



Property and Infrastructure Specialists

REVIEW OF ENVIRONMENTAL FACTORS

Parramatta Park – Mays Hill Oval

Prepared by APP Corporation Pty Limited on behalf of Greater Sydney
Parklands

August 2022

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This report has been prepared and reviewed in accordance with our quality control system. The report is a preliminary draft unless it is signed below.

This report has been prepared by:

Katherine McIntosh

A handwritten signature in black ink, appearing to read 'Katherine McIntosh'.

August 2022

This report has been reviewed by:

Josh Owen
August 2022

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Declaration

This Review of Environmental Factors has been prepared by APP Corporation Pty Limited for the Parramatta Park Trust (the Trust). It assesses the potential environmental impacts of the proposed improvement works within the Mays Hill Precinct in Parramatta Park. The proposed activity seeks to install a new drainage and irrigation system, returf the sports field, replace and relocate the existing practice cricket pitch and nets, resurface the basketball court, the Pitt Street carpark and install ball stop fencing.

This REF has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, *State Environmental Planning Policy (Transport and Infrastructure) 2021*, and other applicable Commonwealth and State legislation.

This REF provides a true and fair review of the activity in relation to its likely impacts on the environment. It addresses to the fullest extent possible, all the factors listed in Clause 171 of the *Environmental Planning and Regulation 2021* and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999* (as amended).

Based on the information presented in this REF and the recommended mitigation measures it is unlikely there would be any significant environmental impacts associated with the activity. Consequently, an Environmental Impact Statement is not required.



Josh Owen

Principal Planner

APP Corporation Pty Ltd

1 July 2022



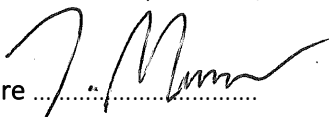
Verification

I, Jacob Messer, have examined this REF and accept the report on behalf of the Parramatta Park Trust.

Reviewing Officer: Jacob Messer,

Address: Level 7, 10 Valentine Street, Parramatta

Position: Director Operations, Visitors & Sport

Signature

Date: 11/08/2022

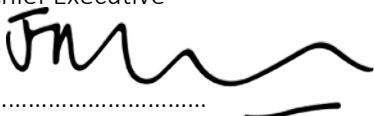
Determination

I accept this REF on behalf of the Parramatta Park Trust, as the determining authority, and determine that the proposed activity is approved subject to mitigation measures in Section 7.0 being implemented and may proceed.

Trust Delegated Officer: Joshua French

Address: Level 7, 10 Valentine Street, Parramatta

Position: A/Chief Executive

Signature

Date:12/8/22

1. Introduction

1.1 Purpose of this Report

This Review of Environmental Factors (REF) has been prepared by APP Corporation Pty Limited (APP) on behalf of the Parramatta Park Trust (the Trust) for determination of the project under Part 5 of the Environmental Planning and Assessment Act, 1979 (EP&A Act). The REF describes the project in detail, assesses all potential impacts of the proposal and how the activity relates to the local, state and federal statutory environmental assessment framework.

1.2 Proposed Activity

The activity subject to consideration under this REF includes proposed improvements and restoration works to the sporting facilities, Pitt Street carpark and new irrigation and drainage system at the Mays Hill Oval, within the Mays Hill Precinct in Parramatta Park. Specifically, the proposed activity includes:

- Demolition of the existing cricket practice pitch and nets
- Refurbishment of the existing Pitt Street carpark
- Installation of a new drainage and an irrigation system to the sports field
- Re-turfing and new field marking to Mays Hills Oval sports field
- Installation of new 1200mm high chainwire fencing
- Re-surfacing of existing basketball courts
- Construction of new cricket pitch and practice wickets

The above works are proposed as part of the broader Parramatta Park Youth Sports Upgrades. At a value of \$3 million, the upgrades provide for improvements to the existing sports facilities in Parramatta Park across the Coleman Oval, Old King's Oval, East Paddock, West Paddock and Mays Hill Oval precincts, and installation of a new irrigation system at Coleman Oval and Mays Hill Oval. The works are to be completed prior to the 2023 and 2024 financial year, with future works to be the subject to separation applications under Part 5 of the *Environmental Planning and Assessment Act, 1979* (the EP&A Act).

1.3 Legislative Framework – Parramatta Park

The Park is managed in accordance with the *Greater Sydney Parklands Trust Act 2022*, *Parramatta Park Trust Act 2001*, *Parramatta Park Regulation 2012* and the plans of management prepared in accordance with Section 15 of the Act and listed in section 4 of this REF.

The *Parramatta Park Conservation Management Plan, 2008* provides a framework for all activities within the Park through a set of guiding principles. The principles relevant to this activity are set out below:

1. *The primary responsibility of the Trust is the conservation and interpretation of the Park's heritage, improvement of amenities and the provision of visitor services*
2. *Parramatta Park will be conserved as a cultural and historical icon to all Australians and others, integrated with the surrounding environment and the community and harmoniously existing with the recreational and sporting facilities*
3. *The Park landscape will be managed to recognise all periods of its use and to enhance and interpret its cultural significance*

4. *The principle Park use will be as a place for appreciating and understanding the Park's cultural landscape*
5. *A major use of the park will continue to be as a place for recreation, sport and entertainment*
6. *The Parks natural systems will be protected, restored and regenerated.*

1.3.1 Your Parramatta Park 2030

The Trust released *Your Parramatta Park 2030* (Conservation Management Plan and Plan of Management) in November 2019, and it has since been exhibited and adopted by the Trust. *Your Parramatta Park 2030* provides the following broad Objectives for the Park:

- Objective 1: Identify, conserve and celebrate natural and cultural heritage values.
- Objective 2: Increase community participation, activation and engagement.
- Objective 3: Create linkages and connections.
- Objective 4: Manage the Park in a sustainable way.

It also outlines actions specific to the Mays Hill Precinct under each of the above Objectives. Relevant to this REF is Objective 2 (*Increase community participation, engagement and activation*) and Objective 3 (*Manage the Park in a sustainable way*). Objective 2 provides the following actions of relevance:

- *Improve and increase parking off Pitt Street.*
- *Work with City of Parramatta and Department of Education to improve the existing sports oval, the cricket wickets, basketball and volleyball facilities as a multi-use sports facility with an amenity building for Parramatta High School and the community.*

Objective 3 provides the following action, which is of relevance to the proposal:

- *Provide irrigation to active recreation areas.*

1.3.2 Mays Hill Precinct Masterplan

The Mays Hill Precinct Masterplan prepared by Tyrrell Studio on behalf of the Parramatta Park Trust in November 2017 provides a more refined layout of planned facilities and upgrades within the Mays Hill Precinct. While the Mays Hill Precinct Masterplan preceded the *Your Parramatta Park 2030*, the implementation of the Mays Hill Masterplan is identified as an opportunity under *Your Parramatta Park 2030*.

The proposed improvement and restoration of sporting facilities and the Pitt Street carpark are consistent with the envisaged location of these facilities. With an upgraded multi-use sports field, upgraded Pitt Street carpark and sports-micro elements envisaged by the masterplan, at the site.

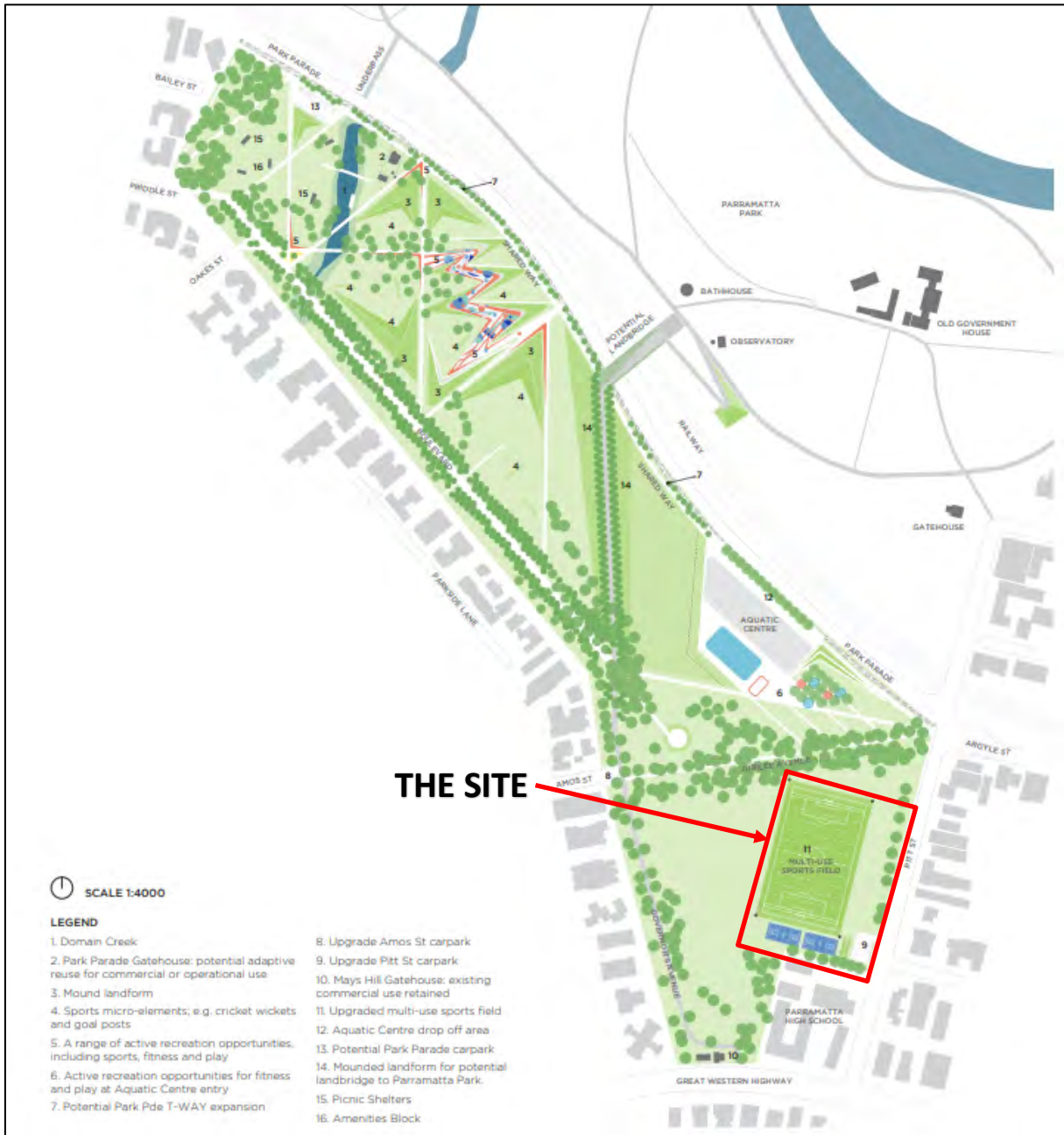


Figure 1 Mays Hill Master Plan, subject identified in red.

1.4 Need for the Proposal

The former Parramatta Golf Course was located within the Mays Hill precinct, which has impacted the quality and presentation of much of the precinct. The proposed works are required to not only upgrade the existing facilities but promote the use of this part of the park. The proposal provides for new turfing and the installation of a new irrigation system to address the poor quality of the existing turf.

Further, the existing sports facilities at Mays Hill have degraded over time. A new cricket pitch and nets, new line marking on the oval, and improvement works to the existing basketball courts and Pitt Street carpark are proposed to service Parramatta High School, the Parramatta Junior Cricket Association as well as the wider community.

1.5 Planning Approval Pathway

The Trust is both the proponent and the determining authority under Part 5 of the EP&A Act for the proposed activity. Division 12 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&ISEPP) provides that the Parramatta Park Trust may carry out 'development for any purpose without development consent on Trust lands if those works are for the purposes of implementing a plan of management'.

The Trust have adopted *Your Parramatta Park 2030* which provides four general objectives for the Park and objectives for each of the Park's eight precincts. Objective 2 for the Mays Hill Precinct (in which the works are proposed) is to:

- *Increase community participation, engagement and activation.* This includes:
 - *Improve and increase parking off Pitt Street and work with City of Parramatta and Department of Education to improve the existing sports oval, the cricket wickets, basketball and volleyball facilities as a multi-use sports facility with an amenity building for Parramatta High School and the community.*

Objective 4 of the Mays Hill Precinct is to:

- *Manage the Park in a sustainable way.* This includes:
 - *provide irrigation to active recreation areas.*

The proposal provides for the replacement of the existing cricket practice nets in accordance with Cricket NSW specifications and the resurfacing of the existing basketball courts and the Pitt Street carpark in line with Objective 2. Further, a new irrigation and subsoil drainage system will be provided to Mays Hill Oval playing field in accordance with Objective 4. Accordingly, the activities are for the purposes of implementing Objectives 2 and 4 of the adopted plan of management - *Your Parramatta Park 2030*. They are therefore works permitted without development consent and are the subject of consideration of environmental impacts under section 5.5 of the EP&A Act and clause 171 of the Regulations 2021.

As the site is a State listed heritage item, the proposal requires an approval from the Heritage Council under Section 60 of the *Heritage Act 1997* (the Heritage Act) as it seeks to carry out development in relation to the land on which the building, work or relic is situated, the land that comprises the place,

or land within the precinct. None of the exemptions specified in Section 57 apply to the proposed development. Accordingly, a Section 60 Approval was sought for the proposal, and subsequently issued by Heritage NSW on 16 June 2022 (Ref. No. HMS ID 1071) and is provided at **Appendix I**.

1.6 Consultation

Division 1 of Part 2.2 of the T&ISEPP sets out public authority consultation requirements for particular Part 5 activities. As detailed in Section 5 of this REF no formal consultation with Parramatta City Council, neighbouring landowners or other public authorities was required for the subject authority.

1.7 Environmental Assessment

This REF provides an assessment of the proposed activity that takes into account to the fullest extent possible, all matters affecting or likely to affect the environment by reason of the proposal as is required under the EP&A Act. The REF also sets out the commitments made by the Trust and its contractors to manage and minimise potential impacts arising from the proposed works. The REF finds an Environmental Impact Statement (EIS) is not required and this REF is an adequate level of impact assessment.

1.8 Reports and Technical Information

Table 1 includes a list of reports and technical information relied upon in the preparation of the REF.

Table 1 Reports and Technical Information

Appendix	Document Title	Prepared By	Date
Appendix A	Landscape Plans	JMD Design	December 2021
Appendix B	Survey Plan	Craig & Rhodes	April 2021
Appendix C	Irrigation System Plan	Water Wise Consulting	May 2022
Appendix D	Soil Assessment	SESL Australia	December 2020
Appendix E	Arboricultural Impact Assessment	Creative Planning Solutions	May 2022
Appendix F	Statement of Heritage Impact	Coast History & Heritage	May 2022
Appendix G	Due Diligence Aboriginal Heritage Assessment	Coast History & Heritage	May 2022
Appendix H	Letter of Support	Cricket NSW	May 2022
Appendix I	Section 60 Approval	Heritage NSW	May 2022

2. Site Analysis

2.1 Site Location and Context

Paramatta Park is located on the western edge of the Parramatta central business district, approximately 25 kilometres west of the Sydney central business district. The Park covers an area of 85 hectares within the Parramatta Local Government Area and Parramatta River circulates through the north-eastern portion of the park.

Parramatta Park was gazetted as a public park in August 1858, making it one of the oldest parks in Australia and is zoned RE1 Public Recreation under the *Parramatta Local Environmental Plan 2011*. It has more than two million people visiting each year and visitation is continuing to increase as Sydney grows, the Central District accommodates more medium and high-density housing, as the tourism industry expands

The proposed works are located within the Mays Hill Precinct identified in *Your Parramatta Park 2030* (refer to Figures 2-5). The land in which the proposed activity is to occur is legally identified as Lot 1 in DP 1244328. The Mays Hill Precinct is the southern precinct of Parramatta Park. It has an area of approximately 20 hectares and is separated from the northern section of the Park by the Western Rail Line and Park Parade. Access into the Mays Hill Precinct from the broader Parramatta Park is via an underpass beneath the railway.



Figure 2 Site location (site boundary outlined in red).



Figure 3 Parramatta Park Context Plan (Source: Mays Hill Precinct Master Plan)

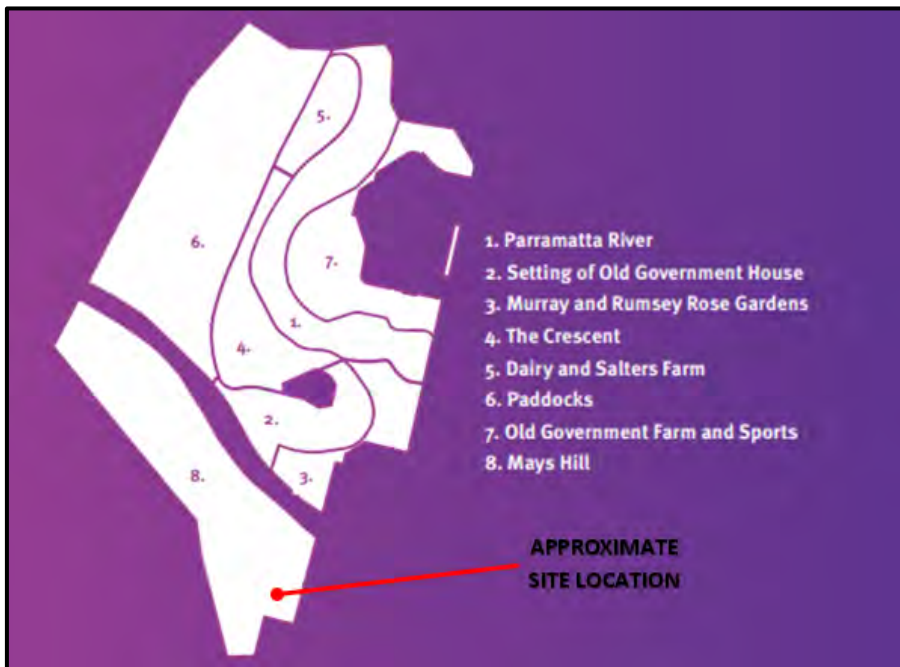


Figure 4 Park Precincts (Source: Your Parramatta Park 2030)



Figure 5 Mays Hill Precinct (Source: Your Parramatta Park 2030)

2.2 Site Characteristics

Parramatta Park contains rich unique cultural and natural heritage values that are recognised on local, state, national and World Heritage lists. It also contains recreational and community facilities including cafes, children's playgrounds, sports fields, gardens, picnic areas, cycle paths, walking tracks and parklands, and larger performance spaces.

Parramatta Park is identified as being of exceptional cultural significance for the following values:

- It is a significant Aboriginal cultural landscape and subsurface archaeological landscape representing the past and future of the Burramatta clan of the Darug and broader Aboriginal communities;
- It is a symbol of Early European settlement in Australia;
- It is the domain of the oldest surviving Government House in Australia, complete with evidence of the landscape park and working estate of the early colonial Governors;
- It is Governor and Mrs Macquarie's landscaped park and estate;
- It details the development of 18th century Parramatta through substantial surviving fabric (extant and archaeological) and the substantial body of historical material documenting its historical development;
- It contains remnant vegetation of the Cumberland Plain Woodland;
- It is the site of 19th Century and 20th Century recreation and public sporting activities and remains a major green space landmark and public recreation area for the people of Parramatta and Western Sydney; and
- Its association with various individuals, groups and organisations important in national, state and local history.

The Mays Hill Precinct in which the site is located, includes a substantial part of the original Domain created by Governor Macquarie as the setting for Old Government House. It contains the site of the Gatehouse to the remnants of the stables. Views towards the modern-day Parramatta CBD from the precinct are of historical significance.

The Precinct is generally defined by:

- Park Parade and the railway to the north.
- Pitt Street to the east.
- Medium to high density residential development to the west.
- Great Western Highway to the south

The proposed activity is to occur within the area indicated in the below Figure 6. An extract of the Mays Hill Precinct Masterplan is also provided within Figure 7.



Figure 6 Site and Local Context, site identified by red outline (Source: SIXMaps)



Figure 7 Location of the site shown on the Mays Hill Masterplan (Source: The Mays Hill Masterplan – Tyrrell Studio)

2.3 Environmental Attributes

2.3.1 Topography and Landform

The land has a natural fall from the north-east corner to the south-west, falling approximately 17.08m across the site. The grass sports field has a slight fall across its length of approximately 0.83m. There are no existing easements burdening the site.

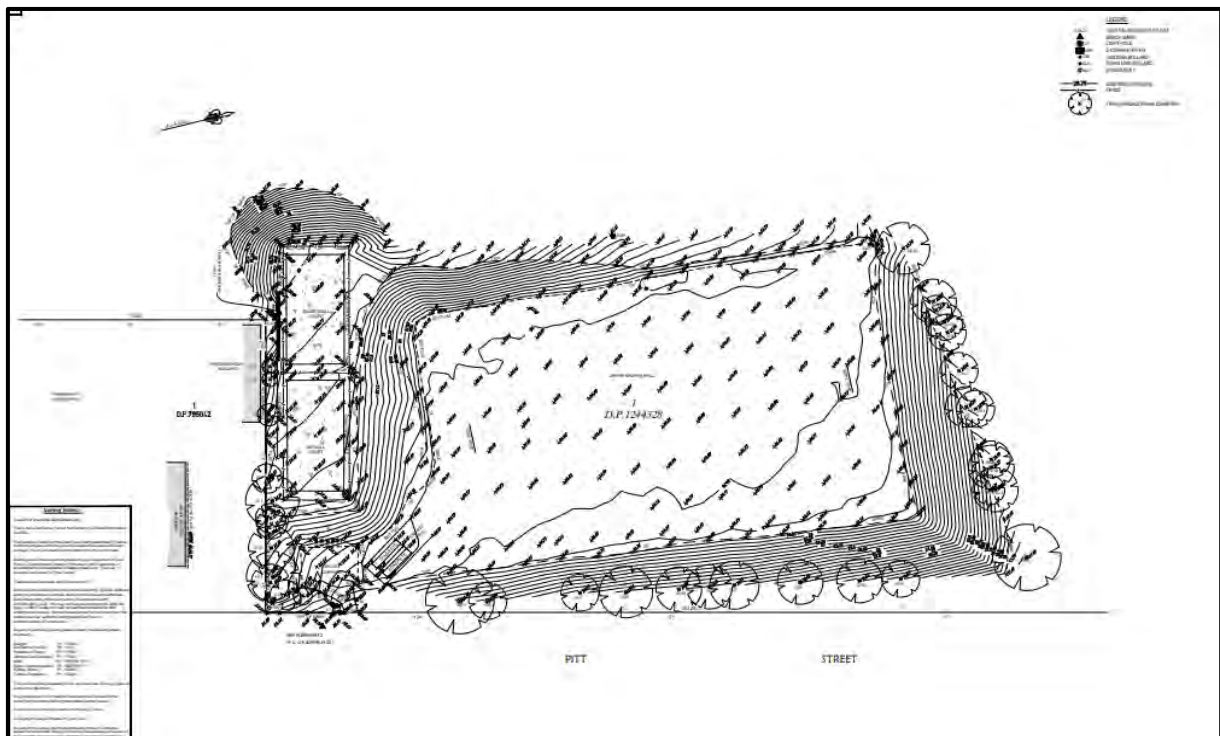


Figure 8 Survey Plan Overview (Source: Craig & Rhodes)

2.3.2 Flooding

The northern portion of Parramatta Park is identified as flood prone land under Council Flood Mapping; however, the Mays Hill Precinct is excluded from this area. Mays Hill Oval is well separated from the Parramatta River and Domain Creek, being approximately 550m south of Domain Creek at the closest point. The land is not subject to any flooding conditions under the 100 year ARI or the PMF event as shown in Figure 9 below.

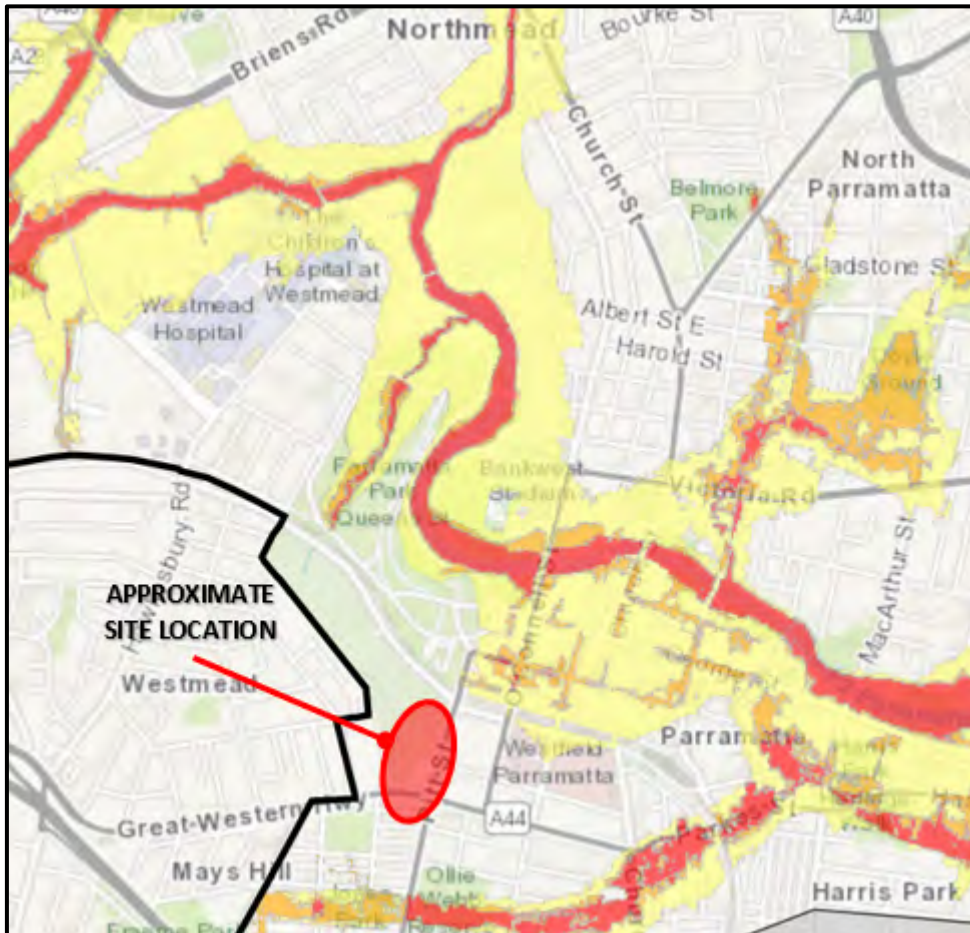


Figure 9 Flood Hazard Map (Source: Parramatta Council Mapping)

2.3.3 Flora and Fauna

Paramatta Park comprises significant ecological values. Biodiversity value areas are identified in small, dispersed areas throughout the centre of the site, and adjacent to Parramatta River. In recent years the banks of the Paramatta River have been revegetated and stabilised to support and protect the ecological values of this section of the site in perpetuity.

The site subject of the works under this REF is not identified as comprising any significant terrestrial biodiversity. Notably, no tree removal is required to accommodate the proposed development.

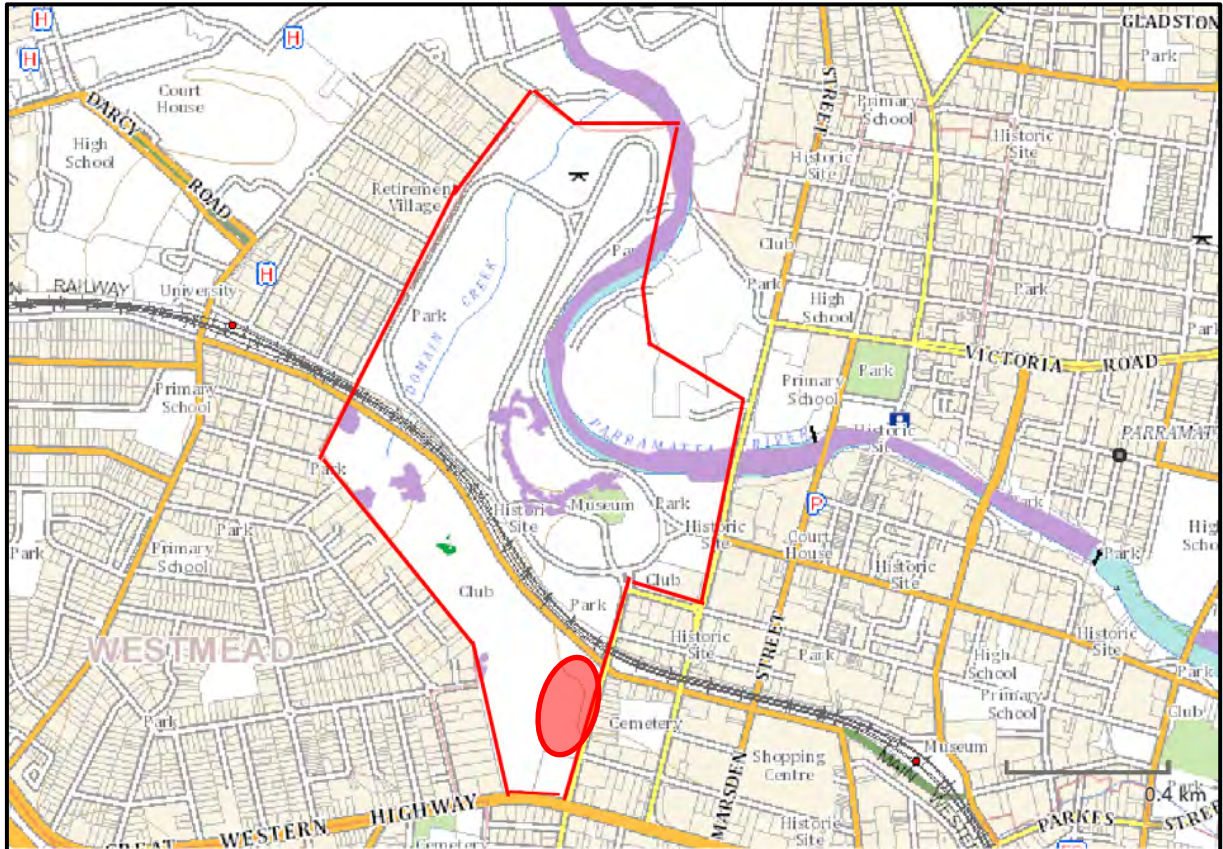


Figure 10 Terrestrial Biodiversity Map, subject site shaded in red (Source: NSW Planning Portal 2021)

2.3.4 Salinity and Acid Sulfate Soils

The site is not identified as having Salinity or Acid Sulfate Soils of concern.

2.3.5 Non-Indigenous Heritage

Two statutory heritage listings cover the whole of Parramatta Park, on the State Heritage Register, and on Schedule 5 of the Parramatta Local Environmental Plan 2011. The site subject of this REF is in the vicinity of the section of Parramatta Park that is also listed on the National Heritage List and the World Heritage Listing and is one of the Australian Convict Sites inscribed as a serial listing on the World Heritage List. Accordingly, a Statement of Heritage Impact has been prepared by Coast History & Heritage in support of the REF (**Appendix F**).

In relation to non-Indigenous heritage, the Parramatta Park Conservation Management Plan uses three categories for significant elements of the Park; *archaeological landscapes, views and settings*; and *buildings, monuments, fences and other structures*.

Coast History & Heritage prepared a preliminary heritage impact assessment, concluding that the proposed works would have a neutral visual impact, and would support the ongoing significant use of the oval as a sports ground.



Figure 11 The study area in relation to heritage listed items (Source: Coast History & Heritage)



Figure 12 The study area in 1943 (Source: Coast History & Heritage)

2.3.6 Aboriginal Heritage

A Due Diligence Aboriginal Heritage Assessment has been prepared by Coast History & Heritage in support of the proposal. The Deerubbin Local Aboriginal Land Council (LALC) and Darug Custodian Aboriginal Corporation (DCAC) were consulted as part of the due diligence, to provide an Aboriginal community perspective on the assessment, and to identify any Aboriginal cultural or historical associations that might need to be considered in relation to the proposal.

The study area has been subject to continuous historical usage for over 200 years, with significant modifications to the landform from agricultural activities and recreational usage. The available information suggests that Aboriginal objects are unlikely to be present in the study area. All native vegetation has been cleared from the area, meaning that culturally modified trees will not be present. The area of the sporting facilities and the slope to the west was subject to substantial earthworks in the 1970s for construction of the facilities, and it is unlikely that there is any intact A horizon topsoil, within which any archaeological deposits may have been present. Less substantial development has been undertaken along the high ground in the western part of the study area, and along the slope on the northern boundary. However, even here impacts are likely to have occurred as a result of the construction and use of the Gatehouse and Governor’s Avenue, and of Jubilee Avenue.

There are 53 registered Aboriginal sites within a 1km radius of the site. All 53 sites are recorded as open, because there is no outcropping sandstone to form rock shelters in the local area. However, a review of the mapped locations of registered sites, and their original ‘site card’ records in AHIMS indicates that there are no registered sites within the boundary of the study area. The following sites are identified within the broader Mays Hill Precinct:

AHIMS No.	Site name	Site type	Site features	Description
45-5-4545	Paramatta Park - Location S	Open	Artefact	Isolated silcrete artefact found on Parramatta Golf Course. Attempts to re-locate the site in subsequent years were unsuccessful.
45-5-5010	Paramatta Park PAD_1	Open	Artefact, Potential Archaeological Deposit (PAD)	Initially identified as an area of PAD. Updated in 2018 following test excavation to a low-density artefact scatter, consisting of three stone artefacts.’

A site inspection was conducted on 22 April 2022 by Fenella Atkinson and Gina Basil from Coast History & Heritage and Steve Randall (Deerubbin LALC). A further inspection was carried out on 26 April 2022 undertaken by Fenella Atkinson and Justine Coplin (Darug Custodian Aboriginal Corporation). The

inspections identified no Aboriginal objects within the proposed footprint of the works. Further, the result of the research indicate that the potential of Aboriginal heritage material is low largely due to substantial previous disturbances. It is unlikely any areas of undisturbed archaeological deposit are present across the study area.

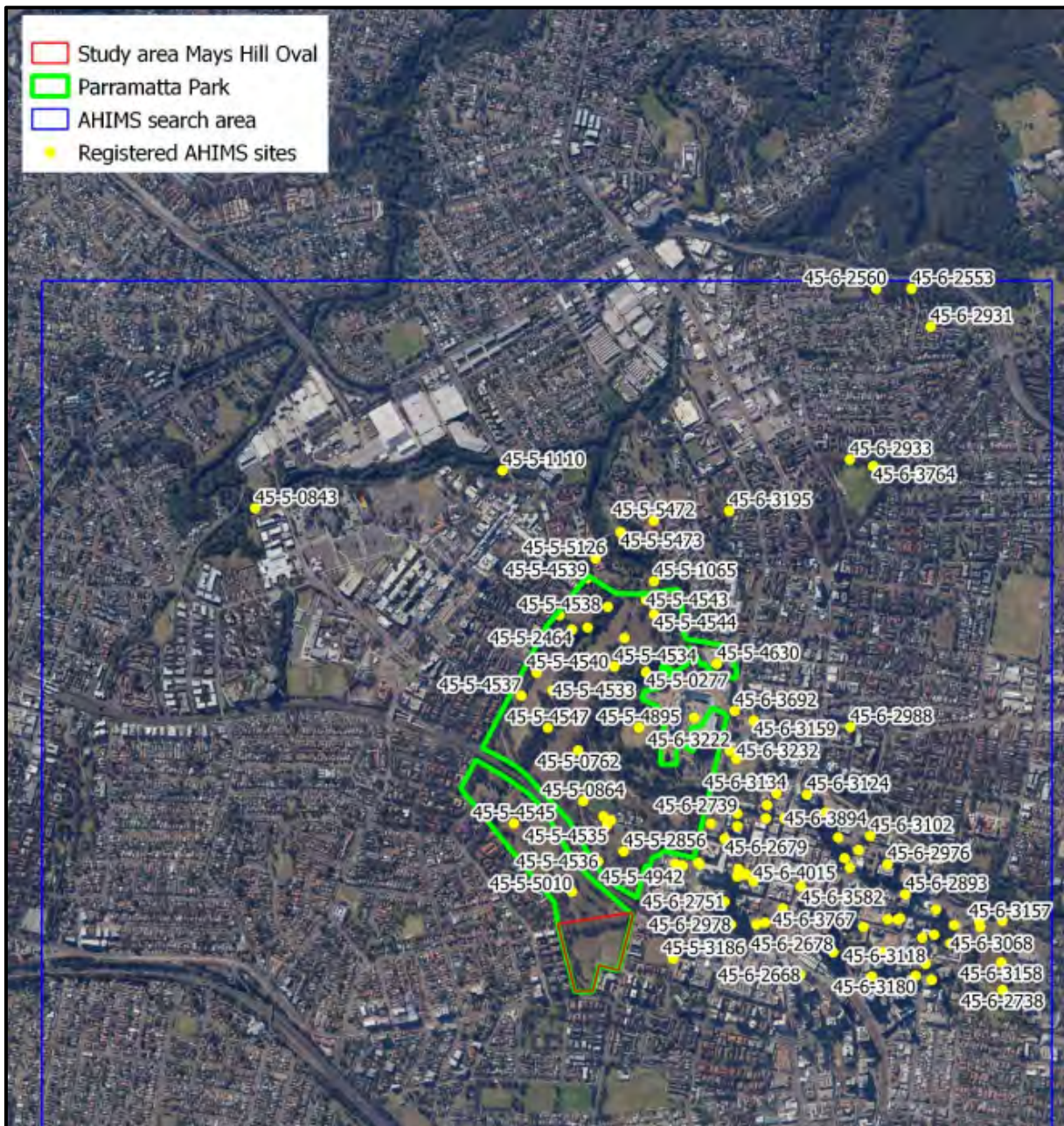


Figure 13 Registered Aboriginal sites within the 4 x 4km AHIMS search area (Source: Coast History & Heritage)

2.3.7 Soil Conditions

A Soil Assessment has been prepared by SESL Australia and is provided at **Appendix D**. Sampling and investigatory works were completed at the site as part of the broader investigation.

The soil at Mays Hill is comprised of silty loams, prone to compaction and low hydraulic conductivities. The turf coverage at Mays Hill Oval is worn with bare soil exposed to the south and at the goal posts. Mays Hill Oval was identified as very dry which is reflected in the poor vegetative growth.

Contamination results at Mays Hill Oval are as follows:

- Heavy metals concentrations were below the adopted criteria for the site;
- Results for BTEX, TRH, Naphthalene were below the adopted criteria for the site;
- Concentration of the total PAH and benzo(a)pyrene (as TEQ) were below the adopted criteria;
- Asbestos concentrations were below adopted criteria; and
- No bonded ACM fragments were detected on site.

As contamination levels were identified as below adopted criteria, further testing is not required.



Figure 14 Hydraulic conductivities as a result of texture class (Source: SESL Australia)

3. Proposed Activity

3.1 Description of the Activity

The intent of this REF is to inform the Trust in determining the proposed youth sport upgrades and improvement works in the Mays Hill precinct.

The overall aim of the proposed works is to:

- Refurbish and replace existing recreational facilities available at the site to cater for increasing demand.
- Provide for new irrigation and drainage systems to support stormwater management at the site and improve the quality of turf at Mays Hill Oval.
- Improve access and usability of the existing Pitt Street carpark.
- Minimise impacts on any high-quality habitat areas.
- Minimise impacts on any resident fauna (especially native species).

The proposed works to Mays Hill Oval form part of the broader Parramatta Park Youth Sports Upgrade. Specifically, the works at Mays Hill provide for the following:

- Demolition of existing fixtures, where applicable.
- Refurbishment of the existing car park.
- New turf to be laid on the Mays Hill Oval playing field.
- Creation of a multi-use sports field, with soccer field marking and rugby to NRL field marking.
- Re-surfacing of the existing basketball courts, replacement of backboards and hoops and replacement of existing chainwire mesh.
- Replacement of the existing synthetic cricket practice nets in accordance with Cricket NSW specifications.
- Installation of a new irrigation system.
- Installation of new subsoil drainage network .
- Installation of new sprinkler head and associated infrastructure.
- Installation of a new 1200mm high chainwire fence to playing field.

Tree removal is not required to facilitate the proposed works. Two (2) site trees, being Trees 59 and 60, are identified as having 'Medium' retention value and to be subject to a 'Major' (15-17%) incursion. While categorised as major, this incursion is considered to be tolerable and unlikely to impact the long term health and viability of these trees pending implementation of detailed tree protection measures and subject to Project Arborist supervision during the course of the works.

All tree removal work will be carried out in accordance with the recommendations and specifications provided within the accompanying Arboricultural Impact Assessment, which are as follows:

- Retain and protection 59, 60, 61, 62, 63, 64, 65 and 66 in accordance with the Tree Location Plan and Tree Protection Specification provided within the report.
- A Project Arborist experienced in tree protection on construction site should be engaged prior to the commencement of any works on site. The Project Arborist shall monitor and report regularly to the Principal Certifying Authority and the Applicant on the condition and protection of the retained trees during the works. The Project Arborist is to supervise and monitor any excavation, machine trenching or compacted fill placement within the TPZZ of retained trees throughout construction.
- Excavation for the installation of irrigation services along Prabha's Walk must be undertaken in a root sensitive manner to minimise root disturbance and severance. Trenching should be supervised by the Project Arborist and employ a method of hand digging with non-motorised hand tools, via pneumatic device or through Horizontal Directional Drilling to ensure roots are maintained intact without damage. Once excavated, pipes, lines and services are to be laid above, below or threaded through existing roots identified.

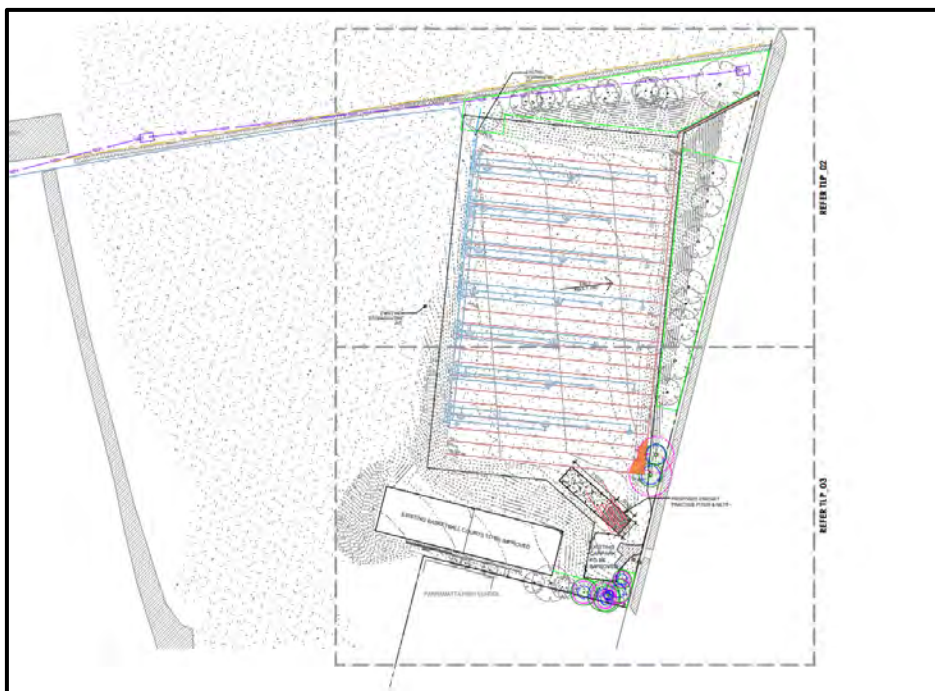


Figure 18 Tree Location Plan (Source: CPS Planning)

3.2 Project Justification and Alternatives

The following alternatives to the proposed improvement works are considered below:

1. Do nothing;
2. Alternative use of the site; or
3. Locate the use elsewhere.

Do Nothing

The do-nothing approach involves no works, retaining the site in its current state. This option is undesirable as it represents a loss of the opportunity to:

- Contribute to visitors' comfort and enjoyment of Parramatta Park by improving existing recreation and carparking facilities.
- Undertake maintenance works in the form of the installation of a new irrigation system.
- Realise key parts of Objective 2 in *Your Parramatta Park 2030*, being to implement the Mays Hill Masterplan to improve and increase parking off Pitt Street and to work with City of Parramatta and Department of Education to improve the existing sports oval, the cricket wickets, basketball and volleyball facilities as a multi-use sports facility with an amenity building for Parramatta High School and the community.
- Realise a key part of Objective 4 in *Your Parramatta Park 2030*, being to install new irrigation works to the sports fields at Mays Hill Oval.
- Provide sports facilities to service Cricket NSW and its members.

Alternative Use of the Site

The site presents limited opportunities for alternative uses due to being:

- Home to existing development in need of refurbishment, including the existing basketball courts, cricket wicket, carpark and sports field.
- In a section of Parramatta Park with low soil quality, that requires the proposed irrigation works to improve vegetative growth.
- Is currently utilised by Parramatta High School as a sports oval and recreation space.

Your Parramatta Park 2030 has been informed by a wholistic review of the Park and its current and future needs. As part of this research, it has been determined that there is a need for improvements to the existing sports oval, the cricket wickets and basketball facilities at Mays Hill Oval for Parramatta High School and the wider community. Further, the need for improved parking off Pitt Street and new irrigation works to active recreation areas has been identified. The works subject of this application will fulfil these needs.

Locate the Use Elsewhere

Locating the use elsewhere is not possible as there is no other location with the potential to provide the extent of community benefit proposed, representing a loss of the same opportunities identified under the 'Do Nothing' approach.

Like the 'Alternative Use of the Site' approach, locating the use elsewhere is inconsistent with the recently adopted *Your Parramatta Park 2030* which was informed by a wholistic review of the Park and



its current and future needs. As part of this research, it has been determined that there is a need for improvements to the existing sports oval, the cricket wickets and basketball facilities at Mays Hill Oval to service Parramatta High School, the Parramatta Junior Cricket Association and the wider community. Further, the need for improved parking off Pitt Street and new irrigation works to active recreation areas has been identified. The works subject of this application will fulfil these needs.

4. Statutory Planning Framework

Division 12 of the T&ISEPP specifies the types of works that may be carried out without development consent in parks and other public reserves by or on behalf of the Crown, Councils and other public agencies. With respect to Parramatta Park, development may be carried out without consent on Trust lands if the development is for the purposes of implementing a plan of management pursuant to Section 2.73.

In November 2019, the Trust released the Draft *Your Parramatta Park 2030* Conservation Management Plan and Plan of Management. It was adopted by the Minister for Planning and Public Spaces on 26 February 2020. The plan included four Objectives for the Park, being:

- Objective 1: Identify, conserve and celebrate natural and cultural heritage values.
- Objective 2: Increase community participation, activation and engagement.
- Objective 3: Create linkages and connections.
- Objective 4: Manage the Park in a sustainable way.

Objective 2: Includes the following key deliverables/actions:

- *Improve and increase parking off Pitt Street.*
- *Work with City of Parramatta Council and the Department of Education to improve the existing sports oval, cricket wickets, basketball and volleyball facilities as a multi-use sports facility with an amenities building for Parramatta High School and the community.*

The proposal responds to the above listed actions through planned improvements to the existing sports oval and basketball facilities, replace the existing cricket wickets with a new synthetic cricket practice pitch and nets and upgrade the carpark off Pitt Street.

Objective 4 includes the following key deliverables/actions:

- *Provide irrigation to active recreation areas.*

The proposal fulfils this through the provision of a new irrigation system. Accordingly, the proposed works implement the plan of management and are therefore permitted without development consent under Section 2.73 of the T&ISEPP. This REF has been prepared pursuant to Section 5.5 of the EP&A Act and in accordance with the requirements of Clause 171 of the EP&A Regulations 2021. Parramatta Park Trust is the proponent and the determining authority under Part 5 of the *Environmental Planning and Assessment Act 1979* for this activity, in accordance with provisions of the T&I SEPP.

Given that the proposal seeks to carry out development on land which an item of State heritage is located (refer to Figure 19), additional approval is required under Section 60 of the *Heritage Act 1977*. The Section 60 approved, issued by Heritage NSW has been provided at **Appendix I**.



Figure 19 Study area in relation to listed heritage items (Source: State Heritage Inventory)

4.1 Planning and State legislation

4.1.1 State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) identifies development that is state significant development (SSD), state significant infrastructure (SSI) and critical SSI. It confers functions on planning panels to determine development applications for such development and development considered regionally significant.

The proposal does not fit the definition of SSD, as listed under Schedule 1 and 2, or SSI, as listed under Schedule 3, or critical SSI, as listed under Schedule 5, of the policy.

4.1.2 State Environmental Planning Policy (Precincts – Central River City) 2021

State Environmental Planning Policy (Precincts – Central River City) 2021 (Central River City SEPP) contains planning provisions for precinct planning within the Central River City. Greater Parramatta falls within the Central River City, however, is not mapped under any approved precinct plan.

4.1.3 State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) requires authorities to consider the likelihood of contamination of the site; any future impacts to development and land use arising from potential contamination and the need to undertake remediation.

A Soil Report prepared by SESL Australia has been prepared in support of this REF (**Appendix D**). Contamination sampling was conducted by SESL across the site as part of the intrusive soils investigation. The testing results identified the following:

- Heavy metals concentrations were below the adopted criteria for the site;
- Results for BTEX, TRH, Naphthalene were below the adopted criteria;
- Asbestos concentrations were below adopted criteria; and
- No bonded ACM fragment was detected on site.

Accordingly, the trust can be satisfied based on the outcomes of the intrusive soils investigation that the site is suitable for its continued use as a public open space and that no targeted remediation measures are required in this instance.

4.1.4 State Environmental Planning Policy (Biodiversity and Conservation 2021)

The Parramatta Park Trust is a public authority and is therefore exempt from approval by Council for the removal of vegetation within Parramatta Park. However, Clause 6.8(2) states that a public authority must not grant approval to, or carry out development on, land reserved for public open space unless it has taken into account:

- *The need to protect and preserve the bushland,*
- *The effect of the proposed development on bushland zoned or reserved for public open space purposes and, in particular, on the erosion of soils, the siltation of streams and waterways and the spread of weeds and exotic plants within the bushland, and*
- *Any other matters which, in the opinion of the approving or consent authority, are relevant to the protection and preservation of bushland zoned or reserved for public open space purposes.*

The subject site is within the Sydney Harbour Catchment area under the Biodiversity and Conservation SEPP. The proposed works will not impede on the function or quality of the Sydney Harbour Catchment. Notably, the proposed irrigation works will improve the quality of the soil and as such are deemed to be consistent with the planning principles under Chapter 10, Part 10.2.

The planning principles for land within the Sydney Harbour Catchment are as follows –

- Development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends,*
- The natural assets of the catchment are to be maintained and, where feasible, restore for their scenic and cultural values and their biodiversity and geodiversity,*
- Decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment,*
- Action is to be taken to achieve the targets set out in Water Quality and River Flow Interim Environmental Objectives: Guidelines for Water Management: Sydney Harbour and*

- Parramatta River Catchment (published in October 1999 by the Environment Protection Authority), such action to be consistent with the guidelines set out in Australian Water Quality Guidelines for Fresh and Marine Waters (published in November 2000 by the Australian and New Zealand Environment and Conservation Council),*
- (e) Development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains and comply with the guidelines set out in the document titled Floodplain Development Manual 2005 (published in April 2005 by the Department),*
 - (f) Development that is visible from the waterways of foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,*
 - (g) The number of publicly accessible vantage points for viewing Sydney Harbour should be increased,*
 - (h) Development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,*
 - (i) Action is to be taken to achieve the objectives and targets set out in the Sydney Harbour Catchment Blueprint, as published in February 2003 by the then Department of Land and Water Conservation,*
 - (j) Development is to protect and, if practicable, rehabilitate watercourses, wetlands, riparian corridors, remnant native vegetation and ecological connectivity within the catchment,*
 - (k) Development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity,*
 - (l) Development is to avoid or minimise disturbance of acid sulfate soils in accordance with the Acid Sulfate Soil Manual, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee.*

The proposed works will not result in the removal of or impacts to any trees. The proposal aims to minimise the need for removal of vegetation, particularly given that the vegetation on site provides vital habitat for native fauna and migratory birds. The accompanying Arboricultural Impact Assessment (**Appendix E**) identifies that Trees 59 and 60 will be subject to a major TPZ incursion, in the range of 15-17%. This incursion is considered to be moderate but tolerable and unlikely to impact long term on the health and viability of these trees pending implementation of detailed tree protection measures and supervision by a suitably qualified Project Arborist throughout the course of the works.

4.1.5 Greater Sydney Parklands Trust Act 2022

The *Greater Sydney Parklands Trust Act 2022* establishes the constitution and management, board, powers, staff, and functions of the Trust. The proposed works are sought on behalf of Greater Sydney Parklands Trust, with Parramatta Park forming part of the parkland's estate.

The objectives of the act are:

- (a) To maintain and improve the parklands estate across Greater Sydney and ensure the parklands estate is effectively managed and operated to deliver world-class and ecologically sustainable parklands for the public,*
- (b) To enable the Greater Sydney Parklands Trust to facilitate a connection to Country for First Nations peoples that –*

- (i) recognises and conserves First Nations peoples' cultural heritage and values through the use of the parklands estate, and*
- (ii) establishes long-term and mutually beneficial partnerships that give effect to the ongoing relationships of First Nations peoples with Country,*
- (c) To ensure the conservation of the natural and cultural heritage values of the parklands estate and the protection of the environment within the parklands estate,*
- (d) To advocate for a long-term vision to achieve the outcome of quality parklands across Greater Sydney, particularly connectivity of green corridors and public access to open space,*
- (e) To encourage the use and enjoyment of the parklands estate by the community by promoting and increasing the recreational, historical, scientific, educational, cultural and environmental values of lands within the parklands estate,*
- (f) To ensure the parklands estate may be used by the community in a way that is adaptive and recognises and responds to the diverse needs of the community,*
- (g) To provide increased opportunity for community engagement to shape regionally significant parklands in response to diverse community needs.*

The proposed works are consistent with the above objectives as they seek to maintain and improve the quality of the Mays Hill precinct and support the long-term vision of Parramatta Park, as established under the Plan of Management and Masterplan. Consideration has been given to the Aboriginal and European heritage value of the park, and the works will ensure the parklands estate is utilised by the broader community.

4.1.6 Parramatta Park Trust Act 2001

The *Parramatta Park Trust Act 2001* is an associated Trusts legislation to the *Greater Sydney Parklands Trust Act 2022*. Schedule 1 of the *Parramatta Park Trust Act 2001* identifies land which forms Parramatta Park and Part 3 sets out the objects and functions of the Trust.

The objects of the Trust are:

- (a) To maintain and improve the trust lands, and*
- (b) To encourage the use and enjoyment of the trust lands by the public by promoting the recreational, historical, scientific, educational and cultural heritage value of those lands, and*
- (c) To ensure the conservation of the natural and cultural heritage values of the trust lands and the protection of the environment within those lands, and*
- (d) Such other objects, consistent with the functions of the Trust in relation to the trust lands, as the Trust considers appropriate.*

Part 5 Clauses 15-18 of the *Parramatta Park Trust Act 2001* provide for a plan of management for the Trust's land (Refer to Section 4.3 for statutory management framework which demonstrates consistency of the proposal with the approved plan of management and sub-plans).

4.1.7 Heritage Act 1977

The site is included within the Parramatta Park and Old Government House listings on the State Heritage Register ([SHR item 00596](#)).

As the site is State heritage listed, the proposal requires approval from the Heritage Council under Section 60 of the Heritage Act as it seeks to carry out development in relation to land on which the building, work or relic is situated. None of the exemptions specified in Section 57 apply to the proposed development. Accordingly, a Section 60 was submitted, and subsequently has been approved by Heritage NSW on 16 June 2022. The approval is provided at **Appendix I**.

4.1.8 National Parks and Wildlife Act 1974

The National Parks and Wildlife Act 1974 (NPW Act) provides protection for all Aboriginal places and objects, regardless of whether they have been previously recorded in the OEH Aboriginal Heritage Information Management System. Part 6 of the Act states that it is an offence to harm or desecrate an item or place of Aboriginal heritage significance without an Aboriginal Heritage Impact Permit (AHIP).

A Due Diligence Aboriginal Heritage Assessment has been prepared by Coast History & Heritage and is provided at **Appendix G**. As part of the due diligence, the proposed footprint of the works was inspected, revealing no Aboriginal objects or places of known significance. The assessment concludes that there is a low potential for Aboriginal heritage material, due to substantial previous disturbances. As such, it is unlikely any areas of undisturbed archaeological deposit are present across the study area.

4.2 Commonwealth Legislation

The *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)* applies to Parramatta Park as:

- Portions of the Park (Old Government House and the Government Domain) are inscribed on the World Heritage List and National Heritage List.
- Cumberland Plain Shale Woodland and Shale-Gravel Transition Forest that exists within the Park is listed as critically endangered under the Act.
- A colony of Grey Headed Flying Fox (*Pteropus poliocephalus*) listed as vulnerable under the Act exists within the Park.
- There is potential for other endangered or migratory species listed under the *EPBC Act* to occur on the site.

Under the EPBC Act, an action will require approval from the Australian Government Environment Minister if the action has, will have, or is likely to have, a significant impact on a matter of national environmental significance.

In relation to World Heritage and National Heritage, a site specific trilateral Conservation agreement made in 2015 applies between the Commonwealth, the State of NSW and Parramatta City Council for the protection and conservation of the World Heritage Values and National Heritage Values of the Australian Convict Sites, Old Government House and Domain (*Conservation agreement for the protection and conservation of the World Heritage Values and National Heritage Values of the Australian Convict Sites, Old Government House and Domain, Parramatta New South Wales.*)

Pursuant to s. 306A of the *EPBC Act*, actions in the Class of Actions do not require approval under Part 9 of the *EPBC Act* for the purposes of the Specified Part 3 provisions. Therefore the Trust does not require approval under Part 9 of the *EPBC Act* as long as the activity is consistent with the protection

and conservation of the World Heritage Values and National Heritage Values of the Property and complies with the specified planning controls in the agreement by complying with the controls in the report *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values – Technical Report (2012)* prepared by Planisphere.

The proposed activity is consistent with the protection and conservation of the World Heritage and National Heritage Values of the Park (as demonstrated in Section 6.0 Environmental Assessment) and complies with the *Conservation agreement for the protection and conservation of the World Heritage Values and National Heritage Values of the Australian Convict Sites, Old Government House and Domain, Parramatta New South Wales 2015.*

Notably, the proposed works are well separated from the Cumberland Plain Shale Woodland and Shale-Gravel Transition Forest as identified in the below Figure 20. The site is also well separated from the Grey-headed Flying-fox camp, situated on the banks of the Parramatta River. Further, the works provide for minor ground intrusions and will have no impact to native trees supporting habitat as outlined in the accompanying arborists report, provided at **Appendix E**.

Due to the extent of separation and nature of the proposed works, there will be no impact on the Cumberland Plain Shale Woodland, Shale-Gravel Transition Forest, nor the Grey-headed Flying fox-camp. Accordingly, a referral under the EPBC Act is not required for the proposed development at Mays Hill Oval in Parramatta Park to confirm whether the activity has the potential to significantly impact a Matter of National Environmental Significance.



Figure 20 Remnant and Reconstructed Bushland Habitat (source: Parramatta Park Biodiversity Strategy).

4.3 Statutory Management Framework

As the Park is listed on the National Heritage List and the State Heritage Register, a statutory management framework has been adopted by the Trust to meet the requirements of the Commonwealth *EPBC Act 1999*, *NSW Heritage Act 1977* and *NSW Parramatta Park Trust Act 2001*.

The proposed activity is consistent with the statutory management framework under the following documents:

- *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values – Technical Report*
- *Old Government House and Domain, Parramatta Park Management Plan 2008*
- *Your Parramatta Park 2030 – Conservation Management Plan and Plan of Management*

4.3.1 Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values – Technical Report

The *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values – Technical Report* identifies important views and settings. It acts as a guideline to determine if future development is likely to have an impact on heritage values of Old Government House and Domain.

The Mays Hill Precinct is identified as having a moderate significance in relation to heritage, with the landscape setting acknowledged as being of some value. Notably, the site is located just south of the identified view corridor from Old Government House towards the city, refer to Figure 21. Accordingly, the proposed works will not impact this significant view.

As identified in Figure 22, a small section of the site is located within View 5: Bath House Area to City. Irrigation works are proposed in this section of the site, and as such will not have any visual impact as the new irrigation system will be placed below the soil surface. With respect to View 16: Mays Hill, the site experiences a small overlap into the view corridor, as illustrated within Figure 23. However, due to the nature of the proposed works in this section of the site being limited to the new irrigation system, there will be no impact on the view corridor.

The Statement of Heritage Impact prepared by Coast History & Heritage includes a visual assessment of the proposal. The statement identifies significant view lines between Mays Hill and the location of the Observatory in the northern part of the park and view corridors from Mays Hill to the north and to the north-east, towards the Parramatta CBS. The view corridor to the north-east has been affected by the construction of Parramatta High School and high-rise development between the Gatehouse and the Cathedral. However, there are still long view lines from the Gatehouse to the north, and from Mays Hill to the north-east. There is also a significant viewline between the pines at the Mays Hill Gatehouse and the pines at the former Observatory in the northern part of the Park. These view corridors and viewlines pass over the footprint of the proposed works. The statement concludes that the proposed works will not affect the view lines or corridors as they will be located on a terrace set below Mays Hill and will not involve any structures higher than the existing fencing.

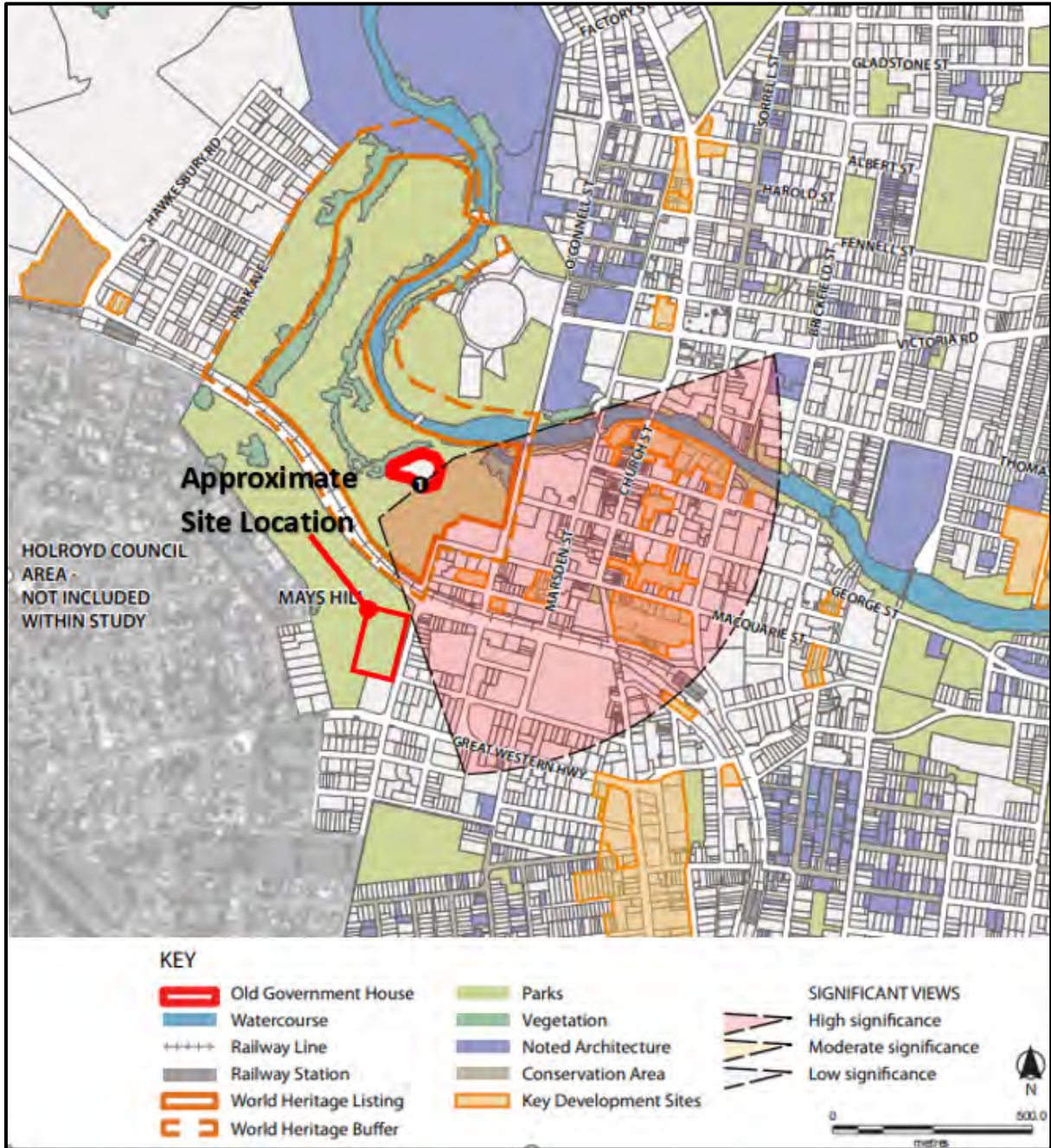


Figure 21 View 1 Old Government House Towards the City (Source: Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values).

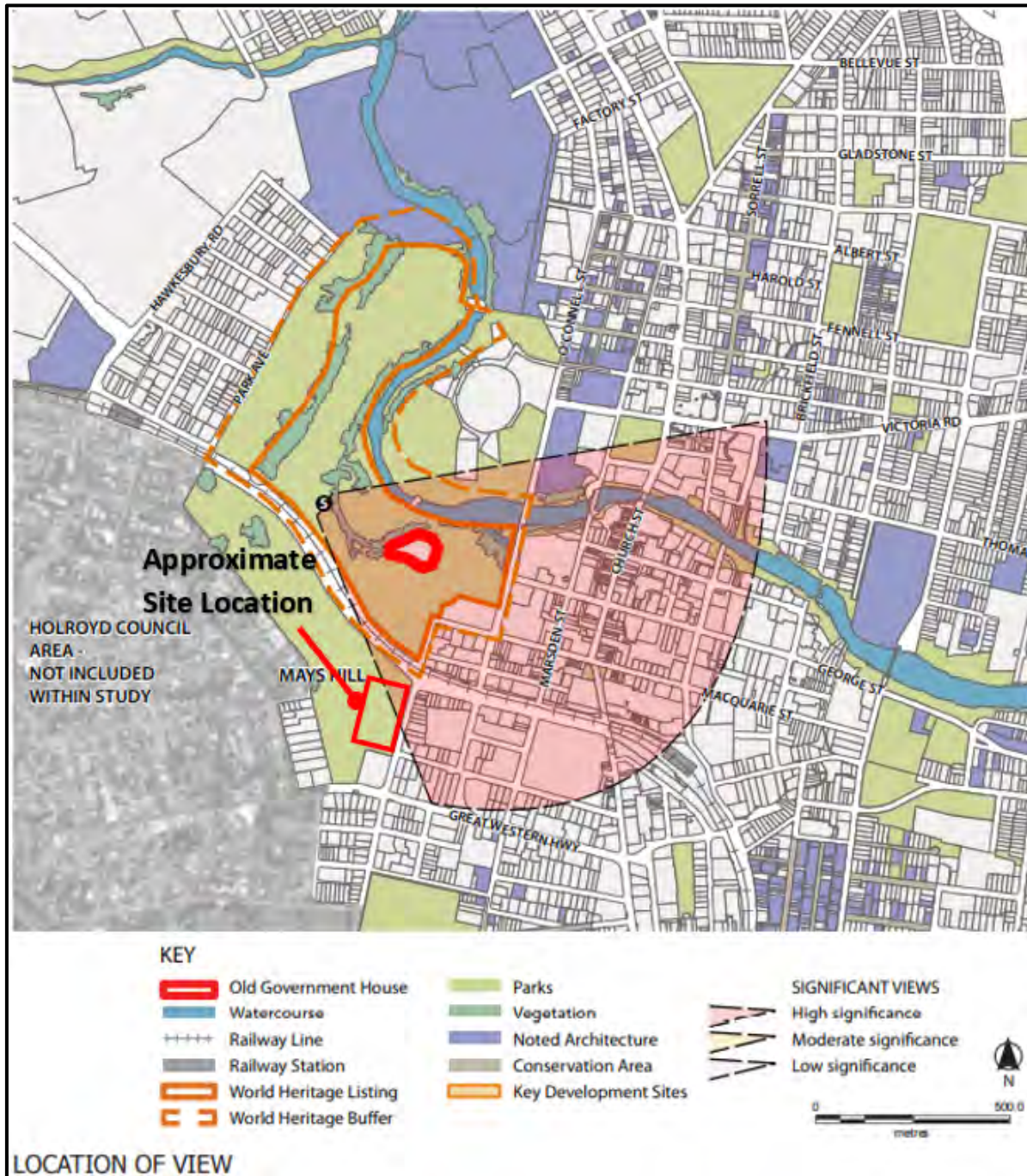


Figure 22 View 5 Bath House Area to City (Source: Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values).

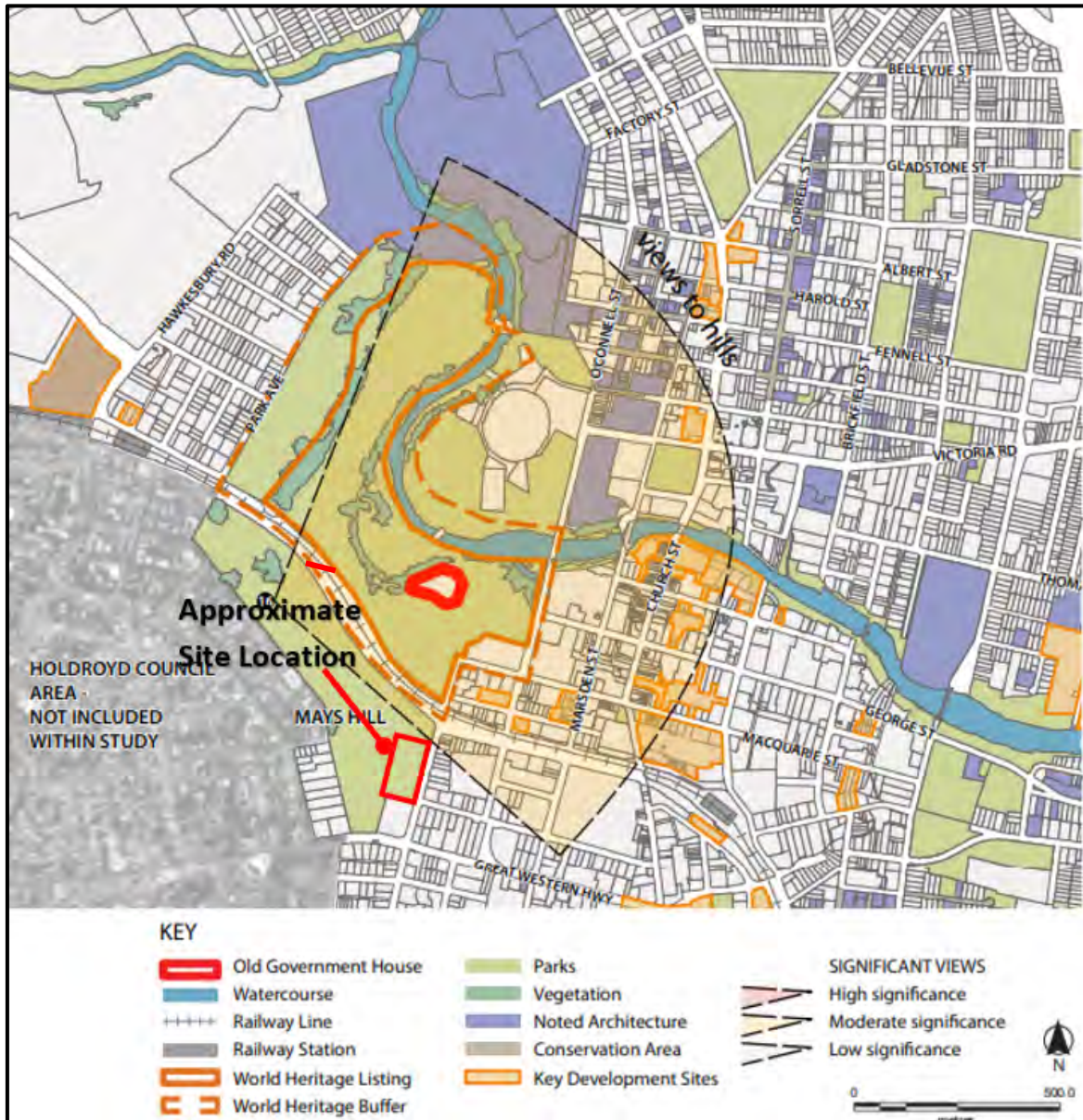


Figure 23 View 16 Mays Hill (Source: Development in Parramatta City and the Impact on Old Government House and Domain’s World and National Heritage Listed Values).

4.3.2 Old Government House and Domain, Parramatta Park Management Plan 2008

The *Old Government and Domain, Parramatta Park Management Plan* (2008) includes the following future development policies relating to the site:

8.2.5.1 *All new works to the place will be undertaken in accordance with Burra Charter principles, the suite of conservation management plans and documents, and aim to retain and enhance the heritage significance of the place.*

8.2.5.2 *The location and design of any new works in the vicinity of Old Government House will be located and designed to retain existing views to the façade of the House, conserve visual relationship within the Old Government House complex, and retain and enhance views from the pavilions as well as the central block of Old Government House.*

In accordance with policy 8.2.5.1, the Burra Charter Conservation Principles are summarised as follows:

Table 1: Assessment of the proposal against the Burra Charter Principles

Burra Charter Principle (Summary):	Comment:
<p>1. Conservation and management: Places of cultural significance should be conserved.</p>	<p>The proposed works are unlikely to have a negative impact on the heritage values of the Park due to:</p> <ul style="list-style-type: none"> • The works being located at the southern-most edge of the Park. • Significant heritage items within the precinct being located outside of the works footprint. • Their enhancement of heritage values through allowing the continuous use for public recreation from 1858. • Maintaining the open parkland nature of the site. • Having no impact on the view line between Mays Hill and the location of the Observatory in the northern part of the park. • Having low historical archaeological potential as the site has been subject to excavation along the line of Pitt Street; terracing across almost the whole area, and installation of services along Jubilee Avenue.
<p>2. Cautious approach: A cautious approach of changing as much as necessary but as little as possible.</p>	<p>A cautious approach is ensured through the use of appropriate qualified professionals and construction in accordance with the construction contract.</p>
<p>3. Knowledge, skills and techniques: Traditional techniques and</p>	<p>The proposed works do not relate to a built item of heritage significance. Proposed materials and finishes are</p>

Burra Charter Principle (Summary):	Comment:
materials are preferred for the conservation of significant fabric.	sympathetic to the Park setting.
4. Values: Identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.	All heritage values have been taken into consideration in the design and setting of the proposed works. This includes no impact on items of built or archaeological significance, as demonstrated in the Statement of Heritage Impact prepared by Coast History & Heritage provided at Appendix F .
5. Burra Charter Process: Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.	<p><i>Your Parramatta Park 2030</i> is informed by the Burra Charter Process, arriving at a number of general objectives for the Park and precinct-specific objectives. This includes Objective 2 for The Mays Hill Precinct: <i>Increase community participation, engagement, and activation</i>, and Objective 3: <i>Manage the Park in a sustainable way</i>.</p> <p>Objective 2 includes the following:</p> <ul style="list-style-type: none"> ● <i>Improve and increase parking off Pitt Street.</i> ● <i>Work with City of Parramatta and Department of Education to improve the existing sports oval, the cricket wickets, basketball and volleyball facilities as a multi-use sports facility with an amenity building for Parramatta High School and the community.</i> <p>Objective 3 includes the following:</p> <ul style="list-style-type: none"> ● <i>Provide irrigation to active recreation areas.</i> <p>The proposal fulfils the above through providing refurbishment and replacement works to the existing sports facilities, re-grading Pitt Street carpark and providing a new irrigation system to the oval.</p>

Burra Charter Principle (Summary):	Comment:
<p>6. Use: Where the use of a place is of cultural significance it should be retained. A place should have a compatible use.</p>	<p>The proposed works are compatible with the primarily recreational use of the site, providing improved facilities and upgrade works for staff and visitors without unduly impacting on the heritage values.</p>
<p>7. Setting: Conservation requires the retention of an appropriate setting.</p>	<p>The proposed works are unlikely to have a negative impact on the heritage values of the Park due to:</p> <ul style="list-style-type: none"> • Significant heritage items within the precinct being located outside the footprint. • Allowing the continuous use of the site for public recreation from 1858. • Maintaining the open parkland nature of the site, with most works to be installed below existing ground level. • Having no impact on the view line between Mays Hill and the location of the Observatory in the northern part of the park. • Having low historical archaeological potential as the site has been subject to excavation along the line of Pitt Street; terracing across almost the whole area, and installation of services along Jubilee Avenue.
<p>8. Location: A building, work or other element of a place should remain in its historical location.</p>	<p>The proposed works do not seek to relocate any items of heritage significance.</p>
<p>9. Contents: Contents, fixtures and objects which contribute to the cultural significance of a place should be retained at that place.</p>	<p>As above. The proposed works will not impact any items of heritage significance as the works comprise the improvement or replacement of existing facilities and maintenance works.</p>
<p>10. Related places and objects: The contribution which related places and related objects make to the cultural significance of the place should be retained.</p>	<p>The proposed works do not seek to remove or otherwise impact any items of heritage significance.</p>

Burra Charter Principle (Summary):	Comment:
<p>11. Participation: Conservation, interpretation and management of a place should provide for the participation of people for whom the place has significant associations and meanings.</p>	<p>The proposed development will provide facilities to support community participation in the Park, including for those for whom the Park has significant associations and meanings.</p>
<p>12. Co-existence of cultural values: Co-existence of cultural values should always be recognised, respected and encouraged.</p>	<p>All heritage values have been taken into consideration in the design and setting of the proposed youth sports upgrade. This includes no impact on items of built or archaeological significance, as demonstrated in the Statement of Heritage Impact and Aboriginal Due Diligence Assessment prepared by Coast History & Heritage (Appendix F & G).</p>

4.3.3 Your Parramatta Park 2030 – Conservation Management Plan and Plan of Management

Your Parramatta Park 2030 was adopted by the Minister for Planning and Public Spaces on 26 February 2020 and establishes a whole-of-park approach to the management of facilities, heritage significance and master planning for future works in the Precincts. The proposals consistency with the overarching objectives has been discussed in the below Table 2 and briefly at the beginning of this section.

Table 2 Assessment of the proposal against the Objectives of the Conservation Management Plan

Objectives	Comment:
<p>1 Identify, conserve and celebrate natural and cultural heritage values</p>	<p>The proposed works are unlikely to have a negative impact on the heritage or cultural values of the park due to:</p> <ul style="list-style-type: none"> • Being minor in size and located at or below ground level. • The new irrigation system being concealed below turf and the new cricket practice pitch and nets not visually dominant. • Much of the proposal providing for the maintenance of or upgrade of existing facilities, namely the basketball court to be re-surfaced and

Objectives	Comment:
	the carpark to be upgraded.
<p>2 Increase community participation, activation and engagement:</p> <ul style="list-style-type: none"> - <i>Implement the Mays Hill Master Plan to provide play, fitness, recreation and sports elements along a multi-use path.</i> - <i>Provide new parking off Park Parade, <u>improve and increase parking off Pitt Street</u> and improve the Amos Street car park and entry to create a new gateway into Mays Hill.</i> - <i>Work with City of Parramatta and Department of Education to improve the existing sports oval, the cricket wickets, basketball and volleyball facilities as a multi-use sports facility with an amenities building for Parramatta High School and the community.</i> 	<p>The proposal provides for improved sports/recreation facilities, upgrades to the Mays Hill Oval and upgrades to the Pitt Street carpark in accordance with the Mays Hill Master Plan.</p> <p>Further, the new cricket practice pitch and nets will be utilised by Parramatta High School, the Parramatta Junior Cricket Association and the wider community as sought under this objective.</p> <p>The proposed improvements to existing facilities, additional facilities and maintenance works will improve visitor amenity outcomes, providing high-quality recreation facilities and improve environmental quality.</p>
3 Create linkages and connections	The content of this objective isn't related to the proposal.
<p>4 Manage the Park in a sustainable way</p> <ul style="list-style-type: none"> - <i>Provide irrigation to active recreation areas.</i> 	The proposal will deliver a new irrigation system and drainage trenching to the Mays Hill Oval.

4.3.4 Other reference and guideline documents

Due to the ecological and historical significance of the site a series of sub-plans have also been established by the Trust and key development stakeholders to form the basis of managing individual buildings, monuments, features, natural values and landscapes. Those relevant to the Proposed activity include:

Mays Hill Masterplan

During 2017 the Parramatta Park Trust carried out design and public consultation to inform the Mays Hill Precinct Masterplan. The Masterplan, prepared by Tyrrell Studio provides a framework to guide future development within the Mays Hill Precinct.

The following components of the proposal remain consistent with the key features and principles of the Masterplan:

- Providing a range of active recreation opportunities, including sports and fitness.
- Upgrades to the Pitt Street carpark.
- The elevation of the sports field separates it from Pitt Street and the city as part of the precinct, There is potential for an upgraded multi-sport field.
- The existing row of fig trees along Pitt Street are retained.
- Retention of views of the CBD skyline and distant hills.



Figure 24 Mays Hill Precinct Master Plan

Parramatta Local Environmental Plan 2011

Under the Parramatta Local Environmental Plan 2011 (PLEP), the following provisions apply to Parramatta Park:

- Clause 2.3 *Zone objectives and Land Use Table* – Zone RE1 Public Recreation;
- Clause 5.10 *Heritage conservation*;
- Clause 6.1 *Acid sulfate soils*; and
- The additional local provisions set out in Part 7 of PLEP.

Clause 2.3 *Zone objectives and Land Use Table* – Zone RE1 Public Recreation

The works are consistent with the objectives of the RE1 Public Recreation zone, set out 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 assets and cultural heritage significance of Parramatta Park.*
- *To create a riverfront recreational opportunity that enables a high-quality relationship between the built and natural environment.*

Under the RE1 Public Recreation zone, the following uses are:

- *Permitted without consent: Environment protection works; Flood mitigation works.*
- *Permitted with consent: Aquaculture; Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Community facilities; Environmental facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas, Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Roads; Take away food and drink premises; Water recreation structures; Water recycling facilities.*

The proposed new cricket pitch and nets, refurbishment of the basketball court and new multi-sport oval are consistent with the definition of *Recreation area* under the PLEP (refer below). The proposed irrigation system and improvement of the existing Pitt Street carpark are works ancillary to the primary use as a recreation area. The proposed development is therefore permitted with consent (noting that development consent is not required given that the works are permitted without consent under the T&ISEPP).

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).

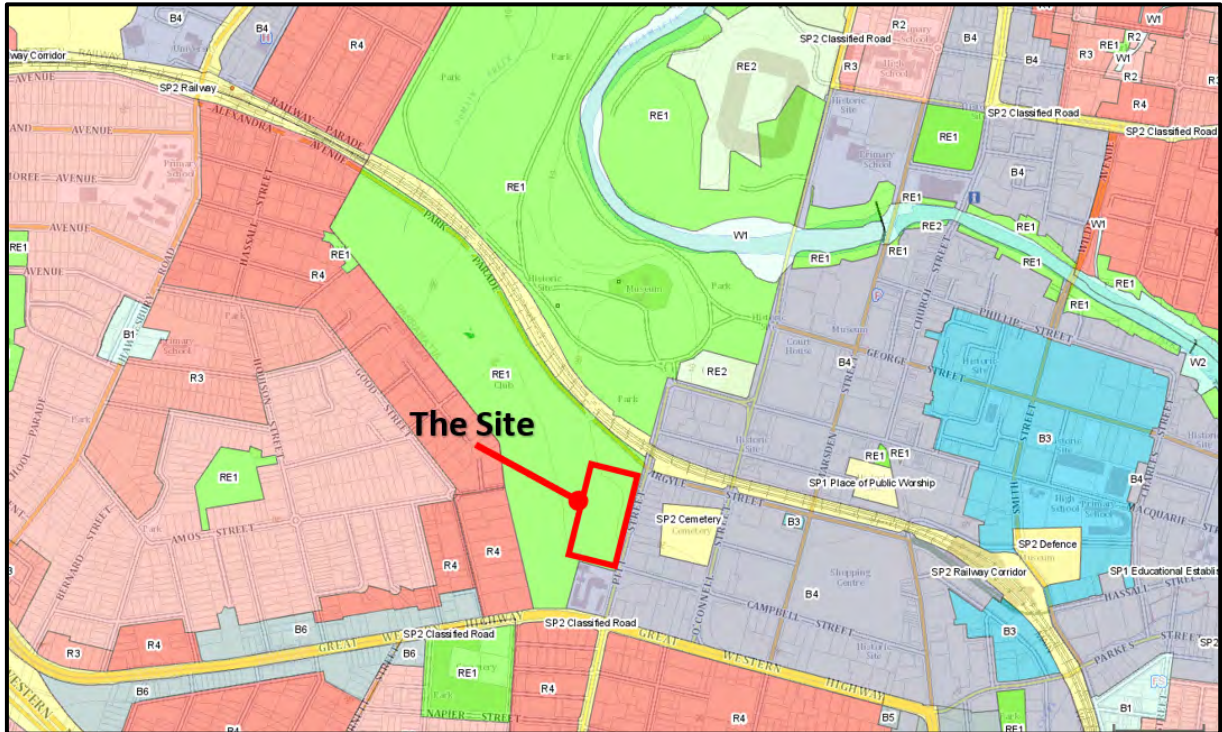


Figure 25 Land use zoning map (Source: NSW Planning Portal)

Clause 5.10 Heritage conservation

Parramatta Park and Old Government House are identified as items of state heritage significance under PLEP (Item No. I00596).

Clause 5.10 specifies the types of works requiring consent within a heritage site, including erecting a building on land on which a heritage item/Aboriginal object is located or that is within a heritage conservation area/Aboriginal place of heritage significance. Accordingly, a Statement of Heritage Impact prepared by Coast History & Heritage is provided at **Appendix F**.

As described within the accompanying Statement of Heritage Impact, the proposed works are unlikely to have a negative impact on the heritage values of the Park due to:

- *The proposed works being unlikely to result in impacts to any archaeological remains associated with the potential c1804 structures. Along the Pitt Street boundary of the study area, the proposed works require excavation for fence post footings, and drainage and irrigation services. The depth of excavation is likely to be entirely contained within the fill deposit that was introduced in the 1970s for construction of the present sports grounds.*
- *The proposed works are in an area that has been heavily modified post 1804.*
- *Having no effect on the view line between Mays Hill and the location of the Observatory in the northern part of the Park and the view corridors from Mays Hill to the north and to the north-east.*
- *The upgrade of the existing sporting facilities allowing a continuation of the use of the area for organised sport and active recreation, a use which dates back to at least 1943.*

- *The works maintaining the open parkland nature of the site, with most works to be installed below the current ground level and will not be visible following backfilling and returfing.*

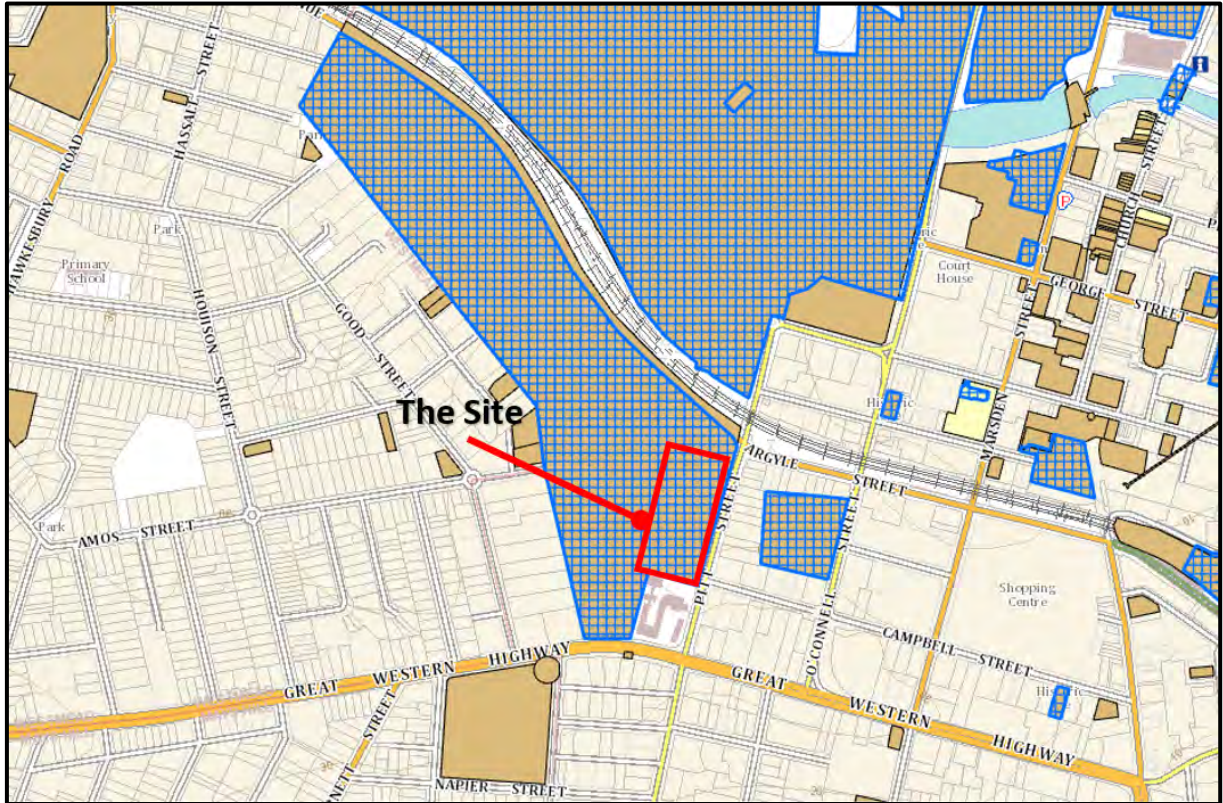


Figure 26 Heritage Map (Source: NSW Planning Portal)

Clause 6.1 Acid Sulfate Soils

Under PLEP, the site is categorised as Class 5 Acid Sulfate Soils. Clause 6.1 is not relevant to the proposal as only minor re-grading is proposed. Accordingly, the watertable will not be lowered below 1 metre as a result of the proposed works.

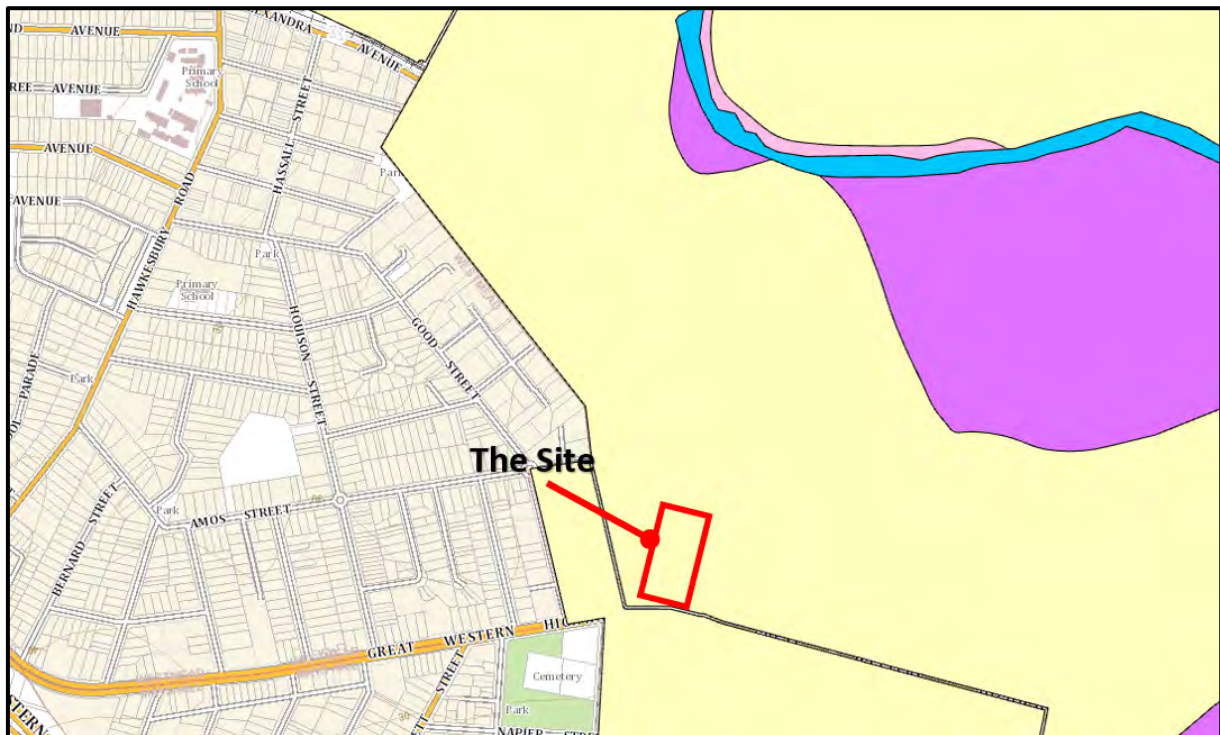


Figure 27 Acid Sulfate Soils Map (Source: NSW Planning Portal)

Part 7 Additional local provisions – Parramatta City Centre

Parramatta Park is located within the Parramatta City Centre, to which the additional local provisions set out in Part 7 of PLEP apply. These include floor space ratio, car parking, solar access (Parramatta Square, Lancer Barracks and Jubilee Park), serviced apartments, airspace operations, development relating to specific sites within the Parramatta City Centre and design excellence. The proposed development will not trigger any of the additional local provisions and accordingly, no further assessment is required.

5. Stakeholder and Community Engagement

Division 1 of Part 2.2 of the T&ISEPP sets out the Council, State Emergency Service and other public authority consultation requirements for development permitted without consent under the SEPP.

Table 3: Assessment against consultation triggers

Section	Triggers:	Comment:
2.10 Consultation with councils – development with impacts on council-related infrastructure or services	<ul style="list-style-type: none"> (a) Will have a substantial impact on stormwater management services provided by a council, or (b) Is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or (c) Involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council, or (d) Involves connection to, and use of a substantial volume of water from, any part of a water supply system owned by a council, or (e) Involves the installation of a temporary structure on, or the enclosing of, a public place that is under a council’s management or control that is likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential, or (f) Involves excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which a council is the roads authority under the <i>Roads Act 1993</i> (if the public authority that is carrying out the development, or on whose behalf it is being carried out, is not responsible 	<p>N/A</p> <p>The proposal will not have a substantial impact on Council infrastructure in terms of stormwater, sewerage or water supply.</p> <p>The proposal will not generate any vehicular traffic following the completion of construction.</p> <p>No temporary structures or extensive excavation is proposed.</p>

	for the maintenance of the road or footpath.	
2.11 Consultation with councils – development with impacts on local heritage	<p>(a) Is likely to affect the heritage significance of a local heritage item, or of a heritage conservation area, that is not also a State heritage item, in a way that is more than minor or inconsequential, and</p> <p>(b) Is development that this Chapter provides may be carried out without consent.</p>	<p>N/A</p> <p>The site is both a local and State heritage item. As per the heritage impact statement prepared in support of this REF, the works will not cause any affect on the significance of the heritage items. Accordingly, referral to Council is not required.</p>
2.12 Consultation with councils – development with impacts on flood liable land	Flood liable land.	<p>N/A</p> <p>The site is not identified as flood affected.</p>
2.13 Consultation with State Emergency Service – development with impacts on flood liable land	Pursued under Division 1 (air transport facilities), Division 2 (correctional centres and correctional complexes), Division 6 (Emergency services facilities and bush fire hazard reduction), Division 10 (Health services facilities), Division 14 (Public administration buildings and building of the Crown), Division 15 (Railways), Division 16 (Research and monitoring stations), Division 17 (Roads and traffic) or Division 20 (Stormwater management systems) of the Infrastructure SEPP.	<p>N/A</p> <p>The proposed development qualifies as development permitted without consent under Division 12.</p>
2.14 Consultation with councils – development with impacts on certain land within the coastal zone	Within a coastal vulnerability area and is inconsistent with a certified coastal management program that applies to that land.	<p>N/A</p> <p>The site is not located within a coastal vulnerability area.</p>
2.15 Consultation with public authorities	(a) Development adjacent to land reserved under the <i>National Parks and Wildlife Act 1974</i> or to land acquired under Part 11	<p>N/A</p> <p>The site is not adjacent to any national parks or aquatic</p>

<p>other than councils</p>	<p>of that Act – the Office of Environment and Heritage,</p> <p>(b) Development on land in Zone E1 National Parks and Nature Reserves or in a land use zone that is equivalent to that zone, other than land reserved under the <i>National Parks and Wildlife Act 1974</i> – the Office of Environment and Heritage,</p> <p>(c) Development comprising a fixed or floating structure in or over navigable waters – Transport for NSW,</p> <p>(d) Development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region map – the Director of the Observatory,</p> <p>(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,</p> <p>(f) Development on land in a mine subsidence district within the meaning of the <i>Mine Subsidence Compensation Act 1961</i> – the Mine Subsidence Board.</p>	<p>reserves. It is not located within E1 zoned land, located on the foreshore, with dark sky region, within defence communications facility buffer land or in a mine subsidence district. The proposal does not comprise a structure over navigable waters or health services facility, correctional centre, group home or a residential purpose.</p>
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Cricket NSW (CNSW) has provided a letter in support of the application, acknowledging that the site will provide an essential multi-purpose sport and recreation facility for the City of Parramatta community, and will provide increased accessibility to Parramatta Junior Cricket Association structured cricket games for girls and boys (**Appendix H**). Further, CNSW recognises that the works align with Greater Sydney Parklands’ strategy to grow the usage of community sport and passive recreation within Parramatta Parklands.

6. Environmental Assessment

The following section includes a description of those aspects of the environment that are likely to be affected during construction and operation of the development. It considers the legislative requirements of the following:

- EPA Act 1979 – Part 5 Clause 5.5 Duty to Consider Environmental Impact
- EPA Regulation 2021 – Clause 171 Review of environmental factors – the Act, s 5.10(a)
- EPBC Act 1999 – Impacts to Matters of National Environmental Significance (including World Heritage)
- Application of Part 7 of the *Biodiversity Conservation Act 2016* and Part 7A of the *Fisheries Management Act 1994* in accordance with Part 1 Clause 1.7 of the EPA Act.

6.1 Biological Impacts

Impacts to Flora and Fauna	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Biological impacts from the proposed works will be negligible. The proposal retains all existing site trees and will provide for a much-needed irrigation system that will improve soil quality at Mays Hill Oval.

Trees 59 and 60 will be subject to a major incursion of 15-17% to the TPZ as a result of the proposed irrigation and drainage infrastructure. Impacts are considered moderate but tolerable and unlikely to impact long term health and viability pending implementation of detailed tree protection measures and Project Arborist supervision.

Both Trees 59 and 60 are of the Camphor Laurel species, which are known to tolerate moderate levels of construction related stress. An extended area of contiguous deep soil will be maintained to the north and south of the tree which will suitably offset the impact and allow for future compensatory root establishment.

No significant flora and fauna are identified within the site. Notably, the site is well-separated from the established Grey-headed Flying fox camp in the north-eastern corner of the Park being approximately 1240 metres to the south of the camp.

6.2 Heritage Impacts

Impacts to Aboriginal Cultural Heritage	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Park has formed part of the traditional lands of the Burramatta of the Darug people for more than 40,000 years and comprises a significant subsurface archaeological landscape, including the Parramatta Terrace Sands and Holocene Floodplain sand, that provides evidence of their pre-contact lifestyle. Known evidence of Aboriginal occupation also exists within the Park along the ridgeline of the Crescent and around Domain Creek. Several scarred trees and artefact scatters have also been located.

The Burramatta people managed the Cumberland Plain grasslands within the Park until it became a significant contact site from 1788. The area continued to play an important role in the lives of not only the Burramatta people but also other Aboriginal peoples in NSW during its time as the administrative centre of the Colony. The Burramatta people continue their connections with the site to this day.

Aboriginal cultural heritage is the living, traditional and historical practices, representations, expressions, beliefs, knowledge and skills (together with the associated environment, landscapes, places, objects, ancestral remains and materials) that Aboriginal people recognise as part of their cultural heritage and identity.

The 1995 *Parramatta Park Archaeological Zoning Plan* states that the Park contains such a unique physical resource documenting the period prior to and immediately after European settlement that it is an archaeological resource of national and possibly international, significance.

While the site is identified as an area of extreme sensitivity within the Zoning Plan, The Mays Hill Statement of Significance within the Conservation Management Plan and Plan of Management, *Your Parramatta Park 2030* provides the following: “*The Precinct is significant for its elevated ground and is where Domain Creek enters the Park – a landscape that would likely have attracted Aboriginal people over time for its resources and as a travel corridor to economic zones along the river. While the creek and its banks are of Aboriginal cultural significance, as an extensively modified landscape it has low Aboriginal archaeological potential*”.

A Due Diligence Aboriginal Heritage Assessment has been prepared by Coast History & Heritage in support of the proposal. The Deerubbin Local Aboriginal Land Council (LALC) and Darug Custodian Aboriginal Corporation (DCAC) were consulted as part of the due diligence, to provide an Aboriginal community perspective on the assessment, and to identify any particular Aboriginal cultural or historical associations that might need to be considered in relation to the proposal.

The assessment concludes that it is unlikely that the current proposal will have any impacts to known or potential Aboriginal heritage within the area investigated providing that the recommendations below are adopted. However, as all Aboriginal sites ('objects') are protected under the *National Parks & Wildlife Act 1974*, procedures to be followed during construction to ensure that any unexpected finds are appropriately managed. The following recommendations are made:

1. The due diligence assessment should be provided to the Deerubbin LALC and DCAC for their review, and any comments received should be incorporated into the final report.
2. No further Aboriginal heritage investigations are required prior to commencement of the proposed works within the study area, and the works may proceed with caution.
3. An unexpected find protocol should be implemented for the lift of the development. If any Aboriginal objects or bones suspected of being human are identified during excavation and/or construction, site workers must:
 - a. Not further disturb or more these remains.
 - b. Immediately cease all work at the location.
 - c. In the case of suspected human remains only, notify NSW Police. In the case of Aboriginal objects, notify the Heritage NSW Environment Line on 131 555 as soon as practicable and provide available details of the objects or remains and their location. The Deerubbin LALC and DCAC should also be notified to assist in the determination of appropriate management for the objects or remains.
 - d. Not recommence any work at the location unless authorised in writing by Heritage NSW.
4. Once finalised, a copy of this report should be forwarded to Deerubbin LALC, DCAC, and the Registrar of the Aboriginal Heritage Information Management System, Heritage NSW.

Impacts to Post 1788 Cultural Heritage (Aboriginal and non – Aboriginal)	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The site of Parramatta Park and Old Government House “*is a unique and rare demonstration of the evolution of New South Wales and Australian Society since 1788.*” ([State Heritage Register Statement of Significance](#)). It is representative of the second settlement of the Colony of NSW, as the point of administration, governance and control, following Governor Phillip’s establishment of the Governor’s Domain in 1790. It is also associated with the beginnings of rural settlement and application of European agriculture techniques in Australia.

It is a ‘*landmark site*’, which “*retains historical association with successive governors, and was the location for significant interaction between Aboriginal and European people. It demonstrates early town planning and landscaping... was used for botanical and astronomical scientific research ...and is considered a European and Aboriginal archaeological resource of national significance. The Park has continuously operated as a public park since 1875.*” ([State Heritage Register Statement of Significance](#)). Parramatta Park, Old Government House and Domain were inscribed on the State Heritage Register in

1999, and Old Government House and Domain were inscribed on the National Heritage List in 2007 and the World Heritage List in 2010 as part of the one of 11 Australian sites forming the Australian Convict Sites World Heritage property.

The proposed activity is located within the curtilage or buffer area of sites on the following statutory heritage lists:

- *Old Government House and Government Domain, Parramatta: UNESCO World Heritage Listing, under the EPBC Act 1999 and World Heritage Convention (see map)*
- *Old Government House and Government Domain, Parramatta: National Heritage List under the EPBC Act 1999 (see map)*
- *Parramatta Park and Old Government House: State Heritage Register under the Heritage Act 1977 (see map)*
- *Parramatta Park and Old Government House item no. 100596 Environmental Heritage Schedule 5 Parramatta Local Environmental Plan (see map)*

The proposed works do not relate to a built heritage item and will not adversely impact on the post-1788 cultural heritage values of the Park on the basis that:

- The proposed works are located in an area that has been heavily modified post 1804.
- The works will have no effect on the view line between Mays Hill and the location of the Observatory in the northern part of the Park and the view corridors from Mays Hill to the north and to the north-east.
- The upgrade of the existing sporting facilities will allow a continuation of the use of the area for organised sport and active recreation, a use which dates back to at least 1943.
- The works will maintain the open parkland nature of the site, with most works to be installed below the current ground level and will not be visible following backfilling and returfing.

The site is included within two statutory heritage listings that cover the whole of Parramatta Park, on the State Heritage Register, and on Schedule 5 of the Parramatta Local Environmental Plan 2011. The site is in the vicinity of the section of Parramatta Park that is also listed on the National Heritage List and the World Heritage List and is one of the Australian Convict Sites inscribed as a serial listing on the World Heritage List. Accordingly, a Statement of Heritage Impact has been prepared by Coast History & Heritage in support of the application (**Appendix F**).

Coast History & Heritage prepared a preliminary heritage impact assessment, concluding that the proposed works would have a neutral visual impact, and would support the ongoing significant use of the oval as a sports ground.

The potential impact on the identified elements of heritage significance is assessed as follows:

- Possible location of c1804 structures on or near the Pitt Street boundary.

The proposed works are unlikely to result in impacts to any archaeological remains associated with the c1804 structures. Along the Pitt Street boundary of the study area, the proposed works require

excavation for fence post footings, and drainage and irrigation services. The depth of excavation is likely to be entirely contained within the fill deposit that was introduced in the 1970s for construction of the present sports grounds.

- View line between Mays Hill and the location of the Observatory in the northern part of the Park, marked by pines giving north and south bearings.

The proposed works will not affect this view line. They will be located on a terrace set below Mays Hill and will not involve any structures higher than the existing fencing.

- Continuous use for public recreation from 1857.

In upgrading the existing sporting facilities, the proposed works will allow a continuation of the use of the area for organised sport and active recreation, a use which dates back to at least 1943.

- Open parkland nature, demonstrating the relationship with Parramatta Park.

The works will maintain the open parkland nature of the study area. Most works will be installed below the current ground level and will not be visible following backfilling and returfing. The new fencing around the basketball courts and cricket nets will replace existing fencing. The proposed fence along the eastern side of the playing field will be a new element within the study area, and will slightly reinforce the boundary along Pitt Street, which is already marked by a row of trees and the batter for the playing field, which are both introduced in the 1970s. However, this will be a black chain wire fence, which will be visually recessive, and the alteration to the landscape will be minor.

- View corridors from Mays Hill to the north and to the north-east.

The proposed works will not affect these view corridors. They will be located on a terrace set below Mays Hill and will not involve any structures higher than the existing fencing.

- Jubilee Avenue, now Prabha Memorial Walk, including the avenue of trees, and the view west from the corner of Pitt and Argyle Streets.

The proposed works will require trenching along Jubilee Avenue, but this will be largely contained within an existing service corridor to the north of the path. Caution will be required to avoid impact to the trees alongside the path during construction.

The proposal is considered to respect and enhance the heritage significance of the study area through maintaining the open parkland character of the study area, contributing to the ongoing use of the location for public recreation.

The assessment concludes that the proposed works are unlikely to result in historical heritage impact. However, given the heritage significance of the study area specifically, and Parramatta Park more broadly, the following heritage management measures are recommended:

- Prior to commencement:

- A record should be made of the study area in its current form.
- An application for a s60 Approval should be lodged with Heritage NSW. No works should commence until the Approval has been issued, and all works should be undertaken in accordance with the conditions of the Approval.
- During the works:
 - A plan for the ancillary works, including site compounds and access routes, should be assessed against the results of the current report, to ensure that these do not result in heritage impact.
 - A heritage induction should be incorporated into the overall site induction for all of the construction team, and should cover the heritage significance of the area, the requirements of the s60 Approval, and a clear process to be followed in the event of unexpected finds and/or inadvertent heritage impact.
 - In any unexpected historical archaeological relics or potential relics are unearthed during the course of the development, work should cease in the vicinity, and Heritage NSW should be contacted for advice. It may be necessary to redesign the works to avoid impact to relics.
- Following completion of the works:
 - A record should be made of the works as complete, and compiled with the pre-construction record. This should be maintained by Parramatta Park Trust as part of the overall record of the evolution of the Park.
- A copy of the Statement of Heritage Impact should be forwarded to the Heritage NSW Library, and to the Parramatta City library.

6.3 Community Impacts

Impacts to Safety and Security	Negligible	Minor	Moderate or greater	Positive
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposal will provide a positive impact to the community through the improvement of existing facilities, which will result in minor improvements to safety and security. Under existing conditions, the surface treatment of the basketball courts, cricket pitch and Pitt Street carpark has degraded, and is in need of repair. The proposed works will provide a positive contribution to safety through regrading and replacing these features, providing level surfaces that offer an ease of access.

The improvement works will also form a positive contribution regarding security, through encouraging use of this area of the precinct, providing increased opportunities for passive surveillance.

Impacts of Natural Hazards on the Activity	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The site is not located within a bushfire prone area, within an area of biodiversity value, nor is it identified on Paramatta Councils flood hazard mapping. The site is identified as containing Class 5 Acid Sulfate Soils. However, the watertable is unlikely to be lowered as a result of the proposal as only minor site re-grading is proposed.

Impacts to Visual Amenity and Signage	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Views are significant as they demonstrate the evolution of history, contribute to heritage places and have social value. Protection of the views and settings of Parramatta Park is essential to retaining its values identified on the World Heritage List, National Heritage List and State Heritage Register listing.

Under the *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values – Technical Report*, the site is located within Views 5 and 16. The proposed works are unlikely to be perceived from Views 5 and 16 as the works are largely set at or below existing ground level and provide for the replacement and refurbishment of existing structures.

View impact is addressed within the accompanying Statement of Heritage Impact prepared by Coast History & Heritage (**Appendix F**). The statement concludes that the proposed works will not impact any significant view lines or view corridors as they are located on a terrace set below, Mays Hill, and will not involve any structures higher than the existing fencing.

Signage is not proposed as part of the development.

Impacts to Socio-Economics	Negligible	Minor	Moderate or greater	Positive
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The positive economic and social impacts of the proposed amenities block are two-fold:

- The development creates construction jobs in the short term;
- The development provides for new and improved sporting facilities to service Parramatta High School, Cricket NSW as well as wider sport and recreation organisations and community; and
- The development encourages visitors to stay and explore the Park for longer, including the many attractions it offers such as playgrounds, cafes, community facilities and walking and running and cycling tracks.

Impacts to Land Use, Utilities and Easements	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed works are complimentary to the use of the Park, providing improvement and upgrading works to existing facilities. The new irrigation system will connect to existing stormwater outlet to the northeast corner of the site. There are no known easements applying to the site.

Impacts to Access Transport and Parking	Negligible	Minor	Moderate or greater	Positive
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The existing Pitt Street carpark is gravel and in need of refurbishment. The carpark is to be re-graded and lightly trimmed with road-base topped up. This will positively impact the Mays Hill Precinct through providing improved vehicle parking for users.

Vehicles associated with the construction works will access the site via Pitt Street. Notably, no closure to the Park will occur to accommodate the proposed works.

6.4 Physical and chemical impacts

Impacts to Water and Soil	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sediment and erosion impacts are considered to be minimal given that only minor disturbance of the topsoil and ground surfaces are proposed. Nevertheless, impacts to water and soil can be managed during the construction phase in accordance with a sediment and erosion control plan to be prepared by the principal contractor as part of the site management plan.

Impacts to Air Quality	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

In relation to air quality the Principal Contractor shall ensure that all construction plant and equipment on the site are designed, maintained, and operated to minimise the emission of smoke, dust and other substances into the atmosphere.

Accordingly, it is anticipated that any air quality impacts experienced during construction phase will be negligible and capable of being suitably managed to avoid adverse impacts to the environment.

Impacts of Noise and Vibration	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Measures to minimise noise and vibration impacts should be provided within the construction contract. If incorporated, it is anticipated that any noise impacts experienced during construction phase will be negligible and capable of being suitably managed to avoid adverse impacts to the environment.

6.5 Natural Resource Impacts

Impacts from Waste	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A Waste Management Plan (WMP) is to be prepared prior to the commencement of works and should be progressively updated throughout to provide an accurate record of estimated and actual waste volumes, as well as locations for disposal or recycling of material.

A Construction Contract must also be prepared prior to the commencement of works and should specify the responsibilities of the Principal Contractor in respect to the handling of materials, removal of construction materials and associated waste, remediation measured should any soil contaminants be encountered and waste and contaminant disposal measures.

Accordingly, any waste generated as part of the proposed works is capable of being suitably managed on site, disposed off-site or recycled on-site.

Cumulative Impacts on the Environment	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Cumulatively, the proposal is anticipated to have minimal impact on the environment. This has been achieved through locating the proposed works on previously disturbed areas, with the proposal providing for the refurbishment or replacement of existing facilities and maintenance works.

All trees are to be retained, with two trees identified to as subject to a major incursion to the TPZ of Trees 59 and 60 (17% and 15% incursion respectively). This incursion is a result of the proposed irrigation and drainage infrastructure. Impacts are considered moderate but tolerable and unlikely to impact long term health and viability pending implementation of detailed tree protection measures and Project Arborist supervision.

All works to occur within TPZs will be adequately managed and controlled in accordance with the recommendations and specifications provided within the Arboricultural Impact Statement (**Appendix E**).

7. Mitigation Measures

The table below list the relevant plans and supporting documents for the proposed activity. The review of environmental factors has been prepared and mitigation measures developed based on these plans and documents. The activity is to be undertaken in accordance with the plans and documents listed in Table 4 below.

Table 4 Relevant plans and supporting documents

Document Title	Prepared By	Date
Landscape Plan	JMD Design	December 2021
Arboricultural Impact Assessment	CPS Planning	May 2022
Statement of Heritage Impact	Coast History & Heritage	May 2022
Due Diligence Aboriginal Heritage Assessment	Coast History & Heritage	May 2022
Irrigation System Plan	Waterwise Consulting	May 2022
Letter of Support	Cricket NSW	May 2022
Site Survey	Craig & Rhodes	May 2021
Soil Assessment	SESL Australia	December 2020
Section 60 Approval	Heritage NSW	June 2022

7.1 Biological Impacts

Impacts to Flora and Fauna with Mitigation Measures Implemented	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The accompanying Arboricultural Impact Assessment provides general tree protection measures that are to be implemented to avoid impacts. These measures are summarised as follows:

- A Project Arborist should be engaged prior to the commencement of work on-site and monitor compliance with the protection measures. The Project Arborist shall inspect the tree protection measures and Compliance Certification shall be prepared by the Project Arborist for review by the Principal Certifying Authority prior to the release of the Compliance Certificate.
- Contractors and site workers shall receive a copy of these specifications a minimum of 3 working days prior to commencing work on-site. Contractors and site workers undertaking works within

the Tree Protection Zone shall sign the site log confirming that they have read and understand these specifications.

- The trees to be removed shall be removed prior to the establishment of the tree protection measures. Tree removal works shall be undertaken in accordance with the *Workcover Code of Practice for the Amenity Tree Industry (1998)*.
- The trees to be retained shall be protected prior and during construction from activities that may result in an adverse effect on their health or structural condition.
- Materials, waste storage, and temporary services shall not be located within the TPZ.
- Where possible, scaffolding shall not be located within the TPZ.
- When undertaking works within the TPZ, care should be taken to avoid damage to the tree’s root system, trunks and lower branches.
- Where deemed necessary by the Project Arborist, machinery movements shall be restricted to areas of existing pavement or from areas of temporary ground protection such as ground mats or steel road plates.
- The installation of underground services shall be located outside of the TPZ. Where this is not possible, they shall be installed using either hydrovac or hand excavation methods with the services installed around/below roots (>25mm ϕ , or as determined by the Project Arborist).
- Excavations within the TPZ shall be undertaken by hand or using hydro vacuum excavation methods (or similar approved device) to protect tree roots. If there is any delay between excavation works and backfilling, exposed roots shall be protected from direct sunlight, drying out and extremes of temperature by covering with a 10mm thick jute mat. The mat shall be kept in a damp condition at all times.

7.2 Heritage Impacts

Impacts to Aboriginal Cultural Heritage with Mitigation Measures Implemented	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following safeguards are proposed to mitigate potential impacts to Aboriginal cultural heritage:

- An unexpected finds protocol should be implemented for the life of the development. If any Aboriginal objects or bones suspected of being human are identified during excavation and/or construction, site workers must:
- Once finalised, a copy of this report should be forwarded to Deerubbin LALC, DCAC, and the Registrar of the Aboriginal Heritage Information Management System, Heritage NSW.

Impacts to Post 1788 Cultural Heritage (Aboriginal and non – Aboriginal) with Mitigation Measures Implemented

Negligible

Minor

Moderate or greater

Positive



The following safeguards are proposed to mitigate potential impacts to Post 1788 Cultural Heritage:

Prior to commencement:

- A record should be made of the study area in its current form.
- An application for a s60 Approval should be lodged with Heritage NSW. No works should commence until the Approval has been issued, and all works should be undertaken in accordance with the conditions of the Approval.

During the works:

- A plan for the ancillary works, including site compounds and access routes, should be assessed against the results of the current report, to ensure that these do not result in heritage impact.
- A heritage induction should be incorporated into the overall site induction for all of the construction team, and should cover the heritage significance of the area, the requirements of the s60 Approval, and a clear process to be followed in the event of unexpected finds and/or inadvertent heritage impact.
- If any unexpected historical archaeological relics or potential relics are unearthed during the course of the development, work should cease in the vicinity, and Heritage NSW should be contacted for advice. It may be necessary to redesign the works to avoid impact to relics.

Following completion of the works:

- A record should be made of the works as complete and compiled with the pre-construction record. This should be maintained by Parramatta Park Trust as part of the overall record of the evolution of the Park.

7.3 Community Impacts

Impacts to Safety and Security with Mitigation Measures Implemented	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following safeguards are recommended to mitigate potential impacts to worker and public safety during construction and operation and to secure the site:

- All workers and contractors must be provided with the necessary tools, supervision and instruction to manage identified risks.
- A Work, Health and Safety (WHS) Management Plan is to be prepared for the construction phase.
- The contractor must provide all barricades, guards, fencing, temporary roads, footpaths, warning signs, lighting, traffic flagging, removal of obstructions, protection of services and anything else necessary to:
 - Protect people, property and trees;
 - Avoid unnecessary interference with the passage of people and vehicles, and
 - Prevent nuisance and unreasonable noise and disturbance.
- The contractor must:
 - Not obstruct or damage roadways or footpaths and drains on or adjacent to the site;
 - Immediately remove and/or rectify any obstruction or damage to roadways, footpaths, drains on or adjacent to the site;
 - Immediately remove and/or rectify any obstruction or damage to roadways, footpaths, drains and watercourses and other existing services adjacent to the site.
 - Take all means necessary to minimise the impact of the Works.

Impacts to Access, Transport and Parking with Mitigation Measures Implemented	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following safeguards are proposed to mitigate against negative impacts to access, transport and parking:

- The site will be accessed via Pitt Street.
- Heavy vehicle access will be limited between 10am - 3pm daily.

- No closure of the Park will occur to accommodate the proposed works.

7.4 Physical and Chemical Impacts

Impacts to Water and Soil with Mitigation Measures Implemented	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following safeguards are proposed to mitigate against impacts to water and soil during the construction phase:

Prior to Construction - A Construction Contract is to be prepared prior to commencement, incorporating mitigative measures to prevent impacts to water and soil.

During Construction - Any sediment or water to be removed from the site facilities shall be disposed of in accordance with the Trust requirements and if contaminated, may require the services of an accredited waste management Contractor.

Post Construction - Remove on completion of the Works, and only with the Principal’s Authorised Person permission, all soil and water management facilities installed during the period of the Contract. Restore the areas affected by the removed facilities to match adjacent area works as completed.

Impacts from Noise and Vibration with Mitigation Measures Implemented	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following safeguards are proposed to mitigate against impacts from noise and vibration:

During Construction - Construction hours are to occur within the following times:

Monday to Friday 6:00 am to 6:30 pm

Saturday 6:00 am to 6:00 pm

Work permitted on Sundays as required by approval of the Parramatta Park Trust.

Minimise noise resulting from work. The noise level generated by plant and equipment must not exceed limits set by the Australian Standard where limits are not set by Act, Regulation or local Authority requirements.

7.5 Natural Resource Impacts

Impacts from Waste with Mitigation Measures Implemented	Negligible	Minor	Moderate or greater	Positive
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Prior Construction - A Waste Management Plan (WMP) shall be prepared prior to commencement of works and must be progressively updated throughout to provide an accurate record of estimated and actual waste volumes, as well as locations for disposal or recycling of material.

During Construction - The contractor shall:

- Handle all refuse in a manner to confine the material completely and prevent dust emission;
- Remove all construction refuse, including demolition waste and general rubbish and dispose of it in an appropriate landfill or recycling facility (all relevant disposal dockets to be retained);
- Maximise re-use and recycling;
- Dispose of solid contaminants to approved locations;
- Suitably remediate any clean soil contaminated by the works; and
- Dispose of solid, liquid and gaseous contaminants in accordance with all statutory and contractual requirements.

8. Conclusion

This REF has been prepared by APP Corporation Pty Limited on behalf of the Parramatta Park Trust to consider the potential environmental impacts of the proposed improvement and upgrade works in the Mays Hill Precinct in Parramatta Park.

In summary, the proposed works involve:

- Demolition of the existing cricket practice pitch and nets;
- Refurbishment and re-grading of the existing Pitt Street carpark;
- Installation of a new drainage and irrigation system to the playing field;
- Returfing and new field marking to Mays Hills Oval;
- Installation of new 1200mm high chainwire fencing to playing field;
- Resurfacing of existing basketball courts; and
- Construction of new cricket pitch and practice wicket.

The proposal is consistent with Objectives 2 and 3 as they apply to The Mays Hill Precinct under the *Conservation Management Plan and Plan of Management – Your Parramatta Park 2030*. The works will improve the existing sports oval and basketball courts, replace the existing cricket wickets, improve the existing Pitt Street carpark and provide a new irrigation system to the sports oval to improve the quality of soils.

As discussed, the proposal warrants favorable consideration and support as:

- The proposal will provide for new and improved facilities to service Parramatta High School, Parramatta Junior Cricket Association and the broader community.
- The proposed works seek to implement the Plan of Management and Mays Hill Masterplan.
- The proposal will not impede valuable heritage views from the Old Government House towards the Parramatta CBD, due to their location, and low height.
- The proposal retains existing vegetation.
- The Mays Hill Oval has degraded in soil quality and requires a new irrigation system to enhance vegetation growth.

No consultation for the works was required under the T&ISEPP.

Mitigation and management measures are provided within this REF to ensure potential impacts that may arise as a result of this proposal are minimised. Prior to construction, a Construction Contract is to be prepared, integrating further mitigation measures, which must then be incorporated into a site management plan. It is recommended that the proposed works are endorsed by the Trust subject to compliance with the mitigation measures outlined in Section 7.



Appendices



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