

Review of Environmental Factors

Internal fitout to Levels 10 - 17

Western Sydney University – Bankstown City Campus

74 Rickard Road, Bankstown

Prepared on behalf of TAFE NSW

17 June 2025 | 250145

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Foreword

TAFE NSW engaged Planning & Co to assess the potential environmental impacts associated with fit-out works to Level 10 – Level 17 at 74 Rickard Road, Bankstown. The works will accommodate the following TAFE NSW Bankstown Campus operations that are proposed to be temporarily relocated to 74 Rickard Road:

- General teaching spaces
- Business and IT
- Career Pathways, Aboriginal Languages & Employability Skills (CPALES)
- Aged Care
- General purpose office and administration

This REF has been prepared in accordance with the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, *State Environmental Planning Policy (Transport and Infrastructure) 2021* and other applicable Commonwealth and State Legislation including the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999*.

The works are proposed to be carried out on the site of the Western Sydney University Bankstown campus. The works are permissible without consent under Section 3.47(1)(b)(i) of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* which permits ‘minor alterations or additions to a building, such as... internal fitouts’ on ‘land within the boundaries of an existing university’.

Based on the information presented in this REF and the mitigation measures indicated, it is unlikely that there will be any significant environmental impacts associated with the proposed activity. Therefore, it is not necessary for an environmental impact statement to be prepared and approval to be sought for the proposal from the Minister for Planning and Public Spaces under Part 5 Division 5.2 of the EP&A Act. The proposed activity is recommended to proceed, subject to adherence to the proposed mitigation measures in Section 7 of this REF.

Certification

This REF provided an accurate review of the proposal in relation to its potential effects on the environment.

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

REVISION	REVISION DATE	STATUS	AUTHORISED: NAME	AUTHORISED: SIGNATURE

This document is a draft for discussion purposes only unless signed and dated by the persons identified.

planning&co

ABN 53 669 617 770
80 William Street
Woolloomooloo NSW 2011
www.planningandco.com

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1.0 Introduction

This Review of Environmental Factors (**REF**) has been prepared by Planning & Co on behalf of TAFE NSW to assess the potential environmental impacts associated with the proposed works at 74 Rickards Road, Bankstown (Lot 15 DP 1256167) (the **Site**).

The proposed works can be generally described as the internal fit-out of the following floors of the existing building on the Site for the purposes listed below:

- Level 10, Level 11 and Level 12: General purpose classrooms, group study rooms, small meeting rooms and focus rooms.
- Level 13: Hair and beauty learning facilities including:
 - Hair, beauty and nail learning salons
 - Practical learning rooms
 - Storage
 - Waiting area
 - Reception
- Level 14: LCS spaces including:
 - Collaboration / reading areas
 - Group study rooms, meeting rooms and focus rooms
 - Library facilities and storage
 - Customer service and security office and reception area
- Level 15: General purpose classrooms, meeting rooms, prayer rooms, storage, focus rooms, student services
- Level 16: Aged care learning facilities (simulated home care and ward care); general purpose learning areas,; community services counselling rooms and reception.
- Level 17: Teaching staff facilities including workstations, focus rooms, meeting rooms, kitchenette and informal breakout space, reception and waiting area.

This REF identifies that the proposed activity can be carried out under Section 3.47 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)* as ‘development permitted without consent’. This REF has been prepared in accordance with the requirements of Part 5 of the *Environmental Planning Assessment Act 1979 (EP&A Act)* and Section 171 of the *Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)*.

This REF describes the site and its surroundings, outlines the proposed activity, assesses the potential environmental impacts and identifies mitigation measures to avoid or minimise those impacts.

1.1 Background

In December 2023, the NSW Government announced that the TAFE NSW Bankstown campus at 500 Chapel Road, Bankstown, would be the location of the new \$1.3 billion Bankstown Hospital. As part of the announcement, it was confirmed that TAFE NSW will maintain a strong presence in Bankstown to ensure TAFE NSW is well positioned to meet the learning needs of the local community, improve educational outcomes and support the state’s priority skills needs. The entire TAFE NSW Bankstown Campus is proposed to be relocated to alternative accommodation by January 2026.

Western Sydney University’s Bankstown Campus (**WSU Campus**) was approved in February 2021 under State Significant Development SSD-9831 for the construction of a 19-storey new campus building plus two levels of basement and its use as a university at the Site. The WSU Campus currently has available floor space on Levels 10-17 and is ideally situated to temporarily accommodate the majority of the TAFE NSW Bankstown Campus teaching and administration operations while the new Bankstown Hospital is built.

It is proposed that a modification application would be submitted under section 4.55(1A) of the EP&A Act to amend the approved use of the WSU Campus under SSD-9831 from 'university' to 'tertiary institution' to enable the a 'TAFE establishment' use to be undertaken on the Site.

This REF has been prepared to facilitate the fit-out works required to accommodate the TAFE NSW Bankstown Campus on the Site, assuming the modification application is approved.

2.0 Site Analysis

2.1 The Site

The WSU Campus is located at 74 Rickard Road, Bankstown, which is within the Canterbury-Bankstown Local Government Area (LGA). The Site is legally known as Lot 15 DP 1256167. The Site has an area of approximately 3,678sqm and has frontage to Rickard Road to the north and The Appian Way to the east.

The Site has an irregular configuration, with an approximate 58 metre frontage to Rickard Road to the north, and an approximate 51 metre frontage to Paul Keating Park to the south. The Site has a relatively flat topography, being fully developed and within the Bankstown CBD.

2.2 Surrounding Context

The Site is located within the Bankstown CBD and adjoins Paul Keating Park to the south and Bankstown Library and Knowledge Centre to the west. Opposite the Site to the north on Rickard Road are several eight to ten storey residential flat buildings and shop top housing development, and the Bankstown Medical and Dental Centre.

The Bankstown Central shopping centre is an approximately 100m walk from the Site along Rickard Road or Civic Drive. The Appian Way and Bankstown Civic Tower are also located to the immediate east of the Site.

Figures 1 to 3 below identify the Site, existing building and surrounding context.



Figure 1. Aerial photo of site and surrounding development (Google Maps)



Figure 2. WSU Bankstown Campus looking south-east (Google Maps)



Figure 3. Site lot boundaries (red) and context (Google Maps)

2.3 Existing Development

The WSU Campus is co-located on the Site. The existing WSU Campus is a 19-storey building approved by Minister for Planning and Public Spaces (under delegation) in February 2021 pursuant to SSD-9831 for a new building, including:

- construction of a 19-storey building over two levels of basement parking;
- use as a university including learning spaces, research, library, administration and ground floor retail;
- landscaping works, including plantings on terraces within the building and ground level plantings;
- associated road and public domain works, including upgrade of The Appian Way and upgrade of Rickard Road footpath; and
- four signage zones.

The original approved development has subsequently been modified on three occasions pursuant to section 4.55 of the EP&A Act, for the following purposes;

- Modification 1, determined April 2021 for correction to site description
- Modification 2, determined May 2022 to increase signage zone size on southern facade
- Modification 3, determined August 2022 for extended construction hours

A further modification (**Modification 4**) is anticipated to be lodged in June 2025 to amend the approved use from “university” to “tertiary education” and amend condition C4 of SSD-9831 to remove reference to ‘WSU’ on the approved floor plans for storeys 10 to 17. Subject to approval, Modification 4 will facilitate the legal operation of the TAFE NSW Bankstown Campus on the Site. Importantly, the activities described in this REF can be undertaken prior to the determination of the modification, however occupation cannot occur until the modification has been determined.

2.4 European Heritage

The Site does not contain any items of heritage significance and is not within a heritage conservation area. The Council Chambers Building south-west of the site at 375 Chapel Road, adjacent Paul Keating Park, is identified in the *Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP)* as heritage item I14, of local heritage significance.

The works proposed in this REF are located entirely within the existing building on the Site, will not be visible externally to the building and are, therefore, not expected to have any impact on the heritage significance of the Council Chambers Building.

2.5 Aboriginal Archaeology

An Aboriginal Culture Heritage Assessment Report was prepared in support of the SSDA and concluded that the Site had been significantly disturbed and had low archaeological potential. Aboriginal community consultation did not identify specific Aboriginal cultural heritage values on the Site. The Departmental assessment report for the SSDA noted that there were no concerns with regard to Aboriginal heritage and that the development of the WSU Campus would not result in adverse outcomes for Aboriginal cultural heritage.

In any event, the works proposed in this REF are located entirely within the existing building on the site and, therefore, have no potential to impact on Aboriginal cultural heritage.

2.6 Bushfire Prone Land

Section 3.11 of the T&I SEPP applies to the proposed activity and requires TAFE NSW to consider *Planning for Bush Fire Protection 2019* before carrying out the development in an area that is bush fire prone land. As the Site is not identified as bush fire prone land, this is not considered relevant to the proposal.

2.7 Ecology

The Department's assessment report for the SSDA considered that that the WSU Campus would have no adverse ecological impacts. In any event, the works proposed in this REF are located entirely within the existing building on the site and, therefore, have no potential to impact any ecology.

2.8 Access to Public Transport

The Site is well-connected to public transport and is approximately 400m walking distance from Bankstown Train Station. The Station will be serviced by the incoming Southwest Sydney Metro, scheduled to be operational in 2025. The Site is also walking distance to multiple bus stops along Rickard Road, Chapel Road and The Mall.

3.0 Scope of Works

3.1 Overview of the Proposed Activity

The proposed activity involves the internal fit out of Levels 10-17 of the existing WSU Campus for the purposes of an educational establishment (TAFE Campus) and includes:

- Level 10, Level 11 and level 12: General purpose classrooms, group study rooms, small meeting rooms and focus rooms.
- Level 13: Hair and beauty learning facilities including:
 - Hair, beauty and nail learning salons
 - Practical learning rooms
 - Storage
 - Waiting area
 - Reception
- Level 14: LCS spaces including:
 - Collaboration / reading areas
 - Group study rooms, meeting rooms and focus rooms
 - Library facilities and storage
 - Customer service and security office and reception area
- Level 15: General purpose classrooms, meeting rooms, prayer rooms, storage, focus rooms, student services
- Level 16: Aged care learning facilities (simulated home care and ward care); general purpose learning areas,; community services counselling rooms and reception.
- Level 17: Teaching staff facilities including workstations, focus rooms, meeting rooms, kitchenette and informal breakout space, reception and waiting area.

Full details of the proposed works are illustrated on the architectural drawings prepared by FJC (**Appendix A**).

3.2 Alternatives Considered

Potential alternatives to the proposed activity were considered as summarised below. The proposed activity is determined to be the most appropriate alternative and will ensure TAFE NSW maintain an important presence in the Bankstown CBD that is able to meet the needs of students and the community, whilst facilitating the development of the new Bankstown Hospital at the original TAFE NSW campus location at 500 Chapel Road, Bankstown.

3.2.1 Do nothing

A 'do nothing' alternative is not appropriate as the existing TAFE NSW campus at 500 Chapel Road, Bankstown must be relocated in order to facilitate the development of the new \$1.3 billion Bankstown Hospital at the Chapel Road Site. A do nothing approach where the TAFE NSW Campus remained at the 500 Chapel Road, Bankstown location would prevent this significant investment in health infrastructure in the Bankstown CBD and would not be consistent with NSW Government objectives to meet the future needs of the Bankstown community¹.

3.2.2 Alternative location within the Bankstown CBD

An alternative location for the NSW TAFE Bankstown Campus within the Bankstown CBD is not appropriate as there is no suitable, available location within the Bankstown CBD that is of an appropriate size to accommodate NSW TAFE operations. Bankstown CBD is a strategic centre undergoing change as a result of government investment², the Bankstown City Centre Masterplan³ and the recent Transport Oriented Development (TOD) Accelerated Precincts program⁴, which will prioritise the delivery of new housing and jobs within the Bankstown CBD.

3.2.3 Alternative location outside of the Bankstown CBD

An alternative location for the NSW TAFE Bankstown Campus outside of the Bankstown CBD is not appropriate. We understand that it is important that TAFE NSW maintain a presence in the Bankstown CBD, which is close to public transport, services, industry and homes. The ongoing presence of TAFE NSW in the Bankstown CBD is important to ensure the education needs of the local community are met.

3.2.4 Reduced number of levels within existing building

An alternative that reduced the total number of levels that are to be occupied by TAFE NSW within the existing building at 74 Rickard Road is not appropriate due to the spatial and operational requirements of the NSW TAFE operations that are proposed at the Site.

A reduced number of levels would not meet the needs of TAFE NSW, and importantly the proposed use of levels 10-17 of the existing building will not impact on the ongoing WSU operations at their Campus.

¹ <https://www.hinfra.health.nsw.gov.au/projects/project-search/new-bankstown-hospital>

² <https://www.cbcity.nsw.gov.au/your-council/media-centre/billion-dollar-plans-unveiled>

³ <https://www.cbcity.nsw.gov.au/planning-and-building/councils-strategies-and-masterplans/bankstown-city-centre-master-plan>

⁴ <https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/bankstown>

4.0 Statutory Planning Context

The proposed activity is development permitted without consent pursuant to section 3.47 of the T&I SEPP. As a result, development consent under Part 4 (Development Assessment) of the EP&A Act is not required and the proposal is to be assessed under Part 5 (*Infrastructure and Environmental Impact Assessment*) of the EP&A Act. Accordingly, this REF has been prepared to address the relevant requirements under Part 5 of the EP&A Act.

4.1 Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

The provisions of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) require referral to the Australian Government for proposed actions that have the potential to significantly impact on matters of national environmental significance (**NES**) or the environment of Commonwealth land.

Development on Commonwealth land or in Commonwealth waters is also required to be referred.

The proposal, being fit-out works to an existing building, is very unlikely to have a significant impact on matters of NES or the environment of Commonwealth land. Therefore, referral to the Australian Government Department of Climate Change, Energy, the Environment and Water (DCCEEW) is not required.

An assessment against the matters of NES under the EPBC Act is set out below, for completeness.

Table 1. Matters for Consideration

Factor	Impact Assessment
Any significant impact on a declared World Heritage Property?	No – the Site is not, and is not proximate to, a World Heritage Property
Any significant impact on a declared National Heritage Place?	No – the Site is not, and is not proximate to, a National Heritage Place
Any significant impact on a declared Ramsar Wetland?	No – the Site is not within, or near, a declared Ramsar Wetland, and the proposed activity will not have any impact on any declared Ramsar Wetlands
Any significant impact on Commonwealth listed threatened species or endangered community?	No – the proposed activity does not involve any external works and will not, therefore, impact any vegetation on or adjacent to the Site, nor any habitats for threatened or migratory species.
Any significant impact on listed migratory species?	No – as above.
Does any part of the proposal involve nuclear actions?	No.
Any significant impact on Commonwealth marine areas?	No – the Site is not within, or near, a Commonwealth Marine Area.
Any significant impact on the Great Barrier Reef Marine Park?	No – the Site is not within, or near, the Great Barrier Reef Marine Park.
Any impact on a water resource, in relation to coal seam gas development and large coal mining development?	No.
Any significant impact (direct or indirect) on Commonwealth land?	No – the Site is not Commonwealth land and does not have the potential to impact any Commonwealth land, being limited to internal works.

4.2 Environmental Planning and Assessment Act 1979

Part 5 of the EP&A Act permits certain activities to be assessed by a determining authority where works are prescribed by an environmental planning instrument as ‘development permitted without consent’ when carried out by or on behalf of a public authority. Pursuant to section 5.1 of the EP&A Act, the proposed works described in Section 1 of this REF constitute an “activity”.

“Public authority” is defined in section 1.4 of the EP&A Act relevantly to mean “a statutory body representing the Crown”. “Determining authority” is defined in section 5.1 of the EP&A Act to relevantly mean “a public authority”.

TAFE NSW is a statutory body representing the Crown (section 4(4) of the *Technical and Further Education Commission Act 1990*) and so a “public authority” within the meaning of section 1.4(1) of the EP&A Act. TAFE NSW is therefore a “public authority” and “determining authority”.

The relevant considerations under the EP&A Act are as follows:

- In accordance with Section 5.5(1) of the EP&A Act, TAFE NSW as a determining authority in its consideration of an activity must examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.
- Section 5.5(3) of the EP&A Act is not applicable as the Site is not identified as a wilderness area (within the meaning of the *Wilderness Act 1987*).
- Section 5.6 of the EP&A Act relates to the requirement to address the provisions of the EP&A Regulation which are considered in Section 6.1 of this REF below.
- Section 5.7 of the EP&A Act requires an environmental impact statement (**EIS**) to be prepared if the proposed activity is “a prescribed activity, an activity of a prescribed kind or an activity that is likely to significantly affect the environment”. Based on the assessment contained in this REF, an EIS is not required.

4.3 Environmental Planning and Assessment Regulation 2021

Section 171(1) of the EP&A Regulation requires TAFE NSW, when considering the likely impacts of an activity on the environment, to take into account the relevant environmental factors listed in the *Guidelines for Division 5.1 assessments* (Department of Planning and Environment, June 2022) (**Guidelines**).

The relevant factors in the Guidelines are considered below in Section 6.1 of this REF.

In accordance with section 171(4) of the EP&A Regulation, the REF will be published on the determining authority’s website or the NSW Planning Portal, as it has an estimated development cost of more than \$5 million.

Section 171A of the EP&A Regulation requires additional matters to be taken into consideration when the activity is to be carried out in a “regulated catchment”, the “Sydney Water Drinking Catchment” or the “Sydney Harbour Catchment”.

Schedule 6 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* defines a *regulated catchment* as meaning the following:

- (a) the Sydney Drinking Water Catchment,
- (b) the Sydney Harbour Catchment,
- (c) the Georges River Catchment,
- (d) the Hawkesbury-Nepean Catchment.

The proposed activity is situated within an area identified as a “regulated catchment”, being the Georges River Catchment. Therefore the relevant additional matters under section 171A of the EP&A Regulation are to be taken into consideration. These considerations are addressed in

Table 2.

Table 2: Considerations for activity within regulated catchment

Additional Matters	Response	
<p>EP&A Regulation s171A</p> <p>171A (1) <i>When considering the likely impact on the environment of an activity proposed to be carried out in a regulated catchment, a determining authority must take into account—</i></p>		
<p>(a) <i>the matters a consent authority must consider under State Environmental Planning Policy (Biodiversity and Conservation) 2021, sections 6.6(1), 6.7(1), 6.8(1) and 6.9(1), and</i></p>	<p>SEPP Biodiversity and Conservation</p> <p>6.6 Water quality and quantity</p> <p>(1) <i>In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—</i></p>	
	<p>(a) <i>whether the development will have a neutral or beneficial effect on the quality of water entering a waterway,</i></p>	<p>The proposed activity will have a neutral or beneficial effect on the quality of water entering a waterway, as the proposed internal fit-out works are limited to internal alterations and additions to an existing building, and no earthworks are proposed.</p>
	<p>(b) <i>whether the development will have an adverse impact on water flow in a natural waterbody,</i></p>	<p>It is not anticipated that the proposed development will have any adverse impact on water flow in a natural waterbody, for the reasons set out in response to (1)(a) above.</p>
	<p>(c) <i>whether the development will increase the amount of stormwater run-off from a site,</i></p>	<p>It is not anticipated that the proposed development will increase the amount of stormwater run-off from the site, as the works are internal alterations and additions to an existing building,</p>
	<p>(d) <i>whether the development will incorporate on-site stormwater retention, infiltration or reuse,</i></p>	<p>The activity will not change the existing on-site stormwater retention, infiltration and/or reuse arrangements at the Site.</p>
	<p>(e) <i>the impact of the development on the level and quality of the water table,</i></p>	<p>It is not anticipated that the proposed development will have any impact on the level and quality of the water table, for the reasons set out in response to (1)(a) above.</p>
	<p>(f) <i>the cumulative environmental impact of the development on the regulated catchment,</i></p>	<p>It is not anticipated that the proposed development will affect the cumulative environmental impact of the existing development on the Georges River Catchment, for the reasons set out in response to (1)(a) above.</p>
	<p>(g) <i>whether the development makes adequate provision to protect the quality and quantity of ground water.</i></p>	<p>The activity will not impact on the quality and quantity of ground water, as the activity involves internal alterations and additions only and no earthworks are proposed.</p>
	<p>6.7 Aquatic ecology</p> <p>(1) <i>In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—</i></p>	
<p>(a) <i>whether the development will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation,</i></p>	<p>It is not anticipated that the proposed activity will have a direct, indirect or cumulative adverse impacts on terrestrial, aquatic or migratory animals or vegetation, as the proposed internal fit-out works are limited to internal alterations and additions to an existing building.</p>	

<p><i>(b) whether the development involves the clearing of riparian vegetation and, if so, whether the development will require—</i></p> <p><i>(i) a controlled activity approval under the Water Management Act 2000, or</i></p> <p><i>(ii) a permit under the Fisheries Management Act 1994,</i></p>	<p>The activity does not involve the clearing of riparian vegetation.</p>	
<p><i>(c) whether the development will minimise or avoid—</i></p> <p><i>(i) the erosion of land abutting a natural waterbody, or</i></p> <p><i>(ii) the sedimentation of a natural waterbody,</i></p>	<p>The activity will not cause the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody. The activity is not on land that abuts a natural waterbody.</p>	
<p><i>(d) whether the development will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area,</i></p>	<p>The activity will not have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area.</p>	
<p><i>(e) whether the development includes adequate safeguards and rehabilitation measures to protect aquatic ecology,</i></p>	<p>The activity will not impact on any aquatic ecology and therefore no safeguards or rehabilitation measures are required.</p>	
<p><i>(f) if the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.</i></p>	<p>The activity is not on land that adjoins a natural waterbody.</p>	
<p>6.8 Flooding</p>		
<p><i>(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the likely impact of the development on periodic flooding that benefits wetlands and other riverine ecosystems.</i></p>	<p>It is not considered that the activity will have any likely impact on periodic flooding that benefits wetlands and other riverine ecosystems, as the activity is for internal alterations and additions to an existing building.</p>	
<p>6.9 Recreation and public access</p>		
<p><i>(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider—</i></p>		
<p><i>(a) the likely impact of the development on recreational land uses in the regulated catchment, and</i></p>	<p>The activity will not impact on recreational land uses in the regulated catchment, as the activity is for internal alterations and additions to an existing building.</p>	
<p><i>(b) whether the development will maintain or improve public access to and around foreshores without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation.</i></p>	<p>The activity will have no impact on public access to any foreshores.</p>	
<p><i>(b) the matters of which a consent authority must be satisfied under State Environmental Planning Policy (Biodiversity and Conservation) 2021, sections 6.6(2), 6.7(2), 6.8(2) and 6.9(2).</i></p>	<p>SEPP Biodiversity and Conservation</p>	
	<p>6.6 Water quality and quantity</p>	
	<p><i>(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures—</i></p>	
	<p><i>(a) the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and</i></p>	<p>The proposed activity will have as close to possible a neutral or beneficial effect on the quality of water entering a waterway, as the proposed internal fit-out works are limited to internal alterations and additions to an existing building, and no earthworks are proposed.</p>
<p><i>(b) the impact on water flow in a natural waterbody will be minimised.</i></p>	<p>The activity will not impact on water flow in a natural waterbody.</p>	
<p>6.7 Aquatic Ecology</p>		

2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following—

<i>(a) the direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation will be kept to the minimum necessary for the carrying out of the development,</i>	The proposed activity's impact on direct, indirect or cumulative adverse impacts on terrestrial, aquatic or migratory animals or vegetation will be minimised. The proposed internal fit-out works are limited to internal alterations and additions to an existing building.
<i>(b) the development will not have a direct, indirect or cumulative adverse impact on aquatic reserves,</i>	The activity will not have a direct, indirect or cumulative adverse impact on aquatic reserves.
<i>(c) if a controlled activity approval under the Water Management Act 2000 or a permit under the Fisheries Management Act 1994 is required in relation to the clearing of riparian vegetation—the approval or permit has been obtained,</i>	No controlled activity approval or permit is required in relation to the clearing of riparian vegetation.
<i>(d) the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody will be minimised,</i>	The activity will not impact on the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody.
<i>(e) the adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised.</i>	The activity will not have any adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised.

6.8 Flooding

(2) Development consent must not be granted to development on flood liable land in a regulated catchment unless the consent authority is satisfied the development will not—

<i>(a) if there is a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody, or</i>	The activity will not, in the event of a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody. The activity is internal alterations and additions only within levels 10-17 of an existing building.
<i>(b) have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems.</i>	The activity will not have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems.

6.9 Recreation and public access

(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following—

<i>(a) the development will maintain or improve public access to and from natural waterbodies for recreational purposes, including fishing, swimming and boating, without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation,</i>	The activity will have no impact on public access to and from natural waterbodies for recreational purposes.
<i>(b) new or existing points of public access between natural waterbodies and the site of the development will be stable and safe,</i>	the activity does not propose a new point of public access or alter an existing point of public access between a natural waterbody and the Site.
<i>(c) if land forming part of the foreshore of a natural waterbody will be made available for public access as a result of the development but is not in public ownership—public access to and use of the land will be safeguarded.</i>	The land in which the activity is proposed does not form part of a foreshore of a natural waterbody.

<i>171A (2) However, the determining authority is not required to take into account the matters specified in State Environmental Planning Policy (Biodiversity and Conservation) 2021, section 6.9(1) or (2) if the activity is proposed to be carried out in a special area under the Water NSW Act 2014.</i>	The activity proposed is not carried out in the Sydney Drinking Water Catchment.
<i>171A (3) When considering the likely impact on the environment of an activity proposed to be carried out in the Sydney Drinking Water Catchment, the determining authority—</i>	The activity proposed is not carried out in the Sydney Drinking Water Catchment.
<i>(a) must, in addition to the matters referred to in subsection (1), take into account whether the activity—</i>	The activity proposed is not carried out in the Sydney Drinking Water Catchment.
<i>(i) will have a neutral or beneficial effect on water quality, and</i>	The activity proposed is not to be carried out in the Sydney Drinking Water Catchment.
<i>(ii) is consistent with the NorBE Guideline within the meaning of State Environmental Planning Policy (Biodiversity and Conservation) 2021, Part 6.5, and</i>	The activity proposed is not to be carried out in the Sydney Drinking Water Catchment.
<i>(b) is not required to take into account the matters specified in State Environmental Planning Policy (Biodiversity and Conservation) 2021, section 6.6(1)(a) or (2)(a).</i>	The activity proposed is not carried out in the Sydney Drinking Water Catchment.
<i>171A (4) When considering the likely impact on the environment of an activity proposed to be carried out in the Sydney Harbour Catchment, the determining authority must, in addition to the matters referred to in subsection (1), take into account the matters a consent authority must consider under State Environmental Planning Policy (Biodiversity and Conservation) 2021, section 6.28(1).</i>	The activity proposed is not carried out in the Sydney Drinking Water Catchment.
<i>171A (5) The requirements of this section are in addition to the requirements specified in section 171.</i>	Noted. The requirements specified in section 171 are addressed in Section 6.1 .

4.4 State Environmental Planning Policies

The following State Environmental Planning Policies (SEPPs) apply to the site and are relevant for the purposes of this REF:

- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2021

4.4.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

Provisions related to Universities

Part 3.5 of the T&I SEPP includes specific development controls for universities.

The proposed works are permitted without consent pursuant to Section 3.47(1)(b)(i) of the T&I SEPP, because the activity:

- would be carried out by or on behalf of TAFE NSW (being a public authority) on land within the boundaries of an existing university (being the Site); and
- comprises 'minor alterations or additions to a building, such as... internal fitouts, structural upgrades, alterations or additions to enable plant or equipment to be installed'.

The proposed activity also complies with the relevant criteria outlined in Section 3.47(2) and (3), as set out in

Table 3 below. It is also relevant to note that the proposed works are not minor works that constitute exempt development under Section 3.49 of the T&I SEPP.

An assessment of the proposed works against Section 3.47 of the T&I SEPP is provided in Table 3.

Table 3: Application of s3.47 of the T&I SEPP

S3.47 Universities – development permitted without consent	Assessment
<p>(1) Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing university—</p> <p>(a) construction, operation or maintenance, more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, of—</p> <p style="padding-left: 20px;">(i) a library or an administration building that is not more than 2 storeys high, or</p> <p style="padding-left: 20px;">(ii) a teaching facility (including a classroom or lecture theatre), laboratory, trade facility or training facility that is not more than 2 storeys high, or</p> <p style="padding-left: 20px;">(iii) an environmental facility, including a greenhouse or glass house, that is not more than 2 storeys high, or</p> <p style="padding-left: 20px;">(iv) an information and education facility that is not more than 2 storeys high, or</p> <p style="padding-left: 20px;">(v) a storage or maintenance facility that is not more than 2 storeys high, or</p> <p style="padding-left: 20px;">(vi) a car park that is not more than 2 storeys high, or</p> <p style="padding-left: 20px;">(vii) an outdoor learning or play area and associated awnings or canopies, or</p> <p style="padding-left: 20px;">(viii) a kiosk or shop selling university-related goods to students and staff, such as books, stationery or university merchandise, that is not more than 2 storeys high, or</p> <p style="padding-left: 20px;">(ix) a cafeteria or canteen that is not more than 2 storeys high and carried out in accordance with AS 4674—2004, Design, construction and fit-out of food premises, published by Standards Australia on 11 February 2004, or</p> <p>(x) a high technology industry, other than a data centre, that is not more than 2 storeys high,</p>	<p>The proposed works do not rely on s3.47(1) and no works described under (1)(a) are proposed.</p>
<p>(b) minor alterations or additions to a building, such as—</p> <p style="padding-left: 20px;">(i) internal fitouts, structural upgrades, alterations or additions to enable plant or equipment to be installed, or</p> <p style="padding-left: 20px;">(ii) alterations or additions to address work health and safety requirements or to provide access for people with a disability,</p>	<p>The proposed works comprise the fit-out of Levels 10-17, which are characterised as ‘minor alterations or additions to a building’ within the meaning of Section 3.47.</p>
<p>(c) restoration, replacement or repair of damaged buildings or structures,</p>	<p>No restoration, replacement or repair of damaged buildings or structures are proposed.</p>
<p>(d) demolition of structures or buildings (unless a State heritage item or local heritage item).</p>	<p>No demolition of structures or buildings are proposed.</p>
<p>(2) However, subsection (1) applies only to development that—</p> <p>(a) does not require an alteration of transport or traffic arrangements, and</p>	<p>No alteration of the existing transport or traffic arrangements is proposed.</p>
<p>(b) does not cause the contravention of any existing condition of the development consent currently operating (other than a complying development certificate) that applies to the university relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers, and</p>	<p>A review of the SSD-9831 (as modified) consent that currently operates on the Site was undertaken, which confirmed that the proposed work will not contravene any of the existing conditions relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.</p>
<p>(c) complies with—</p> <p style="padding-left: 20px;">(i) any development standard that sets a maximum floor space ratio, and</p> <p style="padding-left: 20px;">(ii) any development standard that sets a maximum gross floor area, for a building on the land, imposed under a local environmental plan, and</p>	<p>No additional floor area is proposed, and the existing building complies with the maximum permissible Floor Space Ratio (FSR) at the site.</p> <p>The maximum FSR available at the site is 8:1 under the CBLEP. The Final Assessment Report prepared by DPHI dated February 2021, for the existing</p>

	development consent SSD-9831 specifies that the approved building at the site has an FSR of 7.99:1 and therefore complies with the maximum FSR.
(d) if the development involves an alteration or addition to a building— (i) does not extend the gross floor area of the existing building by more than 50%, and (ii) does not result in the building having a gross floor area of more than 2,000 square metres, and	The proposed works will not extend the gross floor area of the building and do not propose alterations or additions that would result in the building having a gross floor area of more than 2,000sqm (the building already having a gross floor area that is higher than this threshold).
(e) if the development is on a site with an area of— (i) 2,000 square metres or less—does not result in the floor space ratio for all buildings on the site exceeding 1:1, or (ii) more than 2,000 square metres—does not extend the existing gross floor area for all buildings on the site by more than 2,000 square metres.	The Site is 3,768sqm. The proposed works do not extend the existing gross floor area of the building on site.
(3) A reference in this section to development for a purpose referred to in subsection (1)(a), (b) or (c) includes a reference to development for the purpose of construction works in connection with the purpose referred to in subsection (1)(a), (b) or (c).	Construction works connected or associated with the proposed works will not cause the development to contravene the requirements of s3.47(1)(a), (b) or (c).
(4) This section does not apply to development for the purposes of campus student accommodation.	No campus student accommodation is proposed.
(5) In this section— site means one or more lots that are contiguous and owned by the same entity.	Note.

Provisions related to State Classified Roads

Rickard Road is a State Classified Road, as classified in the *Schedule of Classified Roads and Unclassified Regional Roads* (Transport for NSW, February 2023). Pursuant to section 2.119 of the T&I SEPP, a consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied of the matters addressed in Table 4.

Although the Site has a frontage to a classified road, section 2.119 is only applicable to development that requires consent and is not strictly required to be considered by a determining authority when assessing a Part 5 proposal. However, for completeness, an assessment of the proposed works against section 2.119 of the T&I SEPP is provided in Table 3, outlining how the proposal is nevertheless compliant against the section 2.119 matters.

Table 4: Assessment against section 2.119 of T&I SEPP

S2.119(2) of T&I SEPP	Assessment
(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—	
(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and	No changes to the existing vehicular access arrangements of the Site are proposed.
(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of— (i) the design of the vehicular access to the land, or (ii) the emission of smoke or dust from the development, or (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and	The safety, efficiency and ongoing operation of Rickard Road will not be adversely affected by the proposed works. No changes to vehicular access or parking arrangements is proposed. The proposed works will not have any impact on the emission of smoke or dust from the development, or the nature, volume or frequency of vehicles using Rickard Road to gain access to the Site.
(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.	The proposed works are located on Levels 10-17 of the existing building on the Site and will not be sensitive to traffic noise or vehicle emissions. Appropriate measures to ameliorate potential traffic

noises have been integrated into the existing external fabric of the building, as described in the Acoustic and Vibration Report prepared by Norman Disney & Young and provided as Appendix V to the EIS that supported the development consent application (SSD-9831) for the WSU Campus, including the Site.

4.4.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP) contains provisions to protect and manage the natural environment, including vegetation in non-rural areas, Koala habitat, River Murray lands, water catchments and strategic conservation planning. The Site is within the Georges River Catchment area, which is a regulated catchment under the Biodiversity and Conservation SEPP. The potential impacts of development on the catchment were previously assessed as a part of SSD-9831, including with regard to the *Greater Metropolitan Regional Environmental Plan No 2–Georges River Catchment (1999 EPI 52)* which has since been repealed and incorporated into Chapter 6 of the Biodiversity and Conservation SEPP. The Final Assessment Report for the approved development prepared by DPHI and dated February 2021 determined:

The Georges River Catchment REP aims to maintain and improve the water quality of the Georges River and provides planning principles for development on land within the Georges River catchment. The site is located within the catchment area. The proposal is consistent with the planning principles for the catchment and will not have any significant adverse impact on the catchment as it does not result in any adverse ecological impacts and includes measures to improve stormwater management and runoff from the site.

A BDAR was not required for development consent SSD-9831. While the Site is located in the Georges River Catchment area, these provisions are applicable to development permitted with consent.

In any event, as the proposed internal fit-out works are limited to internal alterations and additions to an existing building, and no earthworks are proposed, there will be no adverse impacts on the Georges River Catchment or any other matter sought to be protected by the Biodiversity and Conservation SEPP.

4.4.3 State Environmental Planning Policy (Sustainable Buildings) 2021

Chapter 3 of *State Environmental Planning Policy (Sustainable Buildings) 2021 (Sustainable Buildings SEPP)* applies to non-residential development that involved alterations to an existing building, if the development has an estimated development cost of \$10 million or more. An ESD Report has been prepared by Steensen Varmino as **Appendix C** to address the sustainability considerations under Section 3.2 of the Sustainable Buildings SEPP. Additionally, a NABERS Embodied Emissions Materials Form has been prepared as **Appendix D**.

4.5 Local Environmental Plan

The CBLEP is the applicable local environmental planning instrument that applies to the Site. It is noted that the Bankstown Local Environmental Plan 2015 (**BLEP**) applied at the time of determination for the approved development consent SSD-9831, now in operation at the Site.

Under the CBLEP the Site is zoned E2 – Commercial Centre. Development for the purpose of an educational establishment is permitted with consent within the E2 Commercial Centre.

As the proposed activity is for development on land within the boundaries of an existing university to be carried out by or on behalf of a public authority and is permissible without consent by virtue of sections 3.47(1)(b) of the T&I SEPP, it can be assessed under Part 5 of the EP&A Act. The provisions of the T&I SEPP prevail over the CBLEP.

Flood-prone land

The Site is identified as flood liable land on Council's flood planning maps. However, as the proposed activity comprises internal fit-out works to an existing building only, there is no risk of an increase to or risk caused by the flood liability of the land as a result of the proposal. Any consultation requirements as a result of the flood-labile status of the land is addressed at section 5.0 of this REF.

4.6 Other Legislation

The proposed works are for the purposes of internal fit out works only, and it is not anticipated that the works will cause any additional impact or require detailed assessment under the following legislation. Nonetheless, an assessment of the proposed works against relevant considerations of these Acts is provided for completeness.

4.6.1 Roads Act 1993

Consent under section 138 of the *Roads Act 1993* is not required as the proposed works do not relate to a public road, nor will the works involve the pumping of water onto a public road or involve the connection of a road to a classified road.

No changes to the existing access to the Site or to parking arrangements are proposed.

4.6.2 Protection of the Environment Operations Act 1997

No licences are required under sections 47, 48, 49 or 122 of the *Protection of the Environment Operations Act 1997* (**POEO Act**).

If a pollution event that causes or threatens material harm to the environment occurs during the course of carrying out the activity, the person carrying out that activity must notify the appropriate regulatory authority (as defined under section 148 of the POEO Act).

Pollution control measures to be implemented during construction works are identified in Section 7 of this REF, as part of a CEMP.

4.6.3 Rural Fires Act 1997

The Site is not identified as bushfire prone land on the Bushfire Prone Land Map, certified by the NSW Rural Fire Service. Therefore the provisions of the *Rural Fires Act 1997* do not apply to the proposed works, no bushfire protection recommendations are required, and the proposed activity is considered acceptable and suitable from a bushfire protection perspective.

4.6.4 Biodiversity Conservation Act 2016

An activity under Part 5 of the EP&A Act that is “likely to significantly affect threatened species” is considered to be an activity that is “likely to significantly affect the environment”: section 7.8(2) of the *Biodiversity Conservation Act 2016* (**BC Act**).

In this circumstance, an EIS is required and must include or be accompanied by a species impact statement or a biodiversity development assessment report (**BDAR**) (section 7.8(3) of the BC Act). However, an EIS is not required if the likely significant effect on threatened species is the only likely significant effect on the environment. In this situation, a species impact statement or a BDAR is still required (section 7.8(4) of the BC Act).

In accordance with section 7.2(1) of the BC Act, an activity is likely to significantly affect threatened species if it is:

- (i) likely to “significantly affect threatened species or ecological communities, or their habitats” in accordance with section 7.3 of the BC Act; or
- (ii) carried out in a declared area of outstanding biodiversity value.

The proposed activity is confined to internal works within an existing building and will not have any impact on ecological matters. The Site is also not within a declared area of outstanding biodiversity value. As such, there is a high degree of confidence that the proposed activity is not “likely to significantly affect threatened species” within the meaning of section 7.8(2) of the BC Act, and an EIS, species impact statement or BDAR are not required.

4.6.5 Fisheries Management Act 1994

An activity under Part 5 of the EP&A Act that is “likely to significantly affect threatened species, populations or ecological communities” is considered to be an activity that is “likely to significantly affect the environment”: section 221ZX of the *Fisheries Management Act 1994* (**FM Act**).

The proposed works would not impact on any waterways and therefore are not anticipated to significantly affect threatened species, populations or ecological communities, having regard to the relevant factors for consideration in section 220ZZ(2A) of the FM Act. No approvals are required under the FM Act.

4.6.6 Heritage Act 1977

The Site is not listed as a heritage item on the State Heritage Register. The Site is located approximately 85m from the Council Chambers Building, but is not proximate to any other heritage items of State significance that would require approval under the *Heritage Act 1977*. It is not anticipated that the proposed internal fit-out works will have any heritage impact.

4.6.7 National Parks and Wildlife Act 1974

A search of the Aboriginal Heritage Information Management System (**AHIMS**) database indicated that there are no Aboriginal sites recorded within 50 m of the Site. The AHIMS search results have been provided as **Appendix F**. Further, there are no national parks, historic sites, or other such sites or objects as legislated for by the *National Parks and Wildlife Act 1974 (NPW Act)*, located on or in the vicinity of the Site.

As the works would be limited to internal alterations and additions to an existing building, it is not anticipated that any recorded Aboriginal sites would be impacted by the proposed activity, and an Aboriginal Heritage Impact Permit under section 90 of the NPW Act is therefore not required.

4.7 Strategic Context

The proposed activity is consistent with the NSW strategic planning framework and will facilitate the ongoing operation of the important Bankstown TAFE Campus during the redevelopment of the new \$1.3 billion Bankstown Hospital, which is to be built at the Bankstown TAFE's longstanding campus at 500 Chapel Road, Bankstown.

Bankstown is also identified as a Transport Oriented Development (TOD) Accelerated Precinct by State Government, with plans to deliver 14,000 new homes and 14,300 new jobs. It is important that TAFE maintain an ongoing presence in the Bankstown City Centre in order to support this growth and provide accessible education and training opportunities in Bankstown.

The Guidelines require applicable local strategic planning statements, regional strategic plans or district strategic plans made under Division 3.1 of the EP&A Act to be taken into account.

4.7.1 Greater Sydney Region Plan

The Greater Sydney Region Plan *A Metropolis of Three Cities*, outlines a vision to transform Greater Sydney into a metropolis of three integrated, liveable and sustainable cities. The WSU Campus is located within the Central River City.

The proposed activity supports the Plans objectives by strengthening the education and innovation economy, supporting the co-location of tertiary education facilities close to public transport and enhancing access to education and employment opportunities in Bankstown and the Central River City.

4.7.2 South District Plan

The South District Plan provides a localised strategy for growth in the South District, which includes the Canterbury-Bankstown local government area. The South District Plan recognises the importance of education and health precincts in supporting job creation and skills development. The proposed works and the co-locating of the TAFE and WSU Campus would strengthen Bankstown's role as a local education hub, contributing to workforce development in the region.

The proposed works are consistent with the Plan's priorities by supporting the activation of Bankstown as a strategic centre, encouraging educational investments and adaptive reuse of existing urban infrastructure, and promoting sustainable transport use by being located within walking distance of the Bankstown Metro Station and existing bus network.

4.7.3 NSW Future Transport Strategy 2056

The *NSW Future Transport Strategy 2056* sets out the long-term vision for transport across the state, including Greater Sydney. The proposed development aligns with this strategy as it does not propose any additional car parking spaces, and instead will encourage the use of active and public transport.

5.0 Stakeholder and community consultation

Part 3.2 Division 1 of the T&I SEPP contains requirements to consult with local councils and other public authorities where the proposed activity:

- may impact on council-related infrastructure or services, requiring consultation with the relevant local council (section 3.8);
- may impact on areas or items of local heritage significance, requiring consultation with the relevant local council (section 3.9);
- requires development on flood liable land, requiring consultation with the relevant local council and the State Emergency Service (**SES**) (section 3.10); or
- is development of the kind specified under section 3.12(2), being:
 - development adjacent to land reserved under the NPW Act or acquired under Part 11 of that Act;
 - development on land immediately adjacent to a rail corridor that (i) is likely to have an adverse effect on rail safety, or (ii) if the rail corridor concerned is used by electric trains, involves the placing of a metal finish on a structure, or (iii) involves the use of a crane in air space above any rail corridor;
 - development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map; or
 - development on land in a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

The Site is flood liable land, with a portion of the land located in a Probable Maximum Flood area, as defined in the Flood Risk Management Manual. Section 3.10 of the T&I SEPP provides that development on flood liable land that may be undertaken without consent can only be carried out if written notice is provided to the local council and the SES, other than for the “demolition of buildings or structures, or internal works to existing buildings”. As the scope of works outlined in this REF are limited to internal works to the existing building on the Site, notification to Council and the SES under section 3.10 was not required.

None of the other consultation requirements listed above are applicable to the proposed activity.

Section 3.48 of the T&I SEPP requires TAFE NSW to provide written notice to the local council and the occupiers of adjoining land if the proposed works are to be carried out under section 3.47(1)(a). As section 3.47(1)(a) does not apply to the proposed works, with the development to be pursued instead under Section 3.47(1)(b) as minor alterations or additions to an existing building, notification under this section is not required.

Nevertheless, Canterbury-Bankstown Council were notified of the proposed works on 26 May 2025, in its capacity as owner of the Site and head lessor. No response was received from Council during the 21 day notification period.

6.0 Assessment of Environmental Impacts

The following section outlines the potential impacts of the activity on the environment, and how these potential impacts will be managed.

6.1 Environmental Planning and Assessment Regulation 2021

When considering the likely impacts of an activity on the environment, relevant environmental factors prescribed in the Guidelines must, under Section 171(1) of the EP&A Regulation, be considered.

A summary of matters to be considered under the Guidelines are provided in **Table 5** below.

Table 5. Summary Checklist of Matters to be Considered per the Guidelines

Factor	Impact
(a) the environmental impact on a community,	The activity will not have any unreasonable environmental impact on the community, as the activity is internal alterations and additions to an existing building.
(b) any transformation of a locality,	The activity will not transform the locality.
(c) any environmental impact on the ecosystems of the locality,	The activity is not anticipated to have any environmental impact on the ecosystems of the locality as the activity is internal alterations and additions to an existing building.
(d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality,	The activity will not reduce the aesthetic, recreational, scientific or other environmental quality or value of a locality.
(e) any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance, or other special value for present or future generations,	The activity will not have any effect on a locality, place or building with regard to the matters listed in s171(e). The activity will not effect any nearby items of heritage significance as considered in Section 2.4
(f) the impact on the habitat of protected animals, within the meaning of the <i>Biodiversity Conservation Act 2016</i> ,	The activity will not impact on the habitat of protected animals.
(g) the endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air,	The activity will not endanger any species of animal, plant or other form of life, whether living on land, in water or in the air. The activity is internal alterations and additions to an existing building.
(h) any long-term effects on the environment,	The activity will not have any adverse long-term effects on the environment, as the activity is internal alterations and additions to an existing building.
(i) any degradation of the quality of the environment,	The activity will not cause the degradation of the quality of the environment.
(j) any risk to the safety of the environment,	The activity will not cause any risk to the safety of the environment.
(k) any reduction in the range of beneficial uses of the environment,	The activity will not reduce the range of beneficial uses of the environment.
(l) any pollution of the environment,	The activity will not impact on any pollution of the environment.
(m) any environmental problems associated with the disposal of waste,	The activity is not anticipated to cause environmental problems associated with the disposal of waste. A Waste Management Plan has been prepared as Appendix E .
(n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply,	The activity will not impact or increase demands on resources that are, or are likely to become, in short supply.
(o) any cumulative environmental effect with other existing or likely future activities,	The cumulative environmental effect of other existing or future activities can be appropriately addressed, and it is considered that the environmental effects of the proposed activity will be very minor, as the works are internal alterations and additions to an existing building.
(p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions,	The activity will not impact on coastal processes or coastal hazards.

(q) any applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,	The Greater Sydney Region Plan and South District Plan have been considered in Section 4.7 . The proposed activity is consistent with the NSW strategic planning framework.
(r) any other relevant environmental factors.	No other relevant environmental factors have been identified.

6.2 Traffic, Transport and Pedestrian Access

The proposed works will not generate the need for any new road access or the provision of additional car parking spaces. The proposed development is compliant with the parking requirements of the CBDP. The internal fit-out works will not increase traffic demand and there is no change to the existing approved access or parking arrangements at the site.

The Site is well-connected and within an accessible area, proximate the Bankstown Metro Station and existing bus services, as well as established pedestrian networks.

6.3 Waste Management

An Waste Management Plan (**WMP**) was submitted with the SSD-9831. The Department was satisfied that any potential waste impacts could be managed through the imposition of conditions. The proposed works will not impact the approved building from continuing to comply with relevant conditions of consent relating to operational waste.

Conditions of the SSDA relating to waste management are listed in Table 6 below. The WMP identifies conditions of consent relating to construction waste management that are to be complied with during the carrying-out of the works described in this REF.

Table 6. Conditions related to Waste Management

Conditions	Assessment
Part C - During Construction	
Waste Storage and Processing	
C30. All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Condition of consent relating to construction waste can be complied with and are incorporated into the methodology of the Construction Management Plan.
C31. All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	
C32. The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	
C33. The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	
C34. The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	

6.4 Construction Management

Construction traffic and noise impacts were considered in the approval process for the existing base building, and the Department was satisfied that these impacts could be managed through the imposition of conditions. A preliminary Construction Management Plan (**CMP**) has been prepared as **Appendix B**. The CMP outlines the proposed construction methodology and measures required to mitigate any impacts on the ongoing operations of the WSU and the surrounding area. Mitigation measures are included at **Section 7**.

The proposed works can comply with the existing conditions of consent relating to construction traffic and noise impacts, and it is not anticipated that the works cause additional adverse impacts.

6.5 Cumulative Impacts

No external works will be undertaken as part of this activity and the construction works required to complete the fit-out are relatively minor. As such, the proposal will not contribute to any cumulative impacts or result in any adverse impact on amenity.

6.6 Public Interest

The proposed works are in the public interest as it will facilitate the ongoing operation of the TAFE NSW Bankstown Campus whilst accommodating for the redevelopment of the Bankstown Hospital, will not impact the operational capacity of the WSU Campus, and involves only internal works.

The proposed works meets the statutory requirements of the CBLEP, the EP&A Act and other relevant legislation and is aligned to the NSW Strategic Planning Framework.

7.0 Mitigation Measures

The construction management plan proposed the following mitigation measures as summarised in Table 7.

Table 7: Mitigation Measures

Matter	Reason(s)	Mitigation Measures
Construction Waste	To ensure construction waste is managed at the Site	<ul style="list-style-type: none"> The Head Contractor will be required to provide all trucking and disposal documentation for all waste materials. Recycling and other waste will be separated during the demolition phase, and disposed of in accordance with EPA requirements and regulations. All material generated from the works will be recycled apart from selected soft demolition materials and hazardous materials such as asbestos, SMF, PCBs and the like.
Hazardous Materials	To reduce risk of exposure to hazardous materials during construction and occupation of the building.	<p>While the recent and well-documented nature of the construction of the premises indicates a very low risk of hazardous materials being encountered, possible locations of hazardous materials may be identified in building and on site. The management and site removal of these products will be performed in accordance with Australian Standards.</p> <p>These reports will be used as the basis for identifying and managing the removal of hazardous materials during the works. 'Unexpected finds' protocols and secure isolation of the site from the general public will also reduce the risk of potential harm to the general public.</p>
Noise and Vibration	To minimise noise and vibration impacts on neighbouring development and ongoing WSU operations.	<p>All practicable measures will be taken to reduce the noise arising from the works. Noise from the site shall not exceed the limits set out in the Interim Construction Noise Guidelines (ICNG) and Environmental Protection Authority (EPA). No machine work will occur outside approved working hours (refer item 2.2) unless approval has been given by the consent authority.</p> <p>The following measures are proposed with reference to the ICNG:</p> <ul style="list-style-type: none"> Use Noise Management Levels (NML's) to identify demolition, excavation and construction noise sources or scenarios that require engineering controls or administrative management; Promote clear understanding of ways to identify and minimise noise from construction works; Focus on applying all feasible and reasonable work practices to minimise construction noise impacts; Provide flexibility in the selection of site-specific and reasonable work practices to minimise noise impacts; Encourage construction/ demolition work to be undertaken within approved standard hours where reasonably practicable with noise that is audible to other premises. Approval is required for works undertaken outside standard hours; and The use of noise reduction techniques including, but not limited to, barriers, enclosures and silencers shall be employed to ensure compliance with construction and demolition noise criteria.
Pollution and water quality	To minimise risk of any construction pollutants or other	No external works are planned that will affect stormwater run-off, and therefore a strategy of elimination will apply to this risk.

waste from entering natural waterbodies.

The Head Contractor shall not allow any liquids from the construction works to flow onto the balconies, or down the façade and should any works temporarily affect the levels or grades of the interface between internal floors and balconies, the Head Contractor shall implement appropriate temporary protection for the duration of the risk of ingress of stormwater.

8.0 Conclusion

This REF has been prepared by Planning & Co on behalf of TAFE NSW to assess the potential environmental impacts associated with the proposed works at the WSU Campus.

This REF identifies that the proposed activity can be carried out under Section 3.47(1)(b)(i) of the T&I SEPP as 'development permitted without consent'. This REF has been prepared in accordance with the requirements of Part 5 of EP&A Act and Section 171 of the EP&A Regulation.

This REF describes the Site and its surroundings, outlines the proposed activity, assesses the potential environmental impacts and identifies mitigation measures to avoid or minimise those impacts. In summary, it is not anticipated that the proposed works will have a significant affect on the environment. Therefore, it is not necessary for an EIS to be prepared and approval to be sought from the Minister for Planning and Public Spaces under Part 5 Division 5.2 of the EP&A Act.

The proposed works are justified on the following grounds:

- The proposed works are not anticipated to have any adverse or negative environmental impacts.
- The proposed works comply with the requirements of the T&I SEPP and all other relevant legislation and environmental planning instruments.
- The proposed works are aligned to the NSW strategic planning framework.
- The proposed works are in the public interest.