



planning consultants

# Review of Environmental Factors

Construction of Pedestrian and Cyclist Pathways

River Park, Ermington



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## Abbreviations

AS	Australian Standard
BC Act	<i>Biodiversity Conservation Act 2016</i>
BCA	Building Code of Australia
Council	City of Parramatta
DFP	DFP Planning Pty Limited
DPHI	NSW Department of Planning, Housing and Infrastructure
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPI	Environmental Planning Instrument
LEP	Local Environmental Plan
LGA	Local Government Area
REF	Review of Environmental Factors
SEPP	State Environmental Planning Policy
TfNSW	Transport for NSW
WM Act	<i>Water Management Act 2000</i>

# 1 Introduction

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## 1.1 Commission

DFP has been commissioned by the City of Parramatta (Council) to prepare a Review of Environmental Factors (REF) for the proposed upgrade works to River Park, Ermington.

This REF report assesses the potential environmental impacts which could arise from the 'Proposal' which include:

- Construction of a 5m wide separated cycle and pedestrian paths. Where possible, the existing shared path is proposed to be widened;
- Landscaping and tree removal;
- Construction of sandstone block retaining walls;
- Upgrades to a 5m wide fibre-reinforced polymer (FRP) pedestrian bridge;
- Relocation of three (3) light poles;
- Associated drainage restoration works; and
- Construction of a pedestrian bridge crossing and boardwalk.

This REF also details any relevant environmental management measures that should be implemented during the carrying out of the works.

This REF has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (the Regulation) and *State Environmental Planning Policy (Transport and Infrastructure) 2021* (SEPP TI) and concludes that, by adopting the Mitigation Measures identified in this assessment, it is unlikely that there would be significant environmental impacts associated with the Proposal.

## 1.2 Background

The scope of works within River Park form part of the Eastern Parramatta River and CBD Precinct Cycleway upgrades, which include George Kendall Riverside Park, River Park, Reid Park, Baludarri Wetlands and Rangihou Reserve.

This project has been given State government funding as part of the Western Sydney Infrastructure Grants Program, in association with Council.

In total, the project will deliver 2.8km worth of separated walking and cycling paths to increase the capacity, safety and accessibility of the cycling and pedestrian network along the Parramatta River foreshore. The project is planned for completion in 2027.

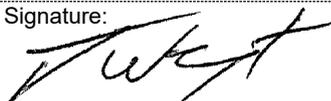
This REF relates only to the works with River Park, with separate REF's being prepared in relation to the four (4) other locations along the foreshore.

## 1.3 Certification

This REF provides a true and fair review of the Proposal in relation to its potential effects on the environment. It addresses to the fullest extent possible, all matters affecting or likely to affect the environment as a result of the Proposal. The information contained in this REF is neither false nor misleading. This REF has been prepared in accordance with the relevant requirements of the EP&A Act, EP&A Regulation, and the NSW Code of Practice for Part 5 Activities.

Name of the person(s) who prepared the REF:	<b>Thomas West</b>
Position and Qualifications of the person(s) who prepared the REF:	<b>Senior Project Planner</b> <b>M.Planning Macquarie University</b>

Signature:



Date: 12.12.25

# 1 Introduction

Name of the person(s) who reviewed the REF:	<b>Henry Burnett</b>
Position and Qualifications of the person(s) who prepared the REF:	<b>Director B Planning Macquarie University</b>
Signature	
	Date: 12.12.25
I have examined this REF and the Certification and accept the REF on behalf of the City of Parramatta	
Name of the Authorised Person:	Troy Holbrook
Position of the Authorised Person:	Senior Open Space & Natural Area Planner
Signature:	
	Date: 16.12.25
I accept this REF on behalf of the City of Parramatta, as the determining authority and determine that the Proposal can proceed subject to the mitigation measures being implemented	
Name of Delegated Officer:	<b>Ian Hasselman</b>
Designation:	<b>Acting Group Manager Parks &amp; Open Space</b>
Signature:	
	Date: 17/12/25

## 1.4 Material Relied Upon

This REF has been prepared by DFP based on the information listed below.

- Appendix 1:** *Survey Plan, prepared by City of Parramatta, dated October 2024;*
- Appendix 2:** *Landscape Plans prepared by Capital Projects, dated 2 April 2024;*
- Appendix 3:** *Civil Plans prepared by City of Parramatta, dated 15 October 2024;*
- Appendix 4:** *Arborist Report prepared by Hugh The Arborist, dated 23 December 2024;*
- Appendix 5:** *Flora and Fauna Assessment Report prepared by East Coast Ecology, dated 26 March 2025;*
- Appendix 6:** *Flood Advice prepared by City of Parramatta, dated 26 February 2025;*
- Appendix 7:** *Detailed Site Investigation prepared by Douglas Partners, dated 17 January 2025;*
- Appendix 8:** *Remediation Action Plan prepared by PRM, dated 11 November 2025;*
- Appendix 9:** *Geotechnical Investigation Report, prepared by Douglas Partners, dated 23 January 2025*
- Appendix 10:** *Construction Management Plan prepared by City of Parramatta;*
- Appendix 11:** *Heritage Impact Statement prepared by DFP Planning, dated 28 January 2025;*
- Appendix 12:** *AHIMS Search, dated 4 October 2024;*
- Appendix 13:** *Community Engagement Report, prepared by City of Parramatta, dated February 2025;*
- Appendix 14:** *Lighting Plans, prepared by Webb, dated 2 October 2025; and*
- Appendix 15:** *Structural Plans, prepared by Cubo Consulting, dated 6 November 2025*

# 1 Introduction

## Appendix 16: Mitigation Measures

### 1.5 Site Context and Surrounds

#### 1.5.1 The Site

The Site is located approximately 2.5km to the west of Rhodes and approximately 6km to the east of the Parramatta Central Business District (CBD). The site is located within the City of Parramatta Local Government Area (LGA).

Part of the eastern portion of the site is Crown Land (Crown Reserve R76841) managed by Council as the Crown Land manager under the *Crown Land Management Act 2016* (CLM Act). The site subject to the proposed works is along River Park, Ermington and has the following property addresses, as set out in **Table 1**.

Table 1 Site Allotments	
Allotment	Ownership (Crown / Council)
Lot 311 in DP 1187812	Council
Part Lot 928 in DP 752028	Crown
Part Lot 7313 in DP 1157169	Crown
Part Lot 1 in DP233132	Council

A Survey of the site is included at **Appendix 1** of this REF.

The site is irregularly shaped with a frontage to Allambie Street and Arista Way to the north and Parramatta River to the south.

**Figure 1** below is a locality plan showing the site marked in red.

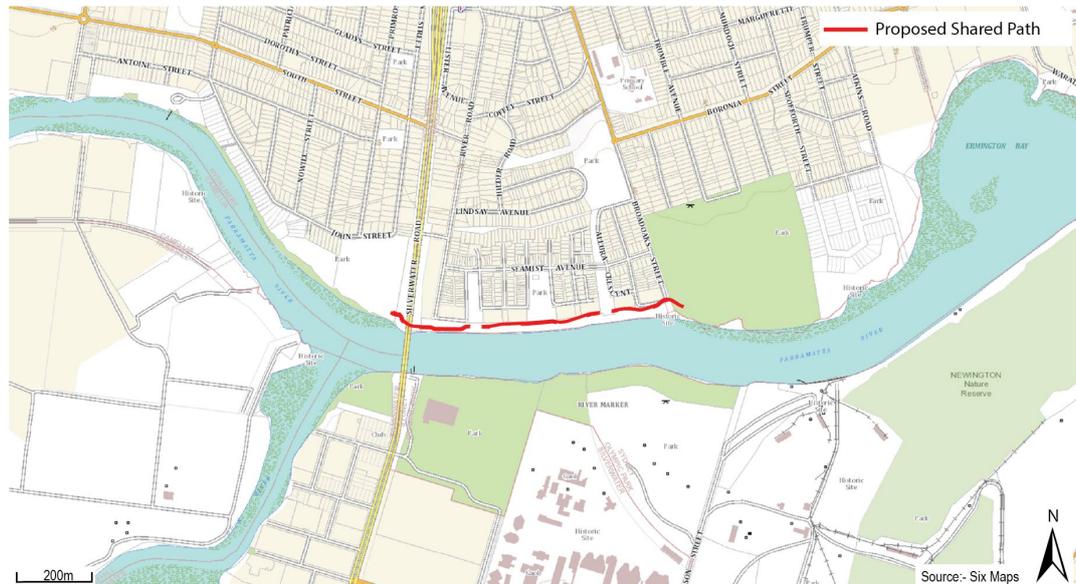


Figure 1 Site Location

**Figure 2** is an aerial photograph of the site and its surrounds.

# 1 Introduction

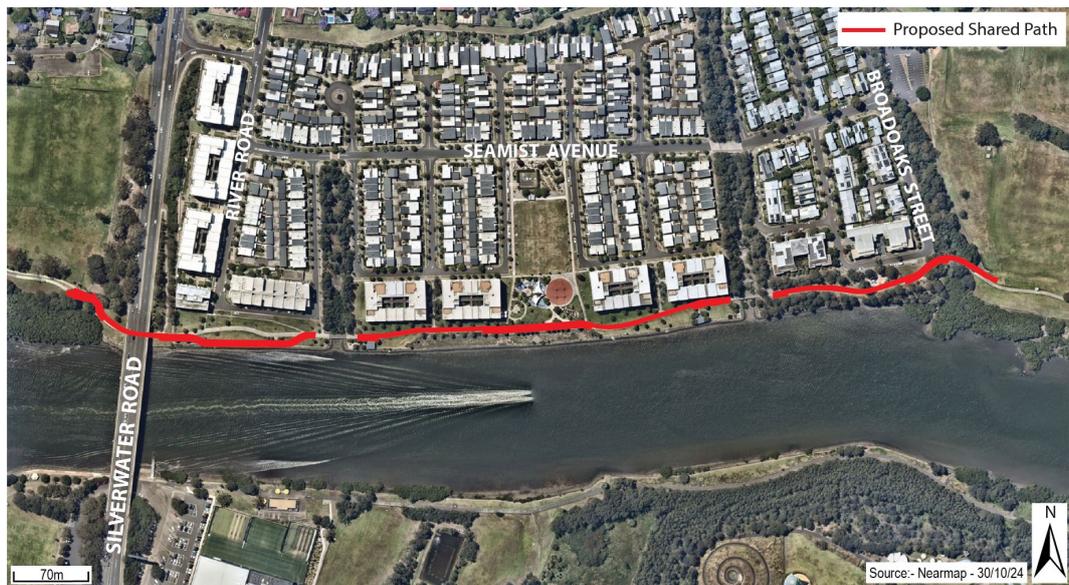


Figure 2 Aerial photograph.

## 1.5.2 Physical Description

Existing facilities on the site include a range an extensive shared path along the Parramatta River that extends between both eastern and western ends of the site. The land consists of existing trees, grass covers and low-lying shrubs. Also located on the site are existing light posts, community amenities such as picnic tables and shelters and small playgrounds located towards the eastern and northern sides of the site. The site is also located within close proximity to mangroves, located to the south of various portions of the existing shared path.

Figures 3 to Figure 15 are photographs of the site.



Figure 3 Photograph of the existing shared path towards the western side of River Park

# 1 Introduction

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Figure 4 Photograph of separated cycleway and pedestrian path adjacent to Eric Primrose Reserve



Figure 5 Photograph of existing path that connects to John Street and Fallon Street



Figure 6 Photograph of the trunk of existing trees

# 1 Introduction

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Figure 7 Photograph of mangroves to the south of the River Park shared path



Figure 8 Photograph of Silverwater Bridge



Figure 9 Photograph of existing shared path, looking east

# 1 Introduction

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*Figure 10 Photograph of stormwater drainage infrastructure adjacent to the existing shared path*



*Figure 11 Photograph of existing shared path, looking east*



*Figure 12 Photograph of existing trees and the location of the proposed path, adjacent to the foreshore*

# 1 Introduction

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Figure 13 Photograph of the Parramatta River foreshore



Figure 14 Photograph of the existing shared path toward the eastern side of River Park

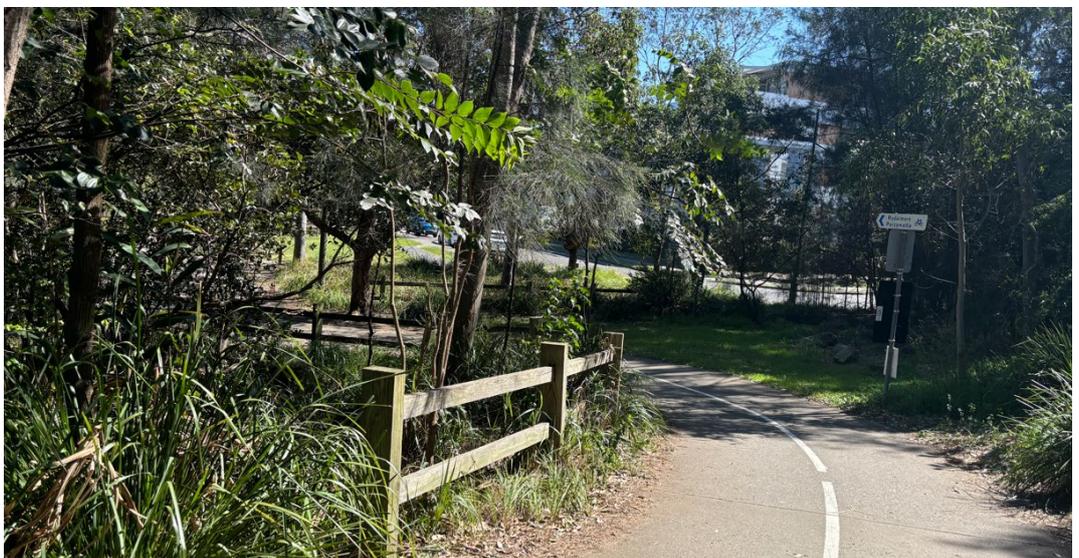


Figure 15 Photograph of existing shared path that connects to George Kendall Riverside Park to the east

# 1 Introduction

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## 1.5.3 Vegetation

There are a variety of trees and shrubs across the site. The eastern and western sides of the River Park site consists of dense vegetation, with the central portion directly adjoining recently constructed residential developments and has subsequently been significantly modified over recent years.

Parts of the southern portions of the site are mapped coastal wetlands (mangroves and saltmarsh) and comprises biodiversity values (non-EPI).

Trees located within the vicinity of the proposed works have been assessed in the Arboricultural Impact Assessment (AIA) report prepared by Hugh The Arborist, dated 23 December 2024 (see **Appendix 4**).

The AIA has identified 61 trees that are located within the vicinity of the proposed activity.

13 of those trees are subject to removal, with the remaining 48 trees to be retained. 39 of those trees are subject to minor encroachment from the proposed works, however, do not require tree sensitive construction methods. The other nine (9) trees are subject to major encroachment and are subject to tree sensitive construction methods.

The Arborist Report also surveyed 106 trees within the vicinity of the works that are subject to no new encroachment from the proposed activity and as a result, will not be impacted by the works.

The trees that are subject to removal are set out in **Section 2** of this REF.

## 1.5.4 Surrounding Development

To the north of the site are roads including Allambie Street and Arista Way. Also located to the north of the site is residential land, comprising a range of residential flat buildings and a café.

To the east of the site is George Kendall Riverside Park. Part of George Kendall Riverside Park has recently been redeveloped as part of the State Government's 'Parks for People Program'. The upgraded park comprises large open space areas, habitat restoration and wetland areas, an off-leash dog area, car parking and play equipment. The intention is that the works proposed as part of this REF, will provide a connection with George Kendall Riverside Park.

To the south of the site is Parramatta River and associated coastal wetlands (mangroves and saltmarsh).

To the west of the site is Eric Primrose Reserve. The proposed path widening towards the west of the site will link to an existing split cycle and pedestrian pathway that has recently been constructed.

## 2 Description of Proposed Works

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### 2.1 Summary of Works

In summary the proposed development comprises:

- Construction of a 5m wide separated cycle and pedestrian paths. Where possible, the existing shared path is proposed to be widened;
- Landscaping and tree removal;
- Construction of sandstone block retaining walls;
- Upgrades to a 5m wide fibre-reinforced polymer (FRP) pedestrian bridge;
- Relocation of three (3) light poles;
- Associated drainage restoration works; and
- Construction of a pedestrian bridge crossing and boardwalk.

The following subsections provide a more detailed description of the proposed works and should be read in conjunction with the accompanying consultant plans and reports.

### 2.2 Widening of Existing Shared Path

An existing shared path located centrally within River Park is proposed to be widened from 3m to 5m. So as to retain some of the existing trees along the foreshore, the shared path is proposed to be split in a section to the south of Allambie Street.

However, the proposed works to the shared path will require the removal of some existing vegetation, including 12 trees. One (1) other tree is required to be removed (Tree 24) for the elevated boardwalk proposed towards the eastern side of the site.

Once the path has been widened, markings will be identified on the path to delineate between pedestrian and cycling paths of travel.

The path will continue to provide a pedestrian and cyclist link between George Kendall Riverside Park to the east and Eric Primrose Reserve to the west.

Details of the widening to the shared path are provided as part of the Landscape Plans prepared by City of Parramatta Council, dated 15 October 2024 (**Appendix 2**).

### 2.3 Pedestrian Bridge

A pedestrian bridge is proposed towards the eastern portion of the site. The pedestrian bridge will connect to George Kendall Riverside Park to the east and remove a sharp bend in the shared path that currently exists (**Figure 16**).

The 5m wide pedestrian bridge will be constructed using fibreglass grating.

The pedestrian bridge has been designed and located to minimise impacts to existing trees and vegetation where possible.

Specific details of the pedestrian bridge are provided at the Civil Plans and Landscape Plans that accompany this REF.

## 2 Description of Proposed Works

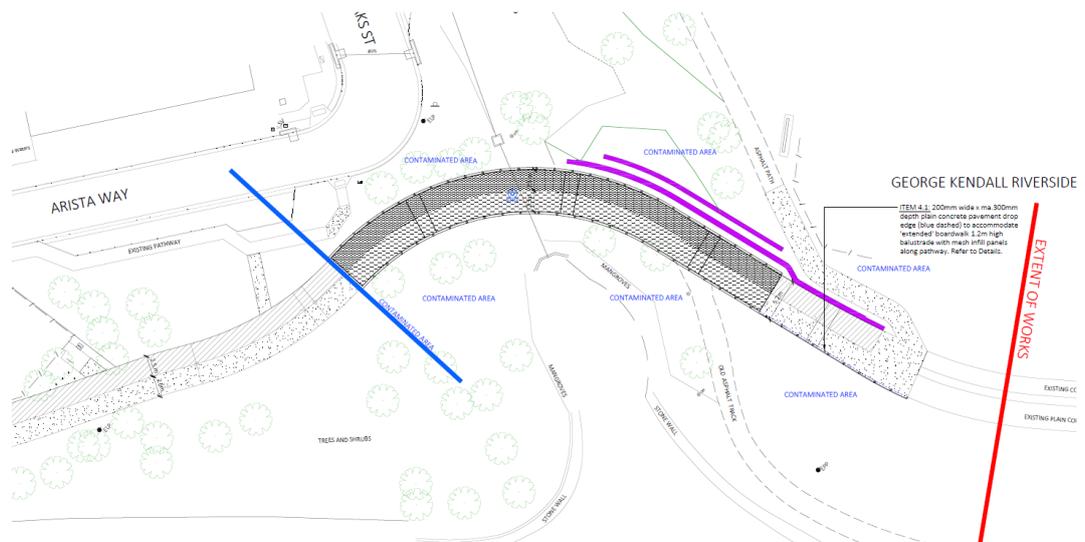


Figure 16 Proposed Hardworks, Boardwalks and Bridges Plan 5. Source: City of Parramatta

### 2.4 Retaining Walls

The proposed works include the construction of three (3) separate sandstone block retaining walls at various stages of the shared path that involve greater than a minor level of earthworks.

One (1) of the retaining walls is located along the western side of the site and will consist of two (2) rows of sandstone blocks. The height of this retaining wall will be 500mm by 500mm and is proposed along the northern side of the pedestrian pathway.

The location of this retaining wall is provided in the Landscape Plans prepared by Council and at **Figure 17** below, as shown in green.

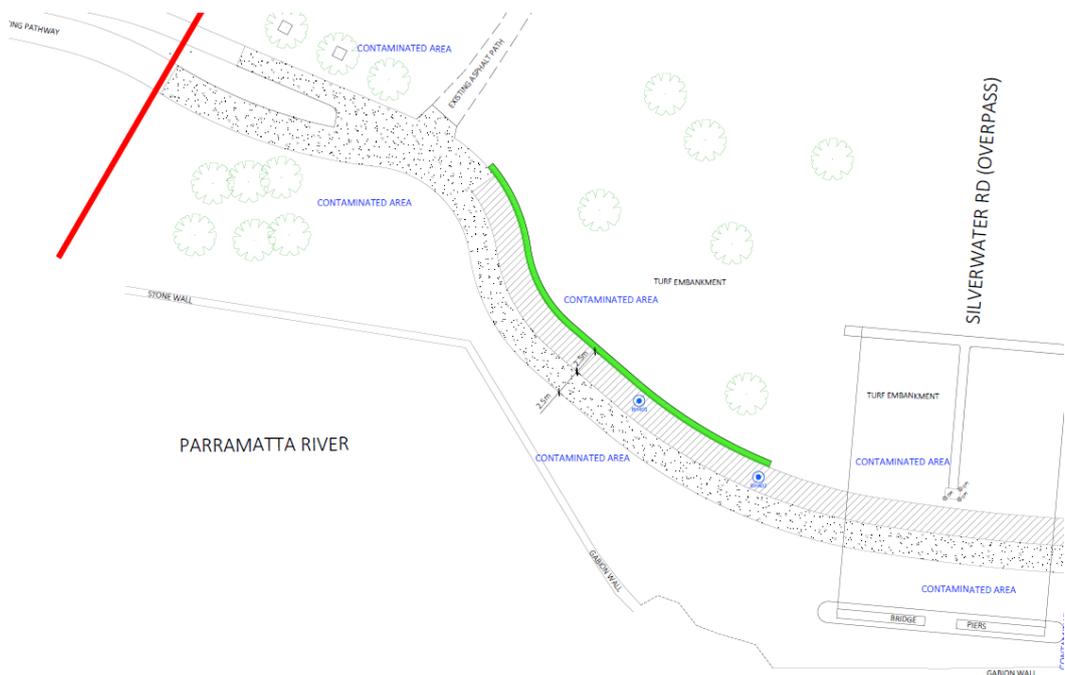


Figure 17 Proposed Hardworks, Boardwalks and Bridges Plan 1. Source: City of Parramatta

Another retaining wall is proposed within a central location of the site. The retaining wall will consist of a single row of sandstone block and will be 500mm by 500mm. This retaining wall will comprise a garden bed surrounding the wall.

## 2 Description of Proposed Works

The location of this retaining wall is provided at **Figure 18** below, as shown in blue.

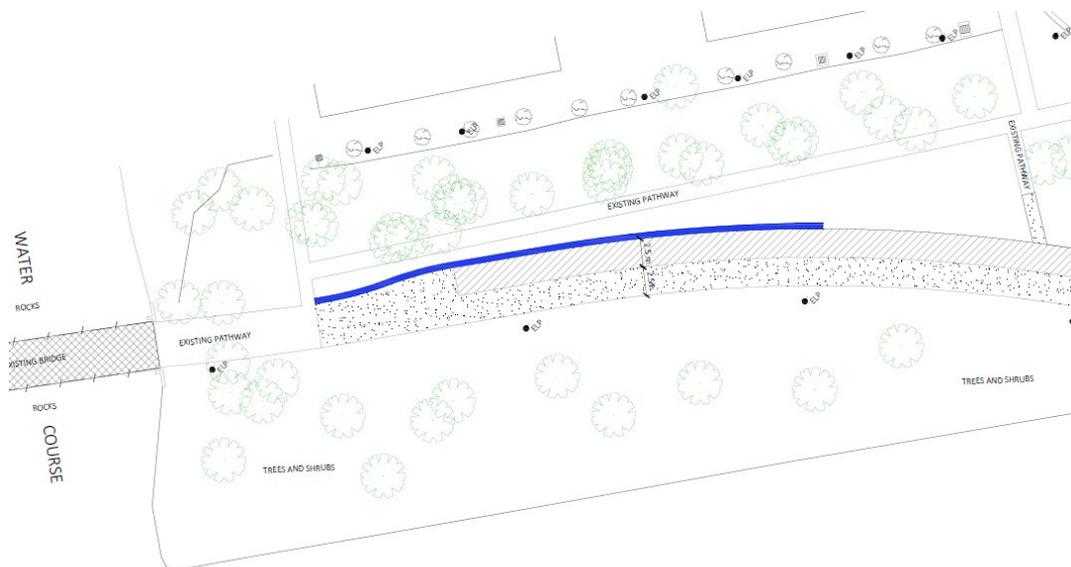


Figure 18 Proposed Hardworks, Boardwalks and Bridges Plan 4. Source: City of Parramatta

A tiered retaining wall is also proposed to the north of the pedestrian bridge, as shown in purple at **Figure 16** above.

### 2.5 Tree Removal

As documented within the Arborist Report, 13 trees are subject to removal given that they are located within the footprint of the proposed works. The alignment of the proposed works as sought to minimise tree removal where possible.

A breakdown of the trees subject to removal is provided in **Table 2** below.

Table 2 Trees subject to removal				
Tree Number	Species	Height	Health	Landscape Value
Tree 12	Lemon Scented Gum	5m	Good	Low
Tree 13	Forest Oak	8m	Good	High
Tree 17	Spotted Gum	6m	Good	Medium
Tree 24	Spotted Gum	12m	Good	High
Tree 38	Chinese Pistachio	2.5m	Good	Low
Tree 39	Smooth Barked Apple	2m	Poor	Very Low
Tree 40	Swamp Oak	10m	Good	High
Tree 110	Smooth Barked Apple	6m	Good	High
Tree 150	Smooth Barked Apple	5.5m	Good	Medium
Tree 151	Smooth Barked Apple	5.5m	Good	Medium
Tree 155	Cabbage Palm	5m	Good	Medium
Tree 164	River She Oak	14m	Good	High

## 2 Description of Proposed Works

**Table 2 Trees subject to removal**

Tree 166	River She Oak	14m	Good	High
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Trees 12, 13, 17, 24, 38, 39 and 40 are located towards the eastern side of River Park. Trees 12, 13, 17, 38, 39 and 40 are within the footprint of the proposed pedestrian pathway. Tree 24 is located within the footprint of the proposed elevated boardwalk.

Tree 110 is located centrally within River Park and requires removal due to being within the location of the proposed pedestrian pathway.

Trees 150, 151, 155, 164 and 166 are located towards the western side of River Park and require removal due to being within the location of the proposed pedestrian pathway.

### 2.6 Proposed Landscaping

Native tree planting is proposed at various points along the River Park foreshore. This will provide for shading to the shared path, as well as offsetting the loss of trees required by the proposed activity.

In total 15 trees are proposed to be planted along both the northern and southern sides of the shared path.

A native garden bed is also proposed along the eastern side of the site, beneath the raised boardwalk. The plant species included in this garden bed will be consistent with the surrounding area.

### 2.7 Lighting

As the proposed boardwalk that links River Park to George Kendal Riverside Park has a different alignment to the existing shared path, three (3) light poles are proposed to be relocated to align with the boardwalk.

## 3 Statutory Framework

### 3.1 Relevant Legislation

#### 3.1.1 Environmental Planning and Assessment Act, 1979

The provisions of SEPP TI allow the proposed works to be carried out as development without consent under Part 5 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

This REF also considers the requirements of Section 170 and Section 171 of the EP&A Regulation.

#### 3.1.2 Other Relevant Acts

**Table 3** below provides an assessment against the relevant provisions of other applicable Acts under NSW legislation:

Table 3 Assessment against other relevant Acts		
Legislation	Assessment	Compliance
National Parks & Wildlife Act 1974 (NPW Act)	<p>The NPW Act, amongst other things, aims to conserve nature, objects, places or features of cultural value within the landscape.</p> <p>An AHIMS Search was conducted on 3 October 2024 (refer to <b>Appendix 11</b>). One (1) Aboriginal site was identified within a 200m radius of the location of the proposed works. The location of the Aboriginal site is along Seamist Avenue and between Winnya Street and Rondelle Street. The area to the north of the proposed works (where the Aboriginal site is identified) has been subject to significant redevelopment over recent years and is located &gt;100m from the area of the proposed activity.</p> <p>The proposed shared path and associated works is a widening of the existing park that has already been subject to disturbance.</p> <p>Notwithstanding, a Mitigation Measure has been included that relates to unexpected finds. If encountered during construction, all works should cease and consultation with a heritage professional or State government agency be conducted to determine the subsequent course of action.</p>	Yes
Disability Discrimination Act 1992	<p>The proposed pedestrian path will be accessible. The intention is for the proposed works to provide accessibility and inclusion for all people.</p> <p>The proposed works have been designed to allow compliant access for all users.</p> <p>A Mitigation Measure has also been included for the proposal to be compliant with the relevant accessibility legislation.</p>	Yes
Crown Land Management Act 2016 (CLM Act)	<p>In accordance with Chapter 3 of the CLM Act, Council is appointed as the Crown Land Manager (CLM) that is responsible for the management of the park. Having regard to the Community and Crown Land Plan of Management that applies to the site, the land has been reserved for 'public recreation' and categorised as follows:</p> <ul style="list-style-type: none"> <li>- Part Lot 928 in DP 752028 (Park); and</li> <li>- Part Lot 7313 in DP 1157169 (Natural Area - Bushland).</li> </ul> <p>The proposed minor works subject to this REF are consistent with the reservation purpose and land category core objectives.</p>	Yes
Native Title Act 1993	<p>A review of the National Native Title Register (NNTR) has not identified any Native Title Claims that have been administered</p>	Yes

### 3 Statutory Framework

**Table 3 Assessment against other relevant Acts**

	<p>by the National Native Title Tribunal (NNTT) on the site or in the immediate vicinity of the site. The proposed works are to be undertaken in good faith in accordance with the reservation purpose and are a valid 'future act'.</p>	
Aboriginal Land Rights Act 1983	<p>The <i>Aboriginal Land Rights Act 1983</i> recognises the traditional owners of the land and seeks to compensate them for past dispossession, as well as supporting their social and economic development.</p> <p>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.</p> <p>Whilst it is unlikely that the Crown land within River Park would be claimable under the Act, as it is lawfully used and occupied by Council for public recreation purposes, advice should be sought from Crown lands as to due diligence requirements associated with any undetermined Aboriginal land claims.</p>	Yes
Local Government Act 1993 (LG Act)	<p>The site is classified as 'Community Land' under the LG Act and is categorised as a 'Park', amongst other community related uses. Other parts of the park are categorised in Council's Community and Crown Land Plan of Management as being 'General Community Use', 'Sportsground' and 'Natural Areas' – including 'Bushland' 'watercourse' and 'Wetland'.</p> <p>Chapter 6 of the LG Act regulates community land, which is required to be categorised in accordance with a Plan of Management applying to the land.</p> <p>In this regard, the Community and Crown Land Plan of Management adopted on 4 December 2023 applies to the location of the works, which was prepared in consultation with the community.</p> <p>The POM specifies that development of Community Land is to be consistent with the objectives of the plan and the provisions of any relevant environmental planning instrument (EPI's), including the EP&amp;A Act.</p> <p>The activity is also consistent with the performance targets set out in Section 7 of the POM. Notably, the proposal will improve connectivity of the foreshore, which will maximise access and use of the shared path.</p> <p>The proposed works will also ensure that the cyclist and pedestrian facilities along the foreshore are addressing the community needs as they relate to recreational facilities and use.</p> <p>This REF has considered the relevant EPI's and the EP&amp;A Act, noting that the works are proposed to be undertaken in accordance with Part 5 of the EP&amp;A Act.</p>	Yes
Fisheries Management Act 1994 (FM Act)	<p>The objects of the FM Act are to develop and share the fishery resources of the State for the benefit of present and future generations.</p> <p>River Park adjoins Parramatta River to the north. However, the location of the proposed works does not extend to within Parramatta River including any key fish habitat and nearby mangroves or saltmarshes that are protected under the FM Act.</p> <p>Notwithstanding, erosion and sediment control measures during the construction works will be important to prevent sediment-laden water from entering into the nearby natural waterways.</p> <p>The Preliminary Construction Management Plan (PCMP) sets out requirements for management of erosion and sediment</p>	

### 3 Statutory Framework

**Table 3 Assessment against other relevant Acts**

	<p>control, which includes the preparation of a plan that is to be established by the Principal Contractor and approved by Council prior to the commencement of works.</p> <p>Subject to the implementation of appropriate erosion and sediment control measures, it is considered that the proposed works are consistent with the objects of the FM Act.</p>	
Water Management Act 2000 (WM Act)	<p>The objectives of the WM Act are to provide for sustainable and integrated management of the water sources of the State for the benefit of both present and future generations.</p> <p>Section 91 of the WM Act relates to a controlled activity approval on waterfront land. Waterfront land is defined in the WM Act as being <b>text for emphasis</b>:</p> <p><i>(a) the bed of any river, together with any land lying between the bed of the river and a line drawn parallel to, and the prescribed distance inland of, the highest bank of the river, or (a1) the bed of any lake, together with any land lying between the bed of the lake and a line drawn parallel to, and the prescribed distance inland of, the shore of the lake, or (a2) the bed of any estuary, together with any land lying between the bed of the estuary and a line drawn parallel to, and the prescribed distance inland of, the mean high-water mark of the estuary, or (b) if the regulations so provide, the bed of the coastal waters of the State, and any land lying between the shoreline of the coastal waters and a line drawn parallel to, and the prescribed distance inland of, the mean high-water mark of the coastal waters, where the prescribed distance is <b>40 metres</b> or (if the regulations prescribe a lesser distance, either generally or in relation to a particular location or class of locations) that lesser distance. Land that falls into 2 or more of the categories referred to in paragraphs (a), (a1) and (a2) may be waterfront land by virtue of any of the paragraphs relevant to that land.</i></p> <p>Whilst a portion of the proposed works is within 40m of Parramatta River, Clause 41 of the <i>Water Management (General) Regulation 2025</i> in any event provides that public authorities are exempt from Section 91E(1) of the WM Act.</p> <p>Consequently, Council does not require a controlled activity approval in this instance.</p>	Yes
Biodiversity Conservation Act 2016 (BC Act)	<p>The requirements for biodiversity assessment under the EP&amp;A Act are provided in Part 7 of the BC Act.</p> <p>The test under Part 7 that needs to be established is whether an activity is “likely to significantly affect threatened species”.</p> <p>In this regard, a Flora and Fauna Assessment Report (FFAR) has been prepared by East Coast Ecology (<b>Appendix 5</b>) which has considered whether the proposed works are likely to affect threatened species.</p> <p>Having regard to Section 1.3.3 of the FFAR, the proposed works will not result in a significant impact on any threatened entities and as a result, the Biodiversity Offset Scheme (BOS) is not triggered.</p>	Yes

#### 3.1.3 Environmental Planning and Assessment Regulation 2021

This REF has been prepared in accordance with the Guidelines for Division 5.1 Assessments prepared by the Department of Planning and Environment dated June 2022, in accordance with s170 of the Regulation.

**Table 4** includes an assessment against factors for consideration under Section 171 of the Regulation.

### 3 Statutory Framework

**Table 4 Environmental Factors to be considered under s171 of the EP&A Regulation**

Factor	Assessment
(1) When considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the environmental factors guidelines that apply to the activity.	This REF has been prepared in accordance with the Guidelines for Division 5.1 Assessments. There are no activity specific guidelines.
(2) If there are no environmental factors guidelines in force, the determining authority must take into account the following environmental factors—  (a) the environmental impact on the community,	The environmental impact on the community has been considered in the assessment at <b>Section 6</b> of this REF.
(b) the transformation of the locality,	The proposal relates to the widening of an existing shared path and the construction of a new pedestrian bridge and associated works. Other minor upgrades to the park include the installation of lighting and landscaping.  All of these works will improve the functionality of the park consistent with existing uses, however, will not significantly transform the locality.
(c) the environmental impact on the ecosystems of the locality,	The impact of the proposed works on existing vegetation is assessed in this REF as being minimal. The proposal also involves the planting of additional trees and does not extend to within Parramatta River including any key fish habitat and nearby mangroves or saltmarshes.
(d) reduction of the aesthetic, recreational, scientific or other environmental quality or value of the locality,	The proposal will improve the recreational facilities associated with the park and the operation of the existing share path facilities within River Park. The associated environmental impacts of the development have been assessed in this REF as being minimal.
(e) the effects on any locality, place or building that has— (i) aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance, or (ii) other special value for present or future generations,	An AHIMS Search ( <b>Appendix 13</b> ) was undertaken on 3 October 2024 which identified one (1) known Aboriginal Sites or Places within a 200m radius of the site.  Notwithstanding, this item is located approximately 150m to the north of the proposed works and separated by a number of residential developments and roads.  There are no known indigenous or cultural heritage items, objects or relics within the site and the proposed works are within the footprint of existing disturbed parts of the site.  Notwithstanding, if during the construction works, Aboriginal objects are relics are uncovered, a Mitigation Measure has been included to cease works immediately and contact the relevant authority.
(f) the impact on the habitat of protected animals, within the meaning of the <i>Biodiversity Conservation Act 2016</i> ,	The proposal will result in the removal of 13 trees. Pursuant to the FFAR ( <b>Appendix 5</b> ), the trees subject to removal are not hollow bearing trees and will not significantly impact on the habitat of protected animals, within the meaning of the <i>Biodiversity Conservation Act 2016</i> .
(g) the endangering of a species of animal, plant or other form of life, whether living on land, in water or in the air,	The proposal will result in the removal of 13 isolated trees and is unlikely to result in any adverse impacts on any species of animal plant or other wildlife.

### 3 Statutory Framework

**Table 4 Environmental Factors to be considered under s171 of the EP&A Regulation**

Factor	Assessment
(h) long-term effects on the environment,	This REF has assessed that the minimal short-term construction impacts of the proposal can be mitigated and that there will be no significant adverse long-term effects on the environment.
(i) degradation of the quality of the environment,	
(j) risk to the safety of the environment,	
(k) reduction in the range of beneficial uses of the environment,	The proposed widening of the shared path and pedestrian bridge are anticipated to improve the recreational use of the environment.
(l) pollution of the environment,	As detailed within this REF, short term construction waste can be appropriately managed and there will be no long-term waste associated with the proposal.
(m) environmental problems associated with the disposal of waste,	
(n) increased demands on natural or other resources that are, or are likely to become, in short supply,	The proposed development is minor in nature and is not likely to result in a substantial increase in demands on natural or other resources that are likely to become in short supply.
(o) the cumulative environmental effect with other existing or likely future activities,	The proposed works involve upgrades to existing infrastructure. Given the minor nature of the proposed works, there are not foreseen to be any significant adverse cumulative impacts arising from the development that will affect future activities.
(p) the impact on coastal processes and coastal hazards, including those under projected climate change conditions,	<p>The subject site is situated within a proximity area to coastal wetlands and within a coastal environment area and coastal use area.</p> <p>Having regard to the FFAR that accompanies this REF (<b>Appendix 5</b>), the proposed minor works are not likely to affect the coastal areas of the site.</p>
(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,	The proposal is considered to be consistent with relevant strategic documents (including the Greater Sydney Region Plan, Central City District Plan and the Parramatta Local Strategic Planning Statement) as it will improve a high-quality recreational resource to service the existing and future population of the City of Parramatta.
(r) other relevant environmental factors.	All relevant factors have been considered within this REF.

#### 3.1.4 Environment Protection and Biodiversity Act 1999 (Commonwealth)

Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), a referral is required to the Australian Government for proposed actions that have the potential to significantly impact on matters of National Environmental Significance (NES) or the environment of Commonwealth land.

An assessment of the proposals impact on matters of National Environmental Significance is included in **Table 5** below.

**Table 5 EPBC Act 1999 Checklist**

Factor	Impact
Any significant impact on a declared World Heritage Property?	No
Any significant impact on a National Heritage place?	No
Any significant impact on a declared RAMSAR wetland?	No
Any significant impact on Commonwealth listed threatened species or endangered community?	No
Any significant impact on Commonwealth listed migratory species?	No

## 3 Statutory Framework

Table 5 EPBC Act 1999 Checklist

Factor	Impact
Does any part of the proposal involve nuclear actions?	No
Any significant impact on Commonwealth marine areas?	No
Any significant impact on the Great Barrier Reef Marine Park?	No
Any significant impact on Commonwealth land?	No
Any significant impact on a declared World Heritage Property?	No

### 3.1.5 State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP TI)

Chapter 2 of SEPP TI provides planning provisions for the establishment of infrastructure. Relevant to the proposed works are Section 2.10-2.17 and Section 2.73.

#### Section 2.10 – Section 2.17 – Consultation

Section 2.10 – Section 2.15 relate to consultation requirements for development with impacts to Council related infrastructure or services, local heritage, flood liable land and within a coastal zone.

Notwithstanding, Section 2.17 provides for exceptions to consultation. Subclause (c) provides that consultation in accordance with Section 2.10 – 2.15 is not required to be given to Council or a public authority that is carrying out the development. In this instance, Council is carrying out the proposed development.

However, a minor portion of the proposed development spans beneath Silverwater Road. Silverwater Road is a State Road (Road No. 190) and is controlled by TfNSW.

Notwithstanding, the works proposed beneath Silverwater Road are minor alterations and additions for the purpose of widening the shared path. In this regard, Section 2.13 does not apply to the proposed development, pursuant to subclause (3).

Section 2.16 of SEPP TI relates to consideration of planning for bush fire protection. It is noted that the site is not mapped as bush fire prone land. Notwithstanding, this section only applies to development for the purpose of health services facilities, correctional centres, and residential accommodation.

#### Section 2.73 – Parks and other Public Reserves

Section 2.73(3) of SEPP TI sets out the following development that may be carried out by or on behalf of a public authority (including Council) as development without consent on a public reserve as follows (**bold emphasis added**):

- (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,*

### 3 Statutory Framework

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- (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).*

[**Bold** text for emphasis]

The proposed works involve the widening of an existing shared path and the construction of two pedestrian bridges along the shared path route. Other associated works include landscaping and retaining walls, as well as line markings.

Accordingly, the proposal can be undertaken as development without consent pursuant to Section 2.73(3) of SEPP TI.

#### **Section 2.109 – Roads and Road Infrastructure Facilities**

A minor portion of the proposed works relate to widening of an existing shared path located beneath Silverwater Road.

Section 2.109(1) of SEPP TI provides that development for the purpose of road infrastructure facilities may be carried out by or on behalf of a public authority without consent on any land.

Road infrastructure facilities are defined in Section 2.108 of SEPP TI as including:

**road infrastructure facilities** includes—

- (a) *tunnels, ventilation shafts, emergency accessways, vehicle or pedestrian bridges, causeways, road-ferries, retaining walls, toll plazas, toll booths, security systems, bus lanes, transit lanes, transitways, transitway stations, rest areas and **road related areas** (within the meaning of the Road Transport Act 2013), and*
- (b) *associated public transport facilities for roads used to convey passengers by means of regular bus services, and*
- (c) *bus layovers that are integrated or associated with roads (whether or not the roads are used to convey passengers by means of regular bus services), and*
- (d) *bus depots, and*
- (e) *bus stops and bus shelters, and*
- (f) *traffic control facilities (within the meaning of Part 6 of the Transport Administration Act 1988), TfNSW road safety training facilities and safety works, and*
- (g) *premises used for the purposes of testing and inspecting heavy vehicles (within the meaning of the Road Transport Act 2013) under the TfNSW Heavy Vehicle Authorised Inspection Scheme.*

[**bold** text for emphasis]

Road related areas are defined in the *Road Transport Act 2013* as being:

**road related area** means—

- (a) *an area that divides a road, or*
- (b) ***a footpath** or nature strip adjacent to a road, or*
- (c) ***an area that is open to the public and is designated for use by cyclists** or animals, or*
- (d) *an area that is not a road and that is open to or used by the public for driving, riding or parking vehicles, or*
- (e) *a shoulder of a road, or*
- (f) *any other area that is open to or used by the public and that has been declared under section 18 to be an area to which specified provisions of this Act or the statutory rules apply.*

[**bold** text for emphasis]

Having regard to the definition of a road related area, the proposed works beneath Silverwater Road are consistent with being a footpath and an area that is used by cyclists.

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### 3.1.6 State Environmental Planning Policy (Resilience and Hazards) 2021

#### Chapter 2 – Coastal Management

Chapter 2 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (SEPP RH) relates to coastal management. The aim of the chapter is to *promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area.*

Having regard to the provisions of Chapter 2, the location of the proposed activity is within a proximity area to Coastal Wetlands and is within a Coastal Environment Area and Coastal Use Area.

The FFAR (**Appendix 5**) has considered the potential for impacts of the proposed activity on the coastal values that are present within the site.

Having regard to Section 2.8 of SEPP RH and given the minor nature of the proposed activity and that the area of the works is within a highly modified landscape, the proposed activity is unlikely to result in further impacts to these coastal values, including the biophysical, hydrological, or ecological integrity of the adjacent coastal wetlands, as well as the quantity and quality of surface and ground water flows to and from the adjacent coastal wetlands.

#### Chapter 4 – Remediation of Land

Chapter 4 of SEPP RH relates to remediation of land. The object of this chapter is to *promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.*

Section 4.6 requires a consent authority to consider whether the land is contaminated and if it is contaminated, that it would be suitable in its contaminated state or whether remediation is required.

A Remediation Action Plan (RAP) has been prepared by PRM, which sets out the preferred remedial strategy for the contaminated soils, as set out in **Section 5.1.4** of this REF. Following full implementation of the RAP, the site will be suitable for ongoing use of the land

Notwithstanding, if contamination material is encountered during the construction works, then works must cease immediately and appropriate action be undertaken in accordance with the best-practice guidelines and the requirements of SEPP TI.

In this regard, Mitigation Measures have been included that relate to contamination and unexpected finds.

### 3.1.7 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Section 171A of the EP&A Regulation requires the determining authority to 'take into account' certain sections of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (SEPP BC) as the site is within the Sydney Harbour Catchment, a regulated catchment under SEPP BC.

#### Water Quality and Quantity

Section 6.6 of SEPP BC sets out water quality and quantity provisions. Having regard to the Civil Plans prepared by Council, the proposed activity will result in negligible impacts to the water quality and quantity, due to the additional hardstand that is generated by the path upgrades.

#### Aquatic Ecology

Section 6.7 of SEPP BC sets out aquatic ecology provisions. The Flora and Fauna Assessment Report (FFAR) that accompanies this REF does not identify any aquatic ecology within the activity area which is within a highly modified environment of River Park.

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Notwithstanding, the proposed activity will be undertaken in a nature that minimises impacts on the natural water body and associated coastal wetlands, including sediment and erosion control during construction.

### **Flooding**

Section 6.8 of SEPP BC sets out provisions to consider the impacts on periodic flooding that benefits wetlands and other riverine ecosystems. Flood Advice was provided by Council on 25 February 2025 (**Appendix 6**), which confirms that the location of the proposed activity is affected by flooding from Parramatta River in the 1% AEP event for the full length of the proposed path. The location of the activity is also impacted by local overland flooding from the tributary channels and drainage systems that connect to Parramatta River.

Council have recommended that flood warning signs be installed along the pedestrian and cyclist paths to warn users of the of the potential flood hazard conditions and that in the event of heavy rain or during flood events that the paths should not be used. To assist users, directional signage to areas of higher ground should also be installed.

The activity is considered to have negligible impact on flood behaviour and therefore negligible impact on the recession of waters into natural waterbodies. Erosion and sediment control during construction and hardstand surfaces will minimise the likelihood of pollutants entering the natural waterbody.

### **Recreation and public access**

Section 6.9 of SEPP BC sets out recreation and public access provisions. The proposed activity is for the purpose of enhancing recreation and public access and is accordingly consistent with these provisions.

### **Development in Foreshores and Waterways Area**

Section 6.28(1) of SEPP BC sets out general provisions for development in the Foreshores and Waterways Area. The proposed activity promotes recreation within the foreshore while not resulting in any adverse impacts on its natural setting.

#### **3.1.8 Parramatta Local Environmental Plan 2023**

##### **Permissibility**

The site is zoned RE1 Public Recreation (the RE1 Zone) SP2 Infrastructure (the SP2 zone) and W1 Natural Waterways (the W1 zone) under the LEP, however the location of the proposed works are located only on land in the RE1 and SP2 zones.

The proposal seeks to upgrade a shared path, construct two (2) pedestrian boardwalks and associated landscaping and retaining walls.

Pursuant to the LEP, the works in the RE1 zone are defined as being an 'Environmental Facility' which is permissible with development consent.

An extract of the zoning map for the site is provided at **Figure 19** below.

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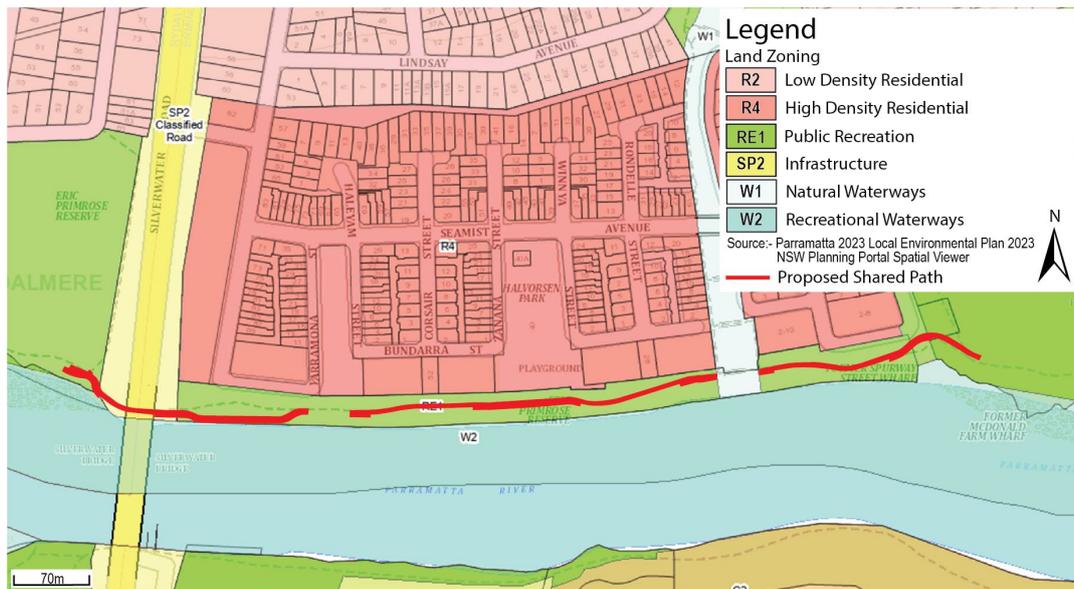


Figure 19 Land zoning map. Source: ePlanning Spatial Viewer

#### Zone Objectives

##### RE1 Public Recreation

The objectives of the RE1 zone are provided below.

- 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.

Having regard to the objectives of the RE1 zone, the proposed works relate to an existing area of public open space that provides for a range of recreational activities. This includes sporting activities, cycling, and walking / running along the existing paths.

The proposed works also involve the planting native trees that will provide for shading along the shared path and will offset the removal of 13 trees required to be removed for the proposed activity. The proposed landscaping will be consistent with the existing natural environment of the area.

Having regard to the Heritage Impact Statement (HIS) that accompanies this development, the proposal will not adversely impact on the natural and cultural heritage value of the area.

The proposed activity will create more of an opportunity for people to use the riverfront land and in doing so, minimising conflict between cyclists and pedestrians that currently utilise the shared path.

Due to the minor nature of the proposal, the use of the site for public recreation purposes will not be impacted.

##### SP2 Infrastructure

The objectives of the SP2 zone are provided below:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

### 3 Statutory Framework

Having regard to the objectives of the SP2 zone, the proposed works will provide for new road infrastructure facilities, in the form of a shared pedestrian path and cycles (road related area) beneath Silverwater Bridge.

**Table 6** below provides an assessment of the proposed works against the relevant provisions of the LEP.

Table 6 Assessment of proposal against relevant provisions of the LEP		
Provision	Assessment	Consistent
<b>Clause 5.10: Heritage Conservation</b>	<p>The site and immediate surrounds is mapped as comprising three (3) heritage items, being 'Wetlands' (I011) 'Spurway Street Wharf' (I161) and 'Silverwater Bridge' (I159).</p> <p>A Heritage Impact Statement (HIS) has been prepared by DFP Planning, dated 28 January 2025, which assesses the impact of the proposed works on the heritage significance of the site.</p> <p>The HIS has determined the proposed works will have a negligible visual impact on the surrounding area and no physical impact on the natural significance of the remnant mangroves and saltmarsh.</p> <p>In this regard, it is considered that the proposed works are consistent with the objectives of Clause 5.10 of the LEP.</p>	Yes
<b>Clause 5.21: Flood Planning</b>	<p>In accordance with the Section 10.7 (2) &amp; (5) Planning Certificate for the site, dated 10 October 2024, part of the land is within the flood planning area and between the flood planning area and the probable maximum flood and therefore subject to flood related development controls.</p> <p>Advice was provided by Council (<b>Appendix 6</b>), in relation to the potential flood impacts as a result of the proposed development. That advice has confirmed that the area is affected by flooding from Parramatta River in the 1% AEP event for the full length of the proposed cycleway. The land is also affected by local overland flooding from the local tributary channels and drainage systems connecting Parramatta River.</p> <p>In this regard, it is considered that the proposed works are consistent with the objectives of Clause 5.21 of the LEP.</p>	Yes
<b>Clause 6.1: Acid Sulfate Soils</b>	<p>The majority of the site is mapped as Class 3 acid sulfate soils, with a minor portion of the site (towards the east) mapped as Class 5 acid sulfate soils.</p> <p>Having regard to Clause 6.1 of the LEP, the works are not likely to lower the watertable.</p>	Yes
<b>Clause 6.6: Foreshore Area</b>	<p>The site is partly located within a foreshore area. The objective of Clause 6.6 of the LEP is to protect the Parramatta River by ensuring development in the area will not impact nature foreshore processes, the significance and amenity of the area and that the development will be compatible with the riverine environment.</p> <p>Based on the minor nature of the proposed works and subject to compliance with the Mitigation Measures, it is considered that the proposed works will be consistent with the objectives of this clause.</p>	Yes

## 4 Environmental Risk Assessment

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This section examines the environmental risks in relation to the proposed works.

### 4.1 Assessment Method

The methodology applied to the environmental risk assessment for the proposed works is as follows:

- Initial risk assessment for environmental constraints based upon:
  - Review of relevant planning controls and legislation;
  - Review of consultant reports; and
  - Examination of aerial photographs and site photos.
- Identifying potential environmental risks/impacts associated with the proposed works;
- Evaluating identified risks/impacts to determine the potential for occurrence and degree of severity; and
- Identifying and determining suitable environmental management/mitigation procedures and control measures appropriate for planned works.

### 4.2 Site Constraints

**Table 7** identifies site constraints applicable to the site. Where an environmental issue is identified, impact assessment is provided in **Section 5** and Mitigation Measures are included in **Appendix 13**.

## 4 Environmental Risk Assessment

Table 7 Site Constraints

Constraint	Factor	Yes	No	Action
Contamination	Is the site affected by contamination as identified in Section 10.7 Certificate or 'List of NSW contaminated sites notified to the EPA' and/or potentially affected by contamination?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Having regard to the Section 10.7 Planning Certificate, the site is subject to a site audit statement (SAS). The Detailed Site Investigation (DSI) prepared by Douglas Partners has reviewed the following SAS:</p> <p>WRR172 – dated 25 February 2008 (HLA-Envirosciences), related to land between Spurway Street and Silverwater Road (Lot 1014 DP1080642, part of site);</p> <p>M60038837-SAS2008.2 – 7 March 2008 (Maunsell Australia), related to land at Lots 1010 to 1013 and 1016 to 1021 in DP1080642;</p> <p>M60038837-SAS2008.3 – 7 March 2008 (Maunsell Australia), related to land at Halvorsen Park (Lots 1023 in DP1101488).</p> <p>SAS WRR172 relates to the land along the foreshore, which is where the proposed activity is taking place. The SAS confirms that the site is suitable for development relating to open space and a roadway. Notwithstanding, the SAS provided that the Site Audit Report (SAR) had not addressed the suitability of fill materials or soil for engineering or geotechnical suitability or off-site disposal or for any other purpose.</p> <p>In this regard, a DSI has been prepared by Douglas Partners which has concluded that the site can be managed from a contamination perspective, subject to the recommendations of the report. Those recommendations include the preparation of a Remediation Action Plan (RAP) and an Acid Sulfate Soils Management Plan (ASSMP). Consequently, a RAP was prepared by PRM on 11 November 2025, which established the preferred remedial strategy for the contaminated soils, as set out in <b>Section 5.1.4</b> of this REF. Following full implementation of the RAP, the site will be suitable for ongoing use of the land.</p>
	Does the project involve demolition of buildings or part of a building that may contain Asbestos?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed development does not involve the demolition of buildings or part of buildings that may contain asbestos. The only demolition works that are proposed relate to the removal of ancillary park features.
	Does the project require the disturbance of any other hazardous material (e.g. lead paint, lead dust, PCBs, ozone depleting substances)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Whilst it is unlikely that the project will require the disturbance of any other hazardous material (including lead paint, lead dust, PCBs, or ozone depleting substances), a mitigation measure has been included to provide guidance for how to manage unexpected, contaminated material if encountered during construction works

## 4 Environmental Risk Assessment

Table 7 Site Constraints

Constraint	Factor	Yes	No	Action
Flooding	Is the site affected by flooding? (i.e. is the land below the 1 in 100-year flood planning level)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Section 10.7 (2) &amp; (5) Planning Certificate for the site has confirmed that part of the land is located between the flood planning area and the probable maximum flood.</p> <p>Advice was provided by Council (<b>Appendix 6</b>), in relation to the potential flood impacts as a result of the proposed development. That advice has confirmed that the location of the proposed activity is affected by flooding from Parramatta River in the 1% AEP event for the full length of the proposed path. The location of the activity is also impacted by local overland flooding from the tributary channels and drainage systems that connect to Parramatta River.</p> <p>Council have recommended that flood warning signs be installed along the pedestrian and cyclist paths to warn users of the of the potential flood hazard conditions and that in the event of heavy rain or during flood events that the paths should not be used. To assist users, directional signage to areas of higher ground should also be installed.</p>
Coastal Hazards	<p>Is the site identified within the coastal zone in the <i>Coastal Management Act 2016</i> OR has the site been identified by Council as affected, or potentially affected, by existing and future coastal hazards?</p> <p>This includes coastal storm erosion and recession of land due to sea level rise.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The site is mapped within a coastal environment area, a coastal use area and partly coastal wetlands. It is noted that the location of the proposed works is within a proximity area to coastal wetlands.</p> <p>To mitigate impacts towards the coastal zones with which the site is located within proximity to, the implementation of appropriate erosion and sediment control measures is required.</p>
Bushfire Hazard	Is the land nominated as Bushfire Prone Land on the Section 10.7 Certificate or is the site within 100m of unmanaged bushland?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Threatened Species	Does the Project involve the clearing of vegetation that would affect any threatened species?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed development involves the removal of 13 trees.</p> <p>In accordance with the Flora and Fauna Assessment Report (FFAR) as providing only minor foraging habitat and that no hollow-bearing trees were present within the subject land.</p>
	If YES, answer the following two questions:			
	Has the Section 10.7 Certificate and/or consultation with Council and/or review of the OEH critical habitat register identified a known critical habitat or threatened species, populations or endangered ecological communities and their habitat on or in close proximity to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Section 10.7 (2) & (5) Certificate for the site and review of the OEH critical habitat register has not identified any critical habitat or threatened species, populations or endangered ecological communities and their habitat on or in close proximity to the site.
	Is the Project Site adjacent to an area of bushland (including a National Park, State Forest, Council Reserve or area of unmanaged bushland) OR a natural watercourse (including a creek, river, estuary, lake or wetland)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The site is located adjacent to Parramatta River and wetland areas. Notwithstanding, a FFAR has been prepared by East Coast Ecology (<b>Appendix 5</b>), which has considered the impacts of the proposed activity on the surrounding land. The conclusions of the FFAR are that the proposed activity will not result in a significant impact on any threatened entities.</p>
Native Vegetation	Does the project involve the clearing of native vegetation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No further action is required.

## 4 Environmental Risk Assessment

Table 7 Site Constraints

Constraint	Factor	Yes	No	Action
Aboriginal Cultural Significance	Has the Section 10.7 certificate and/or consultation undertaken with Council identified that the site has, or is likely to have, significance to Aboriginal people, AND / OR will the proposed project impact on an Aboriginal place or known Aboriginal Objects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Section 10.7 Planning Certificate for the site has identified the site as being low sensitivity and having limited potential to contain items of Aboriginal heritage.  Notwithstanding, an Aboriginal Heritage Information Management System (AHIMS) Search was undertaken on 3 October 2024 ( <b>Appendix 11</b> ) which did not identify any Aboriginal sites or places within a 200m radius of the subject site.  The Aboriginal site is located >100m from the area of the proposed activity and separated by a number of buildings and infrastructure.  No further action is required.
	Is the site in an area very highly disturbed /modified (i.e. does it contain large areas of sealed surface, fill or previously excavated areas?)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The area that is subject to the proposed activity is high modified and contains areas of sealed surface relating to the existing shared paths.
	If NO, does the project involve more than 1ha of ground disturbance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Is the project site within 200m of a high-water mark of coastal waters of NSW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Is the project site within 200m of a wetland, coastal lake or waterway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed footpath is located approximately 30m to the north of mapped coastal wetlands. The location of the proposed works is therefore within a proximity area to coastal wetlands.  The proposed activity has been designed to avoid impacts to the area of mapped coastal wetlands. Furthermore, no changes to the quantity and quality of surface and groundwater flows that connect to the coastal wetlands is expected. The biophysical, hydrological and ecological integrity of the mapped coastal wetlands will not be adversely affected by the proposed activity.
	Is the project site located on a sand sheet or within a dune area located on a ridge top?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Is the project site within 20m of a cave, rock shelter, or a cave mouth?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Is the site less than 6m AHD?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is <6m AHD.

## 4 Environmental Risk Assessment

Table 7 Site Constraints

Constraint	Factor	Yes	No	Action
Acid Sulphate Soils	Does the site contain acid sulphate soils of Class 1-4?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is predominantly mapped as comprising Class 3 acid sulfate soils, with a minor portion of the western side of the site mapped as Class 5 acid sulfate soils. The proposed works are minor in nature and having regard to Clause 6.1 of the LEP, the works are not likely to lower the watertable. Furthermore, and in accordance with the RAP, acid sulfate soils are unlikely to be expected in the minimal excavation depths proposed as part of this activity. If it is identified during demolition works, an Acid Sulfate Soils Management Plan for implementation and management of the acid sulfate soils would be required.
	If YES, does the Project involve the excavation of more than 1 tonne of soil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Mine Subsidence	Is the land located in a Mine Subsidence District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Land Slip	Does the Section 10.7 Certificate and/or consultation with the relevant council identify the site as being affected by land slip?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Heritage	Does the site contain an item of local or state heritage significance or is the site located in the vicinity of a local or state heritage item?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Three (3) heritage items are located within the subject site. Those include: - Spurway Street Wharf (I161); - Wetlands (I011); and - Silverwater Bridge (I159). A Heritage Impact Statement (HIS) has been prepared as part of this REF ( <b>Appendix 9</b> ). The HIS concludes that the proposed development is not likely to result in any adverse heritage impacts. No further action is required.

## 5 Environmental Impact Assessment

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This section provides an environmental impact assessment for the proposed works along River Park. The assessment includes an overview of the proposal and provides additional information for any specific environmental issues relating to the site which require more detailed consideration.

### 5.1 Detailed Environmental Assessment

The following environmental aspects are considered to be applicable to the site and the proposed works:

- Flora and Fauna;
- Tree Removal & Protection;
- Soil & Water Quality
- Contamination;
- Aboriginal Heritage;
- European Heritage;
- Lighting;
- Waste Management;
- Community Amenity;
- Cumulative Impacts; and
- Construction Management.

#### 5.1.1 Flora & Fauna

The proposed activity involves the removal of 13 trees. As a result, and to consider the ecological impacts associated with the tree removal, a Flora and Fauna Assessment Report (FFAR) has been prepared by East Coast Ecology, dated 26 March 2025 (**Appendix 5**).

As documented within the FFAR the subject land is classified as exotic / ornamental grasses. However, land within the immediate vicinity of the path upgrades along the western side of the site is directly adjacent to vegetation mapped as Plant Community Type (PCT) 4028: Estuarine Swamp Oak Twig-rush Forest and PCT 4091: Grey Mangrove-River Mangrove Forest, a State Vegetation listed plant community type.

An extract of the mapping which shows the vegetation communities within and surrounding the subject land is provided at **Figure 20** and **Figure 21** below.

# 5 Environmental Impact Assessment



Figure 20 Vegetation communities within and surrounding the subject land. Source: East Coast Ecology

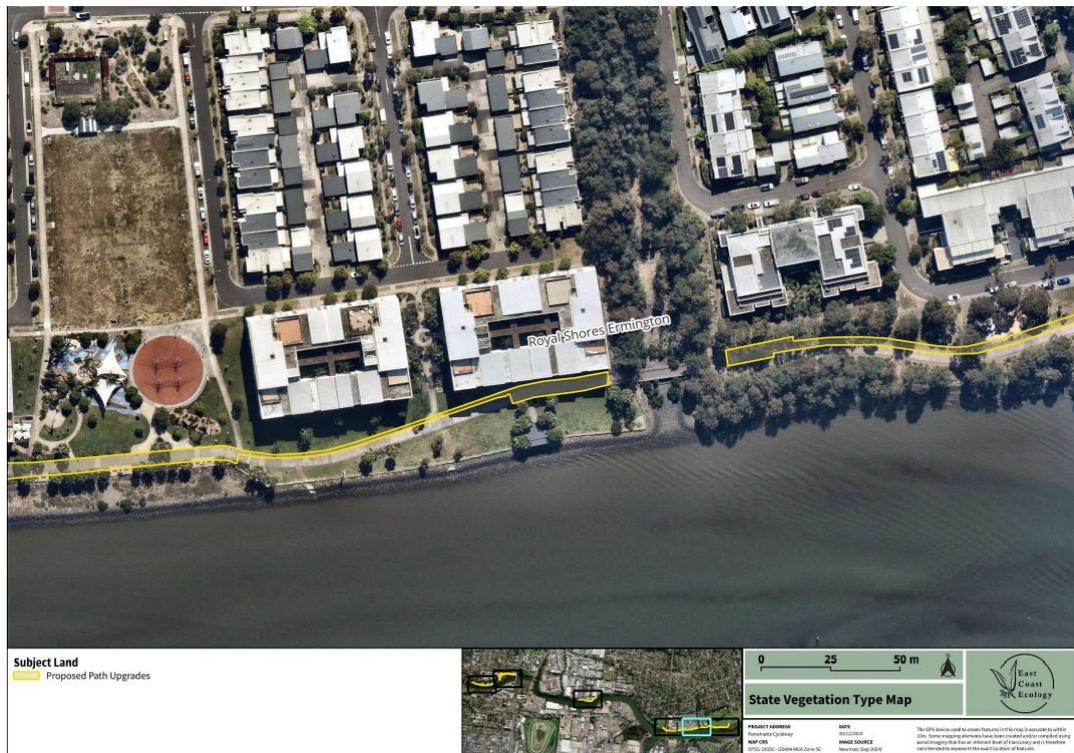


Figure 21 Vegetation communities within and surrounding the subject land. Source: East Coast Ecology

A review of threatened species within the subject land was also undertaken as part of the FFAR. Based on threatened species records, there have been four (4) records of threatened species within the vicinity of the proposed activity, all of which are flora species, known as *Wilsonia backhousei*, which is a perennial, sprawling, matted shrub that is typically less than 15cm tall and only occurs within intertidal zone.

## 5 Environmental Impact Assessment

An assessment of the likely occurrence of threatened species within the subject land has been conducted as part of the FFAR. The FFAR has determined that the likelihood is low and that a targeted survey was undertaken during the survey period, whereby the species was absent from the subject land.

On this basis and due to the minor nature of works proposed at River Park, it is considered that no further assessment is required when considering the impact of the works on threatened species.

### 5.1.2 Tree Removal & Protection

The proposed works are located within the vicinity of 61 trees, with 13 of those trees requiring removal (refer to **Table 1** of this REF for details), with the remaining 48 trees to be retained.

Thirty-nine (39) of the trees to be retained are subject to minor encroachment from the proposed works, however, do not require tree sensitive construction methods. The other nine (9) trees are subject to major encroachment and are subject to tree sensitive construction methods under arborist supervision.

Site Plans have been prepared which show the location of the existing trees (including the tree crown, tree protection zone (TPZ) and structural root zone (SRZ) of each tree) within the context of the proposed works. These plans have been provided at **Figure 22** and **Figure 23** below and as part of the Arborist Report (**Appendix 4**).



Figure 22 Site Plan (Sheet 6). Source: Hugh The Arborist

## 5 Environmental Impact Assessment

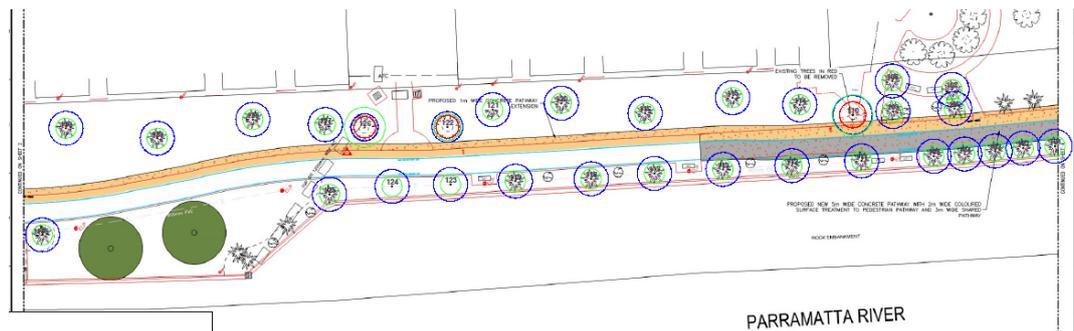


Figure 23 Site Plan (Sheet 3). Source: Hugh The Arborist

As provided in the Arborist Report prepared by Hugh The Arborist, dated 23 December 2024 (**Appendix 4**) trees that are subject to a major encroachment (>10% within the TPZ or any encroachment within the SRZ) will require tree sensitive methods of construction to minimise development impacts. These methods are set out in Section 9 of the Arborist Report.

As detailed on the Landscape Plans (**Appendix 2**) replacement planting is proposed along both sides of the shared path. To offset the removal of 13 trees, 15 new native trees will be planted. A native garden bed is also proposed around the raised walking path that will be constructed towards the east of the site.

### 5.1.3 Soil & Water Quality

The site is located within close proximity to Parramatta River (located to the south) and as a result, there is the potential for soil to spill into the nearby river, unless appropriate erosion and sediment control measures are implemented.

Erosion and sediment control measures are to be established by the Principal Contractor prior to works commencing and must remain in place for the duration of the works. To prevent sediment-laden water from entering into the natural waterway, erosion and sediment control must be managed in accordance with best practice environmental management practices.

### 5.1.4 Contamination

A Detailed Site Investigation (DSI) has been prepared by Douglas Partners, dated 17 January 2025. The DSI acknowledged that the site has a history of being used by the Department of Defence as a Naval Store Depot, between the 1940's to the 1990's. Following the 1990's, the site was cleared for the construction of various high- and low-density residential developments, including recreational space.

As part of the DSI, 17 boreholes were drilled along the location of the proposed shared path widening. The location of these boreholes is provided at **Figure 24** below.

## 5 Environmental Impact Assessment



Figure 24 Location of boreholes along the subject area. Source: Douglas Partners

The results of the soil testing indicated that the presence of monocyclic aromatic hydrocarbons, phenols, organochlorine, pesticides, organophosphate pesticides and polychlorinated biphenyls in all samples was below the practical quantitation limit (PQL). However, concentrations of metals, polycyclic aromatic hydrocarbons and total recoverable hydrocarbons were reported above the PQL, although within the adopted SAC with the exception of polycyclic aromatic hydrocarbons.

Furthermore, asbestos was recorded within fill at borehole locations BH401, BH404 and BH416.

Based on the findings of the DSI, it was concluded that the risks associated with identified (and unknown) polycyclic aromatic hydrocarbons and asbestos in soils within the site can be managed subject to the implementation of a Remedial Action Plan (RAP) and an Acid Sulfate Soils Management Plan.

Consequently, a RAP was prepared by PRM on 11 November 2025 in accordance with the current regulatory frameworks. The RAP established the preferred remedial strategy for the contaminated soils which included a combination of excavation and off-site disposal at identified hotspots within the previously remediated Naval Stores area (BH404 and BH406) and onsite capping at the remaining areas outside of Naval Stores redevelopment area (BH01 BH402 BH416 and BH417). The proposed remedial activities are to be managed under a long-term Environmental Management Plan (EMP).

Additionally, the proposed tree planting must ensure that the geotextile marker layer is not compromised by the future root system of mature trees. Furthermore, the tree planting must account for soil conditions and may require a larger suitable and sufficient soil depth and planting requirement to support healthy establishment of trees to meet the long-term EMP requirements.

Subject to compliance with the RAP, PRM has determined that the site will be suitable for the ongoing open space land use and that the risks associated with the identified contamination can be managed to ensure that there is no contamination risk to human health or the environment.

# 5 Environmental Impact Assessment

## 5.1.5 Aboriginal Heritage

Having regard to Part 7 of the Parramatta Development Control Plan 2023 (the DCP), the majority of the site is mapped as low Aboriginal Sensitivity and as a result, no Aboriginal Heritage Assessment is required.

Land to the west of Silverwater Bridge is mapped as comprising high Aboriginal Sensitivity, with a minor portion of the proposed activity located within this area. An AHIMS Search was undertaken in October 2024 to determine if any Aboriginal sites or places have been recorded within the location of the proposed activity.

Having regard to the AHIMS search, one (1) item is located within a 200m radius of the site (**Figure 25**). Notwithstanding, this Aboriginal site is approximately 100m to the north of the proposed activity and 400m to the north east of the area that is identified as comprising high sensitivity.

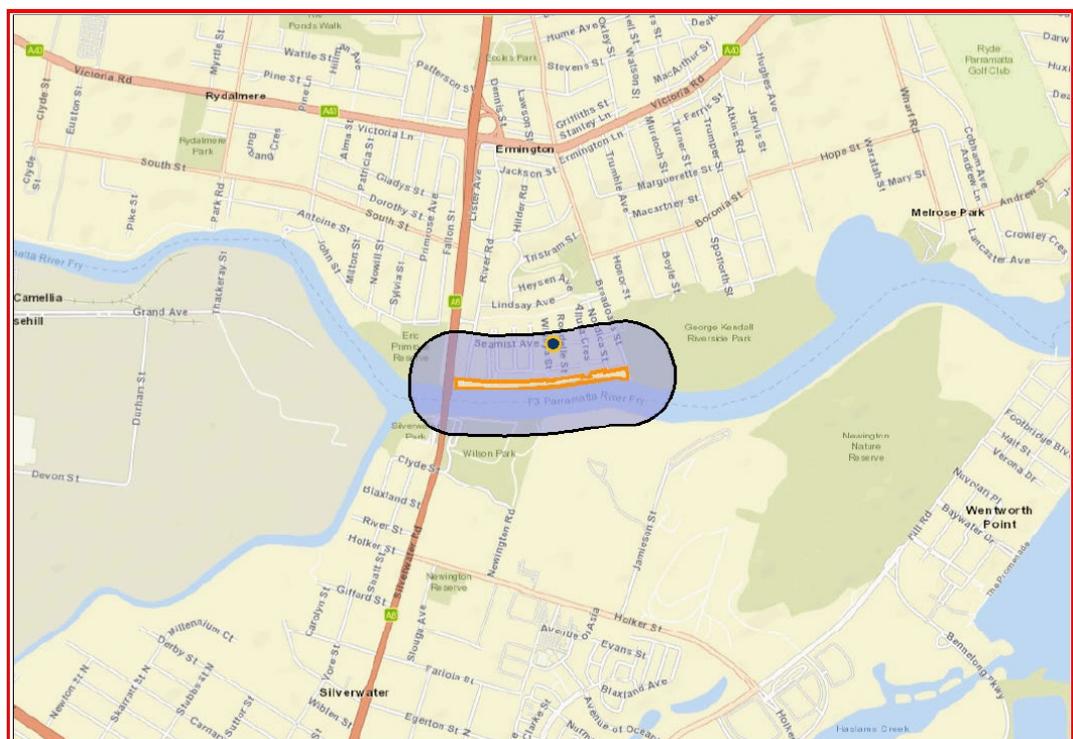


Figure 25 AHIMS Search. Source: Heritage NSW

Furthermore, the proposed activity relates to the widening of an existing shared path, which has been previously substantially developed.

Notwithstanding, in the event of unexpected finds relating to Aboriginal objects, sites or places, a mitigation measure has been included which requires construction works to cease and consultation with a suitably qualified heritage professional and / or the relevant State government agency to determine the subsequent course of action.

## 5.1.6 European Heritage

The site is mapped as comprising three (3) heritage items. Those heritage items include:

- Parramatta River Wetlands (I011);
- Silverwater Bridge (I150); and
- Spurway Street Wharf (I161).

The location of the proposed works is shown below in red (**Figure 26**) within the context of the heritage items across the foreshore.

## 5 Environmental Impact Assessment

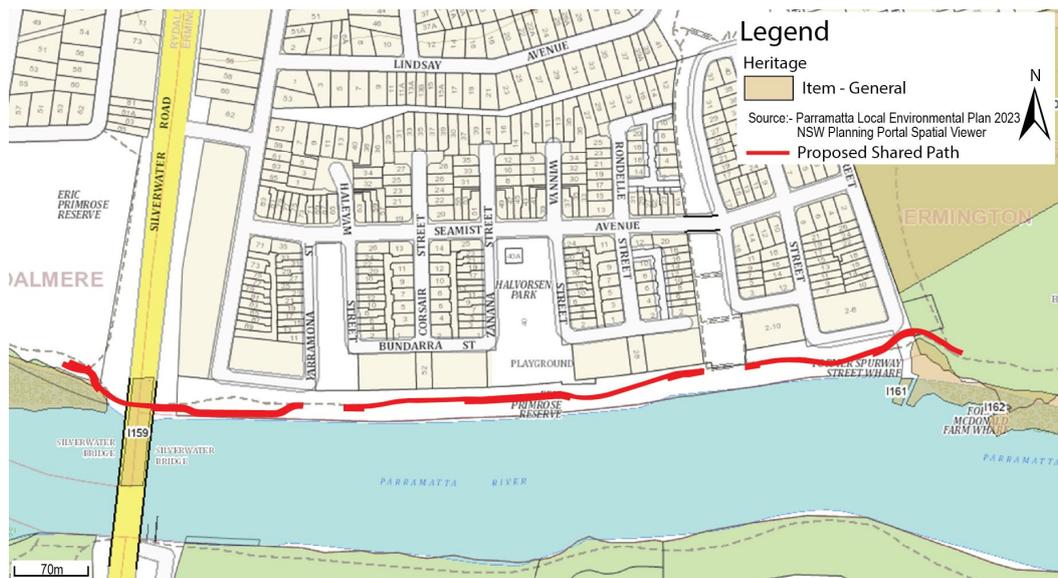


Figure 26 Heritage map. Source: NSW ePlanning Spatial Viewer

Given the vicinity of the proposed activity to the aforementioned heritage items, a Heritage Impact Statement (HIS) has been prepared by DFP Planning and included as part of this REF (**Appendix 10**).

The HIS has provided a heritage significance assessment and has included the statement of significance for the heritage items that are located nearest to the works. Having regard to the NSW Heritage Inventory, the wetlands to the east and west of the site *are of significance for Parramatta area as remnant representative areas of mangroves and salt marshes which once extensively lined the foreshores and tidal water flats of the region.*

The following statement of significance is provided for the Silverwater Bridge.

*Silverwater Bridge is of significance for the Parramatta area for historical, aesthetic/technological and reasons of representativeness. The bridge, opened in 1962, is an example of innovative bridge building technique, being the first of this form of construction in the world.*

The following statement of significance is provided for the Spurway Street Wharf.

*The structure was a public wharf used as a ferry stop by Parramatta River Steamers and Tramway Co as early as 1885. It seems probable that this public wharf was built some time after the privately owned wharf a short distance away to the east. Its construction date was probably c. 1877.*

Having regard to the minor nature of the proposed works and the separation of the works from the heritage items across the site, the HIS has concluded that the proposed activity will have no visual impact or physical impacts on the natural significance of the remnant mangroves and saltmarsh, Silverwater Bridge or the Spurway Street Wharf.

### 5.1.7 Lighting

As part of the proposed activity, three (3) existing endeavour energy light poles are proposed to be relocated to align with the proposed boardwalk that connects River Park to George Kendall Riverside Park.

An extract of the lighting calculation from the proposed works is provided at **Figure 27** and at **Appendix 14**.

# 5 Environmental Impact Assessment

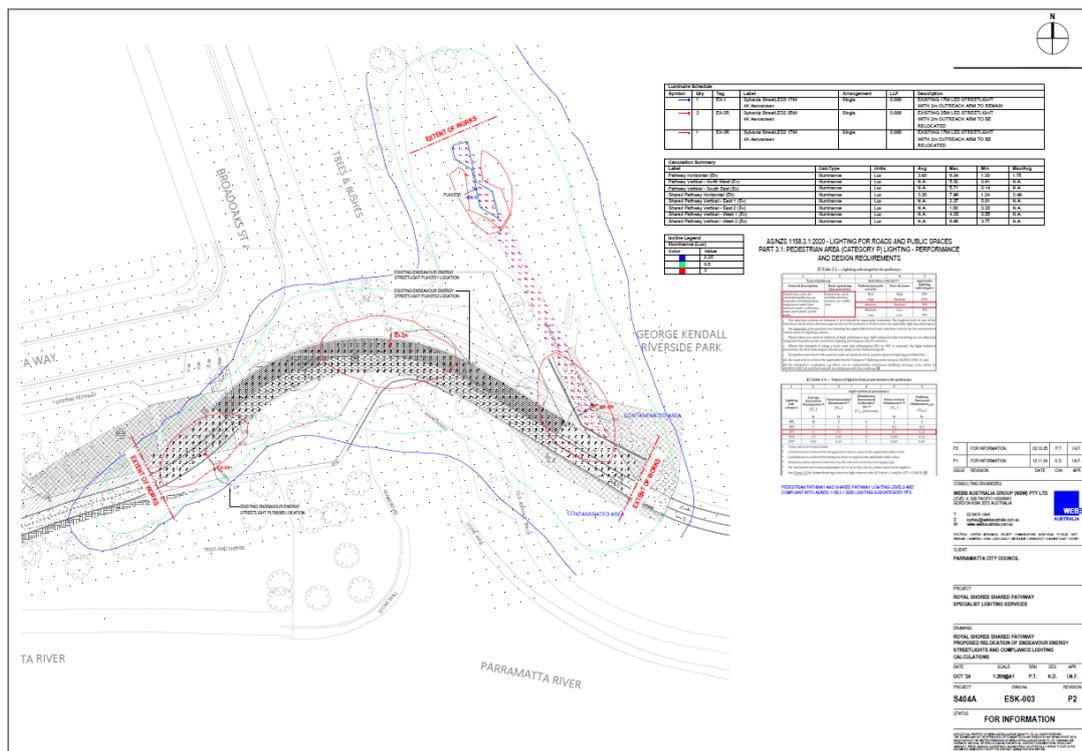


Figure 27 Lighting Calculations. Source: Webb

As set out in the lighting calculations plan, the majority of the illuminance (lux) will be confined to the boardwalk and will result in minimal spill to surrounding areas. Compliance with the relevant Australian Standards is achievable and the control of lighting in accordance with those standards must be in place when operational, to mitigate impacts to nearby environmentally sensitive land, including wetlands and saltmarshes.

## 5.1.8 Waste Management

The CMP prepared by Council (**Appendix 8**), provides for requirements in relation to the management of waste. In relation to general construction waste such as litter and material waste, these are to be contained on site.

Where skip bins are to be brought on site, they must have hinged lids and be closed at night and during wind affected days. The skip bins must be located outside flood prone land and within a secure construction compound to prevent unauthorised access. Where possible, waste generated from timber and metalworks should be recycled.

A mitigation measure has been included for a Construction Waste Management Plan (CWMP) to be prepared by the contractor, prior to construction works commencing. The CWMP should specify how waste will be generated, managed and disposed of in accordance with the Waste Classification Guidelines. The CWMP, should specify the following details:

- The nature of waste to be generated;
- The presence of waste on site prior to work commencing;
- The quantity of waste anticipated;
- The potential for waste receptors; and
- The proximity to potential waste receptors.

Prior to construction works commencing, the CWMP will need to be reviewed and approved by Council.

## 5 Environmental Impact Assessment

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### 5.1.9 Community Amenity

As set out in **Section 2** of this REF, River Park comprises a range of public recreational uses and facilities that are available for community use.

The proposed works will create a wider shared path, which will improve the useability of the shared facilities and in turn minimising potential conflict between users. During construction works, temporary pathway closures will be required and diversions in place.

Subject to compliance with the Mitigation Measures, it is considered that the community and amenity impacts in relation to the proposed works are acceptable.

Formal public consultation for the proposed works occurred between 21 October 2024 and 21 November 2024, including engagement with local residents, targeted letter box distributions, City of Parramatta website, social media and newsletters. It is noted that the formal public consultation related to the full extent of upgrades along the northern side of Parramatta River. This includes upgrades to George Kendall Riverside Park, Reid Park, Baludarri Wetlands and Rangihou Reserve.

In total, 156,370 people were reached during the community engagement associated with this activity. During this engagement period, a total of 67 surveys were completed by members of the community, of which 53 were supportive of the proposed works, 12 were supportive to an extent, one was unsure and one did not support the proposal. Eighty (80) pins were also placed on the interactive map that was available for residents to participate on

The majority of the submissions that were received are summarised by the following themes:

- Cycle and Pedestrian Paths:** The separation of cycle and pedestrian paths was supported by local residents. Further to this, the removal of narrow sections of the existing paths along the foreshore was also supported.  
  
Some concerns were raised in relation to the steep bend in the path when descending from George Kendall Riverside Park to River Park.  
  
Some comments were also received relating to signage and potential for campaigns to improve the operation between users of the cycle path and pedestrian path.
- LED Lighting:** Residents enthusiastically endorsed LED lighting to promote use of the path in the evenings.
- Planting:** Residents enthusiastically supported the planting of more trees, native shrubs and grasses in sections of the park. Some comments were also provided in relation to the original path (to the south of the proposed activity). These comments were predominantly associated with general upkeep of this area, to prevent it from becoming overgrown and therefore underutilised.

Other general comments received during the public notification period related to the provision of additional bins (including dog poo bins/bags), additional water/drinking fountains, additional bike repair stations and upgrades to existing cycle paths to fix bumps in the surface.

In regard to the first theme, the existing shared path is being widened across the full extent of the proposed River Park upgrades.

Boardwalks are also proposed, in particular a raised boardwalk along the eastern side of River Park will improve the useability of the paths. Currently, there is a sharp, steep bend which will be improved through reducing the angle of the bend and in turn improving the visibility when crossing over with users descending from George Kendall Riverside Park

The inclusion of signage is not considered necessary for the upgrades at River Park. However, the proposed pedestrian path will be clearly line marked.

In regard to the second theme lighting is not proposed as part of this REF, however, may be pursued under a separate activity in the future.

## 5 Environmental Impact Assessment

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In regard to the third theme, the proposed activity will provide for the planting of 15 native trees to offset the removal of 13 trees that are within the footprint of the widened shared path. The trees planted along the foreshore will be native species that are common to the area.

### 5.1.10 Cumulative Impacts

Given the minor nature of the proposed works, it is unlikely that any significant adverse cumulative impacts would be generated towards users of the foreshore along River Park and adjoining site's.

Any cumulative impacts associated with the works are considered to be minor, temporary and acceptable, subject to the implementation of Mitigation Measures, as provided in **Appendix 11** of the REF.

Some short-term impacts are likely to be generated by the construction works, which will mostly relate to noise and vibration impacts and possible dust exposure. Notwithstanding, the longer-term benefit of the proposed activity is likely to significantly outweigh any short-term impacts.

### 5.1.11 Construction Management

A Preliminary Construction Management Plan (PCMP) has been prepared by City of Parramatta (**Appendix 8**) which sets out the overarching approach to the construction works, management measures to mitigate or minimise environmental impacts and protocols for communicating with relevant authorities and other stakeholders.

## 6 Conclusion

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This REF has been prepared by DFP for the City of Parramatta Council, the proponent and determining authority for the proposed upgrade works to River Park, Ermington.

This REF describes the existing site context and provides details of the proposed works which should be read in conjunction with the relevant design documentation which accompanies the REF.

An assessment of the potential for the proposed works to impact the environment has been undertaken, drawing upon other specialist reports and investigations and together with those reports and investigations, this REF identifies relevant environmental management measures that should be implemented during the carrying out of the works to mitigate or minimise potential impacts to an acceptable level.

This REF concludes that the proposed works can be undertaken as development without consent pursuant to Part 5 of the EP&A Act and pursuant to the provisions of SEPP TI.

Furthermore, it is assessed that, by adopting the Mitigation Measures identified in this assessment, it is unlikely that there would be significant environmental impacts associated with the proposed development and no impacts to threatened species. In this regard, an Environmental Impact Statement (EIS) is not required to be prepared.

# Appendix 16: Mitigation Measures

## 1 Introduction

Part 5 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) provides for certain works to be undertaken as development without consent.

To ensure that the development activity, being the upgrade works to River Park, forming part of the Parramatta Cycleway Upgrades project is carried out in accordance the provisions of Part 5 of the EP&A Act, **Section 2.1** of this document identifies the plans / documents (and any amendments approved under Part 5) which have been relied upon for the purposes of this assessment.

The remainder of this document sets out the mitigation measures that are to be implemented during the carrying out of the works to ensure impacts are avoided, mitigated or minimised to an acceptable level.

## 2 Mitigation Measures

### 2.1 Authorised Documents

The development activity must be implemented generally in accordance with the REF prepared by DFP Planning Pty Ltd dated 28 November 2025 and the documents listed in **Table 1**, which are authorised for the carrying out of works as development without consent.

Table 1 Authorised Documents			
Survey Plan prepared by City of Parramatta			
Drawing Reference	Revision	Name of Plan	Date
-	-	Survey – Royal Shores Ermington	October 2024
Other Supporting Documents			
Document	Prepared By		Date
Landscape Plans	City of Parramatta		-
Civil Plans	City of Parramatta		-
Structural Plans	City of Parramatta		-
Arborist Report	Hugh The Arborist		23 December 2024
Flora and Fauna Assessment Report	East Coast Ecology		26 March 2025
Detailed Site Investigation	Douglas Partners		17 January 2025
Remediation Action Plan	PRM		11 November 2025
Geotechnical Report	Douglas Partners		23 January 2025
Heritage Impact Statement	DFP Planning		28 January 2025
AHIMS Search	Heritage NSW		4 October 2024
Community Engagement Report	City of Parramatta		February 2025

In the event of any inconsistency between the authorised documents and a mitigation measure hereunder, the mitigation measure shall prevail.

### 2.2 Amendment Tracking

Where there are any amendments to the authorised documents, an amendment register must be prepared which identifies the proposed amendment and demonstrates how the amendments will result in development that is substantially the same as the development to which the original REF applied.

# Appendix 16: Mitigation Measures

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## 2.3 Measures to be Implemented Prior to Works Commencing

### 2.3.1 Council Notification

The City of Parramatta (Council) shall be advised in writing of the date it is intended to commence work, including demolition. A minimum period of seven (7) days notification shall be given.

### 2.3.2 Notification to occupiers of adjoining land

Adjoining land owners shall be advised in writing of the date it is intended to commence work, including demolition. A minimum period of seven (7) days notification shall be given.

### 2.3.3 Final Construction Management Plan (CMP)

A Final Construction Management Plan (CMP) shall be prepared prior to commencement of any works and approved by Council. The CMP must also include details for construction traffic and pedestrian management.

### 2.3.4 Utilities and Services

Prior to commencement of any demolition activities, any services near the works site which may be impacted by the works are to be accurately located.

Dial Before You Dig should be contacted prior to the commencement of any works.

Prior to commencement of works, and if required, an application for a compliance certificate is to be made to Sydney Water or other evidence of Sydney Water's non-objection to the commencement of work on the basis of service availability is to be provided.

### 2.3.5 Tree Protection Measures

Tree protection measures are to be installed in accordance with the Tree Protection Specification provided as part of the authorised Arboricultural Impact Assessment prepared by Hugh The Arborist, dated 23 December 2025.

A Tree Protection Plan must be prepared which illustrates TPZ sensitive construction zones and exclusion zones prior to the commencement of works. This is to be submitted to Council's arborist or delegate for approval prior to the commencement of works.

Tree protection fencing and signage must also be implemented to minimise any potential impacts upon retained trees prior to the commencement of works

### 2.3.6 Compliance with the Building Code of Australia and Australian Standards

Any works that are required to be undertaken in accordance with the National Construction Code (NCC) must be designed and constructed in accordance with the relevant provisions of the BCA and any relevant Australian Standards.

### 2.3.7 Works in the Road Reserve

If required, any works within the road reserve should obtain approval under Section 138 of the *Roads Act 1993*. This includes a road opening permit for any temporary construction access.

### 2.3.8 Minimisation of Light Spill

Control measures (e.g. the directional lighting) are to be installed to minimise glare and light spillage into adjoining native vegetation to minimise impacts to fauna species.

## 2.4 Measures to be implemented During Demolition and Construction

### 2.4.1 Site Notice

A site notice must be prominently displayed in a prominent position at the site during construction to inform the public of project details, and must satisfy the following requirements:

1. The site notice(s) must be durable and weatherproof and must be displayed throughout the works period;

## Appendix 16: Mitigation Measures

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2. Include details of the approved hours of work, the name of the builder, Certifier, structural engineer, site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries must be displayed on the site notice(s); and
3. The site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.

### 2.4.2 Complaints Management

A Complaints Register is to be established during construction works. Action taken or proposed to be taken must be documented on the register in response to complaints raised.

### 2.4.3 No Obstruction of Public Way

Building materials, machinery, vehicles, refuse, skip bins or the like must not be stored or placed in the public way (outside of any approved construction works zone). A secure site compound must be provided on site.

### 2.4.4 Implementation of Final CMP

All demolition and construction works are to be undertaken in accordance with the Final CMP.

The CMP must include measures for erosion and sediment control, which are to remain in place for the duration of the demolition and construction works.

Temporary site traffic management measures must also be implemented to provide for pedestrian, cyclist and vehicular safety.

### 2.4.5 Demolition

Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2025 The demolition of structures (Standards Australia, 2025) and endorsed by a suitably qualified person.

### 2.4.6 Work Hours

Unless otherwise agreed by the relevant statutory body, work hours shall be limited to:

- (a) Monday to Friday: 7.00am to 5:00pm;
- (b) Saturday: 8.00am to 5.00pm; and
- (c) Sunday and Public holidays: No work unless prior approval from Council is granted.

### 2.4.7 Unexpected Finds Protocol – Aboriginal Heritage

In the event that unexpected Aboriginal objects, sites or places (or potential Aboriginal objects, site or places) are discovered during construction, all works in the vicinity should cease and the proponent should determine the subsequent course of action in consultation with a heritage professional and/or the relevant State government agency as appropriate.

If surviving A Horizon soils are identified during the construction earthworks, it is recommended that an observer with knowledge of Aboriginal cultural objects (e.g. registered Aboriginal stakeholder) is present.

If human skeletal material less than 100 years old is discovered, the *Coroners Act 2009* requires that all works should cease, and the NSW Police and the NSW Coroner's Office should be contacted. Should the skeletal material prove to be archaeological Aboriginal remains, notification shall be given to Heritage NSW, the Local Aboriginal Land Council and the Commonwealth Minister for the Environment.

### 2.4.8 Unexpected Finds Protocol – Historic Heritage

If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy

## Appendix 16: Mitigation Measures

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may be required before further works can continue in that area. Works may only recommence with the written approval of the NSW Heritage Division.

### 2.4.9 Remediation of Asbestos Impact Soils

Remediation of asbestos impacted soils must be carried out in accordance with the Remediation Action Plan prepared by Progressive Risk Management, dated 11 November 2025.

### 2.4.10 Acid Sulfate Soils

If acid sulfate soils are encountered during demolition and construction works, the preparation of an Acid Sulfate Soils Management Plan (ASSMP) is required for implementation and management of the acid sulfate soils.

### 2.4.11 Tree Removal and Protection

All works must be undertaken consistent with the tree protection requirements set out in the Arboricultural Impact Assessment Report prepared by Hugh The Arborist, dated 23 December 2024.

Any excavation works carried out within Tree Protection Zones (TPZs) are to be undertaken via sensitive construction techniques under the supervision of a Level 5 qualified Arborist.

### 2.4.12 Ecology

Exclusion zones will be set up at the limit of clearing in accordance with Guide 2: Exclusion zones of the Biodiversity Guidelines: Protecting and managing biodiversity on Transport for NSW projects (TfNSW, 2024).

### 2.4.13 Erosion and Sediment Control

Appropriate erosion and sediment control should be erected and maintained at all times during construction in order to avoid the potential of incurring indirect impacts on biodiversity values. Erosion and sediment controls would be established in accordance with an erosion and sedimentation plan to be produced for the proposed works. As a minimum, such measures should comply with the relevant industry guidelines such as 'the Blue Book' (Landcom, 2004).

### 2.4.14 Storage and Stockpiling

Allocate all storage, stockpile, and laydown sites away from any vegetation that is planned to be retained. Storage and stockpiles must be located outside the flood zone to minimise potential migration during significant rainfall events.

Avoid importing any soil from outside the site in order to avoid the potential of incurring indirect impacts on biodiversity values as this can introduce weeds and pathogens to the site. If materials are required to be imported for landscaping works, they are to be sterilised according to industry standards prior to importation to site.

## 2.5 Measures to be implemented – Prior to Occupation

### 2.5.1 Traffic Certification

At the completion of the activity, a suitably qualified traffic engineer must confirm that the works, including works within the road reserve, comply with the relevant Australian Standards and any requirements from the Section 138 *Roads Act* approval.

### 2.5.2 Landscaping Certification

At the completion of the activity, a Landscape Completion Certificate for the proposed landscaping must be issued.

### 2.5.3 Arborist Certification

At the completion of the activity, a Level 5 qualified Arborist is to certify that the tree protection measures were undertaken in accordance with the Tree Protection Plan and the Tree Protection Specifications

## Appendix 16: Mitigation Measures

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### 2.5.4 Lighting

Lighting must be controlled in accordance with *AS 4282-2019, Control of obtrusive effects of outdoor lighting*.

Light spill and artificial sky glow is to be in accordance with the Lighting for Roads and Public Spaces Standard.

### 2.5.5 Remediation Certification

At the completion of the activity, a suitably qualified environmental consultant is to verify that the site has been remediated and validated in accordance with the Remediation Action Plan (RAP) and is fit-for-purpose.