
Figure 16 3-30km Wind Turbine Buffer – Western Parklands SEPP, orange x = site (<i>Source: NSW Planning Portal</i>)	30
Figure 17 Land Zoning map (<i>Source: NSW Spatial Viewer accessed 26 March 2024</i>).....	32
Figure 18 Surveyed trees on site (<i>Source: Tree IQ, 2024</i>).....	40
Figure 19 Location of sensitive noise receivers close to the limit of works, red = sensitive receiver (<i>Source: NSW Planning Portal</i>).....	42
Figure 20 Site diagram – existing access (<i>Source: Sam Crawford Architects</i>).....	45
Figure 21 AHIMS search conducted on 7 June 2024 (<i>Source: AHIMS database</i>)	46
Figure 22 Street view looking east towards the existing amenities building (<i>Source: Google Streetview</i>)	47
Figure 23 West Elevation (<i>Source: Sam Crawford Architects</i>)	48

TABLES

Table 1 Construction Activities.....	15
Table 2 Safeguards and Mitigation Measures.....	53

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1. Introduction

1.1 PROJECT OVERVIEW

Project Name:	Max Ruddock Reserve Amenities Building
Proponent:	City of Parramatta City Council
Determining Authority:	City of Parramatta City Council
Location:	Lot 1 DP 1299377 200 Junction Road, Winston Hills 2153

Paramatta City Council proposes demolition of the existing amenities building and construction of a new amenities building on Lot 1 Deposited Plan 1299377.

The replacement amenities building will consist of a multi- storey structure with field level amenities, rooftop landscaping, a viewing platform and shade structure. At field level, the amenities building will feature storage, home and away change rooms, referee room, male and female bathrooms, a kiosk and service rooms.

The works will provide upgraded, publicly accessible amenities for a variety of people who interact with Max Ruddock Reserve.

The building has been sited and designed to:

- optimise accessible links with the surrounding public parking on the eastern edge of Romulus Street and public playground.
- minimise visual impacts using existing site topography and mass planting at street level, adjacent to the viewing platform.
- incorporate sustainable design features such as durable low maintenance materials and finishes suitable to the environment.

The works are permissible without consent in accordance with Section 2.73(3) of *State Environmental Planning Policy (Transport and Infrastructure) 2021* being development, by or on behalf of a public authority for amenities, toilets, changerooms and food preparation on a public reserve owned by Council.

This Review of Environmental Factors (REF):

- describes the proposed activity
- demonstrates that the proposed activity complies with the intent of relevant statutory and policy documents
- provides an assessment of the likely environmental effects of the proposed activity
- concludes that there are no significant environmental constraints on the site that preclude the proposed works; and
- concludes the proposed works will not result in any significant adverse environmental impacts.

Accordingly, it is considered that an Environmental Impact Statement is not required.

There are no requirements for consultations with other authorities as set out in Chapter 2 Part 2.2 Division 1 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*. A Principal Contractor will require separate approvals from public utility and infrastructure providers for connections to potable water, sewer, electricity and any openings in the public road reserve.

No other permissions or approvals for the work, other than the Environmental Approval of this REF from Parramatta Council, are required.

1.2 DESCRIPTION OF SITE AND SURROUNDS

Max Ruddock Reserve consists of a recently consolidated single land parcel being Lot 1 DP 1299377. Formerly, the site consisted of three (3) land parcels, Lot 1064 DP 238063, Lot 1067 DP 238063 and Lot 1013 DP 237551. The site is approximately 3.48ha. Max Ruddock Reserve is a public reserve owned by Council and is not a crown reserve.

An aerial photo of the site and surrounds is shown in **Figure 1**. Max Ruddock Reserve contains two (2) multipurpose fields used for cricket, soccer and rugby, cricket nets, a playground, a single storey amenity building and an outdoor gym. Parking is provided along the eastern edge of Romulus Street.

The majority of the site consists of grass cover, with hardstand areas mostly limited to the parking area along Romulus Street and pedestrian pathways that link the southern playground and northern outdoor gym.



Figure 1 Aerial image of the site (Source: Nearmap aerial photo dated 26 March 2023)

The limit of work is contained to the south-west portion of the site, where the existing amenities building is located (refer **Figure 2**).

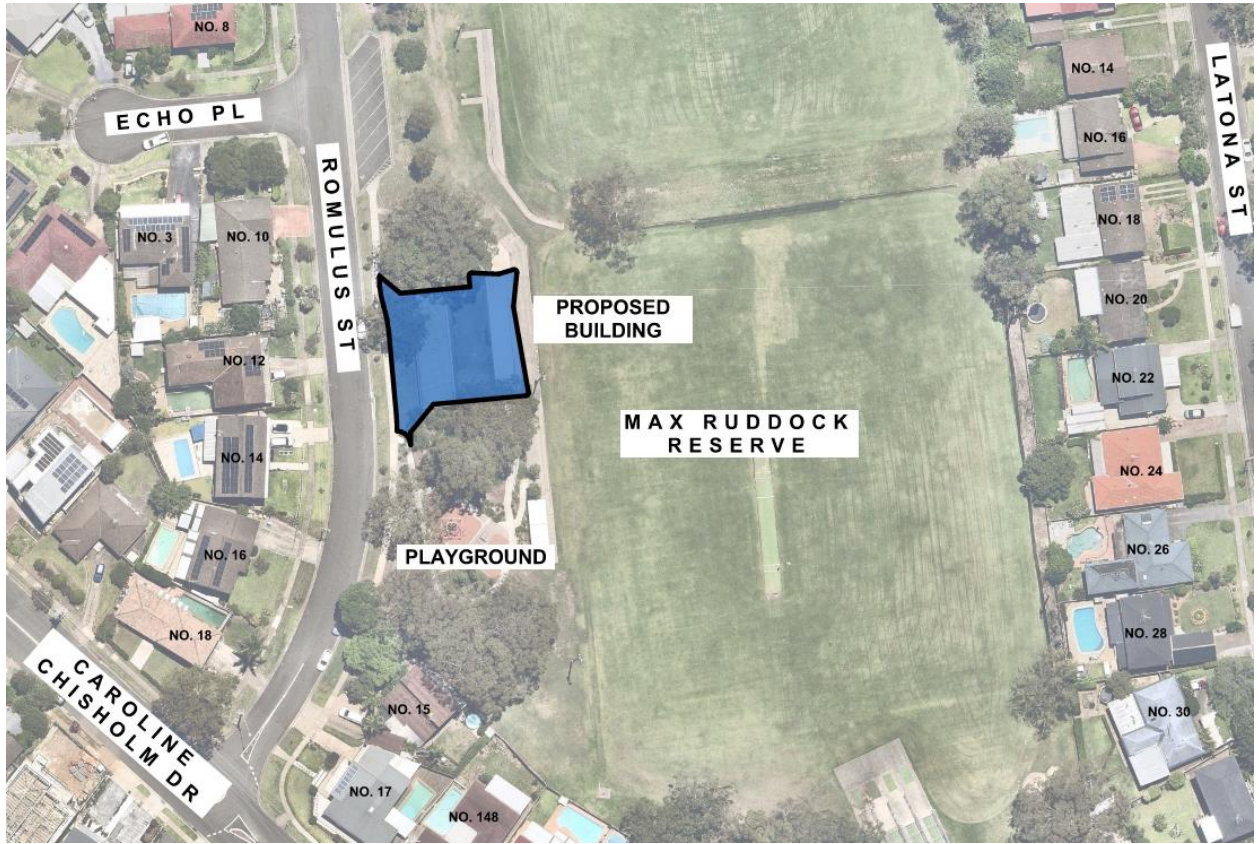


Figure 2 Extract from site location plan showing limit of works (Source: Sam Crawford Architects)

The site is located to the south of the M2 Motorway and Junction Road. The site is bound to the west by Romulus Street. To the east and south are the rear property boundaries of low density residential allotments. The perimeter of the site includes mature trees, particularly along the northern boundary that provides a visual screen to the motorway.

More broadly, the site is located in a predominantly low-density residential area. The most common building typology is dwelling houses with scattered dual occupancies and multi dwelling development. Further west of the site is the Winston Hills Shopping Centre and Winston Heights Public School. Further east of the sites is Winston Hills Public School. Parks and recreation areas located within a 500m radius of the site are Gooden Reserve, Charoline Chisholm Park and Timbergetters Reserve.

Figures 3-7 show the existing single storey amenities building to be demolished.



Figure 3 Existing amenities building at Max Ruddock Reserve, front of building looking west (site photos)



Figure 4 Existing amenities building at Max Ruddock Reserve, side of building looking east (site photos)





Figure 5 Existing amenities building at Max Ruddock Reserve, rear of building looking south (site photos)

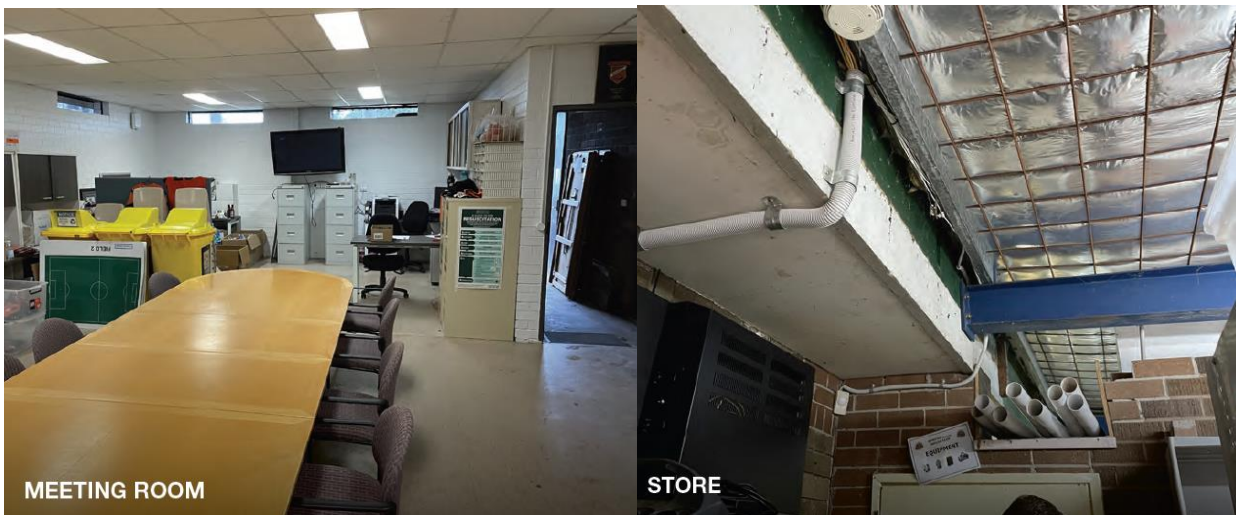


Figure 6 Existing amenities building (interior) meeting room and storage at Max Ruddock Reserve (site photos)



Figure 7 Existing amenities building (interior) kiosk at Max Ruddock Reserve (site photos)

The existing amenities building sits at the bottom of an embankment. The land that comprises the limit of works slopes steeply upward from the existing amenities building to Romulus Street. The existing amenities building has been cut into this slope, with retaining walls provided along the rear and sides of the existing building (refer **Figure 5**).

Several pedestrian footpaths connect the amenities building to the adjacent playground and carpark. Several stairs and tiered concrete seating is provided from the amenities building down to the sports fields.

The limit of works contains several trees that border the existing building, largely to the north. All trees within the limit of works will be retained with the exception of Tree 7.

1.3 PURPOSE OF THE REPORT

This Review of Environmental Factors (REF) has been prepared to meet the requirements of Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The proposed works are characterised as 'works without consent' under Chapter 2 Part 2.3 Division 12 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP).

Max Ruddock Reserve is a public reserve owned and managed by City of Parramatta Council.

Section 2.73(3) of the Transport and Infrastructure SEPP states that certain types of development carried out by a public authority on parks and public reserves owned by a public authority is development permitted without consent. The specified types of development under Section 2.73(3)(a) include amenities and food preparation development for users of the reserve. Section 2.73(3) of the Transport and Infrastructure SEPP states as follows (our underline added):

(a) development for any of the following purposes—

(i) roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,



- (ii) recreation areas and recreation facilities (outdoor), but not including grandstands,*
- (iii) visitor information centres, information boards and other information facilities,*
- (iv) lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard,*
- (v) landscaping, including landscape structures or features (such as art work) and irrigation systems,*
- (vi) amenities for people using the reserve, including toilets and change rooms,*
- (vii) food preparation and related facilities for people using the reserve,*
- (viii) maintenance depots,*
- (ix) portable lifeguard towers,*
- (b) environmental management works,*
- (c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).*

The proposed works will include (a) (vi) and (vii) and (c) and are proposed to be located on a public reserve owned and controlled by Parramatta City Council.

Parramatta City Council (Council) is a public authority as defined in Section 1.4 to the Environmental Planning and Assessment Act, 1979 ((EP&A Act) as follows (our underline added):

“public authority means—

- (a) a public or local authority constituted by or under an Act, or*
- (b) a Public Service agency, or*
- (c) a statutory body representing the Crown, or*
- (d) a Public Service senior executive within the meaning of the Government Sector Employment Act 2013, or*
- (e) a statutory State owned corporation (and its subsidiaries) within the meaning of the State Owned Corporations Act 1989, or*
- (f) a chief executive officer of a corporation or subsidiary referred to in paragraph (e), or*
- (g) a person prescribed by the regulations for the purposes of this definition.”*

Review of Environmental Factors

Part 5.5 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) requires that where an activity is proposed to be undertaken, the determining authority must consider “*to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity*”. This REF has been prepared to meet this obligation in accordance with the relevant provisions of the EP&A Act and *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). The assessment considers whether the proposed works are likely to have a significant impact on the environment and therefore whether an Environmental Impact Statement (EIS) is required to be prepared.

This REF has been prepared by Planning Ingenuity for Council, the Proponent of the proposal. Council is the determining authority under Part 5 of the EP&A Act. The determining authority is defined in Section 5.1 of the EP&A Act, 1979 as:





*“**determining authority** means a Minister or public authority and, in relation to any activity, means the Minister or public authority by or on whose behalf the activity is or is to be carried out or any Minister or public authority whose approval is required in order to enable the activity to be carried out.”*

This REF will assist Council in meeting the above obligations.





2. Need, Justification and Alternatives

2.1 NEED AND JUSTIFICATION

Max Ruddock Reserve is a popular public recreation asset used by the local community and visitors. The site is the home ground for the Winston Hills Football Club and Cricket Association. The reserve contains an outdoor gym, playground, cricket nets, two (2) multipurpose grass fields and an amenities building.

The amenities building is outdated and unable to accommodate increased demand and capacity, therefore is no longer fit for purpose. The building is relied upon by the Winston Hills Football Club during the winter season and Winton Hills Cricket Club in the summer season. The current kiosk area shown in **Figure 7** is too small to operate as a fully functional kiosk. There is a distinct need for greater storage areas and updated home and away change rooms. Only six (6) toilets are provided for all users of the reserve. There is demand for additional amenities and improved standards of accessibility and maintenance, particularly on weekends and during sporting events.

The existing building contains a single front awning that provides limited shade during hot or wet weather. The BBQ area also operates under this awning further limiting space for the general public to take refuge.

The public amenities building is required to service the needs of all users of Max Ruddock Reserve. As such, the proposed upgrade of the existing amenities building is crucial in improving the overall quality of the reserve.

2.2 ALTERNATIVES

The practical alternatives to the project identified in this REF are:

- Retain the existing amenities building and add a first-floor addition
- Upgrade the internal fit out of the existing amenities building
- Do nothing

2.2.1 First Floor Addition

Providing a first-floor addition atop the existing amenities building was explored. This would provide much needed expanded floor space and modern upper-level facilities. Further, the location of the existing amenities building is considered suitable, already located near multiple footpaths and adjacent to the playground and connected to all essential services. Further, the extent of demolition would be significantly reduced as the majority of the existing amenities building could remain.

However, the existing amenities building at ground level is inadequate. The existing awning provides extremely limited shade and weather protection, and the internal fit out is not optimal and in need of upgrading to contemporary standards. To leave the ground floor existing amenities building as it stands, without providing any internal or external improvements would result in an adverse outcome in terms of functionality, maintenance, accessibility and aesthetics. Further, the current amenities building is dated both internally and externally. Works to improve the structural, accessible, durability and aesthetic aspects of the existing building would require a similar resource burden to demolishing the building and starting anew.

2.2.2 Internal Fit Out

Providing an internal fit out to the existing building, with no intention to expand upwards or outwards was considered. Whilst this would improve the quality of the features within and immediately outside the amenities building, it would not





resolve the issue regarding the inadequate capacity of the amenities building nor meet increased demand on its facilities.

2.2.3 Do Nothing

'Do nothing' was considered to have negative outcomes for the general public and members of the Winston Hills Cricket and Soccer Clubs. The need for an upgraded and accessible amenities building has been communicated by the community, including sporting clubs. To do nothing would result in an adverse outcome for these stakeholders and the broader community.





3. Project Description

3.1 THE PROPOSAL

The proposal is for the demolition of an existing amenities building and construction of a replacement amenities building in the location of the existing. The proposed works would require the partial demolition of the retaining wall, Tree 7 (T7), concrete ramp from Romulus Street, brick and concrete tiered seating and the amenities building. In its place, a replacement multi storey amenities building is proposed with an undercover rooftop viewing platform and mass planting.

The proposed amenities building will include the following:

Field Level

- Clean storage room
- Dirty storage room
- Male, female and 1 x accessible toilet open to the public
- Referee changeroom
- 2 x general changerooms
- Kiosk and kiosk storage
- Electricity and hydraulic services
- Concrete awning

Street Level

- Undercover viewing platform
- Stairs and ramp
- Mass planting

Roof Plan

- Metal roof sheeting

The demolition, field level, street level, roof plans and elevations for the works are included **Figures 8-13**.

The existing topography of the site has been carefully considered in the sitting and design of the replacement amenities building. Given the landform significantly slopes downwards from Romulus Street, the variance in gradient is utilised so that access to the viewing platform, from street level, can be achieved via a 1:14 accessible ramp (refer to **Figure 10**). This further allows for the mass planting proposed adjacent to the viewing platform to join with the existing planting at street level (refer to **Figure 13**).



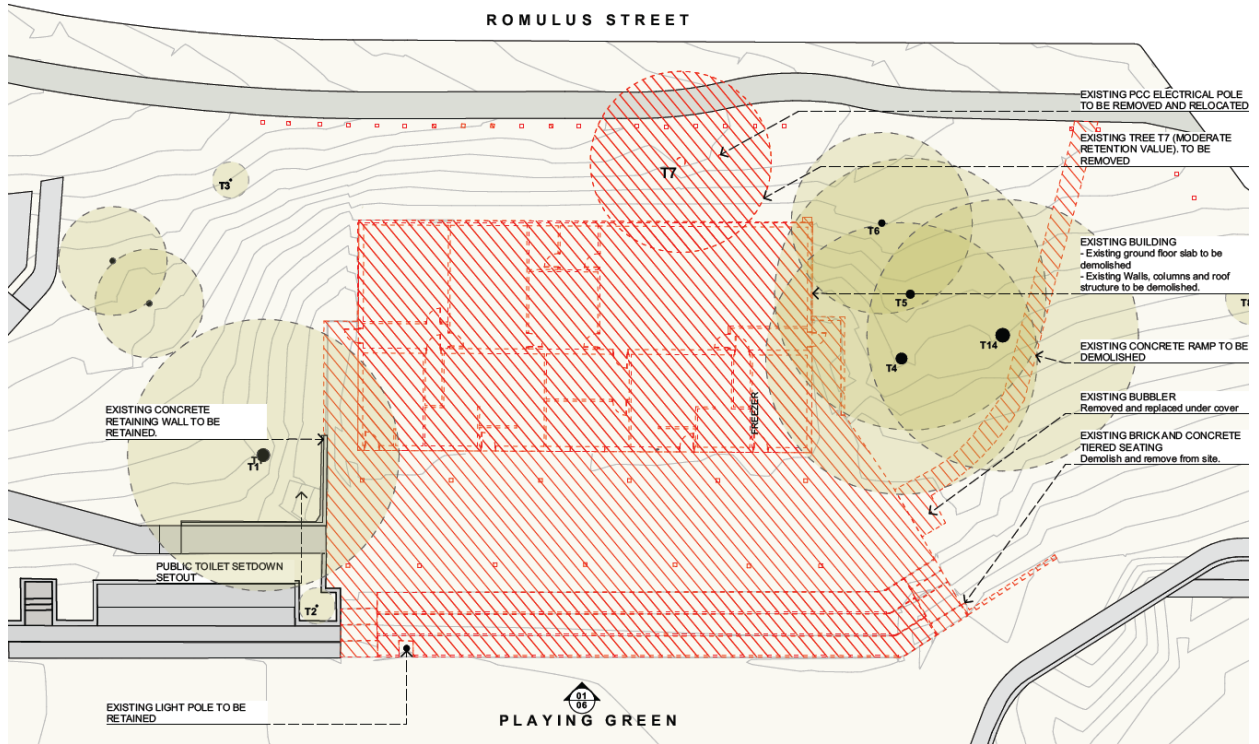


Figure 8 Demolition plan (Source: Architectural Plans by Sam Crawford Architects Ref 23.13)

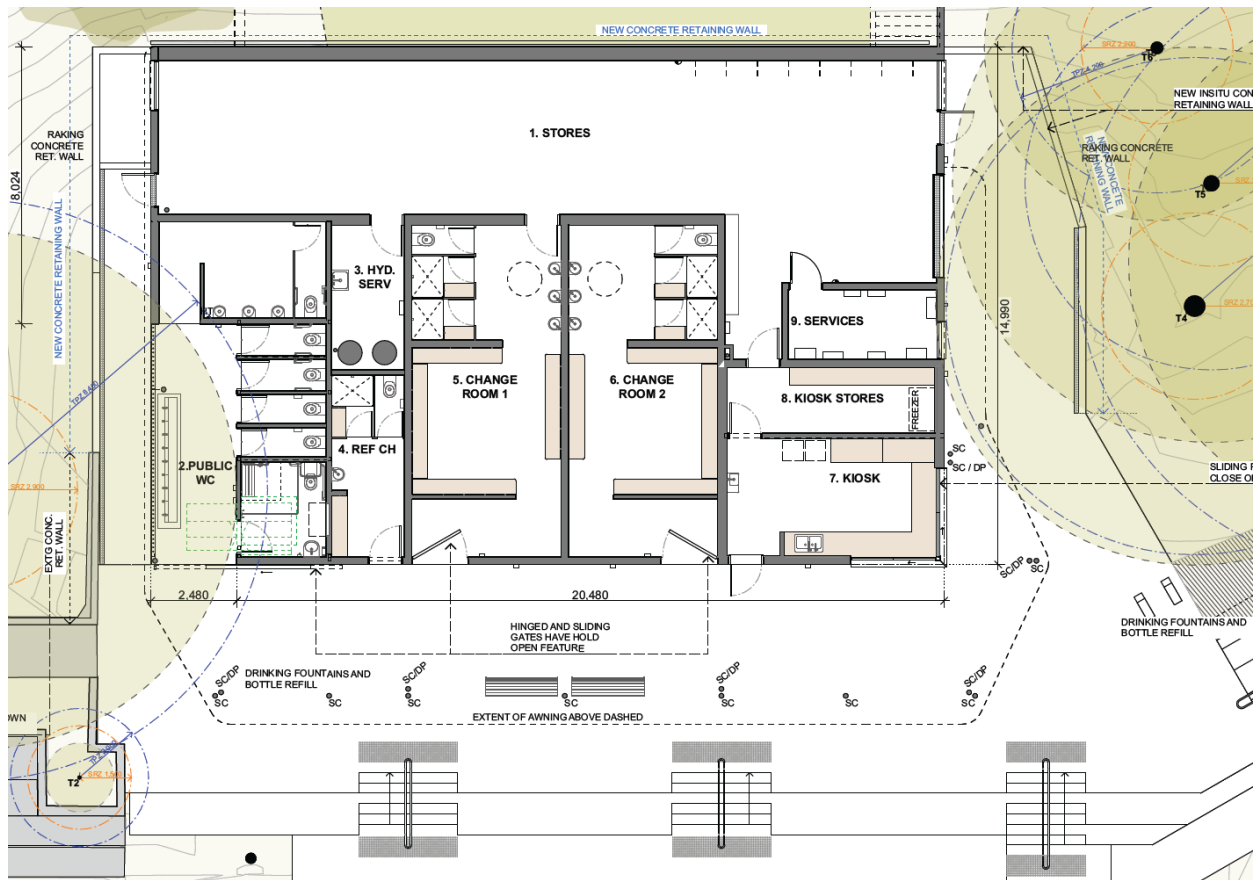


Figure 9 Field level plan (Source: Architectural Plans by Sam Crawford Architects Ref 23.13)

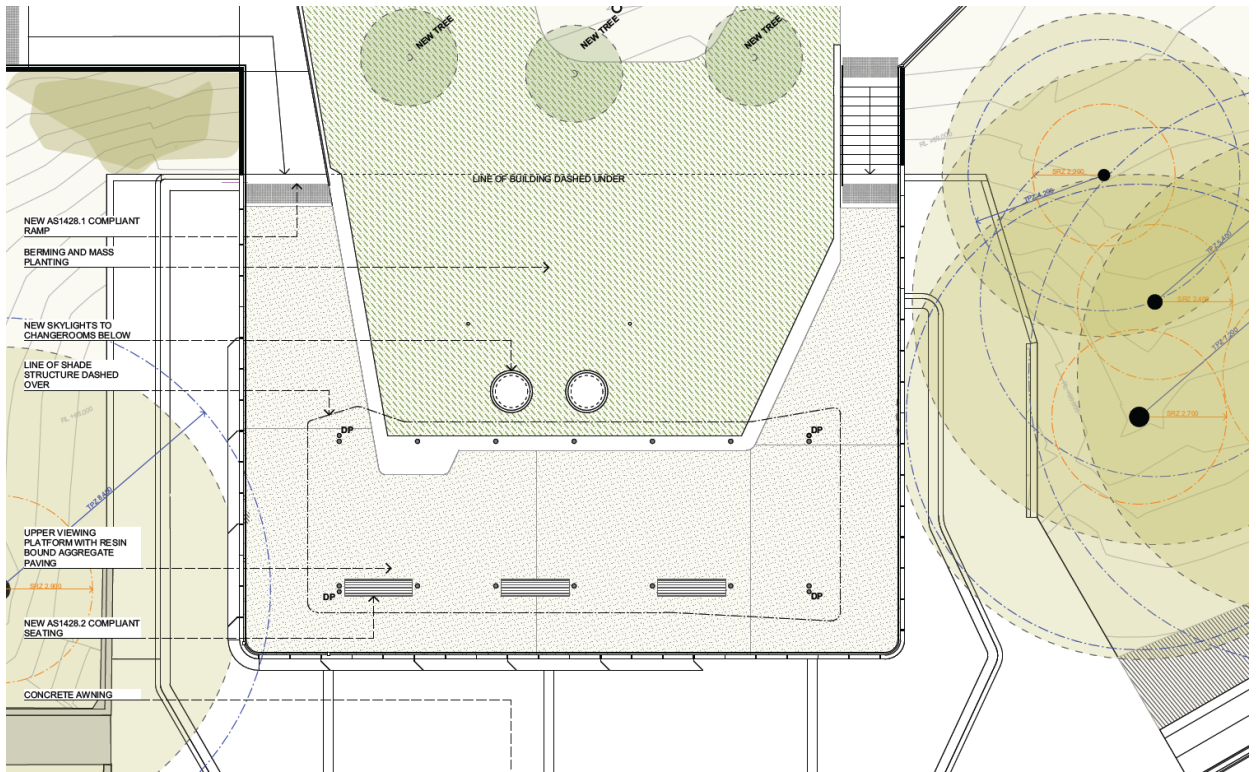


Figure 10 Street level plan (Source: Architectural Plans by Sam Crawford Architects Ref. 23.13)

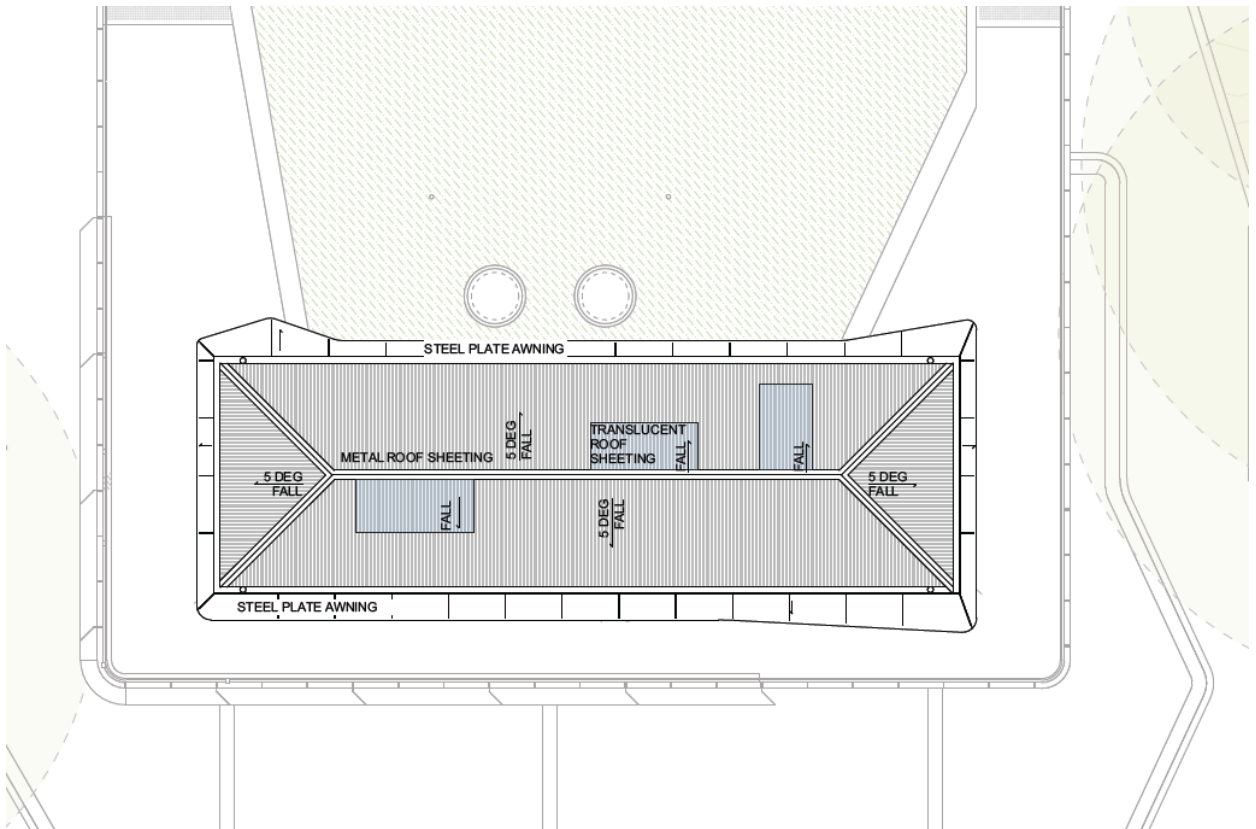


Figure 11 Roof plan (Source: Architectural Plans by Sam Crawford Architects Ref. 23.13)

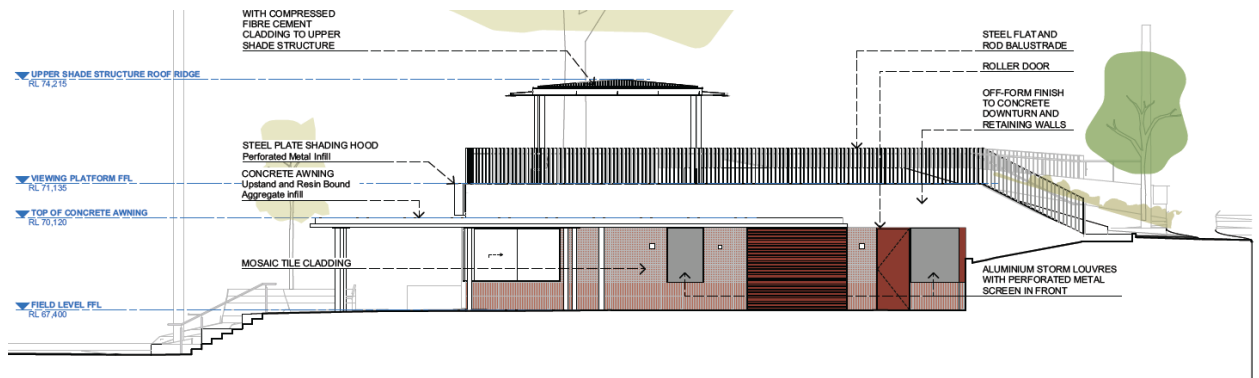


Figure 12 North Elevation (Source: Architectural Plans by Sam Crawford Architects Ref. 23.13)

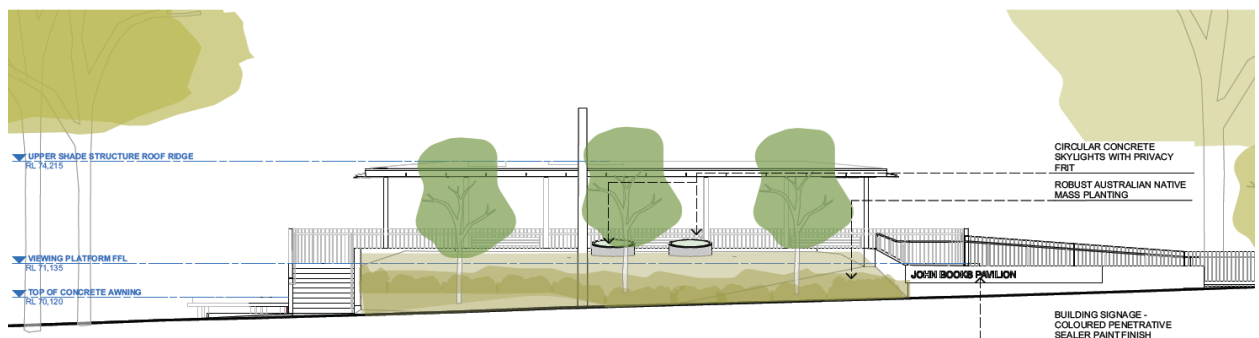


Figure 13 West Elevation (Source: Architectural Plans by Sam Crawford Architects Ref. 23.13)

The full scope of the activity is described in the following documents which form parts of this REF:

- Architectural Plans by Sam Crawford Architects Project Number 23.13 dated 22 08 2024 and titled as follows:
 - 00 Cover Page
 - 01 Proposed Site Plan
 - 02 Demolition Plan
 - 03 Proposed Field Level Plan
 - 04 Proposed Street Level Plan
 - 05 Proposed Roof Plan
 - 08 East and South Elevations
 - 09 North and West Elevations
 - 10 Cross Section
 - 11 Long Sections
- Landscape Management Plan and Revegetation Species List by Dragonfly Environmental dated July 2024
- Consultation Report by City of Paramatta dated January 2024
- Access Review by MGAC dated 20 May 2024
- Arboricultural Impact Assessment by TreeIQ dated 25 June 2024
- BCA Report by BCA Vision dated 28 August 2024
- Cost Report by Z&L Consulting dated 15 May 2024
- Electrical Concept Design and Board Layout dated 28 March 2024
- Geotechnical Report by Geofirst dated 22 September 2023
- Stormwater Plan by Partridge Hydraulic dated 27 March 2024

3.2 CONSTRUCTION ACTIVITIES

3.2.1 Work Methodology

The appointed contractor must confirm the final construction activities in consultation with Council prior to commencement of work. This section of the REF addresses the likely method and work plan. Final detail may vary due to site conditions and other concurrent activities occurring on and near the site that are not currently known, detailed design requirements as required by the safeguards and mitigation strategies, contractor requirements and limitations as well as the need to manage timing and activities and conditions of any approvals from essential services asset owners..

Should the work method differ significantly from what is set out in this REF, the contractor must consult Council to determine if additional assessment and/or an Addendum of this REF is required.

The proposal would be built to all applicable specifications as managed by the principal construction contractor appointed by Council. The principal contractor must prepare and implement the Construction Environmental Management Plan (CEMP) and the construction methodologies contained in the Geotechnical Investigations Geofirst Pty Ltd Ref. GF1817 dated 22 September 2023 and details in the Stormwater and Hydraulic Services Plans Ref. 2023H0200 by Partridge Hydraulic dated 27 March 2024.

The forthcoming CEMP, Stormwater and Hydraulic Services Plans and the Geotechnical Investigation cover environmental performance and management for materials storage and disposal, and erosion and sediment controls which are to be installed and maintained within the perimeter of the construction fencing.

The proposal would likely comprise a sequence of work activities similar to that summarised in **Table 1**. These activities are to be confirmed in the forthcoming Project Management Plan (PMP).

Table 1 Construction Activities

Activity	Associated work
Pre-commencement	<ul style="list-style-type: none">• Contractor to be provided with a copy of this REF and the Construction Environmental Management Plan (CEMP) and Waste Management Plan and the preparation of a wholistic Project Management Plan (PMP) all of which are to be kept on-site during works• Notification letter to be distributed to the various sports clubs that occupy the existing amenities building and occupants of dwellings within 200m of the site works providing estimated commencement and duration of construction and contact details for the Construction Site Manager• Project Management Plan (PMP) to be developed in consultation and agreement with Council. PMP to include:<ul style="list-style-type: none">○ Approvals from essential services authorities○ Utilities isolation, Notice of Disruption to affected persons○ Risk assessment and management strategies○ Materials delivery scheduling and delivery route and vehicle specifications○ Dial Before you Dig and survey verification of the location of services and utilities○ Identify new works for utilities connections and obtain written approval for works connecting and extending utility services○ Barricades, lighting and warning signage to be installed for traffic and pedestrian safety in accordance with AS1742.3

Table 1 Construction Activities

- Dilapidation report prepared by a suitably qualified engineer to address the current state of the retaining wall intended to be retained to the south of the existing amenities building. Drilling of minimum two bore holes at the base of the retaining wall and inspection by Project Manager and Geotechnical and Structural Engineer to determine need for underpinning and strengthening works prior to commencement of work.
- Geotechnical Report and dilapidation / condition report by Geotechnical Engineer regarding condition concrete footpath pavement beyond the works footprint, load bearing capacity of any existing utilities below the works footprint.
- Design of any retaining walls exceeding 600mm in height to be verified by an engineer

Site meeting with Project Manager, Council representative(s) and Geotechnical Engineer to refine CEMP, PMP and the specific recommendations of the Geotechnical Investigation by GeoFirst dated 22 September 2021

Site establishment and enabling works

- Establishment of a temporary site compound (site office & amenities and plant/material storage areas etc.) as shown in the CEMP.
- Installation of work site security fencing
- Site compound to include; site office, materials store, bins for waste management
- Traffic control measures internal to the site (including for vehicles, pedestrians and cyclists) would be established in accordance with ongoing requirements of Council to enable the public to continue to use parts of the reserve and the pedestrian pathways during the works and minimise disruption to public use of the reserve.
- Environmental controls would be established in accordance with the CEMP. Erosion and sediment controls contained within the perimeter of the site security fencing

Tree protection measures to be established in line with Appendix 5 and 6 of the Arboricultural Report.

Demolition works

- Location by survey and mark on site of any electrical conduit, water pipes and sewer pipes and cap outlets as required and tag locations for safety
- Prior to commencing any excavation and/or deeper excavation, further advice should be given by a qualified geotechnical engineer where it is close to existing structures
- Excavate pavement and ground surfaces and expose utilities for connections and regrade site
- Salvage and recycle materials where possible and disposal of waste in accordance with Waste Management Plan
- Check integrity of existing retaining walls at points of future connectivity to ensure compatibility with new works as part of monitoring for dilapidation reports

A geotechnical engineer should inspect the foundation excavation and confirm the adequacy of the foundation-bearing strata before pouring concrete

Excavation

- Excavate in preparation for building footprint, footings, stormwater management and new retaining walls and pathways in accordance with Geotechnical Investigation prepared by GeoFirst and dated 22 September 2023 and in accordance with AS3798-2007 '*Guidelines on Earthworks for Residential and Commercial Developments*'

Table 1 Construction Activities

	<ul style="list-style-type: none"> Excavation that encounters bedrock to use a digging bucket on hydraulic excavator or ripping tyne or rock saw (not hydraulic rock breaker) to minimise vibration Hydraulic consultant to inspect all excavations when complete and prior to backfilling of footings and the like to ensure appropriate drainage management installation <p>Where footings are taken below the fill (once residual soils are exposed), the site may be classified as Class H1 in accordance with AS2870-2011; it should be confirmed by a qualified geotechnical engineer after the removal of the existing fill.</p>
Construction	<ul style="list-style-type: none"> Install new utilities connections and extension of services in appropriate trenching in accordance with specification of the service providers Prepare subgrade of pavement areas in accordance with GeoFirst dated 22 September 2023 Compaction density testing to all engineered fill, backfilling of trenches and backfilling of retaining walls Install new surface pavement and pathways to Australian Standards AS2890.1 :2004 Parking facilities – Off-street parking and pathways to Council’s standards and Disability Discrimination Act, 1992 (DDA) Adjust site compound fencing as shown in CEMP once Council has satisfactorily inspected completed works of amenities and pavement works. Install construction works for building including critical stage inspections certified Installation of fittings and services within the building, electrical, water, sewer connection, stormwater and surfaces and materials Install landscaping and pavements surrounding building <p>Construction waste managed in accordance with Waste Management Plan</p>
Site clean up	<ul style="list-style-type: none"> The site would be cleaned up and restored Sedimentation controls and temporary structures to be removed. A safety assessment of the structure would be carried out with Council and Principal Contractor to identify any risks and rectify any safety hazards resulting from construction before opening – includes finishes, signage and surface treatments. <p>All construction fencing/hoarding and signage would be removed.</p>
Post Construction	Issue of Occupation Certificate.

3.2.2 Construction Area and Ancillary Facilities

Some equipment and material will be transported to and from the site via truck on Romulus Street. Trucks are intended to park in the carpark to the north of the limit of works or along Romulus Street. An onsite materials store area is nominated in the CEMP.

Demolition materials will be sorted into bins as nominated in the Waste Management Plan, loaded onto trucks and removed from the site.

The construction area will be securely fenced and provided with safety signage and lighting.

The temporary site shed within the site compound will be a portable self-contained prefabricated unit.



3.2.3 Construction Hours and Duration

Construction is anticipated to start in early 2025 and take approximately 36 weeks to complete.

Construction hours will be:

- Monday to Friday: 7am to 5pm
- Saturday: 8am to 5pm
- Sundays and public holidays: no work permitted

The EPA's *Interim Construction Noise Guidelines* (ICNG) (DECC, 2009) acknowledges that the following activities have justification to be undertaken outside standard construction hours assuming all feasible and reasonable mitigation measures are implemented to minimise the impacts to the surrounding sensitive land uses:

- the delivery of oversized plant, equipment and materials that police or other authorities determine require special arrangements to transport along public roads
- emergency work to avoid the loss of life or damage to property, or to prevent environmental harm
- maintenance and repair of public infrastructure where disruption to essential services or considerations of worker safety do not allow work within standard hours
- public infrastructure works that shorten the length of the proposal and are supported by the affected community
- works where a proponent demonstrates and justifies a need to operate outside the recommended standard construction hours
- works which maintain noise levels below the noise management levels outside of the recommended standard construction hours.

It is expected that most construction work will occur during standard daytime hours. However, certain out of hours works in accordance with the above may need to be undertaken. This is justified given the activity is for public infrastructure works that shorten the length of the project and will provide less impact to the local community.

3.2.4 Construction Workforce

The construction workforce is likely to fluctuate each day, depending on the program of work and weather conditions. It is likely that the daily number would be between 5-15 per day. Final workforce numbers will be confirmed by the principal contractor and the ongoing construction program and PMP.

3.2.5 Plant and Equipment

The plant and equipment needed would be typical of any construction site. It would vary depending on the construction activity taking place at any particular time.

Indicative plant and equipment to be used includes the following:

- Materials and equipment delivery and waste removal by trucks which are likely to have crane attachments
- Excavator/backhoe (30 tonne limit depending on recommendations from geotechnical report regarding limitations of any underground utility services)
- Trencher
- Loader
- Bulldozer
- Bitumen truck
- Concrete mixer truck
- Generators
- Power tools

The construction contractor will refine/confirm appropriate plant and equipment.





3.2.6 Earthworks and Ground Disturbance

The area for earthworks and ground disturbance is mostly limited to the building envelope of the existing amenities building, a portion of the brick and concrete tiered seating and pedestrian pathway. The works area will be separated from public access by site fencing and traffic and pedestrian management. This will be set out in the forthcoming CEMP.

3.2.7 Traffic Management and Access

Vehicle and pedestrian access to and near the site during demolition and construction will be via the existing vehicle crossings and public car park along Romulus Street and via the existing pathways respectively along the western boundary of the site.

Construction management traffic arrangements for the public road and footpath network will be provided in the PMP.

3.2.8 Landscaping

Landscaping is to be installed and managed in accordance with the Landscape Management Plan prepared by Dragonfly Environmental dated July 2024.

3.3 PROPERTY ACQUISITION AND OWNERSHIP

No property needs to be acquired for the proposal.

The works are located on land owned and managed by Council.





4. Strategic Framework

4.1 GREATER SYDNEY REGION PLAN 2018

The *Greater Sydney Region Plan – A Metropolis of three cities 2018* provides the overarching strategic planning vision for broader Sydney, split into three localities – Western Parkland City, Central River City and Eastern Harbour City. The Plan addresses key issues housing demand and affordability, liveability, infrastructure delivery and productivity. A key focus is sustainability, the plan states the following:

“Planning for sustainability involves taking a long-term approach to managing Greater Sydney’s waterways, biodiversity and bushland, rural lands and its connected green spaces and corridors. It also involves greening streets and neighbourhoods with increased tree canopy cover.”

The relevant objectives under Chapter 6 – Sustainability of the plan are Objectives 32 and 32. The proposals alignment with these objectives is outlined below:

- Objective 31 – Public open space is accessible, protected and enhanced

The proposal intends to improve upon existing public open space at Max Ruddock Reserve. In line with strategy 31.1, existing open space will be maximised and improved upon through the provision of an upgraded amenities building.

- Objective 32 – The Green Grid links parks, open spaces, bushland and walking and cycling paths

Although the proposal would have no impact on links external to the site, a number of accessible pedestrian pathways are proposed to ensure internal movements are safe and equitable.

4.2 CENTRAL CITY DISTRICT PLAN

The *Central City District Plan 2018* provides the overarching strategic vision for the Central City District, as referenced in the *Greater Sydney Region Plan 2018*. The plan is broken down into four key principles being infrastructure and collaboration, liveability, productivity and sustainability. Of particular relevance, under the sustainability principle are planning priorities C15 to C17. The proposals alignment with these planning priorities is outlined below:

- C15 – Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes

The upgrade of the amenities building at Max Ruddock Reserve will include extensive landscaping to enhance bushland and biodiversity at the site. Tree loss has been limited to a single existing tree which will be compensated by proposed landscaping.

- C16 – Increasing urban tree canopy cover and delivering Green Grid connections

The proposed upgrades have endeavoured to maintain existing tree canopy where possible and provide additional planting as documented in the Landscape Management Plan.

- C17 – Delivering high quality open space

The proposed upgrades are intended to improve the quality of Max Ruddock Reserve. Significant community petitioning has occurred in the lead up to the upgrades, requesting improved facilities at the reserve. The upgrades have taken into consideration the needs of the community, particularly local sporting clubs.





4.3 PARAMATTA LOCAL STRATEGIC PLANNING STATEMENT

The *Paramatta Local Strategic Planning Statement 2020* (LSPS) articulates the 20-year vision for the City of Paramatta. The LSPS sets out a number of planning priorities, actions and timeframe to achieve. The sustainability priorities relevant to the proposal is to 'Priority 14 - protect and enhance our trees and green infrastructure to improve liveability and ecological health'. The proposals alignment with the policy directions under Priority 14 are outlined below:

- P53 Protect and increase tree canopy cover and vegetation across public and private land

Existing tree canopy cover has largely been retained at the site. A single tree is proposed for removal, with the remaining to be retained. Additional landscaping is proposed to further enhance tree cover and vegetation at Max Ruddock Reserve.

- P55 Protect and enhance urban bushland and biodiversity

As stated above, existing trees on site are retained where possible. Compensatory planting is proposed.

- P56 Provide for a diversity of green spaces to support community needs such as for recreation, relaxation and enjoyment

Max Ruddock Reserve contributes significantly to the availability and diversity of green space in Parramatta. The amenities upgrade at the reserve will assist in supporting the communities needs through the provision of a modernised recreational space.



5. Statutory Framework

5.1 COMMONWEALTH LEGISLATION

5.1.1 Environment Protection and Biodiversity Conservation Act 1999

Approval of the Commonwealth Minister for the Environment is required for any actions that may have a significant impact on matters of National Environmental Significance (MNES) or that may impact the environment of land that is Commonwealth land, except in circumstances which are set out in the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Approval from the Commonwealth (if needed) is in addition to any approvals under NSW legislation.

Matters of national environmental significance (MNES) under Part 3, Division 1 of the EPBC Act include:

- World heritage sites;
- National heritage places;
- Wetlands of international significance (Ramsar wetlands);
- Nationally threatened species and ecological communities;
- Migratory species;
- Commonwealth marine areas; and
- Nuclear actions, including uranium mining
- The Great Barrier Reef Marine Park; and
- A water resource in relation to coal seam gas development and large coal mine development.

A referral is required to the Australian Government for proposed actions that have the potential to significantly impact on MNES or the environment of Commonwealth land. The referral is assessed and a decision on the referral is made by the Australian Government Minister for the Environment if the action requires approval under the EPBC Act. A referral is not required for this project for the reasons set out below.

The site is not a World Heritage site or a national heritage place nor a Commonwealth marine area nor is it in close proximity to these areas. The activities will not impact a World Heritage site or a national heritage place. The activities will not impact wetlands of international significance, nationally threatened species or ecological communities or migratory species. The activities will not trigger nuclear actions and does not relate to coal seam gas or coal mining. The site will not impact the Great Barrier Reef Marine Park.

The site does not contain, nor is in close proximity to an item of state heritage significance. The state heritage item in closest proximity to the site is Toongabbie Government Farm Archaeological Site (Item 01903) approximately 615m from the limit of works. The proposed works would not have any measurable impact on the heritage significance of this item.

Nationally threatened species and ecological communities and migratory species listed in the MNES search tool have been considered for the activity. The search found that there are no threatened species, ecological communities or migratory species that will be affected by the proposal.

This REF demonstrates appropriate safeguards and mitigation measures will be implemented to ensure there is no significant impact to the environment and adjoining land.

No other MNES are relevant to the proposal.

Accordingly, a referral under the EPBC Act is not required.

5.2 NSW LEGISLATION

5.2.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) outlines the matters to be considered when assessing an 'activity' under Part 5 of the Act. Section 5.5 of the EP&A Act states:

"For the purpose of attaining the objects of this Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of this Act or the provisions of any other Act or of any instrument made under this or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity."

The potential environmental impacts of the proposed activity have been assessed in this REF, specifically in Section 7 of this report. Sections 7 and 8 demonstrate that the activity will have no significant impact, and an Environmental Impact Statement is not required.

Section 5.5(3) of the EP&A Act requires consideration of the effect of the proposed development on any wilderness area (within the meaning of the *Wilderness Act 1987*) in the locality. This requirement is not applicable to the proposed development as there are no wilderness areas in the vicinity of the site.

5.2.2 Local Government Act 1993

The Local Government Act 1993 (LG Act) provides the legal framework for local government and prescribes the responsibilities and powers of Councils. Chapter 6 of the LG Act requires all public land to be classified and categorised based upon its characteristics and intended use.

The LG Act requires all community land to be managed under a plan of management in accordance with the core objectives for the applicable land category. Max Ruddock Reserve is categorised as a 'sportsground' and managed under the *Community and Crown Land Plan of Management 2023* (POM).

The core objectives, specific to 'sportsgrounds' in accordance with Section 36F of the LG Act and POM are outlined below:

- encourage, promote and facilitate recreational pursuits in the community involving organised sports and informal sporting activities and games
- ensure that such activities are managed having regard to any adverse impact on nearby residences

The applicable performance targets regarding 'recreational facilities and use' are outlined below:

- Ensure facilities maximise the capacity of Community and Crown land to meet increasing and diverse community needs
- Ensure facilities and improvements on Community and Crown land facilitate and encourage physical activity
- Maximise external funding and partnership opportunities to facilitate the activation and improvement of Community and Crown land
- Provide adequate car parking for Community and Crown land users to minimise impact on local residents
- Minimise the impacts of recreational facilities and activities on the cultural and environmental values of Community and Crown land
- Provide high quality and best-practice amenities and recreational facilities on Community and Crown land

The proposed amenities building upgrades are aligned with the core objectives and performance targets of the LG Act and POM.

5.2.3 Heritage Act 1977

The *Heritage Act 1977* aims to promote conservation of heritage items in NSW. Part 3A establishes a state heritage register for the listing of heritage items including places, buildings, works, relics, moveable objects, precincts or land.

Under Section 57(1) of the *Heritage Act 1977*, a person must not undertake any works etc. (as listed) in respect of place, building, work, relic, moveable object, precinct, or land that is subject to an interim heritage order or that is listed on the State Heritage Register unless an approval or exemption is granted.

The state heritage item in closest proximity to the site is Toongabbie Government Farm Archaeological Site (Item 01903) approximately 615m from the limit of works (refer to **Figure 14**).

The site is not listed on the State Heritage Register and is not the subject of an interim heritage order. There are no state heritage items or places subject to an interim heritage order in close proximity to the site nor impacted by the activity.

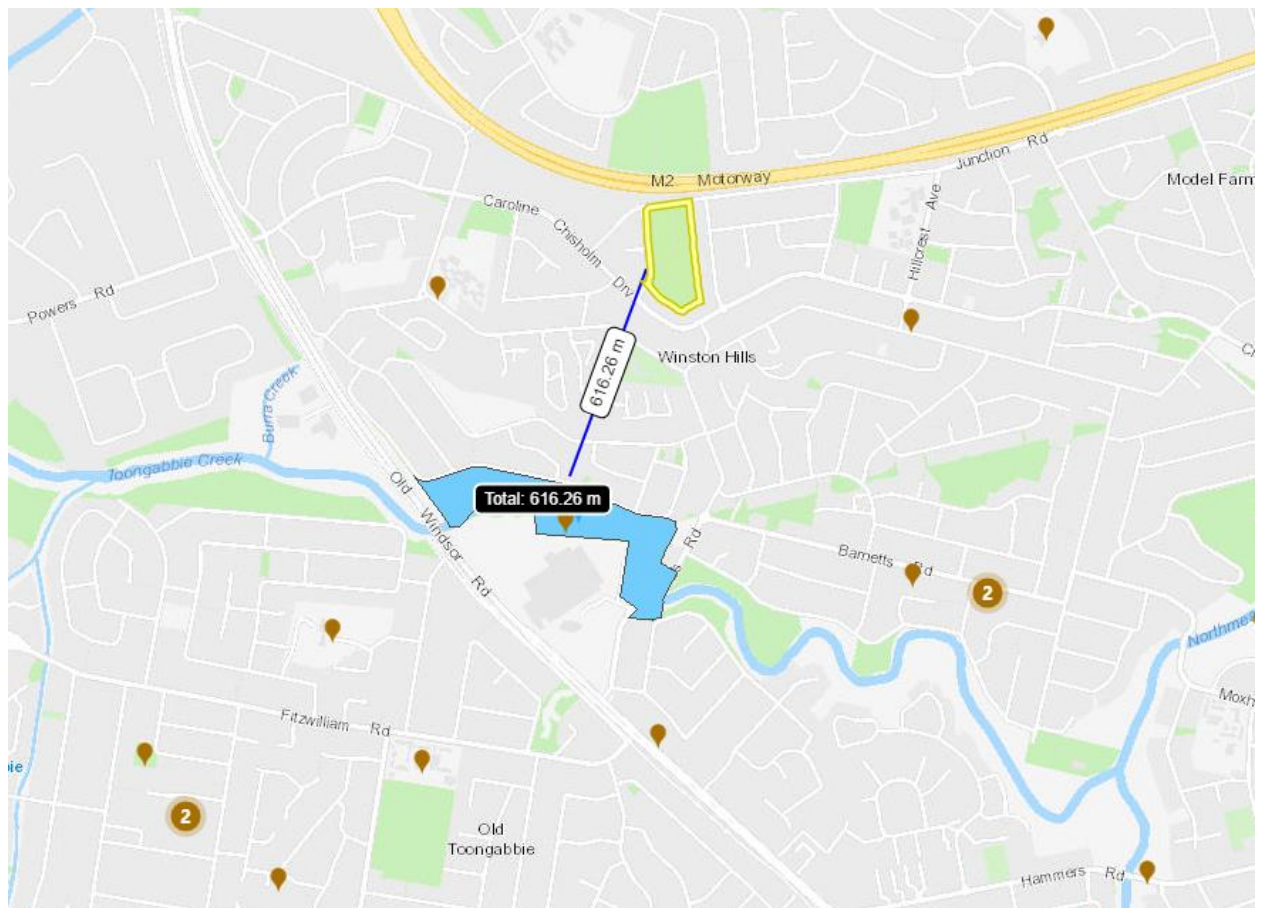


Figure 14 State heritage inventory mapping (Source: NSW State Heritage Inventory)

5.2.4 Crown Land Management Act 2016 and Crown Land Management Regulation 2018

The Crown Land Management Act, 2016 (CLM Act 2016) aims to provide for the ownership, use and management of Crown Land in NSW by setting out laws, requiring consideration of environmental, social, cultural and economic factors on land use decisions and facilitate the use of Crown land by Aboriginal people.

Max Ruddock Reserve is not located on Crown owned land (refer to **Figure 15**). As such, the provisions of the Crown Land Management Act and Regulation do not apply.

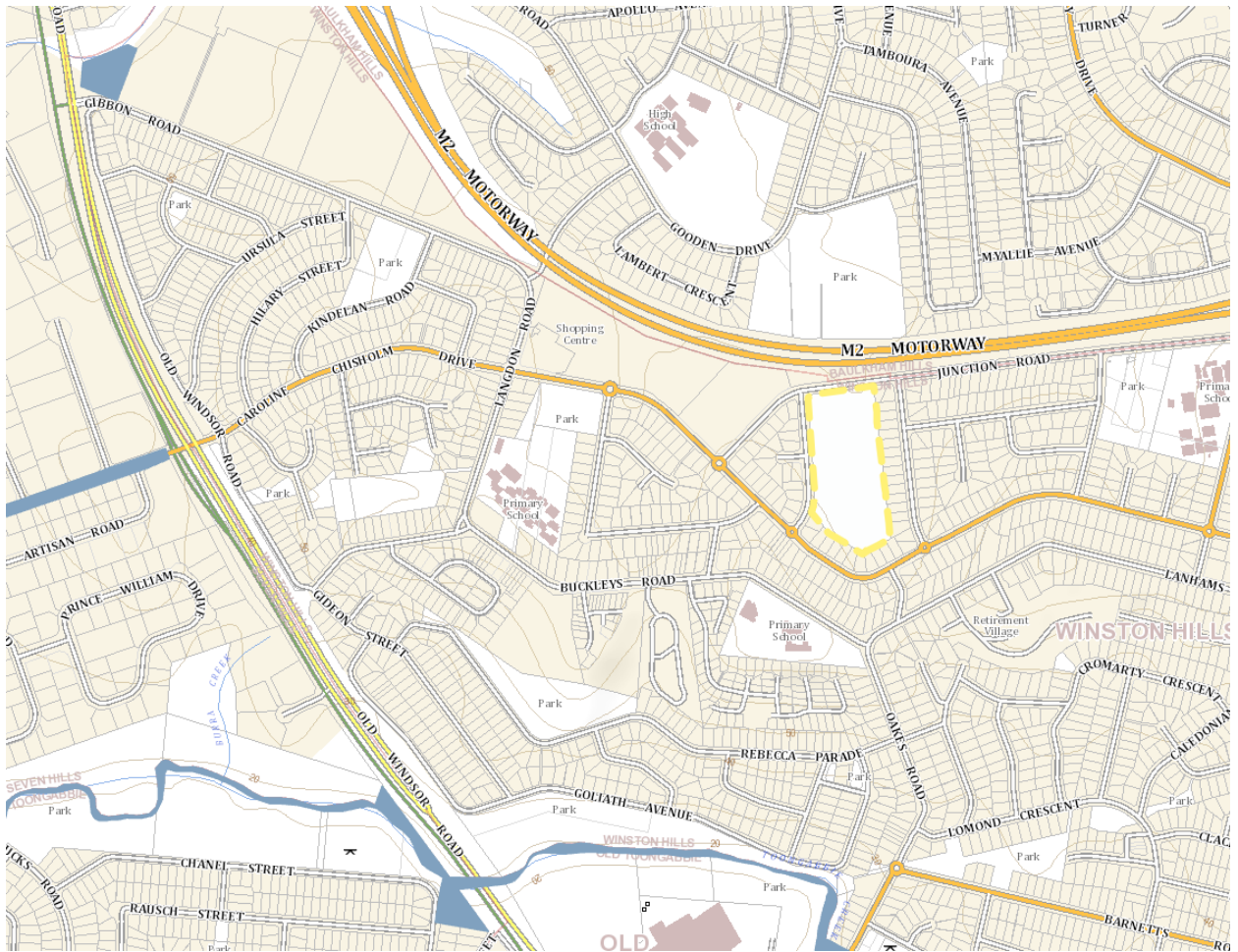


Figure 15 Crown land mapping, crown land shown in blue (Source: NSW Planning Portal)

5.2.5 Biodiversity Conservation Act 2016

Activities assessed under Part 5 of the EP&A Act must assess impacts to threatened species, ecological communities and their habitat via Section 7.3 of the *Biodiversity Conservation Act 2016* (BC Act) i.e. the “test of significance”. If the proposed activity is likely to have a significant impact or will be carried out in a declared Area of Outstanding Biodiversity Value (AOBV), the proponent must either apply the Biodiversity Offsets Scheme (BOS) or prepare a Species Impact Statement (SIS) and seek concurrence from the Environment Agency Head.

The activity will result in the removal or disturbance of vegetation. One (1) tree is proposed to be removed to accommodate the activity, being Tree 7. Minor additional vegetation removal would be required, largely limited to a small area of grass cover.

The Arborist Report by Tree IQ, dated 15 May 2024 confirms fourteen (14) trees were assessed within, or in proximity to the limit of works. Of these fourteen (14) trees, one (1) tree is proposed for removal – Tree 7. Tree 7 is described as follows:

Tree 7 was identified as Eucalyptus microcorys (Tallowood) and is located to the west of the existing amenities block. The tree is fair structural condition due to the presence of canker-like wounds in various stages of occlusion along the main branches. The extent of any associated decay is not known. Tree 7 is of moderate Landscape Significance and has been allocated a Retention Value of Consider for Retention.

Minor pruning may be required to trees 1 and 6 to permit access during construction. Pruning work, if required, will be undertaken in accordance with Australian Standard 4373: Pruning of Amenity Trees (2007), Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016) and other applicable legislation and codes.

Replacement planting should be provided to help off-set the loss of canopy cover and amenity resultant from the tree removals. Trees should be supplied as advanced size specimens (i.e. $\geq 75L$) and in accordance with Australian Standard 2303 (2015) Tree Stock for Landscape Use. The activity includes replacement landscaping at street level.

As confirmed in the Arborist Report by Tree IQ, proposed vegetation removal will not impact on threatened species or habitat for threatened species and will not impact endangered ecological communities or their habitats. The limit of works has a long history of disturbance and contains a conservative amount of flora and fauna. Therefore, a Species Impact Statement and a Biodiversity Assessment Report are not required.

5.2.6 National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* (NPW Act) provides for the protection of Aboriginal heritage values, national parks and ecological values. Under the provisions of the NPW Act, the excavation or destruction of archaeological sites, relics or remains may only be undertaken with a permit obtained from the NSW National Parks and Wildlife Services (NPWS).

None of the proposed works is likely to result in disturbance to Aboriginal heritage or places of Aboriginal cultural significance. An AHIMS search dated 7 June 2024 indicates no registered sites occur within a 200m radius surrounding the limit of works. Further, the limit of works is considered highly disturbed, having contained an existing amenities building and located within a high traffic urban area with a long history of disturbance. Therefore, it would be highly unlikely that any Aboriginal items or places would be impacted by the activity, and the need for an Aboriginal heritage impact permit under section 90 of the NPW Act is not anticipated.

Notwithstanding, the preparation of an unexpected finds protocol is required as a mitigation measure and would be implemented if items are discovered during construction. Refer to Section 7.5.

5.2.7 Protection of the Environment (Operations) Act 1997

The *Protection of the Environment Operations Act 1997* (PoEO Act) aims to, among other things, protect, restore and enhance the quality of the environment in NSW. It includes offences for polluting the environment and establishes a regime of environment protection licences.

The project is not a scheduled activity and will not require an environment protection licence.

There is a requirement under Part 5.7 of the PoEO Act to immediately report any pollution incidents to the relevant authority where material harm to the environment is caused or threatened. The definition of material harm and the relevant authorities are identified in Part 5.7 of the PoEO Act. The Principal Contractor will be responsible for immediately reporting such incidents as described in Section 6.1.

5.2.8 Contaminated Land Management Act 1997

The *Contaminated Land Management Act 1997* (CLM Act 1997) promotes better management of contaminated land and includes establishing:

‘a process for reporting, investigating and (where appropriate) remediating land areas where contamination presents a significant risk of harm to human health or some other aspect of the environment’ (section 3)

When dealing with a potentially contaminating activity or within contaminated lands, it is necessary to comply with the requirements of the CLM Act 1997.

Potential contamination on the site is considered in Section 7.1 of this REF. No contaminants were detected that would compromise the proposed activity. There is no change of use proposed for the site because it will continue to be used for open space recreation and associated facilities. More specifically, the limit of works will continue to accommodate an amenities building. No new sensitive uses are proposed. Any unknown contamination will be addressed by the recommended safeguards and mitigation measures in Section 7.1 which include a requirement to prepare an unexpected finds protocol.

5.2.9 Roads Act 1993

The proposed works will require standard connection to the utilities currently within the adjoining public road reserve and a Principal Contractor will require a Section 138 approval under the *Roads Act 1993* prior to any road opening.

5.2.10 Disability Discrimination Act 1992

The proposed upgrades have been designed in line with the Disability Discrimination Act 1993. Reference should be made to the Access Report prepared by MGAC, which provides the following conclusion:

MGAC has assessed the proposed scheme for the amenities building. The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access and sanitary facilities can be readily achieved. It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.

5.3 ENVIRONMENTAL PLANNING INSTRUMENTS

5.3.1 State Environmental Planning Policies

5.3.1.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP) commenced on 1 March 2022 and relates to infrastructure, transport, education and childcare development projects.

Section 2.73(3) of the Transport and Infrastructure SEPP states that development for specified purposes carried out by a public authority on a park or public reserve owned by the public authority is development permitted without consent. The demolition works, the provision of amenities for people using the public reserve (including toilets and change rooms) and food preparation facilities for people using the reserve and the viewing platform atop the building are specified under Section 2.73(3)(a), refer below:

(a) *development for any of the following purposes—*

- (i) *roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,*
- (ii) *recreation areas and recreation facilities (outdoor), but not including grandstands,*
- (iii) *visitor information centres, information boards and other information facilities,*
- (iv) *lighting, if light spill and artificial sky glow is minimised in accordance with the *Lighting for Roads and Public Spaces Standard*,*
- (v) *landscaping, including landscape structures or features (such as art work) and irrigation systems,*
- (vi) *amenities for people using the reserve, including toilets and change rooms,*
- (vii) *food preparation and related facilities for people using the reserve,*



- (viii) maintenance depots,
- (ix) portable lifeguard towers,
- (b) environmental management works,
- (c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).

Parramatta City Council (Council) is a public authority as defined in Section 1.4 to the Environmental Planning and Assessment Act, 1979 (EP&A Act) as follows:

“public authority means—

- (a) a public or local authority constituted by or under an Act, or
- (b) a Public Service agency, or
- (c) a statutory body representing the Crown, or
- (d) a Public Service senior executive within the meaning of the Government Sector Employment Act 2013, or
- (e) a statutory State owned corporation (and its subsidiaries) within the meaning of the State Owned Corporations Act 1989, or
- (f) a chief executive officer of a corporation or subsidiary referred to in paragraph (e), or
- (g) a person prescribed by the regulations for the purposes of this definition.”

Part 5.5 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) requires that where an activity is proposed to be undertaken, the determining authority must consider “to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity”. This REF has been prepared to meet this obligation in accordance with the relevant provisions of the EP&A Act and *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). The assessment considers whether the proposed works are likely to have a significant impact on the environment and therefore whether an Environmental Impact Statement (EIS) is required to be prepared.

Council is the Proponent of the activity. Council is the determining authority under Part 5 of the EP&A Act. The determining authority is defined in Section 5.1 of the EP&A Act, 1979 as:

“determining authority means a Minister or public authority and, in relation to any activity, means the Minister or public authority by or on whose behalf the activity is or is to be carried out or any Minister or public authority whose approval is required in order to enable the activity to be carried out.”

The activity can be considered as works without consent in accordance with Section 2.73(3) of the Transport and Infrastructure SEPP and the proposed works are being assessed under Part 5 of the EP&A Act.

Part 5 requires that where an activity is proposed to be undertaken, the determining authority must consider “to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity”. This REF has been prepared to meet this obligation in accordance with the relevant provisions of the EP&A Act and *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). The assessment considers whether the proposed works are likely to have a significant impact on the environment and therefore whether an Environmental Impact Statement (EIS) is required to be prepared.

Further to the above, the Transport and Infrastructure SEPP sets out consultation requirements with respect to matters dealt with under the SEPP. No consultation requirements apply to this activity.





5.3.1.2 State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) commenced on 1 March 2022 and applies to state and regionally significant development, Aboriginal land and concurrence authorities for certain development.

Section 2.6(1) of the Planning Systems SEPP declares development to be State significant development if the development is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the EP&A Act and the development specified in Schedule 1 or 2 of the SEPP. The activity is permitted without consent, and therefore these provisions do not apply.

Section 2.13(1) of the Planning Systems SEPP declares development to be State significant infrastructure if the development is, by the operation of a State environmental planning policy, permissible without development consent and the development is specified in Schedule 3 of the SEPP. None of the Schedule 3 categories apply to the activity, and therefore these provisions do not apply.

Section 2.19(2)(b) of the Planning Systems SEPP specifies that regionally significant development provisions do not apply to development for which development consent is not required.

Therefore, the proposed development is not:

- State significant development
- State significant infrastructure, or
- Regionally significant development.

5.3.1.3 State Environmental Planning Policy (Western Parklands Aerotropolis) 2020

State Environmental Planning Policy (Western Parklands Aerotropolis) 2020 (Western Parklands SEPP) commenced on 1 October 2020 and relates to prescribed areas in Western Sydney.

Under Part 3 – Development controls – Airport safeguards, Section 22 contains controls that provide restrictions on the location of wind turbines and wind monitoring towers. Varying restrictions are placed on wind turbines within 3km and in the 3-30km range, measured from Badgery's Creek Airport.

The site is located within the 3-30km zone, as outlined in **Figure 16**.



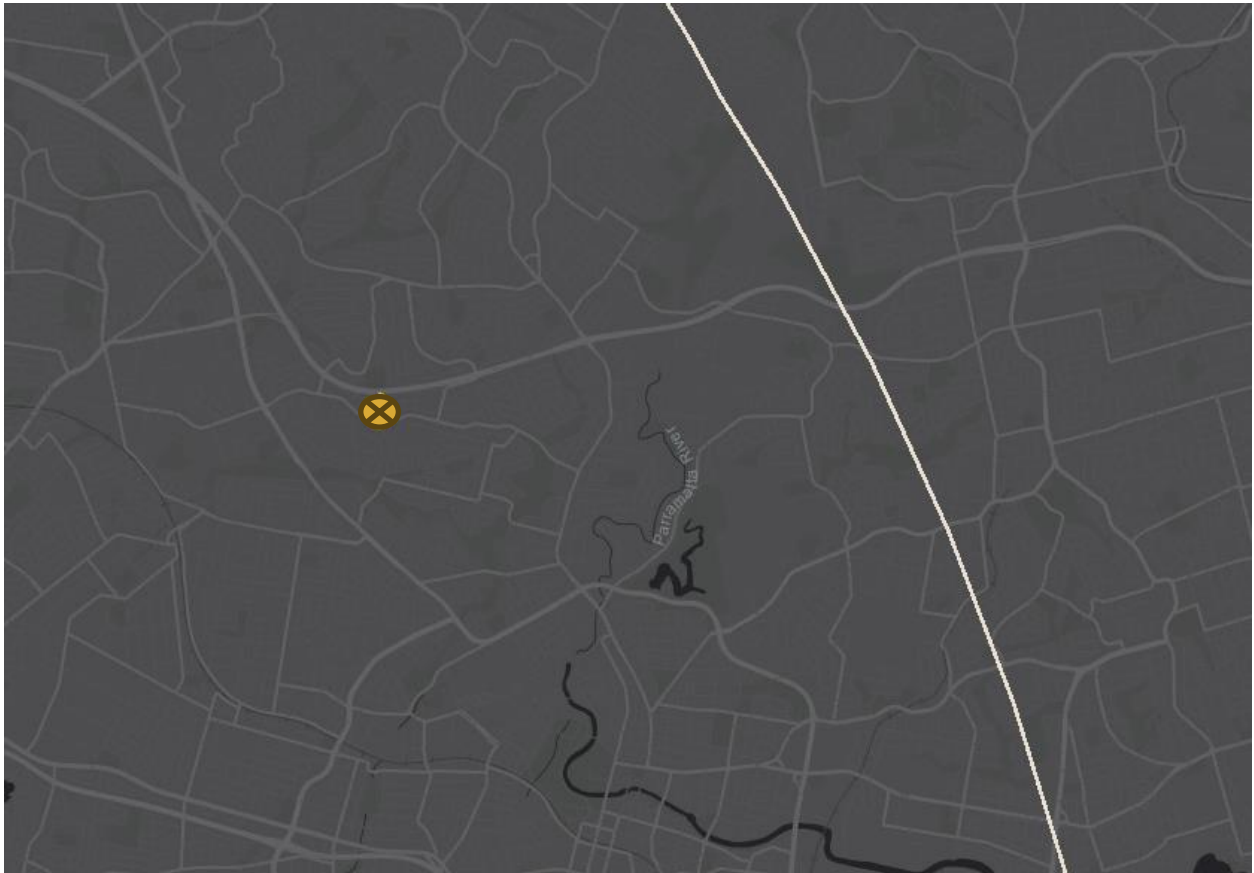


Figure 16 3-30km Wind Turbine Buffer – Western Parklands SEPP, orange x = site (Source: NSW Planning Portal)

The controls relevant to the 3-30km zone under Section 22 are outlined below:

“(3) Development consent must not be granted to development for the purposes of a large wind monitoring tower in the 3–30 km zone unless the consent authority has consulted the relevant Commonwealth body.

(4) Development consent must not be granted to development for the purposes of a electricity generating works comprising a large wind turbine on land in the 3–30 km zone unless the consent authority—

(a) has consulted the relevant Commonwealth body, and

(b) has considered a written assessment of the risk of the development to the safe operation of the Airport provided by the applicant, and

(c) is satisfied that the development will adequately mitigate the risk to the safe operation of the Airport.”

Despite the site being located within the 3-30km zone, the proposed development is for an amenities building and will not result in the construction of a wind turbine or wind monitoring tower or structure that would exceed 150m in height. No further consideration of the Western Parklands SEPP is required.

5.3.1.4 State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) commenced on the 1 March 2022. The Resilience and Hazards SEPP provides numerous controls relevant to the preservation of the natural environment.



Chapter 4 of this SEPP relates to the identification of potential for contamination and the need for remediation of contaminated land. The SEPP requires a determining authority to consider whether a site is contaminated and, if it is, whether it can be made suitable for the intended purpose by remediation. Potential contamination on the site is considered in Section 7.1 of this REF. Demolition materials will be removed from the site and no remediation is required to make the site suitable for the activity. The proposed activity is in line with the existing use of the site. The development area is largely consistent with the existing amenities building envelope. The activity is not likely to cause harm to human or ecological health and suitable measures for containment, minimising disturbance and unexpected finds are addressed by the recommended safeguards and mitigation measures in this REF.

5.3.1.5 State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP) was notified in December 2021 and commenced on 1 March 2022. The SEPP repealed and replaced a number of similar thematic SEPPs related to biodiversity conservation.

Chapter 2 of this SEPP related to the management of vegetation in non-rural areas. This chapter requires approval from the consent authority for the removal or pruning of any vegetation unless exempted under a development control plan. The site contains a large number of trees around the perimeter of the existing amenities building. These trees would require Council approval for removal.

An Arboricultural Report has been prepared by *Tree IQ* and is submitted with the application. The report has found:

Fourteen (14) trees were assessed using the VTA criteria and consist of a mix of locally indigenous, Australian native and exotic species.

- The supplied plans show the proposed works include demolition of the existing amenities building, retaining walls and associated hardstand, construction of a new single storey building at playing field level with rooftop terrace and shade structure at street level, landscaping and associated works.
- The supplied plans show one (1) tree (Tree 7) is proposed for removal. Tree 7 is fair structural condition due to the presence of canker-like wounds in various stages of occlusion along the main branches. The extent of any associated decay is not known. The tree is of moderate Landscape Significance and has been allocated a Retention Value of Consider for Retention. The supplied plans show new tree planting is proposed (at a 1:3 ratio) to help off-set the loss of canopy cover and amenity resultant from the removal of Tree 7. Trees should be supplied as advanced size specimens (i.e. $\geq 75L$) and in accordance with Australian Standard 2303 (2015) Tree Stock for Landscape Use.
- The supplied plans show thirteen (13) trees (Trees 1-6 & 8-14) are proposed for retention. Tree sensitive methods will be required for Trees 1-6 and 14 to minimise adverse impacts. The trees to be retained should be protected in accordance with the Tree Protection Specification (Appendix 5) and Typical Tree Protection Details (Appendix 6).
- A detailed Tree Protection Plan should be prepared based on the Construction Certificate Plans and Construction Management Plan with individual tree specific protection requirements to be determined on site through consultation between the Project Manager and the Project Arborist. Where tree protection fencing is set back to provide for development access, the installation of trunk and ground protection will be required.
- 4.1.6 The supplied plans show that Trees 1 and 6 may need to be pruned for building access. Pruning work should be undertaken in accordance with Australian Standard 4373: Pruning of Amenity Trees (2007), Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016) and other applicable legislation and codes.

5.3.2 Parramatta Local Environmental Plan 2023

Clause 2.2 Zoning of Land

The activity is located on land to which the Parramatta Local Environmental Plan 2023 (PLEP 2023) applies. The works site is located within land in Zone RE1 Public Recreation as shown in **Figure 17**.



Figure 17 Land Zoning map (Source: NSW Spatial Viewer accessed 26 March 2024)

The objectives for development in Zone RE1 are as follows:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To conserve, enhance and promote the natural and cultural heritage value of parks and open space in the zone.
- To create opportunities to use riverfront land for public recreation.

The activity is compatible with RE1 Zone objectives, because:

- The amenities support the continued use of the land for public open space and recreation.
- The improved amenities building would enhance the range of recreational activities at Max Ruddock Reserve.
- The activity is compatible with the use of the public reserve
- The activity will have no detrimental impacts to the natural environment as explained in Section 7 and 8 of this REF.
- The activity does not impact on an area with high biodiversity, ecological and aesthetic value.
- The site is not riverfront land.

The activity is development permitted without consent as established in the Transport and Infrastructure SEPP which prevails over the provisions of PLEP 2023.



5.4 CONFIRMATION OF STATUTORY POSITION

Council is the Proponent and the determining authority for the proposed works. Under Clause 2.73(3) of the Transport and Infrastructure SEPP, the activity is development without consent. A review of Environmental Factors (REF) has been prepared under Part 5 of the EP&A Act.

This REF fulfils the obligations under Section 5.5 of the EP&A Act *“to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the activity”*.





6. Consultation and Engagement

6.1 CONSULTATION

Specific consultation requirements are contained in Part 2 Division 2.1 of the Transport and Infrastructure SEPP. None of the consultation provisions under this section apply to this activity.

6.2 ENGAGEMENT

Community engagement was undertaken by the City of Parramatta Council between 22 November 2023 to 20 December 2023. During this period, the opportunity to share feedback was presented on 67,788 occasions, culminating 3,670 viewed of the project page, 101 engagements (survey and quick poll submissions) and five emails. The following methods were used to promote the engagement to the community:

- 300 postcards distributed locally with QR code (41 scans)
- Onsite signage
- Library screens
- Paid social media
- Organic social media posts
- Council EDMS including Council News and the Participate Parramatta newsletter.

The majority of participants supported the project but 49 out of 50 survey respondents provided a comment or attachment with specific concerns. Issues highlighted include; space for storage and administrative activities, the proposal for unisex toilets, and provision of adequate shelter for players and spectators.

An overview of the comments and email submissions are summarised below:

1. Do you support the Max Ruddock Reserve Amenities Building modernisation with viewing platform?
64% of respondents voted 'yes', 26% no, and 10% unsure.

2. Do you have a comment for Council to consider? Forty-eight (49) participants provided a comment on a variety of topics including:

Respondents raised concern regarding the need for greater cover/shade, the removal of unisex bathrooms and for these to be split by sex, lack of storage and access for all abilities players.

The key recommendations of the report are as follows:



Careful consideration should be given to all the feedback (including the comments in the appendix) and data presented in this report before a decision is made. The project team should demonstrate how concerns and suggestions have been considered and should respond to any questions raised.

A summary of findings should also be reported back to the community (when appropriate but in a timely manner), highlighting how community feedback has influenced the project. The final decision and reasons why should be made public and reported back to those who provided feedback.

These recommendations are in line with Council's engagement principles and commitments outlined in the Community Engagement Strategy and Community and Stakeholder Engagement Policy.

The final design reflects the community feedback in the following ways:



- 
- 
- The community had strong feelings around the unisex toilets and asked if separate male and female toilets could be provided. The new design reflects these changes.
 - The clubs asked to combine the two kiosk store areas that were set out for the storage of food etc, as they share food between the clubs to avoid wastage. The new design reflects one kiosk store area.
 - The club secretary requested an internal door to access the toilets as she is often working late at night. Internal access has been provided from the stores room to change room 1.
 - The clubs felt strongly about having a connection into the rear of the amenities building from the kiosk area. This has been provided by adding an internal door from the kiosk through the kiosk storeroom and then through to the stores area.



7. Environmental Assessment

This section of the REF provides a detailed assessment of the potential environmental impacts associated with the activity. Consideration of the factors specified in Clause 171(2) of the *Environmental Planning and Assessment Regulation 2021* are included in Section 11. Site-specific safeguards and mitigation measures are provided below (also included in the CEMP) to ameliorate the identified potential impacts.

7.1 LAND AND WATER

7.1.1 Existing Environment

The new building and ancillary works are to be located largely within the footprint of the existing building. The limit of works is a highly modified environment comprising hardstand areas, load bearing footings with cut and fill and retaining walls.

Geology and Soils

The Geotechnical Investigation prepared by GeoFirst Ref. GF1817-A dated 22 September 2023 describes the geology and soils of the site as follows:

- Fill – Silty Clay: Low plasticity, dark brown, trace of roots, with fine to medium-grained gravel, moisture content < plastic limit (Depth ~0.2m)
- Fill – Gravel Clay/Clayey Gravel; fine to coarse-grained weathered Shale gravel, moisture content < plastic limit (Depth ~ 1.5m)
- Residual – Silty Clay: High plasticity, red-brown, light grey, orange, within fine to medium-grained weathered Shale gravel, moisture content < plastic limit (Depth ~1.4m-2.7m)
- Rock – Shale: Grey and brown, extremely weathered (Depth ~1.7m-3.3m)
- Rock – Shale: as above, but dark grey to grey appearing, and distinctly weathered (Depth ~ >2,3m – 3.9m)

No acid sulfate soils were detected within the works footprint.

The area surrounding the work site includes concrete pathways, areas of vegetation and playground (which are maintained by Council outdoor staff).

It is noted that two near-surface samples contained hydrocarbon contamination above the ENM guideline. It is not known the horizontal and vertical distribution of this hydrocarbon contamination.

Hydrogeology

No groundwater was encountered in the boreholes during the investigation; however, it should be noted that groundwater may vary in response to weather events, seasonal variation and other factors.

Hydrology

There are no natural watercourses within 40m of the worksite. Stormwater runoff is collected from the existing amenities building and directed to localised drains for controlled outflow. Pervious areas drain downslope as surface flow to the playing fields with no formal drainage structures.



7.1.2 Potential Impacts

Construction

Geology and Soils

The proposed works are unlikely to significantly disturb the site's geology and soils. The works footprint is largely limited to the existing amenities building and will require excavation only to the extent needed to replace pavement, install new utilities connections and install footings of the new building to bedrock. It may be possible to propose shallow footings on residual soils to support the proposed awning and access ramp if structurally separated from the rest of the building.

Utilities extensions and installation will be limited to trenching and backfilling.

Soil exposure will be limited to the minimal disturbance footprint required to achieve improvements to the grades of the amenities building, install utilities and new pathways, install new stormwater controls and construct the building.

Hydrogeology and Hydrology

The activity will not significantly change the area of impermeable surfaces and will not change the manner in which groundwater flows through the site.

New stormwater infrastructure will be installed as detailed in the Stormwater Hydraulic Services Plans prepared by Partridge Hydraulic Pty Ltd Project No. 2023H0200 dated 22 March 2024. Stormwater generation will be reduced by the increased permeable area via green roof at street level. Stormwater will be managed via a system of pipes, grassed swales, grates and existing pits.

Water Quality

The development will not significantly change the volume or content of stormwater flowing into the stormwater network. The proposed stormwater management system will largely be aligned with the existing including the continued use of the existing pits and upgrades to pipes as required (see Stormwater Hydraulic Services Plans prepared by Partridge Hydraulic Pty Ltd).

The development will not change the water quality in the immediate area.

Soil erosion and sediment controls will be maintained for the full duration of the site works until all surfaces have been stabilized with new pavement or landscaping.

Waste and Emissions

The development has the potential to create liquid, gaseous and solid waste during construction. In addition to this, minor greenhouse gas emissions will be released during construction through the use of equipment and machinery.

Contamination

The proposed works are highly unlikely to cause contamination during construction. Machinery and equipment is to be stored in the protected site compound and potential contamination management is addressed below.

Acid Sulfate soils

No ASS are anticipated to be disturbed as none have been identified on the site.

Accidental spills

Accidental material spill within the construction area may occur from machinery use and materials handling. The impact would depend on the quantity and type of material spilt. However, providing relevant standard controls, such as those identified below, are implemented the impacts are expected to be avoided or minimised. Emergency spill kits will be available at the site.

Operation

The ongoing operation of new building will not have any adverse impacts to land or water. Ongoing operation of the amenities building will generate waste water and rely on electricity. Electricity use will be reduced with the inclusion of skylights and natural ventilation in the design of the building. Waste water will be connected to the existing sewer network.

The use of fertilisers and pesticides on site will be managed in accordance with the Landscape Management Plan prepared by Dragonfly Environmental. Planting prioritises locally endemic species unlikely to require pesticides and fertilisers in any amount that would contaminate the surrounds.

7.1.3 Safeguards and Management Measures

Safeguards and mitigation measures include:

- CEMP includes installation of straw bales and sand bags to the full downstream perimeter of the site works to prevent sediment runoff during construction and a PMP to regularly check and maintain functional capacity of the controls
- A spill management plan is to be developed and communicated to all staff working on site.
- Appropriate spill kits are to be maintained on site. The spill kits must be appropriately sized for the volume of substances at the work site. All workers will be advised of the location of the spill kits and trained in their use.
- Emergency contacts will be kept in the site office. All workers will be advised of these contact details and procedures.
- Vehicles must be properly maintained and regularly inspected for fluid leaks.
- Excavations will be inspected by a geotechnical engineer prior to backfilling and laying of footings to make specific recommendations for any groundwater and seepage management specific to the conditions encountered during construction.
- Any new retaining walls exceeding 600mm in height shall be designed by an engineer
- Should any suspected contamination be identified during works, all works are to cease immediately and measures are to be taken to ensure that the area is not disturbed and is cordoned off as a safety risk. Indicators of contamination include discoloured soil, anthropogenic fill material, asbestos, strong chemical or petrol odours and leachate. Appropriate advice shall be sought from a suitably qualified contamination consultant. Works in the vicinity of the find shall not re-commence until clearance has been received from the contamination consultant and Construction Manager.
- All machinery and equipment should be washed down off-site prior to use and on-site after use to prevent the introduction and spread of non-native or invasive species, and pathogens.
- All materials, debris and rubbish should be removed from the site at the end of construction works.
- It is recommended that the exposed residual clay should be compacted using a wrecker for piers (concrete) embedded at least 0.5m into the underlying shale rock bed.

7.2 FLORA AND FAUNA

7.2.1 Existing Environment

The limit of works and more broadly, the site, contains existing vegetation which is not remnant. An Arborist Report by Tree IQ, dated 15 May 2024 has surveyed fourteen (14) trees within or in proximity to the limit of works. These trees



consist of a mix of locally indigenous, Australian native and exotic species. Five (5) species are represented with *Corymbia maculata* (Spotted Gum) the dominant species at the site. A brief description of each tree surveyed is provided below:

Tree 1 - Tree 1 was identified as *Corymbia maculata* (Spotted Gum) and is located to the south of the existing amenities block. The tree is in good health and good structural condition with no significant defects identified at the time of assessment. Tree 1 is of high Landscape Significance and has been allocated a Retention Value of Priority for Retention.

Tree 2 - Tree 2 was identified as *Lophostemon confertus* (Brush Box) and is a semi-mature specimen located in a raised brick garden bed to the east of the existing amenities block. The tree is good health and good structural condition with no significant defects identified at the time of assessment. Tree 2 is of low Landscape Significance and has been allocated a Retention Value of Consider for Removal.

Tree 3 – Tree 3 was identified as *Lophostemon confertus* (Brush Box) and is a semi-mature specimen located to the west of the existing amenities block. The tree is good health and good structural condition with no significant defects identified at the time of assessment. Tree 3 is of low Landscape Significance and has been allocated a Retention Value of Consider for Removal.

Tree 4 - Tree 4 was identified as *Corymbia maculata* (Spotted Gum) and is located to the north of the existing amenities block. The tree is good health and good structural condition with no significant defects identified at the time of assessment. Tree 4 is of high Landscape Significance and has been allocated a Retention Value of Priority for Retention.

Trees 5&6 - Trees 5 and 6 were identified as *Corymbia maculata* (Spotted Gum) and are located to the north of the existing amenities block. The trees are in good health and good structural condition with no significant defects identified at the time of assessment. Tree 5 is of high Landscape Significance and has been allocated a Retention Value of Priority for Retention. Tree 6 is of moderate Landscape Significance and has been allocated a Retention Value of Consider for Retention.

Tree 7 - Tree 7 was identified as *Eucalyptus microcorys* (Tallowood) and is located to the west of the existing amenities block. The tree is fair structural condition due to the presence of canker-like wounds in various stages of occlusion along the main branches. The extent of any associated decay is not known. Tree 7 is of moderate Landscape Significance and has been allocated a Retention Value of Consider for Retention.

Trees 8&9 - Trees 8 and 9 were identified as *Corymbia maculata* (Spotted Gum) and are located to the north of the existing amenities block. The trees are in good health and good structural condition with no significant defects identified at the time of assessment. Trees 8 and 9 are of moderate Landscape Significance and have been allocated a Retention Value of Consider for Retention.

Trees 10&13 - Trees 10 and 13 were identified as *Photinia glabra* (Japanese Photinia) and are located to the north of the existing amenities block. The trees are in good health and good structural condition with no significant defects identified at the time of assessment. Trees 10 and 13 are of low Landscape Significance and have been allocated a Retention Value of Consider for Removal.

Trees 11&12 - Trees 11 and 12 were identified as *Leptospermum petersonii* (Lemon Scented Teatree) and are late-mature specimens located to the north of the existing amenities block. The trees are in fair health with a reduced crown density of 50-75% and moderate volumes of deadwood within the crown of the trees. The trees are in poor structural condition due to the presence of major bark inclusions, some which have partially failed. Trees 11 and 12 are of low Landscape Significance and have been allocated a Retention Value of Priority for Removal.

Tree 14 - Tree 14 was identified as *Corymbia maculata* (Spotted Gum) and is located to the north of the existing amenities block. The tree is good health and good structural condition with no significant defects identified at the time of assessment. Tree 14 is of high Landscape Significance and has been allocated a Retention Value of Priority for Retention.



Additionally, the limit of works contains turfed areas that surround the existing amenities building.



Figure 18 Surveyed trees on site (Source: Tree IQ, 2024)

7.2.2 Potential Impacts

In accordance with the Arborist Report by TreeIQ, one (1) tree (Tree 7) is proposed for removal. Tree 7 is in fair structural condition, due to the presence of canker-like wounds in various stages of occlusion along the main branches. The extent of any associated decay is not known. The tree is of moderate landscape significance and has been allocated a retention value of consider for retention.

Unfortunately, Tree 7 cannot be retained as its located in an area to be filled and replanted associated with the viewing platform. Three (3) new native trees will be located in the mass planting area, to compensate for the loss of Tree 7.

Turf will be removed in sections prior to trenching and replaced upon backfilling of trenches.

Replacement planting has been provided to help off-set the loss of canopy cover and amenity resultant from the tree removals. Trees have been supplied as advanced size specimens (i.e. $\geq 75L$) and in accordance with Australian Standard 2303 (2015) Tree Stock for Landscape Use.

New landscaping is to be installed in accordance with Revegetation Species List and Landscape Management Plan prepared by Dragonfly Environmental dated July 2024. New plants have been selected from locally endemic species for low maintenance and tolerance of the coastal environment.

Mass planting is proposed at street level. A nature strip is proposed from the street to the viewing platform at the roof of the amenities building. This provides greater landscape coverage than the existing arrangement.



7.2.3 Safeguards and Management Measures

Safeguards and mitigation measures include:

- The turf to be removed in sections prior to trenching and replaced and watered upon backfilling of trenches.
- New landscape works to be managed in accordance with Landscape Management Report prepared by Dragonfly Environmental dated July 2024.
- A detailed Tree Protection Plan should be prepared based on the Construction Certificate Plans and Construction Management Plan with individual tree specific protection requirements to be determined on site through consultation between the Project Manager and the Project Arborist. Where tree protection fencing is set back to provide for development access, the installation of trunk and ground protection will be required.
- The supplied plans show that Trees 1 and 6 may need to be pruned for building access. Pruning work should be undertaken in accordance with Australian Standard 4373: Pruning of Amenity Trees (2007), Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016), AS 4970 (2009) Protection of Trees on Development Sites and other applicable legislation and codes.
- Replacement planting should be provided to help off-set the loss of canopy cover and amenity resultant from the tree removals. Trees should be supplied as advanced size specimens (i.e. $\geq 75L$) and in accordance with Australian Standards 2303 (2015) Tree Stock for Landscape Use.

7.3 AIR-BORNE NOISE AND VIBRATION

7.3.1 Existing Environment

The area proposed for construction is located within an area dedicated for public recreation and there are shared pathways, a playground and public car parking spaces adjacent to the work site. The nearest residential property boundaries are located on the western side of Romulus Street, approximately 25m or more (measured to the property boundary) from the site works footprint. Max Ruddock Reserve is effectively bordered by residential properties along the southern and eastern boundaries (refer to **Figure 19**).

To the north of the site, beyond Junction Road is the M2 Motorway. To the north-west of the site is an industrial area, located approximately 160m from the site. The motorway and industrial land uses are considered to acoustically impact the surrounding environment.





Figure 19 Location of sensitive noise receivers close to the limit of works, red = sensitive receiver (Source: NSW Planning Portal)

7.3.2 Potential Impacts

Construction

Noise Impacts

Criteria for assessing construction noise is derived from the *Interim Construction Noise Guideline 2009* (Department of Environment & Climate Change NSW). While some noise from construction sites is inevitable, the aim of the Guideline is to protect the majority of residences and other sensitive land uses from noise pollution most of the time.

The main sources of noise associated with the project during demolition and construction will be from heavy machinery, excavators/backhoe, jackhammer, trencher, loader, trucks, concrete mixer truck, delivery and waste removal trucks. Secondary sources of noise will be from generators and tools. No hydraulic rock hammers are to be used. Any rock excavation is to be undertaken with a digging bucket or rock tyne connected to an excavator (max 30 tonnes) or a rock saw to minimise vibration (no hydraulic rock breakers to be used). Additional works relevant to excavation are to be carried out, as recommended in the Geotechnical Investigation prepared by GeoFirst dated 22 September 2023.

Noise levels will be typical of standard demolition and construction noise for a residential-scale development and will not be offensive or out of character for the urban locality and setting.

The duration of works will be limited to the standard construction hours and days specified in the *Interim Construction Noise Guideline 2009* (Department of Environment & Climate Change NSW).



The implementation of standard construction management measures and the limited duration of works are not expected to give rise to unreasonable noise impacts associated with the proposed works subject to safeguards and mitigation measures and limits to the days and hours of operation.

Management and mitigation measures would be implemented and are included below. These include limiting construction activity to within the prescribed hours and ensuring workers follow work practices to minimise noise emissions such as ensuring equipment is in good working order, turning off equipment when not in use, and avoiding shouting and talking loudly unless necessary for safety purposes. A noise complaint management system will be implemented.

Maximum allowable noise levels for plant and equipment are set out in the *Interim Construction Noise Guideline 2009* (Department of Environment & Climate Change NSW)

Provided the recommendations included below are implemented and adhered to, the level of noise from the proposed works will be minimised as far as reasonably practical in accordance with the *Interim Construction Noise Guideline 2009*.

Vibration Impacts

For vibration from construction works, human comfort vibration is assessed under *Assessing Vibration – a technical guideline* (Department of Environment and Conservation, 2006), which is based on guidelines contained in BS 6472–1992, *Evaluation of human exposure to vibration in buildings* (1–80 Hz). Vibration impacts will not be any greater than a standard residential or local road demolition and construction project in an urban area.

The safeguard and mitigation strategies for vibration are consistent with the recommendations of *Assessing Vibration – a technical guideline* (Department of Environment and Conservation, 2006) and BS 6472–1992, *Evaluation of human exposure to vibration in buildings* (1–80 Hz).

Operation

The ongoing operation of the amenities building will not give rise to noise and vibration which would be incompatible with the surrounding recreational and residential neighbourhood setting.

7.3.3 Safeguards and Management Measures

The following noise and vibration safeguards and management measures will be implemented:

- Works are to be carried out within standard daytime hours as follows: 7:00am to 5:00pm Monday to Friday and 8:00am to 5:00pm Saturday. No work on Sundays and Public Holidays.
- Workers and contractors are to be trained in work practices to minimise noise emission such as the following:
 - Avoid dropping materials from a height.
 - Avoid shouting and talking loudly outdoors unless necessary for safety purposes.
 - Avoid the use of radios and other amplified devices outdoors that can be heard at the boundary of residences.
 - Turn off equipment when not being used.
 - Carry out work only within the proposed hours of operation.
- All drivers and machine operators are to be informed of operation hours only within construction hours and other relevant practices (for example, minimising the use of engine brakes, and no extended periods of engine idling).



- Plant and equipment to be selected and used in accordance with the CEMP and PMP.
- A letterbox drop to adjoining and nearby occupants of properties is to occur at least 2 weeks prior to the commencement of works. The letterbox drop is to provide written notice delivered to the letterboxes of to all residential dwellings within 200m radius of the works site. The written notice is to include: Brief project description, estimated project commencement date, estimated project duration, map or aerial photo identifying the works site, days and hours of work (as per above), name and contact details (mobile phone and email) of the Construction Site Manager
- Erection of a sign at the boundary of the site compound indicating construction works are in progress and the name and contact details of the Construction Site Manager for further enquiries.
- The CEMP is to include a register of any noise complaints and is to be kept by the Construction Site Manager, including details of the complaint such as date, time, person receiving complaint, complainant's contact number, person referred to, description of the complaint, work area, time of verbal response and timeframe for written response where appropriate.
- Although unlikely, in the event that emergency works are needed which result in work activity extending beyond the limited hours and days of operation, immediate community notification is required by way of a door-knock to immediately surrounding residential dwellings as soon as practicable after becoming aware of the emergency situation.

7.4 TRANSPORT

7.4.1 Existing Environment

The works area is accessed via Romulus Street, with existing carparking located to the north-west of the current amenities building. The parking is publicly accessible.

Max Ruddock Reserve contains pedestrian pathways from the outdoor gym at the north-west portion of the site to the playground in the south-west portion of the site. These pathways traverse the outer limits of the existing amenities building.

Figure 20 depicts the access arrangement associated with existing amenities building.

SITE DIAGRAM - ACCESS

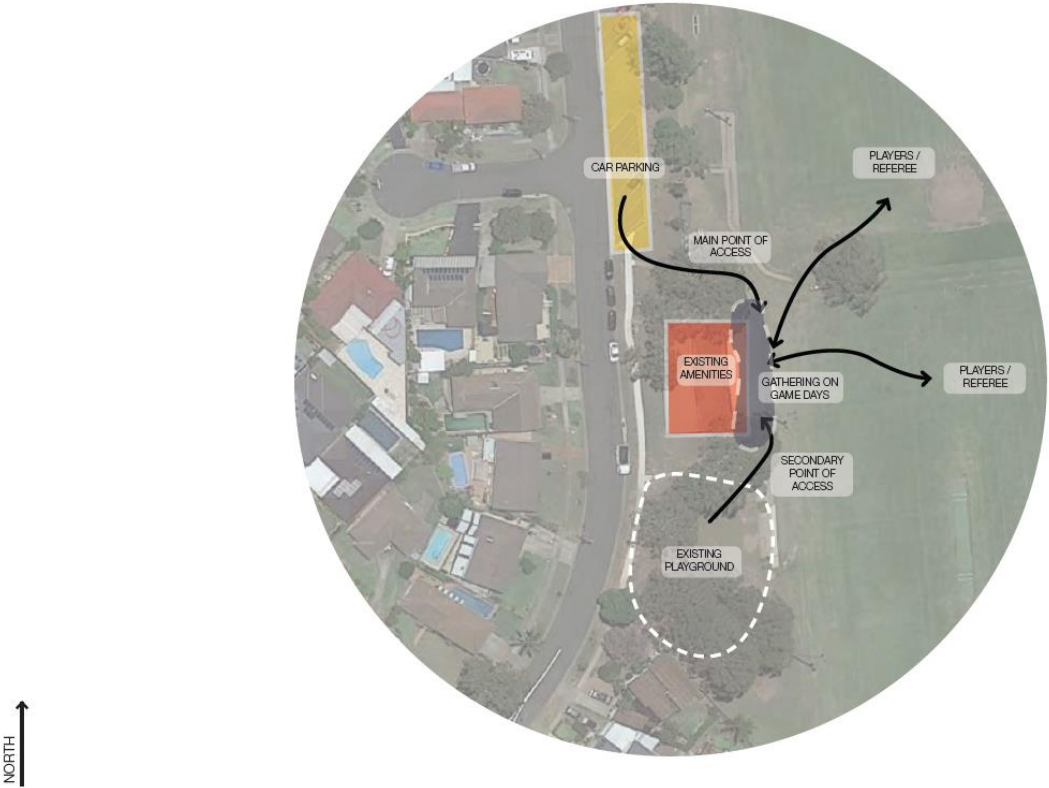


Figure 20 Site diagram – existing access (Source: Sam Crawford Architects)

7.4.2 Potential Impacts

Demolition

A portion of the existing pedestrian pathway will be demolished alongside the existing brick and concrete tiered seating (refer Architectural Plans by Sam Crawford Architects Drawing No. 02). This is not anticipated to impact pedestrian accessibility to the playground or outdoor gym equipment. The pedestrian pathway that links these items would remain intact.

Construction

Road-based transport of construction materials, equipment and workers will be via the public road system and all vehicles will enter, and be parked within, the existing parking along Romulus Street. The construction site compound includes an area for storage of materials and delivery vehicles will be temporarily passing through the car park. Construction vehicles used for multiple days will be parked in the Romulus Street parking area. Three (3) parking spaces will be allocated for these construction vehicles.

Traffic generation during construction is temporary and short term and vehicle movements to and from the site during construction will be minimised with space on-site to store vehicles during the construction program.

A Section 138 under the Roads Act 1993 would not be required as the activities do not impact the local road network.

Operation

In the operational phase, the portion of the pedestrian pathway removed will be replaced by an access ramp and stairs. The amenities building is an essential component of providing appropriate essential services ancillary to the playing



fields and playground and the need for the amenities building has long been identified by local sporting clubs and Council.

7.4.3 Safeguards and Management Measures

- All construction-related vehicles to be parked within the existing public carpark during the construction phase to minimise impacts on local roads and traffic generation.
- Number of trips to and from the site during construction to be managed via a traffic management plan.
- Hours of construction to be limited to those set out in Section 3.2.3 to ensure adequate parking is available on weekends and late in the afternoon to accommodate local sport.

7.5 ABORIGINAL CULTURAL HERITAGE

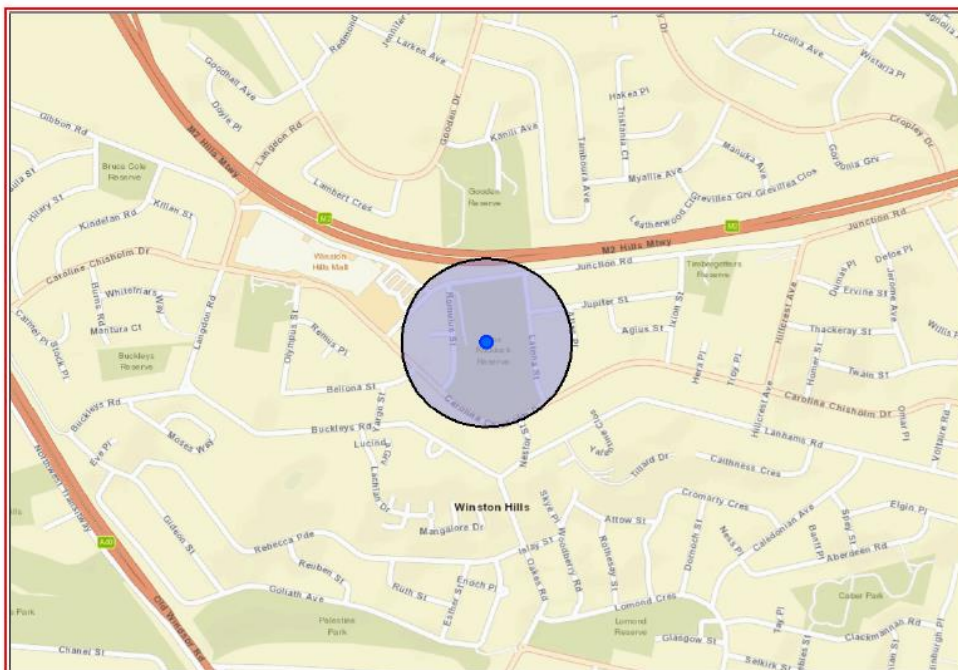
7.5.1 Existing Environment

An AHIMS search was undertaken on 7 June 2024 which identified no Aboriginal items, sites or places of cultural significance within a 200m radius of Max Ruddock Reserve (refer to **Figure 21**).

The works site is within the boundaries of the Deerubbin Aboriginal Land Council.

The limit of works is highly disturbed, containing an existing amenities building and a series of hardstand areas include pedestrian footpaths and tiered concrete seating.

In considering the above, it is highly unlikely the site would contain items or places of Aboriginal heritage significance.



search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Figure 21 AHIMS search conducted on 7 June 2024 (Source: AHIMS database)



7.5.2 Potential Impacts

The AHIMS search indicates it would be highly unlikely that any Aboriginal items or places would be impacted by the limit of works.

An Aboriginal Heritage Impact Permit (AHIP) under Section 90 of the *National Parks and Wildlife Act 1974* is not required.

Notwithstanding, the preparation of an unexpected finds protocol is required as a mitigation measure and will be implemented if items are discovered during construction.

7.5.3 Safeguards and Management Measures

- Unexpected Aboriginal objects remain protected by the *NPW Act*. If any such objects, or potential objects, are uncovered in the course of the activity, work in the vicinity must cease, and Heritage NSW, and Deerubbin LALC be contacted for advice
- If suspected human remains are discovered and/or harmed in, on or under the land within the Project Area, the following actions must be undertaken:
 - The remains must not be harmed/further harmed
 - Immediately cease all works at that particular location
 - Secure the area so as to avoid further harm to the remains
 - Notify the NSW Police and the Environment Line (Department of Planning and Environment) on 131 555 as soon as practicable and provide any details of the remains and their location

7.6 VISUAL IMPACT

7.6.1 Existing Environment

The proposed amenities building is to be located largely in the same location as the existing amenities building. The existing amenities building is located along the western side boundary of Max Ruddock Reserve. The steep topography, falling significantly from the road to the playing fields, visually obscures the majority of the existing amenities building. Several large trees are located in close proximity to the existing amenities building. Each of these trees contain a generous canopy and all but one of these trees will be retained.

The existing amenities building has a low visual impact, particularly when viewed from nearby residences to the west. **Figure 22** provides a street view from Romulus Street, looking east towards the existing amenities building. As evident, the existing amenities building only protrudes approximately 1m above street level.

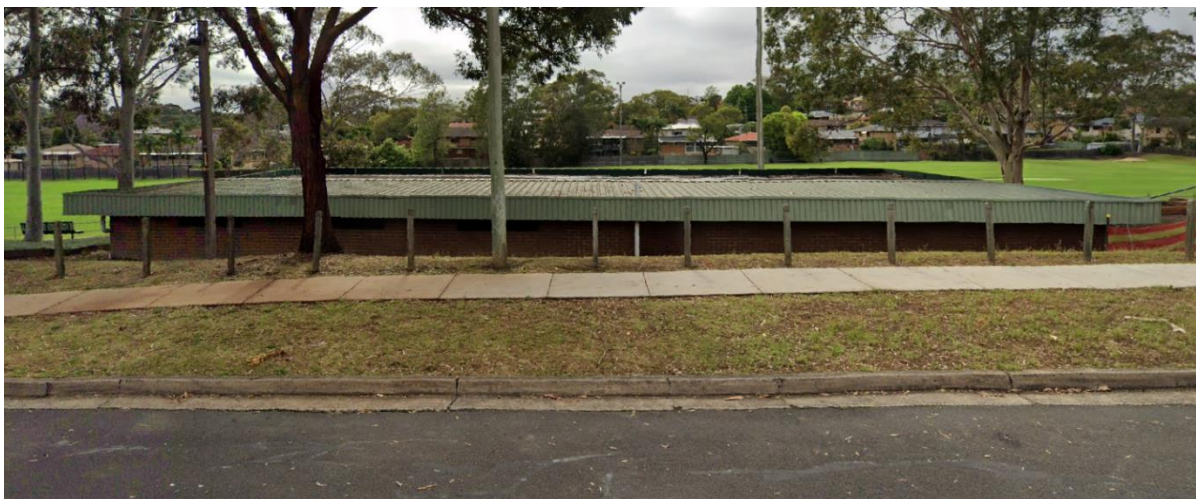


Figure 22 Street view looking east towards the existing amenities building (Source: Google Streetview)





The existing amenities building features a red brick façade and green corrugated roof. The building appears outdated and aged, as evident in **Figures 3-7**.

The area around the existing amenities building is largely grassed or contains concrete pathways, these features are not considered to impact neighbouring residents visually.

The site and immediate locality does not contain any significant views or vistas.

7.6.2 Potential Impacts

Construction

Temporary minor visual impacts will occur during demolition and construction due to the presence of construction traffic and equipment, erection of site security fencing, materials storage and general site works.

Operation

The design and siting of the amenities building has been specifically selected such that it is:

- Recessed into the existing topography being located at field level within Max Ruddock Reserve, in the same location as the existing building, with retaining walls to the north, west and south.
- Not within the typical panorama and lines of sight from the nearby dwellings.
- Is of a similar height to the existing amenities building, with the exception of the metal roof over the viewing platform. This will not be enclosed and therefore will not dominate the visual landscape or obstruct lines of sight, particularly when viewed from Romulus Street.
- The introduction of a green roof and mass planting that utilises the existing topography and variance in the field level and street level. When viewed from Romulus Street, the rear of the amenities building would partially be viewed as landscaping, with a portion of the built form concealed (refer to **Figure 23**).
- Materials and finishes of the building are muted, natural, non-reflective tones and colours to blend with the natural landscape of the foreshore. These materials and finishes would provide a more modern façade to better align with the built form within the area.

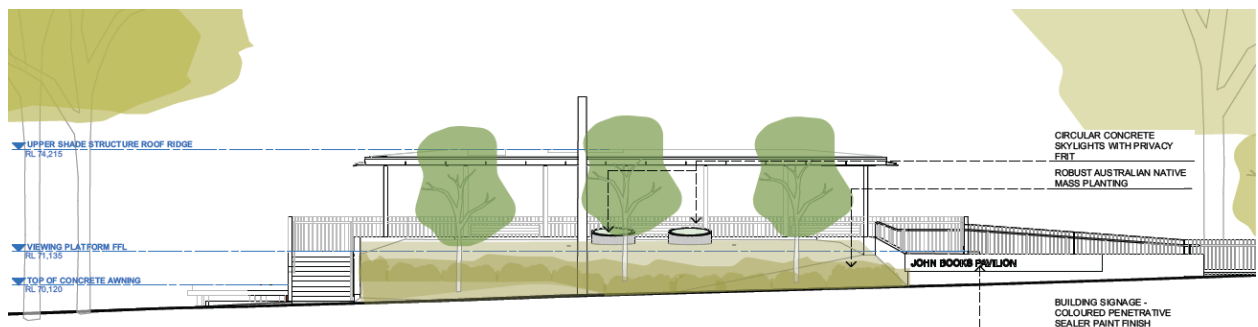


Figure 23 West Elevation (Source: Sam Crawford Architects)

As a result of the metal roof that provides shade to the viewing platform, the amenities building does incur a marginally increased visual impact. Particularly when viewed from Romulus Street. The viewing platform structure is not enclosed and therefore does not visually dominate the landscape in terms of built form bulk and scale.

Impacts are further alleviated by proposed mass planting, that provides a continuous nature strip from street level to the viewing platform of the amenities building. This assists in masking the visual dominance of the building.

Overall, the proposed design is sympathetic to the existing topography, which naturally aids visual impacts. Additional planting will further ensure the built form is partially concealed.



7.6.3 Safeguards and Management Measures

No safeguards or management measures are considered necessary.

7.7 HAZARDS AND RISKS

7.7.1 Existing Environment

The limit of works is not subject to any risks or hazards. The site is not known to be prone to land slippage, bushfire risk or flood.

7.7.2 Potential Impacts

The construction works will implement the CEMP to protect exposed soils during construction.

7.7.3 Safeguards and Management Measures

Standard Work Health and Safety requirements will apply to the appointed contractor during construction and insurances will be subject to contractual arrangements.

The site will continue to be managed in accordance with Council's Operational Plan for managing public spaces and assets.

7.8 AIR QUALITY

7.8.1 Existing Environment

Air quality at the site is generally good with air movement facilitated by the fluctuations in air pressure and temperature of the foreshore locality.

7.8.2 Potential Impacts

Construction

During the demolition and construction there may be temporary impacts on air quality from:

- Minor generation of particles and dust from general construction work
- Minor emissions (primarily diesel exhaust) from plant and machinery.
- Minor emissions from construction traffic.

Standard construction management and mitigation measures would ensure there are no significant impacts on air quality arising from the proposed works.

Operation

The use of the building will not result in significant detrimental impacts to air quality. Natural ventilation and mechanical ventilation will meet National Construction Code and Building Code of Australia standards and requirements.

Operational air quality impacts would be in line or improved when compared to those associated with the existing amenities building.

7.8.3 Safeguards and Management Measures

- The following design statements should be provided



- Design Statement by a structural engineer for footings slabs, damp proofing, Class 10 structural standards for construction
 - Design Statement from architect to confirm standards for masonry materials, waterproofing of wet areas, room heights, sanitary compartment dimensions, DDA compliant door fittings, surface and grades, landing dimensions, barriers and handrails
 - Design Statement from electrical engineer regarding artificial lighting to standards for public places
 - Design Statement from a mechanical engineer regarding compliant ventilation of interior spaces.
- The work site is to be maintained in a condition that minimises fugitive emissions such as minor dust.
 - All loaded trucks are to be covered to minimise dust emissions from demolition materials.
 - Maintenance of all plant and equipment is to be undertaken to ensure good operating conditions and that exhaust emissions comply with the Protection of the Environment Operations Act 1997.

7.9 EXISTING STRUCTURES

7.9.1 Existing Environment

Existing structures in the vicinity of the work site include the existing amenities building, retaining walls, tiered seating and pedestrian pathway (to be demolished), light pole and playground equipment. Existing carparking along Romulus Street and residential dwellings on the western side of Romulus Street.

7.9.2 Potential Impacts

The footprint of the work site is small and largely aligns with the existing footprint of the amenities building. Plant and equipment are able to be positioned and secured in a manner which will not impact upon other structures in the vicinity.

The demolition of pedestrian pathways and tiered seating is isolated and will not impact pedestrian movements across the western extent of Max Ruddock Reserve.

7.9.3 Safeguards and Management Measures

No safeguards or management measures are considered necessary.

7.10 SOCIO-ECONOMIC

7.10.1 Existing Environment

The site is part of the publicly accessible reserve and is highly valued by the local community and visitors for its aesthetic, natural and recreational assets. Several sporting clubs operate out of Max Ruddock Reserve and the existing amenities building.

7.10.2 Potential Impacts

The activity will temporarily close access to part of the existing reserve and remove the existing amenities that service the reserve. Additionally, construction may cause increased parking strain in Romulus Street. These temporary changes would impact the visual landscape and create noise emissions which is not typical of the recreational space.

The impacts to noise, access and visual aesthetics to nearby residents will be temporary.

The long-term impacts of operation will be positive with the amenities building providing improved facilities for the public, including accessibility. The design and siting of the amenities building provides a far greater aesthetic, as well as functional, outcome with increased landscaping and a more modern built form façade.



The ongoing maintenance of the amenities building by maintenance staff is anticipated to incur a similar burden on Council's resources as the existing amenities building. However, in light of the redevelopment, there will be less repairs and general building maintenance.

Overall, the activity will increase the popularity and capacity of Max Ruddock Reserve through the upgrade of essential infrastructure.

7.10.3 Safeguards and Management Measures

No safeguards or management measures are considered necessary.

7.11 WASTE MANAGEMENT AND RESOURCE USE

7.11.1 Existing Environment

Max Ruddock Reserve features bins for use by the general public. Within the existing amenities building, waste is managed via Council's maintenance and waste collection teams.

7.11.2 Potential Impacts

Demolition and Construction

Demolition and construction activities will generate various waste streams including the following:

- Various building material wastes (including bitumen, soils, plastics and concrete)
- Packaging wastes such as cardboard, timber, paper and plastic
- General garbage and wastewater from the temporary site compound used by construction workers
- Waste fuels, oils, liquids and chemicals

The Waste Management Plan (WMP), to be prepared by the principal contractor, is to be implemented throughout construction to identify all potential waste and recycling streams associated with the work, methods of disposal of waste that cannot be reused or recycled at appropriately licensed facilities along with other onsite management practices such as keeping the area tidy and free of rubbish.

Council will provide one (1) temporary storage (at minimum) container for the sports clubs during construction. The storage specifications for the shopping container will be approximately 6.06m long x 2.44m wide. Council will provide temporary toilet blocks (male and female) during construction. The service connection will be cold water with a septic holding tank or sewer connection (where feasible).

The WMP will highlight any opportunities for the re-use of materials to construct the replacement amenities building.

The site office is a self-contained modular transportable building which will be regularly serviced.

Any handling, storage, transport and/or disposal of asbestos and hazardous waste (including any lead waste) would be in accordance with the requirements of relevant EPA and Safe Work NSW guidelines (as required).

Materials, including fuels, oils and other liquids, would be stored in bunded containers.

Operation

The ongoing use of the proposed amenities may produce some waste as identified in the Waste Management Plan prepared by the principal contractor. The existing bins around Max Ruddock Reserve will be maintained for public use. These bins will be serviced by Council's Waste and Cleaning Services Team. Wastewater from the building will be connected to reticulated sewer.





7.11.3 Safeguards and Management Measures

- Collection, recycling and disposal of waste during the construction and ongoing use of the proposed amenities will be undergone in accordance with the Waste Management Plan.
- Management, handling and separation of GSW and VENM materials during site works to maintain separation of these materials and verify classification prior to the materials leaving the site or being re-used on the site. Classification is to be undertaken by a qualified contaminated lands consultant as per the Geotechnical Investigation by GeoFirst dated 22 September 2023.
- GSW is to be removed from the site and disposed at a licensed facility and receipts maintained by the Principal Contractor and provided to the project manager.

7.12 CUMULATIVE IMPACTS

7.12.1 Existing Environment

There are no other known projects or works occurring in the immediate vicinity that have the potential to result in a cumulative impact concurrent with the proposed works.

7.12.2 Potential Impacts

There are no anticipated cumulative impacts associated with the proposed development.

7.12.3 Safeguards and Management Measures

No safeguards and/or mitigation measures are deemed necessary.



8. Environmental Management

This chapter of the REF identifies how the environmental impacts of the proposal would be managed through environmental management plans and mitigation measures.

8.1 ENVIRONMENTAL MANAGEMENT PLAN

A Construction Environmental Management Plan (CEMP) for the proposed works is to be prepared by the principal contractor and combined with the recommendations of the details in the Stormwater and Hydraulic Services Drawings by Partridge Hydraulic dated 27 March 2024, Geotechnical Report by GeoFirst dated 22 September 2023 and a PMP is to be developed between Council and the Principal Contractor, supervising Geotechnical Engineer and project Arborist prior to the commencement of works. The CEMP in conjunction with this REF and the PMP will provide a centralised mechanism through which all potential environmental impacts relevant to the proposal would be managed as well as outline a framework of procedures and controls for managing environmental impacts during construction.

The CEMP and PMP will incorporate, as a minimum, all environmental mitigation measures identified in Section 8.2, any conditions from licences or approvals required by legislation such as the requirements for utilities connections issued by service providers, and a process for demonstrating compliance with such mitigation measures and conditions.

The CEMP and PMP is to be completed prior to the commencement of any site works.

8.2 SAFEGUARDS AND MITIGATION MEASURES

The environmental safeguards and mitigation measures outlined throughout this document are summarised in **Table 2** below. These safeguards and mitigation measures would minimise any potential adverse impacts arising from the proposed works on the environment.

No	Timing	Impact	Environmental safeguards	Responsibility
1	Pre-commencement	Land and water	Project specific CEMP and PMP to be prepared, implemented and maintained in accordance with the Landcom/Department of Housing <i>Managing Urban Stormwater, Soils and Construction Guidelines</i> , the 'Blue Book' and the recommendations throughout the REF and any requirements of service providers for connection to utilities.	Contractor
2	Pre-commencement	Land and Water	Site compound and soil erosion and sediment controls installed	Contractor
3	Pre-commencement	Land and water	A spill management plan is to be developed and communicated to all staff working on site.	Contractor
4	Excavation and construction	Waste Management and resource use	Management, handling and separation of GSW and VENM materials during site works to maintain separation of these materials and verify classification prior to the materials leaving the site or being re-used on the site.	Contractor

Table 2 Safeguards and Mitigation Measures

				Classification is to be undertaken by a qualified contaminated lands consultant.
5	Post excavation and prior to construction	Land and Water	Excavations will be inspected by a geotechnical engineer prior to backfilling and laying of footings to make specific recommendations for any groundwater and seepage management specific to the conditions encountered during construction.	Contractor
6	Pre-construction	Noise and Vibration	A letterbox drop to adjoining and nearby occupants of properties is to occur at least 2 weeks prior to the commencement of works. The letterbox drop is to provide written notice delivered to the letterboxes of to all residential dwellings within 200m radius of the works site. The written notice is to include: Brief project description, estimated project commencement date, estimated project duration, map or aerial photo, name and contact details of the Construction Site Manager for further information and enquiries	Contractor
7	Pre-construction	Noise and Vibration	A sign on the site compound fence with Construction Site Managers contact details and advising construction works in progress	Contractor
8	Pre-construction	Flora and Fauna	The removal of one tree (Tree 7) and pruning is to be executed in accordance with the Arborist Report by TreeIQ. A detailed Tree Protection Plan should be prepared with individual tree protection requirements to be determined between the Project Manager and Project Arborist and installation of tree protection controls as per AS 4970.	Contractor
9	Pre-construction	Other Approvals	A Principal Contractor will require separate approvals from public utility and infrastructure providers for connections to potable water, sewer, electricity and any openings in the public road reserve.	Contractor
10	Construction	Land and water	Appropriate spill kits are to be maintained on site. The spill kits must be appropriately sized for the volume of substances at the work site. All workers will be advised of the location of the spill kits and trained in their use.	Contractor
11	Construction	Land and water	Emergency contacts will be kept in an easily accessible location on vehicles, vessels, plant and site office (as relevant). All workers will be advised of these contact details and procedures.	Contractor
12	Construction	Land and water	Vehicles and plant must be properly maintained and regularly inspected for fluid leaks.	Contractor

Table 2 Safeguards and Mitigation Measures

13	Construction	Land and water	Any chemicals or fuels stored at the site will be stored in a bunded area.	Contractor
14	Construction	Land and water	Should any suspected contamination be identified during works, all works are to cease immediately and measures are to be taken to ensure that the area is not disturbed and is cordoned off as a safety risk. Indicators of contamination include discoloured soil, anthropogenic fill material, asbestos, strong chemical or petrol odours and leachate. Appropriate advice shall be sought from a suitably qualified contamination consultant. Works in the vicinity of the find shall not recommence until clearance has been received from the contamination consultant and Construction Manager.	Contractor
15	Construction	Land and Water	All machinery and equipment should be washed down off-site prior to use and on-site after use to prevent the introduction and spread of non-native or invasive species, and pathogens	Contractor
16	Construction	Noise and vibration	Works are to be carried out within standard daytime hours as follows: 7:00am to 5:00pm Monday to Friday and 8:00am to 5:00pm Saturday. No work on Sundays and Public Holidays.	Contractor
17	Construction	Noise and vibration	Should operations be required outside standard hours, an Out of Hours Procedure detailing works schedule, approval processes, communications requirements and management measures is to be prepared. All reasonable and feasible efforts should be undertaken to ensure noise levels would not exceed the ICNG noise management levels.	Contractor
18	Construction	Noise and vibration	Workers and contractors are to be trained in work practices to minimise noise emission such as the following: <ul style="list-style-type: none"> • Avoid dropping materials from a height. • Avoid shouting and talking loudly outdoors other than for safety purposes. • Avoid the use of radios outdoors that can be heard at the boundary of residences. • Turn off equipment when not being used. • Carry out work only within the proposed hours of operation. 	Contractor

Table 2 Safeguards and Mitigation Measures

19	Construction	Noise and vibration	Plant and equipment to be selected and used in accordance with the operating Sound Power, Sound Pressure and Vibration Impacts detailed in the Geotechnical Investigation by GeoFirst dated 22 September 2023	Contractor
20	Construction	Noise and vibration	The number of vehicle trips to and from the site is to be optimised to limit noise impacts e.g. movements can be organised to amalgamate loads rather than using a number of vehicles with smaller loads.	Contractor
21	Construction	Noise and vibration	A register of any noise complaints is to be kept, including details of the complaint such as date, time, person receiving complaint, complainant's contact number, person referred to, description of the complaint, work area, time of verbal response and timeframe for written response where appropriate.	Contractor
22	Construction	Transport and parking	All vehicles associated with construction to park in the parking spaces along Romulus Street.	Contractor
23	Construction	Aboriginal cultural heritage	<p>Unexpected Aboriginal objects or potential Aboriginal objects, if found, activity in the vicinity must cease, and Heritage NSW, and Deerubbin LALC be contacted for advice.</p> <p>If human remains are found or herm in, on or under the land within the Project Area, the following actions must be undertaken:</p> <ul style="list-style-type: none"> • The remains must not be harmed/further harmed • Immediately cease all works at that particular location • Secure the area so as to avoid further harm to the remains • Notify the NSW Police and the Environment Line (department of Planning and Environment) on 131555 as so as practicable and provide any details of the remains and their location <p>Do not recommence any works at the particular location unless authorised in writing by Heritage NSW or Department of Climate Change, Energy, the Environment and Water</p>	Contractor
24	Construction	Air quality	The work site is to be maintained in a condition that minimises fugitive emissions such as minor dust.	Contractor

Table 2 Safeguards and Mitigation Measures

25	Construction	Air quality	All loaded trucks are to be covered to minimise dust emissions. No dust generating activities to occur during periods of high winds.	Contractor
26	Construction	Air quality	Machinery is to be turned off rather than left to idle when not in use.	Contractor
27	Construction	Air quality	Maintenance of all vehicles, including trucks and equipment entering and leaving the site, is to be undertaken in accordance with the manufacturers specifications and to comply with all relevant legislation.	Contractor
28	Construction	Air quality	Maintenance of all plant and equipment is to be undertaken to ensure good operating conditions and that exhaust emissions comply with the <i>Protection of the Environment Operations Act 1997</i> .	Contractor
29	Construction	Waste management and resource use	Working areas will be maintained, kept free of rubbish and cleaned up at the end of each working day.	Contractor
30	Construction	Waste management and resource use	There will be no disposal or re-use of construction waste on to other land.	Contractor
31	Construction and operation	Waste management and resource use	Demolition and construction and ongoing use of the proposed amenities will be in accordance with the Waste Management plan prepared by principal contractor.	Contractor
32	Post-construction	Land and water	All materials, debris and rubbish should be removed from the site at the end of construction works.	Contractor
33	Post-construction	Waste management and resource use	At the completion of the works, the work site must be left clear of waste and debris.	Contractor
34	Post-construction	Flora and Fauna	New landscape works to be managed in accordance with Landscape Management Report prepared by Dragonfly Environmental dated July 2024.	Council
35	Post-construction	Asset Management	At the completion of the works, an Occupation Certificate and Crown Building Certificate under s6.28 of the EP&A Act are required prior to the commencement of use of the building.	Contractor



9. Conclusion

This report constitutes a Review of Environmental Factors (REF) and forms the environmental assessment required under the Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the proposed works for the redevelopment of an amenities building, public pathways, retaining walls and landscaping at Lot 1 DP 1299377 (No.200), Junction Road, Winston Hills.

The aim of this report has been:

- to describe the proposed activity;
- to illustrate that the proposed activity complies with the intent of relevant statutory and policy documents;
and
- to provide an assessment of the likely environmental effects of the proposed activity.

The proposal is consistent with all relevant provisions of the Transport and Infrastructure SEPP which allows for the activity as development without consent and subject to environmental assessment and approval under Part 5 to the EP&A Act. The assessment contained herein concludes that there are no significant environmental constraints on the site that preclude the proposed activity and that the proposed activity will not result in any significant adverse environmental impacts. Accordingly, it is considered that an Environmental Impact Statement is not required.

Council is advised they will not be required to issue a notice of intention to determine the application to the Crown, given the site is owned and operated by Council.





10. Certification

This Review of Environmental Factors provides a true and fair review of the proposed works in relation to its potential effects on the environment. It addresses to the fullest extent possible all matters affecting or likely to affect the environment as a result of the activity.

This REF document is to be read in conjunction with the supporting documents listed in Section 3 and is:

- compliant with requirements under Division 5.1 and Part 8, Division 1 of the EP&A Regulation
- compliant with the *Guidelines for Division 5.1 Assessments* published by the Department of Planning and Environment dated June 2022
- contains all available information relevant to the assessment of the project and its environmental impacts to the fullest extent possible
- contains no false or misleading information
- contains a consolidated description of the project in Section 3 and supporting documents
- identifies and addresses relevant statutory requirements relevant to the proposed activity
- summarises the findings of consultation and technical assessment of the impacts
- contains a straightforward evaluation of the direct, indirect and cumulative impacts of the project
- identifies mitigation measures to eliminate or reduce the detrimental effects of the activity.

I certify that I have reviewed and endorsed the contents of this REF document and, to the best of my knowledge, it is in accordance with the EP&A Act, the EP&A Regulation and the Guidelines approved under clause 170 of the EP&A Regulation, and the information it contains is neither false nor misleading.

Sophie Perry
Associate Director
Planning Ingenuity Pty Ltd



Date: 03 September 2024

Terry Johnson
Group Manager Parks & Open Space
City Of Parramatta

Date: 16 October 2024



11. Assessment Against Clause 171(2) Factors, EP&A Regulation 2021

Assessment Against Clause 171(2) Factors, <i>Environmental Planning and Assessment Regulation 2021</i>	
Factor	Impact
<p>a. The environmental impact on a community The proposed works will have no negative impact to the community post-construction.</p>	Minor and temporary
<p>b. The transformation of a locality The works will not transform the locality.</p>	Nil
<p>c. The environmental impact on the ecosystems of the locality The proposed works are unlikely to have any impact on the ecosystems of the locality.</p>	Nil
<p>d. Reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality There would be some temporary impacts during construction particularly in relation to noise and vibration and changes to public access. Post-construction there will be overall positive outcomes with a new, low maintenance building and pavements which provide essential amenities to all members of the public.</p>	Nil
<p>e. Effects on a locality, place or building that has (i) aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance, or (ii) other special value for present or future generations The proposed works will not have a negative impact on the locality, place or building that has aesthetic, anthropological, archaeological, architectural, cultural, historical or social significant, or other special value for present or future generations.</p>	Nil
<p>f. The impact on the habitat of protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>) The proposed works will have no impact on the habitat of protected animals.</p>	Nil
<p>g. The endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air The proposed works will not endanger any species of animal, plant or other form of like, whether living on land, in water or in the air.</p>	Nil
<p>h. Long-term effects on the environment The proposed works will have no long-term negative effects on the environment.</p>	Nil
<p>i. Degradation of the quality of the environment The proposed works are unlikely to have any degradation of the quality of the environment.</p>	Nil
<p>j. Risk to the safety of the environment The proposed works are unlikely to cause any pollution or safety risks to the environment provided the recommended mitigation measures in Sections 7 and 8 of the REF are implemented.</p>	Nil
<p>k. Reduction in the range of beneficial uses of the environment The proposed works will have no reduction in the range of beneficial uses of the environment.</p>	Nil
<p>l. Pollution of the environment The proposed works are unlikely to cause any pollution of the environment provided the recommended mitigation measures in Sections 7 and 8 of the REF are implemented.</p>	Nil
<p>m. Environmental problems associated with the disposal of waste</p>	Nil

Assessment Against Clause 171(2) Factors, *Environmental Planning and Assessment Regulation 2021*

The proposed works are unlikely to cause any environmental problems associated with the disposal of waste. Mitigation measures in Sections 7 and 8 of the REF will be implemented to ensure waste is reduced, reused or recycled where practicable.

n. Increased demands on natural or other resources that are, or are likely to become, in short supply Nil

The proposed works are unlikely to increase demands on resources that are, or are likely to become, in short supply.

o. The cumulative environmental effect with other existing or likely future activities Nil

There are no other known projects or works occurring in the vicinity that have the potential to result in a cumulative impact with the proposed works.

p. The impact on coastal processes and coastal hazards, including those under projected climate change conditions Nil

The proposed works would not affect or be affected by any coastal processes or hazards.

q. Applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1 Nil

The proposal is not inconsistent with Parramatta local strategic planning statement, the Greater Sydney Region Plan and the Central River District Plan plans.

r. Other relevant environmental factors Nil

There are no other environmental factors deemed to be relevant.



12. References

- Architectural Plans by Sam Crawford Architects Project Number 23.13 dated (22/08/2024) and titled as follows:
 - 00 Cover Page
 - 01 Proposed Site Plan
 - 02 Demo Plan
 - 03 Prop – Field Level Plan
 - 04 Prop – Street Level Plan
 - 05 Prop – Roof Plan
 - 08 East and South Elevations
 - 09 North and West Elevations
 - 10 Section
 - 11 Section
- Geotechnical Report by GeoFirst Ref. GF1817-A dated 22 September 2023
- Stormwater and Hydraulic Services Plans by Partridge Hydraulic Project Ref. 2023H0200 dated 27 March 2024
- Access Report by MGAC Project Number 00111 dated 20 May 2024
- Electrical Plans by JN Engineering Ref. N0221689 Drawing No. ESK01A dated 18 October 2023 and 28 March 2023
- Cost Report by Z&L Consulting Ref. 21278 dated 15 May 2024
- Consultation Report by City of Parramatta dated January 2024
- Landscape Plan of Management and Revegetation Species List by Dragonfly Environmental dated July 2024
- BCA Report by BCA Vision Ref No. P230138 dated 28 August 2024

APPENDICES



1. AHIMS SEARCH



Planning Ingenuity
 533-535 Kingsway
 Miranda New South Wales 2888
 Attention: Sophie Perry

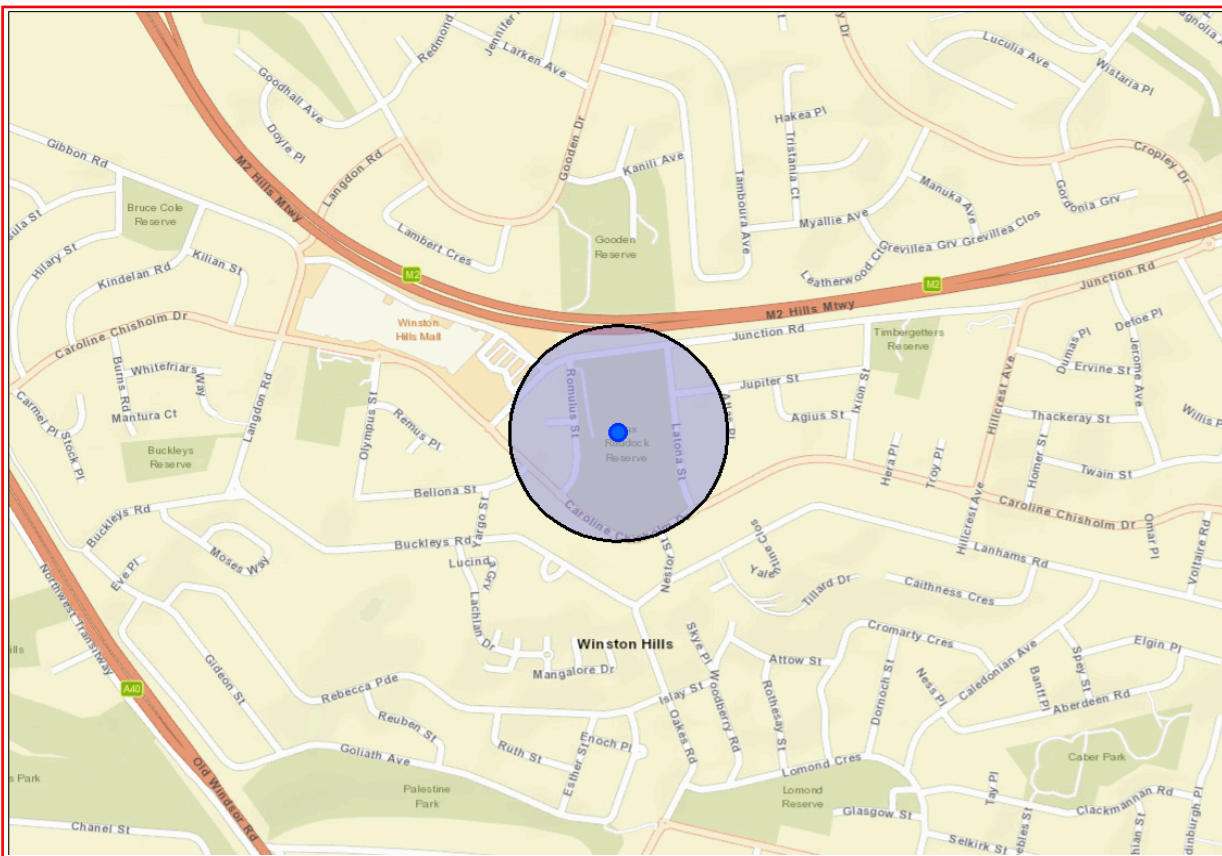
Date: 07 June 2024

Email: sophie@planningingenuity.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 200 JUNCTION ROAD WINSTON HILLS 2153 with a Buffer of 200 meters, conducted by Sophie Perry on 07 June 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

	0 Aboriginal sites are recorded in or near the above location.
	0 Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

2. Conditions of Development



Conditions of Development

CONDITIONS OF DEVELOPMENT

The following conditions have been imposed to ensure that the development activity is carried out in accordance with the plans/documents and any amendments approved under Part 5 of the Environmental Planning & Assessment Act.

General Matters

Approved plans and supporting documentation

1. The development is to be carried out in accordance with the following plans as well as the documentation listed below, except where amended by other conditions of this consent:

Drawing No.	Dated
Architectural Plans by Sam Crawford Architects	
00 Cover Page	22.08.24
01 Proposed Site Plan	22.08.24
02 Demo Plan	22.08.24
03 Proposed Field Level Plan	22.08.24
04 Proposed Street Level Plan	22.08.24
05 Proposed Roof Plan	22.08.24
06 East and South Elevations	22.08.24
07 North and West Elevations	22.08.24
08 Cross Sections	22.08.24
09 Long Sections	22.08.24
Stormwater Plans by Partridge Hydraulic	
Stormwater Design Ground Floor	27.03.24
Stormwater Design Street Level and Roof	27.03.24

Note: In the event of any inconsistency between the architectural plan(s) and the landscape plan(s) and/or stormwater disposal plan(s) (if applicable), the architectural plan(s) shall prevail to the extent of the inconsistency.

Reason: To ensure the work is carried out in accordance with the approved plans.

Demolition work carried out in accordance with Australian Standards

2. Demolition work shall be carried out in accordance with Australian Standard 2601-2001 - *Demolition of Structures* and the requirements of the NSW WorkCover Authority.

Reason: To ensure appropriate demolition practices occur.

Building work in compliance with BCA

3. All building work must be carried out in accordance with the current provisions of the Building Code of Australia.

Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended, the Environmental Planning & Assessment Regulation 2021 and the National Construction Code.

Outdoor lighting

4. All outdoor lighting shall comply with, where relevant, AS/NZ1158.3: 2020 Pedestrian Area (Category P) Lighting and AS4282:2023, Control of the obtrusive effects of outdoor lighting.

Reason: To provide high quality external lighting for security without adverse affects on public amenity from excessive illumination levels.

Disabled facilities

5. An accessible path of travel shall be provided between the proposed amenities buildings, within the proposed building, to the sportsfield and to the accessible parking space in accordance with the design criteria in AS1428.1 (2021) - Design for Access and Mobility - General Requirements for Access - New Building Work. Braille and tactile signage shall be provided along with tactile indicators and handrails to ramps as required by AS 1428.

Reason: To ensure equity of access and appropriate facilities are available for people with disabilities in accordance with Federal legislation.

Stormwater Disposal

6. All roof water and surface water is to be connected to an approved drainage system.

Reason: To ensure satisfactory stormwater disposal.

Demolition & tree removal

7. Approval is granted for the removal of Tree 7.

Reason: To preserve existing landscape features.

Prior to Commencement of Works

Waste Management Plan

8. Prior to the commencement of works a waste management plan shall be submitted to Council identifying the method of dealing with waste during the construction and operational phases of the development.

Reason: To ensure the appropriate disposal of waste.

Tree Protection

9. Prior to the commencement of any works, tree protection measures shall be installed in accordance with the recommendations of an Australian Qualifications Framework (AQF) Level 5 arborist for the trees located to the west of the proposed works (ie at the higher level).

Reason: To ensure the retention of the existing trees.

Protective Fencing

10. Retained trees or treed areas must be fenced with a 1.8 metre high chainwire link or welded mesh fence. The fence is to be fully supported at grade, to minimise the disturbance of existing ground conditions within the canopy drip line or the setback nominated on the approved landscaping plan. The fencing is to be in place for the duration of the construction works. "Tree Protection Zone" signage must be attached to the protective fencing.

Reason: To ensure satisfactory stormwater disposal.

Section 73 Compliance Certificate

11. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at <http://www.sydneywater.com.au> then the "e-developer" icon or telephone 13 20 92.

Following application a "Notice of Requirements" will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. The Notice of requirements must be obtained and submitted to the Principal Certifying Authority prior to commencement of work.

Reason: Statutory requirement.

Toilet facilities on site

12. Prior to work commencing, adequate toilet facilities are to be provided on the work site prior to any works being carried out.

Reason: To ensure adequate toilet facilities are provided.

Enclosure of the site

13. The site must be enclosed with a 1.8 m high security fence to prohibit unauthorised access. The fence must be approved by the Principal Certifying Authority and be located wholly within the development site prior to commencement of any works on site.

Reason: To ensure public safety.

Site Sign

14. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
- (a) Stating that unauthorised entry to the work site is prohibited;
 - (b) Showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
 - (c) Showing the name, address and telephone number of the Principal Certifying Authority for the work.
 - (d) Showing the approved construction hours in accordance with this approval.
 - (e) Any such sign must be maintained while the excavation building work or demolition work is being carried out, but must be removed when the work has been completed.
 - (f) This condition does not apply to building works being carried out inside an existing building.

Reason: Statutory requirement.

Notification of demolition works

15. A minimum of five (5) working days prior to any demolition work commencing a written notice is to be given to City of Parramatta Council. Such written notice is to include the date when demolition will be commenced and details of the principal contractors name, address, business hours contact telephone number, Council's after hours contact number and the appropriate NSW WorkCover Authority licence.

Reason: To protect the amenity of the area.

Public liability insurance

16. Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note and provide protection for Council as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Note: Applications for hoarding permits, vehicular crossing etc will require evidence of insurance upon lodgement of the application.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land.

Erosion & sediment control measures

17. Erosion and sediment control devices shall be installed prior to the commencement of any demolition, excavation or construction works upon the site. These devices must be maintained throughout the entire demolition, excavation and construction phases of the

development. Erosion and sediment control measures are to be maintained downslope of the returned embankment until the turf has been established.

Reason: To ensure soil and water management controls are in place before site works commence.

During Construction or Works

Copy of approval

18. A copy of this approval, plans and accompanying documentation is to be retained for reference with the approved plans on-site during the course of any works. Appropriate builders, contractors or sub-contractors shall be furnished with a copy of the notice of determination and accompanying documentation.

Reason: To ensure compliance with this approval.

Renewable resources

19. Materials shall be sourced having regard to the need for protection of non-renewable resources, with materials using non-renewable resources not to be used if there is an acceptable alternative material.

Reason: To protect non-renewable resources.

Construction Noise

20. Noise from the construction, excavation and/or demolition activities associated with the development shall comply with the NSW Department of Environment and Conservation's Environmental Noise Manual and the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

Dust Control

21. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction in accordance with the requirements of the NSW Department of Environment and Conservation (DEC) including the interim noise manual. Dust nuisance to surrounding properties should be minimised.

Reason: To protect the amenity of the area.

Materials on footpath

22. No building materials skip bins, concrete pumps, cranes, machinery, signs or vehicles used in or resulting from the construction, excavation or demolition relating to the development shall be stored or placed on Council's footpath, nature strip or roadway.

Reason: To ensure pedestrian access.

Hours of work and noise

23. All work including building, demolition and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg. loading and unloading of goods, transferring tools etc) in connection with the proposed

development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sundays or public holidays.

Note – Council may allow extended work hours for properties located on land affected by Parramatta City Centre LEP 2007 in limited circumstances and upon written application and approval being given by City of Parramatta Council at least 30 days in advance.

Such circumstances where extended hours may be permitted include:

- Delivery of cranes required to the site outside of normal business hours;
- Site is not located in close proximity to residential use or sensitive land uses;
- Internal fit out work.

Reason: To protect the amenity of the area.

Drainage to existing system

24. Stormwater runoff from all new impervious areas and subsoil drainage systems shall be piped to the existing site drainage system. The installation of new drainage components must be completed by a licensed contractor in Accordance with AS3500.3 and the Building Code of Australia.

Reason: To protect the environment.

Water/Energy Efficient Fittings

25. The building shall be fitout with an energy efficient hot water system and water efficient taps and fittings.

Reason: To reduce energy and water usage.

Classification of Soil

26. The character of material excavated shall be classified and disposed of in accordance with its classification under NSW EPA (2014). Any soil introduced to the site shall be certified as VENM.

Reason: To ensure appropriate disposal of soil from the site.

27. Any fill material, required by this consent, imported to the site is to be virgin excavated natural material (VENM) and is to be certified as such by a suitably qualified industry professional. The certification of each delivery is to be kept on site and produced for inspection if requested.

Reason: To ensure the site does not become contaminated and appropriate compaction levels can be achieved

Anti-graffiti Finish

28. The retaining wall and building, including doors, are to be constructed/treated with anti-graffiti surfaces.

Reason: To reduce the cost of graffiti removal.

Replacement Landscaping

29. Any turfed or landscaped areas surrounding the proposed building and any other area within the park that are disturbed by the proposed works are to be replanted to match the surrounding landscaping.

Reason: To ensure damage to landscaping is restored.

Replacement Trees

30. The tree removal is to be offset by replacement planting with 3 x *Angophora floribunda* of a minimum 100 litre pot size (if available) at suitable locations within the park in consultation with operational staff.

Reason: To ensure adequate canopy replacement.