

Hunter and Macquarie Streets Build-to-rent

Application Number: **02604**

Commencement Date:
24/09/2024

Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Hunter and Macquarie Streets Build-to-rent

1.1.2 Project industry type *

Residential Development

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

01/07/2026

1.1.4 Estimated end date *

01/07/2027

1.2 Proposed Action details

1.2.1 Provide an overview of the proposed action, including all proposed activities. *

The proposed action is for the following:

“to demolish existing buildings and structures, while enhancing, protecting and maintaining the three-state heritage listed cottages, to develop a mixed-use development over two towers (one 39 storeys and one 40 storeys) with approximately 1,505sq.m of open space and built-to-rent housing, at 16-22a Hunter Street, 23-29 Macquarie Street, and 14-16 O’Connell Street, Parramatta”.

Refer to "B-Controlled Action Request-Parramatta", Section 1.2, pages 3 and 4, for an outline of the project narrative.

Refer to "B-Controlled Action Request-Parramatta", Section 2, pages 6 to 8, which outlines the project site and project area.

Refer to "B-Controlled Action Request-Parramatta", Section 3, pages 9 to 16 for a description of the proposed action and description of the proposal.

Other attachments are also included as attachments to the covering Controlled Action Request Report. These are attached and referenced later in the submission. In total, and for completeness here, the following overall attachments are included as part of the application:

A - Cover Letter - Controlled Action Request

B - Controlled Action Request - Parramatta

C - Attachment 1 - Urban Design and Development Principles

D - Attachment 2 - View Analysis

E - Attachment 3 - GBA Heritage Design Guidelines

F - Attachment 4 - Conservation Management Plan Methodology

G - Site Survey

H - Conservation Agreement

I - Planisphere Technical Report

J - Bilateral Agreement

K - Parramatta City Council Life In Our City

1.2.2 Is the project action part of a staged development or related to other actions or proposals in the region?

No

1.2.6 What Commonwealth or state legislation, planning frameworks or policy documents are relevant to the proposed action, and how are they relevant? *

The application for a Controlled Action is referred to the Australian Government environment minister under Section 75 and 87 of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The controlling provisions for the action under Part 3 of the EPBC Act include those listed under Subdivision A – World Heritage and Subdivision AA – National Heritage:

- 12. Requirement for approval of activities with a significant impact on a declared World Heritage property
- 15A Offences relating to declared World Heritage properties
- 15B Requirement for approval of activities with a significant impact on a National Heritage place
- 15C Offences relating to National Heritage places

The provisions related to the planning pathway under Commonwealth and NSW Legislation is outlined under "B-Controlled Action Request-Parramatta", Section 4, pages 17 to 21.

Further, the EPBC provisions relevant to the Controlled Action Request are outlined under "B-Controlled Action Request-Parramatta", Section 5, page 22.

The Environmental Planning and Assessment Act 1979, the State Environmental Planning Policy (Planning Systems) 2021, State Environmental Planning Policy (Housing) 2021 and the Parramatta LEP 2023 are relevant to the project under NSW Legislation.

The site is zoned MU1 Mixed Use under the Parramatta Local Environmental Plan (LEP) 2023 and the proposed development for a mixed use build to rent development is permissible with consent.

The project has now adopted a state significant development pathway (under Division 4.7 of the NSW EP&A Act 1979). The project is state significant development under build-to-rent provisions of the State Environmental Planning Policy (Planning Systems) 2021.

1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. *

Consultation on the EIS process will commence immediately the CA is issued and the NSW government informs the Commonwealth Minister of the application of the bilateral process.

Consultation has been undertaken with the NSW Department of Planning, Housing and Infrastructure in relation to the state significant assessment process.

The consultation process is guided by the NSW state government SSD engagement and consultation guidelines which also requires reference to any Commonwealth issues in a progressing program of assessment.

As detailed design occurs and progresses, a detailed consultation and engagement process will occur in accordance with the Secretary's requirements (SEARs). In particular this will involve direct engagement with Aboriginal peoples' groups which will assist to inform the design methodology for the project.

Further, engagement and consultation is to occur, but not limited to, the following groups and agencies:

- National Trust
- Environment and Heritage
- Heritage NSW
- Heritage Council of NSW
- State Design Review Panel
- Sydney Living Museums
- Aboriginal Affairs NSW
- Australian World Heritage Advisory Committee

An engagement strategy will be established with the state government as the assessment process progresses in accordance with the Department of Planning, Housing and Infrastructure "Undertaking Engagement Guidelines for State Significant Projects" (March 2024).

1.3.1 Identity: Referring party

Privacy Notice:

Personal information means information or an opinion about an identified individual, or an individual who is reasonably identifiable.

By completing and submitting this form, you consent to the collection of all personal information contained in this form. If you are providing the personal information of other individuals in this form, please ensure you have their consent before doing so.

The Department of Climate Change, Energy, the Environment and Water (the department) collects your personal information (as defined by the Privacy Act 1988) through this platform for the purposes of enabling the department to consider your submission and contact you in relation to your submission. If you fail to provide some or all of the personal information requested on this platform (name and email address), the department will be unable to contact you to seek further information (if required) and subsequently may impact the consideration given to your submission.

Personal information may be disclosed to other Australian government agencies, persons or organisations where necessary for the above purposes, provided the disclosure is consistent with relevant laws, in particular the Privacy Act 1988 (Privacy Act). Your personal information will be used and stored in accordance with the Australian Privacy Principles.

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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details	
ABN/ACN	88610562760
Organisation name	PACIFIC PLANNING PTY LIMITED
Organisation address	2224 NSW
Referring party details	
Name	James Matthews

Job title	Director
Phone	0437521110
Email	jmatthews@pacificplanning.com.au
Address	Level G, 16 Leavesden Place, Sylvania, NSW

1.3.2 Identity: Person proposing to take the action

1.3.2.1 Are the Person proposing to take the action details the same as the Referring party details? *

No

1.3.2.2 Is Person proposing to take the action an organisation or business? *

Yes

Person proposing to take the action organisation details	
ABN/ACN	165736256
Organisation name	SOUTHERN HAN PARRAMATTA PTY LTD
Organisation address	2151 NSW
Person proposing to take the action details	
Name	Rustom Kudinar-Kwee
Job title	Director
Phone	0412296389
Email	tom@shinternational.com.au
Address	Level 2, 2 Rowe Street, Eastwood, NSW, 2122

1.3.2.14 Are you proposing the action as part of a Joint Venture? *

No

1.3.2.15 Are you proposing the action as part of a Trust? *

No

1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. *

On 7 August 2014, a meeting was held with representatives from the Commonwealth Department of Environment (the Department) in Canberra, where the proposed scheme and outcome was presented by the project's design team.

The Department advised to submit the urban design study for consideration as a controlled action. The Urban Design Study along with the application form was submitted to the Department on 25 September 2014 (Reference 2014/7359). The proposed action was determined to be a controlled action under section 75 and 87 of the EPBC Act on 19 November 2014.

A further meeting was held on 2 September 2024. It was agreed at that time that a new controlled action would be submitted to the department.

There are no current or previous proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the PPA organisation.

1.3.2.18 If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework

This section is not applicable to the subject application.

1.3.3 Identity: Proposed designated proponent

1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? *

No

1.3.3.2 Is Proposed designated proponent an organisation or business? *

Yes

Proposed designated proponent organisation details

ABN/ACN

88610562760

Organisation name

PACIFIC PLANNING PTY LIMITED

Organisation address

2224 NSW

Proposed designated proponent details

Name

James Matthews

Job title

Director

Phone

0437521110

Email

jmatthews@pacificplanning.com.au

Address

Level G, 16 Leavesden Place, Sylvania, NSW

1.3.4 Identity: Summary of allocation

☒

Confirmed Referring party's identity

The Referring party is the person preparing the information in this referral.

ABN/ACN	88610562760
Organisation name	PACIFIC PLANNING PTY LIMITED
Organisation address	2224 NSW
Representative's name	James Matthews
Representative's job title	Director
Phone	0437521110
Email	jmatthews@pacificplanning.com.au
Address	Level G, 16 Leavesden Place, Sylvania, NSW

✔ Confirmed Person proposing to take the action's identity

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	165736256
Organisation name	SOUTHERN HAN PARRAMATTA PTY LTD
Organisation address	2151 NSW
Representative's name	Rustom Kudinar-Kwee
Representative's job title	Director
Phone	0412296389
Email	tom@shinternational.com.au
Address	Level 2, 2 Rowe Street, Eastwood, NSW, 2122

✔ Confirmed Proposed designated proponent's identity

The Person proposing to take the action is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

ABN/ACN	88610562760
Organisation name	PACIFIC PLANNING PTY LIMITED
Organisation address	2224 NSW

Representative's name	James Matthews
Representative's job title	Director
Phone	0437521110
Email	jmatthews@pacificplanning.com.au
Address	Level G, 16 Leavesden Place, Sylvania, NSW

1.4 Payment details: Payment exemption and fee waiver

1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)? *

No

1.4.3 Have you applied for or been granted a waiver for full or partial fees under Regulation 5.21A? *

No

1.4.5 Are you going to apply for a waiver of full or partial fees under EPBC Regulation 5.21A?

No

1.4.7 Has the department issued you with a credit note? *

No

1.4.9 Would you like to add a purchase order number to your invoice? *

No

1.4 Payment details: Payment allocation

1.4.11 Who would you like to allocate as the entity responsible for payment? *

Person proposing to take the action

2. Location

2.1 Project footprint





Project Area: 0.44 Ha
Disturbance Footprint: 0.22 Ha

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2.2 Footprint details

2.2.1 What is the address of the proposed action? *

16-22a Hunter Street, 23-29 Macquarie Street, and 14-16 O'Connell Street, Parramatta, NSW

2.2.2 Where is the primary jurisdiction of the proposed action? *

New South Wales

2.2.3 Is there a secondary jurisdiction for this proposed action? *

No

2.2.5 What is the tenure of the action area relevant to the project area? *

The site subject to the proposed development/action at Hunter and Macquarie Streets, Parramatta is Freehold land.

The site is within the vicinity of Old Government House and Domain, which is Crown Land.

Refer to attached survey of the subject site at "G-Site Survey" for further information related to the site.

3. Existing environment

3.1 Physical description

3.1.1 Describe the current condition of the project area's environment.

The subject site combines a number of amalgamated lots on the western edge of the Parramatta CBD, including 16-22A Hunter Street, 14-16 O'Connell Street and 23- 29 Macquarie Street. Importantly, the site has been expanded since the original controlled action in 2014, which now includes three important state listed items, in a recent amalgamation achievement at 14-16 O'Connell Street.

The site is within a heavily urbanised context within the Parramatta CBD. Nearby existing buildings, proposed buildings and permitted buildings rise to in excess of 200 metres under the Parramatta LEP 2023.

The site is zoned MU1 Mixed Use and is surrounded by MU1 Mixed Use zoning, with RE2 Private Recreation (Parramatta RSL Club) to the north-west and RE1 Public Recreation (World Heritage-listed Old Government House and Domain) further to the north-west of the site. To the east of the site are high-rise commercial buildings. Opposite the site, at 29 Hunter Street, is a 24 storey mixed use development containing 108 units.

The site currently contains two to three storey commercial buildings, ground floor retail premises, at grade car parking and a vacant lot.

The site also importantly includes three single storey historic cottages at 14 O'Connell Street & 16 Hunter Street dated c1840s with 1960s and 1990s rear additions.

The site is located within the 'Park Edge Highly Sensitive Area' that surrounds the Old Government House and the Domain (OGHD). OGHD is World Heritage listed on the National Heritage List and the NSW State Heritage Register.

The attached Urban Design Report and Development Principles provides a detailed urban analysis of the subject site within its context. Refer to "C-Attachment 1 - Urban Design and Development Principles", Section 7.1, pages 23 to 28.

3.1.2 Describe any existing or proposed uses for the project area.

The site is within a heavily urbanised context within the Parramatta CBD. Nearby existing buildings, proposed buildings and permitted buildings rise to in excess of 200 metres under the Parramatta LEP 2023 and include mixed use residential, retail and commercial development associated with Parramatta becoming Sydney's second CBD.

The 2023 LEP illustrates the maximum heights, with greater heights achievable under state government policies. Refer to "B-Controlled Action Request-Parramatta" Section 2, page 7 and the preliminary visual impact assessment that shows potential heights around the site. See "D-Attachment 2 - View Analysis", pages 1 to 6 (i.e. entire report).

3.1.3 Describe any outstanding natural features and/or any other important or unique values that applies to the project area.

The subject site is near, but outside, the immediate curtilage of the “Old Government House and Domain” (OGHD), which is located to the west. The OGHD is included on the National and UNESCO World Heritage List. The subject site is outside the UNESCO listed “buffer area”, but the site is identified as being within a “Highly Sensitive Area” under the ‘Conservation Agreement’ (refer to attachment at “H - Conservation Agreement” Annexure A - The Property and Highly Sensitive Area, page 46 of 66). The Conservation Agreement, dated 23 December 2015, was entered into between the Minister for the Environment on behalf of the Commonwealth of Australia, the Minister for Planning on behalf of NSW, and Parramatta City Council.

As the site is located near the OGHD, such that any major development has the potential to visually impact on the presentation of OGHD, consideration is required under the federal Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

However, Assessment under the EPBC Act is conducted for the Commonwealth by the NSW government pursuant to the Bilateral Agreement (refer to “J - Bilateral Agreement”, Objects D and E, page 3) executed between the Commonwealth Government and NSW State Government on 13 February 2015. While the Conservation Agreement applies to the subject site, and refers to the EPBC listing, it is important to note that it contains no operative provision which is relevant to this proposal.

The attached Controlled Action Request Report (refer to “B - Controlled Action Request-Parramatta”, Section 1.1, page 1) provides some background and context to the location of the site in its proximity to OGHD, and the applicability, or lack of, of the Conservation Agreement and the Planisphere Technical Report (Refer to “I - Planisphere Technical Report”, entire report).

3.1.4 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.

A site survey is attached to the request (refer to “G - Site Survey”). The survey show a gentle gradient from south to north, from the corner of O'Connell Street and Hunter Street to Macquarie Street to the north.

3.2 Flora and fauna

3.2.1 Describe the flora and fauna within the affected area and attach any investigations of surveys if applicable.

There is no fauna or flora within the subject site. There are street trees along Hunter Street, as illustrated in the attached site survey ("G - Site Survey"). An Arborist Report will be prepared as part of the future detailed development process in accordance with the NSW Government state requirements.

As mentioned, the site is within approximately 200 metres from the entrance to Parramatta Park. Parramatta Park is a part of the Old Government House and Domain.

On 2 May 2007, by gazetted Notice, Malcom Turnbull as the Minister for the Environment on advice from the Australian Heritage Council nominated "Old Government House and the Government Domain" among several items to be included in Schedule of the National Heritage Register pursuant to section 324JJ of the EPBC Act. The listed item is described in the listing as:

"About 50ha, O'Connell Street, Parramatta, comprising all that part of Parramatta Park and Old Government House, as entered in the New South Wales Heritage Register on 2 April 19991 that is located to the north of the Great Western Railway Line and to the south and west of the right bank of the Parramatta River."

Importantly, the land identified in the listing does not include the development site. However, the potential for any development of the development site to impact visually on the UNESCO listed item places it within a "Highly Sensitive Area" as defined by the Conservation Agreement (refer to "H - Conservation Agreement", Annexure A - The Property and Highly Sensitive Area, page 46 of 66).

3.2.2 Describe the vegetation (including the status of native vegetation and soil) within the project area.

Refer to previous response. The site is within a highly development area with no flora or fauna. It is noted that the site is sealed with existing development across the site. Notably, the proposal seeks to excavate and support basement parking. Further Geotech assessment, soil testing and consideration of native vegetation will occur during the development assessment process.

It is noted that the site is located within an ancient river valley whose natural and cultural heritage stories can be viewed back to the last Ice Age and Aboriginal connection to the place has continued unbroken for over 30,000 years. The soils may have potential to contain archaeological evidence of past Aboriginal visitation and use in the form of cultural materials left behind by people on old ground surfaces that have subsequently been buried by sediment accumulation over time to become incorporated into the archaeological record.

A number of Aboriginal and historical archaeological investigations that have been undertaken in the vicinity of the site have encountered variously disturbed topsoils and subsoils that have contained small numbers or Aboriginal objects. The nearest known Aboriginal archaeological recording is for a small number of flaked stone artefacts that were discovered in 2009 during historical archaeological excavations undertaken at 134-140 Marsden Street and 45-47 Macquarie Street (V by Crown).

The proposed design methodology treatment of this space and the adjoining structures seeks to enhance the reality of the historical connection to the land of the Aboriginal community. A sympathetic and expert design outcome in consultation with the local Aboriginal community and knowledge holders working in conjunction with the heritage and history experts has the opportunity to form an enduring area of community education of the history of the land to the State, Commonwealth and Aboriginal cultural items. The aim is to set in place an enduring and fundamental physical education attribute to the fabric of the story of the nation of Australia prior to and post-colonial habitation.

Note: The issues of any Aboriginal cultural heritage aspects are not subject to the CA issues categorisation. It is only the issues of visual impact which are related to the CA.

The information provided with the submission was undertaken by the project Archaeological experts and is preliminary investigation to support the progression of an EIS guided by the NSW state law on matters of Aboriginal cultural heritage. Any information provided is completely held in the public realm and further interrogation and consultation with the Aboriginal community and assessment is a matter for the state law and that progressing assessment process.

3.3 Heritage

3.3.1 Describe any Commonwealth heritage places overseas or other places recognised as having heritage values that apply to the project area.

The site is located within the 'Park Edge Highly Sensitive Area' that surrounds the Old Government House and the Domain (OGHD). OGHD is World Heritage listed on the National Heritage List and the NSW State Heritage Register.

On 2 May 2007, by gazetted Notice, Malcom Turnbull as the Minister for the Environment on advice from the Australian Heritage Council nominated "Old Government House and the Government Domain" among several items to be included in Schedule of the National Heritage Register pursuant to section 324JJ of the EPBC Act. (The gazetted Notice is reproduced at Schedule 4 to the Conservation Agreement - refer to Attachment "H - Conservation Agreement", Schedule 4). The listed item is described in the listing as:

"About 50ha, O'Connell Street, Parramatta, comprising all that part of Parramatta Park and Old Government House, as entered in the New South Wales Heritage Register on 2 April 19991 that is located to the north of the Great Western Railway Line and to the south and west of the right bank of the Parramatta River."

Importantly, the land identified in the listing does not include the development site. However, the potential for any development of the development site to impact visually on the UNESCO listed item places it within a "Highly Sensitive Area" as defined by the Conservation Agreement.

The subject site incorporates the three state heritage listed cottages known as the Travellers Rest Inn Group of cottages which front O'Connell Street. As part of the project, funds will be set aside for the maintenance of the cottages in perpetuity. The design evolution has been informed by Conservation Management, with the foundation objective guiding the design process being the conservation and adaptive re-use of the three historic cottages on this property in an appropriate setting that reflects the emerging and desired future character of Parramatta City and the proximity and impact on the curtilage of the Old Government House and Domain (OGHD). A Conservation Management Plan Methodology has been

prepared by GBA Heritage and is attached, which provides further information on the management and integration in design of the state listed cottages. Refer to attached document at "F-Attachment 4-Conservation Management Plan Methodology", Section 4, pages 17 to 25.

3.3.2 Describe any Indigenous heritage values that apply to the project area.

The project narrative is being informed by the significant aboriginal cultural heritage context to ensure the history of both the post-colonial and pre-colonial Aboriginal cultural heritage on the site will inform the development outcome and to ensure opportunities to tell the story of the Aboriginal heritage of the site is not neglected by the colonial heritage associated with the site.

The site is located within an ancient river valley whose natural and cultural heritage stories can be viewed back to the last Ice Age and Aboriginal connection to the place has continued unbroken for over 30,000 years. The soils may have potential to contain archaeological evidence of past Aboriginal visitation and use in the form of cultural materials left behind by people on old ground surfaces that have subsequently been buried by sediment accumulation over time to become incorporated into the archaeological record.

A number of Aboriginal and historical archaeological investigations that have been undertaken in the vicinity of the site have encountered variously disturbed topsoils and subsoils that have contained small numbers or Aboriginal objects. The nearest known Aboriginal archaeological recording is for a small number of flaked stone artefacts that were discovered in 2009 during historical archaeological excavations undertaken at 134-140 Marsden Street and 45-47 Macquarie Street ('Crown V').

The final development outcome is to be determined through the upcoming design process which will include the issuing of site-specific Secretary's Environmental Assessment Requirements (SEARs) by the NSW Department of Planning and Environment and consultation with the NSW Government Architect and State Design Review Panel. This will be assisted by a new determination on the proposed action as a controlled action.

Note: The issues of any Aboriginal cultural heritage aspects are not subject to the CA issues categorisation. It is only the issues of visual impact which are related to the CA.

The information provided with the submission was undertaken by the project Archaeological experts and is preliminary investigation to support the progression of an EIS guided by the NSW state law on matters of Aboriginal cultural heritage. Any information provided is completely held in the public realm and further interrogation and consultation with the Aboriginal community and assessment is a matter for the state law and that progressing assessment process.

3.4 Hydrology

3.4.1 Describe the hydrology characteristics that apply to the project area and attach any hydrological investigations or surveys if applicable. *

At this stage no hydrology investigations have occurred, including surface and subsurface conditions.

The NSW assessment process will likely require hydrology assessment and investigations as part of the EIS and Secretary's assessment requirements, and further work will be undertaken at that time.

4. Impacts and mitigation

4.1 Impact details

Potential Matters of National Environmental Significance (MNES) relevant to your proposed action area.

EPBC Act section	Controlling provision	Impacted	Reviewed
S12	World Heritage	Yes	Yes
S15B	National Heritage	Yes	Yes
S16	Ramsar Wetland	No	Yes
S18	Threatened Species and Ecological Communities	No	Yes
S20	Migratory Species	No	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	No	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth Heritage Places Overseas	No	Yes
S28	Commonwealth or Commonwealth Agency	No	Yes

4.1.1 World Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	World heritage
No	Yes	Australian Convict Sites - Old Government House and Domain

4.1.1.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

4.1.1.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

The subject site is near, but outside, the immediate curtilage of the “Old Government House and Domain” (OGHD), which is located to the west. The OGHD is included on the National and UNESCO World Heritage List.

In 2012 in response to the listing the Commonwealth Department of the Environment, the NSW Department of Planning and Infrastructure, and Parramatta City Council progressed a study by external consultants Planisphere (the Planisphere report or the technical report). The stated purpose of the technical report was to undertake a study of the relationship of future development in Parramatta City to the OGHD. The technical report complete title aptly named “Development in Parramatta City and the Impact on Old Government House and Domain’s World and National heritage listed values” is referenced in both the Bilateral Agreement and the 2015 Conservation Agreement. The design of the building is guided by the technical report. Refer to attachment at “I - Planisphere Technical Report”, entire document.

The technical report seeks to consider what specific views are considered relevant and what design and amelioration techniques should be implemented to guide the development of buildings in the Parramatta CBD.

In 2015 the three levels of government prepared an additional ‘Conservation Agreement’ (refer to attachment at “H - Conservation Agreement”). That agreement between the three relevant ministers and mayor was settled on 23 December 2015. The subject site is outside the UNESCO listed “buffer area”, but the site is identified as being within a “Highly Sensitive Area”. The purpose of the conservation agreement was to define what types of development may require consideration as a controlled action and what type of new development would not.

The conservation agreement does not prohibit development, rather it has only one relevant operative clause which provides that development which complies with a prescribed set of Local Environment Plan (LEP) controls that applied in 2015 is not to be a controlled action for the purposes of the EPBC Act. Since that time the related 2015 LEP is repealed, and its development standards are long superseded. For those new developments that seek to exceed the conservation agreement guided controls for what is not a controlled action, the conservation agreement has no effect. For those types of development (typically significant urban renewal) the process for consideration of EPBC Act compliance is considered by the 2012 technical report. The specific issue of view impact is relevant to the UNESCO listing. These aspects are considered by the technical report that considers various view corridors from the listed item via an impacts matrix to consider levels of impact a development may have on the views from the item and grounds.

In keeping with the conservation agreement and the technical report and the UNESCO listing, for the sake of a controlled action consideration any impact on protected matters is limited to that of visual impact only and for those elements of a built form that may exceed the 2015 controls listed in the conservation agreement. The impact of the proposal is limited to the increase in height of that identified by the Conservation Agreement to that proposed by the development of approximately 40 storeys.

As outlined in the supporting documentation, including the preliminary visual impact analysis (refer to "D- Attachment 2 - View Analysis", entire document, pages 1 to 6) , the figures demonstrate that from Old Government House, the skyline is evident between the two towers, which is a key requirement of the technical report. The project also benefits from amelioration implementation requirements in the form of new tree planting in the OGHG for a previous unrelated development of "V by Crown" which is located in a similar view line to this subject project. Those tree planting undertaken approximately 12 years inside the OGHG previously have significantly matured and provide assistance to the landscaped view considered desirable. Other requirements outlined within the technical report will be able to be satisfied during the SSD process, with attention given to the pedestrian pathways, and the form and materiality of the proposed towers.

The photomontage also highlights that the horizontal distance that is proposed between the two towers and the horizontal relationship with other developments across Parramatta, including the V by Crown and residential tower south-east of the site, is dynamic. This will ensure that the walking viewing locations from within the park will separate the buildings and will be legible as a three-dimensional composition across Parramatta.

Therefore, the impact, being solely related to the additional height, is concluded by the heritage, architectural and urban planning experts as being negligible, when considered against the context of the emerging Parramatta CBD elevations around the site, and the requirements of the technical report.

Detailed heritage design and assessment has and will continue to occur through the project heritage consultant (GBA Heritage) and ensure the application is considered against the provisions of the technical report. Further, GBA Heritage have undertaken an impact assessment against the world heritage values of the world heritage property, and the national heritage values of the national heritage place. The assessment draws heavily on the World Heritage Nomination Dossier and supporting documentation that highlighted the historically important administrative role of OGHG within the emblematic collection of Australian convict sites that form the world heritage listed property.

Specifically, the analysis included assessment against the Matters of National Environmental Significance, Significant Impact Guidelines 1.1, determines the potential for a significant impact on the World Heritage values of Old Government House arising from this application. Refer to the attached report for a detailed assessment against the impacts, including supporting documentation prepared by GBA Heritage and Tzannes Architects:

- Attachment "B - Controlled Action Request", Section 5, pages 22-37
- Attachment "C - Attachment 1 - Urban Design and Development Principles" (entire report)
- Attachment "D - Attachment 2 - View Analysis" (entire report, pages 1 to 6)
- Attachment "E - Attachment 3 - GBA Heritage Design Guidelines" (entire report)

Importantly, the application has not yet gone through detailed design and only includes indicative elevations and massing. The NSW State assessment process will be informed by heritage design principles, including aboriginal design guidelines and a Conservation Management Plan to protect and maintain the three State Heritage Listed row of cottages in a continuing state assessment design excellence review process.

Until the detailed design guided by a design excellence process, including materials used and colour and texture, is designed that responds to the Commonwealth Guidelines 1.1, the assessment considers where compliance can be achieved or where there is considered to be no significant impact. See attached request report and supporting attachments for a preliminary assessment against the impacts on World Heritage Values, discussed above.

4.1.1.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact?

*

No

4.1.1.6 Describe why you do not consider this to be a Significant Impact. *

The only significant impact will occur in terms of visual analysis contained within the 2012 Technical Report (Refer to "I - Planisphere Technical Report" Section 2, pages 27 to 78) as identified by the GBA Heritage preliminary assessment (refer to "E - Attachment 3 - GBA Heritage Design Guidelines", pages 13 and 14). In particular, the detailed design will consider the following:

- 1. The impact of development on important views from identified locations within the boundaries of Parramatta Park, in the context of development outside of Parramatta Park and the broader CBD.
- 2. Assessment against the development guidelines to determine if future development is likely to have an impact on heritage values.
- 3. Consider the appropriateness of development controls in the context of the identified views and settings and development guidelines.

In terms of understanding the visual impact, preliminary assessment has also occurred. The referral is supported by a preliminary visual impact analysis, prepared by Tzannes (refer to "D - Attachment 2 - View Analysis", entire document, pages 1 to 6). The figures demonstrate that from Old Government House, the skyline is evident between the two towers, which is a key requirement of the technical report (refer to "D - Attachment 2 - View Analysis", View 01 and View 01b, pages 2 and 3). Other requirements outlined within the technical report will be able to be satisfied during the SSD process, with attention given to the pedestrian pathways, and the form and materiality of the proposed towers.

The photomontage also highlights that the horizontal distance that is proposed between the two towers and the horizontal relationship with other developments across Parramatta, including the V by Crown and residential tower south-east of the site, is dynamic. This will ensure that the walking viewing locations from within the park will separate the buildings and will be legible as a three-dimensional composition across Parramatta.

The figures demonstrate the potential height volumes of the future built evolution of Parramatta CBD, including the immediate context of the subject site. These photomontages demonstrate that the development as proposed is consistent with the philosophy of future development across Parramatta. The actual massing of the built form within the immediate backdrop context would be subject to future detailed design.

4.1.1.7 Do you think your proposed action is a controlled action? *

Yes

4.1.1.8 Please elaborate why you think your proposed action is a controlled action. *

The proposed action relates to land within the Parramatta CBD which is within the vicinity and visual catchment of the nationally heritage listed Old Government House and Domain (OGHD).

Importantly, the land identified in the listing does not include the development site. However, the potential for any development of the development site to impact visually on the listed item places it within a "Highly Sensitive Area".

The controlling provisions for the action under Part 3 of the EPBC Act include those listed under Subdivision A – World Heritage and Subdivision AA – National Heritage:

- 12. Requirement for approval of activities with a significant impact on a declared World Heritage property
- 15A Offences relating to declared World Heritage properties
- 15B Requirement for approval of activities with a significant impact on a National Heritage place
- 15C Offences relating to National Heritage places

Development proposal was originally determined as a controlled action under section 75 and 87 of the EPBC Act on 19 November 2014 (Reference 2014/7359). The proposed action was for:

"The proposed action is to demolish existing buildings and structures and to construct two mixed residential and commercial buildings 35 storeys high, with associated car parking and landscaping, at 18-24 Hunter Street and 29 Macquarie Street, Parramatta, NSW".

Since the time of the above request the application has been modified, the site area expanded and the context of the development and site's location has changed, particularly in relation to the emerging built form within the Parramatta CBD. The project team has undertaken significant and detailed analysis, including the amalgamation of the three-state heritage listed cottages, with a view to facilitating a new publicly accessible curtilage and the maintenance and protection of the cottages in perpetuity. The development is also considered in the context of the view analysis identified by the 2012 Planisphere Report known as "Development in Parramatta City and the Impact on Old Government House and Domain's World and National heritage listed values" (and also termed the "Technical Report"), and the protection of views, in the context of the existing and emerging built form and skyline within the Parramatta CBD (refer to "I - Planisphere Technical Report", pages 27 to 81).

The new proposed action has been discussed at a meeting with the Department of Climate Change, Energy, the Environment and Water and is for the following:

"to demolish existing buildings and structures, while enhancing, protecting and maintaining the three-state heritage listed cottages, to develop a mixed-use development over two towers (one 39 storeys and one 40 storeys) with approximately 1,505sq.m of open space and built-to-rent housing, at 16-22a Hunter Street, 23-29 Macquarie Street, and 14-16 O'Connell Street, Parramatta".

A request for the SEARs was lodged with the NSW department 27 April 2023. The controlled action will assist the issuing of the SEARs and the next steps of assessment and analysis.

4.1.1.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

As detailed design has yet to occur, mitigation measures will be considered further and in detail through the design process. However, this was addressed in the Statement of Heritage Impact (June 2015) (not attached) which will continue to guide the design process along with the Conservation Management Plan, of which the Methodology is attached (refer to "F - Attachment 4 - Conservation Management Plan Methodology", Section 4, pages 17 to 25).

To mitigate impacts, the Statement of Heritage Impact made the following recommendations:

- *Proposing to remove elements not necessary for the building to function, including signage*
- *Proposing to detail the façade design (eg utilising sympathetic colours, materials and external finishes that reduce distant visibility against the sky (such as light colours, glass and reflective surfaces))*

- *Proposing to break up the mass of the tower with facade articulation and different facade colours and materials vertically and horizontally*
- *Proposing to minimise large architectural roof embellishments such as over-sized spires, blades and similar*

The use of more slender towers creates important benefits as urban densities increase. The slenderness of tall towers is becoming an important consideration – especially for residential towers and their separation.

Benefits of slender towers include:

- *Overcomes the sense of tower bulkiness and overwhelming of the public domain*
- *Opportunities for views of sky between buildings and a feeling of openness*
- *Minimises overshadowing, particularly extended periods of overshadowing in comparison to long elevations of lower scale development*
- *Enables a good sunlight and daylight to the public domain*

The creation of the new public plaza will aim to have the area as a key community focal point and area of community interaction. The proposed design methodology treatment of this space and the adjoining structures seeks to enhance the reality of the historical connection to the land of the Aboriginal community. A sympathetic and expert design outcome in consultation with the local Aboriginal community and knowledge holders working in conjunction with the heritage and history experts has the opportunity to form an enduring area of community education of the history of the land to the State, Commonwealth and Aboriginal cultural items. The aim is to set in place an enduring and fundamental physical education attribute to the fabric of the story of the nation of Australia prior to and post-colonial habitation.

4.1.1.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

As discussed above, preliminary visual impact assessment has occurred and the design evolution to date has been designed in consideration of the visual impacts and the 2012 Technical Report (refer to “D - Attachment 2 - Visual Analysis”, entire document, pages 1 to 6, and “I - Planisphere Technical Report”). The development is within the backdrop of significant development in the visual catchment of the subject site. Further, recent development controls under the Parramatta LEP 2023 have been amended to now incorporate buildings greater than 200 metres. Also, since the original Controlled Action in 2014/2015 trees within Parramatta Park have grown to block the view of buildings (such as the Jessie Street Station) demonstrating that since that time the growth of trees has formed a reliable measure to reduce visual impacts with the relevant view corridors.

Notwithstanding, until detailed design has concluded, the offsets required cannot be finalised until such time as the impacts, if any, are properly understood. Refer to the initial GBP Heritage considerations of impacts, and further detailed design and study that has yet to occur, including detailed design excellence provisions under the NSW state guidelines.

4.1.2 National Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	National heritage
Yes		Old Government House and the Government Domain

4.1.2.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

4.1.2.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

The subject site is near, but outside, the immediate curtilage of the "Old Government House and Domain" (OGHD), which is located to the west. The OGHD is included on the National and UNESCO World Heritage List. The subject site is outside the UNESCO listed "buffer area", but the site is identified as being within a "Highly Sensitive Area" under the 'Conservation Agreement' (refer to attachment at "H - Conservation Agreement", Annexure A, pages 46 of 66). The Conservation Agreement, dated 23 December 2015, was entered into between the Minister for the Environment on behalf of the Commonwealth of Australia, the Minister for Planning on behalf of NSW, and Parramatta City Council.

The Conservation Agreement does not prohibit development, rather it has only one relevant operative clause which provides that development which complies with a prescribed set of LEP controls that applied in 2015 is not to be a controlled action for the purposes of the EPBC Act. That LEP is repealed, and its development standards are long superseded. In any event, the Conservation Agreement says nothing whatsoever about how development that does not comply with the 2015 controls is to be assessed.

A study entitled "Development in Parramatta City and the Impact on Old Government House and Domain's World and National heritage listed values" (and also termed the "Technical Report") was prepared in 2012 by Planisphere as consultants to the Commonwealth Department of the Environment, the NSW Department of Planning and Infrastructure, and Parramatta City Council (the 'Planisphere Report'). Refer to attachment at "I - Planisphere Technical Report". It is referenced in both the Bilateral Agreement (refer to "J - Bilateral Agreement") and the Conservation Agreement. The stated purpose of the Report is to undertake a study of the relationship of future development in Parramatta City to the OGHD.

Detailed heritage design and assessment has and will continue to occur through the project heritage consultant (GBA Heritage) and ensure the application is considered against the provisions of the Technical Report. Further, GBA Heritage have undertaken an impact assessment against the world heritage values of the world heritage property, and the national heritage values of the national heritage place. The assessment draws heavily on the World Heritage Nomination Dossier and supporting documentation that highlighted the historically important administrative role of OGHD within the emblematic collection of Australian convict sites that form the world heritage listed property. A summary of the assessment is included at attachment "B - Controlled Action Request - Parramatta", Section 5, pages 22 to 37.

Specifically, the analysis included assessment against the Matters of National Environmental Significance, Significant Impact Guidelines 1.1, determines the potential for a significant impact on the World Heritage values of Old Government House arising from this application. Refer to the attached report for a detailed assessment against the impacts, including supporting documentation prepared by GBA Heritage and Tzannes Architects:

Attachment "B - Controlled Action Request", Section 5, pages 22-37

Attachment "C - Attachment 1 - Urban Design and Development Principles" (entire report)

Attachment "D - Attachment 2 - View Analysis" (entire report)

Attachment "E - Attachment 3 - GBA Heritage Design Guidelines" (entire report)

Importantly, the application has not yet gone through detailed design and only includes indicative elevations and massing. The NSW State assessment process will be informed by heritage design principles, including aboriginal design guidelines and a Conservation Management Plan to protect and maintain the three State Heritage Listed row of cottages.

Until the detailed design, including materials used and colour and texture, is designed that responds to the Commonwealth Guidelines 1.1, the assessment considers where compliance can be achieved or where there is considered to be no significant impact. See attached request report and supporting attachments for an preliminary assessment against the impacts on World Heritage Values, discussed above.

4.1.2.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact?

*

No

4.1.2.6 Describe why you do not consider this to be a Significant Impact. *

The only significant impact will occur in terms of visual analysis contained within the 2012 Technical Report (Refer to "I - Planisphere Technical Report", pages 27 to 81) as identified by the GBA Heritage preliminary assessment (refer to "E - Attachment 3 - GBA Heritage Design Guidelines" pages 13 and 14). In particular, the detailed design will consider the following:

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The photomontage also highlights that the horizontal distance that is proposed between the two towers and the horizontal relationship with other developments across Parramatta, including the V by Crown and residential tower south-east of the site, is dynamic. This will ensure that the walking viewing locations from within the park will separate the buildings and will be legible as a three-dimensional composition across Parramatta.

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4.1.2.7 Do you think your proposed action is a controlled action? *

Yes

4.1.2.8 Please elaborate why you think your proposed action is a controlled action. *

The proposed action relates to land within the Parramatta CBD which is within the vicinity and visual catchment of the nationally heritage listed Old Government House and Domain (OGHD).

Importantly, the land identified in the listing does not include the development site. However, the potential for any development of the development site to impact visually on the listed item places it within a "Highly Sensitive Area".

The controlling provisions for the action under Part 3 of the EPBC Act include those listed under Subdivision A – World Heritage and Subdivision AA – National Heritage:

12. Requirement for approval of activities with a significant impact on a declared World Heritage property

15A Offences relating to declared World Heritage properties

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15C Offences relating to National Heritage places

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The new proposed action has been discussed at a meeting with the Department of Climate Change, Energy, the Environment and Water and is for the following:

"to demolish existing buildings and structures, while enhancing, protecting and maintaining the three-state heritage listed cottages, to develop a mixed-use development over two towers (one 39 storeys and one 40 storeys) with approximately 1,505sq.m of open space and built-to-rent housing, at 16-22a Hunter Street, 23-29 Macquarie Street, and 14-16 O'Connell Street, Parramatta".

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4.1.2.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

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- Proposing to break up the mass of the tower with facade articulation and different facade colours and materials vertically and horizontally
- Proposing to minimise large architectural roof embellishments such as over-sized spires, blades and similar

The use of more slender towers creates important benefits as urban densities increase. The slenderness of tall towers is becoming an important consideration – especially for residential towers and their separation. Benefits of slender towers include:

- Overcomes the sense of tower bulkiness and overwhelming of the public domain
- Opportunities for views of sky between buildings and a feeling of openness
- Minimises overshadowing, particularly extended periods of overshadowing in comparison to long elevations of lower scale development
- Enables a good sunlight and daylight to the public domain

The creation of the new public plaza will aim to have the area as a key community focal point and area of community interaction. The proposed design methodology treatment of this space and the adjoining structures seeks to enhance the reality of the historical connection to the land of the Aboriginal community. A sympathetic and expert design outcome in consultation with the local Aboriginal community and knowledge holders working in conjunction with the heritage and history experts has the opportunity to form an enduring area of community education of the history of the land to the State, Commonwealth and Aboriginal cultural items. The aim is to set in place an enduring and fundamental physical education attribute to the fabric of the story of the nation of Australia prior to and post-colonial habitation.

4.1.2.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

As discussed above, preliminary visual impact assessment has occurred and the design evolution to date has been designed in consideration of the visual impacts (refer to “D - Attachment 2 - View Analysis”, pages 1 to 6) and the 2012 Technical Report (refer to “I - Planisphere Technical Report”, pages 27 to 81). The development is within the backdrop of significant development in the visual catchment of the subject site. Further, recent development controls under the Parramatta LEP 2023 have been amended to now incorporate buildings greater than 200 metres. Also, since the original Controlled Action in 2014/2015 trees within Parramatta Park have grown to block the view of buildings (such as the Jessie Street Station) demonstrating that since that time the growth of trees has formed a reliable measure to reduce visual impacts with the relevant view corridors.

Notwithstanding, until detailed design has concluded, the offsets required cannot be finalised until such time as the impacts, if any, are properly understood. Refer to the initial GBP Heritage considerations of impacts, and further detailed design and study that has yet to occur, including detailed design excellence provisions

under the NSW state guidelines.

4.1.3 Ramsar Wetland

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

4.1.3.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.3.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

There are no impacts associated with the proposed action on wetlands

4.1.4 Threatened Species and Ecological Communities

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	Acacia bynoeana	Bynoe's Wattle, Tiny Wattle

Direct impact	Indirect impact	Species	Common name
No	No	<i>Acacia pubescens</i>	Downy Wattle, Hairy Stemmed Wattle
No	No	<i>Allocasuarina glareicola</i>	
No	No	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Caladenia tessellata</i>	Thick-lipped Spider-orchid, Daddy Long-legs
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo
No	No	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo
No	No	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	No	<i>Cryptostylis hunteriana</i>	Leafless Tongue-orchid
No	No	<i>Darwinia biflora</i>	
No	No	<i>Dasyornis brachypterus</i>	Eastern Bristlebird
No	No	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	<i>Erythroriorchis radiatus</i>	Red Goshawk
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Genoplesium baueri</i>	Yellow Gnat-orchid, Bauer's Midge Orchid, Brittle Midge Orchid
No	No	<i>Grantiella picta</i>	Painted Honeyeater
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Lathamus discolor</i>	Swift Parrot
No	No	<i>Leucopogon exolasius</i>	Woronora Beard-heath

Direct impact	Indirect impact	Species	Common name
No	No	<i>Limosa lapponica baueri</i>	Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit
No	No	<i>Litoria aurea</i>	Green and Golden Bell Frog
No	No	<i>Macquaria australasica</i>	Macquarie Perch
No	No	<i>Melaleuca deanei</i>	Deane's Melaleuca
No	No	<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin, Hooded Robin (south-eastern)
No	No	<i>Neophema chrysostoma</i>	Blue-winged Parrot
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pachyptila turtur subantarctica</i>	Fairy Prion (southern)
No	No	<i>Persicaria elatior</i>	Knotweed, Tall Knotweed
No	No	<i>Petauroides volans</i>	Greater Glider (southern and central)
No	No	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
No	No	<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
No	No	<i>Pimelea curviflora</i> var. <i>curviflora</i>	
No	No	<i>Pimelea spicata</i>	Spiked Rice-flower
No	No	<i>Pomaderris brunnea</i>	Rufous Pomaderris, Brown Pomaderris
No	No	<i>Pseudomys novaehollandiae</i>	New Holland Mouse, Pookila
No	No	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
No	No	<i>Pterostylis saxicola</i>	Sydney Plains Greenhood
No	No	<i>Pycnoptilus floccosus</i>	Pilotbird
No	No	<i>Rhodamnia rubescens</i>	Scrub Turpentine, Brown Malletwood
No	No	<i>Rhodomyrtus psidioides</i>	Native Guava
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Stagonopleura guttata</i>	Diamond Firetail
No	No	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly, Magenta Cherry, Daguba, Scrub Cherry, Creek Lilly Pilly,

Direct impact	Indirect impact	Species	Common name
			Brush Cherry
No	No	Thalassarche melanophris	Black-browed Albatross
No	No	Thesium australe	Austral Toadflax, Toadflax
No	No	Tringa nebularia	Common Greenshank, Greenshank

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Castlereagh Scribbly Gum and Agnes Banks Woodlands of the Sydney Basin Bioregion
No	No	Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community
No	No	Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland
No	No	Cooks River/Castlereagh Ironbark Forest of the Sydney Basin Bioregion
No	No	River-flat eucalypt forest on coastal floodplains of southern New South Wales and eastern Victoria
No	No	Shale Sandstone Transition Forest of the Sydney Basin Bioregion
No	No	Western Sydney Dry Rainforest and Moist Woodland on Shale

4.1.4.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.4.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

There are no threatened species or ecological communities associated with the proposed action. Further, as part of the NSW State assessment process a Biodiversity Waiver will be obtained, which will remove the requirement for further Biodiversity assessment.

4.1.5 Migratory Species

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Species	Common name
No	No	<i>Actitis hypoleucos</i>	Common Sandpiper
No	No	<i>Apus pacificus</i>	Fork-tailed Swift
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calidris melanotos</i>	Pectoral Sandpiper
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Cuculus optatus</i>	Oriental Cuckoo, Horsfield's Cuckoo
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Limosa lapponica</i>	Bar-tailed Godwit
No	No	<i>Monarcha melanopsis</i>	Black-faced Monarch
No	No	<i>Motacilla flava</i>	Yellow Wagtail
No	No	<i>Myiagra cyanoleuca</i>	Satin Flycatcher
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pandion haliaetus</i>	Osprey
No	No	<i>Rhipidura rufifrons</i>	Rufous Fantail
No	No	<i>Symposiachrus trivirgatus</i>	Spectacled Monarch
No	No	<i>Thalassarche melanophris</i>	Black-browed Albatross
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank

4.1.5.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.5.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The 'Life in Our City' Parramatta Biodiversity Strategy 2015-2025, identifies a total of 230 naturally occurring native fauna species that have been recorded in the Parramatta LGA. Of that comprehensive list, the following species identified above are listed:

1. Rufus Fantail (*Rhipidura rufifrons*)
2. Black-faced Monarch (*Monarcha melanopsis*)
3. Satin Flycatcher (*Myiagra cyanoleuca*)

Having regard to the Australian Government *Matters of National Environmental Significance Significant impact guidelines 1.1 Environment Protection and Biodiversity Conservation Act 1999*, the development is **unlikely** to have a significant impact on a migratory species because it **will not**:

- substantially modify (including by fragmenting, altering fire regimes, altering nutrient cycles or altering hydrological cycles), destroy or isolate an area of important habitat for a migratory species
- result in an invasive species that is harmful to the migratory species becoming established in an area of important habitat for the migratory species, or
- seriously disrupt the lifecycle (breeding, feeding, migration or resting behaviour) of an ecologically significant proportion of the population of a migratory species.

The development is unlikely to have any impact on migratory species because:

The subject site is not in an area of 'important habitat' for a migratory species, including:

1. habitat utilised by a migratory species occasionally or periodically within a region that supports an ecologically significant proportion of the population of the species, and/or
2. habitat that is of critical importance to the species at particular life-cycle stages, and/or
3. habitat utilised by a migratory species which is at the limit of the species range, and/or
4. habitat within an area where the species is declining.

The subject site is in an urban context, the site is developed, disturbed and sealed, and does not contain any vegetation suitable for habitat of any migratory species.

4.1.6 Nuclear

4.1.6.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.6.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

There are no impacts associated with this action

4.1.7 Commonwealth Marine Area

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.7.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.7.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

There is no impact on Commonwealth Marine areas associated with the proposal

4.1.8 Great Barrier Reef

4.1.8.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.8.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

There are no impacts of the proposed development on the Great Barrier Reef

4.1.9 Water resource in relation to large coal mining development or coal seam gas

4.1.9.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.9.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

There are no relevant impacts

4.1.10 Commonwealth Land

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Commonwealth land area
No	No	Commonwealth Land -
No	No	Commonwealth Land - Australian & Overseas Telecommunications Corporation
No	No	Commonwealth Land - Australian Postal Corporation
No	No	Commonwealth Land - Australian Telecommunications Commission
No	No	Commonwealth Land - Reserve Bank of Australia
No	No	Defence - 1/15 RNSWL - LANCER BARRACKS - PARRAMATTA
No	No	Defence - ADFRU PARRAMATTA

4.1.10.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.10.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The site is within the vicinity of Commonwealth Land, being Parramatta Park and Old Government House and Domain (OGHD). The OGHD is included on the National and UNESCO World Heritage List.

In 2012 in response to the listing the Commonwealth Department of the Environment, the NSW Department of Planning and Infrastructure, and Parramatta City Council progressed a study by external consultants Planisphere (the Planisphere report or the technical report). The stated purpose of the technical report was to undertake a study of the relationship of future development in Parramatta City to the OGHD. The technical report complete title aptly named "Development in Parramatta City and the Impact on Old Government House and Domain's World and National heritage listed values" is referenced in both the Bilateral Agreement and the 2015 Conservation Agreement. The design of the building is guided by the technical report. Refer to attachment at "I - Planisphere Technical Report, pages 27 to 81.

The technical report seeks to consider what specific views are considered relevant and what design and amelioration technics should be implemented to guide the development of buildings in the Parramatta CBD.

In 2015 the three levels of government prepared an additional 'Conservation Agreement' (refer to attachment at "H - Conservation Agreement"). That agreement between the three relevant ministers and mayor was settled on 23 December 2015. The subject site is outside the UNESCO listed "buffer area", but the site is identified as being within a "Highly Sensitive Area". The purpose of the conservation agreement was to define what types of development may require consideration as a controlled action and what type of new development would not.

In keeping with the conservation agreement and the technical report and the UNESCO listing, for the sake of a controlled action consideration, any impact on protected matters is limited to that of visual impact only and for those elements of a built form that may exceed the 2015 controls listed in the conservation

agreement. The impact of the proposal is limited to the increase in height of that identified by the Conservation Agreement to that proposed by the development of approximately 40 storeys.

Therefore, any impact on Commonwealth Land is limited to that of visual impact. As outlined in the supporting documentation, including the preliminary visual impact analysis, the figures demonstrate that from Old Government House, the skyline is evident between the two towers, which is a key requirement of the technical report. Other requirements outlined within the technical report will be able to be satisfied during the SSD process, with attention given to the pedestrian pathways, and the form and materiality of the proposed towers.

The photomontage also highlights that the horizontal distance that is proposed between the two towers and the horizontal relationship with other developments across Parramatta, including the V by Crown and residential tower south-east of the site, is dynamic. This will ensure that the walking viewing locations from within the park will separate the buildings and will be legible as a three-dimensional composition across Parramatta.

Therefore, the impact, being solely related to the additional height, is concluded by the heritage, architectural and urban planning experts as being negligible, when considered against the context of the emerging Parramatta CBD elevations around the site, and the requirements of the technical report.

Detailed heritage design and assessment has and will continue to occur through the project heritage consultant (GBA Heritage) and ensure the application is considered against the provisions of the technical report. Further, GBA Heritage have undertaken an impact assessment against the world heritage values of the world heritage property, and the national heritage values of the national heritage place. The assessment draws heavily on the World Heritage Nomination Dossier and supporting documentation that highlighted the historically important administrative role of OGHD within the emblematic collection of Australian convict sites that form the world heritage listed property.

Specifically, the analysis included assessment against the Matters of National Environmental Significance, Significant Impact Guidelines 1.1, determines the potential for a significant impact on the World Heritage values of Old Government House arising from this application. Refer to the attached report for a detailed assessment against the impacts, including supporting documentation prepared by GBA Heritage and Tzannes Architects:

- Attachment “B - Controlled Action Request”, Section 5, pages 22-37
- Attachment “C - Attachment 1 - Urban Design and Development Principles” (entire report)
- Attachment “D - Attachment 2 - View Analysis” (entire report)
- Attachment “E - Attachment 3 - GBA Heritage Design Guidelines” (entire report)

4.1.11 Commonwealth Heritage Places Overseas

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

4.1.11.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.11.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.
*

There are no further Commonwealth impacts

4.1.12 Commonwealth or Commonwealth Agency

4.1.12.1 Is the proposed action to be taken by the Commonwealth or a Commonwealth Agency? *

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

You have indicated that the proposed action will likely have a significant impact on the following Matters of National Environmental Significance:

None

Conclusion on the likelihood of unlikely significant impacts

You have indicated that the proposed action will unlikely have a significant impact on the following Matters of National Environmental Significance:

- World Heritage (S12)
- National Heritage (S15B)

- Ramsar Wetland (S16)
- Threatened Species and Ecological Communities (S18)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

4.3 Alternatives

4.3.1 Do you have any possible alternatives for your proposed action to be considered as part of your referral? *

No

4.3.8 Describe why alternatives for your proposed action were not possible. *

This request for a controlled action determination is a culmination of an extensive amount of research, expert analysis interrogation of options and designs, the preparation of a detailed heritage conservation management plan and urban design analysis process, and the outcome of Aboriginal archaeological investigations that seek to embed the pre-colonial history at the centre of the development process. The key development controls of height and FSR which are significantly fragmented across the site and are not conducive to the orderly and economic development of the land. The controls are also outdated and have not been reviewed in many years within the objectives of the NSW EP&A Act.

To do nothing will not facilitate the orderly and economic development of the land nor will it support the provision of desperately needed housing supply and build-to-rent housing in a housing crisis. Shorter buildings would have created a bulkier, fatter, built form which would have a greater visual impact. The twin tower arrangement of the proposal breaks down the visual mass of the proposed building envelope when viewed from selected locations within OGHD. It enables a sense of openness and sky between the buildings. The heights proposed are significantly shorter than those nearby and permitted heights within the backdrop. However, at the heights proposed the development is considered viable. The proposal also importantly includes the row of three listed State heritage items under which unsympathetic development will be removed, and a new heritage curtilage created around the cottages.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	A - Cover Letter - Controlled Action Request.pdf A cover letter to the application	20/09/2024	No	High
#2.	Document	B - Controlled Action Request - Parramatta.pdf A covering report that outlines the controlled action request	20/09/2024	No	High

2.2.5 Tenure of the action area relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	C - Site Survey.pdf survey of the subject land	20/09/2024	No	High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	C - Attachment 1 - Urban Design and Development Principles.pdf Urban Design Report for the subject project	20/09/2024	No	High

3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	B - Controlled Action Request - Parramatta.pdf A covering report that outlines the controlled action request	19/09/2024	No	High
#2.	Document	D - Attachment 2 - View Analysis.pdf A view analysis of the proposed buildings as view from numerous view points	20/09/2024	No	High

3.1.3 Natural features, important or unique values that applies to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	B - Controlled Action Request - Parramatta.pdf A covering report that outlines the controlled action request	19/09/2024	No	High
#2.	Document	H - Conservation Agreement.pdf Agreement between the Minister for the Environment on behalf of the Commonwealth of Australia, the Minister for Planning on behalf of the State of NSW, and Parramatta City Council	23/12/2015	No	High
#3.	Document	I- Planisphere Technical Report.pdf Study of the relationship of future development in	01/01/2014	No	High

Parramatta City to the World and National Heritage listed Old Government House and Domain				
#4.	Document	Bilateral Agreement.pdf Agreement between the Commonwealth of Australia and the State of NSW.	26/02/2016	No High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Site Survey.pdf survey of the subject land	19/09/2014	No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Site Survey.pdf survey of the subject land	19/09/2014	No	High
#2.	Document	Conservation Agreement.pdf Agreement between the Minister for the Environment on behalf of the Commonwealth of Australia, the Minister for Planning on behalf of the State of NSW, and Parramatta City Council	22/12/2015	No	High

3.3.1 Commonwealth heritage places overseas or other places that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment 4 - Conservation Management Plan Methodology.pdf State listed heritage cottages conservation methodology	20/09/2014	No	High
#2.	Document	Conservation Agreement.pdf Agreement between the Minister for the Environment on behalf of the Commonwealth of Australia, the Minister for Planning on behalf of the State of NSW, and Parramatta City Council	22/12/2015	No	High

4.1.1.2 (World Heritage) Why your action has a direct and/or indirect impact on the identified protected matters

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Controlled Action Request - Parramatta.pdf A covering report that outlines the controlled action request	19/09/2014	No	High
#2.	Document	Attachment 1 - Urban Design and Development Principles.pdf Urban Design Report for the subject project	19/09/2014	No	High
#3.	Document	Attachment 2 - View Analysis.pdf A view analysis of the proposed buildings as view from	19/09/2014	No	High

	numerous view points			
#4.	Document# - Attachment 3 - GBA Heritage Design Guidelines.pdf Heritage design considerations against the Planisphere Technical Report	20/09/2024	No	High
#5.	Document# - Conservation Agreement.pdf Agreement between the Minister for the Environment on behalf of the Commonwealth of Australia, the Minister for Planning on behalf of the State of NSW, and Parramatta City Council	22/12/2015	No	High
#6.	Document# - Planisphere Technical Report.pdf Study of the relationship of future development in Parramatta City to the World and National Heritage listed Old Government House and Domain	31/12/2010	No	High

4.1.1.6 (World Heritage) Why you do not consider the direct and/or indirect impact to be a Significant Impact

Type	Name	Date	Sensitivity	Confidence
#1.	Document# - Attachment 2 - View Analysis.pdf A view analysis of the proposed buildings as view from numerous view points	19/09/2024	No	High
#2.	Document# - Attachment 3 - GBA Heritage Design Guidelines.pdf Heritage design considerations against the Planisphere Technical Report	19/09/2024	No	High

4.1.1.8 (World Heritage) Why you think your proposed action is a controlled action

Type	Name	Date	Sensitivity	Confidence
#1.	Document# - Planisphere Technical Report.pdf Study of the relationship of future development in Parramatta City to the World and National Heritage listed Old Government House and Domain	31/12/2010	No	High

4.1.1.10 (World Heritage) Avoidance or mitigation measures proposed for this action

Type	Name	Date	Sensitivity	Confidence
#1.	Document# - Attachment 4 - Conservation Management Plan Methodology.pdf State listed heritage cottages conservation methodology	19/09/2024	No	High

4.1.1.11 (World Heritage) Proposed offsets relevant to avoidance or mitigation measures

Type	Name	Date	Sensitivity	Confidence
#1.	Document# - Attachment 2 - View Analysis.pdf A view analysis of the proposed buildings as view from numerous view points	19/09/2024	No	High
#2.	Document			

I - Planisphere Technical Report.pdf	31/12/2016	No	High
Study of the relationship of future development in Parramatta City to the World and National Heritage listed Old Government House and Domain			

4.1.2.2 (National Heritage) Why your action has a direct and/or indirect impact on the identified protected matters

Type	Name	Date	Sensitivity	Confidence
#1.	Document B - Controlled Action Request - Parramatta.pdf A covering report that outlines the controlled action request	19/09/2016	No	High
#2.	Document H - Conservation Agreement.pdf Agreement between the Minister for the Environment on behalf of the Commonwealth of Australia, the Minister for Planning on behalf of the State of NSW, and Parramatta City Council	22/12/2015	No	High
#3.	Document I - Planisphere Technical Report.pdf Study of the relationship of future development in Parramatta City to the World and National Heritage listed Old Government House and Domain	31/12/2016	No	High
#4.	Document L - Bilateral Agreement.pdf Agreement between the Commonwealth of Australia and the State of NSW.	25/02/2015	No	High

4.1.2.6 (National Heritage) Why you do not consider the direct and/or indirect impact to be a Significant Impact

Type	Name	Date	Sensitivity	Confidence
#1.	Document D - Attachment 2 - View Analysis.pdf A view analysis of the proposed buildings as view from numerous view points	19/09/2016	No	High
#2.	Document E - Attachment 3 - GBA Heritage Design Guidelines.pdf Heritage design considerations against the Planisphere Technical Report	19/09/2016	No	High
#3.	Document I - Planisphere Technical Report.pdf Study of the relationship of future development in Parramatta City to the World and National Heritage listed Old Government House and Domain	31/12/2016	No	High

4.1.2.8 (National Heritage) Why you think your proposed action is a controlled action

Type	Name	Date	Sensitivity	Confidence
#1.	Document I - Planisphere Technical Report.pdf Study of the relationship of future development in Parramatta City to the World and National Heritage listed Old Government House and Domain	31/12/2016	No	High

4.1.2.10 (National Heritage) Avoidance or mitigation measures proposed for this action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	F - Attachment 4 - Conservation Management Plan Methodology.pdf State listed heritage cottages conservation methodology	19/09/2024	No	High

4.1.2.11 (National Heritage) Proposed offsets relevant to avoidance or mitigation measures

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	D - Attachment 2 - View Analysis.pdf A view analysis of the proposed buildings as view from numerous view points	19/09/2024	No	High
#2.	Document	t- Planisphere Technical Report.pdf Study of the relationship of future development in Parramatta City to the World and National Heritage listed Old Government House and Domain	31/12/2010	No	High

4.1.5.3 (Migratory Species) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	K - Parramatta City Council Life in our City.pdf Addendum to the Parramatta Biodiversity Strategy 2015-2025	28/09/2015	No	High

4.1.10.3 (Commonwealth Land) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	B - Controlled Action Request - Parramatta.pdf A covering report that outlines the controlled action request	19/09/2024	No	High
#2.	Document	C - Attachment 1 - Urban Design and Development Principles.pdf Urban Design Report for the subject project	19/09/2024	No	High
#3.	Document	D - Attachment 2 - View Analysis.pdf A view analysis of the proposed buildings as view from numerous view points	19/09/2024	No	High
#4.	Document	E - Attachment 3 - GBA Heritage Design Guidelines.pdf Heritage design considerations against the Planisphere Technical Report	19/09/2024	No	High

5.2 Declarations

✔ Completed Referring party's declaration

The Referring party is the person preparing the information in this referral.

ABN/ACN	88610562760
Organisation name	PACIFIC PLANNING PTY LIMITED
Organisation address	2224 NSW
Representative's name	James Matthews
Representative's job title	Director
Phone	0437521110
Email	jmatthews@pacificplanning.com.au
Address	Level G, 16 Leavesden Place, Sylvania, NSW

☒ Check this box to indicate you have read the referral form. *

☒ I would like to receive notifications and track the referral progress through the EPBC portal. *

☒ By checking this box, I, **James Matthews of PACIFIC PLANNING PTY LIMITED**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

☒ I would like to receive notifications and track the referral progress through the EPBC portal. *

✔ Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	165736256
Organisation name	SOUTHERN HAN PARRAMATTA PTY LTD
Organisation address	2151 NSW
Representative's name	Rustom Kudinar-Kwee
Representative's job title	Director

Phone	0412296389
Email	tom@shinternational.com.au
Address	Level 2, 2 Rowe Street, Eastwood, NSW, 2122

☒ Check this box to indicate you have read the referral form. *

☒ I would like to receive notifications and track the referral progress through the EPBC portal. *

☒ I, **Rustom Kudinar-Kwee of SOUTHERN HAN PARRAMATTA PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

☒ I, **Rustom Kudinar-Kwee of SOUTHERN HAN PARRAMATTA PTY LTD**, the Person proposing the action, consent to the designation of **James Matthews of PACIFIC PLANNING PTY LIMITED** as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

☒ I would like to receive notifications and track the referral progress through the EPBC portal. *

✔ Completed Proposed designated proponent's declaration

The Proposed designated proponent is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

ABN/ACN	88610562760
Organisation name	PACIFIC PLANNING PTY LIMITED
Organisation address	2224 NSW
Representative's name	James Matthews
Representative's job title	Director
Phone	0437521110
Email	jmatthews@pacificplanning.com.au

Address

Level G, 16 Leavesden Place, Sylvania, NSW

☒ Check this box to indicate you have read the referral form. *

☒ I would like to receive notifications and track the referral progress through the EPBC portal. *

☒ I, **James Matthews of PACIFIC PLANNING PTY LIMITED**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

☒ I would like to receive notifications and track the referral progress through the EPBC portal. *