



Review of Environmental Factors

Proposed Upgrades to Somerville Park

673X Blaxland Road, Eastwood

April 2025

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Table of Contents

1	Certification	5
2	Introduction.....	6
2.1	Proposal Identification	6
2.2	Purpose of this Report.....	6
3	Site Analysis & Location	8
3.1	Site Description	8
3.2	Locality	9
3.3	Photographs	10
4	Need and Options Considered.....	12
4.1	Strategic Need for the Proposal.....	12
4.2	Project Objectives.....	12
4.3	Alternatives and Options Considered	12
4.4	Preferred Option & Justification	13
5	Description of the Proposal	14
5.1	Detailed Scope of Works	14
5.2	Construction Activities.....	18
6	Permissibility of Proposed Development	19
6.1	Land Use Zoning	19
6.2	Local Government Act 1993	20
6.3	Crown Land Management Act 2016	23
6.4	Part 5 Permissibility.....	23
7	Planning Framework	26
7.1	Environmental Planning and Assessment Act 1979	26
7.2	Environmental Planning and Assessment Regulation 2021	26
7.3	Environmental Planning Instruments	27
7.4	Aboriginal Land Rights Act 1983 & Native Title Act 1993	28
8	Environmental Approval Requirements.....	30
9	Council, Community and Government Consultation	37
9.1	Legislative Consultation Requirements	37
9.2	Community Consultation	39
10	Environmental Impact Assessment	40
10.1	Current Environment and Potential Environmental Issues.....	40
11	Clause 171 Assessment	53
12	Environmental Mitigation and Management	56
13	Conclusion	56

Table of Contents

List of Figures

Figure 1 – Aerial View of Site (Source: Nearmap, dated 14 July 2024)	8
Figure 2 – Aerial View of Locality (Source: SIX Maps, 2024)	9
Figure 3 – Extract Site Plan (Source: City of Parramatta, 2024)	16
Figure 4 – Extracts from Cut and Fill Plans showing carpark changes (Source: City of Parramatta, 2024) ...	16
Figure 5 – Extract from Proposed Playground / Multi Use Court Furniture Plan (Source: City of Parramatta, 2025)	17
Figure 6 – Extracts from Proposed Cut and Fill Plan (Source: City of Parramatta, 2024)	17
Figure 7 – Extract Land Zoning Map (Source: NSW Planning Portal, 2024)	20
Figure 8 – Extract from Community and Crown Land Plan of Management (Source: City of Parramatta, 2023)	23

List of Tables

Table 1 – Community Land Categorisation Objectives	21
Table 2 – Matters for consideration under sub-section 3 of Section 5.5 of the EP&A Act	26
Table 3 – Applicability of EPIs	27
Table 4 – Environmental Approval Requirements	30
Table 5 – Exceptions to Consultation Requirements	37
Table 6 – Assessment of Environmental Impact	40
Table 7 – Clause 171 Assessment	53

List of Photographs


Photograph 1 – Rear of cricket nets. The proposed circuit path will feature an elevated walkway between the cricket nets and the Terrys Creek corridor (Source: BRS, 2024)	10
Photograph 2 – Land along Terrys Creek steeply slopes down from the open spaces and is partially separated with fencing (Source: BRS, 2024)	10
Photograph 3 – Viewing north-east from sports field. Upward slopes to the north and east form an amphitheatre around the fields (Source: BRS, 2024)	11
Photograph 4 – Viewing north-west towards Pearl Avenue frontage, from east of park (Source: BRS, 2024)	11

Appendices


- Appendix A – Design Plans**
- Appendix B – AHIMS Search**
- Appendix C – Arborist Report**
- Appendix D – Safeguards and Mitigation Measures**
- Appendix E – Tree Management Plan**
- Appendix F – Environmental Assessment**
- Appendix G – Geotechnical Assessment**
- Appendix H – Contamination Assessment**

1 Certification

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

Title:	Review of Environmental Factors Proposed Upgrades to Somerville Park, Eastwood
Author:	William Clark – Town Planner Barker Ryan Stewart
Signed:	
Dated:	03/04/2025

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

Reviewed on behalf of City of Parramatta by:	Troy Holbrook Senior Open Space and Natural Area Planner
Signed:	
Dated:	9 April 2025

Accepted on behalf of City of Parramatta by:	Terry Johnson Group Manager Parks and Open Space
Signed:	
Dated:	24 April 2025

2 Introduction

2.1 Proposal Identification

Barker Ryan Stewart has prepared this Review of Environmental Factors (REF) on behalf of the City of Parramatta. City of Parramatta Council are the owners and managers of land within Somerville Park and associated development footprint at 673X Blaxland Road, Eastwood.

City of Parramatta is upgrading a number of its park and playground assets after successfully receiving funding via the NSW Government's Western Sydney Infrastructure Grants. One of those parks is Eastwood's Somerville Park, to which a number of upgrade works are proposed.

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

- Tree removal (between 3 – 10 trees);
- Proposed multi use court;
- Upgraded playground;
- Improvement of existing riparian area;
- Upgraded maintenance vehicle gate;
- Additional carparking;
- New concrete path connection from Pearl Avenue;
- Proposed concrete circuit path with circuit path lighting;
- Upgraded sportsfield lighting to improve lighting levels (variable lux level between 100-200);
- Sensor lighting and lighting with dimmers for walking circuit;
- Proposed outdoor fitness stations;
- General landscaping and revegetation; and
- Changes to line marking of the rugby field and training field.

Design plans have been prepared for the development and are attached in Appendix A.

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

Construction programming is to be determined by City of Parramatta and its contractors, with construction works expected to commence in March 2025 and are estimated to take between 3 – 6 months.

2.2 Purpose of this Report

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

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

- *Environmental Planning and Assessment (EP&A) Act 1979;*
- *Environmental Planning and Assessment (EP&A) Regulation 2021 - Clause 171;*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021;*
- *State Environmental Planning Policy (Resilience and Hazards) 2021;*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021;*
- *Parramatta Local Environmental Plan 2023;*
- *Roads Act 1993;*
- *Biodiversity Conservation Act 2016;*
- *Protection of the Environment Operations Act 1997;*
- *Environment Protection Biodiversity Conservation Act 1999;*
- *National Parks and Wildlife Act 1974;*

- *Heritage Act 1977;*
- *Waste Avoidance and Resource Recovery Act 2001;*
- *Water Management Act 2000;*
- *Aboriginal Land Rights Act 1983;*
- *Native Title Act 1993;*
- *Crown Land Management Act 2016; and*
- *Disability Discrimination Act 1992.*

The REF assists in fulfilling the requirements of Section 5.5 of the EP&A Act which requires the consent authority, City of Paramatta, to examine and take into account, to the fullest extent possible, all matters affecting or likely to affect the environment by reason of the activity.

3 Site Analysis & Location

3.1 Site Description

The subject site is Somerville Park, located at 673X Blaxland Road, Eastwood. The site is located within the City of Parramatta local government area. The Somerville Park site contains multiple allotments, however the proposed development footprint is wholly contained within the following lots:

- Lot 101 DP1058396
- Lot 102 DP1058396
- Lot 11 DP19943
- Lot 7 DP19943
- Lot 30 DP19943
- Lot 2 DP378759

An aerial view of the site is provided in **Figure 1** below, with these relevant allotments outlined in red. These allotments have a total combined area of approximately 3.84 ha. Lots 7 & 30 DP19943 and partially Lot 102 DP1058396 are Crown land and under Crown Reserve # 84091 for 'Public Recreation'.

The site is a *public reserve* under the Local Government Act 1993. The existing reserve is accessed from Blaxland Road in the west, pedestrian access via Pearl Avenue to the north and Davis Avenue to the east. A carpark is accessible from Blaxland Road, providing vehicle access to an existing on-site childcare centre, amenities building, community space and sporting field. The site adjoins two (2) residences at 675-677 Blaxland Road, which are privately-owned.

The site is largely disturbed, having been developed for recreational and sporting purposes, however the site contains clusters of trees along its boundaries and the peripheries of the sporting fields in addition to landscaping. Terrys Creek traverses and adjoins the south of the site, partially comprising a concrete drainage channel in its west extent and an undeveloped natural watercourse in its north-east. The creek line is heavily vegetated, containing blue gum high forest.

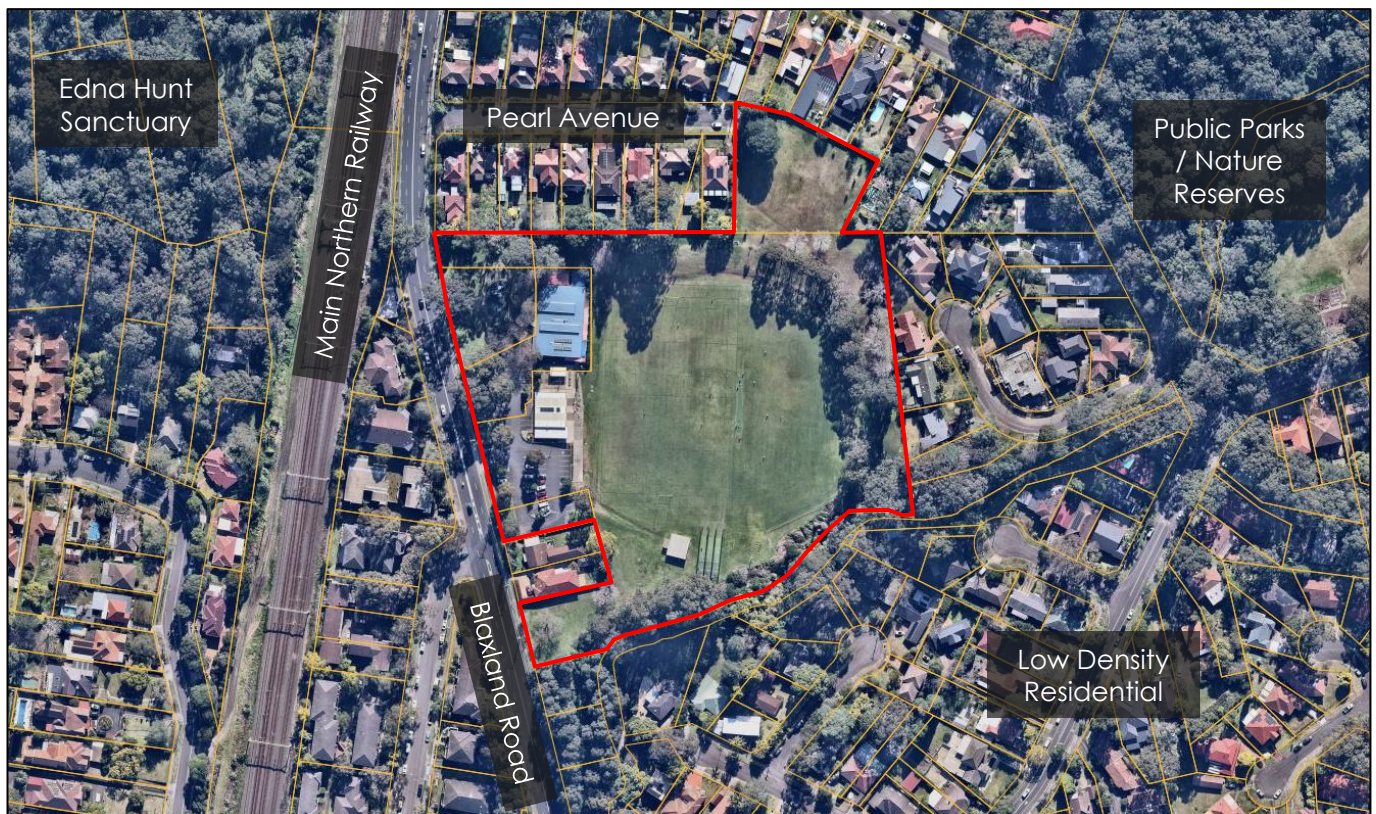


Figure 1 – Aerial View of Site (Source: Nearmap, dated 14 July 2024)

3.2 Locality

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

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

- North: Low density residential development;
- East: Low density residential development, public parks and nature reserves following Terrys Creek to the east;
- South: Terrys Creek immediately south of the site, with low to high density residential development and scattered public parks located to the south of the creek; and
- West: Main Northern Railway, the Edna Hunt Sanctuary nature reserve, and low to high-density residential development.



Figure 2 – Aerial View of Locality (Source: SIX Maps, 2024)

3.3 Photographs

Photographs 1 – 4 below identify the existing Somerville Park site and surrounding development.



Photograph 1 – Rear of cricket nets. The proposed circuit path will feature an elevated walkway between the cricket nets and the Terrys Creek corridor (Source: BRS, 2024)



Photograph 2 – Land along Terrys Creek steeply slopes down from the open spaces and is partially separated with fencing (Source: BRS, 2024)



Photograph 3 – Viewing north-east from sports field. Upward slopes to the north and east form an amphitheatre around the fields (Source: BRS, 2024)



Photograph 4 – Viewing north-west towards Pearl Avenue frontage, from east of park (Source: BRS, 2024)

4 Need and Options Considered

4.1 Strategic Need for the Proposal

The City of Parramatta is carrying out upgrade works to a number of parks and playgrounds within its LGA after successfully receiving funding from the NSW Government Western Sydney Infrastructure Grants. One of these projects is Somerville Park.

Somerville Park is located in Sydney's North-Western suburb of Eastwood. The suburb has established itself as a large suburban centre amongst its neighbouring suburbs of North Ryde, Epping and Carlingford, with a population of around 18,000 people spread across 5.2 square kilometres. The commercial hub of Eastwood is located centrally around Eastwood Train Station, approximately 1km south of Somerville Park.

Somerville Park is well used by sporting teams, however, is also popular amongst local residents, with a number of properties backing onto the park and valuable pedestrian connections and shortcuts existing across the park to its surrounding streets. The locality is experiencing increasing recreational demand resulting from the introduction of higher density residential development in the surrounding area.

4.2 Project Objectives

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

Design objectives were safety / security focussed with sightlines to be maintained throughout the park and mitigating potential environmental impacts of the development, which will border an ecologically sensitive creek corridor.

4.3 Alternatives and Options Considered

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

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

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

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

An amendment was made to design plans in March 2025, removing lighting to the north and west of the early learning centre from the proposed design. This design was confirmed by City of Parramatta to be a preferred design option which would maintain amenity for neighbouring residences through reduced light spill from the park into privately-owned spaces. The amendment would not result in additional impacts to the design it superseded.

4.4 Preferred Option & Justification

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

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

Additionally, the proposed scope of works (including all potential ecological impacts) has been assessed by suitably qualified ecological consultants and confirmed as unlikely to result in any significant adverse impacts to any threatened flora, fauna, or habitat.

5 Description of the Proposal

5.1 Detailed Scope of Works

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

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

Demolition / Site Preparation

Site preparation will include the removal of existing elements including play equipment, fencing, soft fall, lighting fixtures, turf, landscaping, railings, signage, kerb and gutter, pipes and pavement where indicated on development plans (Appendix A).

Some existing seating, bins and maintenance gate will be salvaged for reuse on-site, however associated concrete pads will be removed.

Three (3) trees are proposed for removal: Trees 12, 19 and 26 in the tree plan (see Appendix A). The 6m long tree trunk of Tree 12 is proposed to be salvaged for landscaping purposes. Roots, stumps and leaves will be mulched and removed from site.

The removal of seven (7) other trees (Trees 2, 10, 11, 30, 34, 36 and 68) will be subject to further investigation and advice from the arborist during construction given the works will encroach into these trees' tree protection zone (TPZ) or structural root zone (SRZ), as detailed in the Tree Management Plan (Appendix E).

Bulk Earthworks

Earthworks including cut and fill are proposed as per the civil engineering plans in Appendix A.

Cut and fill is proposed along the extent of the walking circuit to provide foundations for new footpaths, paved fitness equipment stations along the circuit, access ramps, the new playground area, carpark alterations/extensions (see details below), and adjacent landscaping. The total cut volume is 548m³ and the total fill volume is 31m³ (net = 517m³). Section plans and grades are provided in Appendix A.

Hardworks

Hardworks include construction of concrete pathing, kerb ramps, kerb and gutter, brick walls and the elevated walkway adjacent to Terrys Creek. See Appendix A for details.

Carparking

The section of the carpark adjacent to the amenities building will be partially demolished alongside the removal of Trees 19 and 26 (see Appendix A). This will facilitate the construction of the climbing tower and a replacement section of the carpark.

The existing asphalt road pavement will be sawcut, demolished and removed to required depths. In the retained parking area, this area will then be re-sheeted with asphalt concrete and pavement.

The southern end of the carpark will be expanded westward via cut and fill, providing eight (8) new additional spaces. This will be sheeted with asphalt concrete and pavement.

The total number of on-site car parking spaces will be increased by one (1) space in total. The upgraded carpark will provide two (2) shared spaces and three (3) accessible spaces adjacent to the new playground and existing buildings in the north. The new carpark layout and line marking is observable in **Figure 4** and **Figure 5** below.

Fencing, Furniture and Fixtures

The proposal will install new lighting fixtures (see lighting plans in Appendix A), fitness and playground equipment, signage, fencing, furniture, bike racks, wheel stops, and tactile indicators for pathing. Salvaged elements such as seating and bins will also be re-installed on-site.

Overhead lighting will be provided along most of the extent of the walking circuit, except north and west of the early learning centre building (posts will be variable height of 5m or 7m tall).

Flood lights will be provided illuminating the sports fields (variable mounted height of 27.6m or 28.3m, as detailed in Appendix A). A mitigation measure (no. 6) has been included in Appendix D to enforce that the works comply with relevant Australian Standards for outdoor lighting.

Softworks / Planting

A mix of native shrubs, groundcovers, grasses, feature shrubs, new trees and turf are proposed as part of the landscaping design (see Appendix A). Raingarden planting is proposed adjacent to fitness and sporting areas for stormwater bio-retention where specified.

Site Restoration Works

Revegetation and environmental restoration works are to be undertaken along the southern extent of the site adjacent to the Terrys Creek riparian corridor. These restoration works in proximity to the sensitive Blue Gum High Forest habitat will be designed by City of Parramatta's Natural Areas team.

The availability of public toilets will remain as per current existing operations.

Refer to **Figures 3 – 6** below for extracts from the proposed landscape design plans.

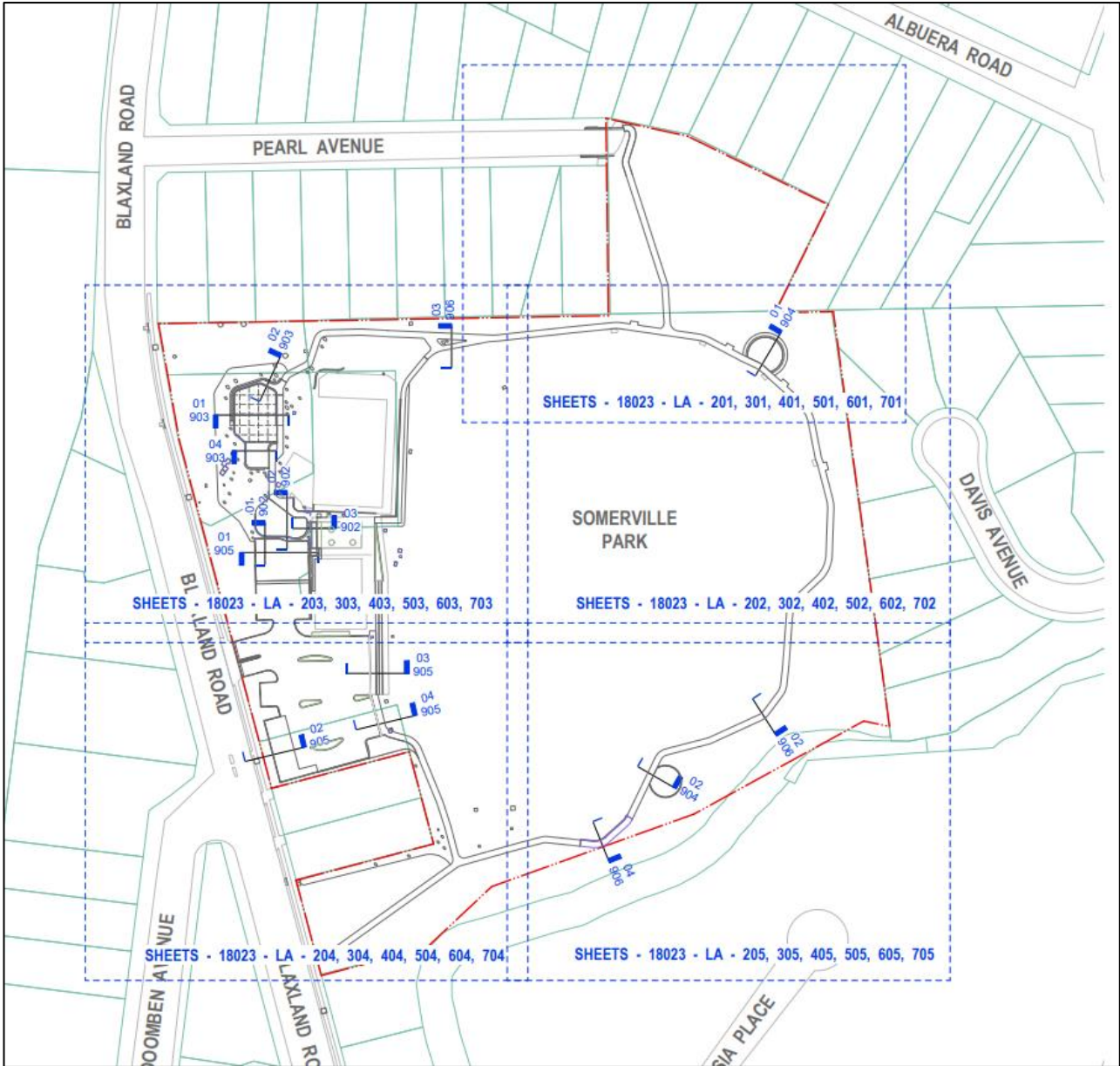


Figure 3 – Extract Site Plan (Source: City of Parramatta, 2024)



Figure 4 – Extracts from Cut and Fill Plans showing carpark changes (Source: City of Parramatta, 2024)

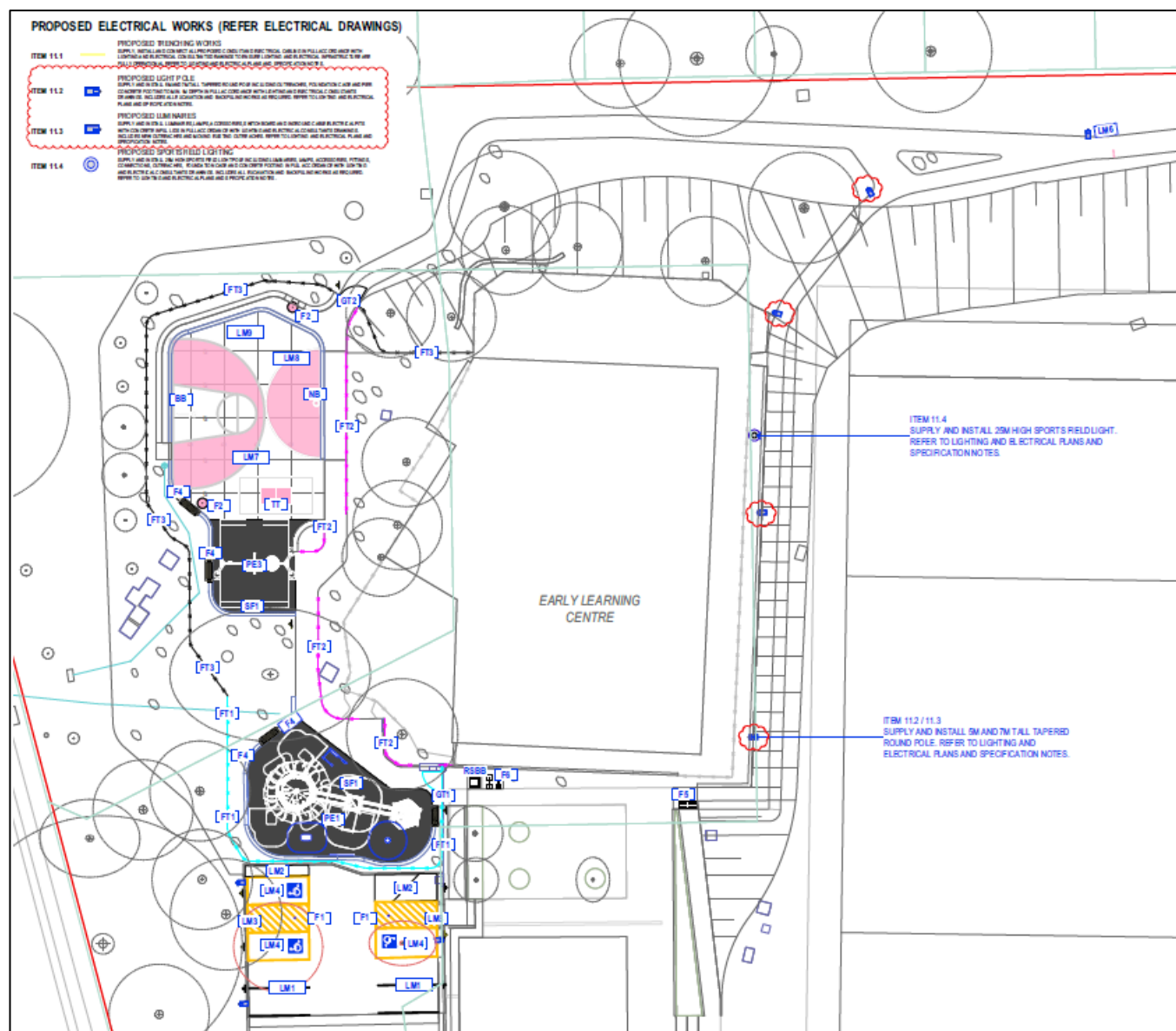


Figure 5 – Extract from Proposed Playground / Multi Use Court Furniture Plan (Source: City of Parramatta, 2025)



Figure 6 – Extracts from Proposed Cut and Fill Plan (Source: City of Parramatta, 2024)

5.2 Construction Activities

The proposed works are anticipated to commence in early 2025 subject to Council and contractor program confirmation.

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

The proposal will involve the following construction activities:

- Establishment of compound areas for construction equipment and materials ;
- Fencing and controlled access;
- Safety and wayfinding / directional signage during construction;
- Tree removal;
- Construction works; and
- Landscaping/ revegetation

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

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

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

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

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

- Electricity;
- Telecommunications;
- Water and sewerage; and
- Stormwater.

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

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

6 Permissibility of Proposed Development

6.1 Land Use Zoning

The development footprint is zoned RE1 Public Recreation and partially W1 Natural Waterways in accordance with the Parramatta Local Environmental Plan (LEP) 2023, as shown in **Figure 7** below. The RE1 zone objectives are as follows:

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

The W1 zone objectives are:

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

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

Limited boardwalk and revegetation works within areas zoned W1 will maintain the ecological, scenic and scientific values of those subject spaces and the adjoining Terrys Creek waterway through sensitive design and siting choices made in conjunction with specialist ecological studies and assessments.

Development for recreation areas is permitted with consent in the RE1 zone and prohibited in the W1 zone under the LEP. It is noted that *environmental protection works* and *environmental facilities*, encompassing the limited works proposed within the W1 zoned land, are however permissible forms of development in the W1 zone. The LEP Standard Instrument defines those development types as follows –

environmental facility means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.

environmental protection works means works associated with the rehabilitation of land towards its natural state or any work to protect land from environmental degradation, and includes bush regeneration works, wetland protection works, erosion protection works, dune restoration works and the like, but does not include coastal protection works.

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

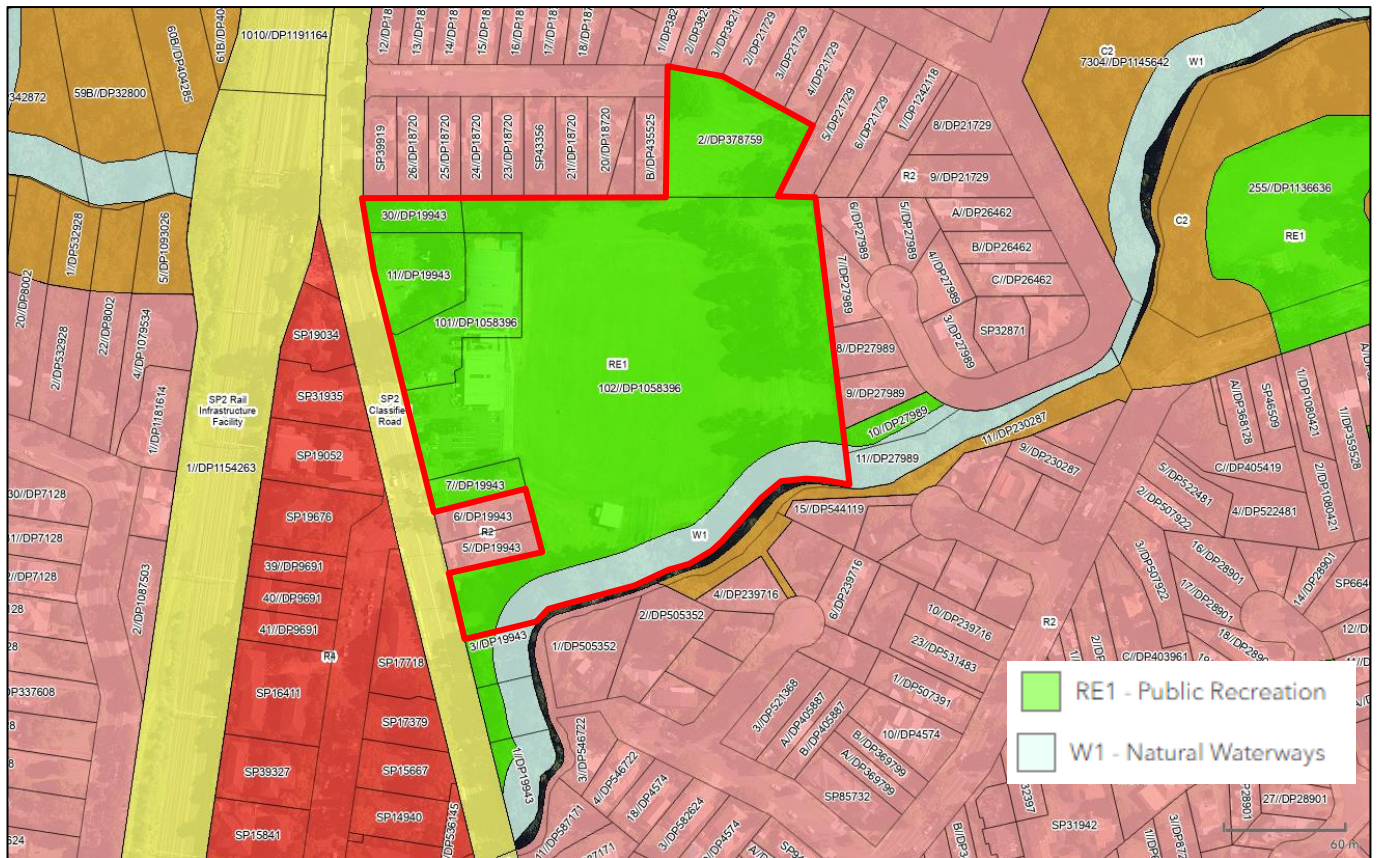


Figure 7 – Extract Land Zoning Map (Source: NSW Planning Portal, 2024)

6.2 Local Government Act 1993

Somerville Park is classified as Community Land and Crown Land (with Council as Crown Land manager) and must be managed in accordance with the relevant plan of management and the Local Government Act 1993.

The subject site is variably identified as a 'Park', 'Sportsground' and 'Watercourse' in the City of Parramatta 'Community and Crown Land Plan of Management' (adopted 4 December 2023). These various areas are identified in **Figure 8** below which includes an extract from the plan of management.

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

Table 1 – Community Land Categorisation Objectives

Objectives	Comment
36F Core objectives for management of community land categorised as a sportsground	
The core objectives for management of community land categorised as a sportsground are—	-
(a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and	The proposal incorporates upgrades to the existing sports fields as well as providing informal recreational exercise stations and facilities throughout the 'sportsground' portions of the site. The proposal is consistent with this objective.
(b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.	The site will continue to be managed by City of Parramatta in accordance with the plan of management.
36G Core objectives for management of community land categorised as a park	
The core objectives for management of community land categorised as a park are—	-
(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and	The proposal includes significant upgrades to the 'park' categorised portions of the site. These include a variety of functional, welcoming spaces and purpose-built facilities that will be adaptable for various activities by the public. This is consistent with the objective.
(b) to provide for passive recreational activities or pastimes and for the casual playing of games, and	Upgrades to 'park' categorised portions of the site include a number of informal and adaptable facilities and spaces, such as a multi-use sport/games court, table tennis table, climbing wall, walking paths, and climbing towers and slides. These upgrades are consistent with the objective.
(c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.	As above, the site will continue to be managed by City of Parramatta in accordance with the plan of management.
36M Core objectives for management of community land categorised as a watercourse	
The core objectives for management of community land categorised as a watercourse are—	-
(a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and	<p>Applicable land will be appropriately managed to protect the biodiversity and ecological values of the ecological corridor.</p> <p>The proposed works include civil works, earthworks and revegetation of the adjacent embankment that will assist with controlling stormwater runoff and bank stability and ameliorating the riparian environment.</p> <p>The Environmental Assessment attached as Appendix F confirmed that no threatened flora or</p>

Objectives	Comment
	fauna species were identified within the study area and the proposed works are not likely to cause a significant impact to threatened entities.
<i>(b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and</i>	Applicable land will be appropriately managed to protect the riparian corridor. A Geotechnical Assessment was undertaken and is attached as Appendix G. There did not appear to be any evidence of recent significant slope instability in the area of the works footprint south of the cricket nets. Future slope movement will be mitigated through a flexible elevated walkway and replanting on eroded areas of the embankment.
<i>(c) to restore degraded watercourses, and</i>	The proposal incorporates creek stabilisation and riparian planting works on the fill embankment that will assist in restoration of the riparian environment along Terrys Creek.
<i>(d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.</i>	The proposed works will include a minor encroachment into the 'watercourse' land – the new pathway circuit will include an elevated walkway which will extend behind the cricket nets. The proposal has been designed to provide for appreciation and access to the 'watercourse' land whilst facilitating its remediation. As above, the proposal will not adversely impact any threatened ecological communities.

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

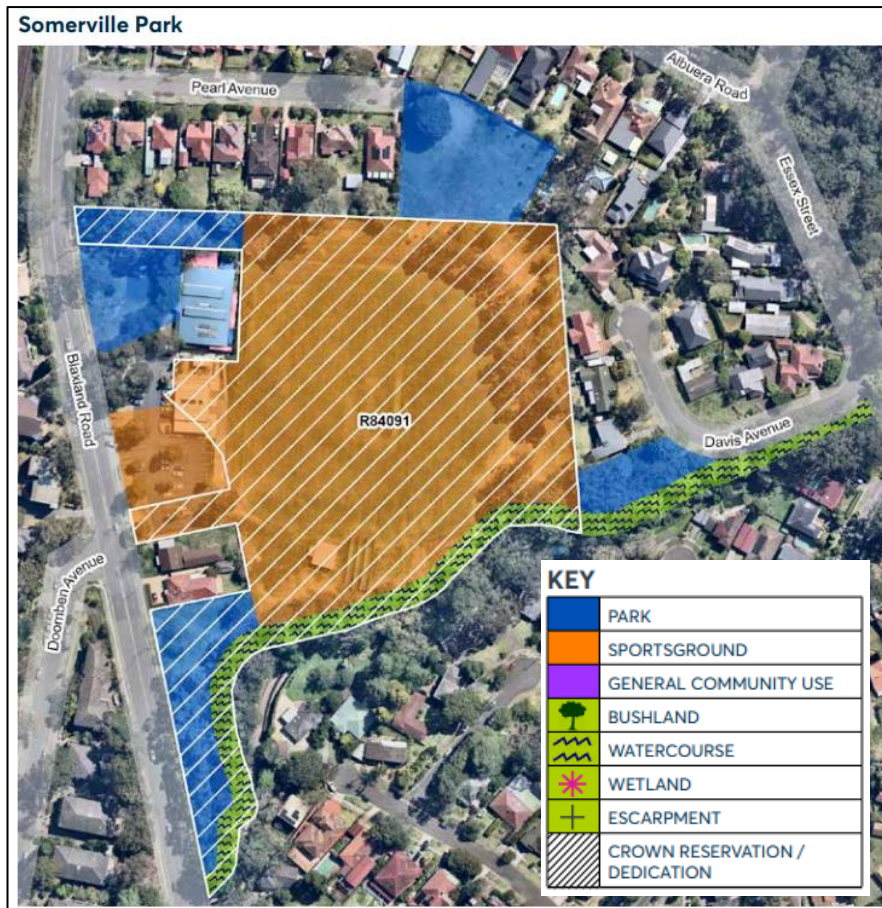


Figure 8 – Extract from Community and Crown Land Plan of Management (Source: City of Parramatta, 2023)

6.3 Crown Land Management Act 2016

The Crown Land Management Act 2016 empowers Council to manage Crown land for which it is manager as if it were public land under the Local Government Act, consistent with the plan of management and the Crown Land dedication/reservation purpose (see Division 3.4 of the Crown Land Management Act 2016). As discussed in Section 3 of this REF, the reservation purpose of Crown Reserve # 84091 is for 'Public Recreation'. The proposal is consistent with that purpose, as discussed in Section 6.2 of this REF above.

6.4 Part 5 Permissibility

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

recreation area means a place used for outdoor recreation that is normally open to the public, and includes—

- (a) a children's playground, or
 - (b) an area used for community sporting activities, or
 - (c) a public park, reserve or garden or the like,
- and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

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

2.73 Development permitted without consent

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

(a) development for any of the following purposes—

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

(b) environmental management works,

(c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).

Note—

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

Mitigation measures (no. 6) confirms the proposed lighting must be in accordance with the Lighting for Roads and Public Spaces Standard pursuant to subclause 2.73(3)(a)(iv) and light spill and sky glow will be minimised. As discussed in Section 4.3 of this REF, the lighting design was amended to reduce light spill on neighbouring residences, which was the preferred option of City of Parramatta.

With regard to the prohibition of recreation area development in the W1 zone, the T&I SEPP prevails to the extent of this inconsistency, per subclauses 2.7(1) and 2.7(2) of that SEPP, given that the provisions of Clause 2.73 are not subject to any zone requirements.

2.7 Relationship to other environmental planning instruments

Note—

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

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

Note—

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

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

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

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

environmental management works means—

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

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

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

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

7 Planning Framework

7.1 Environmental Planning and Assessment Act 1979

Section 5.5 of the Act details the duty of determining authorities to consider environmental impacts of a proposed development. For the purpose of attaining the objects of the EP&A Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of the Act or the provisions of any other Act or of any instrument made under the EP&A Act or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.

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

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

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

7.2 Environmental Planning and Assessment Regulation 2021

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

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

(r) other relevant environmental factors.

Refer to Section 11 for detailed assessment against these factors.

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

7.3 Environmental Planning Instruments

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

Table 3 – Applicability of EPIs

EPI	Applicability	Response
SEPP (Biodiversity and Conservation) 2021 Chapter 2 Vegetation in non-rural areas	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The removal of any non-threatened trees or vegetation can be achieved as development without consent in accordance with the provisions of Clause 2.3(3) of State Environmental Planning Policy (Transport and Infrastructure) 2021 and a permit is not required.
SEPP (Biodiversity and Conservation) 2021 Chapter 3 Koala Habitat Protection 2020	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Not applicable – chapter only applies to land zoned RU1, RU2 and RU3 (or equivalent) and City of Parramatta is not identified in Schedule 2.
SEPP (Biodiversity and Conservation) 2021 Chapter 4 Koala Habitat Protection 2021	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Not applicable – City of Parramatta is not identified in Schedule 2.
SEPP (Biodiversity and Conservation) 2021 Chapter 6 Water Catchments	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>The Somerville Park site is wholly located within the Sydney Harbour Catchment to which Chapter 6 applies.</p> <p>The works are proposed under Part 5 and Chapter 6 is not applicable in this instance.</p> <p>Notwithstanding, the proposal will be unlikely to result in any significant adverse ecological impacts, per the Environmental Assessment in Appendix F.</p> <p>The Geotechnical Assessment (Appendix G) confirmed that the proposal will not be likely to generate any bank instability. Conversely, proposed restoration works will assist in mitigating erosion.</p>

EPI	Applicability	Response
SEPP (Resilience and Hazards) 2021 Chapter 2 Coastal Management	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Not applicable – The site is not located within the coastal zone. No further assessment of this chapter is required.
SEPP (Resilience and Hazards) 2021 Chapter 4 Remediation of Land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>A Contamination Assessment (Appendix H) was prepared for the purposes of this proposal, which found asbestos containing material fragments on the south-east embankment. Asbestos contamination will be captured by Council's unexpected finds protocol – a mitigation measure (no. 18) is included in Appendix D to enforce this.</p> <p>No other existing sources of contamination have been identified within the site at levels considered to be of environmental concern.</p> <p>A search of contamination databases have not otherwise revealed any known contamination within the site or development footprint. The use of the land as a public park and reserve will remain as at present, and the site is considered to be suitable for that continued use and the works proposed.</p>

7.4 Aboriginal Land Rights Act 1983 & Native Title Act 1993

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

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

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

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

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

Pursuant to the Aboriginal Land Rights Act 1983 ('ALR Act'), Crown land that is not being lawfully used or occupied, not needed for an essential public purpose, or not impacted by Native Title claim under the Native Title Act is potentially 'claimable land'. The ALR Act empowers Aboriginal Land Councils to lodge claims over Crown land creating an inchoate (unformed) interest. Any activities on Crown land should not significantly impact the current physical condition of the land or prevent it being transferred should a claim be successful.

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

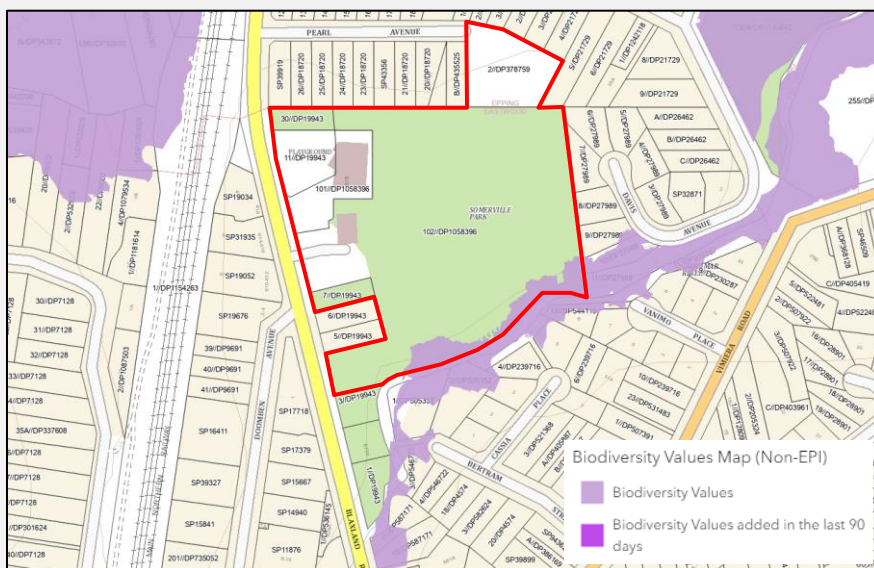
Mitigation measures in Appendix D include enforcing the adoption of an unexpected finds procedure as part of the CEMP for unrecorded / undiscovered Aboriginal objects or artefacts during the works.

8 Environmental Approval Requirements

Table 4 identifies environmental approval requirements associated with the proposed development including relationship to other State and Federal legislation.

Table 4 – Environmental Approval Requirements

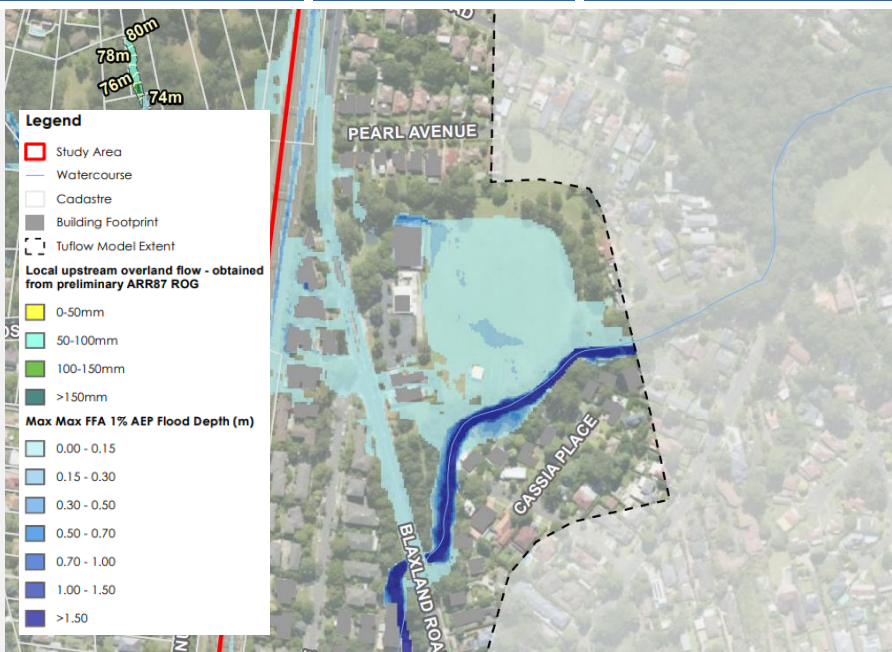

No	Assessment		Action	Relevant Act	Potential approval authority
3.1	Would the proposal significantly affect an area of National Environmental Significance (e.g. RAMSAR wetlands, nationally listed threatened species, migratory birds, World Heritage Area, Commonwealth Land)?	Yes <input type="checkbox"/>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

No	Assessment	Action	Relevant Act	Potential approval authority
		The works are sited in proximity to Terrys Creek which is located to the south of the development footprint. Notwithstanding, City of Parramatta is a public authority and the works are exempt from requiring controlled activity approval from NRAR under Clause 41 of the <i>Water Management (General) Regulation 2018</i> . Appropriate erosion and sediment control measures will need to be implemented in accordance with the mitigation measures in Appendix D to ensure the nearby watercourse is protected.		
3.5	Would the proposal potentially affect threatened flora or fauna or a critical habitat?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Obtain advice from Ecological consultant. Additional approval may be required.	Biodiversity Conservation Act 2016 NSW Office of Environment and Heritage
Comment: The site contains mapped NSW Biodiversity Values in its south along Terrys Creek. This area also contains a vegetation community, Blue Gum High Forest (PCT 3136). The Environmental Assessment (Appendix F) confirmed that the proposal would not be likely to cause a significant impact to any threatened flora or fauna species. Refer to Appendix F for further details.				
 <p>Biodiversity Values Map (Non-EPI)</p> <ul style="list-style-type: none">Biodiversity ValuesBiodiversity Values added in the last 90 days				
(Source: NSW Planning Portal, 2024)				
3.6	Would the proposal require large quantities of dangerous pesticides to be used?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Contact an NSW OEH for clarification of usage criteria. Additional approval may be required.	Pesticides Act 1999 NSW Office of Environment and Heritage
Comment: The proposed development will not require the use of pesticides.				

No	Assessment		Action	Relevant Act	Potential approval authority
3.7	Would the proposal potentially affect Natural heritage, Indigenous Heritage, archaeology or Native Title?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engage a heritage consultant to provide advice if required. Additional approval may be required.	<i>National Parks and Wildlife Act 1974</i>	NSW Office of Environment and Heritage
			<p>Comment:</p> <p>A search of the Aboriginal Heritage Information Management System (AHIMS) database was undertaken on 15/08/2024 which confirmed that no Aboriginal sites have been registered within 200m of the footprint (refer to Appendix B). The proposal footprint is disturbed land owing to past development activity.</p> <p>The Native Title Act is applicable. City of Parramatta have confirmed that there are no current registered land claims relating to the site.</p> <p>Notwithstanding the above, a chance find procedure must be implemented in the event that unregistered artefacts are identified during construction. Mitigation measures are included in Appendix D in this regard to enforce an unexpected finds protocol as part of the CEMP.</p>		
3.8	Would the proposal potentially affect State Heritage or Archaeology site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engage a relevant consultant to provide advice if required. Additional approval may be required.	<i>NSW Heritage Act 1977</i>	NSW Office of Environment and Heritage
			<p>Comment:</p> <p>Relevant heritage searches have been undertaken and the development footprint and its surroundings are not State heritage listed.</p> <ul style="list-style-type: none"> • NSW State Heritage Inventory – 15/08/2024 		
3.9	Would the proposal result in permanent obstructions to water tidal patterns or flows?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engage a relevant consultant to provide advice if required. Additional approval may be required.	<i>Fisheries Management Act 1994</i>	NSW Department of Primary Industries
			<p>Comment:</p> <p>The proposal will not obstruct tidal watercourses and further assessment is not required.</p>		
3.10	Would the proposal result in unearthing of contaminated land or ground water?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engage a relevant consultant to provide advice if required. Additional approval may be required.	<i>Contaminated Lands Management Act 1997</i> <i>State Environmental Planning Policy 55 (Remediation of Land)</i>	NSW Office of Environment and Heritage
			<p>Comment:</p>		

No	Assessment	Action	Relevant Act	Potential approval authority
		<p>A search of contamination databases did not reveal any known contaminated sites within the site or development footprint. The following database searches were conducted:</p> <ul style="list-style-type: none"> EPA contaminated land record of notices: 15/08/2024 – no nearby sites; EPA list of notified sites: 15/08/24 - no nearby sites. <p>Beyond asbestos containing material fragments detected within the Contamination Assessment (Appendix H) which will be captured under Council's unexpected finds protocol (refer to mitigation measure 18), no other forms of contamination were identified at levels considered to be of environmental concern,</p> <p>There are potential opportunities for construction contractors to encounter unregistered contaminants and a chance find procedure is to be implemented during the construction life cycle.</p>		
3.11	Would the proposal result in significant air, noise or waste pollution?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engage a relevant consultant to provide advice if required. Additional approval may be required.	<i>Protection of the Environment Operations Act 1997</i>
		<p>NSW Office of Environment and Heritage</p>		
		<p>Comment: An environmental protection licence is not required.</p> <p>Air Quality</p> <p>The existing air quality is considered to be characteristic of an urban environment and the proposed works are unlikely to generate any unacceptable impact to surrounding receivers. Construction impacts to air quality are likely to be negligible given construction activities and land disturbance will be confined to the construction period and standard management measures will be implemented to mitigate any unacceptable impacts.</p> <p>Acoustic Impacts</p> <p>The existing background noise has not been quantified however it is expected to be representative of an urban environment with moderate background noise levels generated by the local road network and the rail line.</p> <p>The development of the site will not change the established use of the Park and it is expected that acoustic noise levels are unlikely to significantly increase. Traffic is not expected to increase significantly given the upgrades contain many features which are designed for youth. Given the age specific landscape design it is considered that pick up drop off vehicle movements may increase, however the acoustic impacts associated with these additional vehicle movements are not considered to be significant or unacceptable in the context of the surrounding road and rail network.</p> <p>The locations of the upgrades have been considered in relation to the development surrounding and any acoustic impacts associated with the use of the site, in particular the table tennis table, play equipment and sports courts are not considered to be significant noise generating activities that would require the implementation of formal acoustic mitigation measures. The new equipment is to be</p>		

No	Assessment	Action	Relevant Act	Potential approval authority
		<p>located approximately 30m from the nearest residential development (a dwelling house at 2 Pearl Avenue, Epping). This buffer between new equipment and residential developments to the north also benefits from boundary fencing and internal and perimeter site vegetation which will assist in mitigating acoustics and the maintenance of acoustic amenity.</p> <p>Acoustic impacts during construction will need to be monitored and managed in accordance with City of Parramatta and EPA guidelines.</p> <p>Waste</p> <p>Waste streams will increase during construction and will need to be dealt with through implementation of a Waste Management Plan for construction prepared by the construction contractor. A mitigation measure is included in Appendix D to ensure this.</p>		
3.12	Is the proposal located on flood prone land?	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>The site is mapped as being affected by the probable maximum flood (PMF) and 1-in-100 year flood levels as shown in map extracts below. Flooding has therefore been considered.</p> <p>The site will continue to function as a recreational area that is compatible with the flood risk given flood free egress is available to the north via Pearl Avenue.</p> <p>There are no structures proposed that could be mistaken for a place of refuge in a flood event therefore it can be made readily apparent through the installation of signage that early egress from the site should be undertaken in an impending flood event.</p> <p>With respect to flood behaviour off the site the development has been proposed to largely retain levels as existing. Accordingly, it is not considered that the proposed works will adversely impact flood behaviour in a way that will detrimentally increase the potential flood affectation of other development or properties.</p> <p>The design and scale of the development is appropriate for the level of flood affectation present and the materials will be flood compatible where required to limit the impact of a flood event on the longevity of the park upgrades.</p>		

No	Assessment	Action	Relevant Act	Potential approval authority
		 <p>Legend</p> <ul style="list-style-type: none"> Study Area Watercourse Cadastral Building Footprint Tuflow Model Extent Local upstream overland flow - obtained from preliminary ARR87 ROG 0-50mm 50-100mm 100-150mm >150mm Max Max FFA 1% AEP Flood Depth (m) 0.00 - 0.15 0.15 - 0.30 0.30 - 0.50 0.50 - 0.70 0.70 - 1.00 1.00 - 1.50 >1.50 <p>(1% AEP / 1-in-100 Year Flood Mapping [Source: Stantec, 2023])</p>  <p>Legend</p> <ul style="list-style-type: none"> Study Area 1m Flood Height Contour (mAHD) Watercourse Cadastral Building Footprint Tuflow Model Extent Max Max PMF Flood Depth (m) 0.00 - 0.15 0.15 - 0.30 0.30 - 0.50 0.50 - 0.70 0.70 - 1.00 1.00 - 1.50 >1.50 <p>(PMF Flood Mapping [Source: Stantec, 2023])</p>		
3.13	Would the proposal result in road closures, blocking of pathways etc.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Contact Local Council and obtain relevant approvals and/or Work Permits. Comment: It is understood the works will not require any obstruction of a road or public pathway. Should works require the closure of the local road network to facilitate construction activities, contractors will need to obtain a Road Occupancy Licence from Council under the Roads Act 1993.	Local Government Act 1993 Roads Act 1993 Local Council

No	Assessment		Action	Relevant Act	Potential approval authority
3.14	Would the proposal be undertaken on any land not owned by City of Parramatta?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Obtain landowners consent	Common law	Landowner
			Comment: Parts of the subject site (Lots 7 & 30 DP19943 and partially Lot 102 DP1058396) are Crown Land and/or within a Crown Reserve # 84091. As discussed in Section 6.2 of this REF above, Council as the Crown Land manager is empowered by the Crown Land Management Act 2016 to manage that land for the Crown purpose of 'Public Recreation' as if it were public land under the Local Government Act 1993 consistent with City of Parramatta's Community and Crown Land Plan of Management. The works are otherwise wholly proposed within land which is owned and managed by City of Parramatta Council.		

9 Council, Community and Government Consultation

9.1 Legislative Consultation Requirements

Consultation requirements identified in Chapter 2 of the T&I SEPP are discussed in **Table 5** below.

Table 5 – Exceptions to Consultation Requirements

Clause	Issue	Response / Comment
2.10	Consultation with councils— development with impacts on council-related infrastructure or services	The works are being undertaken by City of Parramatta and Clause 2.17 provides that consultation exemptions are applicable for a Council or public authority that is carrying out the development or on whose behalf it is being carried out. Notwithstanding, the proposal is not likely to generate any adverse impacts that are required to be considered under this clause.
2.11	Consultation with councils— development with impacts on local heritage	The works are being undertaken by City of Parramatta and Clause 2.17 provides that consultation exemptions are applicable for a Council or public authority that is carrying out the development or on whose behalf it is being carried out. Notwithstanding, the works footprint is not heritage listed and further assessment would not be required.
2.12	Consultation with councils— development with impacts on flood liable land	The works are being undertaken by City of Parramatta and Clause 2.17 provides that consultation exemptions are applicable for a Council or public authority that is carrying out the development or on whose behalf it is being carried out. Although the development is being undertaken within partially mapped flood prone land, the proposal will not significantly increase hard stand space on-site and will not change flood patterns internal or external to the site beyond a minor extent. Further notification actions or assessment is not deemed necessary.
2.13	Consultation with State Emergency Service— development with impacts on flood liable land	Although the works are being undertaken partially within flood prone land, the development is proposed in accordance with Division 12 which is not identified as a 'relevant provision' requiring consultation with NSW SES.
2.14	Consultation with councils— development with impacts on certain land within the coastal zone	The works are being undertaken by City of Parramatta and Clause 2.17 provides that consultation exemptions are applicable for a Council or public authority that is carrying out the development or on whose behalf it is being carried out. Notwithstanding, the works are not being undertaken in the coastal zone and further assessment is not required under this clause.
2.15	Consultation with authorities other than councils	See below.
	(a) development adjacent to land reserved under the National Parks	N/A – The works are not proposed within or adjacent to a National Park.

Clause	Issue	Response / Comment
	and Wildlife Act 1974 or to land acquired under Part 11 of that Act—the Office of Environment and Heritage	
	(b) development on land in Zone C1 National Parks and Nature Reserves or in a land use zone that is equivalent to that zone, other than land reserved under the National Parks and Wildlife Act 1974 —the Office of Environment and Heritage	N/A – The works are located within the RE1 (and partially W1) zones and consultation with OEH is not required.
	(c) development comprising a fixed or floating structure in or over navigable waters—Transport for NSW	N/A – works do not comprised a fixed or floating structure over navigable waters.
	(d) development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map—the Director of the Observatory,	N/A – the site is not located within the Dark Sky Region.
	(e) development on defence communications facility buffer land within the meaning of clause 5.15 of the Standard Instrument—the Secretary of the Commonwealth Department of Defence	N/A – works not proposed within a defense communications facility buffer.
	(f) development on land in a mine	N/A - works are not located within a mine subsidence district.

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

9.2 Community Consultation

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

Design responses to consultation are detailed in the landscape design plan set in Appendix A.

Variety in the playground equipment provided catering to a diversity of demographics (e.g. toddlers, younger and older children) was of importance to respondents.

The equipment chosen caters to a wide demographic consistent with broad age range of site users within Somerville Park. The tower structure has rope and wall climbing elements, two slides and plenty of other play elements integrated into the design as well as standalone junior play elements.

More shade and tree planting were requested by respondents. Shade has been highly considered throughout Somerville Park's playground upgrade, the main element of the playground tower is partially enclosed, providing protection from the harsh sun. Trees will also be planted as part of the works, providing shading amenity.

Respondents requested connections to surrounding streets and walking tracks. Consequently, the works see the delivery of a fully enclosed circuit track around the park and an improved connection between Pearl Avenue and Somerville Park.

With regard to concerns on the location of the playground and its fencing, the proposed upgraded playground remains in a similar location with amendments made to maximise space and safety. The play area will be bordered to create an enclosed playspace and reduce risk.

10 Environmental Impact Assessment

10.1 Current Environment and Potential Environmental Issues

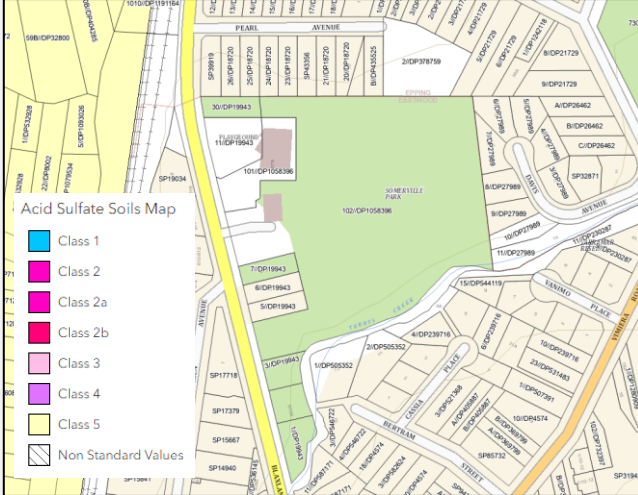
Table 6 includes an assessment of existing and potential environmental issues associated with the site and proposed development.

Table 6 – Assessment of Environmental Impact

Potential environmental issues	Yes	No	Details/ Comment
Natural Environment			
Is vegetation going to be impacted from the works (i.e. clearing of trees and shrubs)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Three (3) trees are proposed for removal, with seven (7) additional trees to be subject to further investigation during the construction period. This tree removal is unlikely to present any significant adverse impacts to threatened species or their habitat as per the Environmental Assessment in Appendix F.</p> <p>Refer to the development plans in Appendix A, and the Arborists' Report and Tree Management Plan in Appendix C and Appendix E respectively for further details on tree removal locations.</p> <p>Revegetation will be designed by City of Parramatta's Natural Areas team. An associated mitigation measure (no. 62) is included in Appendix D.</p>
Is the proposal likely to require removal of any mature or significant trees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	As above.
Is the proposal likely to disturb natural waterways or aquatic habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The site is located to the north of Terrys Creek however an appropriate buffer will be provided between the works footprint and the watercourse.</p> <p>Stormwater runoff will be managed as per the civil engineering plans in Appendix A.</p> <p>The proposal will not significantly adversely impact aquatic ecology, and proposed environmental restoration works will assist in an upgrade of the riparian corridor's condition.</p> <p>The Geotechnical Assessment (Appendix G) confirmed that the works were unlikely to significantly adversely impact the stability of the embankment.</p> <p>Mitigation measures will be implemented during the construction works to ensure that natural waterways and their aquatic habitat will not be disturbed. Refer to Appendix D.</p>
Are there known (mapped) threatened species, endangered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No vegetation clearing will be undertaken in NSW Biodiversity Values mapped areas or areas

Potential environmental issues	Yes	No	Details/ Comment
ecological communities, critical habitat, wetlands or rainforest in or near the proposal's footprint?			containing mapped significant biodiversity (such as blue gum high forest). The trees in the carpark proposed for transplanting/removal are not significant species and do not accommodate habitat for any threatened fauna. The Environmental Assessment (Appendix F) confirmed the proposal will not result in significant impacts to any threatened species or their habitat.
Did a search on OEH database or local council vegetation mapping reveal anything of natural importance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site contains NSW Biodiversity Values and blue gum high forest along the Terrys Creek corridor. All surrounding vegetation outside the development footprint will be retained and protected during and after construction in accordance with mitigation measures provided in Appendix D.
Are there any potential construction impacts to the natural environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vegetation impacts are generally confined to those generated by construction works only. These include the removal of up to ten (10) trees. Mitigation measures will need to be implemented to mitigate any impact to significant vegetation and Terrys Creek which is located to the south of the site.
Hazards and Risks			
Is the proposal within a bushfire prone land? Does the Planning for Bushfire Protection 2019 guidelines require consideration?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development footprint is not located within bushfire prone land.
Does the proposal require use of any chemicals or hazardous substances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal will not involve the use of chemicals or hazardous substances.
Does the proposal require removal of asbestos or any other hazardous substances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed development does not require the removal of any known hazardous substances.
Soil and Water			
Does the project occur within the Sydney Drinking Water Catchment SEPP? Maps are available online.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not located within the Sydney Drinking Water Catchment nor any other drinking water catchment.
Would the proposal result in stormwater discharge to sensitive environments such as wetlands, state forests, national parks, nature reserves,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Increased stormwater discharge resulting from the proposed works will be negligible and will not directly adversely impact any sensitive environments.

Potential environmental issues	Yes	No	Details/ Comment
rainforests, or drinking water catchments?			<p>The implementation of appropriate erosion and sediment control measures will be required in accordance with mitigation measures provided in Appendix D.</p> <p>Works are not proposed within a State forest, national park, nature reserve, rainforest, or drinking water catchment and the proposal will therefore generate no impact to these areas.</p>
Would the proposal be near a waterway such as a river, estuary or harbour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The development footprint is located to the north of Terrys Creek with an existing buffer provided between the two. Subject to the implementation of appropriate erosion and sediment control as defined in Appendix D, no adverse impacts will be generated to the adjacent watercourse.</p>
Would the proposal be on mapped flood prone land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The development footprint will be undertaken within a site that is partially flood prone.</p> <p>The site will continue to function as an outdoor recreation area that is compatible with the flood risk given flood free egress is available to the north via Pearl Avenue.</p> <p>There are no structures proposed that could be mistaken for a place of refuge in a flood event therefore it can be made readily apparent through the installation of signage that early egress from the site should be undertaken in an impending flood event.</p> <p>With respect to flood behaviour off the site the development has been proposed to largely retain levels as existing. Works compounds and materials storage are to be located above the 1-in-20 year flood event affectation as per mitigation measure no. 11 in Appendix D. Accordingly, it is not considered that the proposed works will adversely impact flood behaviour in a way that will detrimentally increase the potential flood affectation of other development or properties.</p> <p>The design and scale of the development is appropriate for the level of flood affectation present and the materials will be flood compatible where required to limit the impact of a flood event on the longevity of the park and facilities.</p>
Would the topography or clearing of the proposal site result in erosion or significant soil instability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The proposed upgrade works will not result in unacceptable opportunities for erosion or soil instability during construction. A mitigation measure is provided in Appendix D requiring the implementation of appropriate erosion and sediment control measures during construction.</p>

Potential environmental issues	Yes	No	Details/ Comment
Are there any known acid sulphate soils, ground or water contaminants that could be disturbed by the proposal? Is there any reason to suspect there maybe ground or water contaminants that could be disturbed by the proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The Geotechnical Assessment (Appendix G) confirmed that the proposal would not contribute to significant soil instability.</p> <p>Acid Sulfate Soils</p> <p>Mapping has confirmed the development footprint is not subject to potential Acid Sulfate Soils.</p>  <p>(Source: NSW Planning Portal, 2024)</p> <p>Groundwater Vulnerability</p> <p>The site and surrounding lands are not mapped by Council as subject to groundwater vulnerability. Whilst it was noted that groundwater levels vary seasonally, the Geotechnical Assessment (see Appendix G) did not encounter any groundwater and groundwater was concluded to not be a major constraint to the proposal. Groundwater inflow may be encountered during excavation and mitigation measures were recommended by the geotechnical consultant.</p> <p>Contamination</p> <p>A Contamination Assessment was undertaken (Appendix H) which found that site contamination was within acceptable parameters. Chance contamination finds including traces of asbestos will be captured under Council's unexpected finds protocol.</p> <p>A search of contamination databases did not reveal any known contaminated sites within the site or development footprint. The following database searches were conducted:</p> <ul style="list-style-type: none"> EPA contaminated land record of notices: 15/08/2024 – no nearby sites; EPA list of notified sites: 15/08/24 - no nearby sites.

Potential environmental issues	Yes	No	Details/ Comment
Would the proposal generate any other specific soil and water impacts during construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Vegetation clearing and site preparation works have the potential to generate some potential impacts including additional debris, runoff and soil/dust pollution which may impact soil and water quality in the locality if not appropriately managed.</p> <p>These potential impacts will be limited by the implementation of appropriate mitigation measures (Appendix D and in detail to be supplied by Council's construction contractor) before, during and after the works.</p>

Heritage

Have online heritage database searches been completed for European and Indigenous heritage items?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Relevant heritage searches have been undertaken and the development footprint does not contain local or State heritage listed items.</p> <ul style="list-style-type: none"> NSW State Heritage Database – 15/08/2024 <p>An AHIMS search undertaken on 15/08/2024 confirmed there are no Aboriginal objects, sites or places recorded within 200m of the lot boundaries.</p> <p>A chance find procedure should be implemented in the event that any items or artefacts be discovered during excavation, vegetation clearing, or construction works. Mitigation measures have been provided to minimise potential impacts in Appendix D, including enforcement of an unexpected finds protocol as part of the CEMP.</p> <p>Given the site and the works footprint have been significantly disturbed by past activities including bulk earthworks to establish uniform levels for the oval and surrounds and construction of the cricket nets and associated sporting field infrastructure, a due diligence assessment is not deemed to be required in this instance. No further Aboriginal heritage assessment has been deemed necessary at this stage and an AHIP is not required.</p>
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Potential environmental issues	Yes	No	Details/ Comment
Is the proposal near a listed heritage item or conservation area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The nearest heritage item is located at 10A Hillside Crescent, Epping, approximately 80m to the west of the subject site on the opposite side of the Main Northern Railway corridor. That item is Item 85 ('Edna Hunt Reserve') listed under Schedule 5 of the Parramatta LEP 2023.</p> <p>The subject site is not visible from that item and the works will have no impact on the heritage significance of that property.</p> <p>The site is not located within or adjoining any heritage conservation areas. The Epping/Eastwood Conservation Area listed under Schedule 5 of the Parramatta LEP 2023 is located on the opposite side of the Main Northern Railway corridor to the west. As above, that heritage conservation area will not be impacted by the proposed works.</p>
Is the proposal near features that may indicate potential archaeological remains?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>No items, objects, artefacts or places of archaeological or cultural heritage significance were identified within database searches. The development footprint has been significantly disturbed during the construction of the existing park and facilities, although potential for undiscovered archaeology in proximity to natural waterways is noted.</p> <p>Chance find procedures for archaeology are detailed in mitigation measures in Appendix D.</p>
Are there any additional potential impacts to heritage values during construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No additional or potential impacts to heritage during construction have been identified.
Noise and Vibration			
Would the proposal result in noise or vibration generation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The existing background noise has not been quantified however it is expected to be representative of an urban environment with moderate background noise levels generated by the local road network and the nearby rail corridor.</p> <p>The development of the site will likely increase visitation and it is expected that acoustic noise levels may increase slightly during the day time operating period of the park. It should be acknowledged that ambient noise levels are higher within this daytime period likely to accommodate the additional community members using the fitness equipment and it is unlikely that daytime use of this equipment will generate any significant acoustic impacts over and above the current scenario.</p> <p>Notwithstanding, the likely visitation levels will not increase to a level that would create any</p>

Potential environmental issues	Yes	No	Details/ Comment
			<p>immediate acoustic concerns to neighbouring development and efforts have been made by City of Parramatta to minimise noise through the use of screen planting, acoustic basketball backboards and fixed fitness equipment within the proposed design plans.</p> <p>Traffic is not expected to increase significantly given the upgrades are generally designed for the use of the local residential community which surrounds the site and is in walking distance. The acoustic impacts associated with additional vehicle movements are not considered to be significant or unacceptable in the context of the surrounding road and rail network.</p> <p>The works have been considered in relation to the development surrounding and any acoustic impacts associated with the use of the site, in particular the ping pong table, skateable edge and basketball hoop, are not considered to be significant noise generating activities that would require the implementation of formal acoustic mitigation measures. The ping pong tables are located within the centre and the rear of the site approximately 30m from the nearest residential development (residential dwelling at 2 Pearl Avenue, Epping).</p> <p>In addition to the physical buffer between the noise generating activities and this residential development, dwellings along Pearl Avenue also benefit from a higher elevation, perimeter site vegetation and rear boundary fencing that will assist in mitigating acoustics and assist with the maintenance of acoustic amenity.</p> <p>Acoustic impacts during construction will need to be monitored and managed in accordance with City of Parramatta and EPA guidelines.</p>
Are there any residential properties or other sensitive receivers in close proximity to the proposal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>As discussed above, residential properties to the north of the park are in close proximity to the works.</p> <p>Separation between the proposed works and the nearest residential property is adequate and no unacceptable acoustic impacts are likely to be generated by the proposed new recreational facilities that will be provided within an established recreation park.</p> <p>All construction works will be undertaken during standard construction working hours as per the requirements of mitigation measures in Appendix D.</p>
Would the proposal require works outside of standard hours (e.g. on weekends, late in evenings)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>It is understood that construction activities will be undertaken during standard hours. It is unlikely that weekend and evening construction works</p>

Potential environmental issues	Yes	No	Details/ Comment
			will be required, however mitigation measures ensure that construction times on the weekend, if required, will not generate unacceptable amenity impacts to the surrounding locality. Consultation will need to be undertaken with surrounding landowners should Council or contractors determine that evening works are required.
Are there any other impacts relating to noise and vibration likely to be generated during construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No additional impacts to those discussed above during construction have been identified.
Air and Pollution			
Would the proposal result in dust, particulate matter and other forms of air pollution?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Potential minor sources of air pollution associated with construction works and plant equipment may include:</p> <ul style="list-style-type: none"> • Impact from plant emissions during construction stage; • Dust emanating from the construction site and plant/ machinery; • Other general construction activities. <p>Air quality impacts during construction of the works would include temporary impacts associated with dust particles and combustion sources.</p>
Would the proposal require heavy truck and material deliveries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The development may require some heavy vehicle movements to deliver construction materials. Relevant mitigation measures are imposed to mitigate any adverse impacts, refer to Appendix D.
Would the proposal require operation of heavy vehicles, mechanical plants or the like?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Following construction the development will not generate the need for heavy vehicle access to the site other than waste servicing.
Are there any proposed changes to any waste management on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The proposal will not alter existing operational waste management on the site. No additional bins are proposed given the established waste/ bin network throughout the site will adequately accommodate the development.</p> <p>Construction waste will be dealt with in accordance with relevant mitigation measures in Appendix D. A Waste Management Plan will need to be prepared by the construction contractor in this regard.</p>
Are there any additional impacts regarding air and pollution during construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Soil and water impacts arising during construction have been discussed above.</p> <p>Vegetation clearing may produce some minor organic debris.</p>

Potential environmental issues	Yes	No	Details/ Comment
			Potential construction impacts should be dealt with in accordance with the relevant mitigation measures in Appendix D to this report.
Landscape, Visual and Character			
Would the proposal be near any important landscape or be viewed by surrounding residents as an obstruction to their views?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No landmarks of scenic importance are located within the immediate vicinity of the works footprint and the low-scale works are generally proposed within the established park footprint. No views will be impacted by the proposed works.
Would the proposal result in privacy concerns or reduce solar access to neighbouring properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed works will generate no solar impacts to surrounding development given the location of the development footprint relative to adjacent residences and the low-scale of built form structures. The proposal will not give rise to unacceptable privacy impacts noting that suitable buffers are to be provided between the proposed climbing equipment and residential development to the north and vegetation and fencing further obstruct the views between these two sites. The elevation of residences adjoining the park to the north will assist in mitigating potential external privacy concerns.
Would the proposal introduce new building elements to the landscape / grounds and would this affect views or character of a place?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The works will significantly upgrade an underutilised site through the installation of new landscape elements and planting. New landscape infrastructure will be contained at ground level, will not alter the existing topography and will not adversely impact the character of the locality or any views. Conversely, the park upgrades will improve local amenity and provide facilities that can be used by diverse sectors of the community. Proposed lighting upgrades will be required to comply with Australian standards and light spill will need to be appropriately contained within the site (refer to mitigation measures in Appendix D). Floodlighting hours will be consistent with the existing use of the site.
Will construction generate any additional landscape, visual and character impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Due to the scale of works the temporary use and storage of plant and equipment within the site is unlikely to generate any significant impact to the landscape. Should stockpile or compound sites be required, Council and its contractors will be required to maintain these areas in an orderly manner. Following completion of works, any compound or stockpile sites are to be restored to their original condition.

Potential environmental issues	Yes	No	Details/ Comment
Traffic and Transport			
Are there high volumes of pedestrian and traffic movements near the proposal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Blaxland Road is a classified road managed by Transport for NSW that accommodates a relatively frequent volume of urban traffic. Pedestrian movements are also considered to be frequent within the site at present however the works footprint is generally focused on the park's peripheries and the sporting fields and community facilities will remain available for use. Pedestrian access along Blaxland Road will be maintained during and after construction.
Is the development going to impact the availability of parking within the locality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The playground upgrades have been designed to cater for the local youth of the region and it is therefore unlikely that users of this space would require vehicle parking. Notwithstanding, drop off and pick up movements are anticipated and can be readily accommodated in the on-site carpark. The proposed works are not of a size or scale that is likely to strain the existing parking supply in the locality and it is anticipated that a significant portion of young persons using the site will utilise public transport or walk from surrounding areas. No additional sporting facilities are proposed, only upgrades to the park's existing amenity. It is therefore not anticipated that there would be a significant increase in persons driving to the park.
Would the proposal require temporary or permanent alterations to existing pedestrian, traffic, access, parking or transport conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site facilitates community or social events. Notwithstanding, the minor works are scattered throughout the site and are generally concentrated on the site's peripheries. Space will remain available for pedestrian permeability or use of the sporting fields and buildings. The securing of the proposal footprint for construction purposes will not significantly impact pedestrian, traffic, access or parking conditions.
Would the proposal require high volumes of deliveries or bulky deliveries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction will require the delivery of materials and plant however this is unlikely to generate any unacceptable impact on the locality. Mitigation measures are provided in Appendix D which detail requirements for any stockpile sites or construction compounds.
Are there any temporary road or footpath closures required outside of the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	It is unlikely the proposed development will require the closure of any road or footpath infrastructure.
Community and Crime/ Safety			
Would the proposal result in significant community concerns or feedback?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer to Section 9.2 of this REF for details on community consultation undertaken.

Potential environmental issues	Yes	No	Details/ Comment
			With implementation of mitigation measures in Appendix D, it is considered that any community concerns will be appropriately addressed.
Would the proposal facilitate joint or shared use social infrastructure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site will provide a high quality landscaped park and recreational space that will be available for public use. The City of Parramatta and appointed contractor will ensure that use of the park by sporting groups is managed given the proposal may require field closures during the works. The availability and access to public toilets will remain unchanged.
Have the principles of CPTED been considered in the design of the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Access</p> <p>The site is designed to function as a public space as existing. Internal fencing will enclose the proposed western playground/multi use court area, assisting with safety and security of the space noting the proximity of Blaxland Road to the west.</p> <p>Boundary fencing will be retained, separating the site from adjoining private or residential properties.</p> <p>Surveillance</p> <p>The development footprint benefits from good natural surveillance from Blaxland Road and the adjoining residential lands. The formal circuit walkway will provide a mechanism for natural surveillance of the site which is an important element for natural security of public spaces.</p> <p>Opportunities for offender concealment within the site have been mitigated through effective hardscape and soft landscape design.</p> <p>The park will remain generally visually permeable from surrounding public spaces and the road network and the planting mix will assist with the maintenance of sightlines to the upgraded playground area. A mitigation measure has been included recommending that new plantings along the front of the site are installed at a maturity that facilitates sightlines from Blaxland Road. Canopy height will need to facilitate sightlines at ground level in accordance with CPTED principles.</p> <p>Sensor lighting and flood lighting targeting building perimeters, the walking circuit, play equipment and sporting fields will assist with surveillance at night.</p> <p>A mitigation measure has also been included in Appendix D recommending the installation of CCTV cameras to monitor the site. Consideration of landscape plantings should guide the location</p>

Potential environmental issues	Yes	No	Details/ Comment
			<p>of CCTV cameras to ensure that appropriate surveillance of the site can be achieved. Signage must be installed identifying the presence of CCTV within the site to deter offenders.</p> <p>Territorial Reinforcement</p> <p>Effective territorial reinforcement and community ownership can be achieved in the development given the landscape design encourages people to gather in a public space and to feel some responsibility for its use and condition. Positive territorial reinforcement aspects of the proposal include:</p> <ul style="list-style-type: none"> • Architecturally designed areas at a human scale that promote community interaction and a responsibility of public users for the area; • Landscape design that provides a welcoming entry to a previously underutilised public asset; and • Clear design cues associated with the area which through landscape design, identify who the areas are to be used by and how spaces should be used. <p>Space Management</p> <p>Space management 'ensures that space is appropriately utilised and well cared for'. Strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti and the replacement of decayed physical elements.</p> <p>Garbage bins are to be integrated within the park design to ensure that users of the space are able to appropriately dispose of their rubbish. Bins must be collected regularly to avoid any overflow of rubbish or littering within the site. Bin cleaning should also be undertaken regularly. City of Parramatta should attend to any vandalism or graffiti immediately. Equipment audits should be regularly undertaken to ensure all equipment is safe, operational and fit for purpose. Immediate repair of damaged equipment will ensure that the space appears to be well managed.</p> <p>CPTED Conclusion</p> <p>The key measures to maximise crime and safety are maintenance of sightlines throughout the site and from surrounding public places and the local road network, appropriate lighting, and</p>

Potential environmental issues	Yes	No	Details/ Comment
			appropriate implementation of CCTV and associated signage. Our assessment of the proposal in accordance with the CPTED principles confirms that the development can be managed to minimise the potential risk of crime and a re-design is not required.
Other land use planning issues			
Does the NSW Planning Portal identify any mapped planning or infrastructure constraints that need to be considered for the land on which the proposal is located?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – no additional mapping or infrastructure constraints have been identified that require further assessment.
Are there any other works in the vicinity of the proposal that may result in an accumulation of potential impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	It is understood the proposed works will be undertaken in isolation and no cumulative impacts will be generated within the development footprint or surrounding locality. City of Parramatta have not advised of any other surrounding development projects that would combine to generate additional cumulative impacts.
Are there any other environmental issues that need to be considered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All environmental issues have been considered in this assessment.

11 Clause 171 Assessment

Table 7 provides an assessment of factors outlined in Clause 171 of the EP&A Regulation 2021.

Table 7 – Clause 171 Assessment

Factor	Potential Impact	Impact Assessment Rating
a) any environmental impact on the community	<p>Minor short term disruptions may be experienced by the local community however these will be confined to the construction period and mitigation measures will appropriately manage these impacts to a reasonable level during construction.</p> <p>It is not expected that the proposed works will generate longer term adverse impacts on the local community and following completion, the local community will benefit from a number of recreational and amenity upgrades to the park.</p>	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
b) any transformation of a locality	<p>The works will result in upgraded infrastructure generally within a public recreational site. The works and upgrade of the site will positively transform the public reserve area into a functional and amenable community space.</p>	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
c) any environmental impact on the ecosystem of the locality	<p>Up to ten (10) trees will be removed (3 trees at minimum with root mapping to be undertaken during construction in an attempt to retain the other 7 trees where possible). A range of shade and amenity trees and groundcover plantings will complement the upgrades and offset tree removals.</p> <p>The proposal has potential for temporary environmental impacts such as erosion and sedimentation, spread of weeds and chemical or fuel spills during construction if not appropriately managed. These risks will be minimised by the implementation of the mitigation measures in Appendix D.</p> <p>Erosion and sedimentation control measures will be employed to ensure ecosystems in the area, in particular Terrys Creek to the south, are not adversely affected by runoff.</p>	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	<p>During construction of the proposal, works are likely to result in minor short-term reduction of the aesthetic quality of the locality as a result of visual impacts, dust emissions, noise generation and minor traffic impacts.</p> <p>Notwithstanding, the implementation of mitigation measures will mitigate any unacceptable or significant aesthetic, recreational, scientific and other environmental qualities.</p>	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
e) any effect on a locality, place or building having aesthetic, anthropological,	<p>The site is not heritage listed and an AHIMS search (Appendix B) confirmed there are no registered Aboriginal sites or places located within 200m of site boundaries. The site has been subject to a high level of</p>	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium

Factor	Potential Impact	Impact Assessment Rating
archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations	disturbance from past activities including bulk earthworks to establish uniform levels for the oval, cricket nets and surrounding infrastructure. Subject to implementation of mitigation measures in Appendix D including an unexpected finds protocol, it is considered that the works can proceed without significant or unacceptable impact on the site.	<input type="checkbox"/> High
f) any impact on the habitat of protected animals (within the meaning of the Biodiversity Conservation Act 2016)	Whilst minor vegetation removal is required through impacts to three (3) trees, the proposed development will generate no significant or unacceptable impact to the habitat of protected fauna. Further assessment is not necessary.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
g) any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air,	As above – no significant impact will be generated to any flora or fauna.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
h) any long-term effects on the environment	The proposal would positively alter the aesthetic value of the proposal area. Mitigation measures are imposed in Appendix D to manage construction and ensure the surrounding environment is maintained. The proposal would improve the safety and functionality of the site which represents long-term benefits for users and local residents.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
i) any degradation of the quality of the environment	The proposal would result in short-term degradation of the environment as a result of temporary noise generation, visual impacts, dust emissions, and potential minor traffic disruptions during construction. Through implementation of appropriate erosion and sediment controls during construction the nearby watercourse will be protected from construction impacts. Safeguards and mitigation measures listed in Appendix D are to be implemented to minimise any degradation of the environment.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
j) any risk to the safety of the environment	It is unlikely that works or operation of the development will create a safety risk to the environment subject to the appropriate implementation of mitigation measures in Appendix D.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
k) any reduction in the range of beneficial uses of the environment	No short-term and long-term reduction in beneficial uses of the environment are expected as a result of proposed upgrade works. To the contrary, the underutilised site will be transformed into a long term community asset that can provide for the diverse recreation needs of the local community.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
l) any pollution of the environment	The proposal would result in short-term pollution impacts as a result of noise generation, visual impacts, and dust	<input checked="" type="checkbox"/> Low

Factor	Potential Impact	Impact Assessment Rating
	emissions. These impacts will need to be managed in accordance with the mitigation measures identified in Appendix D.	<input type="checkbox"/> Medium <input type="checkbox"/> High
m) any environmental problems associated with the disposal of waste	Waste materials are to be classified in accordance with the EPA's Waste Classification Guidelines to ensure no resultant impacts to the environment are generated. All waste is to be managed in accordance with the mitigation measures in Appendix D.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply.	Resources required for the proposal are readily available within the City of Parramatta LGA or Greater Sydney region. No resources likely to be required are considered to be in short supply.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
o) any cumulative environmental effect with other existing or likely future activities	Given the location of works, it is unlikely that the proposal would contribute to cumulative impacts with other existing or likely future activities. City of Parramatta have not identified any additional works within Somerville Park or surrounding lands that will be undertaken in the construction period.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
p) the impact on coastal processes and coastal hazards, including those under projected climate change conditions	The works are not sited within the coastal zone, nor will they contribute to or be impacted by climate change-related coastal hazards.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1	<p>The applicable strategic plans for the locality are the Central City District Plan and the Parramatta Local Strategic Planning Statement. The works are consistent with relevant objectives as discussed under headings below.</p> <p><u>Central City District Plan</u></p> <ul style="list-style-type: none"> Planning priority C17 – Delivering high quality open space <p><u>Parramatta Local Strategic Planning Statement</u></p> <ul style="list-style-type: none"> Planning priority 14 – Provide for a diversity of green spaces to support different community needs such as for recreation, relaxation and enjoyment; and Planning priority 21 – Investigate ways to upgrade and broaden the diversity of recreation opportunities and facilities. 	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High

Factor	Potential Impact	Impact Assessment Rating
	The proposed development will therefore facilitate upgraded public recreation infrastructure in line with relevant strategic directions.	
r) other relevant environmental factors	No other environmental factors are relevant to the proposed works.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High

12 Environmental Mitigation and Management

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

13 Conclusion

The Review of Environmental Factors has been prepared having regard to the requirements of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021 and satisfies all relevant planning legislative requirements.

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

- Provide important infrastructural upgrades to Somerville Park to create a welcoming outdoor space offering a variety of amenities and equipment for the diverse local community, particularly local youth;
- Increase the park's capacity to meet the growing recreational demands of the surrounding community;
- Limit environmental impacts to the removal of three (3) to ten (10) trees, recycling and reusing organic waste for landscaping purposes wherever possible;
- Generate no significant or unacceptable impacts to surrounding development; and
- Be constructed in accordance with the relevant City of Parramatta sustainability, management and safety standards.

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

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

This REF has confirmed that, subject to the implementation of mitigation measures in Appendix D, the proposal is consistent with legislative requirements and further assessment is not required.