

Review of Environmental Factors

Internal fit-out works to Building A and minor external works

Padstow TAFE College, 2 Cahors Road, Padstow

Prepared on behalf of TAFE NSW

1 July 2025 | 250145

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Foreword

This Review of Environmental Factors (**REF**) has been prepared by Planning & Co for TAFE NSW Padstow College to assess the potential environmental impacts associated with internal and external works at TAFE NSW Padstow College, located at 2 Cahors Road, Padstow. The works involve internal fit-out works to accommodate animal care education facilities, including the construction of laboratories and associated support space, and an external outdoor animal shelter/housing for small animals. The works are to accommodate the relocation of the animal care program from the TAFE NSW Bankstown Campus to the TAFE NSW Padstow College.

This REF has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (**EP&A Act**), the *Environmental Planning and Assessment Regulation 2021* (**EP&A Regulation**), *State Environmental Planning Policy (Transport and Infrastructure) 2021* (**T&I SEPP**) and other applicable legislation including the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

The works are proposed to be carried out on the site of the TAFE NSW Padstow College. The works are permissible without consent under section 3.54 of the T&I SEPP. The proposal is captured by sections 3.54(1)(a)(ii) and (ix), which permits the construction of teaching facilities, laboratories, and training facilities that are not more than 2 storeys high, and outdoor learning or play areas, within the boundaries of an existing TAFE establishment which is carried out by or on behalf of a public authority, without development consent. The proposed activity is also captured by section 3.54(b)(i) which permits internal fit out works and section 3.54(1)(d) which permits demolition of buildings or structures (unless a State heritage item or local heritage item).

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 proposal. 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 provides 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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Appendices

Appendix	Document	Prepared
Appendix A	Survey & Architectural Plans	FJC
Appendix B	Flood Statement	RPS AAP Consulting
Appendix C	Hazardous Material Survey	WSP
Appendix D	Construction & Environmental Management Plan	Capital Insight
Appendix E	Operational Waste Management Plan	TAFE NSW
Appendix F	Acoustic Assessment Letter	Acoustic Studio
Appendix G	Air Quality Assessment	EnviroScience
Appendix H	Flood Statement	TTW
Appendix I	Aboriginal Heritage Information Management System search result	Planning & Co
Appendix J	Notified Properties	Planning & Co

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 2 Cahors Road, Padstow (Lot 1 DP633266) (the **Site**).

The proposed works, which are to accommodate the animal care program in the existing Building A, including an outdoor animal shelter on the north-north-eastern side of Building A, are as follows:

- Partial demolition of the existing internal components of Building A including several walls and doors, disconnection of services and temporary propping.
- Internal alterations and additions to Building A including substructure strengthening works, new walls, doors, floor, wall and ceiling finishes, joinery, metalwork and fitments, painting and installation of new services such as hydraulic, electrical, mechanical and fire services.
- Internal fit-out works of the existing Building A to accommodate the following animal studies and care facilities:
 - classrooms,
 - specialised workshops and laboratories,
 - imaging, radiology and pathology facilities,
 - indoor animal shelters/housing for small animals,
 - meeting rooms,
 - associated teaching and support staff spaces, and
 - storage.
- Wayfinding signage,
- Minor external alterations to the outdoor area at the north-east elevation of Building A to provide an outdoor animal shelter/housing for small animals, including fencing.

The REF identifies that the proposed activity can be carried out under Section 3.54 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 and Assessment Act 1979 (**EP&A Act**) and Section 171 of the Environmental Planning and Assessment Regulation 2021 (**EP&A Regulations**).

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 the TAFE NSW Bankstown Campus would be relocated to alternative accommodation by January 2026 to facilitate the hospital development.

The existing TAFE Padstow at 2 Cahors Road, Padstow has been identified as an existing TAFE NSW Campus capable of incorporating the animal care program previously offered as a Bankstown TAFE course, specifically for animal studies and care. The proposed internal and external works will facilitate the relocation of these courses and ensure the ongoing operation of TAFE in the Canterbury-Bankstown Local Government Area (**LGA**) for students and staff.

2.0 Site Analysis

2.1 The Site

TAFE NSW Padstow College is located at 2 Cahors Road, Padstow, located within the Canterbury-Bankstown LGA. The Site is legally known as Lot 1 DP 633266. The Site has frontage to Cahors Road to the east, Lester Road to the north-west and Raine Road to the south-east, depicted in Figure 1

Playford Park is located across Cahors Road to the north-east. Low-density housing of various ages and architectural styles fronts the Site on the south-western boundary, and are located proximate to the other boundaries of the Site. The Site's interface with residential dwellings is generally softened by existing mature trees, fencing and other landscaping.



Figure 1. The Site in relation to the surrounding area

Source: SDT Explorer, NSW Spatial Viewer

The proposed internal works are confined to 'Building A' within the Site, which is located adjacent Raine Road to the south-east. Building A is identified in red outline in Figure 2. The external works are proposed in an area to the north-north-eastern side of Building A. The approximate location of the proposed external works are identified in blue outline in Figure 2.



Figure 2: Building A
Source: FJC Studio

2.2 Heritage

The Site does not contain any heritage items and is not within a heritage conservation area. The only heritage item in the vicinity is the Revesby Public School at 84 The River Road, identified in the *Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP)* as heritage item I230. This item is situated more than 500m from the Site and the proposed works will not have any impact on the item's heritage significance.

2.3 Aboriginal Archaeology

A search of the Aboriginal Heritage Information Management System (**AHIMS**) database indicated that there are no Aboriginal sites or known items of Aboriginal archaeology at the Site or recorded within 200 metres of the Site (provided in **Appendix I**).

In any event, the external works proposed in this REF at the north-eastern side of Building A will not include excavation, earthworks or works below the existing ground level. Therefore, they have no potential to impact on undiscovered Aboriginal sites or artefacts.

2.4 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.

2.5 Topography

The existing TAFE has been wholly developed and the topography of the Site where works are proposed is relatively flat as a result. A survey of the Site is prepared as **Appendix A**.

2.6 Soil Composition

The Site is mapped as containing Class 5 Acid Sulfate Soils and within 500m of Class 4 Soils, on the CBLEP Acid Sulfate Soils Map, per Figure 6.

The proposed works are predominantly internal, with the minor external works proposed not involving excavation, earthworks or works below the existing ground level. Therefore, the proposed works will not create adverse risk of disturbing acid sulfate soils, and do not require further assessment or management measures.

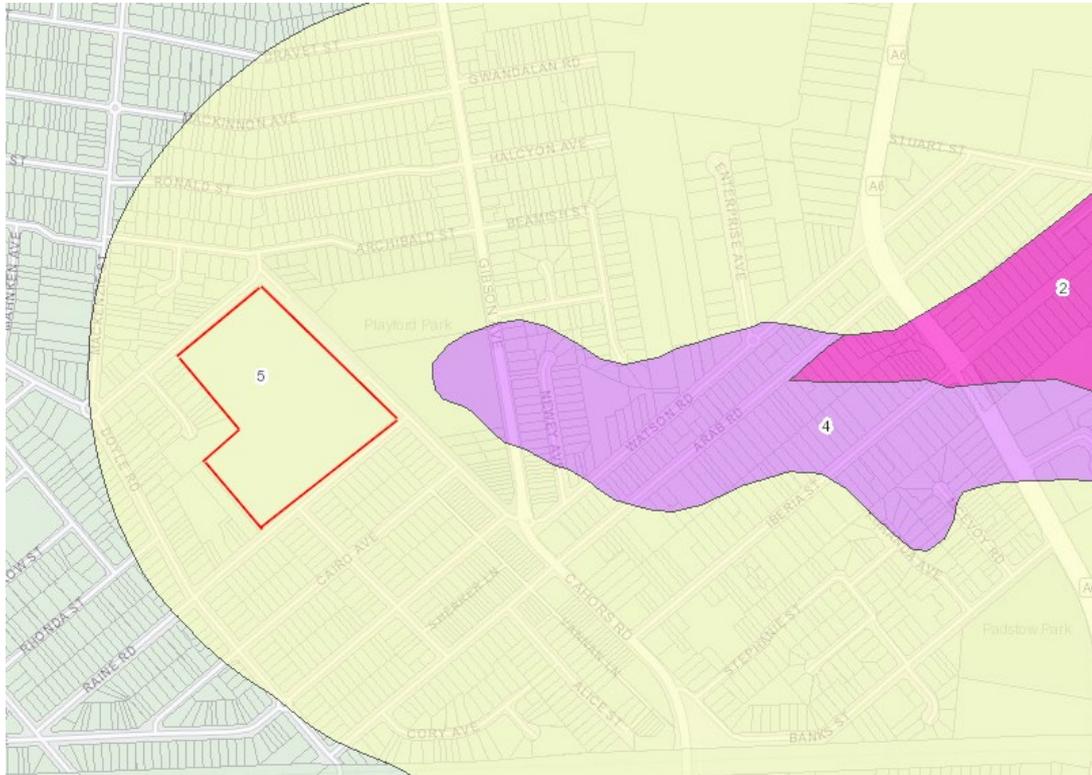


Figure 3: Acid Sulfate Soils Mapping
Source: CBLEP 2023

2.7 Ecology

Reliance on the Biodiversity Values Map is not relevant to assessments under Part 5 of the EP&A Act and, pursuant to section 7.2(2) of the *Biodiversity Conservation Act 2016*, consideration of the biodiversity offset scheme threshold is not required for the purpose of assessing the biodiversity impacts of Part 5 activities. Regardless, it is noted that there are no mapped areas of biodiversity value on the Site, per the NSW Biodiversity Values Map and Threshold Tool.

Some areas of biodiversity values are located along the Salt Pan Creek and Little Salt Pan Creek corridors, approximately 900m (Little Salt Pan Creek) and 1.1km (Salt Pan Creek) from the Site, shown in purple in Figure 4. In any event, the proposed works are minor, predominately internal, with the minor external works not anticipated to have any potential to impact on the ecology of the area or any areas of biodiversity value, particularly as the mapped areas of biodiversity value are located 900m or more from the Site.

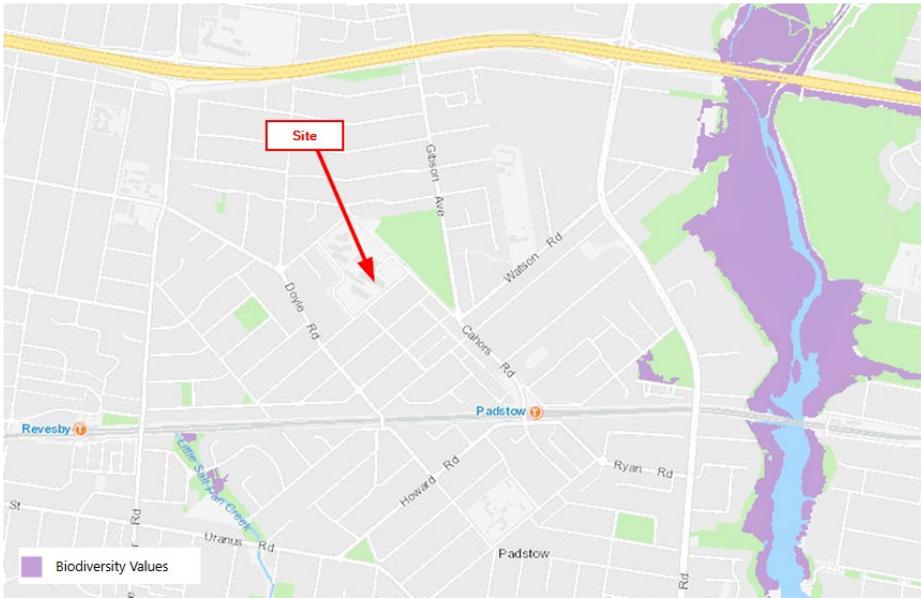


Figure 4: Biodiversity Values Map
 Source: NSW Environment and Heritage

2.8 Flooding

Portions of the Site are identified as being flood affected under the Canterbury-Bankstown Public City Map, being partly located within the 1:100 AEP and PMF event area, as shown in Figure 4. For the purposes of this REF, flood liable land is defined as land susceptible to flooding by the PMF event under the Flood Risk Management Manual (Department of Planning and Environment, June 2023).

A Flood Impact Assessment has been completed by TTW and is attached at **Appendix B**. The assessment is discussed in **Section 6.7** below.



Figure 5: Flood Mapping
 Source: Canterbury-Bankstown Council

2.9 Access to Public Transport

The Site is approximately 700m walking distance from Padstow Train Station. The Site is also serviced by multiple bus stops in the immediate vicinity along Sphinx Avenue, Gibson Avenue and Cahors Road as shown in Figure 6.

Bus routes 926, 962 and S5 service the stops along Sphinx Avenue, providing frequent public transport to Menai via Miranda Westfield Shopping Centre. Bus routes 927 and 960 service the stops along Gibson Avenue, providing frequent services between Sutherland and Bankstown Stations. The Bus stop located along Cahors Road services route M91, which connects Bankstown Station with Parramatta.



Figure 6: Surrounding Public Transport Network
Source: Google Maps

3.0 Scope of Works

3.1 Overview of the Proposed Activity

The proposed works for the purpose of accommodating the animal care programme at the Site, to be relocated from the TAFE NSW Bankstown Campus involve:

- Partial demolition of the existing internal components of Building A including several walls and doors, disconnection of services and temporary propping.
- Internal alterations and additions to Building A including substructure strengthening works, new walls, doors, floor, wall and ceiling finishes, joinery, metalwork and fitments, painting and installation of new services such as hydraulic, electrical, mechanical and fire services.
- Internal fit-out works of the existing Building A to accommodate the following animal studies and care facilities:
 - classrooms,
 - specialised workshops and laboratories,
 - imaging, radiology and pathology facilities,
 - indoor animal shelters/housing for small animals,
 - meeting rooms and
 - associated support spaces and storage.
- Minor external alterations to the outdoor area at the north-east elevation of Building A to provide an outdoor animal shelter/housing for small animals, including fencing.
- Wayfinding Signage

Full details of the proposed works, including demolition and architectural drawings have been prepared as **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 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 community.

3.2.2 Relocation within the Bankstown CBD

An alternative location for the relocated 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 investment, the Bankstown City Centre Masterplan and the recent Transport Oriented Development (TOD) Accelerated Precincts program, which will prioritise the delivery of new housing and jobs within the Bankstown CBD.

4.0 Statutory Planning Context

The proposed activity is development permitted without consent pursuant to section 3.54 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 internal works to an existing building and minor external works to a confined area with no expected excavation, earthworks or works below the existing ground level proposed, 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**).

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?	<ul style="list-style-type: none"> No – the Site is not, and is not proximate to, a World Heritage Property
Any significant impact on a declared National Heritage Place?	<ul style="list-style-type: none"> No – the Site is not, and is not proximate to, a National Heritage Place
Any significant impact on a declared Ramsar Wetland?	<ul style="list-style-type: none"> 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?	<p>An EPBC protected matters search for the Site was completed on 23 June 2025, which revealed the following potential matters of NES at the site:</p> <ul style="list-style-type: none"> 7 listed threatened ecological communities; 51 listed threatened species; and 12 listed migratory species. <p>The proposed external works outside of Building A will involve the removal of some minor vegetation, consisting predominantly of lawn. In any case, the activity will not impact any habitats for threatened or migratory species.</p>
Any significant impact on listed migratory species?	<ul style="list-style-type: none"> No – as above.
Does any part of the proposal involve nuclear actions?	<ul style="list-style-type: none"> No.
Any significant impact on Commonwealth marine areas?	<ul style="list-style-type: none"> No – the Site is not within, or near, a Commonwealth Marine Area.
Any significant impact on the Great Barrier Reef Marine Park?	<ul style="list-style-type: none"> 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 on Commonwealth land?

- No – the Site is not within, or near, a Commonwealth Marine Area.

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 Regulations 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, a REF must be published on the determining authority’s website or the NSW Planning Portal only if:

- (i) *the activity has an estimated development cost of more than \$5 million, or*
- (ii) *the activity requires an approval or permit as referred to in any of the following provisions before it may be carried out—*
 - (A) *Fisheries Management Act 1994, sections 144, 200, 205 or 219,*
 - (B) *Heritage Act 1977, section 57,*
 - (C) *National Parks and Wildlife Act 1974, section 90,*
 - (D) *Protection of the Environment Operations Act 1997, sections 47–49 or 122, or*
- (iii) *the determining authority considers that it is in the public interest to publish the review.*

In accordance with section 171(4)(a) of the EP&A Regulation, this REF must be published on TAFE NSW’s website or the NSW Planning Portal as the activity has an estimated development cost of more than \$5 million. TAFE NSW must publish this REF before the activity commences, or if not practicable, as soon as practicable, and no later than 1 month, after the activity commences.

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 (Biodiversity and Conservation SEPP)* 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 additional matters have been considered in Table 2 below.

Table 2: Considerations for activity within regulated catchment

Additional Matters	Response	
EP&A Regulation s171A		
<i>171A (1) 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>		
<i>(a) 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>	SEPP Biodiversity and Conservation 6.6 Water quality and quantity <i>(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—</i>	
	<i>(a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway,</i>	The proposed activity will have a neutral or beneficial effect on the quality of water entering a waterway, as the proposed works are limited predominately to internal alterations and additions to an existing building and some minor external changes, and no earthworks are proposed.
	<i>(b) whether the development will have an adverse impact on water flow in a natural waterbody,</i>	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.
	<i>(c) whether the development will increase the amount of stormwater run-off from a site,</i>	It is not anticipated that the proposed development will increase the amount of stormwater run-off from the site, as the works are predominately internal alterations and additions to an existing building. A small roof will be located above the external addition to the north-east of the building, however it is not anticipated that this small roof will increase the amount of stormwater run-off from the Site.
	<i>(d) whether the development will incorporate on-site stormwater retention, infiltration or reuse,</i>	The activity will not change the existing on-site stormwater retention, infiltration and/or reuse arrangements at the Site.
<i>(e) the impact of the development on the level and quality of the water table,</i>	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>(f) the cumulative environmental impact of the development on the regulated catchment,</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) whether the development makes adequate provision to protect the quality and quantity of ground water.</p>	<p>The activity will not impact on the quality and quantity of ground water, as no earthworks are proposed.</p>
<p>6.7 Aquatic ecology</p>	
<p>(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—</p>	
<p>(a) whether the development will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation,</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 activity is predominately internal alterations and additions to an existing building, with only minor external works proposed, and there are no known terrestrial, aquatic or migratory animals or vegetation located at the Site.</p>
<p>(b) whether the development involves the clearing of riparian vegetation and, if so, whether the development will require— (i) a controlled activity approval under the Water Management Act 2000, or (ii) a permit under the Fisheries Management Act 1994,</p>	<p>The activity does not involve the clearing of riparian vegetation.</p>
<p>(c) whether the development will minimise or avoid— (i) the erosion of land abutting a natural waterbody, or (ii) the sedimentation of a natural waterbody,</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>(d) whether the development will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area,</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>(e) whether the development includes adequate safeguards and rehabilitation measures to protect aquatic ecology,</p>	<p>The activity will not impact on any aquatic ecology and therefore no safeguards or rehabilitation measures are required.</p>
<p>(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.</p>	<p>The activity is not on land that adjoins a natural waterbody.</p>
<p>6.8 Flooding</p>	
<p>(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.</p>	
<p>(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.</p>	<p>It is not considered that the activity will have any impact on periodic flooding that benefits wetlands and other riverine ecosystems, as the activity is primarily for internal alterations and additions to an existing building, with only minor external works proposed. The activity is proposed to an existing TAFE NSW Campus that has been in operation since the 1980s and is within a highly urbanised area.</p>

<p>6.9 Recreation and public access <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 6.6 Water quality and quantity <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 activity is primarily internal alterations and additions to an existing building with some minor external works, and no earthworks are proposed. As above, the existing TAFE NSW Campus has operated at the Site since the 1980s and the area surrounding the Campus is highly urbanised. Any water leaving the Site would be subject to the existing stormwater arrangements of Building A and the wider Campus.</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 <i>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></p>	
	<p><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></p>	<p>The proposed activity's impact on direct, indirect or cumulative adverse impacts on terrestrial, aquatic or migratory animals or vegetation can be kept to the minimum necessary to carry out the development.</p>
	<p><i>(b) the development will not have a direct, indirect or cumulative adverse impact on aquatic reserves,</i></p>	<p>The activity will not have a direct, indirect or cumulative adverse impact on aquatic reserves.</p>
	<p><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></p>	<p>No controlled activity approval or permit is required in relation to the clearing of riparian vegetation.</p>
	<p><i>(d) the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody will be minimised,</i></p>	<p>The activity will not impact on the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody.</p>
	<p><i>(e) the adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised.</i></p>	<p>The activity will not have any adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised.</p>

6.8 Flooding	
<i>(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>	
<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. As identified in the Construction & Environmental Management Plan, the appointed head contractor will implement appropriate temporary protection to reduce potential ingress of stormwater and prevent liquids or other potential pollutants from entering natural waterbodies.
<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	
<i>(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>	
<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 a special area declared under the Water NSW Act 2014.
<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>	Not applicable, as 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>	
<i>(i) will have a neutral or beneficial effect on water quality, and</i>	
<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>	
<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.

171A (5) The requirements of this section are in addition to the requirements specified in section 171.

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*

4.4.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

Part 3.6 of the T&I SEPP provides specific development controls for TAFE NSW establishments.

The proposed works are permitted without consent under Section 3.54 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 TAFE establishment (being the Site);
- comprises the construction and operation of a teaching facility, laboratories, and training facilities that are not more than two storeys high, and an outdoor learning or play area, more than five metres from any property in a residential zone and more than one metre from any property in any other zone;
- 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'; and
- involves demolition of internal structures in Building A.

The proposed activity also complies with the relevant criteria outlined in sections 3.54(2) and (3), as set out in the assessment of the proposed works in Table 3.

Importantly, the activity including the construction work related to the proposed works will not require any alteration of transport or traffic arrangements, or cause the contravention of an existing condition of the development consent in operation at the Site.

An assessment of the proposed works against Section 3.54 of the T&I SEPP is provided in Table 3.

Table 3: Application of s3.54 of the T&I SEPP

S3.54 TAFE Establishments – 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 TAFE establishment—</p> <ol style="list-style-type: none"> 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— <ol style="list-style-type: none"> a library or an administration building that is not more than 2 storeys high, or a teaching facility (including a classroom or lecture theatre), laboratory, trade facility or training facility that is not more than 2 storeys high, or food and drink premises (other than pubs or bars) to provide for students or staff (or both) that are not more than 2 storeys high and are 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 one or more shops for students or staff (or both) that are not more than 2 storeys high, or a car park that is not more than 1 storey high, or an environmental facility, including a greenhouse or glass house, that is not more than 2 storeys high, or an information and education facility that is not more than 2 storeys high, or a storage or maintenance facility that is not more than 2 storeys high, or an outdoor learning or play area and associated awnings or canopies, 	<p>The proposed works to Building A involve the construction and operation of specialised workshops, laboratories, classrooms, an imaging, radiology and pathology facilities which constitutes the construction and operation of a teaching facility, laboratory, trade facility or training facility not more than 2 storeys high per s3.54(1)(a)(ii). In addition, the proposed external works to create an outdoor animal shelter constitutes the construction of an outdoor learning area and associated awnings or canopies per s3.54(1)(a)(ix).</p> <p>The proposed internal and external works are more than 5 metres from the property boundary of any land zoned residential and more than 1 metre from</p>

	any property boundary in any other zoning.
(b) minor alterations or additions, such as— (i) internal fitouts, structural upgrades, alterations or additions to enable plant or equipment to be installed, or (ii) alterations or additions to address work health and safety requirements or to provide access for people with a disability,	The proposed works involve minor alterations and additions, including internal fit out works and alterations to enable plant and equipment for hydraulic, electrical, mechanical and fire services to be installed.
(c) restoration, replacement or repair of damaged buildings or structures,	No restoration, replacement or repair of damaged buildings or structures are proposed.
(d) demolition of structures or buildings (unless a State heritage item or local heritage item).	The proposed works include some minor demolition of internal building structures as described in Section 3.0.
(2) However, subsection (1) applies only to development that—	
(a) does not require an alteration of transport or traffic arrangements, and	No alteration of the existing transport or traffic arrangements is proposed.
(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 TAFE establishment relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers, and	A request for information under the Government Information (Public Access) Act 2009 was made on 10 March 2025 in relation to existing development consents in operation and applying to the TAFE NSW Padstow Campus. Canterbury-Bankstown Council provided the following consents: <ul style="list-style-type: none"> • DA 170/1983 • DA 703/1991 • DA 735/1992 • DA 6/1996 • DA 843/2005 The proposed works will not contravene any of the relevant existing conditions of the approved development consents provided by Council, that relate to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.
(c) complies with— (i) any development standard that sets a maximum floor space ratio, and (ii) any development standard that sets a maximum gross floor area, for a building on the land, imposed under a local environmental plan, and	No maximum floor space ratio (FSR) or maximum gross floor area applies to the Site under the CBLEP.
(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.
(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 more than 2,000sqm. The proposed works do not extend the existing gross floor area of all buildings on the Site by more than 2,000sqm.
(3) Nothing in this section authorises the carrying out of development in contravention of any existing condition of the development consent currently operating (other than a complying development certificate) that applies to any part of the TAFE establishment, relating to hours of operation, noise, car parking,	The proposed works does not contravene any of the relevant existing conditions of the approved development consent at the Site.

vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.	
(4) 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 s3.54(1)(a), (b) or (c).
(5) This section does not apply to development for the purposes of campus student accommodation.	No campus student accommodation is proposed.
(6) In this section— site means one or more lots that are contiguous and owned by the same entity.	Noted.

4.4.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The 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. While the Site is located in the Georges River Catchment area, these provisions are applicable to development that is permitted with consent, which do not apply to Part 5 development.

In any event, the proposed internal fit-out works are limited to internal alterations and additions to an existing building, and the minor external works will not involve excavation, earthworks or works below the existing ground level. 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 SEPP Sustainable Buildings 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.

As the proposed development cost is less than \$10 million, a NABERs certificate is not required.

4.5 Local Environmental Plan

The CBLEP is the applicable local environmental planning instrument that applies to the Site.

Under the CBLEP the Site is zoned SP2 – Infrastructure, identified for the purpose of an educational establishment in the land zoning map. Development for the purpose of an education establishment is permitted with consent within the SP2 Infrastructure zone for this Site.

As the proposed activity is for development on land within the boundaries of an existing TAFE establishment to be carried out by or on behalf of a public authority and is permissible without consent by virtue of sections 3.54(1)(a)(ii), (a)(ix), (b)(i) and (d) 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.

4.6 Other Legislation

The proposed works are for the purposes of internal fit out works and minor external 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 change 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 works involve the internal fit out of an existing building, and minor external works that will not involve earthworks nor removal of any significant vegetation 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 Contaminated Land Management Act 1997

It is not anticipated that the proposed internal fit-out works will impact on any contaminated land as no earthworks are proposed. No approvals under the *Contaminated Land Management Act 1997* are required.

4.6.7 Heritage Act 1977

The Site is not listed as a heritage item on the State Heritage Register. The Site is located more than 500m from Revesby Public School, an identified heritage item under the CBLEP, and 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 and construction works, and minor external works, will have any heritage impact.

4.6.8 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. 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 involve internal works, alterations and additions to an existing building and minor external works that do not involve earthworks, 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 TAFE NSW's ongoing presence in the Canterbury-Bankstown LGA. The NSW Government confirmed in December 2023, that the new Bankstown Hospital would be located at the existing TAFE NSW Bankstown Campus and made the commitment 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 relocation of the animal care program to the TAFE NSW Padstow College is part of TAFE NSW's means of ensuring the NSW Government's commitments are met.

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. These are set out below.

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 Padstow Campus is located within the Central River City.

The proposed activity supports the Plans objectives by strengthening the education and innovation economy, and the provision 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 LGA. The South District Plan recognises the importance of education and health precincts in supporting job creation and skills development. The proposed works will contribute to education, skills development and job creation in the region.

The proposed works are consistent with the Plan's priorities as it supports local tertiary education services, promoting the efficient use of existing urban infrastructure and encouraging sustainable transportation use, with the site located within walking distance from Padstow Train Station and nearby bus services.

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 portions of the land located in a PMF area. The south-eastern tip of Building A, where internal works are proposed, is flood liable land. The area where external works will take place is not flood liable land for the purposes of section 3.10. 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”. Although no external works are proposed on flood liable land, Council and the SES were notified of the proposal in any event on 6 June 2025. No response has been received.

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

Section 3.55 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 3.54(1)(a). Section 3.54(1)(a)(ii) and (ix) apply to the proposal and as such, in accordance with s3.55(2), TAFE NSW must:

- (a) give written notice of the intention to carry out the development to the council for the area in which the land is located (unless the proponent is that council) and to the occupiers of adjoining land, and
- (b) take into consideration any response to the notice that is received within 21 days after the notice is given.

Written notice was provided to the Council via email on 6 June 2025, and letters were sent to adjoining landowners on 13 June 2025. Adjoining landowners are identified in **Appendix J**. No responses were received.

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 Regulations 2021

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

A summary of matters to be considered under the Guidelines are provided in Table 4 below.

Table 4. Summary Checklist of Matters to be Considered

Matters	Impact
(a) the environmental impact on the 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) the transformation of the locality,	The activity will not transform the locality.
(c) the 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 primarily internal alterations and additions to an existing building.
(d) reduction of the aesthetic, recreational, scientific or other environmental quality or value of the locality,	The activity will not reduce the aesthetic, recreational, scientific or other environmental quality or value of a locality.
(e) the effects on any locality, place or building that has— (i) aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance, or (ii) 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).
(f) the impact on the habitat of protected animals, within the meaning of the Biodiversity Conservation Act 2016 ,	The activity will not impact on the habitat of protected animals.
(g) the endangering of a 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) 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) degradation of the quality of the environment,	The activity will not cause the degradation of the quality of the environment.

(j) risk to the safety of the environment,	The activity will not cause any risk to the safety of the environment.
(k) reduction in the range of beneficial uses of the environment,	The activity will not reduce the range of beneficial uses of the environment.
(l) pollution of the environment,	The activity will not impact on any pollution of the environment.
(m) environmental problems associated with the disposal of waste,	The activity is not anticipated to cause environmental problems associated with the disposal of waste.
(n) increased demands on natural or other resources 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) the 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) the 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) 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 0 . The proposed activity is consistent with the NSW strategic planning framework.
(r) 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 internal fit-out works are not anticipated to 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 easily accessible via a range of transport options, including Padstow Train Station, existing bus services, and established pedestrian networks. These provide convenient and sustainable access for students, staff and visitors.

6.3 Waste Management

The Proposal will generate some waste as part of the construction works. Suitable waste containment will be provided on site during works and all waste will be disposed of lawfully at an appropriate facility.

Given the scale of the activity, waste disposal will be minimal and there is sufficient capacity in the road network to cater for a limited number of waste disposal vehicles, should these be required during the works. The construction contractor should discuss the potential for recycling waste where appropriate with a waste management centre.

The operational waste for the animal house is to be incorporated into the Padstow Campus Waste Management Strategy and is not anticipated to impact the waste management for TAFE NSW Padstow College.

TAFE NSW have confirmed that additional waste generated by the proposed animal studies functions in Building A will be very minor, and limited to small amounts of animal litter, sawdust, newspaper, leaves and small amounts of vegetable scrapes. The minor additional waste generated can be accommodated in the TAFE Campus' existing waste disposal arrangements per the operational waste management plan. In practice, this will result in daily rubbish collection and disposal by TAFE's waste contractors.

General waste will be collected from existing designated waste pick-up locations within the Campus, per TAFE's existing waste arrangements. These collection locations are as follows:

- General Waste pick up adjacent to Building D – twice weekly

- General Waste pick up adjacent to Building K/G – on demand
- Paper Recycling pick up adjacent to Building D – fortnightly
- Green Waste pick up Leicester Road carpark on demand – Horticulture use only.
- Small General Waste bins are located in walkways and circulation areas and managed by TAFE NSW contract cleaning staff

6.4 Construction Management

A Construction and Environmental Management Plan (**CEMP**) has been prepared by Capital Insight and is attached as **Appendix D**. The CEMP outlines the proposed construction methodology and measures required to mitigate any impacts on the ongoing operations of the TAFE NSW Padstow Campus and the surrounding area.

The proposed works are not anticipated to cause any additional adverse impacts or impact on any existing conditions of consent in operation at the Site.

6.5 Contamination and Hazardous Materials

The Site is not contaminated and does not require any remediation works in order to be suitable for the proposed works described in this REF. In any event, no excavation or earthworks are proposed for either the internal or external works. A Planning Certificate issued under s10.7 of the EP&A Act notes that “Council is not aware of the land being affected by any matters prescribed in Section 59 (2) of the Contaminated Land Management Act 1997.

A Hazardous Materials Survey has been prepared by WSP and is provided as **Appendix C**. The Survey identifies that some hazardous materials are present within the existing building, specifically asbestos, located within two (2) compressed bituminous switchboard panels as identified in the Hazardous Materials Management Plan

Hazardous materials identified in the Hazardous Materials Survey that are to be removed as part of the proposed works are identified and adequately addressed in the CEMP. The Construction and Environmental Management Plan identifies these hazardous materials that will be retained on Site and labelled. These materials will be managed appropriately on site to ensure there is no risk to the buildings occupants.

6.6 Air Quality

The proposed works and the establishment and operation of the animal care programme in and outside Building A, is not anticipated to have an impact on air quality at the Site or for nearby residents.

Regardless, an Air Quality Assessment is currently being undertaken by Enviroscience Solutions Pty Ltd to establish baseline levels, with the intention of confirming if the facility will have potential impacts on the air quality of the Site and on the nearby residential dwellings and identifying any recommendations for reporting or monitoring prior to construction.

6.7 Flood Impacts

A Flood Statement has been prepared by TTW and is provided as **Appendix B**. The Flood Statement concludes that whilst the Site is flood impacted, the area of external works is not within any flood risk precinct, no lowering of the existing floor level is proposed and the development will not increase flood effects elsewhere.

6.8 Cumulative Impacts

The majority of the proposed works will be located within the existing Building A, with the external works proposed being relatively minor. Any cumulative impacts of the proposed works will be suitably managed, by way of the mitigation measures included at **Section 7.0**.

6.9 Public Interest

The proposed works are in the public interest as it will facilitate operation of the animal care program and studies, currently located at the TAFE NSW Bankstown Campus, involves predominately internal works and only minor external works, contained within the existing TAFE Campus.

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

Mitigation measures are proposed where a proposed activity will or has the potential to cause an environmental impact. An analysis of potential environmental impacts from the proposed activity and a description of proposed mitigation measures are provided in **Table 7**.

Table 5. Mitigation Measures

Matter	Reason(s)	Mitigation Measures
Flood Impact	To ensure structural adequacy of building affected by flood controls	Potential flood risks and impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality. The Flood Statement prepared as Appendix H identifies the following mitigation measure: <ul style="list-style-type: none"> Obtain verification from structural engineer on flood compatible building components and the structural soundness of the Building A.
Operational Waste	To ensure operational waste is managed at the Site	Operational waste for the proposed animal house is to be incorporated into the existing waste management strategy and disposal arrangements currently in operation at the Site.
Hazardous Materials	To reduce risk of exposure to hazardous materials during construction and occupation of the building.	Building materials identified within the Hazardous Materials Survey as being likely asbestos are to be maintained and managed on Site where possible. If any asbestos or other hazardous materials are to be removed, these works will be undertaken by suitably qualified contractors in accordance with relevant codes and Standards.
Noise and Vibration	To minimise noise and vibration impacts on neighbouring development.	Construction activities will be carried out only during standard daytime working hours wherever possible. As the majority of works are internal fit out works, most noise generation activities will be screened from residential receivers by the existing building. In the unlikely event of a complaint being received relating to noise or vibration, the contractor will follow the complaints management procedures outlined in the Acoustic Assessment prepared as Appendix F .
Air Quality	To minimise any dust or odour emissions to neighbouring development.	The overall risk of dust and odour emissions is considered to be low, as identified in the Air Quality Assessment prepared as Appendix G . Nonetheless, the following mitigation measures are recommended to ensure dust and odour impact is kept to a minimum. <ul style="list-style-type: none"> Cleaning of outdoor animal areas daily following use using wet methods as to not create dust and making sure areas are well drained and that runoff is captured Ensure that vegetation (i.e. grass) is kept in good condition so that it provides surface coverage to underlying soils Designing the outdoor areas so that; <ul style="list-style-type: none"> The openings are away from prevailing winds and upwind of receptors Areas have good ventilation Ensuring any food stored outside is in stored in sealed containers when not in use or alternatively stored indoors Ensure frequent emptying of rubbish bins Installation of windbreaks using vegetation where required (i.e. ensure trees remain on the eastern side of the site to screen residential receptors from potential dust generation.

Pollution and water quality	To minimise risk of any construction pollutants or other waste from entering natural waterbodies.	As identified in the Construction & Environmental Management Plan, the appointed head contractor will implement appropriate temporary protection to reduce potential ingress of stormwater and prevent liquids or other potential pollutants from entering natural waterbodies. Erosion and sediment controls for the works shall be designed, installed and maintained in accordance with the requirements of Managing Urban Stormwater: Soils and Construction 2004 (the Blue Book) and environmental performance of contractors will be monitored and reported monthly during construction in the manor identified in the Construction and Environmental Management Plan.
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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 TAFE NSW Padstow College.

This REF identifies that the proposed activity can be carried out under Section 3.54(1)(a)(ii), (a)(ix), (b)(i) and (d) 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 Regulations.

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 effect 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.