Review of Environmental Factors

Belmore Park

20 October 2026
Prepared for: City of Sydney Council

Urbis staff responsible for this report were:

Director	Tim Blythe
Associate Director	Naomi Daley
Consultant	Rachel Motherway
Project Code	P0067480
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Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.
We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.
We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Foreword and Certification

Foreword

This Review of Environmental Factors (**REF**) has been prepared by Urbis Ltd on behalf of the Council of the City of Sydney (**City of Sydney**)/ (the **proponent**) to assess the environmental impacts associated with development at Belmore Park, 191 Hay Street, Haymarket.

The proponent is a public authority for the purposes of the EP&A Act and is the determining authority for the proposed activity under Division 5.1 of the EP&A Act.

This REF has been prepared in accordance with the requirements of the EP&A Act, the *Environmental Planning and Assessment Regulation 2021* (**EP&A Regulation**), the T&I SEPP, the Planning Secretary's Guidelines for Division 5.1 Assessments (March 2026) and other Commonwealth and State legislation including the *Environment Protection and Biodiversity Conservation Act 1999* (**EPBC**).

The purpose of this REF is to identify and assess the likely environmental impacts of the proposed activity and to support the determining authority in fulfilling its obligations under section 5.5 of the EP&A Act including consideration of the factors under section 171 of the EP&A Regulation prior to determining whether the activity should proceed.

Certification

This REF provides a true and fair review of the proposal in relation to its potential effects on the environment. It addresses matters proportionate to the nature and risk of the activity. The information contained in this REF is neither false nor misleading.

a) Name of the person(s) who prepared the REF: Naomi Daley

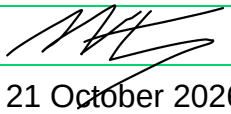
I confirm that this REF has been prepared in accordance with the current DPHI Guidelines for Division 5.1 Assessments as per Section 171(3) of the EP&A Regulation.

Name, Position and Qualifications of the person(s) who prepared the REF:	Naomi Daley Associate Director	Rachel Motherway Consultant
Signature:		
Date:	20 October 2026	20 October 2026

This REF has been examined and considered by those duly appointed and authorised persons and has been accepted on behalf of the Council of the City of Sydney, as the determining authority, as having satisfied those relevant objects of the EP&A Act and the matters prescribed by Sections 5.5 and 5.7 of the EP&A Act. The proposed activity can proceed subject to the implementation of the specified Mitigation Measures stated at **Section 8** of this REF.

b) Name of reviewing officer:

I have examined this REF and the certification by Urbis Ltd and accept the REF on behalf of the City of Sydney Council.

Name, Position Title, e.g. Project Manager	
City of Sydney Council	Michael Harvey, Program Manager, Urban Design
Signature:	
Date:	21 October 2026

Determination:

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

I acknowledge that if the estimated development cost of the works is greater than $5 million, this REF will be published on either the determining authority's website or the DPHI NSW Planning Portal pursuant to Section 171(4) of the EP&A Regulation.

Name and designation of the Delegated Officer of the City of Sydney:	
Signature:	
Date:	

Glossary

Abbreviated Term	Meaning
AHIMS	Aboriginal Heritage Information Management System
BC Act 2016	*Biodiversity Conservation Act 2016*
BDAR	Biodiversity Development Assessment Report
CM Act	*Coastal Management Act 2016*
CEMP	Construction Environmental Management Plan
CTMP	Construction Traffic Management Plan
CWMP	Construction Waste Management Plan
DPHI	Department of Planning, Housing and Infrastructure
EDC	Estimated Development Cost
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	*Environmental Planning and Assessment Regulation 2021*
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
EPI	Environmental Planning Instrument
FM Act	*Fisheries Management Act 1994*
LEP	Local Environmental Plan
LGA	Local Government Area
MNES	Matters of National Environmental Significance
NPW Act	*National Parks and Wildlife Act 1974*
Planning Systems SEPP	*State Environmental Planning Policy (Planning Systems) 2021*
POEO Act	*Protection of the Environment Operations Act 1997*
Proponent	Council of the City of Sydney
REF	Review of Environmental Factors
RF Act	*Rural Fires Act 1997*
RFS	Rural Fire Service
R&H SEPP	*State Environmental Planning Policy (Resilience and Hazards) 2021*
SEPP	*State Environmental Planning Policy*
SSDA	*State Significant Development Application*

Abbreviated Term	Meaning
SSI	*State Significant Infrastructure*
T&I SEPP	*State Environmental Planning Policy (Transport and Infrastructure) 2021*
TfNSW	Transport for NSW
WM Act	*Water Management Act 2000*

1 Introduction

1.1 Overview

This Review of Environmental Factors (**REF**) has been prepared by Urbis Ltd on behalf of the Council of the City of Sydney to assess the environmental impacts of the proposed civil and landscaping activities at Belmore Park, 191 Hay Street, Haymarket, identified at Lot 2 in Deposited Plan (**DP**) 868829.

The proposed activity comprises the following:

- Pathway and infrastructure upgrades
- Landscape and public domain enhancements
- Tree removal and replacement planting
- Drainage improvements
- Demolition of the contemporary kiosk in the north-west corner of the site

The proposed activity is permissible without development consent under section 2.73 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (NSW) (**T&I SEPP**). The proposed activity assessed under this REF are intended to be undertaken concurrently with separate works involving the adaptive reuse of the existing bandstand and construction of a new all ages play structure. Those separate works do not form part of this REF and are being pursued under a separate local development application.

For the purposes of the proposed activity, the City of Sydney is the proponent and the determining authority under Part 5 of the EP&A Act.

This REF has been prepared to:

- assess the likely environmental impacts of the proposed activity.
- determine whether the proposed activity is likely to significantly affect the environment.
- identify mitigation measures to avoid or minimise environmental impacts.
- determine whether further assessment is required under the *Environment Protection and Biodiversity Conservation Act 1999* (**EPBC Act**) (where relevant).

A detailed description of the proposed activity is provided in **Section 3** of this REF. Supporting plans and technical documentation are included in the appendices.

1.2 Need for the Proposal

Belmore Park currently contains outdated infrastructure that does not adequately support contemporary use or meet the needs of the local community. Limitations in accessibility, safety and supporting services reduce the park's functionality and its ability to accommodate community activities and events.

Community feedback has identified the need for improvements that enhance safety, provide a more welcoming public space and support events through upgraded infrastructure, including the provision of power.

The proposed activity address these identified deficiencies and seek to ensure Belmore Park functions as an accessible, safe and inclusive public space for current and future use.

1.3 Supporting Documentation

This REF is supported by the information outlined in **Table 1**.

Table 1 Supporting Documentation

Document Title	Author	Reference
Owners consent	City of Sydney	N/A
Landscape Plans (dated 07/10)	City Design unit	**Appendix A**
Pre-Development Tree Assessment Report	TreeiQ	**Appendix B**
Arboricultural Impact Assessment	Tree IQ	**Appendix C**
Archaeological Due Diligence	Curio Projects	**Appendix D**
Heritage Impact Statement	Curio Projects	**Appendix E**
Contamination Assessment Report (Preliminary Site Investigation)	Environmental Group Australia	**Appendix F**
CPTED Report	Mecone	**Appendix G**

We note that the supporting documentation has been prepared considering the entire works program under the REF as well as the concurrent DA.

It is also noted that the following sources have also been used in the drafting of this assessment:

- Deposited plan for Lot 2 in Deposited Plan 868829
- Title search for Lot 2 in Deposited Plan 868829
- Section 10.7(2) and (5) Certificate for Lot 2 in Deposited Plan 868829
- AHMIS search (Heritage NSW).

2 Site Analysis and Description

2.1 Site Location

The site is located at 191 Hay Street, Haymarket and is approximately 22 982 m^2 in size. The site is legally referred to as Lot 2 in Deposited Plan (**DP**) 868829 and is within the City of Sydney Local Government Area (**LGA**). An aerial photograph of the site is provided at **Figure 1** and photographs of the existing development and surrounding context are provided in **Figure 2**.

Figure 1 Site Aerial

Source: NSW Spatial Services, 2026, with Urbis overlay.

2.2 Site Description

The key features of the site are summarised in the following table.

Table 2 Site Description

Site Characteristics	Description
Country	Gadigal
Locality and Site Identification	The site (in its entirety) is located within Central Sydney under the *Sydney Local Environmental Plan 2012* (**Sydney LEP**).
Legal Description (Title Particulars)	Lot 2 / DP 868829, Lot 1 / DP 1172740 and Lot 2 / DP 267889 The proposed works will only be undertaken in Lot 2 / DP 868829
Site Ownership	Belmore Park is Crown land with the City of Sydney as land manager

Site Characteristics	Description
Title Encumbrances (Easements etc.)	One easement applies to the site (Lot 2 / DP 868829) as indicated on the Deposited Plan. This easement is for railway purposes.
Zoning	Lot 2 / DP 868829 is zoned RE1 Public Recreation
Principal Development Standards	No maximum building height or maximum floor space ratio.
Existing Use / Structures	Belmore Park is a public park. Belmore Park comprises numerous asphalt paths which allow for circulation throughout the site. Lighting poles and benches line the pathways. There is a single storey open sided bandstand at the eastern side of the park which is proposed for adaptive reuse as part of this development application. This is an historic built form which forms part of the heritage significance of the site. The north west quadrant of the park accommodates a contemporary kiosk structure (approved under D/2022/123), which is currently vacant and has no heritage significance. The existing bandstand is in a substandard condition and adaptive reuse as a play structure is sought under a DA.
Site Area	22,982 m^2
Site Frontages	▪ **North:** Hay Street ▪ **East:** Rail corridor (Lot 2 / DP 868829 and Lot 2 / DP 267889); Elizabeth Street (Lot 1 / DP 1172740) ▪ **South:** Eddy Avenue (Lot 2 / DP 868829 and Lot 1 / DP 1172740); Railway sidings (Lot 2 / DP 267889) ▪ **West:** Railway Colonnade Drive (Lot 2 / DP 868829); Rail corridor (Lot 1 / DP 1172740)
Heritage	**Sydney LEP 2012** <u>Belmore Park</u> '*Belmore Park grounds, landscaping and bandstand*' is identified as a heritage item of local significance under Schedule 5 of the Sydney LEP 2012 (item no. I825). The listing applies to Lot 2 / DP 868829 only. It is noted that the other two allotments are mapped as heritage items on the Sydney LEP heritage map, however they are not identified as forming part of the item under Schedule 5. <u>Central Railway Station</u> Lot 2 / DP 267889 forms part of the mapped and described curtilage of heritage item '*Central Railway Station group, including buildings, station yard, viaducts and building interiors*', which is listed under Schedule 5 of the Sydney LEP 2012 (item no. I824) and is identified as being of State significance. This listing does not apply to the primary park lot where works are proposed.

Site Characteristics	Description
	NSW State Heritage Register Lot 2 / DP 267889 is within the curtilage of the 'Sydney Terminal and Central Railway Stations Group', which is listed on the NSW State Heritage Register (SHR) under the *Heritage Act 1977* (SHR 01255). The SHR listing does not apply to Lot 2 / DP 868829 (the primary park allotment) and Lot 1 / DP 1172740.
Vegetation / Biodiversity	The site is not mapped as containing biodiversity values under the *Biodiversity Conservation Act 2016* (**BC Act**). The park contains several trees listed on the City of Sydney's Significant Tree Register, including: ▪ 14 x London Plane Tree *(Platanus x acerifolia)* ▪ 4 x Moreton Bay Figs (*Ficus macrophylla*) ▪ 2 x Denham's Meryta (*Meryta denhamii*) ▪ 1 x Evergreen Oak *(Quercus ilex) (note this Quercus was damaged in a storm and had to be removed in early 2026)* ▪ 6 x Washingtonia spp.
Hydrology	Surface water courses proximate to the site include Kippax Lake located approximately 1.6 km to the southeast, Lake Northam located approximately 1.3 km to the southwest, and a manmade water feature as part of the 'Chinese Garden of Friendship' located approximately 620 m to the northwest of the site. Based on distances to the nearest surface water course and the site's topography, groundwater flow in the vicinity of the site is considered likely to be towards the northwest or southeast. A review of the NSW Office of Water groundwater database undertaken on 14 August 2025 indicated there were no registered groundwater features located within a 500m radius of the site.
Flooding/Overland Flow	The land is subject to the Darling Harbour Catchment Floodplain Risk Management Plan. The S10.7 states that land is within the flood planning area and subject to flood related controls.
Aboriginal Archaeology	An AHIMS search and HAA and ADD has been undertaken for the proposed activity. The AHIMS search identified the following conclusions: ▪ **50m buffer**: no Aboriginal sites or Aboriginal places have been recorded/declared in or near the proposed site ▪ **200m buffer**: no Aboriginal sites or Aboriginal places have been recorded/declared in or near the proposed site

Site Characteristics	Description
	▪ **1000m buffer:** 16 Aboriginal sites are recorded in or near the site and no Aboriginal places have been recorded/declared in or near the proposed site. Refer to Section 6 for further details.
Geotechnical	An investigation of soil properties and profiles undertaken in 1993 indicated an artificial profile of mixed fill to a depth of at least 1200mm below ground level. The profile generally consists of a layer of sand covered by an impervious layer of medium clay covered by sandy loam topsoil. The clay layer at 400-500mm impedes the subsoil drainage which has also exacerbated compaction created by the heavy pedestrian traffic.
Acid Sulfate Soils	The land comprises Class 5 acid sulfate soils.
Contamination	A Preliminary Site Investigation has been prepared for the site and accompanies this application. The PSI identifies three potential areas of environmental concern associated with on-site structures, existing building footprints and hardstand areas, and potential fill soil materials. Despite this, the PSI report concluded that that the site is suitable for the proposed park upgrade works and ongoing use for public recreation.
Vehicular/Site Access	Belmore Park is fully accessible to pedestrians from the south (Eddy Avenue) and north (Hay Street). Emergency vehicles can access the park from Eddy Avenue, at the intersection of Hay Street and Railway Colonnade Drive, and at the intersection of Hay Street and Castlereagh Street.
Fencing	The site is fenced along the eastern (Elizabeth Street) and western (Pitt Street) boundaries.
Public Transport	The site adjoins Central Station and is readily serviced by train, metro, light rail, and bus routes.
Hours of Operation	The park is available for public use and access at all times
Surrounding land uses	Belmore Park is generally surrounded by commercial land uses (to the north and east), and rail / road infrastructure (to the south is Central Station; to the west is Elizabeth Street / the rail corridor).
Plan of Management	The site is subject to the Belmore Park Plan of Management (**PoM**), which has been established in accordance with the *Local Government Act 1993*. Recommended design principles for the site, as set out in the PoM, include: ▪ Retain and enhance the existing park character ▪ Respect and reveal the park's heritage ▪ Improve access and permeability ▪ Activate the open space and increase recreation opportunities

Site Characteristics	Description
	▪ Improve sightlines and passive surveillance ▪ Use simple, robust and high quality materials ▪ Facilitate event uses and meet resident, worker and visitor needs ▪ Improve the parks environmental performance and sustainability
Special Character Area	Under the Sydney Development Control Plan 2012 (**DCP**), Belmore Park is located within the Railway Square/Central Station Special Character Area. Key considerations include: ▪ Belmore Park provides a vital parkland in front of the Central Station terminus building and has a strong visual relationship with the station building itself. ▪ The conservation of existing heritage buildings, including their fabric and features, is a key planning principle within the Special Character Area. New development is to complement heritage buildings and sites. ▪ New development is to maintain and enhance vistas to and from Central Station. ▪ Development should aim to enhance the pedestrian amenity of Central Railway Station and Square and environs.

Figure 2 Photographs of Site and Surrounds

Picture 1 Belmore Park, facing north-west.

Source: City of Sydney, 2025

Picture 2 Belmore Park, facing south-east. Image taken from the centre of the site

Source: Urbis 2026

2.3 Site Considerations and Constraints

Section 10.7 Planning Certificate No. 2024343959 dated 14/05/2026 identifies that the site is located within the RE1 Public Recreation zone under the *Sydney Local Environmental Plan 2012*. A summary of the key site considerations and constraints as per the Planning Certificate is provided in **Table 3.**

Table 3 Section 10.7 Planning Certificate

Affectation	Yes	No
Critical habitat	☐	☒
Conservation area	☐	☒
Item of environmental heritage	☒	☐
Affected by coastal hazards	☐	☒
Proclaimed to be in a mine subsidence district	☐	☒
Affected by a road widening or road realignment	☐	☒
Affected by a planning agreement	☐	☒
Affected by a policy that restricts development of land due to the likelihood of landslip	☐	☒
Affected by bushfire, tidal inundation, subsidence, acid sulfate or any other risk	☐	☒
Affected by any acquisition of land provision	☐	☒
Biodiversity certified land or subject to any biobanking agreement or property vegetation plan	☐	☒
Significantly contaminated	☐	☒
Subject to flood related development controls	☒	☐

3 Proposed Activity

3.1 Description of proposed development

The proposed activity to be undertaken as part of this REF is summarised in **Table 3**. Landscape plans detailing the extent and location of the proposed works are included in Appendix A.

Table 3 Proposed Activity Description

Consideration	Response
Proposed Activity	The proposed civil and landscaping works at Belmore Park comprises the following: ▪ Simplified and upgraded pathways ▪ Upgraded lighting throughout the park ▪ Electrical reticulation: to service lighting and support events held in the park ▪ New gardens and expanded lawns ▪ New park furniture, including seating ▪ New central community gathering space ▪ Removal of seven (7) trees ▪ Planting of ten (10) new trees ▪ New irrigation to lawn and garden areas ▪ Updated shared zone marking on eastern pathway ▪ Stormwater drainage works ▪ Demolition of existing contemporary kiosk ▪ Improved park edge to Eddy Avenue An extract of the proposed site plan is provided at Figure 3 (Picture 2).
Estimated Development Cost	$18.9Million (encapsulating $668,631.70 which forms part of the DA scope and not included as part of this REF)
Justification and need for the proposal	Belmore Park currently contains outdated infrastructure that does not adequately support contemporary use or meet the needs of the local community. Limitations in accessibility, safety and supporting services reduce the park's functionality and its ability to accommodate community activities and events. Community feedback has identified the need for improvements that enhance safety, provide a more welcoming public space and support events through upgraded infrastructure, including the provision of improved lighting. The activity addresses these identified deficiencies and seek to ensure Belmore Park functions as an accessible, safe and inclusive public space for current and future use.
Construction Activity	Construction is anticipated to take 18-20 months Construction work is to be limited to the following hours: ▪ Monday to Friday: 7:00am to 7:00pm ▪ Saturday: 7:00am to 5:00pm

Consideration	Response
	▪ Sunday and Public Holidays: No work.
Works not Part of this REF	Adaptive reuse of the existing bandstand into a new all ages multi swing structure. These works will be pursued subject to approval under a separate development application.

Figure 3 Extracts of Proposed plans

Picture 1: Proposed Demolition Plan (Source: City of Sydney)

Picture 2: Proposed General Arrangement Plan (Source: City of Sydney)

3.2 Construction Activity

Table 4 Project Timeframes and Construction Activity

Construction activity	Description
Commencement Date	The estimated commencement and completion dates are to be confirmed by Council and the appointed construction contractor prior to commencement of the proposed activity. The expected commencement timeframe is 2028.
Work Duration/Methodology	The proposed activity is expected to be undertaken over approximately 18–20 months and will be staged to minimise disruption to park users, surrounding land uses and the local road network. Construction methodology is expected to include site establishment, temporary fencing and hoardings, tree protection works, pathway removal and upgrade works, civil and stormwater works, installation of lighting, electrical, irrigation and park infrastructure, landscaping, tree removal and replacement planting, and final remediation of disturbed areas.
Work Hours and Duration/Construction	Construction work is to be undertaken in accordance with Council's standard construction hours and the mitigation measures in this REF. General construction work is to be limited to the hours below. Use of rock excavation machinery, sheet piling, pile driving, jack-hammering or similar high noise or vibration generating activity is to be further restricted to 9:00am to 12:00pm and 2:00pm to 5:00pm Monday to Friday, and 9:00am to 12:00pm Saturday. Construction work will mostly be limited to the following hours: ▪ Monday to Friday: 7:00am to 7:00pm ▪ Saturday: 7:00am to 5:00pm ▪ Sunday and Public Holidays: No work.
Workforce/Employment	The number of construction workers is to be confirmed by the appointed construction contractor. The workforce is expected to vary throughout the works period depending on the stage and nature of the proposed activity being undertaken. All construction personnel are to be inducted on key environmental risks, site procedures, mitigation measures, Aboriginal and non-Aboriginal heritage protocols, and any conditions of approval prior to commencing work on site.
Ancillary Facilities	Ancillary facilities are expected to include temporary site compounds, construction fencing or hoarding, storage areas for materials and equipment, temporary traffic management signage and pedestrian management measures. Worksite compounds are to be screened with shade cloth or similar material where necessary to minimise visual impacts. Building materials, machinery, vehicles, refuse, skip bins or similar items must not be stored or placed in the public way outside any approved construction works zone. Any temporary hoardings, barriers, traffic management and signage are to be removed when no longer required.
Plant Equipment	Plant and equipment are expected to include standard small to medium construction machinery and hand tools associated with civil and landscaping works. This may include excavators, compactors, saw cutting equipment, trucks, loaders, concrete or asphalt equipment, lifting equipment, hand-held power tools and landscaping equipment. All vehicles, plant and machinery are to be properly maintained and routinely inspected to

Construction activity	Description
	minimise the risk of fuel or oil leaks. Refuelling is to occur offsite or within a designated refuelling area with appropriate spill management procedures and spill kits available.
Earthworks	Earthworks are expected to include localised excavation, trenching and ground preparation associated with removal of redundant pathways, pathway upgrades, stormwater drainage works, installation of lighting, establishment of new community gathering space, updated shared zone marking, electrical and irrigation infrastructure, tree removal, tree planting, landscaping and installation of park furniture and surface finishes. Earthworks are to be managed in accordance with a site specific Erosion and Sediment Control Plan prepared in accordance with the Blue Book. Any spoil requiring removal from site is to be classified in accordance with the NSW EPA Waste Classification Guidelines prior to disposal. Unexpected contamination, asbestos containing material or heritage finds are to be managed in accordance with the relevant unexpected finds protocols.
Source and Quantity of Materials	The source and quantity of construction materials are to be confirmed during detailed construction planning by Council and the appointed construction contractor. Materials are expected to include pathway and paving materials, drainage infrastructure, electrical and lighting infrastructure, irrigation components, soil and landscape materials, trees and other planting, park furniture and associated fixtures.
Traffic Management and Access	Traffic and access impacts are to be managed through traffic management measures prepared and implemented prior to construction. These measures are to address construction staging, construction traffic routes, site access and egress, temporary signage, pedestrian and cyclist safety, impacts to on-street parking and traffic flows around the affected area. Safe pedestrian access in and around the site is to be maintained where practicable, with informative signage, directional information and traffic control measures provided as required. Communication is to be provided to the community and neighbouring uses regarding changes to parking, pedestrian access, traffic conditions, vehicle movements and anticipated impacts on the local road network, where appropriate and necessary.

3.3 Works not part of this REF

Adaptive reuse of the existing bandstand into an all ages multi swing play structure on the Eastern area of the site will be undertaken concurrently to the proposed activity detailed in this REF, subject to approval under a separate local development application.

4 Consultation and Notification

4.1 Statutory Consultation

The general and Division-specific notification consultation provisions of the relevant SEPPs and EP&A Regulation have been checked including:

- Chapter 2 Infrastructure Section 2.10 – 2.17 and within each relevant Division of Part 2.3 of the T&I SEPP.
- Section 171(4) of the EP&A Regulation.

The notification requirements under sections 2.10–2.15 of the T&I SEPP do not apply to the proposed activity. The scope of the proposed activity also does not trigger any Division-specific consultation or notification requirements under Chapter 2 of the T&I SEPP.

The table below assesses the publication requirements under section 171(4) of the EP&A Regulation.

Table 5 Notification and Publication Triggers

Potential Consultation Trigger – EP&A Regulations	**Check as Correct (✓ or X)**	**Material supporting this position**
This Review of Environmental Factors must be published on the determining authority's website or the NSW planning portal as per Section 171(4) of the EP&A Regulation if:		
(a) the activity has an estimated development cost of more than $5 million, or	✓	The EDC of the proposed activity is more than $5 million.
(b) the activity requires an approval or permit as referred to in any of the following provisions before it may be carried out— (i) *Fisheries Management Act 1994*, sections 144, 201, 205 or 219, (ii) *Heritage Act 1977*, section 57, (iii) *National Parks and Wildlife Act 1974,* section 90, (iv) *Protection of the Environment Operations Act 1997*, sections 47–49 or 122, or	✓	The Heritage Act 1977 applies to the site, as the proposed activity carry out development within the curtilage of the RailCorp Section 170 Heritage and Conservation Register under the NSW Heritage Act 1977. Furthermore, the park lies immediately adjacent to Central Railway Station (including its two underbridges) which is listed on the State Heritage Register (SHR #01255).
(b1) the activity is development carried out under the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, section 2.61A or 3.37A	X	The activity is not development carried out under ss 2.61A or 3.37A of the T&I SEPP.
(c) the determining authority considers that it is in the public interest to publish the review.	✓	The proposal has an EDC greater than $5M and accordingly the determining authority, the City of Sydney, is required to publish the REF on its website and undertake public notification.

It is noted that the proposed project has undertaken stakeholder and community consultation. In summary this incorporated:

- **Community consultation:** The draft concept design was publicly exhibited by the City of Sydney from 9 March to 6 April 2026 through the 'Sydney Your Say' platform. Consultation also included distribution of 5,522 letters to surrounding owners, residents and businesses, promotion through the Sydney Your Say e-newsletter, and three community pop-up sessions within Belmore Park held at different times of the day.
- **Community feedback:** A total of 162 submissions were received, comprising 139 survey responses, 22 emails and one telephone submission. Feedback was also provided by organisations including the Chinese Australian Historical Society, Thaitown Business and the Thai Community Association, Chinatown Action Committee, Orange Sky Australia, Link Up, St Vincent de Paul and BIKEast. Overall, 92% of survey respondents supported or strongly supported the proposed improvements. A key issue raised through consultation was conflict between pedestrians and cyclists, identified as a priority issue by 42 survey respondents. The design was subsequently further developed in consultation with Council's Cycling team to improve the Shared Path and respond to these concerns.
- **Agency and stakeholder consultation:** The concept design was developed following consultation with internal and external stakeholders, including the City of Sydney's First Nations leadership team, the Metropolitan Local Aboriginal Land Council and Council's Homelessness team. The proposal was also presented to Council's Design Advisory Panel on 4 September 2025 and 12 February 2026.
- **Council consideration:** The project scope was formally presented to the Environment and Climate Change Committee on 11 May 2026, with the report recommending that Council endorse the project scope and concept plan for progression to planning approvals, detailed documentation, tender and construction.

5 Statutory Framework

5.1 Commonwealth Legislation

5.1.1 Environmental Protection and Biodiversity Conservation Act 1999

The EPBC Act aims to protect the environment, especially MNES and conserve Australian biodiversity and heritage. Under the EPBC Act a referral is required to the Australian Government for proposed 'actions that have the potential to significantly impact on *MNES or the environment of Commonwealth land'*.

An EPBC Protected Matters Search of the site revealed that there is no potential for threatened ecological communities, threatened species and migratory species to occur on the site.

The provisions of the EPBC Act do not affect the proposal as it is not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by a Commonwealth agency or development on Commonwealth land, nor does the proposed activity affect any matters of national significance.

An assessment against the EPBC Act checklist is provided at **Table 6**.

Table 6 EPBC Checklist

Consideration	Yes/No
Will the activity have, or likely to have, a significant impact on a declared World Heritage Property?	No
Will the activity have, or likely to have, a significant impact on a National Heritage place?	No
Will the activity have, or likely to have, a significant impact on a declared Ramsar wetland?	No
Will the activity have, or likely to have, a significant impact on Commonwealth listed threatened species or endangered community?	No
Will the activity have, or likely to have, a significant impact on listed migratory species?	No
Will the activity involve any nuclear actions?	No
Will the activity have, or likely to have, a significant impact on Commonwealth marine areas?	No
Will the activity have any significant impact on Commonwealth land?	No
Would the activity affect a water resource, with respect to a coal seam gas development or large coal mining development?	No

5.2 State Legislation

5.2.1 Environmental Planning and Assessment Act 1979

The EP&A Act is the primary piece of legislation regulating land use planning and development in NSW and outlines, among others, a planning pathway and environmental assessment requirements for carrying out an activity by public authorities. The proposed activity is subject to environmental assessment requirements under Division 5.1 of the EP&A Act. It is important to note that Division 5.1 of the EP&A Act does not switch off the

requirement for approvals under other applicable legislation when undertaking an activity. The determining authority must consider whether there are any other approvals required to undertake the proposed activity.

Division 5.1 of the EP&A Act enables development without consent to be undertaken by public authorities, such as the the City of Sydney Council.

The proposed activity will also be subject to the implementation of relevant mitigation measures identified in this REF, including pre-construction risk assessment, contractor environmental induction, preparation of traffic management measures, erosion and sediment controls, waste classification and unexpected finds procedures. These measures assist the determining authority in satisfying its obligations under Division 5.1 of the EP&A Act by ensuring that potential construction related impacts are identified, managed and mitigated prior to and during the carrying out of the activity.

5.2.2 Environmental Planning and Assessment Regulation 2021

Section 171(1) of the EP&A Regulation requires the determining authority consider the environmental factors specified in the *Guidelines for Division 5.1 assessments (March 2026)*. These factors are also listed in Section 171(2) of the EP&A Regulation and are addressed in Table 7 below.

The mitigation measures in Section 8 have been prepared having regard to the nature and scale of the activity and address the key construction risks relevant to the section 171 assessment, including construction traffic, pedestrian access, noise and vibration, dust, erosion and sedimentation, water quality, contamination, waste management, tree protection, Aboriginal and non-Aboriginal heritage, and community notification.

Table 7 Summary of Environmental Factors Reviewed in Relation to the Activity

Consideration	Assessment	Impact
(a) Any environmental impact on the community.	The proposed activity will have a positive environmental impact on the community by improving the safety, accessibility, amenity and usability of Belmore Park. The proposed activity will support the ongoing use of the park as public open space by upgrading pathways, lighting, furniture, services, green space and planting. During construction, there may be temporary impacts to park users and the surrounding community, including minor noise, dust, and access impacts. These impacts will be short term and can be managed through standard construction mitigation measures. Once the works are complete, the proposed activity will provide improved recreational, social and environmental outcomes for the community and is not expected to result in any significant adverse community impacts. Specifically, the proposed activity will enhance biodiversity within the park, increase green space through a reduction in the extent of pathways, and support the long-term health of existing and new vegetation through the installation of a new irrigation system.	Positive
(b) Any transformation of the locality.	The proposed activity will contribute to a positive transformation of Belmore Park by improving the function, safety, accessibility, amenity and long term usability of an established public open space. The proposed activity pursued under this REF, together with the separate development applications bandstand and all ages play structure, will support more flexible use of the park for everyday recreation, community gatherings and events, consistent with the	Positive

Consideration	Assessment	Impact
	Haymarket and Chinatown Revitalisation Strategy and the Haymarket and Chinatown Public Domain Plan endorsed by the City of Sydney in 2023. As identified in the Heritage Impact Statement, the renewal forms part of the ongoing evolution of Belmore Park and balances conservation of its heritage significance with improved accessibility, activation and long-term functionality. The proposal will reinforce the park's existing role as public recreation land and as a civic meeting place within the Central Station, Haymarket and Railway Square locality.	
(c) Any environmental impact on the ecosystems of the locality.	The proposed activity is not expected to result in a significant adverse impact on the ecosystems of the locality. Belmore Park is located within a highly urbanised environment and is not mapped as containing biodiversity values under the *Biodiversity Conservation Act 2016*. The proposed activity is occurring within an existing public park setting and will involve landscape, pathway, services, irrigation and stormwater upgrades rather than works affecting any sensitive ecological area or natural habitat corridor. Seven (7) trees are proposed for removal. According to Tree IQ's Arboricultural Impact Assessment (AIA) three (3) trees have been identified as of Moderate Landscape Significance and four (4) of these are nominated as of High Landscape Significance. The AIA notes that these centrally located specimens of high landscape significance are *all suppressed, with TP08286 being heavily suppressed and exhibiting a poor crown form as a result*. The trees are proposed for removal to improve solar access within the landscape and enhance views towards the established avenue of significant Plane Trees. To offset the seven (7) tree removals, ten (10) new trees are proposed along the eastern and western embankments, where there is improved solar access and greater capacity for optimal growth. The design team in consultation with the City's Urban Forest team has nominated only 7 trees for removal, not 8 as identified in the AIA. An updated AIA will be prepared to examine the potential impact of the proposed works on the trees at 50% and 80% of the design progress. Construction impacts to retained trees and vegetation will be managed through appropriate tree protection measures, including a Tree Protection Plan and standard construction environmental management practices. If any retained tree is damaged during construction, the contractor is to notify Council's project manager so that an arborist can inspect the tree and advise on remedial action where possible. Furthermore, the proposed activity includes stormwater drainage works to support the improved function and resilience of Belmore Park. The proposed activity is intended to manage surface water within the park and maintain	Positive

Consideration	Assessment	Impact
	appropriate drainage outcomes without materially altering existing flood behaviour or overland flow paths. The proposal will also increase landscaped and permeable areas through the removal of some hardstand pathways and expansion of garden and turf areas, allowing for continued natural infiltration where practicable. The stormwater works are not expected to result in adverse impacts to surrounding land, Council infrastructure or downstream water quality.	
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of the locality.	The proposed activity is not expected to reduce the aesthetic, recreational, scientific or other environmental quality or value of the locality. The works will retain the key landscape and heritage characteristics of Belmore Park, while improving its presentation, safety, accessibility, amenity and long-term usability. Improvements to landscaping, pathways, lighting, seating and park infrastructure will support continued recreational and community use. Construction impacts will be temporary and managed through the mitigation measures in this REF. Overall, the activity is expected to enhance the environmental quality and value of the locality.	Positive
(e) Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations.	The proposed activity is not expected to adversely affect the heritage significance or other special values of Belmore Park. The works will retain and reinforce the park's key heritage characteristics, including its open landscape character, mature tree framework, civic function and relationship with Central Station, while improving accessibility, safety, amenity and long term usability. Potential impacts to Aboriginal and non-Aboriginal heritage, including archaeological resources, will be managed through heritage induction, unexpected finds procedures and the mitigation measures identified in this REF. The adaptive reuse of the bandstand and construction of an all-ages play structure are subject to separate development applications and do not form part of this REF.	Positive
(f) Any impact on the habitat of protected animals (within the meaning of the Biodiversity Conservation Act 2016).	The proposed activity will not have any impact on the habitat of protected animals, as we are not aware of any protected animals known to live within the site.	Nil
(g) Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air.	The proposed activity is located within a highly urbanised environment and is not expected to endanger any species of animal, plant or other form of life. The proposed activity involves minimal removal of vegetation and will retain the majority of existing trees and landscaped areas within Belmore Park. The proposed activity will result in net increase in biodiversity within the park through additional planting, increased landscaped and permeable areas. Replacement planting, tree protection measures during construction and post construction tree health monitoring will further support the	Nil

Consideration	Assessment	Impact
	long term health and establishment of vegetation within the park.	
(h) Any long-term effects on the environment.	The proposed activity will result in positive long term environmental outcomes. The proposed activity will increase the extent of green space within the park through additional planting and a reduction in hard paved areas. A number of measures will assist in restoring temporary impacts associated with the proposed activity and supporting the ongoing health of retained and newly planted vegetation.	Positive
(i) Any degradation of the quality of the environment.	The proposed activity is not expected to result in degradation of the quality of the environment. Rather, the proposed activity is expected to improve environmental quality within Belmore Park by, improving landscape quality and supporting the long term health of vegetation through new / replacement planting and irrigation infrastructure. Any trees, proposed to be removed will be offset by proposal of planting ten (10) new trees in locations that allow them to achieve optimum size and health. Other potential environmental risks will be managed through the mitigation measures in this REF, as detailed in Section 8. Subject to implementation of these measures, any works related impacts to environmental quality are expected to be temporary, localised and appropriately managed.	Positive
(j) Any risk to the safety of the environment.	The proposed park improvement works will enhance the legibility of the pathways and lighting throughout the park, improving the safety for park users. Standard environmental management measures will be implemented to minimise risks associated with noise, dust, erosion and sedimentation, waste, and accidental spills during construction. Safe work and standard construction practices will be employed to ensure the safety or workers and the park users during construction.	Positive
(k) Any reduction in the range of beneficial uses of the environment.	The proposed activity is expected to enhance the park environment by improving public access, safety and amenity within Belmore Park. The proposed activity included upgrades to pathways, lighting, landscaping and green space, supporting continued recreational and community use of the park throughout the day and into the evening. Improved lighting will enhance visibility and accessibility, encouraging safer and more inclusive use of the park across extended hours. The proposal will also improve environmental outcomes through increased planting and permeable surfaces. During construction, temporary reductions in access or use of parts of the park may occur and will be managed through staging, pedestrian access controls, directional signage, traffic control measures and community notification. These measures will help maintain safe access around the site	Positive

Consideration	Assessment	Impact
	where practicable and minimise disruption to surrounding land uses.	
(l) Any pollution of the environment.	Mitigation measures have been incorporated within **Section 8** of this REF to manage any potential external impacts.	Nil
(m) Any environmental problems associated with the disposal of waste.	Waste generated during construction is likely to include excavated spoil, redundant paving and pathway materials, vegetation waste, general construction waste and potentially contaminated material. A Preliminary Site Investigation was completed potential contamination associated with structures, hardstand and historical fill identified however the PSI's concludes that the site is suitable subject to management measures. The preparation and implementation of a Waste Management Plan prior to construction, will identify likely waste streams, outline reuse, recycling and disposal pathways, require waste data reporting, and ensure that the site is kept free of rubbish during works. If required, all spoil and waste requiring removal from the site will be classified in accordance with the NSW EPA Waste Classification Guidelines prior to disposal and transported to appropriately licensed facilities. Any unexpected contamination, asbestos-containing material or other unexpected materials encountered during the proposed activity will be managed in accordance with an unexpected finds protocol. Imported fill, if required, must be suitable for the site and limited to VENM, ENM or other material lawfully permitted for reuse under a relevant NSW EPA resource recovery exemption or order. Subject to implementation of these measures, the proposed activity is not expected to give rise to significant environmental problems associated with waste disposal.	Nil
(n) Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply.	No impact.	Nil
(o) Any cumulative environmental effect with other existing or likely future activities.	The proposed activity is not expected to result in significant adverse cumulative environmental effects when considered alongside existing or reasonably foreseeable future activities in the surrounding locality. The REF activity forms part of the broader renewal of Belmore Park and are intended to be undertaken concurrently with the separate local development application for the adaptive reuse of the bandstand and construction of the all-ages play structure. When considered together, the proposed activity will result in temporary construction-related impacts, including noise, dust, construction traffic, changes to pedestrian access and temporary visual impacts; however, these impacts will be	Nil

Consideration	Assessment	Impact
	localised, short term and capable of being managed through the mitigation measures in this REF. The Heritage Impact Statement concludes that, when considered together with the separate bandstand and play structure works, the broader renewal of Belmore Park will improve accessibility, amenity, landscape quality and ongoing public use of the park while retaining its principal heritage values. The main adverse heritage impact relates to the adaptive reuse of the existing bandstand under the separate DA process. The adaptive reuse of the bandstand into a play structure reinstates core elements of the heritage fabric including the timber posts, decorative brackets and valences, roof framing, rafters, finial, ceiling linings and positions of the original floor framing. Incorporating the all-ages swing element provides more recreational opportunities. The separately located new gathering/event space in a more central and prominent location provides a flexible event space with more capacity for a range of uses including music and cultural events. Overall, the cumulative outcome of the REF activity and related separate DA is expected to be positive, with temporary construction impacts outweighed by long term improvements to public domain quality, recreation, accessibility, landscape character and community use.	
(p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions.	The site is not located in the vicinity of any coastal zone. In this case, any potential impacts to a coastal region or in relation to climate change, will be unchanged.	Nil
(q) Any applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Division 3.1 of the Act.	The objectives of the project and details of the proposed activity will enhance the usability of the park and ultimately the vitality of the surrounding Haymarket and Chinatown locality, as well as promoting urban ecology and enhancing urban green spaces. Hence the activity provides consistency with the relevant principles with the City of Sydney City Plan 2036 (Local Strategic Planning Statement) and strategic plans applying to the site, such as the Haymarket and Chinatown Revitalisation Strategy and the Haymarket and Chinatown Public Domain Plan, endorsed by the City of Sydney in 2023.	Positive
(r) Any other relevant environmental factors.	N/A	Nil

Table 5 outlines the determining authority publishing requirements in accordance with Section 171(4) of the EP&A Regulation.

5.2.3 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (**BC Act**) and the supporting *Biodiversity Conservation Regulation 2017* establish a legislative framework for land management and biodiversity conservation. The purpose of the BC

Act is to maintain a healthy, productive, and resilient environment for the greatest well being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

Part 7 of the BC Act outlines the biodiversity assessment and approval requirements and states that an activity under Part 5 of the EP&A Act is to be regarded as an activity "*likely to significantly affect the environment if it is likely to significantly affect threatened species*". In those circumstances, an EIS is required and must include or be accompanied by a Species Impact Statement or a Biodiversity Development Assessment Report. However, if the likely significant effect on threatened species is the only likely significant effect on the environment, an environmental impact statement may be dispensed with and only a species impact statement or biodiversity development assessment report is required (see section 7.8 of the BC Act).

As outlined in **Table 8** below the proposed activity does not significantly affect any threatened species or ecological communities as per the BC Act. As a result, an EIS (and therefore a SIS or a BDAR) is not required.

Table 8 Matters for Consideration under BC Act - Section 7.3 'Test of Significance'

Matters for Consideration	Impact Assessment	Impact
(1) The following is to be taken into account for the purposes of determining whether a proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats—		
(a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,	The proposed activity is unlikely to affect threatened species as no threatened species are known to be present in the site.	No Impact
(b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity— *(i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or* *(ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,*	Not applicable, as no endangered ecological community or critically endangered ecological community are known to occur within the site.	No Impact
(c) in relation to the habitat of a threatened species or ecological community— *(i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and* *(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and* *(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,*	Not applicable, as no habitat for threatened species or ecological communities are known to occur within the site.	No Impact

Matters for Consideration	Impact Assessment	Impact
(d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),	No declared areas of outstanding biodiversity value are located within or in proximity to the subject site.	No Impact
(e) whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.	The proposed activity is not, nor is part of a key threatening process.	No Impact

5.2.4 Other NSW Legislation

The table below provides an assessment of other relevant NSW legislation required to be considered in relation to the proposed activity.

Table 9 Other NSW Legislation

Legislation	Comment	Check as Satisfied (✓ or X)
Rural Fires Act 1997 (RF Act)	Under Section 63 of the RF Act public authorities must take all practicable steps to prevent the occurrence and spread of bush fires on or from land vested in or under its control or management. The RF Act is not relevant as the area of the proposed activity is not located on land identified on the applicable Bushfire Prone Land Map.	Yes
Fisheries Management Act 1994 (FM Act)	The FM Act applies in relation to all waters that are within the limits of the State and needs to be addressed for development in proximity to or which could have impact on any aquatic flora and fauna. The FM Act is not relevant as the activity will not impact aquatic flora or fauna.	Yes
Water Management Act 2000 (WM Act)	The WM Act outlines approval requirements for activities at a specified location in, on or under waterfront land. Waterfront land includes the bed of any river, lake or estuary and all land within 40 metres of the highest bank of the river, lake or estuary. The Act also outlines water access rights and approval / concurrence requirements for use of groundwater and surface water runoff. The WM Act is not relevant as the proposed activity is not located within 40 metres of a watercourse.	Yes
Contaminated Land Management Act 1997 (CLM Act)	The provisions of the CLM Act require that the nature and extent of any potential contamination be investigated and remediated. The CLM Act is not relevant as the site is not listed on the register of contaminated sites within the CLM Act.	Yes

Legislation	Comment	Check as Satisfied (✓ or X)
Heritage Act 1977 (Heritage Act)	The Heritage Act is administered by the Heritage Office within the Office of Environment & Heritage and concerns protection, restoration and enhancement of State heritage items. Lot 2 / DP 267889 forms part of the mapped and described curtilage of heritage item 'Sydney Terminal and Central Railway Stations Group', which is listed on the NSW State Heritage Register (SHR) under the *Heritage Act 1977* (SHR 01255). The proposed activity is confined to Lot 2 / DP 868829, and as such, *Heritage Act 1977* does not apply to the land on which the proposed activity will be carried out. The park is locally listed and is only in the 'curtilage' of the state heritage item.	Yes
Roads Act 1993 (Roads Act)	The objects of the Roads Act are to, among other things, confer certain functions (in particular, the function of carrying out road work) on Transport for NSW (**TfNSW**) and on other roads authorities, and to provide for the distribution of the functions conferred by the Roads Act between TfNSW and other roads authorities. The Roads Act is not relevant as the proposed activity does not relate to a public road, nor will the activity involve the pumping of water onto a public road or involve the connection of a road to a classified road.	Yes
National Parks and Wildlife Act 1974 (NPW Act)	The aim of the NPW Act is to ensure the conservation of the natural environment including any objects, places or features identified as having high cultural value or significance. Section 90 of the NPW Act facilitates the issuance of Aboriginal Heritage Impact Permits in the instance there are any potential aboriginal heritage impacts. The NPW Act is not relevant as the proposed activity does not require a Section 90 approval.	Yes
Coastal Management Act 2016 (CM Act)	The primary aim of the CM Act is to manage the coastal environment of NSW in a manner consistent with the principles of ecologically sustainable development and to protect and enhance natural coastal processes and coastal environmental values. The CM Act is not relevant as the site is not within a coastal zone or coastal area.	Yes
Protection of the Environment Operations Act 1997 (POEO Act)	The primary aim of the POEO Act is to protect, restore and enhance the quality of the environment in New South Wales, having regard to the need to maintain ecologically sustainable development, and to reduce risks to human health and prevent the degradation of the environment by the use of mechanisms.	Yes

Legislation	Comment	Check as Satisfied (✓ or X)
	The proposed activity relates to renewal of a park and therefore a licence under Sections 47, 48, 49 or 122 of the POEO Act is not required.	
Crown Land Management Act 2016 (**CLM Act**)	The CLM Act is legislation to govern the management of Crown land in New South Wales. The CLM Act requires Councils to manage dedicated or reserved Crown land as if it were Public Land under the Local Government Act 1993 and in accordance with a Plan of Management (POM). Belmore Park is Crown land under the management of Council. Council has an existing POM for Belmore Park. The POM provides guiding principles for any activity that is proposed to be undertaken at Belmore Park: ▪ Retain and enhance the existing park character ▪ Respect and reveal the park's heritage ▪ Improve access and permeability ▪ Activate the open space and increase recreation opportunities ▪ Improve sightlines and passive surveillance ▪ Use simple, robust and high-quality materials ▪ Facilitate event uses and meet resident, worker and visitor needs ▪ Improve the parks environmental performance and sustainability	Yes
Local Government Act 1993 (**LG Act**)	The site is subject to the Belmore Park Plan of Management (PoM), which has been established in accordance with the LG Act. Recommended design principles for the site, as set out in the PoM, include: ▪ Retain and enhance the existing park character ▪ Respect and reveal the park's heritage ▪ Improve access and permeability ▪ Activate the open space and increase recreation opportunities ▪ Improve sightlines and passive surveillance ▪ Use simple, robust and high-quality materials ▪ Facilitate event uses and meet resident, worker and visitor needs ▪ Improve the parks environmental performance and sustainability The proposed works under this REF are minor and seek to enhance the accessibility and environmental sustainability of Belmore Park, and are thus consistent with the PoM.	Yes

Legislation	Comment	Check as Satisfied (✓ or X)
Aboriginal Land Rights Act 1983 (**ALR Act**)	The Aboriginal Land Rights Act 1983 provides for the recognition and protection of Aboriginal land rights and interests in New South Wales. A review of Aboriginal cultural heritage values, including an AHIMS search, previous archaeological investigations, site inspection and assessment of historical disturbance, identified no known Aboriginal objects or declared Aboriginal Places within the study area. Aboriginal objects are considered unlikely to occur within the proposed activity area and an Aboriginal Heritage Impact Permit (AHIP) is not currently required. An Aboriginal Objects Unexpected Finds Procedure will be implemented during construction works. Accordingly, the proposed activity is unlikely to adversely affect Aboriginal land rights or interests and are consistent with the objectives of the Act.	Yes
Native Title Act 1983 (Cth) (**NT Act**)	The Native Title Act 1993 establishes a framework for the recognition and protection of native title rights and interests. The site comprises Crown land managed by the City of Sydney and is located within a highly urbanised area that has been subject to extensive historical development and disturbance. There are no known native title determinations or current native title claims affecting the site. The proposed activity involves the upgrade of an existing public park and will not affect any identified native title rights or interests. Accordingly, the proposed activity is consistent with the requirements of the Native Title Act 1993.	Yes

5.3 State Environmental Planning Policies

5.3.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the **T&I SEPP**) aims to facilitate the effective delivery of infrastructure across the State through establishing alternate planning mechanisms and approval pathways. Chapter 2 of the T&I SEPP outlines the approval requirements for parks and other public land. Section 2.73 of the T&I SEPP permits certain types of development to be carried out by or on behalf of a public authority without development consent.

The activity under this REF can be carried out without consent in accordance with Section 2.73(3), Part 2.3, Division 12 of the T&I SEPP as outlined in the below table. The proposed activity includes upgrades to pathways, upgrades to lighting, landscaping, electrical reticulation and the installation of a new irrigation system.

Table 10 Compliance with T&I SEPP

Transport and Infrastructure SEPP Clause	Compliance
2.73 Development permitted without consent	Clause 2.73(3) indicates that the proposed activities are consistent with the types of development

(3) Any of the following development may be carried out by or on behalf of a public authority without consent on land owned or controlled by the public authority— a. development for any of the following purposes— i. roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges, ii. recreation areas and recreation facilities (outdoor), but not including grandstands, iii. visitor information centres, information boards and other information facilities, iv. lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard, v. landscaping, including landscape structures or features (such as art work) and irrigation systems, vi. amenities for people using the reserve, including toilets and change rooms, vii. food preparation and related facilities for people using the reserve, viii. maintenance depots, ix. portable lifeguard towers, b. environmental management works, c. demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).	permitted under the clause, including pedestrian pathways, lighting, landscaping works, environmental management works, and the demolition of non-heritage buildings. It should be emphasised that the kiosk proposed for demolition is a contemporary structure that is not identified as a State or local heritage item and is not located within a heritage conservation area.

5.3.2 Other State Environmental Planning Policies

The table below provides an assessment of other relevant SEPPs in relation to the proposed activity.

Table 12 Other SEPPs

Legislation	Comment
State Environmental Planning Policy (Planning Systems) 2021	The proposed activity does not constitute State Significant Development as per Schedule 1.
State Environmental Planning Policy (Resilience and Hazards) 2021	Cl 4.6 indicates that the consent authority must not consent to the carrying out of any development on contaminated land unless it is satisfied that the land is suitable in its contaminated state for the purpose for which the development is proposed to be carried. A Preliminary Site Investigation has been prepared for the site and identifies potential areas of environmental concern associated with existing structures, hardstand areas and historical fill material associated with the development of Belmore Park and nearby railway infrastructure. The PSI concludes that the site is

	suitable for the proposed activity, subject to implementation of appropriate waste management recommendations. Accordingly, the proposed activity is consistent with the relevant provisions of the R&H SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	It should be noted that the kiosk is a contemporary structure. The Heritage consultant confirmed that the works do not materially affect the significance of Belmore Park and the associated heritage impacts can be adequately considered and addressed through the REF assessment process. The heritage impacts associated with kiosk removal are considered negligible and do not present a heritage constraint to assessment under the REF pathway.

5.4 Sydney Local Environmental Plan 2012

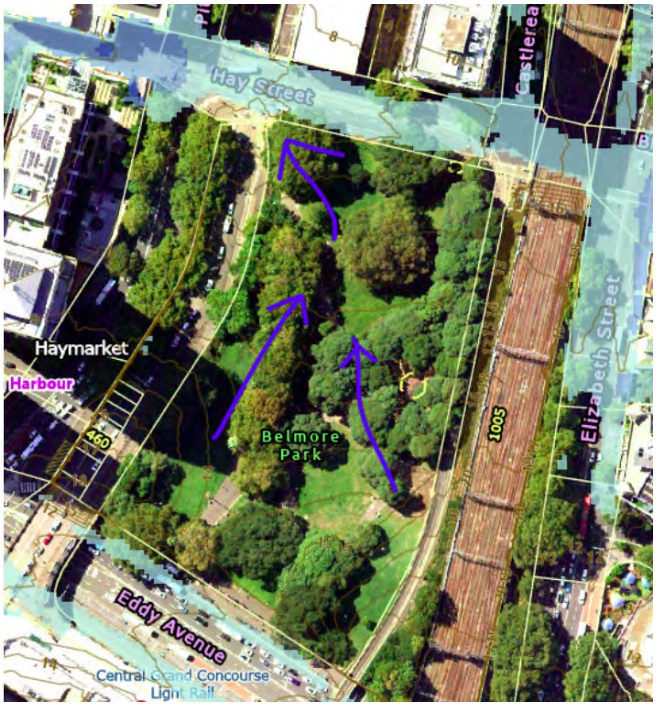
The Sydney Local Environmental Plan 2012 is the principal planning instrument guiding the development of land within the City of Sydney Local Government Area.

As the proposed development outlined in this REF is 'development without consent' under the T&I SEPP, this removes the requirement to seek consent under the provisions of the SLEP 2012. Notwithstanding this, the relevant provisions of the SLEP 2012 have been considered in accordance with Section 5.5 of the EP&A Act, which requires consideration, to the fullest extent possible, of all matters likely to affect the environment as a result of the activity.

Table 13 provides a high level assessment of the provisions of the SLEP 2012 as they relate to the activity.

Table 13 Assessment of scope of activity *against Sydney Local Environment Plan 2012*

Clause	Relevance
Part 2 Zoning	The site is zoned RE1 Public Recreation. The proposal is consistent with the relevant objectives of the RE1 zone 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 provide links between open space areas.* ▪ *To retain and promote access by members of the public to areas in the public domain including recreation facilities and waterways and other natural features.* ▪ *To protect sun access to publicly accessible land.* The proposed activity will support the ongoing use of Belmore Park as public open space through upgrades to pathways, lighting, landscaping and public domain infrastructure. The proposal will improve accessibility, safety and amenity within the park, including supporting increased use and safety during evening periods through improved lighting. The proposed activity will also enhance environmental outcomes through an increase in landscaped and permeable areas, reduction in hardstand pathways, and additional planting to support biodiversity and the long-term health of vegetation.
5.10 Heritage	Clause 5.10 Heritage conservation aims to conserve the environmental heritage of the City of Sydney and the heritage significance of heritage items and conservation areas. The allotment to which the scope of the activity is confined (Lot 2 / DP 868829) contains one heritage item, described as follows: '*Belmore Park grounds, landscaping and bandstand*' is identified as a heritage item of local significance under Schedule 5 of the Sydney LEP 2012 (item no. I825). The statement of significance for Belmore Park states:

	The park is a vital portion of parkland in the southern portion of central Sydney. It provides evidence of the key characteristics of park design in the early part of the 20th Century, many of these as espoused by JH Maiden former director of the Royal Botany Gardens. It has close association with the design and construction and subsequent expansion of Central Station and the city railway system. It contributes to the aesthetic qualities of Central Station by providing a landscaped forecourt to the prominent sandstone terminus. The site also has archaeological potential associated with the Pitt St Presbyterian manse and school, Carters' Barracks and the air raid shelters. A Heritage Impact Statement (HIS) prepared for the proposed activity concludes that the proposed activity can be undertaken without unacceptable impacts to the heritage significance of Belmore Park, subject to implementation of the recommended mitigation measures. The proposed activity has been designed to retain and enhance the heritage character and function of the park through sensitive upgrades to pathways, landscaping, lighting and public domain elements. Heritage management measures identified in the HIS will be implemented during construction
5.21 Flood Planning	The site is subject to the Darling Harbour Catchment Floodplain Risk Management Plan. The proposed activity includes stormwater and landscape works intended to improve drainage performance and resilience within the park. The City of Sydney's Senior Engineer has advised that the proposed works will not have flood impacts within the park and in surrounding areas. The figure below shows 1% AEP flood extent with 150mm depth filter applied, which means shallow flows expected within the park along flow path marked (in blue) below. There is a major floodway along Hay Street and minor flow path along Eddy Avenue to the south and as result of the floodway along Hay Street, the subject property is identified as being within the Flood Planning Area (FPA).  Overall, the advice provided by the City of Sydney's Engineer confirms that the proposed activity will not adversely affect flood behaviour or increase flood risk within the site or surrounding locality.

6 Assessment of Environmental Impacts

This section assesses the likely environmental impacts associated with the proposed activity at Belmore Park. The assessment considers the existing site context, the nature and scale of the proposed activity, relevant technical investigations and the implementation of mitigation measures identified in **Section 8** of this REF.

The proposed activity is generally limited to civil and landscaping works within an existing urban park setting. Potential impacts are expected to be localised, temporary and manageable through standard construction environmental management measures. The proposed activity is also expected to result in positive long-term environmental and community outcomes through improved accessibility, amenity, landscaping and park functionality.

Table 11 Summary of impacts relating to the activity

Issue	Discussion
Noise and vibration	Belmore Park is located within a highly urbanised area of inner Sydney and is subject to an existing high level of ambient noise from surrounding activities and infrastructure. Existing noise sources include vehicular traffic along Pitt Street, Hay Street, Eddy Avenue and Elizabeth Street, rail operations associated with Central Station, and emergency vehicle movements associated with the fire station located at the corner of Pitt Street and Eddy Avenue. In summary: ▪ No noise sensitive receivers are located close enough to the site to experience significant noise or vibration impacts. ▪ Construction noise and vibration impacts will be temporary and minor, associated with tree and hardstand removal, pathway works, lighting, irrigation and stormwater upgrades. ▪ Construction works will occur during standard construction hours and in accordance with relevant legislative requirements and the mitigation measures identified in this REF. ▪ Any construction noise or vibration complaints will be recorded, investigated and addressed as soon as practicable. ▪ The completed works may increase operational noise due to greater use of the park, including during the evening and for community activities and events. However, given the existing urban context, surrounding transport infrastructure and established recreational use, impacts are not expected to be significant. ▪ The proposal does not include significant mechanical plant or infrastructure that would generate ongoing operational noise impacts
Air quality and environment	The proposed activity has the potential to impact upon the air quality in terms of minor increases in dust and emissions from substances associated with ground disturbance for the removal of trees, electrical reticulation, stormwater upgrades, removal of pathways, and installation of a new irrigation system. The potential impact on air quality would be temporary and minor and will be mitigated by measures in Section 8. There are not anticipated to be any long term detrimental impacts on air quality as a result of the proposed activity, with landscaping, additional planting and increased green space expected to support improved local air quality over time.

Issue	Discussion
Soils and geology	The proposed activity involves minor excavation and ground disturbance associated with pathway works, stormwater upgrades, irrigation installation, lighting infrastructure and electrical reticulation. The site is not identified as being affected by landslip risk and the proposed activity will not result in any substantial alteration to landform or topography. The site is identified as containing Class 5 acid sulfate soils. Given the minor and shallow nature of the excavation proposed, the proposed activity is not expected to disturb or mobilise acid sulfate soils, and no acid sulfate soil management plan is considered necessary. A Preliminary Site Investigation (PSI) prepared for the site identifies the potential presence of fill material and localised contamination associated with the historical development of the park and nearby railway infrastructure. The PSI concludes that the site is suitable for the proposed activity subject to implementation of standard contamination and waste management procedures. Potential impacts to soils and geology during construction would be mitigated by standard construction measures as outlined in Section 8.
Coastal risks	Not relevant. The proposed activity is not located in an area of coastal risks and/or hazards.
Hydrology, flooding and water quality	The site is within the Darling Harbour Catchment Floodplain Risk Management Plan. Advice from the City of Sydney's Senior Engineer confirms that there are no adverse impacts on flood behaviour associated with the proposed scope of the proposed activity (see Section 5.4 above). The proposed activity will increase landscaped and permeable areas through the removal of sections of underutilised hardstand pathways and expansion of garden and turf areas. These impacts would be mitigated by the standard mitigation measures as outlined in Section 8.
Visual amenity	The proposed activity is expected to result in positive visual amenity outcomes for Belmore Park and the surrounding public domain through a revitalisation of the park. Proposed improvements include upgraded pathways, landscaping, lighting, furniture and planting which will enhance the overall presentation, accessibility and usability of the park. Construction activity may result in temporary visual impacts associated with fencing, plant and equipment; however, these impacts will be short term and are typical of urban public domain upgrade works.
Aboriginal heritage	An AHIMS search and archaeological due diligence assessment have been undertaken for the proposed activity. The search identified the following conclusions: ▪ **50m buffer:** no Aboriginal sites or aboriginal places have been recorded/declared in or near the proposed activity ▪ **200m buffer:** no Aboriginal sites or aboriginal places have been recorded/declared in or near the site ▪ **1000m buffer:** 16 Aboriginal sites are recorded in or near the site and no Aboriginal places have been declared in or near the site.

Issue	Discussion
	The Archaeological Due Diligence report identified on the basis of the AHIMS search, review of previous Aboriginal archaeological investigations, environmental and landscape assessment, site inspection, geotechnical evidence and documented extent of historical disturbance, Aboriginal objects are considered unlikely to occur within the proposed activity area. No known Aboriginal objects or declared Aboriginal Places have been identified within the study area. In accordance with the Due Diligence Code of Practice, an AHIP is not presently required for the proposed activity, provided that the proposed activity remains within the assessed scope and an Aboriginal Objects Unexpected Finds Procedure is implemented.
Heritage	'Belmore Park grounds, landscaping and bandstand' is identified as a heritage item of local significance under Schedule 5 of the Sydney LEP 2012 (item no. I825). A Heritage Impact Statement (HIS) has been prepared to support the proposed activity. The HIS concludes that the proposed activity can be undertaken without unacceptable impacts to the heritage significance of Belmore Park, subject to implementation of recommended mitigation measures. The proposed activity has been designed to retain and enhance the historic function and character of the park while improving accessibility and amenity.
Ecology	The site is not mapped as containing biodiversity values under the *Biodiversity Conservation Act 2016* and is located within a highly urbanised setting. No EPBC Act or BC Act listed threatened species, ecological communities or migratory species are known to occur on the site, and no important vegetation, habitat or aquatic flora is present within or adjacent to the work area. As no native vegetation clearing of biodiversity value is required, an Ecological Report is not warranted, and the activity is not likely to have a significant impact under s 7.2 of the BC Act. The proposed activity includes removal of seven (7) trees and planting of ten (10) replacement trees. Tree protection measures are also to be implemented along with construction management mitigation measures.
Bushfire	Not relevant. The proposed activity is not located on bushfire prone land.
Land uses	The proposed activity does not change land use activity. The proposed activity is consistent with the existing and ongoing use of Belmore Park as public recreation (RE1) land.
Services	The proposed activity involves upgrades and additions to park services, including electrical reticulation, lighting, irrigation and stormwater infrastructure, as detailed in the services plans accompanying this REF (refer **Appendix A**). The proposed activity has been designed to minimise excavation and, where practicable, to retain existing service pipes and utilities in their current locations to minimise disruption.
Waste generation	The proposed activity will generate non-hazardous construction waste, including excavated spoil, redundant pathway and paving materials, vegetation waste and general construction waste. There is potential for hazardous waste (e.g. ACM or contaminated spoil) to be encountered during construction, given the PSI identified the potential presence of contaminated materials at the site. The proposed activity is not expected to generate wastewater requiring off-site disposal, nor to require augmentation of the park's operational waste management arrangements.

Issue	Discussion
	Construction waste can be managed in accordance with the mitigation measures in section 8. Subject to these measures, the proposed activity is not expected to impact on current result in significant environmental problems associated with the disposal of waste. Furthermore, the work does not impact on current waste generation at the site therefore no operational waste impact is anticipated.
Community and social impact	The proposed activity is expected to provide substantial positive community and social benefits through improved accessibility, safety, amenity and functionality of Belmore Park. The proposed activity will support the ongoing use of the park as an important civic and recreational open space within central Sydney, including for passive recreation, community gathering and events. Upgraded lighting will support community safety and natural surveillance, consistent with Crime Prevention Through Environmental Design (CPTED) principles. These works are expected to contribute to a safer, more welcoming and inclusive public domain. The activity may result in temporary construction related impacts to the community, including localised noise, dust, visual impacts and changes to pedestrian access within or around parts of the park. These impacts would be short term and managed through the mitigation measures identified in this REF.
Cumulative impacts	The proposed activity is not expected to result in significant cumulative environmental impacts when considered alongside existing or foreseeable future development within the locality. Overall, the proposed activity is minor in scale, relate to refurbishment and therefore not substantial to have result in cumulative impact.

7 Justification and Conclusion

The proposed activity is subject to an assessment under Part 5 of the EP&A Act. The REF provides a true and fair review of the proposal in relation to its potential effects on the environment and addresses matters proportionate to the nature and risk of the proposed activity.

As outlined in this REF, the proposed activity can be justified on the following grounds:

- It responds to an existing need within the community;
- It generally complies with, or is consistent with all relevant legislation, plans and policies;
- It has minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

The activity is not likely to significantly affect threatened species, populations, ecological communities or their habitats, and therefore it is not necessary for a SIS and/or a BDAR to be prepared. The environmental impacts of the proposal are not likely to be significant and therefore it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning under Part 5 of the EP&A Act.

On this basis, the proposed activity can be appropriately progressed for approval in accordance with Part 5, Division 5.1 of the EP&A Act, subject to the adoption and implementation of Mitigation Measures identified in **Section 8.**

8 Requirements and Mitigation Measures

The following matters serve administrative purposes and advise general contractors and persons acting on activity approvals involving construction works of their responsibility to ensure proper construction standards are adopted.

8.1 General Requirements

8.1.1 Plans and Reports

a. The activity shall be implemented generally in accordance with the plans and documentation listed below.

Landscape plans

- Landscape Plans prepared by City of Sydney dated 7 October 2026
  - Includes Services Plan

Documents and Reports:

- Cost Summary Report, dated 22 September 2026
- Landscape Plans, including services plan, dated 7 October 2026
- Pre-Development Tree Assessment Report, dated 11 December 2024
- Archaeological Due Diligence, dated October 2026
- Heritage Impact Statement, dated 7 October 2026
- Contamination Assessment Report (Preliminary Site Investigation), dated 3 August 2026
- CPTED Assessment and associated appendices, dated September 2026
- Section 10.7 Planning Certificate, dated 15 May 2026
- Tree Removal Rationale, dated 23 June 2026

b. The proposed activity must occur in accordance with all plans, statements and reports appended to this report. Where there is any inconsistency between the listed documents and the mitigation and management measures detailed in the REF and below, the REF shall prevail.

8.1.2 Changes to Design

a. The development shall be carried out in accordance with the application and "approved plans" listed in 8.1.1 above and attached to this determination. Where any variation to the design is sought post this determination, the applicant shall ensure that appropriate approvals are in place and complied with prior to any works being commenced/continued.

8.1.3 Activity Certification

a. Prior to the commencement of any construction works, the City of Sydney (or their nominated delegate) shall ensure the activity has obtained a crown certification in accordance with Section 6.28 of the Environmental Planning and Assessment Act 1979.

8.1.4 Other Approvals and Registration

a. Prior to the commencement of activity on site any other approvals, licenses or permits required by other relevant legislation shall be obtained. A copy of all approvals is to be kept and retained as part of the document package register with the City of Sydney.

b. Following completion of construction works a copy of the certification details is to be kept and retained as part of the document package with the City of Sydney.

8.2 Mitigation Measures

The following section sets out general mitigation, safeguards and management and avoidance measures designed to avoid or minimise the potential indirect and direct impacts associated with the proposal.

Mitigation Measure	Relevance to Project	Timing
1. Demolition	**a.** Demolition works must be undertaken in accordance with AS 2601-2001 The Demolition of Structures. The Demolition Work Plan must comply with the safety requirements of this standard. **b.** If any contaminated materials or hazardous substances are encountered during demolition and construction, works must immediately cease until appropriate safe work method statements and documented procedures are implemented. **c.** If any work requires the disturbance of asbestos or other hazardous materials, appropriate safety procedures must be employed.	Throughout demolition works
2. Structural Adequacy	**a.** All building work is to be undertaken in accordance with the Building Code of Australia and referenced Australian Standards.	Throughout construction
3. Heritage Management	**a.** A heritage induction shall be provided to all on site staff and contractors, including statutory obligations under the NSW Heritage Act 1977. **b.** Any modifications to the scope of works shall be undertaken in consultation with the Heritage Consultant. **c.** The activity shall adopt the recommendations of the Heritage Impact Statement prepared by Curio Projects (October 2026).	Throughout project
4. Community Notification	**a.** Prior to commencement of works, occupiers within 40m of the site must be notified of the project and expected construction timing. **b.** A site notice board must be installed in a prominent location. **c.** The notice board must be erected at least 2 days prior to commencement of works.	Prior to commencement
5. Construction Management	**a.** A Construction Environmental Management Plan (CEMP) or similar must be prepared prior to commencement,	Prior to commencement and

Mitigation Measure	Relevance to Project	Timing
	provided to the Crown Certifier, and implemented throughout the works. **b.** Construction work is to be limited to the following hours: ▪ Monday to Friday: 7:00am to 7:00pm ▪ Saturday: 7:00am to 5:00pm ▪ Sunday and Public Holidays: No work.	throughout construction
6 Demolition and Construction Waste Management	**a.** A Waste Management Plan (WMP) must be prepared prior to commencement of works. **b.** Hazardous and industrial wastes must be removed and transported in accordance with relevant EPA and WorkCover requirements. **c.** Vehicles transporting demolition materials, spoil or loose matter must have loads fully covered. **d.** Excavated materials must be tested, classified and disposed of in accordance with Waste Classification Guidelines. **e.** Any asbestos must be removed by a licensed asbestos removalist and disposal receipts retained.	Prior to commencement and throughout construction
7. Erosion and Sediment Control	**a.** A SWMP or ESCP or similar must be prepared and implemented in accordance with the Blue Book guidelines. **b.** Works may only commence once erosion and sediment controls are established and maintained until works are complete. **c.** Erosion and sediment controls must be regularly inspected, maintained and recorded.	Prior to commencement and throughout construction
8. Construction Traffic	**a.** A Construction Traffic Management Plan (CTMP) or similar must be prepared addressing traffic management, truck routes, pedestrian safety and stakeholder consultation. **b.** Traffic management measures must have regard to relevant RMS and AS 1742 requirements.	Prior to commencement and throughout construction
9. Pedestrian Movement	**a.** Safe pedestrian access and movement around the site must be maintained at all times. **b.** Appropriate signage and directional information must be provided.	Throughout construction
10. Air Quality and Dust Management	**a.** Vehicles transporting demolition materials, spoil or loose matter must have loads fully covered. **b.** Any mud deposited on public roads must be cleaned immediately. **c.** Spraying of paint and similar materials is only permitted during still or light wind conditions.	Throughout construction

Mitigation Measure	Relevance to Project	Timing
	d. No burning of materials is permitted. **e.** Dust generated during construction must be controlled to avoid impacts on surrounding properties. **f.** Construction vehicles and equipment must be properly maintained. **g.** Excessive use of vehicles and powered equipment is to be avoided. **h.** Exposed areas are to be progressively revegetated as soon as practical.	
11. Contamination: Unexpected Finds	**a.** An Unexpected Finds Protocol must be established to to address the management of ACM or other material	Throughout construction
12. Heritage: Unexpected Finds	**a.** If any unexpected Aboriginal objects (or non Aboriginal archaeological relic (or potential relic)), sites or places (or potential Aboriginal objects, site or places) are discovered during any construction work, all works in the vicinity must cease and the area must be appropriately protected. The City of Sydney must be immediately notified.	Throughout construction
13. Services and utilities	a. Undertake works in consultation with the relevant service authorities to confirm disconnection and reconnection requirements, with services appropriately disconnected and reconnected as required; b. Locate and protect existing services prior to excavation, and retaining pipes and utilities in situ wherever practicable to minimise disruption; c. Undertake augmentation of services only where existing infrastructure is found to be inadequate, subject to obtaining any required approvals or permits.	Throughout construction
14. Arborist and Tree Protection	**a.** Any tree indicated for removal as per the Arborist report is to be clearly identified by the appointed project arborist **b**. Tree protection measures are to be retained and protected during construction on all nominated trees for retention **c.** Finalise compensatory replanting numbers, tree species and planting locations under consultation with Project Arborist **d**. In the event of any tree to be retained becoming damaged during construction, council's construction contractor should immediately notify council's project manager to coordinate the response which may include contacting an arborist to inspect and provide advice on remedial action, where possible	Prior to construction Throughout construction Prior to construction

Disclaimer

This report is dated 20 October 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of the Council of the City of Sydney **(Instructing Party)** for the purpose of a Part 5 Approval **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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