

19 November 2025

## REQUEST FOR INDUSTRY SPECIFIC SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS) - NEW BANKSTOWN HOSPITAL

This letter provides details to enable the Department of Planning, Housing and Infrastructure to issue Industry Specific SEARs (hospitals, medical centres and health research facilities).

*Industry-specific SEARs only apply to SSD applications other than those that:*

- *Would be designated development but for the Act, section 4.10(2), or*
- *Are partly prohibited by an environmental planning instrument (EPI), or*
- *Are wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or*
- *Are a concept development application for State significant development.*

Industry Specific SEARs Qualification	Yes/No
Is the project?	
designated development but for the Act, section 4.10(2)	No
partly prohibited by an environmental planning instrument	No
wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5)	No
a concept development application for State significant development	No

### Project Details

**Applicant** Health Administration Corporation

**Site Address** The site is located at 490 Chapel Road, Bankstown, within the Canterbury Bankstown LGA. The site is legally described as Lot 1 DP853675, Lot 10 DP6880 and Raw Avenue.

**Land Ownership** Lot 1 DP853675 and Lot 10 DP6880 are owned by TAFE. Draft commercial terms are being developed between TAFE and Health Administrative Corporation for the transfer of land, which will be transferred at a future point in time.  
Raw Avenue is owned by Canterbury Bankstown Council. Health Administrative Corporation will compulsorily acquire Raw Avenue from Canterbury Bankstown Council at a future point in time.

**Context** The site is approximately 700m north of the Bankstown Train Station and is located within the Bankstown City Centre. The site is approximately 19km southwest of the Sydney CBD. The site's area is approximately 38,170m<sup>2</sup> and is generally rectangular in shape.  
The site is within the Bankstown Transit Oriented Development (TOD) Accelerated Precinct which has been rezoned to allow higher density residential development.  
The site currently contains the Bankstown TAFE campus which consists of 8 buildings and at-grade car park. The site is bound by La Salle Catholic College to the north, Chapel Road to the east, French Avenue to the south and two sports field and tennis court owned by La Salle Catholic College to the west.

The site is primarily surrounded by low to medium density residential, commercial and retail premises and the La Salle Catholic College.

The site is not identified as an item of environmental heritage nor is it within a conservation area.

The site is identified as being within a flood way as defined by the definition in the Flood Risk Management Manual. The site includes flood impacted areas that are subject to the 1 in 100 year event flood and the probable maximum flood (PMF).

Site Aerial



**Land Use Zone** Part SP2 Infrastructure (educational establishment) and part MU1 Mixed Use under the *Canterbury Bankstown Local Environmental Plan 2023* (the Canterbury-Bankstown LEP).

**Land Uses** Health Services Facility – Hospital  
 Under Section 2.60 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the TI SEPP), development for the purpose of health services facility can be carried out by any person with consent on land in a prescribed zone. A prescribed zone includes the SP2 Infrastructure and MU1 Mixed Use zones within which the site is located. Therefore, development for a ‘health services facility’ is permitted with consent on the site.

**SSD Qualification** Development for the purposes of a hospital with an Estimated Development Cost of more than \$30 million is state significant development under Clause 14 of Schedule 1 of the *State Environmental Planning Policy (Planning Systems) 2021*. The proposed works will have an estimated development cost exceeding \$30 million, and therefore the development is considered State Significant Development.

**Project Description** Construction and operation of a new health services facility (hospital) including the following works:

- A 14 storey hospital building plus roof plant
- A 10 storey building for logistics and multi-storey car parking
- Demolition of Building D and surrounding hardstand
- Site preparation including earthworks, cut and fill
- Construction of new vehicular access points, internal roads and on-grade car parking spaces
- Inground building services works and utility adjustments, including service diversions
- Building foundation works
- Signage, including wayfinding, and

- 
- Landscaping.
- 

**Related Application** A range of separate but related infrastructure improvement works are occurring at the site under a separate application via Part 5 of the EP&A Act and as Development Without Consent under *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP). The infrastructure improvement works were approved by Health Infrastructure before the date of this SEARs request and are required for efficient sequencing of works and to accelerate the delivery of the new Bankstown Hospital. The works are separate to the subject SSD works, including:

- Demolition works.
- Site clearing, tree removal, temporary tree relocation and earthworks.
- Site infrastructure works, including removal, capping and installation of site infrastructure, installation of a new kiosk substation on Chapel Road and diversion of existing in-ground sewer and water services.
- Construction of a temporary internal driveway to provide access to the adjacent playing fields to the west.
- Erection of a site hoarding.

The separate infrastructure work approvals under Part 5 will not be sought for approval under the SSD application.

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As part of the site is identified as a floodway, a separate development application (DA) has been made to Canterbury-Bankstown Council for Category 1 remediation work. The DA is currently under assessment and is anticipated to be determined prior to the SSDA determination.

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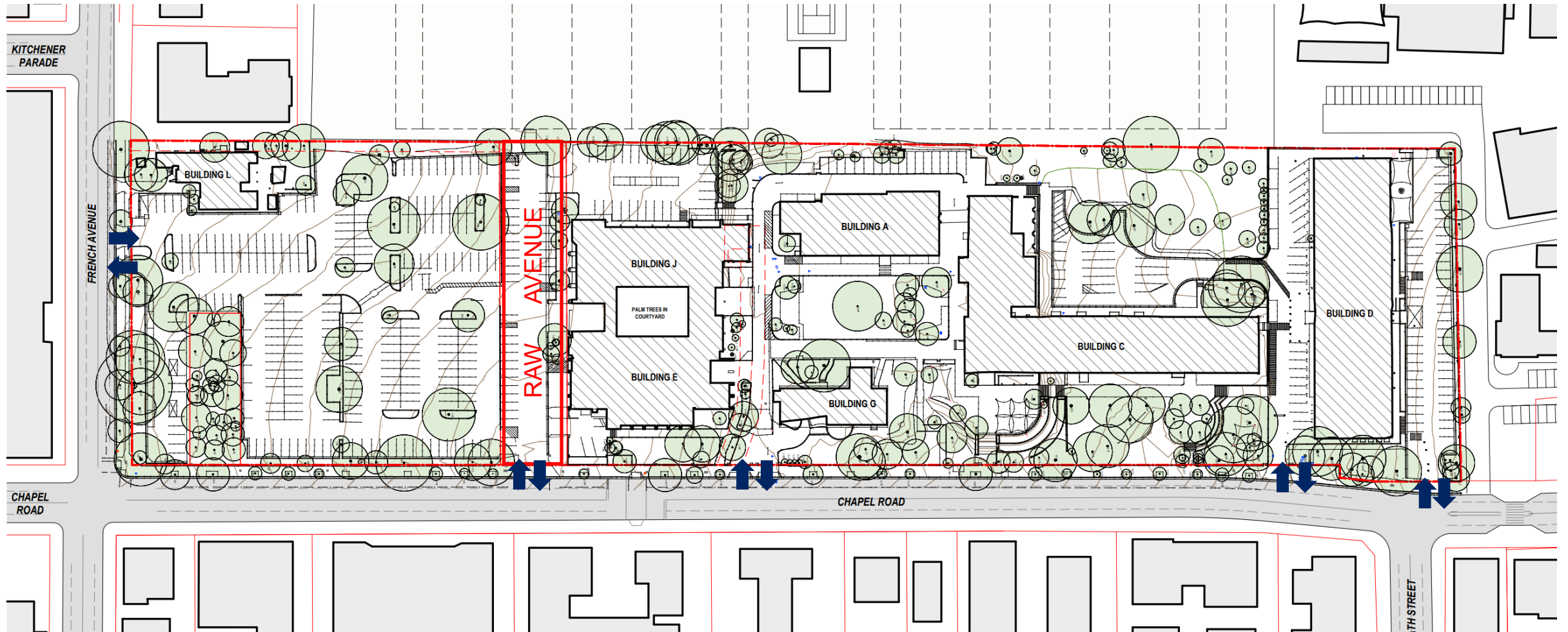
**EPBC Act / Biodiversity Conservation Act** No EPBC Act approval is required.  
A BDAR / BDAR Waiver will be prepared as part of the submission of the EIS.

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### Attachments

- Aerial photograph and local context
- Existing site plan
- Site plan following separate infrastructure works undertaken as development without consent
- Indicative concept layout

# Existing Site





Northern end with adjoining school

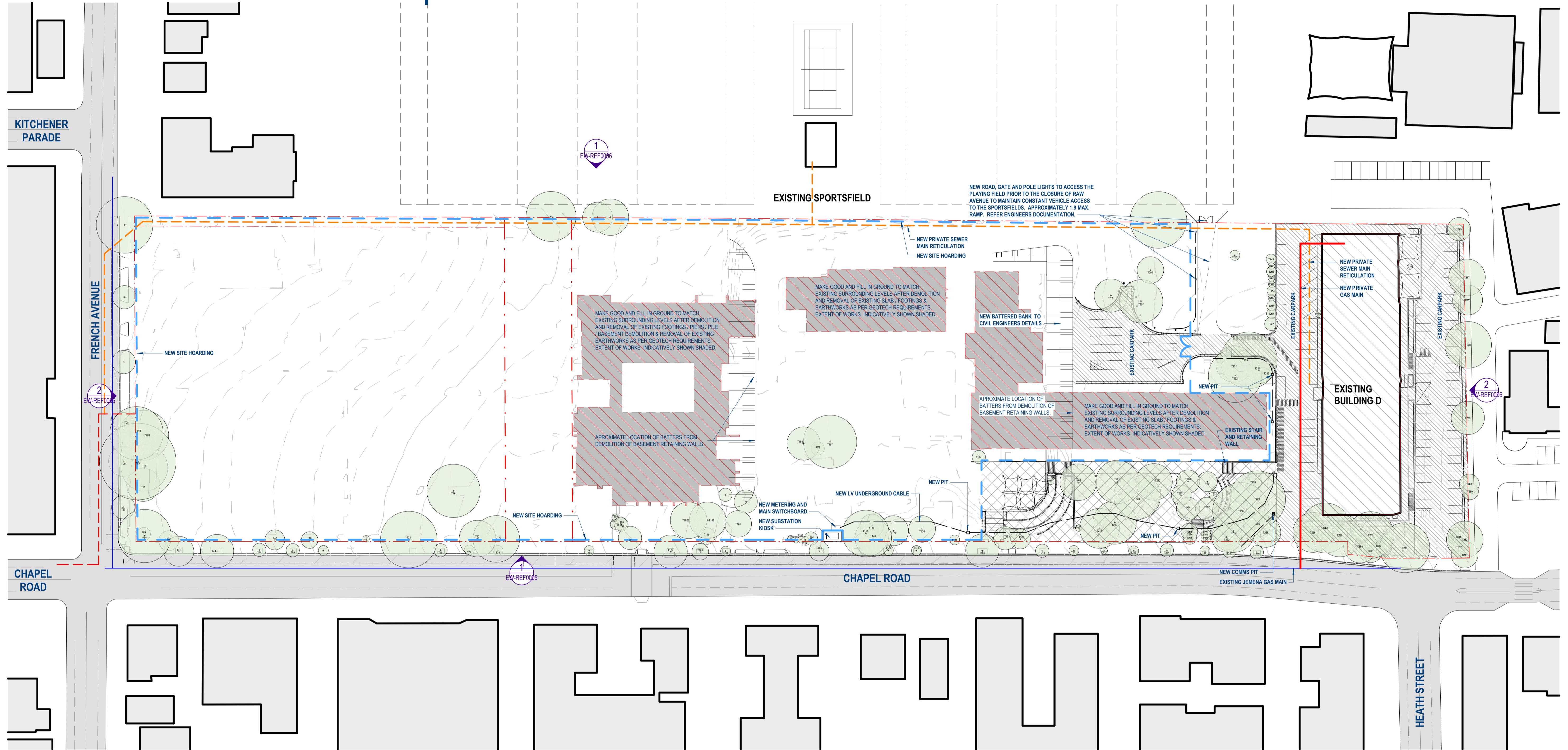
Site

French Ave

Chapel Road

Southern end with city connection

# Site Plan following Infrastructure Works undertaken as development without consent



- LEGEND**
- EXISTING TO BE RETAINED
  - EXISTING BUILDING TO BE RETAINED & IN USE DURING DEMOLITION.
  - EXTENT OF NEW SITE HOARDING
  - PROPOSED RETICULATION OF PRIVATE SEWER MAIN
  - EXISTING SEWER GRAVITY MAIN
  - EXISTING PRIVATE SEWER MAIN
  - NEW PRIVATE GAS MAIN FOR BLDG D
  - EXISTING JEMENA GAS MAINS (110 NY 7kPa)
  - EXISTING BUILDING TO BE DEMOLISHED INCLUDING FOOTINGS / PIERS AND DEMOLISHED MATERIAL TO BE REMOVED OFF SITE U.N.O.
  - EXISTING SEWER GRAVITY MAIN
  - EXISTING PRIVATE SEWER MAIN
  - NEW PRIVATE GAS MAIN FOR BLDG D
  - EXISTING JEMENA GAS MAINS (110 NY 7kPa)
  - TREE TO BE RELOCATED TEMPORARILY. FINAL LOCATION T.B.C.
  - TREE TO BE RETAINED NOTE: REFER ARBORIST REPORT
  - EXISTING EXTERNAL AREA TO BE RETAINED & IN USE DURING DEMOLITION.
  - EXISTING EXTERNAL AREA TO BE RETAINED
  - NEW BATTERED BANK, REFER TO CIVIL ENGINEERS DETAILS

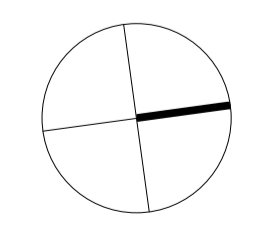
Do not scale drawings. Verify all dimensions on site

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**Registrations and Nominated Architects**  
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 NT: Architectus Australia Pty Ltd AR750  
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 SA: Architectus Australia 3426  
 TAS: Architectus Australia F109  
 VIC: Architectus Australia 5176  
 WA: Architectus Australia 3209, Ray Brown 2929

revision	purpose of issue	checked	date
A	ISSUED FOR REF		13/10/25

**SITE ADDRESS:** BANKSTOWN TAFE, 500 CHAPEL ROAD, BANKSTOWN NSW 2200  
**TITLE IDENTIFIERS:** LOT 1 DP853675, LOT 10 DP6880 AND RAW AVENUE  
**LGA:** BANKSTOWN CITY LGA.



**NOTE:** ALL TEMPORARY FENCING AND THE LIKE TO REMAIN IN PLACE AFTER DEMOLITION TO PROTECT THE PUBLIC FROM RESIDUAL HAZARDS AND MAINTAIN SECURITY.

## APPROVAL

client

title

**architectus**<sup>TM</sup>

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approved scale  
 prepared Checker As indicated @A1  
Author project no 210110.00

project

**New Bankstown Hospital**

Eora Nation  
 500 Chapel Rd, Bankstown

drawing

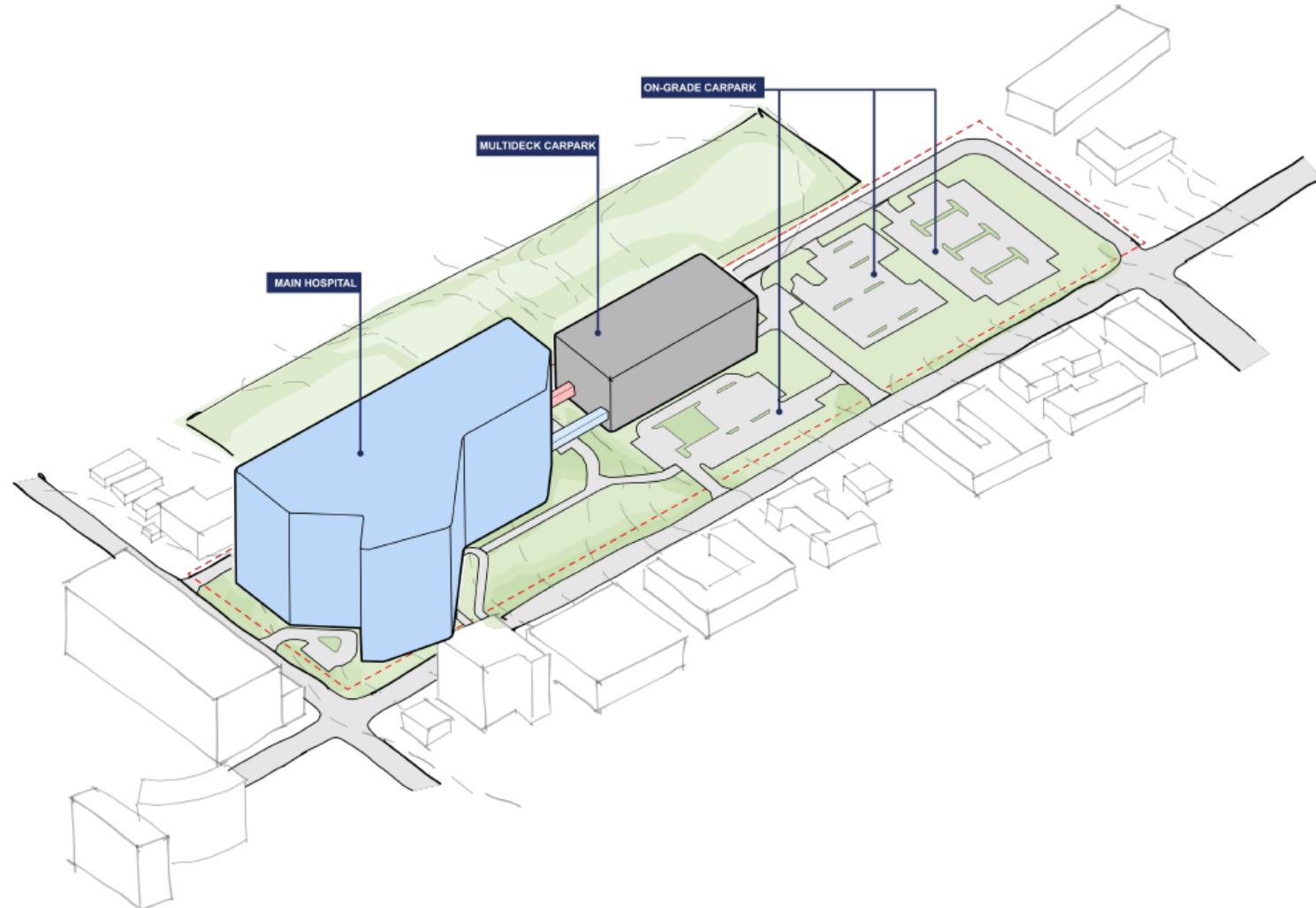
**REF PROPOSED SITE PLAN**

drawing no. revision

**NBH-ARC-DRW-EW-REF0003** **A**

14/10/2025 10:58:30 AM

# Indicative Concept Layout



# Indicative Concept Layout

