

Francisca Alvarez

From: Ryan Bennett
Sent: Thursday, 4 September 2025 9:44 AM
To: 'Ben Khan'
Cc: Sam Isaacs; Miguel Frohlich; Melody Puckridge; Jessica Respass; Francisca Alvarez
Subject: RE: Draft REF for Review and Determination | Hornby Lighthouse Remediation and Drainage Works
Attachments: M1 WDSM - Port Authority Decision Statement.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Ben

Thanks for confirming the proposed changes to the mitigation measures for the REF. The NPWS mitigation measures (as the second determining authority) are being incorporated into the REF, along with Port Authority's mitigation measures (as the proponent and primary determining authority). Given this, a simple decision statement (determination) from NPWS is all that will be needed once you receive the final version.

We worked through this process previously with Transport for NSW. I thought it might be useful to provide you with an example of how this was done for that project. Attached is a Port Authority decision statement (as the second determining authority) for a TfNSW REF where they were the proponent and primary determining authority. Mitigation measures had been agreed between us before hand, like for the current Hornby Lighthouse Remediation and Drainage Works.

This satisfies the requirement of the EP&A Act and complies with the requirements of the *Guidelines for Division 5.1 assessments* (June 2022).

If you would like to discuss, don't hesitate to reach out to me.

Cheers
Ryan

Ryan Bennett | Senior Manager, Planning and Sustainability

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We acknowledge and pay our respect to the traditional custodians of the lands and waters of NSW and all Aboriginal Elders, past, present and emerging.

From: Ben Khan <Ben.Khan@dceew.nsw.gov.au>
Sent: Wednesday, 3 September 2025 10:03 AM
To: Francisca Alvarez <falvarez@portauthoritynsw.com.au>; Jessica Respass <jessica.c.respass@dceew.nsw.gov.au>; Melody Puckridge <Melody.Puckridge@environment.nsw.gov.au>
Cc: Ryan Bennett <rbennett@portauthoritynsw.com.au>; Sam Isaacs <SIsaacs@portauthoritynsw.com.au>; Miguel

Frohlich <mfrohlich@portauthoritynsw.com.au>

Subject: RE: Draft REF for Review and Determination | Hornby Lighthouse Remediation and Drainage Works

Hi Francisca,

I agree with the updates to you have provided. In summary they are:

- Allowing for a JSEA and CEMP.
- Allowing for out-of-hours works with prior written approval of the Sydney South Area Manager.
- Port Authority providing a list of contractors or subcontractors who will be involved in undertaking the activity.

Ben

Ben Khan

Manager Sydney South Area

Greater Sydney Branch

NSW National Parks and Wildlife Service

PO Box 461, Rose Bay NSW 2029

T 02 9337 7021 M 0438 285 943

W nationalparks.nsw.gov.au

NSW National Parks and Wildlife Service acknowledges the traditional custodians of the land and pays respect to Elders past, present, and future.

We recognise Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to place and their rich contribution to society

From: Francisca Alvarez <falvarez@portauthoritynsw.com.au>

Sent: Tuesday, 2 September 2025 5:04 PM

To: Ben Khan <Ben.Khan@dcceew.nsw.gov.au>; Jessica Respass <jessica.c.respass@dcceew.nsw.gov.au>; Melody Puckridge <Melody.Puckridge@environment.nsw.gov.au>

Cc: Ryan Bennett <rbennett@portauthoritynsw.com.au>; Sam Isaacs <SIsaacs@portauthoritynsw.com.au>; Miguel Frohlich <mfrohlich@portauthoritynsw.com.au>

Subject: RE: Draft REF for Review and Determination | Hornby Lighthouse Remediation and Drainage Works

Hi Ben,

Thank you for providing the Conditions of Determination for the Hornby Lighthouse remediation and drainage works project.

I have updated our MWREF conditions to incorporate the NPWS conditions and have summarised all updates to the conditions (**attached**). However, I have noted 2 inconsistencies with our MWREF conditions, and one change we are requesting to a NPWS condition (no. 9):

Can you please confirm if NPWS agree to:

- Allowing for a JSEA and CEMP. Condition 11 & 15: NPWS allows for an EMP only. The MWREF allows for a CEMP or JSEA.
- Allowing for out-of-hours works (not just on public holidays) with pre-approval from Port Authority. Condition 29 states that 'Work must only be conducted between the following hours: 7am to 6pm Mondays to Fridays (except public holidays) 8am -1pm Saturday. Work may only occur on public holidays with prior written approval of the Sydney South Area Manager.
The MWREF allows for out of hours works (with approval from Port Authority. Condition 29 only allows for out of hours works on public holidays – what about other days?
- Allowing for the following edits (in red track changes) to condition 9. Condition 9 states that Port Authority is to provide NPWS with '...a list of **tradespersons**, contractors or subcontractors who will be involved in undertaking the activity. **The list must include the trade licence number and information on the expertise of the tradesperson or contractor**'.

Thank you

Kind regards,

Francisca Alvarez | Environmental Planning Officer

My work days are Monday to Friday

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We acknowledge and pay our respect to the traditional custodians of the lands and waters of NSW and all Aboriginal Elders, past, present and emerging.

From: Ben Khan <Ben.Khan@dcceew.nsw.gov.au>

Sent: Friday, 15 August 2025 10:29 AM

To: Miguel Frohlich <mfrohlich@portauthoritynsw.com.au>; Jessica Respall <jessica.c.respall@dcceew.nsw.gov.au>;
Melody Puckridge <Melody.Puckridge@environment.nsw.gov.au>

Cc: Ryan Bennett <rbennett@portauthoritynsw.com.au>; Francisca Alvarez <falvarez@portauthoritynsw.com.au>;
Sam Isaacs <Ssaacs@portauthoritynsw.com.au>

Subject: RE: Draft REF for Review and Determination | Hornby Lighthouse Remediation and Drainage Works

Hi Miguel,

Sorry about the detail with this one. It's a very detailed REF all looks good. Please find NPWS conditions of determination attached

Any question reach out.

Ben

Ben Khan

Manager Sydney South Area

Greater Sydney Branch

NSW National Parks and Wildlife Service

PO Box 461, Rose Bay NSW 2029

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From: Miguel Frohlich <mfrohlich@portauthoritynsw.com.au>

Sent: Thursday, 14 August 2025 5:54 PM

To: Ben Khan <Ben.Khan@dcceew.nsw.gov.au>

Cc: Ryan Bennett <rbennett@portauthoritynsw.com.au>; Francisca Alvarez <falvarez@portauthoritynsw.com.au>;
Sam Isaacs <Ssaacs@portauthoritynsw.com.au>

Subject: RE: Draft REF for Review and Determination | Hornby Lighthouse Remediation and Drainage Works

Hi Ben,

Just following up again to check if you've had a chance to review the draft REF. Please let me know if this has already been assigned to one of your staff members.

Kind regards,

Miguel Frohlich | Senior Environment & Planning Specialist

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We acknowledge and pay our respect to the traditional custodians of the lands and waters of NSW and all Aboriginal Elders, past, present and emerging.

From: Miguel Frohlich

Sent: Wednesday, 30 July 2025 12:46 PM

To: 'Ben Khan' <ben.khan@environment.nsw.gov.au>

Cc: Ryan Bennett <rbennett@portauthoritynsw.com.au>; Francisca Alvarez <falvarez@portauthoritynsw.com.au>;
Sam Isaacs <Sisaacs@portauthoritynsw.com.au>

Subject: RE: Draft REF for Review and Determination | Hornby Lighthouse Remediation and Drainage Works

Hi Ben,

I hope you're well.

I just wanted to follow up on the email below regarding the draft Review of Environmental Factors (REF) for the Hornby Lighthouse Remediation and Drainage Works. We're currently coordinating timeframes with Heritage NSW, and it would be helpful to know when you expect to provide feedback on the draft REF and National Parks' determination statement.

Have you been able to access the shared folder I created? Please let me know if you're having any issues accessing the documents or if there's anything we can do to assist with your review.

Kind regards,

Miguel Frohlich | Senior Environment & Planning Specialist

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We acknowledge and pay our respect to the traditional custodians of the lands and waters of NSW and all Aboriginal Elders, past, present and emerging.

From: Miguel Frohlich

Sent: Tuesday, 22 July 2025 2:24 PM

To: Ben Khan <ben.khan@environment.nsw.gov.au>

Cc: Ryan Bennett <rbennett@portauthoritynsw.com.au>; Francisca Alvarez <falvarez@portauthoritynsw.com.au>;
Sam Isaacs <Sisaacs@portauthoritynsw.com.au>

Subject: Draft REF for Review and Determination | Hornby Lighthouse Remediation and Drainage Works

Hi Ben,

I hope this email finds you well.

We have now finalised the draft *Review of Environmental Factors* (REF) for the Hornby Lighthouse Remediation and Drainage Works and are submitting it for National Parks' review: [☐ Hornby Lighthouse Remediation and Drainage Works REF](#).

Once all parties are comfortable with the draft, both Port Authority and National Parks will need to determine the REF (with National Parks acting as a co-determining authority, given it is the landowner of the site).

We have already obtained a Section 60 Heritage Approval for the proposed works and have lodged an Aboriginal Heritage Impact Permit (AHIP) application with Heritage NSW. The AHIP application was accepted on 15 July 2025 and is currently under assessment. However, Heritage NSW will not finalise their review or issue the permit until we provide them with the final REF and associated determination documents.

Heritage NSW has requested an estimated timeframe for when we expect to submit the required documentation, as their standard assessment period is 60 days. Would you be able to advise when you expect to provide feedback on the draft REF and National Parks' determination statement? Once I receive that information, I'll liaise with Heritage NSW to keep them informed.

If you have any questions, please let me know.

Thank you!

Kind regards,

Miguel Frohlich | Senior Environment & Planning Specialist

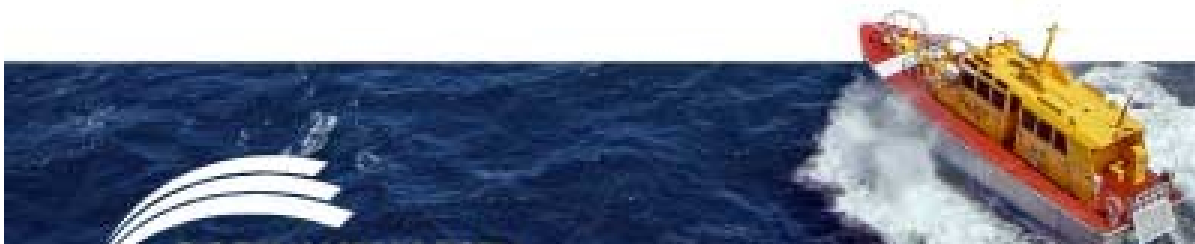
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