



**CITY OF
PARRAMATTA**

Review of Environmental Factors

Proposed Upgrades to Belmore Park

Lot 1 DP 724342 & Lot 7067 DP 1105464 - North Parramatta

July 2025

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1 Certification

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.

Title:	Review of Environmental Factors Proposed Upgrades to Belmore Park, North Parramatta
Author:	Ben Miller – Senior Town Planner Barker Ryan Stewart
Signed:	
Dated:	14/07/2025

I have examined this Review of Environmental Factors and the certification and accept the Review of Environmental Factors on behalf of City of Parramatta.

Accepted on behalf of City of Parramatta by:	George Bounassif Executive Director City Assets and Operations
Signed:	
Dated:	18/07/2025

2 Introduction

2.1 Proposal Identification

Barker Ryan Stewart has prepared this Review of Environmental Factors (REF) on behalf of the City of Parramatta. City of Parramatta Council have been appointed Crown Land Manager for Belmore Park (R500331) which comprises Lot 1 DP 724342 at 1A Pennant Hills Road, North Parramatta. The site also includes Lot 7067 DP 1105464, Castle Street, North Parramatta.

Landscape / design plans confirm the following key design elements are included:

- Removal of 76 trees.
- Dome shaped irrigated premier multi-use sportsfield with central natural turf cricket wicket table, field drainage, irrigation and in-ground re-use water tank.
- New pedestrian access pathway.
- New pedestrian, sportsfield and cricket nets lighting to Australian and Cricket NSW Standards.
- New maintenance and emergency vehicular access off Castle Street.
- Field lighting upgrade.
- New curators/public amenities building.
- New semi-permanent amenities building (for sportsfield hires use only).
- New synthetic turf cricket practice nets.
- New native planting, furniture and signage.
- New underground service utilities infrastructure (sewer, power, water, drainage, communications).
- New LED screen / scoreboard and Cricket bowling sight screens.
- Additional formalised disabled parking spaces along Castle Street.
- Future proofing the site for possible Stages 2 and 3 implementations of the approved Belmore Park Masterplan.

Landscape and Architectural Design plans have been prepared for the development and are attached in Appendix A and B respectively.

The mitigation measures provided in Appendix D include provisions to appropriately mitigate and manage impacts.

Construction programming is to be determined by City of Parramatta and its contractors, with construction works expected to commence in February/ March 2026. Construction works are estimated to take around 12 months.

2.2 Purpose of this Report

The purpose of the REF is to describe the proposal, to document and assess the likely impacts of the proposal on the environment, and to detail protective measures to be implemented.

The description of the proposed works and associated environmental impacts has been undertaken in the context of the:

- *Environmental Planning and Assessment (EP&A) Act 1979;*
- *Environmental Planning and Assessment (EP&A) Regulation 2021 - Clause 171;*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021;*
- *State Environmental Planning Policy (Resilience and Hazards) 2021;*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021;*
- *State Environmental Planning Policy (Industry and Employment) 2021;*
- *Parramatta Local Environmental Plan 2023;*
- *Roads Act 1993;*
- *Biodiversity Conservation Act 2016;*

- *Protection of the Environment Operations Act 1997;*
- *Environment Protection Biodiversity Conservation Act 1999;*
- *National Parks and Wildlife Act 1974;*
- *Heritage Act 1977;*
- *Waste Avoidance and Resource Recovery Act 2001;*
- *Water Management Act 2000;*
- *Aboriginal Land Rights Act 1983;*
- *Native Title Act 1993;*
- *Crown Land Management Act 2016; and*
- *Disability Discrimination Act 1992.*

The REF assists in fulfilling the requirements of Section 5.5 of the EP&A Act which requires the consent authority, City of Parramatta, 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.

3 Site Analysis & Location

3.1 Site Description

The subject site is Belmore Park, located at 1A Pennant Hills Road, North Parramatta and accommodated within Lot 1 DP 724342 which is split between two dedicated parts. Lot 7067 DP 1105464, Castle Street, North Parramatta is also accommodated within the site and intersects this lot. The site is located within the City of Parramatta local government area.

An aerial view of the site is provided in **Figure 1** below, with the relevant allotment outlined in yellow. The allotment has a total combined area of approximately 4.81 ha.

The site is Crown land and identified as Crown Reserve #R500331 for 'Public Recreation'. The site is a *public reserve* under the Local Government Act 1993.

The large flat playing field located centrally within the park is known as Richie Benaud Oval and features two rectangular sporting pitches and a synthetic cricket pitch. Richie Benaud Oval is currently used by a variety of sporting clubs, schools and community groups. Richie Benaud Oval contains two rectangular (winter) sporting fields with a synthetic cricket wicket in between. Associated sporting facilities include a sportsground pavilion (building), floodlighting, maintenance storage buildings, and two lane cricket practice nets.

Other facilities within the park include a small children's playground, picnic tables and shelters, park seating, circulation paths and garden beds of native planting.

Angled 90 degree unregulated parking is generally provided along the Castle Street and Bellevue Street site frontages. No dedicated on site car park is provided. Site amenities are currently provided in a single storey brick building and timber clad shed orientated to Castle Street in the west of the site.

The centre of the site is largely disturbed, having been developed for recreational and sporting purposes, however the site contains clusters of trees along its boundaries and the peripheries of the sporting fields in addition to landscaping.

Within the study area, one item is identified in the Parramatta Local Environmental Plan 2023 as having local heritage significance: the 'Horse Trough' (LEP I358), recognised for its historic and social value. Although not formally listed, Belmore Park is located within the curtilage of the Horse Trough and is considered to have local heritage significance due to its historic, aesthetic, and associative values.



Figure 1: Aerial View of Site (Source: Six maps, 2025)

3.2 Locality

The surrounding locality of North Parramatta generally accommodates a mix of low to high-density residential, commercial, recreational and infrastructure development and environmental conservation land. An aerial view of the locality is shown in **Figure 2** below.

Specific development and land uses surrounding the subject site include the following:

- North: Bellevue Street and further to medium density residential development generally containing residential flat buildings or townhouse style development;
- East: Pennant Hills Road and further to medium density residential development generally containing residential flat buildings or townhouse style development;
- South: Castle Street, St Patricks Cemetery and medium density residential development generally containing residential flat buildings or townhouse style development; and
- West: Castle Street, St Patrick's Cemetery and medium density residential development generally containing residential flat buildings or townhouse style development.

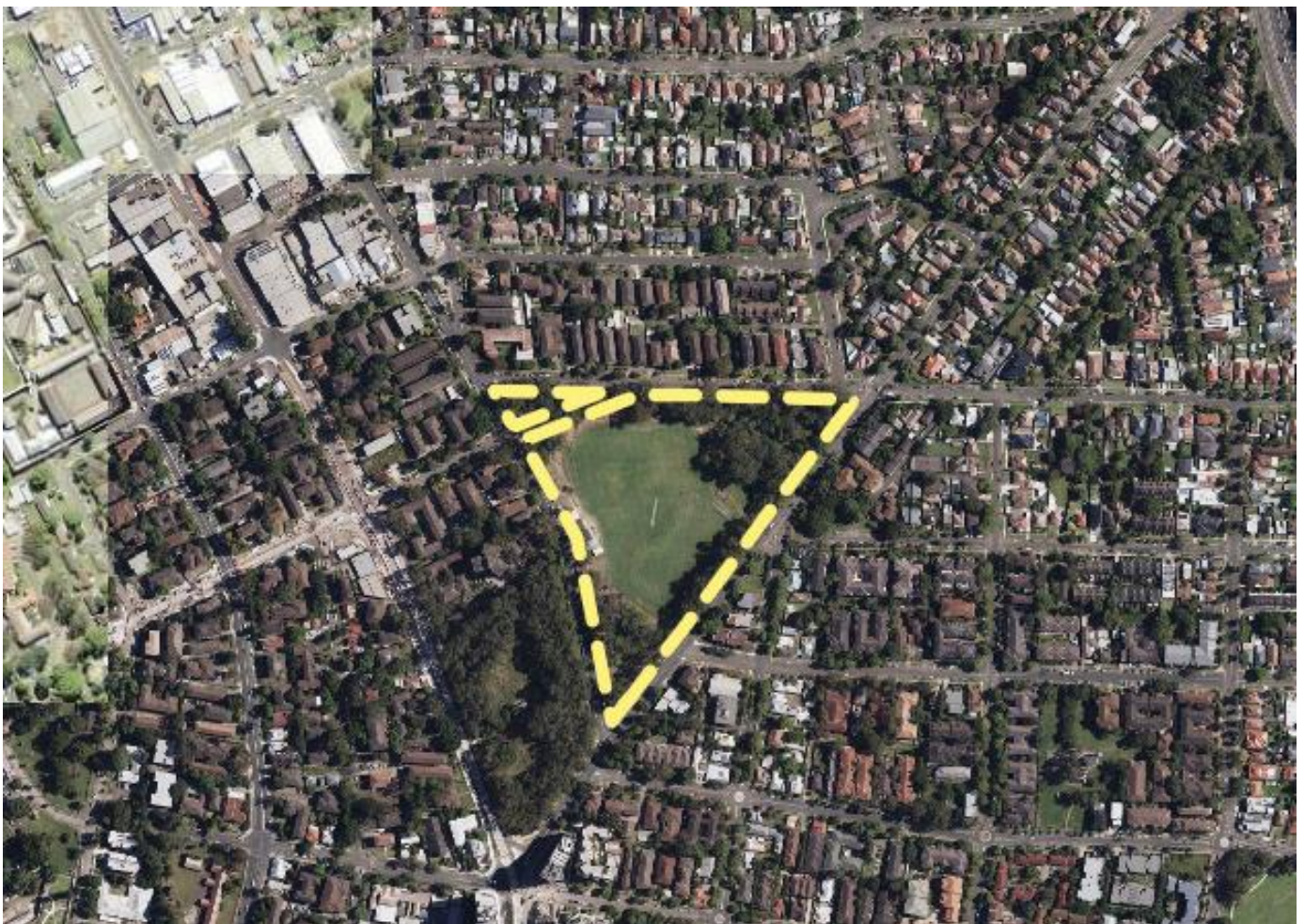


Figure 2: Aerial View of Locality (Source: ePlanning, 2025)

Surrounding sensitive receivers within a 500m radius include the following:

- Residents sited to the north, south, east and west of Belmore Park. The closest residential receivers are located approximately 28m from the eastern site boundary (20-24 Pennant Hills Road), 24m to the south (5-9 Castle Street) and 28m from the northern boundary (12-44 Bellevue Street),
- Childcare Centre - Only About Children North Parramatta located approximately 100m to the south west of the site at 8 Isabella Street, North Parramatta;

- Parramatta North Public School, located approximately 300m to the south of the site located at 12/15 Albert Street, North Parramatta.

3.3 Photographs

Photographs 1 – 5 below identify the existing Belmore Park site and surrounding development.



Photograph 1: Existing Amenities Building and Shed viewed from the oval



Photograph 2: Existing Amenities Building



Photograph 3: North western corner of Belmore Park



Photograph 4: Amenities buildings viewed from Castle Street



Photograph 5: Existing street parking viewed from Castle Street

4 Need and Options Considered

4.1 Strategic Need for the Proposal

City of Parramatta Council's Community Infrastructure Strategy 2020 lists Belmore Park as a key upgrade project as it will support the surrounding community living in high density dwellings. The growing residential densities, together with an increasingly diverse community, is facilitating greater demand for high quality and accessible parks to meet increasing community needs and expectations.

Belmore Park will continue support the health and wellbeing of the surrounding community as it becomes the new 'backyard' in an increasing high density living environment.

This masterplan outlines a vision to transform Belmore Park into a unique high quality recreation destination for Parramatta City. The Park will become a premier sportfield facility, with upgrades proposed for cricket, soccer, AFL, Rugby League and Rugby Union. It will establish a diverse range of community and informal recreational opportunities to service the growing local population.

Belmore Park is located in Sydney's north-western suburb of North Parramatta. The commercial hub of Parramatta is located approximately 2km south of Belmore Park.

Belmore Park is well used by sporting teams, however, is also popular amongst local residents. The locality is experiencing increasing recreational demand resulting from the introduction of higher density residential development in the surrounding area.

4.2 Project Objectives

Council identified the following masterplan project objectives for the upgrade of Belmore Park:

- Develop a premier cricket facility that incorporates new turf wickets.
- Improve and enhance formal and informal recreation opportunities, increasing the potential diversity of recreation offerings within the park for both organised groups and the wider local community.
- Ensure the park is accessible and appealing to all members of the community to enjoy.
- Ensure planning and development of the park is consistent with Council's strategic planning framework.
- Ensure the masterplan is achievable and clearly illustrates prioritised future works, staging and costing for capital improvements.
- Protect and celebrate the park's heritage and environmental values.
- Ensure the masterplan mitigates the issues and addresses opportunities identified through site analysis.
- Balance both active and passive recreational needs in identifying new and improved facilities.

The objective of the proposal is to provide a safe, welcoming and attractive space for the community to enjoy within an existing underutilised Council asset. The proposal will boost local recreational capacity through park upgrades to meet the increasing demands of the growing and diverse surrounding community.

4.3 Alternatives and Options Considered

1. Do nothing - do not undertake upgrade of the site.

Whilst retaining the site in its existing state is an option, the do-nothing option will retain the site in its current underutilised state and capacity and will neglect to provide a diverse range of recreational facilities that meet the needs of the locality's established and growing population.

2. Undertake proposed Belmore Park upgrade works as described in this REF (Section 5).

This is the staged upgrade of the site with the preferred option generally in accordance with City of Parramatta project objectives and the adopted masterplan. Works will activate currently underutilised public land and provide a variety of recreational facilities within the park to increase its capacity to meet the growing needs of the surrounding community.

Park and community facilities will be provided with consideration given to the functional needs of the community, and broader aesthetic of the park.

4.4 Preferred Option & Justification

Option 2 was considered the preferred option, as it provides for the proposed upgrades in addition to the following benefits:

- Will improve public safety and amenity;
- Will result in an ecologically sustainable development outcome;
- Provides contemporary landscaped park and recreational/ sporting facilities to meet the growing needs of the local community, increasing recreational capacity and opportunities consistent with Council's strategic direction; and
- Designed in conjunction with relevant stakeholders and City of Parramatta design requirements.

Additionally, the proposed scope of works (including all potential ecological impacts) have been assessed by suitably qualified ecological consultants and confirmed as unlikely to result in any significant adverse impacts to any threatened flora, fauna, or habitat. As confirmed in the Environmental Assessment (see Appendix F), PCT 3620 – Sydney Hinterland Sheltered Turpentine Forest identified within the site is not associated with any Threatened Ecological Communities.

5 Description of the Proposal

5.1 Detailed Scope of Works

The proposed upgrade of Belmore Park includes demolition/site preparation works, bulk earthworks, hardworks, fencing, furniture and fixture installation, softworks and landscape planting, and construction works. Detailed descriptions are provided under subheadings below.

It is understood that works have been designed to comply with AS1428.1 and the relevant requirements of the *Disability Discrimination Act 1992*. A mitigation measure (no. 37) is included in Appendix D to enforce this.

5.1.1 Demolition / Site Preparation

The following site preparation works will be undertaken:

- Review/ searches for underground services;
- Establishment of temporary fencing around the works footprint;
- Site inductions for construction contractors and preparation of Site Management Plans during construction; and
- Neighbour notification advising of works dates.

Demolition works are proposed as follows:

- Removal of 76 trees required to facilitate retaining walls, earthworks, new built form elements and additional servicing/ trenching to facilitate the proposed upgrade works;
- Demolition of the existing amenities building and adjacent shed; and
- Demolition of existing kerb within the Castle Street parking area.

Demolition Plans are incorporated into the Landscape Design package in Appendix A.

The removal of seventy six (76) trees is proposed as detailed in the Arboricultural Impact Assessment attached in Appendix C.

5.1.2 Bulk Earthworks

Minor excavation works relating to pad/pile foundation construction will be undertaken at the site. Excavations up to a maximum of 2m will be undertaken within the western portion of the site. Prior to the commencement of any excavation, dilapidation surveys of nearby structures and pavement surfaces within the zone of influence (a 45-degree line drawn from the toe of the excavation to the surface) will be prepared. Internal CCTV inspection of any existing adjacent underground services will also be undertaken as per the safeguards and mitigation measures in Appendix D.

The existing embankment located to the north west of the Oval will undergo minor cut and fill regrading to provide a turfed spectator hill. Further cut and fill is proposed throughout the site as demonstrated in Figure 3. The total cut volume is 5,690m³ and the total fill volume is 7,500m³ (net import = 1,810m³), however final figures are subject to additional site investigations. Refer to engineering plans in Appendix B for further details.

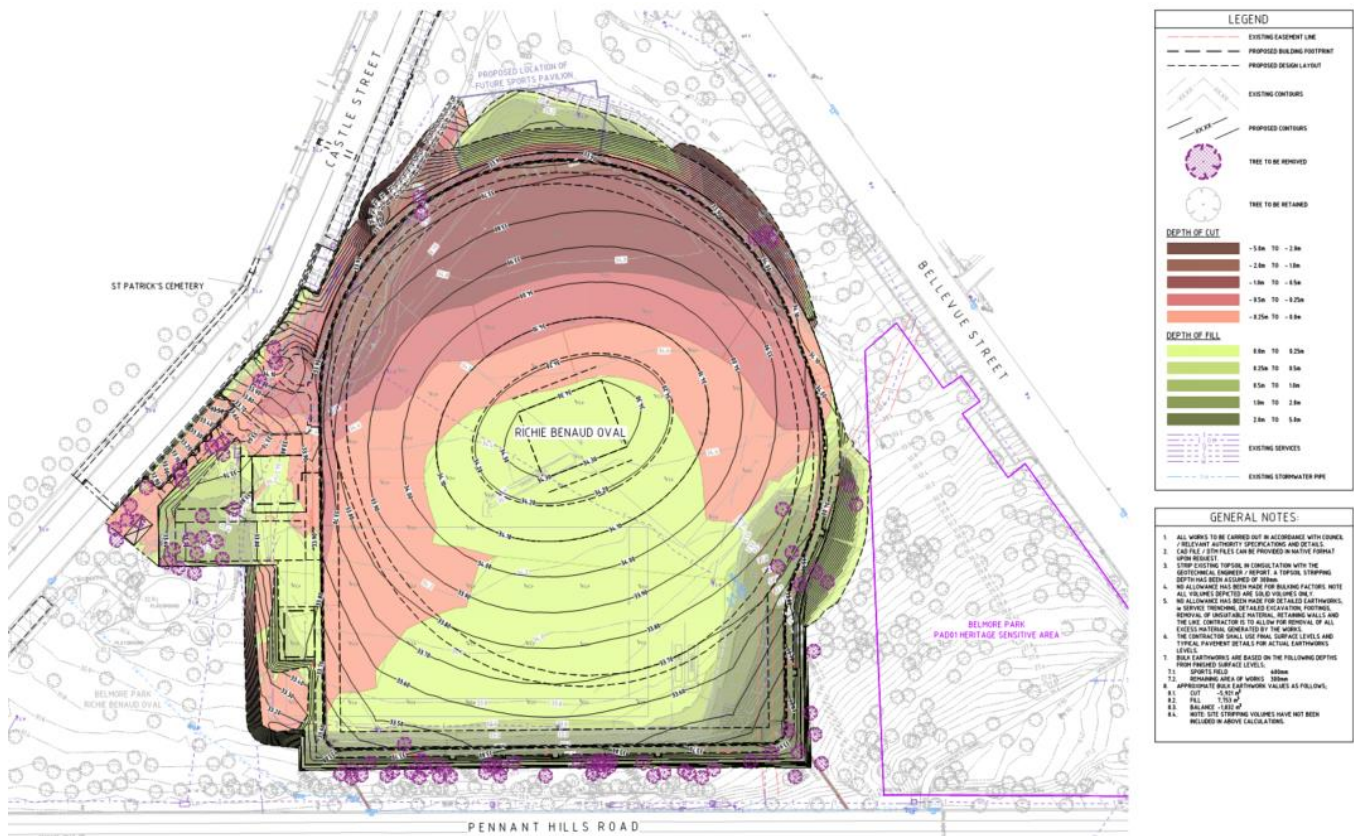


Figure 3: Extract from Cut and Fill Earthworks Plan (Northrop, 2025)

5.1.3 New Amenities Buildings and Facilities

New building, amenities and built form facilities are proposed as follows:

- Three enclosed proposed synthetic turf cricket practice wickets with chain-link fencing, roof and lighting.
- Sports field curators building with machinery, material and chemical storage, public amenities/toilets, staff room and utility services room. The building will be single storey in height with a combination of face brick, timber and cladding elements.
- Semi-permanent four toilet/change cubicles for sports club use only with extended awning and bench seating (see Figure 6).
- Three temporary 20ft shipping container storage units.

An extract from the Landscape Masterplan identifying these elements is provided at Figure 4. Perspective views of the proposed curators building are provided at Figure 5. Detailed plans are included in Appendix A.



Figure 4: Extract from Landscape Masterplan (City of Parramatta, 2025)

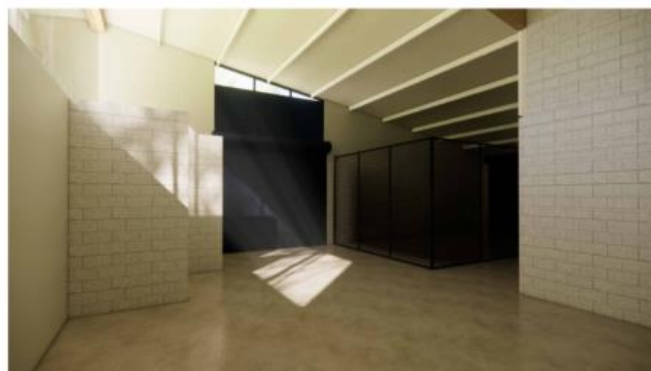


Figure 5: Extract from Perspective Views (Barnson, 2025)



Figure 6: Extract from Perspective – New Amenities Building/ Changerooms (Landmark, 2025)

5.1.4 Hard works

Proposed hardworks include construction of concrete pathing, kerb ramps, kerb and gutter and retaining walls.

A terraced concrete and sandstone block retaining wall will be provided along the eastern fringe of the site addressing topographical changes from the oval down to Pennant Hills Road. The retaining wall is to be constructed in five tiers (RW1 – RW5) with each tier a maximum of 1m in height. See Figure 7 and Appendix C for details which demonstrates the appropriate tiering of the retaining wall to mitigate visual impact and visual dominance in the streetscape.

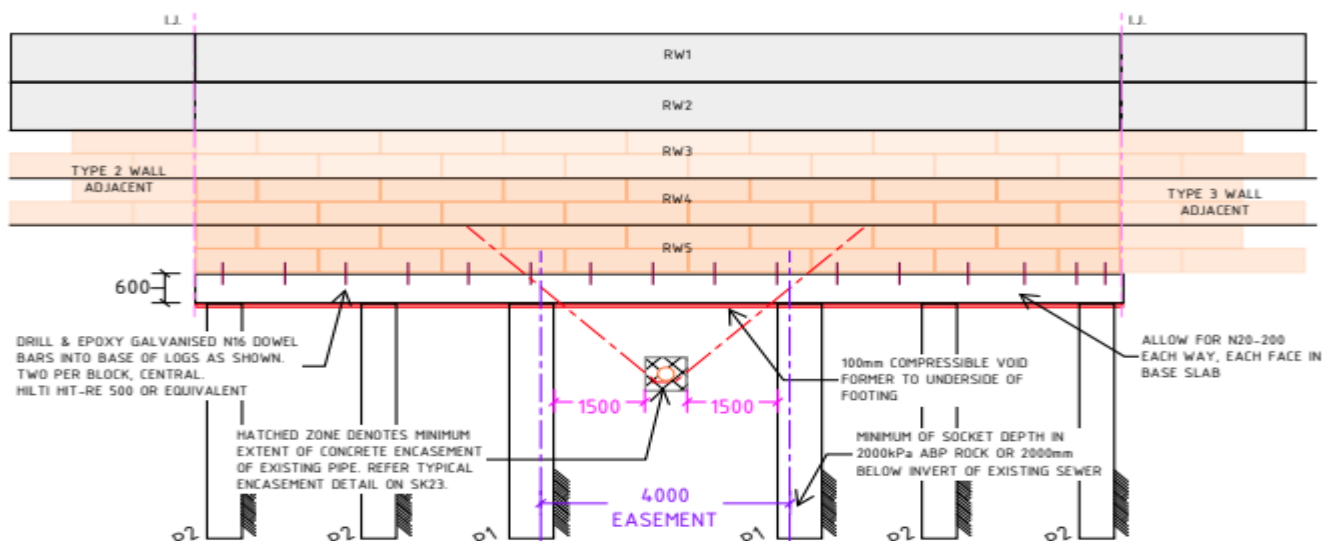


Figure 7: Extract from Retaining Wall Section 3 (Northrop, 2025)

It is noted the proposed retaining wall will be constructed over an existing sub surface Sydney Water Asset. The Geotechnical Report (refer to Appendix G) recommends bridging layers and pier foundations socketed into bedrock to avoid structural interference. All works must ensure that geotechnical measures are implemented as per Appendix D.

A new main park entry with signage will be provided including bike racks, bin enclosures, water refill station, planting and turfed areas.

5.1.5 Car Parking

Formalised disabled parking will be provided (5 spaces) adjacent to the new sports field curators building on Castle Street (see Appendix A and Figure 8).

Existing parking bays on Castle Street will be upgraded with new asphalt and replacement of kerb and gutter.



Figure 8: Extract from Landscape Masterplan identifying proposed accessible parking (City of Parramatta, 2025)

5.1.6 Fencing, Furniture and Fixtures

The proposal will install new lighting fixtures (see lighting plans in Appendix M), signage including uplit feature signage to the concrete retaining wall along Pennant Hills Road, fencing including a chain link ball fence 6m in height adjacent to Pennant Hills Road, LED scoreboard and cricket sight screen to the northern and southern ends of the field. It is noted the LED scoreboard and mobile sight screens include audio components.

The proposed LED screen will accommodate a brightness of up to 8,500 NITS to allow viewing of the screen in direct sunlight on a sunny day. This brightness level is not appropriate in the evening period however and the scoreboard will accommodate two brightness options that can mitigate visual impacts at night as follows:

- Manual brightness control. This is the preferred method as brightness can be set to suit the movie or event; or
- Automatic brightness control. This is based on the external light sensor attached to the scoreboard and will automatically dim the screen based on ambient light levels.

Proposed audio associated with the LED screen will comprise the following:

- Speakers – Tannoy VLS 3 passive column array loudspeaker system. These speakers benefit from a directional long throw design, so the audio can be targeted towards the oval and viewing areas with minimal spill behind the LED screen.
- Amplifier – Lab Gruppen IPX 2400. This amplifier has built in DSP (Digital Sound Processing) allowing the speakers to be appropriately setup for the location. The amplifier also has built in sound limiting and compression, allowing a maximum volume to be set and protection from any operator errors damaging the equipment.

New fencing of 1m height will be provided to the perimeter for the sportsfield which will benefit from pedestrian and vehicle gates.

Pole top luminaire lighting will be provided around the oval's perimeter with flood lighting to illuminate the practice cricket wickets.

Flood light upgrades will be provided to facilitate better illumination of the oval to a maximum 400 lux with six light poles of 35m in height. Flood lights have been designed to achieve relevant standards as defined in the Obtrusive Lighting Assessment (see Appendix I). A mitigation measure (no. 6) has been included in Appendix D to ensure that the works do not exceed a lux level of 400 and comply with relevant Australian Standards for outdoor lighting.

5.1.7 Softworks / Planting

A mix of native shrubs, groundcovers, grasses, feature shrubs, new trees and turf are proposed as part of the landscaping design (see Appendix A).

18 mature native trees will be implemented within the park in addition to over 3,500 native groundcover plantings. Council's Natural resources team will be further implementing a tree offset program within neighbouring suitable bushland areas. The loss of hollow bearing trees will be offset with nestboxes for habitat to be managed and implemented by the Council Natural Resource Team.

5.1.8 Inground Water Tank

As part of the proposed upgrades to Belmore Park, the project includes the supply and installation of a 107kL inground precast concrete water tank and associated infrastructure. This infrastructure is intended to improve water management and irrigation efficiency across the site and forms part of a broader capital works package that includes amenities buildings, drainage systems, and sportsfield enhancements. The installation will be carried out in accordance with hydraulic engineering specifications referenced in (Appendix C) and is supported by findings from the Geotechnical Investigations Report, which outlines subsurface conditions, excavation depths, and the presence of asbestos-containing materials (ACM) requiring further testing prior to reuse. Environmental impacts associated with the tank installation are expected to be minimal, with mitigation measures in place to manage construction activities and ensure compliance with relevant City of Parramatta sustainability, safety, and environmental standards.

5.1.9 Drainage

The following drainage works are proposed:

- Supply and install varied depth buried precast concrete drainage junction pit, uPVC sewer grade drainage pipe. Refer to Engineering Details and Specification Notes in Appendix C for further details.
- Supply and install field irrigation infrastructure including re-use water tank to match existing design specification.

Stormwater works include two (2) additional external connections to Pennant Hills Road where connections will be provided to an the existing stormwater network within the road reserve.

Stormwater Catchment and Longitudinal Sections are provided in Appendix C demonstrating the location and depth of proposed works and the Sydney Water asset that must be protected during construction.

5.2 Construction Activities

The proposed works are anticipated to commence in February/ March 2026 subject to required utility authority approvals and Council and contractor program.

The source and quantity of materials would be determined during the detailed design phase of the Proposal. Materials would be sourced from local suppliers where practical.

The proposal will involve the following construction activities:

- Establishment of compound areas for construction equipment and materials ;
- Fencing and controlled access;
- Safety and wayfinding / directional signage during construction;
- Tree removal;
- Construction works;
- Supply and install 107kL precast inground water tank and associated infrastructure; and
- Landscaping/ revegetation

Detailed identification of proposed construction activities will be provided in the Construction Environmental Management Plan (CEMP) following engagement of the contractor.

Any site works will be undertaken in accordance with City of Parramatta operating constraints involving dust, noise and vibration, and the relevant standards and guidelines including the Blue Book.

Works would generally be conducted during standard working hours between 7am and 5pm Monday to Friday, and 8am to 1pm on Saturdays if required.

Construction works will be undertaken in accordance with the Interim Construction Noise Guideline (DECC 2009).

There is the potential for some utilities to be disturbed during construction. Enquiries should be undertaken prior to construction to identify utilities with the potential to occur within the works area, including:

- Electricity;
- Telecommunications;
- Water and sewerage – refer to engineering plans attached in Appendix C; and
- Stormwater – refer to engineering plans attached in Appendix C.

The following machinery/ plant is likely to be used during construction, subject to confirmation in the Construction Environmental Management Plan (CEMP) following engagement of the contractor:

- excavator,
- hand tools,
- suction truck,
- bobcat,
- chainsaw,
- concrete mixer truck and pump,
- grader,
- chipper,
- general trucks/ delivery vehicles, and
- light vehicles.

6 Permissibility of Proposed Development

6.1 Land Use Zoning

The development footprint is zoned RE1 Public Recreation and partially W1 Natural Waterways in accordance with the Parramatta Local Environmental Plan (LEP) 2023, as shown in **Figure 9** below. The RE1 zone objectives 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 W1 zone objectives are:

- *To protect the ecological and scenic values of natural waterways.*
- *To prevent development that would have an adverse effect on the natural values of waterways in this zone.*
- *To provide for sustainable fishing industries and recreational fishing.*
- *To provide for cultural and scientific study of natural waterways.*
- *To enable works associated with the rehabilitation of land towards its natural state.*

The development is consistent with the RE1 objectives given the proposed upgrade works will maintain and improve the site's use as a public recreational space, providing enhanced opportunities for recreational and sporting activities whilst conserving the natural environment.

An existing concrete lined drainage channel is located within the north east of the site and located within the W1 zone. No works are proposed within the W1 zone.

Development for *recreation areas* is permitted with consent in the RE1 zone. Notwithstanding, Clause 2.73 of State Environmental Planning Policy (Transport and Infrastructure) 2021 provides opportunities for works to be carried out as 'development without consent' by or on behalf of a public authority on land owned or controlled by the public authority. See Section 6.4 of this REF below for details.

Fieldwork was conducted to ground-truth state vegetation mapping within the Study Area. The surveys confirmed the Study Area contained vegetation comprising PCT 3620 – Sydney Hinterland Turpentine Sheltered Forest (Subject PCT) in addition to areas of Planted Native Vegetation. The remainder of the Study Area comprised areas of managed lawn, hardstand, and infrastructure. PCT 3620 – Sydney Hinterland Sheltered Turpentine Forest is not associated with any Threatened Ecological Communities (TECs).

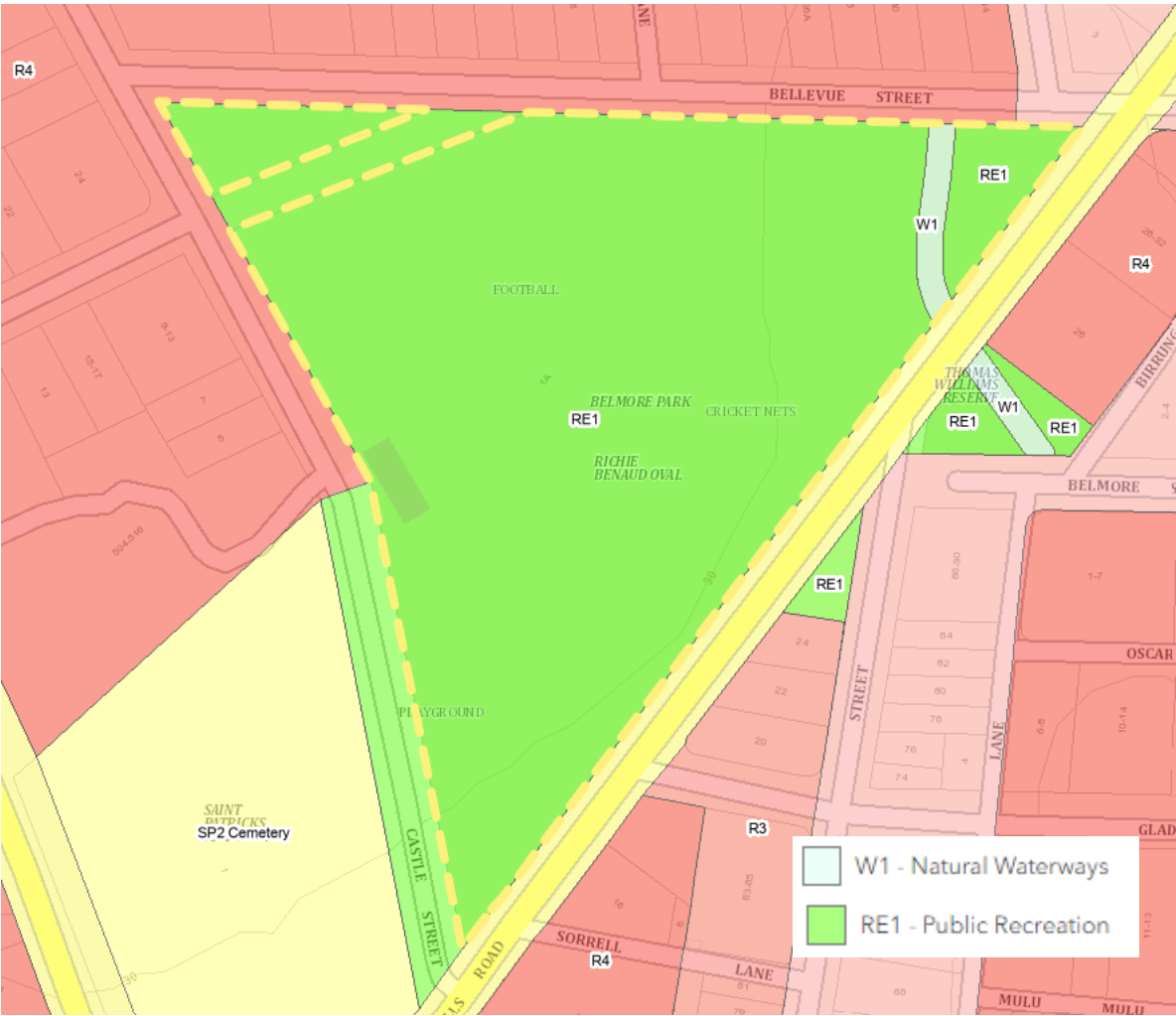


Figure 9: Extract Land Zoning Map (Source: NSW Planning Portal, 2024)

6.2 Local Government Act 1993

Belmore Park is Crown land classified as ‘community’ (with Council as Crown Land manager) and must be managed in accordance with the relevant plan of management and associated land category core objectives under the Local Government Act 1993.

The subject site is categorised as a ‘Park’, ‘Sportsground’ and ‘Watercourse’ in the City of Parramatta ‘Community and Crown Land Plan of Management’ (adopted 4 December 2023). These various areas are identified in **Figure 9** below which includes an extract from the plan of management.

The proposed park upgrade works are consistent with the core objectives for the Park, Sportsground and Watercourse land categorisations (Sections 36F, 36G and 36M) under the Local Government Act 1993, which are reproduced below in **Table 1**.

Table 1: Community Land Categorisation Objectives

Objectives	Comment
36F Core objectives for management of community land categorised as a sportsground	
The core objectives for management of community land categorised as a sportsground are—	-

Objectives	Comment
<i>(a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and</i>	The proposal incorporates upgrades to the existing sports fields as well as providing built form and informal recreational area upgrades and facilities throughout the 'sportsground' portions of the site. The proposal is consistent with this objective.
<i>(b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.</i>	The site will continue to be managed by City of Parramatta in accordance with the plan of management. Sportsfield lighting will be managed to a lux level of 400 as per the safeguards and mitigation measures in Appendix D. Similarly, proposed audio and LED screen products have been sourced for their ability to be managed with screen brightness options, and sound limiting and compression for audio, allowing a maximum volume to be set.

36G Core objectives for management of community land categorised as a park

<i>The core objectives for management of community land categorised as a park are—</i>	-
<i>(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and</i>	The proposal includes significant upgrades to the 'park' categorised portions of the site. These include a variety of functional, welcoming spaces and purpose-built facilities that will be adaptable for various activities by the public. This is consistent with the objective.
<i>(b) to provide for passive recreational activities or pastimes and for the casual playing of games, and</i>	Upgrades to 'park' categorised portions of the site include a number of informal and adaptable facilities and spaces, such as curators building, public toilets, cricket net facility, walking paths, and upgrades to the oval and surrounding viewing areas. These upgrades are consistent with the objective.
<i>(c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</i>	As above, the site will continue to be managed by City of Parramatta in accordance with the plan of management.

36M Core objectives for management of community land categorised as a watercourse

<i>The core objectives for management of community land categorised as a watercourse are—</i>	-
<i>(a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and</i>	Applicable land will be appropriately managed to protect the biodiversity and ecological values of the site. No works will be undertaken within or in proximity to a watercourse. The proposed works include civil works, earthworks, construction of built form works and revegetation as required. The Environmental Assessment attached as Appendix F confirmed that no threatened flora or

Objectives	Comment
	fauna species were identified within the study area and the proposed works are not likely to cause a significant impact to threatened entities.
<i>(b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and</i>	The existing concrete lined watercourse channel will not be impacted by the proposed works. A Geotechnical Assessment was undertaken and is attached as Appendix G. There did not appear to be any evidence of recent significant slope instability in the area of the works footprint.
<i>(c) to restore degraded watercourses, and</i>	N/A – no works are proposed to any watercourses.
<i>(d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.</i>	N/A – no works are proposed to any watercourses.

The development is also consistent with the relevant guidelines identified in the Local Government (General) Regulation 2021 under Part 4 Division 1 for parks, where landscaping of public spaces is promoted in parks for non-intrusive passive and active recreational, social, education and cultural pursuits.

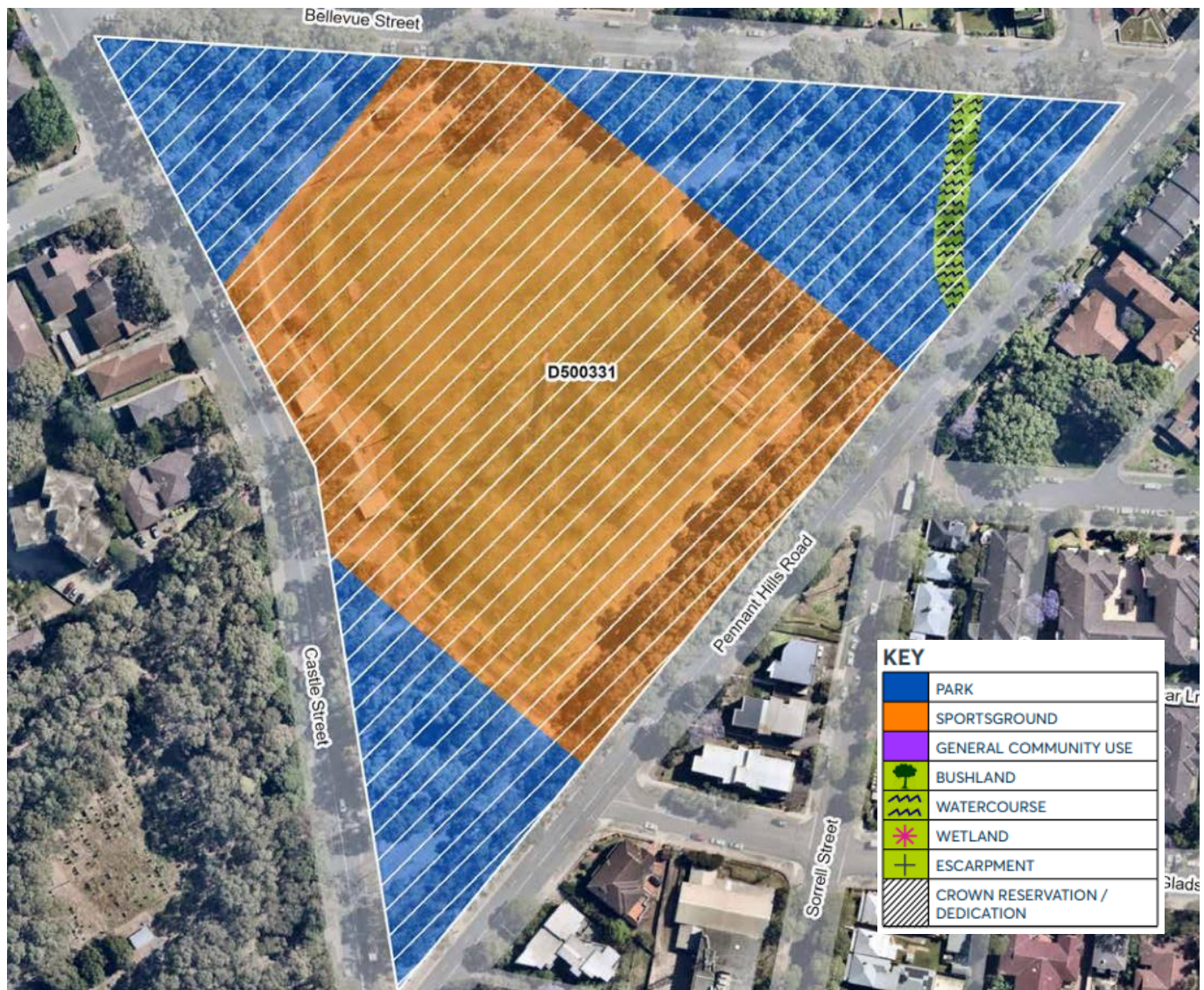


Figure 10: Extract from Community and Crown Land Plan of Management (Source: City of Parramatta, 2023)

6.3 Crown Land Management Act 2016

The Crown Land Management Act 2016 empowers Council to manage Crown land for which it is manager as if it were public land under the Local Government Act, consistent with the plan of management and the Crown Land dedication/reservation purpose (see Division 3.4 of the Crown Land Management Act 2016). As discussed in Section 3 of this REF, the reservation purpose of Crown Reserve #R500331 is for 'Public Recreation'. The proposal is consistent with that purpose, as discussed in Section 6.2 of this REF above.

6.4 Part 5 Permissibility

The proposed development can be defined as a *recreation area* and these works can be undertaken as 'development without consent' under Part 5 of the Environmental Planning and Assessment (EP&A) Act 1979. *Recreation areas* are defined by the Standard Instrument as follows:

- recreation area** means a place used for outdoor recreation that is normally open to the public, and includes—
- (a) a children's playground, or
 - (b) an area used for community sporting activities, or

(c) a public park, reserve or garden or the like, and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

The recreation area works are permissible in accordance with Clause 2.73(3) of the State Environmental Planning Policy (Transport and Infrastructure) 2021 ['T&I SEPP'], which is reproduced as follows (applicable development purposes are highlighted):

2.73 Development permitted without consent

(3) Any of the following development may be carried out by or on behalf of a public authority without consent on land owned or controlled by the public authority—

(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).

Note—

The term **building** is defined in the Environmental Planning and Assessment Act 1979 as including any structure.

Mitigation measures (no. 6) confirms the proposed lighting must be in accordance with the Lighting for Roads and Public Spaces Standard pursuant to subclause 2.73(3)(a)(iv) and light spill and sky glow will be minimised. Further, mitigation measure 5 also stipulates that floodlighting must not be operated to a lux level greater than 400. Whilst it is acknowledged that the floodlights will accommodate capability to facilitate a lux level of 750, the illumination level will be managed to minimise any adverse impacts on the amenity of surrounding development.

Whilst no works are proposed in the W1 zone which prohibits recreation area development, the T&I SEPP prevails to the extent of this inconsistency, per subclauses 2.7(1) and 2.7(2) of that SEPP, given that the provisions of Clause 2.73 are not subject to any zone requirements.

2.7 Relationship to other environmental planning instruments

Note— This section is subject to section 3.28(4) of the Act.

(1) Except as provided by subsection (2), if there is an inconsistency between this Chapter and any other environmental planning instrument, whether made before or after the commencement of this Chapter, this Chapter prevails to the extent of the inconsistency.

Note—Subsection (1) does not prevent a local environmental plan from making provision about development of a kind specified in Part 2.3 in a particular zone if the provisions of this Chapter dealing with development of that kind do not apply in that zone.

(2) Except as provided by subsections (3) and (4), if there is an inconsistency between a provision of this Chapter and any of the following provisions of another environmental planning instrument, the provision of the other instrument prevails to the extent of the inconsistency—

- (a) clauses 10, 11 and 19 of State Environmental Planning Policy (Coastal Management) 2018,
- (b) all of the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

Environmental management works can also be undertaken as development without consent by the City of Parramatta under Clause 2.73 of the T&I SEPP, where required. The T&I SEPP definition of environmental management works under Clause 2.3(2) is provided as follows:

environmental management works means—

- a) works for the purpose of avoiding, reducing, minimising or managing the environmental effects of development (including effects on water, soil, air, biodiversity, traffic or amenity), and
- b) environmental protection works.

Further, Clause 2.3(3) confirms that trimming or removal of trees / vegetation can also be undertaken as development without consent if the proposal includes construction works as follows:

(3) If this Chapter provides that development for a particular purpose that may be carried out without consent includes **construction works**, the following works or activities are (subject to and without limiting that provision) taken to be construction works if they are carried out for that purpose—

- (a) accessways,
- (b) temporary construction yards,
- (c) temporary lay-down areas for materials or equipment,
- (d) temporary structures,
- (e) investigations (including geotechnical and other testing, surveying and the placement of survey marks, and sampling),
- (f) clearing of vegetation (including any necessary cutting, pruning, ringbarking or removal of trees) and associated rectification and landscaping,**
- (g) demolition,
- (h) relocation or removal of infrastructure,
- (i) extraction of extractive materials at the construction site solely for the purpose of the construction.

It is confirmed that the proposed works includes construction works for retaining walls, buildings, upgraded facilities and the like. Pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979, a Crown Certificate is to be obtained prior to any work commencing for Crown Building Works to certify that the building has been designed in accordance with the technical provisions of the State's building laws and in particular, the Building Code of Australia.

7 Planning Framework

7.1 Environmental Planning and Assessment Act 1979

Section 5.5 of the Act details the duty of determining authorities to consider environmental impacts of a proposed development. For the purpose of attaining the objects of the EP&A 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 the Act or the provisions of any other Act or of any instrument made under the EP&A Act 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.

This REF report addresses the above provisions of Section 5.5 of the EP&A Act. **Table 2** below demonstrates the effect of the proposed activity on the matters listed for consideration in subsection 3 of Section 5.5.

Table 2: Matters for consideration under sub-section 3 of Section 5.5 of the EP&A Act

Matter for Consideration	Effect of Activity
Sub-section 3 Without limiting subsection (1), a determining authority shall consider the effect of an activity on any wilderness area (within the meaning of the Wilderness Act 1987) in the locality in which the activity is intended to be carried on.	No effect, as the development footprint and surrounding areas are not within a wilderness area (within the meaning of the Wilderness Act 1987).

7.2 Environmental Planning and Assessment Regulation 2021

Clause 171 of the Regulation identifies the factors that must be taken into consideration when preparing a Review of Environmental Factors. They include:

- (a) any environmental impact on a community,
- (b) any transformation of a locality,
- (c) any environmental impact on the ecosystems of the locality,
- (d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality,
- (e) any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations,
- (f) any impact on the habitat of protected animals (within the meaning of the [Biodiversity Conservation Act 2016](#)),
- (g) any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air,
- (h) any long-term effects on the environment,
- (i) any degradation of the quality of the environment,
- (j) any risk to the safety of the environment,
- (k) any reduction in the range of beneficial uses of the environment,
- (l) any pollution of the environment,
- (m) any environmental problems associated with the disposal of waste,
- (n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply,
- (o) any cumulative environmental effect with other existing or likely future activities,
- (p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions.
- (q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,

- (r) other relevant environmental factors.

Refer to Section 11 for detailed assessment against these factors.

The potential short-term impacts during construction will ultimately provide for positive long term social outcomes through the provision of new recreational facilities and amenities within the park that meet the relevant Australian standards.

As the subject site is located within the Sydney Harbour Catchment under the SEPP (Biodiversity and Conservation) 2021 (B&C SEPP), clause 171A of the Regulation applies and must be taken into consideration. This clause specifies what matters under the B&C SEPP are to be taken into consideration. This clause is as follows:

171A Activities in catchments—the Act, s 5.10(a)

- (1) When considering the likely impact on the environment of an activity proposed to be carried out in a regulated catchment, a determining authority must take into account—
 - (a) the matters a consent authority must consider under State Environmental Planning Policy (Biodiversity and Conservation) 2021, sections 6.6(1), 6.7(1), 6.8(1) and 6.9(1), and
 - (b) the matters of which a consent authority must be satisfied under State Environmental Planning Policy (Biodiversity and Conservation) 2021, sections 6.6(2), 6.7(2), 6.8(2) and 6.9(2).
- (2) However, the determining authority is not required to take into account the matters specified in State Environmental Planning Policy (Biodiversity and Conservation) 2021, section 6.9(1) or (2) if the activity is proposed to be carried out in a special area under the Water NSW Act 2014.
- (3) When considering the likely impact on the environment of an activity proposed to be carried out in the Sydney Drinking Water Catchment, the determining authority—
 - (a) must, in addition to the matters referred to in subsection (1), take into account whether the activity—
 - (i) will have a neutral or beneficial effect on water quality, and
 - (ii) is consistent with the NorBE Guideline within the meaning of State Environmental Planning Policy (Biodiversity and Conservation) 2021, Part 6.5, and
 - (b) is not required to take into account the matters specified in State Environmental Planning Policy (Biodiversity and Conservation) 2021, section 6.6(1)(a) or (2)(a).
- (4) When considering the likely impact on the environment of an activity proposed to be carried out in the Sydney Harbour Catchment, the determining authority must, in addition to the matters referred to in subsection (1), take into account the matters a consent authority must consider under State Environmental Planning Policy (Biodiversity and Conservation) 2021, section 6.28(1).
- (5) The requirements of this section are in addition to the requirements specified in section 171.
- (6) In this section—

regulated catchment has the same meaning as in State Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 6.

Sydney Drinking Water Catchment has the same meaning as in State Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 6.

Sydney Harbour Catchment has the same meaning as in State Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 6.

The development has been assessed against the identified provisions of the B&C SEPP identified by this clause in Section 7.3 below.

7.3 Environmental Planning Instruments

7.3.1 Overview

Apart from the T&I SEPP and the LEP which have been discussed, **Table 3** includes a review of other applicable Environmental Planning Instruments (EPIs), including State Environmental Planning Policies (SEPPs).

Table 3: Applicability of EPIs

EPI	Applicability	Response
SEPP (Biodiversity and Conservation) 2021	Yes ☐	The removal of any non-threatened trees or vegetation can be achieved as development without consent in accordance with the provisions of Clause 2.3(3) of State Environmental Planning Policy (Transport and Infrastructure) 2021 and a permit is not required.
Chapter 2 Vegetation in non-rural areas	No ☒	
SEPP (Biodiversity and Conservation) 2021	Yes ☐	Not applicable – chapter only applies to land zoned RU1, RU2 and RU3 (or equivalent) and City of Parramatta is not identified in Schedule 2.
Chapter 3 Koala Habitat Protection 2020	No ☒	
SEPP (Biodiversity and Conservation) 2021	Yes ☐	Not applicable – City of Parramatta is not identified in Schedule 2.
Chapter 4 Koala Habitat Protection 2021	No ☒	
SEPP (Biodiversity and Conservation) 2021	Yes ☐	The subject site is located within the Sydney Harbour Catchment which is referenced in Chapter 6. An assessment of the likely impacts on the water catchment has been considered within Section 7.3.2 below in accordance with Section 171A of the Regulations.
Chapter 6 Water Catchments	No ☒	
SEPP (Resilience and Hazards) 2021	Yes ☐	Not applicable – The site is not located within the coastal zone. No further assessment of this chapter is required.
Chapter 2 Coastal Management	No ☒	
SEPP (Resilience and Hazards) 2021	Yes ☒	A Site Contamination Assessment (SCA) was prepared for the site including intrusive investigations which included 26 boreholes and collection of soil samples (see Appendix H). The objective of the works was to assess the potential for land contamination to be present at the site as a result of current and previous land use activities; The SCA provided the following conclusions:
Chapter 4 Remediation of Land	No ☐	
		There is a potential for unacceptable land contamination to be present in the Areas of

EPI	Applicability	Response
		Environmental Concern as a result of current and previous land use activities; • Unacceptable bonded and/or friable asbestos in soil have been identified: ○ at sampling point BH19 (plausibly friable), and sampling point BH03 (noted to be outside the development footprint boundary); and ○ at sampling points TP01 and TP03 through TP08. Existing site contaminated areas identified through site investigations will be managed under a remediation action plan (RAP) prepared by Progressive Environmental. The RAP will outline requirements for site management and remediation of all site contamination as part of construction works ensuring completed works are deemed safe for public use. a long-term environmental management plan (LTEMP) will be developed for the ongoing monitoring, maintenance, and management of the site. Mitigation measure 12 has been implemented requiring the completion of additional site investigations and preparation of the Remediation Action Plan (RAP). Any mitigation measures recommended in the additional reporting must be implemented. With respect to Section 4.8 of the of the SEPP which relates to works needing consent, any remediation works within the site will not require consent given as per review of the controls below: (a) the works are not designated development; (b) the works will not be carried out on land declared to be a critical habitat; (c) the works will not impact critical habitat, threatened species, populations or ecological communities; (d) consent is not required for the works in accordance with another SEPP or regional environmental plan; (e) i. The works are not within the coastal zone/ subject to coastal protection controls; ii. The works are not located within a heritage conservation area; iii. The works will not impact a habitat area, habitat protection area or habitat/ wildlife corridor; iv. The works will not be undertaken within an environmental protection area; v. The works will no be undertaken within an escarpment, escarpment protection or escarpment preservation area; vi. The works will not be undertaken within a floodway; vii. The works will not be undertaken within a littoral rainforest; viii. The works will not be undertaken within a nature reserve; ix. The works will no b undertaken within a scenic area or scenic protection area; and

EPI	Applicability	Response
		x. The works will not be undertaken within a wetland.
SEPP (Industry and Employment) 2021 Chapter 3 Advertising and signage	Yes ☐ No ☒	A review of Chapter 3 – Advertising and signage and associated definitions has confirmed that the proposed LED screen is not consistent with the definition of an advertising structure, as follows: advertising structure means a structure or vessel that is principally designed for, or that is used for, the display of an advertisement. The primary function of the screen will be for the identification of scoring associated with sporting matches. The screen's ancillary function will be for the show of movies for the community. The primary use of the LED screen will therefore not be for advertising. A review of signage definitions has also been undertaken where it was confirmed that the LED screen is not consistent with the signage SEPP definitions of a building identification sign or business identification sign as follows: business identification sign means a sign— (a) that indicates— (i) the name of the person or business, and (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and (b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place. building identification sign means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

7.3.2 SEPP (Biodiversity and Conservation) 2021 – Chapter 6 Water Catchments

The site is located within the Sydney Harbour Catchment and this section of the SEPP has been considered in **Table 4** below:

Table 4: Assessment against Chapter 6 Water Catchments

SEPP Provision	Comment	Compliance
Part 6.2 Development in regulated catchments		
Division 2 Controls on development generally		
6.6 Water quality and quantity		
<i>(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—</i>		
<i>(a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway,</i>	As per Cl. 171A of the EP&A Regs, this requirement is not applicable as the development is located within the Sydney Harbour Catchment. Notwithstanding the proposal is intended to improve water quality entering the water way through appropriate measures.	N/A
<i>(b) whether the development will have an adverse impact on water flow in a natural waterbody,</i>	Water flows in a natural waterbody will not be adversely impacted by the proposal.	Complies
<i>(c) whether the development will increase the amount of stormwater run-off from a site,</i>	The proposal will result in a relatively minor increase in stormwater collection due to the increase in non-permeable area. This will be managed appropriately on site as per the civil and hydraulic design attached in Appendix C.	Complies
<i>(d) whether the development will incorporate on-site stormwater retention, infiltration or reuse,</i>	The proposed stormwater system includes infiltration with all overflows to be directed to the existing stormwater system.	Complies
<i>(e) the impact of the development on the level and quality of the water table,</i>	The proposed development is not expected to have an adverse impact on the level or quality of the water table. The works proposed are not expected to lower the water table, and measures have been included to improve water quality outcomes.	Complies
<i>(f) the cumulative environmental impact of the development on the regulated catchment,</i>	Although the design of the works proposed as part of this REF include vegetation removal, the proposed landscaping and mature tree planting will provide improvements to the environment on and near the site.	Complies
<i>(g) whether the development makes adequate provision to protect the quality and quantity of ground water.</i>	The proposal is not expected to have an adverse impact on the quality and quantity of ground water, noting that the proposal is not expected to encounter ground water. Additionally, the	Complies

SEPP Provision	Comment	Compliance
	proposal incorporates measures to protect the water quality of ground water in the area.	
<i>(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures—</i>		
<i>(a) the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and</i>	As per Cl. 171A of the EP&A Regs, this requirement is not applicable as the development is located within the Sydney Harbour Catchment. Notwithstanding as stated above measures will assist to improve water quality entering the system.	N/A
<i>(b) the impact on water flow in a natural waterbody will be minimised.</i>	The proposed development will connect to the existing stormwater network. It is unlikely to adversely impact the water flow in any natural waterbodies.	Complies
<i>(3) Subsections (1)(a) and (2)(a) do not apply to development on land in the Sydney Drinking Water Catchment.</i>	Noted. The subject site is located within the Sydney Harbour Catchment, and therefore 1(a) and 2(a) do not apply.	N/A
6.7 Aquatic ecology		
<i>(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—</i>		
<i>(a) whether the development will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation,</i>	The Environmental Assessment attached as Appendix F confirmed that no threatened flora or fauna species were identified within the study area and the proposed works are not likely to cause a significant impact to threatened entities.	Complies
<i>(b) whether the development involves the clearing of riparian vegetation and, if so, whether the development will require— (i) a controlled activity approval under the Water Management Act 2000, or (ii) a permit under the Fisheries Management Act 1994,</i>	No riparian vegetation clearing is proposed; however, works are proposed within 40m of a watercourse. Notwithstanding, City of Parramatta Council is a public authority, and the works are exempt from requiring controlled activity approval from NRAR under Clause 41 of the Water Management (General) Regulation 2018.	Complies
<i>(c) whether the development will minimise or avoid— (i) the erosion of land abutting a natural waterbody, or (ii) the sedimentation of a natural waterbody,</i>	Erosion and sediment controls will be implemented during the construction phase to ensure that the development will not have an adverse impact on the erosion of land or sedimentation of a natural waterbody.	Complies
<i>(d) whether the development will have an adverse impact on wetlands that are not in the</i>	The subject site is not mapped as containing any, or as being located within proximity to wetland areas or littoral rainforest.	Complies

SEPP Provision	Comment	Compliance
coastal wetlands and littoral rainforests area,		
(e) whether the development includes adequate safeguards and rehabilitation measures to protect aquatic ecology,	Appropriate erosion and sediment devices will be used in the construction. The proposal will not adversely impact aquatic ecology on or near the site.	Complies
(f) if the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody. Example— Additional measures may include the incorporation of a vegetated buffer between the waterbody and the site.	The development site includes a concrete lined channel. The proposal includes appropriate provisions to limit impacts on the waterway.	Complies
(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following—		
(a) the direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation will be kept to the minimum necessary for the carrying out of the development,	The proposed development has been designed to avoid and mitigate adverse ecological impacts through the retention of existing trees, planting of native species within landscaped areas. Therefore, it is unlikely that there will be adverse impacts to terrestrial, aquatic, or migratory animals or vegetation.	Complies
(b) the development will not have a direct, indirect or cumulative adverse impact on aquatic reserves,	The development includes appropriate measures to ensure that there are no adverse impacts on aquatic reserves.	Complies
(c) if a controlled activity approval under the Water Management Act 2000 or a permit under the Fisheries Management Act 1994 is required in relation to the clearing of riparian vegetation—the approval or permit has been obtained,	No controlled activity approval or permit is required. Refer to comment above in relation to exemption for public authorities and Councils.	Complies
(d) the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody will be minimised,	As discussed above, the proposal includes a range of measures and design features to appropriately manage and minimise erosion and sedimentation.	Complies
(e) the adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised.	The development site is not in proximity to any wetlands or littoral rainforests.	Complies

SEPP Provision	Comment	Compliance
(3) In this section— coastal wetlands and littoral rainforests area has the same meaning as in the Coastal Management Act 2016, section 6.	Noted.	
6.8 Flooding		
(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the likely impact of the development on periodic flooding that benefits wetlands and other riverine ecosystems.	The proposed development is not expected to have an adverse impact on flooding in the area.	Complies
(2) Development consent must not be granted to development on flood liable land in a regulated catchment unless the consent authority is satisfied the development will not—		
(a) if there is a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody, or	The proposed development will not result in the release of pollutants during a flood event. Appropriate sediment and erosion controls will be used during construction.	Complies
(b) have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems.	No adverse impact to the natural recession of floodwaters is expected as a result of this development.	Complies
6.9 Recreation and public access		
(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider—		
(a) the likely impact of the development on recreational land uses in the regulated catchment, and	The proposed development will not have an adverse impact on the recreational use of the land within the catchment area.	Complies
(b) whether the development will maintain or improve public access to and around foreshores without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation.	The proposal will not change public access to foreshore areas.	Complies
(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following—		
(a) the development will maintain or improve public access to and from natural waterbodies for recreational purposes, including	As discussed above, the proposal seeks to maintain and improve public access through the development site.	Complies

SEPP Provision	Comment	Compliance
<i>fishing, swimming and boating, without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation,</i>		
<i>(b) new or existing points of public access between natural waterbodies and the site of the development will be stable and safe,</i>	Not applicable – there are no existing or proposed public access points between the development site and natural waterbodies.	N/A
<i>(c) if land forming part of the foreshore of a natural waterbody will be made available for public access as a result of the development but is not in public ownership—public access to and use of the land will be safeguarded.</i>	The development site is owned and managed by City of Parramatta Council and will continue to be available for public access.	Complies
<i>(3) This section does not apply to development on land in a regulated catchment if the land is in a special area under the Water NSW Act 2014.</i>	Noted. The subject site is not located within a Special Area under the Water NSW Act 2014.	N/A

Division 4 Controls on development for specific purposes

6.21 Stormwater management

<i>(1) This section applies to development for the purposes of works, including water recycling facilities, water reticulation systems and water storage facilities, that are designed to collect, channel, store, treat or disperse stormwater runoff.</i>	Not applicable, the development does not include this type of development.	Noted
<i>(2) Development to which this section applies may be carried out on land in a regulated catchment— (a) by or on behalf of a public authority—without development consent, or (b) otherwise—with development consent.</i>	The works are being undertaken by a public authority and are being undertaken as development without consent.	
<i>(3) Despite subsection (2), development to which this section applies is prohibited on land in a regulated catchment if the works will cause untreated stormwater</i>	The stormwater works will not result in untreated stormwater being disposed of into a natural waterbody.	Complies

SEPP Provision	Comment	Compliance
to be disposed of into a natural waterbody.		
Part 6.3 Foreshores and Waterways Area		
Division 3 Development in Foreshores and Waterways Area		
6.28 General		
(1) In deciding whether to grant development consent to development in the Foreshores and Waterways Area, the consent authority must consider the following –		
(a) whether the development is consistent with the following principles— (i) Sydney Harbour is a public resource, owned by the public, to be protected for the public good, (ii) the public good has precedence over the private good, (iii) the protection of the natural assets of Sydney Harbour has precedence over all other interests,	The development seeks to provide an upgrade to existing public access and recreational areas while maintaining the natural environment of the area. As such, the development is consistent with these principles.	Complies
(b) whether the development will promote the equitable use of the Foreshores and Waterways Area, including use by passive recreation craft,	The subject site is not located within the mapped Foreshores and Waterways Area.	N/A
(c) whether the development will have an adverse impact on the Foreshores and Waterways Area, including on commercial and recreational uses of the Foreshores and Waterways Area,	Not applicable – The subject site is not located within, or in close proximity to, the mapped Foreshores and Waterways Area, and is not expected to have an adverse impact on this area.	N/A
(d) whether the development promotes water-dependent land uses over other land uses,	The development does not promote water-dependant land uses and instead promotes land-based recreational opportunities.	Complies
(e) whether the development will minimise risk to the development from rising sea levels or changing flood patterns as a result of climate change,	The development works include landscaping of the areas, as required to promote sustainability, improve water quality, and enhance ecological diversity.	Complies
(f) whether the development will protect or reinstate natural intertidal foreshore areas, natural landforms and native vegetation,	The site is not within an intertidal area. Revegetation of the area includes the use of native species to protect and restore the natural environment of the parkland area where possible and required.	Complies

SEPP Provision	Comment	Compliance
<i>(g) whether the development protects or enhances terrestrial and aquatic species, populations and ecological communities, including by avoiding physical damage to or shading of aquatic vegetation,</i>	No works within the river or intertidal zone are included as part of this development.	Complies
<i>(h) whether the development will protect, maintain or rehabilitate watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity.</i>	The proposed recreational facilities have been designed to protect and rehabilitate this site, where possible to provide re-vegetation of natural areas.	Complies
Part 6.5		
6.61 Requirement of neutral or beneficial effect on water quality		
<i>(1) Development consent must not be granted to development relating to any part of the Sydney Drinking Water Catchment unless the consent authority is satisfied the carrying out of the development would have a neutral or beneficial effect on water quality.</i>	This does not apply, given that the development is subject to Part 5 of the EP&A Act and therefore does not require development consent under Part 4 of the Act.	Noted

7.4 Aboriginal Land Rights Act 1983 & Native Title Act 1993

Under the Native Title Act 1993 ('NT Act' hereafter), native title rights and interests must be assumed to exist on Crown land unless they have been extinguished, surrendered or determined by a court to no longer exist. Any dealings on Crown land that potentially affect native title, through extinguishment or being inconsistent with the 'continued existence, enjoyment or exercise of native title rights and interests' are defined as 'future acts'.

Any 'future acts' undertaken by Council on Crown land must be valid under the 'future act' provisions of the NT Act, which also specifies procedures that must be followed to ensure compliance. These 'future acts' include:

- Public buildings and other facilities;
- Major earthworks;
- Road and other public infrastructure; and
- Vegetation clearing.

Future acts are valid under Subdivision J of the NT Act where the activities are undertaken in good faith in accordance with the reservation purpose. The proposed works are consistent with the 'public recreation' reservation purpose of the Crown land within Belmore Park and is a valid 'future act' under the NT Act.

A search of the Register of Native Title Claims on the National Native Title Tribunal website indicates that there have been no claims made in relation to the land on which Belmore Park occupies.

Pursuant to the Aboriginal Land Rights Act 1983 ('ALR Act'), Crown land that is not being lawfully used or occupied, not needed for an essential public purpose, or not impacted by Native Title claim under the

Native Title Act is potentially 'claimable land'. The ALR Act empowers Aboriginal Land Councils to lodge claims over Crown land creating an inchoate (unformed) interest. Any activities on Crown land should not significantly impact the current physical condition of the land or prevent it being transferred should a claim be successful.

It is unlikely that the subject Crown land within Belmore Park would be claimable under the ALR Act, as it is lawfully used and occupied by Council for public recreation purposes, and City of Parramatta Council is not aware of any relevant undetermined Aboriginal land claims.

Mitigation measures in Appendix D include enforcing the adoption of an unexpected finds procedure as part of the CEMP for unrecorded / undiscovered Aboriginal objects or artefacts during the works.

8 Environmental Approval Requirements

Table 5 identifies environmental approval requirements associated with the proposed development including relationship to other State and Federal legislation.

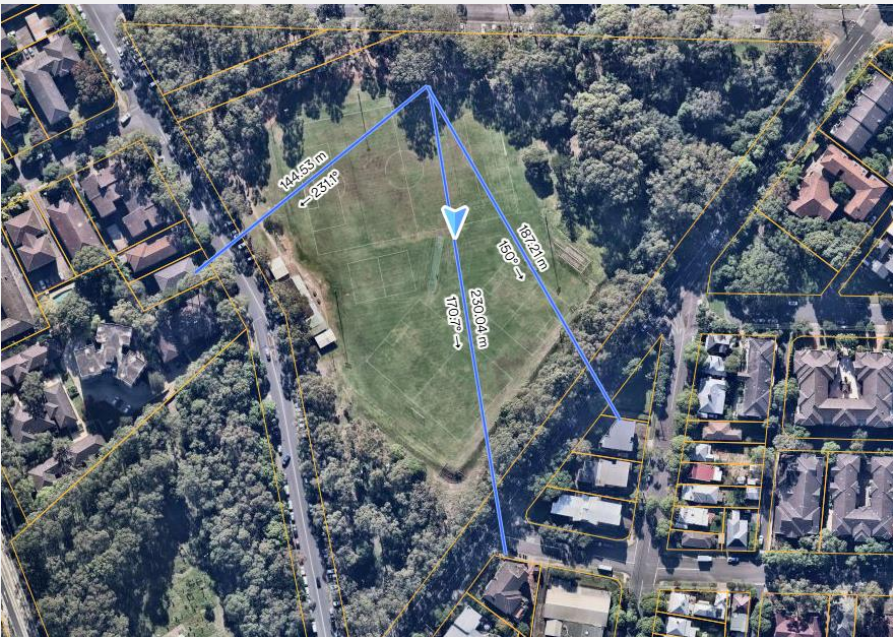
Table 5: Environmental Approval Requirements

No	Assessment		Action	Relevant Act	Potential approval authority
3.1	Would the proposal significantly affect an area of National Environmental Significance (e.g. RAMSAR wetlands, nationally listed threatened species, migratory birds, World Heritage Area, Commonwealth Land)?	Yes ☐ No ☒	Potential Controlled Action – refer project to a planning consultant for determination if a Referral to Department of Environment, Water, Heritage and the Arts for an approval is required. Comment: The works will not impact an area of National Environmental Significance e.g. RAMSAR wetlands, nationally listed threatened species, migratory birds or a World Heritage Area. The Environmental Assessment (Appendix F) confirmed that the proposal would not be likely to cause a significant impact to any threatened flora or fauna species.	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>	Commonwealth Department of Environment, Water, Heritage and the Arts
3.2	Would the proposal potentially affect a NSW National Park?	Yes ☐ No ☒	Obtain advice from Ecological consultant – Additional approval may be required. Comment: The proposal footprint is not located within a NSW National Park.	<i>National Parks and Wildlife Act 1974</i>	NSW Office of Environment and Heritage
3.3	Is the proposal located on Bushfire prone land?	Yes ☐ No ☒	Section 100B (3) of the Rural Fires Act 1997 may require a person to obtain a bush fire safety authority if required. Comment: The site is not bushfire prone and further assessment is not required.	<i>Rural Fires Act 1997</i>	NSW Rural Fire Services
3.4	Would the proposal be located within 40 metres of a watercourse or coastline (e.g. river, natural creek, wetland etc.)?	Yes ☒ No ☐	Additional approval may be required. Comment:	<i>Water Management Act 2000 and Biodiversity Conservation Act 2016</i>	NSW Natural Resources Access Regulator

No	Assessment	Action	Relevant Act	Potential approval authority
		The site contains an open concrete lined stormwater channel zoned W1 Watercourse however no works are proposed in proximity to the structure and it will not be impacted by the proposed development. Notwithstanding, City of Parramatta is a public authority and the works are exempt from requiring controlled activity approval from NRAR under Clause 41 of the <i>Water Management (General) Regulation 2018</i> .		
3.5	Would the proposal potentially affect threatened flora or fauna or a critical habitat?	Yes ☐ No ☒	Obtain advice from Ecological consultant. Additional approval may be required.	<i>Biodiversity Conservation Act 2016</i> NSW Office of Environment and Heritage
		Comment: The site does not contain mapped NSW Biodiversity Values. The Environmental Assessment (Appendix F) confirmed that the proposal would not be likely to cause a significant impact to any threatened flora or fauna species.		
3.6	Would the proposal require large quantities of dangerous pesticides to be used?	Yes ☐ No ☒	Contact an NSW OEH for clarification of usage criteria. Additional approval may be required.	<i>Pesticides Act 1999</i> NSW Office of Environment and Heritage
		Comment: The proposed development will not require the use of pesticides.		
3.7	Would the proposal potentially affect Natural heritage, Indigenous Heritage, archaeology or Native Title?	Yes ☒ No ☐	Engage a heritage consultant to provide advice if required. Additional approval may be required.	<i>National Parks and Wildlife Act 1974</i> NSW Office of Environment and Heritage
		Comment: A search of the Aboriginal Heritage Information Management System (AHIMS) database confirmed that three (3) Aboriginal sites have been registered within 200m of the footprint. An Archaeological Test Excavation Report was therefore prepared by Artefact (see Appendix J). Management recommendations are included in the report which detail the sites to be protected and those sites require AHIP approvals. The Native Title Act is applicable. City of Parramatta have confirmed that there are no current registered land claims relating to the site. In addition, a chance find procedure must be implemented in the event that additional unregistered artefacts are identified during construction. Mitigation measures are included in Appendix D in this regard to enforce an unexpected finds protocol as part of the CEMP.		
3.8	Would the proposal potentially affect	Yes ☒	Engage a relevant consultant to provide advice if required.	<i>NSW Heritage Act 1977</i> NSW Office of Environment and Heritage

No	Assessment		Action	Relevant Act	Potential approval authority
	State Heritage or Archaeology site?	No ☐	Additional approval may be required.		
			Comment: Relevant heritage searches have been undertaken which confirmed the development footprint is locally heritage listed. The adjoining cemetery is also State Heritage listed. An Archaeological Test Excavation Report and Statement of Heritage Impact have been prepared and included in Appendices J and K respectively. The reports have confirmed that it is unlikely that the works will have any adverse impacts on the heritage significance of the subject site or surrounding heritage sites. All staff involved in the proposed works, including design professionals and tradespeople, are to undertake a heritage induction prior to the commencement of works. The heritage induction must cover the historical values of the site and the potential for the project to encounter archaeological remains (see mitigation measure 34).		
3.9	Would the proposal result in permanent obstructions to water tidal patterns or flows?	Yes ☐ No ☒	Engage a relevant consultant to provide advice if required. Additional approval may be required.	<i>Fisheries Management Act 1994</i>	NSW Department of Primary Industries
			Comment: The proposal will not obstruct tidal watercourses and further assessment is not required.		
3.10	Would the proposal result in unearthing of contaminated land or ground water?	Yes ☐ No ☒	Engage a relevant consultant to provide advice if required. Additional approval may be required.	<i>Contaminated Lands Management Act 1997</i> <i>State Environmental Planning Policy 55 (Remediation of Land)</i>	NSW Office of Environment and Heritage
			Comment: A Site Contamination Assessment (SCA) was prepared for the site (see Appendix H) including intrusive investigations which included 26 boreholes and collection of soil samples. The objective of the works was to assess the potential for land contamination to be present at the site as a result of current and previous land use activities; The SCA provided the following conclusions: • There is a potential for unacceptable land contamination to be present in the Areas of Environmental Concern as a result of current and previous land use activities; • Unacceptable bonded and/or friable asbestos in soil have been identified: ◦ at sampling point BH19 (plausibly friable), and sampling point BH03 (noted to be outside the development footprint boundary); and		

No	Assessment	Action	Relevant Act	Potential approval authority
		o at sampling points TP01 and TP03 through TP08. Existing site contaminated areas identified through site investigations will be managed under a remediation action plan (RAP) prepared by Progressive Environmental. The RAP will outline requirements for site management and remediation of all site contamination as part of construction works ensuring completed works are deemed safe for public use. a long-term environmental management plan (LTEMP) will be developed for the ongoing monitoring, maintenance, and management of the site. Mitigation measure 12 has been implemented requiring the completion of additional site investigations and preparation of the Remediation Action Plan (RAP). Any mitigation measures recommended in the additional reporting must be implemented.		
3.11	Would the proposal result in significant air, noise, light or waste pollution?	Yes ☐ No ☒ Engage a relevant consultant to provide advice if required. Additional approval may be required.	Protection of the Environment Operations Act 1997	NSW Office of Environment and Heritage
		Comment: An environmental protection licence is not required. Air Quality The existing air quality is considered to be characteristic of an urban environment and the proposed works are unlikely to generate any unacceptable impact to surrounding receivers. Construction impacts to air quality are likely to be negligible given construction activities and land disturbance will be confined to the construction period and standard management measures will be implemented to mitigate any unacceptable impacts. Acoustic Impacts The existing background noise has not been quantified however it is expected to be representative of an urban environment with moderate background noise levels generated by the local road network. The development of the site will not significantly alter the established use of the Park however the LED screen proposed to be sited on the northern perimeter of the sportsfield will support audio playback. Proposed audio associated with the LED screen will comprise the following: - Speakers – Tannoy VLS 3 passive column array loudspeaker system. These speakers benefit from a directional long throw design where audio can be targeted towards the oval and viewing areas with minimal spill behind the LED screen. - Amplifier – Lab Gruppen IPX 2400. This amplifier has built in DSP (Digital Sound Processing) allowing the speakers to be appropriately set up for the location. The amplifier has built in sound limiting and compression, allowing a maximum volume to be set.		

No	Assessment	Action	Relevant Act	Potential approval authority
		As demonstrated in the Nearmap imagery in Figure 11 below, the nearest residential receivers that require assessment for acoustic output of the LED screen are 144m, 187m and 230m to the south west, south and south east. Noting that the proposed Tannoy speaker system provides long throw acoustic output with minimal acoustic spill behind the screen, the distance to sensitive receivers is considered to be appropriate and vegetated site perimeters will further assist with acoustic mitigation. Further, the amplifier system to be used benefits from built in sound limiting with Council staff and management able to input a maximum volume commensurate with the time of day and activity.  Figure 11: Aerial image identifying distances to residential receivers - Source: Nearmap, 2025 Traffic is not expected to increase significantly and the locations of the upgrades have been considered in relation to the development surrounding. Given the site is bordered by roads on all sides, any acoustic impacts associated with the use of the site are not considered to be significant and would not require the implementation of formal acoustic mitigation measures. Acoustic impacts during construction will need to be monitored and managed in accordance with City of Parramatta and EPA guidelines. Light Pollution Impacts Buffer distances to surrounding residential receivers provided in Figure 11 can also be used to facilitate an assessment of potential light spill impacts associated with the LED screen and proposed floodlighting. The proposed LED screen will accommodate a brightness of up to 8,500 NITS to allow viewing of the screen in direct sunlight on a sunny day. This brightness level is not appropriate in the evening period however and the scoreboard will accommodate		

No	Assessment	Action	Relevant Act	Potential approval authority
		two brightness options that can mitigate visual impacts at night as follows: - Manual brightness control. This is the preferred method as brightness can be set to suit the specific movie or event; or - Automatic brightness control. This is based on the external light sensor attached to the scoreboard and will automatically dim the screen based on ambient light levels. Given there is a significant buffer distance between the LED screen and surrounding residential receivers and Council staff / management will be able to manually adjust screen brightness in the evening period to better suit the environment, the location and design of the LED screen is considered to be appropriate and well sited. No significant impacts are likely to be generated and a complaints register should be maintained where, if light spill issues are raised, a review of the manual brightness must be undertaken and steps taken to mitigate any future impacts. The proposed floodlight upgrades will be managed via the implementation of a mitigation measure which confirms the proposed lighting must be in accordance with the Lighting for Roads and Public Spaces Standard pursuant to subclause 2.73(3)(a)(iv) and light spill and sky glow will be minimised. Further, mitigation measure 6 also stipulates that floodlighting must not be operated to a lux level greater than 400. Whilst it is acknowledged that the floodlights will accommodate capability to facilitate a lux level of 750, the illumination level will be managed to minimise any adverse impacts on the amenity of surrounding development. Council management have confirmed that any increase to the operational lux level above 400 may generate concerns from neighbouring development and would be subject to further technical review/ assessment outside of this proposed activity. Waste Waste streams will increase during construction and will need to be dealt with through implementation of a Waste Management Plan for construction prepared by the construction contractor. A mitigation measure is included in Appendix D to ensure this.		
3.12	Is the proposal located on flood prone land?	Yes ☒ No ☐	The north eastern portion of the site is mapped as being affected by 1-in-100 year flood levels as shown in the map extract in Figure 12 below. No works are located within the flood affected portion of the site, the proposed works will not give rise to any additional or increased flood impacts within or external to the site and further assessment is not required.	

No	Assessment	Action	Relevant Act	Potential approval authority							
		 1% AEP (1% Annual Occurrence) Flood Depth <table><tr><td>0.00 - 0.15</td></tr><tr><td>0.15 - 0.30</td></tr><tr><td>0.30 - 0.50</td></tr><tr><td>0.50 - 0.70</td></tr><tr><td>0.70 - 1.00</td></tr><tr><td>1.00 - 1.50</td></tr><tr><td>>1.50</td></tr></table>			0.00 - 0.15	0.15 - 0.30	0.30 - 0.50	0.50 - 0.70	0.70 - 1.00	1.00 - 1.50	>1.50
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>1.50											
		Figure 12: 1% AEP / 1-in-100 Year Flood Mapping - Source: City of Parramatta, 2025									
3.13	Would the proposal result in road closures, blocking of pathways etc.	Yes ☐ No ☒	Contact Local Council and obtain relevant approvals and/or Work Permits.	Local Government Act 1993 Roads Act 1993	Local Council						
		Comment: It is understood the works may require obstruction of a road or public pathway to facilitate parking upgrades. Should works require the closure of the local road network to facilitate construction activities, contractors will need to obtain a Road Occupancy Licence from Council under the Roads Act 1993.									
3.14	Would the proposal be undertaken on any land not owned by City of Parramatta?	Yes ☒ No ☐	Obtain landowners consent	Common law	Landowner						
		Comment: The subject lot is Crown Land within a Crown Reserve #R500331. As discussed in Section 6.2 of this REF above, Council as the Crown Land manager is empowered by the Crown Land Management Act 2016 to manage that land for the Crown purpose of 'Public Recreation' as if it were public land under the Local Government Act 1993 consistent with City of Parramatta's Community and Crown Land Plan of Management. Landowners consent is not required Crown Land given works will be undertaken by the Council as Crown Land Manager.									

9 Council, Community and Government Consultation

9.1 Legislative Consultation Requirements

Consultation requirements identified in Chapter 2 of the T&I SEPP are discussed in **Table 6** below.

Table 6: Exceptions to Consultation Requirements

Clause	Issue	Response / Comment
2.10	Consultation with councils—development with impacts on council-related infrastructure or services	The works are being undertaken by City of Parramatta and Clause 2.17 provides that consultation exemptions are applicable for a Council or public authority that is carrying out the development or on whose behalf it is being carried out. Notwithstanding, the proposal is not likely to generate any adverse impacts that are required to be considered under this clause.
2.11	Consultation with councils—development with impacts on local heritage	The works are being undertaken by City of Parramatta and Clause 2.17 provides that consultation exemptions are applicable for a Council or public authority that is carrying out the development or on whose behalf it is being carried out. Notwithstanding, the Statement of Heritage Impact (see Appendix K) confirmed that all works were determined to generate neutral, negligible or minor adverse impact at most with works also proposed to create minor visual benefit to Belmore Park.
2.12	Consultation with councils—development with impacts on flood liable land	The works are being undertaken by City of Parramatta and Clause 2.17 provides that consultation exemptions are applicable for a Council or public authority that is carrying out the development or on whose behalf it is being carried out. Although the site is partially mapped flood prone land, the proposed development footprint avoids the flood prone land and further notification actions or assessment is not deemed necessary.
2.13	Consultation with State Emergency Service—development with impacts on flood liable land	Although the site is located partially within flood prone land, the development is proposed in accordance with Division 12 which is not identified as a 'relevant provision' requiring consultation with NSW SES.
2.14	Consultation with councils—development with impacts on certain land within the coastal zone	The works are being undertaken by City of Parramatta and Clause 2.17 provides that consultation exemptions are applicable for a Council or public authority that is carrying out the development or on whose behalf it is being carried out. Notwithstanding, the works are not being undertaken in the coastal zone and further assessment is not required under this clause.
2.15	Consultation with authorities other than councils	See below.
	(a) development adjacent to land reserved under the National Parks	N/A – The works are not proposed within or adjacent to a National Park.

Clause	Issue	Response / Comment
	and Wildlife Act 1974 or to land acquired under Part 11 of that Act—the Office of Environment and Heritage	
	(b) development on land in Zone C1 National Parks and Nature Reserves or in a land use zone that is equivalent to that zone, other than land reserved under the National Parks and Wildlife Act 1974 —the Office of Environment and Heritage	N/A – The works are located within the RE1 zone and consultation with OEH is not required.
	(c) development comprising a fixed or floating structure in or over navigable waters—Transport for NSW	N/A – works do not comprised a fixed or floating structure over navigable waters.
	(d) development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map—the Director of the Observatory,	N/A – the site is not located within the Dark Sky Region.
	(e) development on defence communications facility buffer land within the meaning of clause 5.15 of the Standard Instrument—the Secretary of the Commonwealth Department of Defence	N/A – works not proposed within a defense communications facility buffer.
	(f) development on land in a mine	N/A - works are not located within a mine subsidence district.

Clause	Issue	Response / Comment
	subsidence district within the meaning of the Mine Subsidence Compensation Act 1961 —the Mine Subsidence Board	
	(g) development on, or reasonably likely to have an impact on, a part of the Willandra Lakes Region World Heritage Property—the World Heritage Advisory Committee and Heritage NSW,	N/A - works will not impact the Willandra Lakes Region World Heritage Property.
2.16	Consideration of Planning for Bush Fire Protection	N/A – The works are not located within a bush fire prone site.
2.17	Exceptions	Noted. Exceptions have been discussed in sections above where relevant.

9.2 Community Consultation

Despite the absence of any formal community or neighbour notification /consultation requirements in Division 12 of the State Environmental Planning Policy (Transport and Infrastructure) 2021, City of Parramatta have provided online and in-person survey opportunities for the community to provide feedback on the proposed Belmore Park upgrades to inform the concept design in accordance with Council's Community Engagement Strategy under the Local Government Act 1993.

Design responses to consultation are detailed in the landscape design plan set in Appendix A. 84% of online survey results indicated support for the proposed upgrade of Belmore Park.

Key consultation findings were as follows:

- 35% of respondents requested better footpaths throughout the site.
- 31% of respondents requested improved car parking.
- 27% of respondents requested community fitness equipment.
- Respondents indicated that the introduction of a turf wicket will make the park a good asset for the local cricket community.
- More families will use the park following the proposed changes.

The Landscape Masterplan has adopted a number of the key considerations raised in the consultation period including upgraded parking along Castle Street, including the formalisation of accessible parking spaces within immediate proximity of the main park entry point. Footpath access through the site will also be upgraded with cricket nets providing community leisure and fitness opportunities.

10 Environmental Impact Assessment

10.1 Current Environment and Potential Environmental Issues

Table 7 includes an assessment of existing and potential environmental issues associated with the site and proposed development.

Table 7: Assessment of Environmental Impact

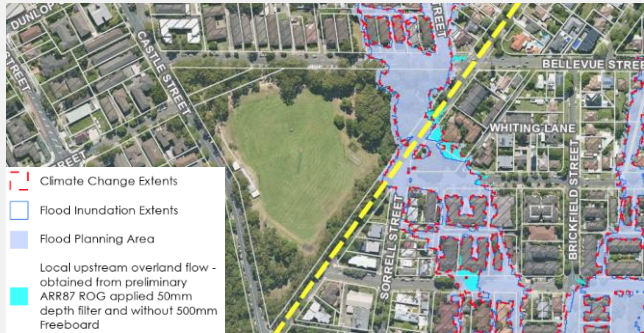
Potential environmental issues	Yes	No	Details/ Comment
Natural Environment			
Is vegetation going to be impacted from the works (i.e. clearing of trees and shrubs)?	☒	☐	76 trees are proposed for removal during the construction period due to unavoidable conflict with proposed retaining walls, new built form infrastructure, areas subject to earthworks and servicing/ trenching. This tree removal is unlikely to present any significant adverse impacts to threatened species or their habitat as per the Environmental Assessment in Appendix F. Refer to the Landscape Plans in Appendix A, Environmental Assessment in Appendix F, and the Arborist Report in Appendix E respectively for further details on tree removal locations. Revegetation will be designed by City of Parramatta's Natural Areas team in accordance with the landscape plan in Appendix A. A total of 18 mature native trees and 3,500 native groundcover plantings will be implemented within the site. A mitigation measure is included in Appendix D requiring the remaining 58 trees to be offset by Council's Natural Resources team within neighbouring suitable bushland areas. The loss of hollow bearing trees will also be offset with nestboxes for habitat as per mitigation measures.
Is the proposal likely to require removal of any mature or significant trees?	☒	☐	As above. Further, four (4) trees (Trees 7, 191, 192 and 282) were identified as containing potential habitat hollows during the Arborist site inspection. The loss of hollow bearing trees will also be offset with nestboxes for habitat as per mitigation measures in Appendix D.
Is the proposal likely to disturb natural waterways or aquatic habitat?	☐	☒	The site includes a concrete drainage water channel in the east of the site, however it is not identified as a formal waterway / watercourse. Stormwater runoff will be managed as per the civil engineering plans in Appendix E. The proposal will not significantly adversely impact ecology, and proposed mitigation measures and landscaping will assist in ensuring net benefits from the proposal. The Geotechnical Assessment (Appendix G) confirmed that the works were unlikely to

Potential environmental issues	Yes	No	Details/ Comment
			significantly adversely impact the stability of the site. Mitigation measures will be implemented during the construction works to ensure that natural waterways and their aquatic habitat will not be disturbed. Refer to Appendix D.
Are there known (mapped) threatened species, endangered ecological communities, critical habitat, wetlands or rainforest in or near the proposal's footprint?	☒	☐	No vegetation clearing will be undertaken in NSW Biodiversity Values mapped areas or areas containing mapped significant biodiversity. The trees proposed for removal are not threatened or endangered species and do not accommodate habitat for any threatened fauna. The Environmental Assessment (Appendix F) confirmed the proposal will not result in significant impacts to any threatened species or their habitat.
Did a search on OEH database or local council vegetation mapping reveal anything of natural importance?	☒	☐	The site does not contain any NSW Biodiversity Values vegetation nor does any land in proximity to the site. Vegetation comprises a mix of landscape plantings interspersed with native vegetation typical of urban parklands. All vegetation outside the development footprint will be retained and protected during and after construction in accordance with mitigation measures provided in Appendix D. The landscaping plan provides opportunities for revegetation of areas outside of the footprint to offset the loss of vegetation required to be removed. Refer to Appendix A for details.
Are there any potential construction impacts to the natural environment?	☒	☐	Vegetation impacts are generally confined to those generated by construction works only. These include the removal of 76 trees. Mitigation measures will be implemented to ensure protection of trees remaining on the site.
Hazards and Risks			
Is the proposal within a bushfire prone land? Does the Planning for Bushfire Protection 2019 guidelines require consideration?	☐	☒	The site is not located within bushfire prone land.
Does the proposal require use of any chemicals or hazardous substances?	☐	☒	The proposal will not involve the use of chemicals or hazardous substances.
Does the proposal require removal of asbestos or any other hazardous substances?	☒	☐	A Site Contamination Assessment (SCA) was prepared for the site including intrusive investigations which included 26 boreholes and collection of soil samples (see Appendix H). The objective of the works was to assess the potential for land contamination to be present at the site

Potential environmental issues	Yes	No	Details/ Comment
			as a result of current and previous land use activities; The SCA provided the following conclusions: - There is a potential for unacceptable land contamination to be present in the Areas of Environmental Concern as a result of current and previous land use activities; - Unacceptable bonded and/or friable asbestos in soil have been identified: - at sampling point BH19 (plausibly friable), and sampling point BH03 (noted to be outside the development footprint boundary); and - at sampling points TP01 and TP03 through TP08. Existing site contaminated areas identified through site investigations will be managed under a remediation action plan (RAP) prepared by Progressive Environmental. The RAP will outline requirements for site management and remediation of all site contamination as part of construction works ensuring completed works are deemed safe for public use. a long-term environmental management plan (LTEMP) will be developed for the ongoing monitoring, maintenance, and management of the site. Mitigation measure 12 has been implemented requiring the completion of additional site investigations and preparation of the Remediation Action Plan (RAP). Any mitigation measures recommended in the additional reporting must be implemented.

Soil and Water

Does the project occur within the Sydney Drinking Water Catchment SEPP? Maps are available online.	☐	☒	The site is not located within the Sydney Drinking Water Catchment nor any other drinking water catchment.
Would the proposal result in stormwater discharge to sensitive environments such as wetlands, state forests, national parks, nature reserves, rainforests, or drinking water catchments?	☐	☒	Increased stormwater discharge resulting from the proposed works will be minor and will not directly adversely impact any sensitive environments. The implementation of appropriate erosion and sediment control measures will be required in accordance with mitigation measures provided in Appendix D. Works are not proposed within a State forest, national park, nature reserve, rainforest, or

Potential environmental issues	Yes	No	Details/ Comment
			drinking water catchment and the proposal will therefore generate no impact to these areas.
Would the proposal be near a waterway such as a river, estuary or harbour?	☒	☐	The development footprint is located to the west of the open concrete channel on the site. Subject to the implementation of appropriate erosion and sediment control as defined in Appendix D, no adverse impacts will be generated to the channel.
Would the proposal be on mapped flood prone land?	☒	☐	The development footprint will be undertaken within a site that is partially flood prone, however the location of the works are not within the flood affected portion of the site as shown in Figures 12 above and 13 below.  <i>Figure 13: Flood Planning Area Mapping (Source: Parramatta River Flood Study)</i> Works compounds and materials storage are to be located outside of the PMF and flood planning area. Notwithstanding a mitigation measure has been included to ensure this occurs in Appendix D. Accordingly, it is not considered that the proposed works will adversely impact flood behaviour in a way that will detrimentally increase the potential flood affectation of other development or properties. The design and scale of the development is appropriate for the site, the park and facilities.
Would the topography or clearing of the proposal site result in erosion or significant soil instability?	☐	☒	The proposed upgrade works will not result in unacceptable opportunities for erosion or soil instability during construction. A mitigation measure is provided in Appendix D requiring the implementation of appropriate erosion and sediment control measures during construction. The Geotechnical Assessment (Appendix G) confirmed that the proposal would not contribute to significant soil instability.
Are there any known acid sulphate soils, ground or water contaminants that could be disturbed by the proposal? Is there any reason to suspect there maybe ground or water	☒	☐	Acid Sulfate Soils The Limited Contamination Assessment (see Appendix H) confirmed that the site is located within an area mapped as 'no known occurrence' and concluded the following:

Potential environmental issues	Yes	No	Details/ Comment
contaminants that could be disturbed by the proposal?			<i>Further assessment of acid sulfate soils, in the context of this project is considered not warranted.</i> Groundwater Vulnerability The site and surrounding lands are not mapped by Council as subject to groundwater vulnerability. Whilst it was noted that groundwater levels vary seasonally, the Geotechnical Assessment (see Appendix G) did not encounter any groundwater and groundwater was concluded to not be a major constraint to the proposal. Groundwater inflow may be encountered during excavation and mitigation measures were recommended by the geotechnical consultant. Contamination A Site Contamination Assessment (SCA) was prepared for the site including intrusive investigations which included 26 boreholes and collection of soil samples (see Appendix H). The objective of the works was to assess the potential for land contamination to be present at the site as a result of current and previous land use activities; The SCA provided the following conclusions: • There is a potential for unacceptable land contamination to be present in the Areas of Environmental Concern as a result of current and previous land use activities; • Unacceptable bonded and/or friable asbestos in soil have been identified: ○ at sampling point BH19 (plausibly friable), and sampling point BH03 (noted to be outside the development footprint boundary); and ○ at sampling points TP01 and TP03 through TP08. Existing site contaminated areas identified through site investigations will be managed under a remediation action plan (RAP) to be prepared. The RAP will outline requirements for site management and remediation of all site contamination as part of construction works ensuring completed works are deemed safe for public use. a long-term environmental management plan (LTEMP) will be developed for the ongoing monitoring, maintenance, and management of the site. Mitigation measure 12 has been implemented requiring the completion of additional site investigations and preparation

Potential environmental issues	Yes	No	Details/ Comment
			of the Remediation Action Plan (RAP) and Long Term Environmental Plan (LTEMP). The RAP must include strategies for remediation, validation, and contingency planning. Any mitigation measures recommended in the additional reporting must be implemented.
Would the proposal generate any other specific soil and water impacts during construction?	☒	☐	Vegetation clearing and site preparation works have the potential to generate some potential impacts including additional debris, runoff and soil/dust pollution which may impact soil and water quality in the locality if not appropriately managed. These potential impacts will be limited by the implementation of appropriate mitigation measures (Appendix D and in detail to be supplied by Council's construction contractor) before, during and after the works.
Heritage			
Have online heritage database searches been completed for European and Indigenous heritage items?	☒	☐	Relevant heritage searches have been undertaken and the development footprint does contain a local heritage item and the site is adjoining a State heritage listed item as shown in Figures 14 and 15.

Potential environmental issues	Yes	No	Details/ Comment
			 <i>Figure 15: NSW State Heritage Items Map Extract (Source: NSW Planning Portal Spatial Viewer)</i> The site is local item I358 with heritage significance associated with a Horse Trough. Adjoining the site is heritage item I357 which is identified as a Roman Catholic Cemetery. A number of other items are within the vicinity of the site, mainly along Sorrell Street which is located to the south of Pennant Hills Road and is part of the Sorrell Street heritage conservation area. The Roman Catholic Cemetery is also State heritage listed under the NSW Heritage Act 1977. An AHIMS search confirmed there are three (3) Aboriginal sites within 200m of the lot boundary. A number of heritage and archaeology reports have been prepared assessing both Aboriginal and non-Aboriginal heritage and are included in Appendices J, K and L. The assessments confirmed that the impact to non-Aboriginal heritage would be minor to negligible. Appropriate mitigation measures are included from the report (Appendix L) in Appendix D. The Aboriginal heritage test excavation did not find any objects but based on the history of the site recommends that an Aboriginal heritage impact permit (AHIP) be sourced prior to any works on the site. This requirement is included within the mitigation measures in Appendix D. In addition, a standard chance find procedure should also be implemented in the event that any other items or artefacts be discovered during excavation, vegetation clearing, or construction works. Mitigation measures have been provided to minimise potential impacts in Appendix D, including enforcement of an unexpected finds protocol as part of the CEMP.

Potential environmental issues	Yes	No	Details/ Comment
Is the proposal near a listed heritage item or conservation area?	☒	☐	The site is adjacent to a State listed heritage item under the NSW Heritage Act 1977, as detailed above being the Roman Catholic Cemetery. The proposed works will not have an adverse impact on this item nor on other items in the vicinity as detailed above and within the heritage assessment in Appendix L. The site is located near the Sorrell Street heritage conservation areas. Based on the assessment the potential for impact is negligible.
Is the proposal near features that may indicate potential archaeological remains?	☒	☐	Both Aboriginal and non-Aboriginal heritage has been identified on and near the site of the proposed works as detailed above and within Appendices J, K and L. In addition to the recommendations of the reports, chance find procedures for archaeology are detailed in mitigation measures in Appendix D.
Are there any additional potential impacts to heritage values during construction?	☐	☒	No additional or potential impacts to heritage during construction have been identified.

Noise and Vibration

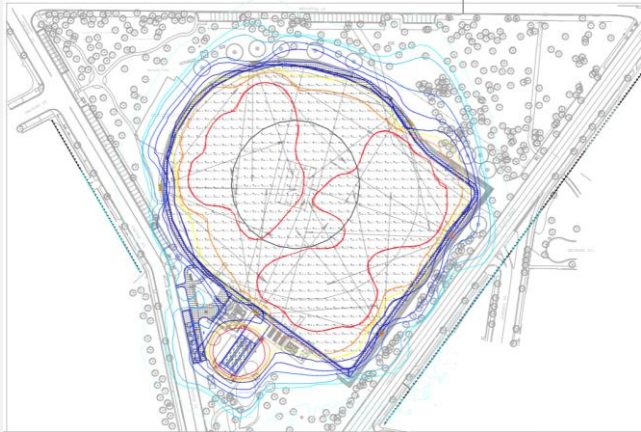
Would the proposal result in noise or vibration generation?	☒	☐	The existing background noise has not been quantified however it is expected to be representative of an urban environment with moderate background noise levels generated by the local road network including Pennant Hills Road. The development of the site will likely increase visitation and it is expected that acoustic noise levels may increase slightly during the operating period of the park. Notwithstanding, the likely visitation levels will not increase to a level that would create any immediate acoustic concerns to neighbouring development and the use of the park is substantially the same. As discussed in Section 8, development of the site will not significantly alter the established use of the Park however the LED screen proposed to be sited on the northern perimeter of the sportsfield will support audio playback. Proposed audio associated with the LED screen will comprise the following: Speakers – Tannoy VLS 3 passive column array loudspeaker system. These speakers benefit from a directional long throw design where audio can be targeted towards the oval and viewing areas with
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Potential environmental issues	Yes	No	Details/ Comment
			minimal spill behind the LED screen. Noting the • Amplifier – Lab Gruppen IPX 2400. This amplifier has built in DSP (Digital Sound Processing) allowing the speakers to be appropriately set up for the location. The amplifier has built in sound limiting and compression, allowing a maximum volume to be set. As demonstrated in the Nearmap imagery in Figure 11, the nearest residential receivers that require assessment for acoustic output of the LED screen are 144m, 187m and 230m to the south west, south and south east. Noting that the proposed Tannoy speaker system provides long throw acoustic output with minimal acoustic spill behind the screen, the distance to sensitive receivers is considered to be appropriate and vegetated site perimeters will further assist with acoustic mitigation. Further, the amplifier system to be used benefits from built in sound limiting with Council staff and management able to input a maximum volume commensurate with the time of day and activity. The acoustic impacts associated with upgrade of Belmore Park are considered to be minimal in the context of the surrounding road network. Acoustic impacts during construction will need to be monitored and managed in accordance with City of Parramatta and EPA guidelines.
Are there any residential properties or other sensitive receivers in close proximity to the proposal?	☒	☐	As discussed above, residential properties surrounding the park are in relative proximity to the works, however separated by various roadways. As demonstrated in the Nearmap imagery in Figure 11, the nearest residential receivers that require assessment for acoustic output of the LED screen are 144m, 187m and 230m to the south west, south and south east. Noting that the proposed Tannoy speaker system provides long throw acoustic output with minimal acoustic spill behind the screen, the distance to sensitive receivers is considered to be appropriate and vegetated site perimeters will further assist with acoustic mitigation. Separation between the proposed works and the nearest residential property is adequate and no unacceptable acoustic impacts are likely to be generated by the proposed new facilities that will be provided within an established active space / park. All construction works will be undertaken during standard construction working hours as per the

Potential environmental issues	Yes	No	Details/ Comment
			requirements of mitigation measures in Appendix D.
Would the proposal require works outside of standard hours (e.g. on weekends, late in evenings)?	☐	☒	It is understood that construction activities will be undertaken during standard hours. It is unlikely that weekend and evening construction works will be required, however mitigation measures ensure that construction times on the weekend, if required, will not generate unacceptable amenity impacts to the surrounding locality. Consultation will need to be undertaken with surrounding landowners should Council or contractors determine that evening works are required.
Are there any other impacts relating to noise and vibration likely to be generated during construction?	☐	☒	No additional impacts to those discussed above during construction have been identified.
Air and Pollution			
Would the proposal result in dust, particulate matter and other forms of air pollution?	☒	☐	Potential minor sources of air pollution associated with construction works and plant equipment may include: • Impact from plant emissions during construction stage; • Dust emanating from the construction site and plant/ machinery; • Other general construction activities. Air quality impacts during construction of the works would include temporary impacts associated with dust particles and combustion sources.
Would the proposal require heavy truck and material deliveries?	☒	☐	The development may require some heavy vehicle movements to deliver construction materials. Relevant mitigation measures are imposed to mitigate any adverse impacts, refer to Appendix D.
Would the proposal require operation of heavy vehicles, mechanical plants or the like?	☐	☒	Following construction the development will not generate the need for heavy vehicle access to the site other than waste servicing, which will not change from existing.
Are there any proposed changes to any waste management on the site?	☐	☒	The proposal will not alter existing operational waste management on the site. No additional bins are proposed given the established waste/ bin network throughout the site will adequately accommodate the development. Construction waste will be dealt with in accordance with relevant mitigation measures in Appendix D. A Waste Management Plan will need to be prepared by the construction contractor in this regard.

Potential environmental issues	Yes	No	Details/ Comment
Are there any additional impacts regarding air and pollution during construction?	☒	☐	Soil and water impacts arising during construction have been discussed above. Vegetation clearing may produce some minor organic debris. Potential construction impacts should be dealt with in accordance with the relevant mitigation measures in Appendix D to this report.
Landscape, Visual and Character			
Would the proposal be near any important landscape or be viewed by surrounding residents as an obstruction to their views?	☐	☒	No landmarks of scenic importance are located within the immediate vicinity of the works footprint and the works are generally proposed within the established park footprint. No views will be impacted by the proposed works.
Would the proposal result in privacy concerns or reduce solar access to neighbouring properties?	☐	☒	The proposed works will generate no solar impacts to surrounding development given the location of the development footprint relative to adjacent residences and the low-scale of built form structures. The proposal will not give rise to unacceptable privacy impacts noting that suitable buffers are to be provided between the proposed facilities and residential development including roadways.
Would the proposal introduce new building elements to the landscape / grounds and would this affect views or character of a place?	☒	☐	The works will provide improved facilities to the site including buildings and cricket nets. These works will not adversely impact views as they are located a distance from dwellings. The works / upgrades will improve local amenity and provide facilities that can be used by the community. The proposed terraced retaining wall structure to the eastern perimeter of the site will represent a new visual element. Terraced retaining walls (five levels) to a maximum height of 1m each are proposed to minimise the visual bulk of the structure as viewed from Pennant Hills Road. The tiered design limits the immediate height of the structure and better articulates down the slope to minimise visual impact. Proposed lighting upgrades are required to comply with Australian standards and light spill will need to be appropriately contained within the site (refer to mitigation measures in Appendix D). Floodlighting hours will be consistent with the existing use of the site. Further, the design complies with the following: • Lighting to cricket sports field and cricket practice wickets has been designed in accordance with AS/NZS 2560.2:2021; • Lighting design complies with the requirements of AS/NZS 1158.3.1

Potential environmental issues	Yes	No	Details/ Comment
			for lighting subcategory PC3 & PCD for car parks and PP3 for pathways. Lighting design complies with the requirements of AS/NZS 4282:2023 Control of the Obtrusive Effects of Outdoor Lighting for A4 Environmental Zone. Six light poles of 35m height will be installed which will extend past the canopy of the tallest tree on site (28m as stipulated in the Arboriculturally Impact Assessment). Notwithstanding, a densely vegetated site perimeter to the north, south, east and west of Belmore Park depicted in the street view images below will largely obscure the poles from the view of surrounding development and minimise adverse impacts associated with the taller structures. Light spill at a lux level of 400 will not impact any surrounding development as evident in modelling provided in Appendix I.  <i>Figure 16: Looking north west to the site from Pennant Hills Road (Source: Google streetview)</i>  <i>Figure 17: Looking south west to the site from Pennant Hills Road (Source: Google streetview)</i>

Potential environmental issues	Yes	No	Details/ Comment
			 <i>Figure 18: looking south west to the site from Bellevue Street (Source: Google streetview)</i> As demonstrated in the Obtrusive Lighting Compliance Assessment in Appendix I, the proposed floodlighting of the site with maximum output of 400 lux does not generate any light spill into surrounding residential development. Refer to Figure 19 below for confirmation.  <i>Figure 19: Extract from Model View – 400 lux (Non Curfew) (Source: Electrical Projects Australia, 2025)</i> Higher lux levels for floodlighting are to be minimised and only used where required to meet relevant standards as per AS2560. Maximum 400 lux is permitted as per the mitigation measures in Appendix D without additional assessment. Refer to Appendix I for further lighting design and assessment details.
Will construction generate any additional landscape, visual and character impacts?	☐	☒	Due to the scale of works the temporary use and storage of plant and equipment within the site is unlikely to generate any significant impact to the landscape. Should stockpile or compound sites be required, Council and its contractors will be required to maintain these areas in an orderly manner. Following completion of works, any

Potential environmental issues	Yes	No	Details/ Comment
			compound or stockpile sites are to be restored to their original condition.
Traffic and Transport			
Are there high volumes of pedestrian and traffic movements near the proposal?	☒	☐	The roads surrounding Belmore Park do have pedestrian and traffic movements that may be impacted by the proposal during building. Appropriate measures during construction will be included in the mitigation measure in Appendix D.
Is the development going to impact the availability of parking within the locality?	☐	☒	No significant changes to the parking areas are proposed, apart from increasing the number of dedicated accessible parking spaces. The proposed works are not of a size or scale that is likely to strain the existing parking supply in the locality as the use of the park is not expected to increase to require additional parking supply. Further assessment will be required where higher lux levels for floodlighting that permit higher level competition and associated increased visitation are to be implemented. Further traffic and parking studies will be undertaken at that time and will be subject to separate approvals. No additional sporting facilities are proposed, only upgrades to the park's existing fields. It is therefore not anticipated that there would be a significant increase in persons utilising the park.
Would the proposal require temporary or permanent alterations to existing pedestrian, traffic, access, parking or transport conditions?	☒	☐	The site facilitates sporting events and access by local residents. The proposed works will need to be managed during construction to ensure safety for pedestrians and vehicles. Appropriate mitigation measures have been included in Appendix D.
Would the proposal require high volumes of deliveries or bulky deliveries?	☒	☐	Construction will require the delivery of materials and plant however this is unlikely to generate any unacceptable impact on the locality. Mitigation measures are provided in Appendix D which detail requirements for any stockpile sites or construction compounds.
Are there any temporary road or footpath closures required outside of the site?	☐	☒	It is unlikely the proposed development will require the closure of any road or footpath infrastructure outside of the site.
Community and Crime/ Safety			
Would the proposal result in significant community concerns or feedback?	☒	☐	Refer to Section 9.2 of this REF for details on community consultation undertaken. Floodlighting upgrades have the potential to create community concerns. Mitigation measures have been implemented in Appendix D limiting the output of floodlighting to a lux level

Potential environmental issues	Yes	No	Details/ Comment
			of 400. Any increase in lux above 400 will require further assessment and additional approvals. With implementation of mitigation measures in Appendix D, it is considered that any community concerns will be appropriately addressed.
Would the proposal facilitate joint or shared use social infrastructure?	☒	☐	The site will provide a high quality landscaped park and recreational space that will be available for public use. The City of Parramatta and appointed contractor will ensure that use of the park by sporting groups and the general public is managed given the proposal will require field / facility closures during the works.
Have the principles of CPTED been considered in the design of the development?	☒	☐	Access The site is designed to function as a public space as existing. Appropriate lighting and fencing will be provided on the site which will assist with safety and security of the space. There is no specific boundary fencing, which allows easy access and egress from the site. Surveillance The development footprint benefits from good natural surveillance from surrounding streets and the nearby residential lands. There are a mix of uses on the site and in the proposed redevelopment. Appropriate lighting should be provided and opportunities for offender concealment within the site should be reduced and have been mitigated through effective hardscape and soft landscape design. The park will remain generally visually permeable from the surrounding road network and the planting mix will assist with the maintenance of sightlines within the space. Pedestrian lighting and sensor lighting in addition to flood lighting targeting building perimeters, play equipment and sporting fields will assist with surveillance at night. Territorial Reinforcement Effective territorial reinforcement and community ownership can be achieved in the development given the landscape design encourages people to gather in a public space and to feel some responsibility for its use and condition. Positive territorial reinforcement aspects of the proposal include: - Architecturally designed areas at a human scale that promote community interaction and a responsibility of public users for the area; - Landscape design that provides a welcoming environment; and

Potential environmental issues	Yes	No	Details/ Comment
			Clear design cues associated with the area which through landscape design, identify how the areas are to be used and by who. Space Management Space management 'ensures that space is appropriately utilised and well cared for'. Strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti and the replacement of decayed physical elements. Garbage bins are to be integrated within the design to ensure that users of the space are able to appropriately dispose of their waste. Bins must be collected regularly to avoid any overflow of rubbish or littering within the site. Bin cleaning should also be undertaken regularly. City of Parramatta should attend to any vandalism or graffiti immediately. Equipment audits should be regularly undertaken to ensure all equipment is safe, operational and fit for purpose. Immediate repair of damaged equipment will ensure that the space appears to be well managed, especially lighting. CPTED Conclusion The key measures to maximise crime and safety are maintenance of sightlines throughout the site and from surrounding spaces and the local road network and appropriate lighting. Our assessment of the proposal in accordance with the CPTED principles confirms that the development can be managed to minimise the potential risk of crime and a re-design is not required.
Other land use planning issues			
Does the NSW Planning Portal identify any mapped planning or infrastructure constraints that need to be considered for the land on which the proposal is located?	☐	☒	N/A – no additional mapping or infrastructure constraints have been identified that require further assessment.
Are there any other works in the vicinity of the proposal that may result in an accumulation of potential impacts?	☐	☒	It is understood the proposed works will be undertaken in isolation and no cumulative impacts will be generated within the development footprint or surrounding locality. City of Parramatta have not advised of any other surrounding development projects that would combine to generate additional cumulative impacts.
Are there any other environmental issues that need to be considered?	☒	☐	The proposed tiered retaining wall orientated to the eastern frontage to Pennant Hills Road will be

Potential environmental issues	Yes	No	Details/ Comment
			constructed over an existing sub surface Sydney Water asset. Accordingly, design works have been prepared (Sydney Water case number 220274WW) and approval will be sought for the new high-pressure sewer main, including new scour pit, section valve and structural bridging of proposed retaining wall over sewer main. This new infrastructure will be located within the sports field footprint and is being prepared for formal submission to Sydney Water for approval. Noting that approvals are required from Sydney Water for works relating to Sydney Water assets, a mitigation measure has been imposed in Appendix D confirming that Sydney Water approvals must be obtained prior to construction commencing.

11 Clause 171 Assessment

Table 8 provides an assessment of factors outlined in Clause 171 of the EP&A Regulation 2021.

Table 8: Clause 171 Assessment

Factor	Potential Impact	Impact Assessment Rating
a) any environmental impact on the community	Minor short term disruptions may be experienced by the local community however these will be confined to the construction period and mitigation measures will appropriately manage these impacts to a reasonable level during construction. It is not expected that the proposed works will generate longer term adverse impacts on the local community and following completion, the local community will benefit from a number of recreational and amenity upgrades to the park.	☒ Low ☐ Medium ☐ High
b) any transformation of a locality	The works will result in upgraded infrastructure generally within an existing public recreational site. The works and upgrade of the site will positively update the public recreations spaces into a more functional and amenable community space.	☒ Low ☐ Medium ☐ High
c) any environmental impact on the ecosystem of the locality	76 trees will be removed during construction. 18 mature native replacement trees will be implemented within the park in addition to over 3,500 native groundcover plantings. Council's Natural resources team will be further implementing a tree offset program within neighbouring suitable bushland areas. The loss of hollow bearing trees will be offset with nestboxes for habitat to be managed and implemented by the Council Natural Resource Team. Refer to mitigation measures in Appendix D. Although this appears to be a significant loss of tree canopy, the proposed development will provide an alternate community benefit to the site and the community and offset planting will ensure there is a net regional/ locality loss of native vegetation. The proposal also has potential for temporary environmental impacts such as erosion and sedimentation, spread of weeds and chemical or fuel spills during construction if not appropriately managed. These risks will be minimised by the implementation of the mitigation measures in Appendix D. Erosion and sedimentation control measures will be employed to ensure ecosystems in the area, in particular the open concrete channel to the east, is not adversely affected by runoff.	☐ Low ☒ Medium ☐ High
d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	During construction of the proposal, works are likely to result in minor short-term reduction of the aesthetic quality of the locality as a result of visual impacts, dust emissions, noise generation and minor traffic impacts.	☒ Low ☐ Medium

Factor	Potential Impact	Impact Assessment Rating
	Notwithstanding, the implementation of mitigation measures will mitigate any unacceptable or significant aesthetic, recreational, scientific and other environmental qualities.	☐ High
e) any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations	The site is heritage listed, as well as nearby heritage listed properties and a conservation area. There are also registered Aboriginal heritage sites nearby. Technical assessment reports have been undertaken to assess the proposed development and the potential for impacts on heritage values. The mitigation measures provided by technical consultants and replicated in Appendix D will ensure that any items will be considered and protected during construction or removed and preserved appropriately prior to construction. The reports are included in Appendices J, K and L. Subject to implementation of mitigation measures in Appendix D including an unexpected finds protocol, it is considered that the works can proceed without unacceptable impact on the heritage of the area.	☒ Low ☐ Medium ☐ High
f) any impact on the habitat of protected animals (within the meaning of the Biodiversity Conservation Act 2016)	Whilst vegetation removal is required through impacts to 76 trees, the proposed development will generate no significant or unacceptable impact to the habitat of protected fauna. The loss of hollow bearing trees (4) will be offset with nestboxes for habitat to be managed and implemented by the Council Natural Resource Team as per mitigation measures in Appendix D.	☒ Low ☐ Medium ☐ High
g) any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air,	As above – no significant impact will be generated to any flora or fauna.	☒ Low ☐ Medium ☐ High
h) any long-term effects on the environment	The proposal would positively alter the aesthetic value of the proposal area. Mitigation measures are imposed in Appendix D to manage construction and ensure the surrounding environment is maintained. The proposal would improve the safety and functionality of the site which represents long-term benefits for users and local residents.	☒ Low ☐ Medium ☐ High
i) any degradation of the quality of the environment	The proposal would result in short-term degradation of the environment as a result of temporary noise generation, visual impacts, dust emissions, and potential minor traffic disruptions during construction. Through implementation of appropriate erosion and sediment controls during construction the nearby watercourse will be protected from construction impacts. Safeguards and mitigation measures listed in Appendix D are to be implemented to minimise any degradation of the environment.	☒ Low ☐ Medium ☐ High

Factor	Potential Impact	Impact Assessment Rating
j) any risk to the safety of the environment	It is unlikely that works or operation of the development will create a safety risk to the environment subject to the appropriate implementation of mitigation measures in Appendix D. The Geotechnical Report (refer Appendix G) outlines excavation depths of up to 2.0m and specifies fill compaction requirements for the installation of the inground water tank. Fill must be compacted in 300mm layers and moisture conditioned to within 2% of the optimum moisture content (OMC). Each layer is to be compacted to 95% Standard compaction. All compaction control testing is to be undertaken under the supervision of an approved geotechnical inspection and testing authority (GITA) in accordance with AS3798-2007.	☒ Low ☐ Medium ☐ High
k) any reduction in the range of beneficial uses of the environment	No short-term and long-term reduction in beneficial uses of the environment are expected as a result of proposed upgrade works. To the contrary, the site will be transformed into a long term community asset that can provide for the recreation needs of the local community.	☒ Low ☐ Medium ☐ High
l) any pollution of the environment	The proposal would result in short-term pollution impacts as a result of noise generation, visual impacts, and dust emissions. These impacts will need to be managed in accordance with the mitigation measures identified in Appendix D.	☒ Low ☐ Medium ☐ High
m) any environmental problems associated with the disposal of waste	Waste materials are to be classified in accordance with the EPA's Waste Classification Guidelines to ensure no resultant impacts to the environment are generated. All waste is to be managed in accordance with the mitigation measures in Appendix D.	☒ Low ☐ Medium ☐ High
n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply.	Resources required for the proposal are readily available within the City of Parramatta LGA or Greater Sydney region. No resources likely to be required are considered to be in short supply.	☒ Low ☐ Medium ☐ High
o) any cumulative environmental effect with other existing or likely future activities	Given the location of works, it is unlikely that the proposal would contribute to cumulative impacts with other existing or likely future activities. City of Parramatta have not identified any additional works within Belmore Park or surrounding lands that will be undertaken in the construction period.	☒ Low ☐ Medium ☐ High
p) the impact on coastal processes and coastal hazards, including those under projected climate change conditions	The works are not sited within the coastal zone, nor will they contribute to or be impacted by climate change-related coastal hazards.	☒ Low ☐ Medium ☐ High

Factor	Potential Impact	Impact Assessment Rating
q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1	The applicable strategic plans for the locality are the Central City District Plan and the Parramatta Local Strategic Planning Statement. The works are consistent with relevant objectives as discussed under headings below. <u>Central City District Plan</u> - Planning priority C17 – Delivering high quality open space <u>Parramatta Local Strategic Planning Statement</u> - Planning priority 14 – Provide for a diversity of green spaces to support different community needs such as for recreation, relaxation and enjoyment; and - Planning priority 21 – Investigate ways to upgrade and broaden the diversity of recreation opportunities and facilities. The proposed development will therefore facilitate upgraded public recreation infrastructure in line with relevant strategic directions.	☒ Low ☐ Medium ☐ High
r) other relevant environmental factors	No other environmental factors are relevant to the proposed works.	☒ Low ☐ Medium ☐ High

12 Environmental Mitigation and Management

Having regard for the information provided in this Review of Environmental Factors and specifically the environmental impact assessment in Section 10, measures are provided in Appendix D to mitigate impacts associated with the proposed construction and ongoing operation of the recreational park development.

13 Conclusion

The Review of Environmental Factors has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021 and satisfies all relevant planning legislative requirements.

Following implementation of mitigation measures that will maximise safety and amenity within and adjacent to the public reserve and minimise environmental impacts, the proposal will:

- Deliver important infrastructural upgrades to Belmore Park to create a welcoming outdoor space offering a variety of amenities and equipment for the diverse local community, particularly local youth;
- Increase the park's capacity to meet the growing recreational demands of the surrounding community;
- Limit environmental impacts to the removal of 76 trees, with replacement landscaping and, recycling and reusing organic waste for landscaping purposes wherever possible;

- Considered and managed impacts on heritage in the vicinity of the site;
- Generate no significant or unacceptable impacts to surrounding development; and
- Be constructed in accordance with the relevant City of Parramatta sustainability, management and safety standards.

No threatened species, populations, ecological communities or their habitats will be impacted therefore a Biodiversity Development Assessment Report (BDAR) or Species Impact Statement (SIS) is not required. No matters of national environmental significance will be impacted and a referral to the Commonwealth Environment Minister is not required.

The development will not generate a significant environmental impact and an Environmental Impact Statement (EIS) is not required.

This REF has confirmed that, with mitigation measures in place as referenced in Appendix D, the proposal is consistent with legislative requirements and further assessment is not required.