

REVIEW OF ENVIRONMENTAL FACTORS

SPORTING FIELD (COMPRISING A NEW ATHLETICS TRACK AND ASSOCIATED FIELD FACILITIES)

PROPERTY: Southern Cross University Lismore Campus
1B Military Road, East Lismore
PROPONENT: Southern Cross University
OUR REF: 250039
DATE: 14 October 2026



**Newton
Denny
Chapelle**

Surveyors
Planners
Engineers

DOCUMENT AND PROJECT DETAILS

Document title:	Proposed Sports Field (Athletics track)
Author:	Damian Chapelle
Project manager:	Damian Chapelle
Date of issue:	October 2026
Job reference:	250039
Project outline	Construction of a sporting field (comprising a new athletics track and associated field facilities) over the existing Maurie Ryan Oval at Southern Cross University, Lismore Campus.

REVISION HISTORY

Rev	Date	Description	Author	Approved
A	28.09.2026	Draft REF	DC	DC/SCU/Pembridge
B	14.10.2026	Final REF	DC	DC/Pembridge

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PO Box 1138, Lismore NSW 2480
Suite 1, 31 Carrington Street, Lismore (Head Office)
Shop 8/480 Casuarina Way, Casuarina (The Commons)
Phone: (02) 6622 1011
Email: office@ndc.com.au
Web: www.ndc.com.au
ABN: 18 094 689 845



Certification

This Review of Environmental Factors (REF) has been prepared by Newton Denny Chapelle on behalf of Southern Cross University (SCU). The report presents the environmental impacts which could arise from the proposed construction of a sports field (comprising a new athletics track and associated field facilities) over the existing Maurie Ryan Oval at SCU's Lismore Campus. The REF has been prepared in accordance with the relevant provisions of the EP&A Act, the EP&A Regulation and its associated State Environmental Planning Policies.

SCU is the determining authority as defined in the Environmental Planning and Assessment Act 1979 (EP&A Act). The Proposal satisfies the definition of an activity under the EP&A Act, and as such the SCU must assess and consider the environmental impacts of the proposal before determining whether to proceed.

The proposed works are able to proceed as 'development permitted without consent' by virtue of Section 3.47(1)(a1) of State Environmental Planning Policy (Transport & Infrastructure) 2021 (T&I SEPP). For development nominated as 'permitted without consent', a development application is not required under Part 4 of the Environmental Planning and Assessment Act 1979. Activities permitted without consent still require environmental assessment pursuant to Division 5.1 of the EP&A Act. This REF assesses any potential significant environmental impacts expected as part of the Proposal. Based on the information presented in this REF it is concluded that:

1. the proposed activity is not likely to have a significant impact on the environment and therefore an Environmental Impact Statement (EIS) is not required.
2. the proposed activity is not likely to significantly affect threatened species, populations, ecological communities, or critical habitat. Therefore, a Species Impact Statement (SIS) / Biodiversity Assessment Report (BDAR) is not required.
3. the proposed Activity is not likely to affect any Commonwealth land, is not being carried out on Commonwealth land, or significantly affect any matters of national environmental significance.

Subject to implementation of the measures to avoid, minimise or manage environmental impacts listed in this REF, the proposed activity is recommended to proceed.

Author and Qualifications	Damian Chapelle, Bachelor of Town Planning
Designation	Principal Town Planner
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.	
Certifier and Qualifications	Damian Chapelle, Bachelor of Town Planning
Designation	Principal Town Planner
Organisation	Newton Denny Chapelle
Signature	
Date	14 October 2026

Decision Statement

I, **Professor Tyrone Carlin**, as an authorised person on behalf of Southern Cross University (SCU), have examined and considered the REF for the proposed construction of a sports field (comprising a new athletics track and associated field facilities) over the existing Maurie Ryan Oval at SCU's Lismore Campus, prepared in accordance with section 5.5 of the Environmental Planning and Assessment Act 1979.

I have reviewed the contents of the REF and I have gained an understanding of the impacts of the proposed activity and I acknowledge the need to implement the stated mitigation measures identified in the REF.

Based on the findings of the REF, the proposed Activity may proceed as:

- The proposed Activity is not likely to have a significant impact on the environment and therefore an Environmental Impact Statement is not required.
- The proposed Activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a Species Impact Statement is not required.
- The proposed Activity is not likely to affect any Commonwealth land, is not being carried out on Commonwealth land, or significantly affect any matters of national environmental significance.

I accept this Review of Environmental Factors on behalf of SCU as the determining authority and determine that the proposed works associated with the construction of a sports field (comprising a new athletics track and associated field facilities) over the existing Maurie Ryan Oval at SCU's Lismore Campus as described in Section 3 of this report can proceed subject to the mitigation measures in Section 7 being implemented during the relevant pre-construction, construction and operational phases as applicable on the site.

Name	Professor Tyrone Carlin
Designation	Vice-Chancellor & President
Organisation	Southern Cross University
Signature	
Date	20 October 2026

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ATTACHMENTS

Attachment 1	Deposited Plans 1156942, 39937 & 802344
Attachment 2	Project Design Plans
Attachment 3	Biodiversity Assessment Report
Attachment 4	Traffic Management Assessment
Attachment 5	Cultural Heritage Consultation
Attachment 6	Construction Management Plan
Attachment 7	Stormwater Management Plan
Attachment 8	Noise Impact Assessment
Attachment 9	Obtrusive Effects of Outdoor Lighting Assessment
Attachment 10	Infrastructure Services Assessment (water, sewer, electricity)
Attachment 11	Waste Management Plan
Attachment 12	Lismore City Council Consultation
Attachment 13	Community Consultation
Attachment 14	End of Life Report
Attachment 15	AHIMS
Attachment 16	Correspondence from Telstra

ABBREVIATIONS

AHD	Australian Height Datum
AHIMS	Aboriginal Heritage Information Management System
BC Act 2016	Biodiversity Assessment Report
BDAR	Biodiversity Development Assessment Report
CMP	Construction Management Plan
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DPHI	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EPA	Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
EPI	Environmental Planning Instrument
Ha	Hectares
LEP	Local Environmental Plan
LLEP	Lismore Local Environmental Plan
LGA	Local Government Area
NCC	National Construction Code
NSW RFS	NSW Rural Fire Service
PCMP	Preliminary Construction Management Plan
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
REF	Review of Environmental Factors
Resilience and Hazards SEPP	State Environmental Planning Policy (Resilience and Hazards) 2021
SEPP	State Environmental Planning Policy
T&I SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
WM Act	Water Management Act 2000

1. Executive Summary

Newton Denny Chapelle (NDC) has been engaged by Southern Cross University (SCU) to prepare a Review of Environmental Factors (REF) for a sports field (comprising a new athletics track and associated field facilities) over the existing Maurie Ryan Oval at Southern Cross University, Lismore Campus.

This REF has been prepared in accordance with the requirements of Division 5.1 of the Environmental Planning and Assessment Act 1979 (NSW) (EP&A Act) by considering and recording for SCU a review of matters affecting or likely to affect the environment by reason of the Activity (sports field), so that the University may examine and take into account those matters. As part of examining and taking into account those matters, the University will need to determine whether the Activity is likely to significantly affect the environment.

Statutory Considerations

Environmental Planning and Assessment Act 1979 (NSW)

The EP&A Act regulates, among other things, development of land.

The proposed works are able to proceed as ‘development permitted without consent’ by virtue of Section 3.47(1)(a1) of *State Environmental Planning Policy (Transport & Infrastructure) 2021* (T&I SEPP). For development nominated as ‘permitted without consent’, a development application is not required under Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act).

One of the purposes of this REF is to assess and record for consideration by SCU, all matters affecting or likely to affect the environment by reason of the athletics track & associated field facilities, so that the University may examine and take into account those matters in a manner that is proportionate to the nature and risk of the Activity.

This Review of Environmental Factors (REF) has been prepared to assess the potential degree of environmental impacts of the proposed activity in accordance with Section 5.5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and Section 171 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regs).

It is concluded that the proposed works as described are not likely to significantly affect the environment within the meaning of Part 5 of the *EP&A Act 1979*, provided that the safeguard and mitigation measures documented in **Section 7** of this report are adhered to.

Environmental Impacts

The main potential environmental impacts associated with the Activity include:

- Biodiversity
- Traffic (Access and Parking)
- Waste Management
- Noise
- Aboriginal Archaeology
- Socio economic / Land use.

Potential impacts to these aspects have been assessed as minor or negligible. The potential for impacts to soil and groundwater contamination, greenhouse gas emissions and air quality have also been considered and concluded that adverse impacts are unlikely.

The Activity will realise a number of positive socio economic, lifestyle and liveability impacts, that are centred around the use of a contemporary athletic training facility.

To minimise potential environmental and social impacts from the Activity, SCU has considered the size and location of the Activity Area. Any residual impacts identified through the assessment process are proposed to be further minimised through the incorporation of mitigation and management safeguards.

These mitigation and management safeguards have been consolidated in **Table 17** (see **Section 7**).

Conclusion

This REF has considered the potential impacts of the Activity (at SCU Lismore Campus) on the existing environment together with the mitigation and management safeguards are detailed in **Section 5**. The potential impacts of the Activity are considered to be relatively minor and would be unlikely to have a significant impact on the environment.

2. Site Context and Analysis

2.1 Overview and Background

SCU proposes to develop the Southern Cross Regional Athletics Facility on the existing athletics oval (Maurie Ryan Oval) at its Lismore campus. The project will replace and upgrade an established sports field with an all-weather synthetic athletics track and associated field-event infrastructure.

The facility will provide a regional venue for university teaching and research, school sport, community athletics, athlete development and regional competition. It addresses a long-standing gap in Northern Rivers sporting infrastructure, with no comparable synthetic athletics facility currently available in the region.

The project is supported by \$3.672 million in NSW Government funding, with the University funding the balance and retaining responsibility for the facility's operation and maintenance.

The environmental assessment has been undertaken under the provisions of Section 171 of the *Environmental Planning and Assessment Regulation 2021 (EPA Regulation)*. If the findings of the REF indicate that the proposal is likely to result in "significant" impacts, an Environmental Impact Statement (EIS) will be required to be prepared and evaluated prior to the determining authority deciding whether to proceed with the project. The proponent and determining authority for the project is SCU.

2.2 Location and Description of Site

The Lismore Campus of SCU is located in East Lismore and Goonellabah in an elevated position outside of the flood plain. The campus is located over multiple parcels and obtains access from Rifle Range Road, Military Road and University Drive.

The current assessment relates to land located at 1B Military Road, East Lismore which is formally identified as Lot 12 DP 802344, Lot 1 DP 1156942 & Lot 2 DP 39937. The property has a total site area of 37.282 hectares and is located in the central and western portion of the SCU Campus.

Table 1: Site Details

Component	Response
Property Address	1B Military Road, East Lismore
Lot & DP	Lot 1 DP 1156942 Lot 12 DP 802344 Lot 2 DP 39937
Area	37.282 hectares
Landowner	Southern Cross University
Proponent	Southern Cross University

Plates 1 & 2 provide an aerial view of the subject site and surrounds whilst **Plates 3-5** provide an extract of the relevant deposited plan for the subject sites which are incorporated into the project. A complete copy of the DPs are provided at **Attachment 1**.



Plate 1: Aerial view of the subject site

Source: Lismore City Council GIS Mapping



Plate 2: Air View of the Project / Site Location at SCU

Source: Lismore City Council GIS Mapping

PLAN FORM 2		Plan Description to appear in this space		OFFICE USE ONLY	
Signed by Dr Terry Metherell, Minister for Conservation and South African Affairs, for and on behalf of Her Most Gracious Majesty Queen Elizabeth the Second.				DP 802344 Registered DP 22 9 1998 CA NO 90/33 of 14.7.90 Title System: TORRENTS Purpose: SUBDIVISION Ref Map: XBTOT 42, 44 Last Plan: DP 594/150 PLAN OF SUBDIVISION OF LOT 11 M DP 594/150 Lengths are in metres. Reduction Ratio: 1:5,000 Map Sheet: LISMORE Locality: LISMORE Parish: LISMORE County: ROOS Other map(s) used in preparation of this plan: DP 594/150, DP 594/151, DP 594/152, DP 594/153, DP 594/154, DP 594/155, DP 594/156, DP 594/157, DP 594/158, DP 594/159, DP 594/160, DP 594/161, DP 594/162, DP 594/163, DP 594/164, DP 594/165, DP 594/166, DP 594/167, DP 594/168, DP 594/169, DP 594/170, DP 594/171, DP 594/172, DP 594/173, DP 594/174, DP 594/175, DP 594/176, DP 594/177, DP 594/178, DP 594/179, DP 594/180, DP 594/181, DP 594/182, DP 594/183, DP 594/184, DP 594/185, DP 594/186, DP 594/187, DP 594/188, DP 594/189, DP 594/190, DP 594/191, DP 594/192, DP 594/193, DP 594/194, DP 594/195, DP 594/196, DP 594/197, DP 594/198, DP 594/199, DP 594/200, DP 594/201, DP 594/202, DP 594/203, DP 594/204, DP 594/205, DP 594/206, DP 594/207, DP 594/208, DP 594/209, DP 594/210, DP 594/211, DP 594/212, DP 594/213, DP 594/214, DP 594/215, DP 594/216, DP 594/217, DP 594/218, DP 594/219, DP 594/220, DP 594/221, DP 594/222, DP 594/223, DP 594/224, DP 594/225, DP 594/226, DP 594/227, DP 594/228, DP 594/229, DP 594/230, DP 594/231, DP 594/232, DP 594/233, DP 594/234, DP 594/235, DP 594/236, DP 594/237, DP 594/238, DP 594/239, DP 594/240, DP 594/241, DP 594/242, DP 594/243, DP 594/244, DP 594/245, DP 594/246, DP 594/247, DP 594/248, DP 594/249, DP 594/250, DP 594/251, DP 594/252, DP 594/253, DP 594/254, DP 594/255, DP 594/256, DP 594/257, DP 594/258, DP 594/259, DP 594/260, DP 594/261, DP 594/262, DP 594/263, DP 594/264, DP 594/265, DP 594/266, DP 594/267, DP 594/268, DP 594/269, DP 594/270, DP 594/271, DP 594/272, DP 594/273, DP 594/274, DP 594/275, DP 594/276, DP 594/277, DP 594/278, DP 594/279, DP 594/280, DP 594/281, DP 594/282, DP 594/283, DP 594/284, DP 594/285, DP 594/286, DP 594/287, DP 594/288, DP 594/289, DP 594/290, DP 594/291, DP 594/292, DP 594/293, DP 594/294, DP 594/295, DP 594/296, DP 594/297, DP 594/298, DP 594/299, DP 594/300, DP 594/301, DP 594/302, DP 594/303, DP 594/304, DP 594/305, DP 594/306, DP 594/307, DP 594/308, DP 594/309, DP 594/310, DP 594/311, DP 594/312, DP 594/313, DP 594/314, DP 594/315, DP 594/316, DP 594/317, DP 594/318, DP 594/319, DP 594/320, DP 594/321, DP 594/322, DP 594/323, DP 594/324, DP 594/325, DP 594/326, DP 594/327, DP 594/328, DP 594/329, DP 594/330, DP 594/331, DP 594/332, DP 594/333, DP 594/334, DP 594/335, DP 594/336, DP 594/337, DP 594/338, DP 594/339, DP 594/340, DP 594/341, DP 594/342, DP 594/343, DP 594/344, DP 594/345, DP 594/346, DP 594/347, DP 594/348, DP 594/349, DP 594/350, DP 594/351, DP 594/352, DP 594/353, DP 594/354, DP 594/355, DP 594/356, DP 594/357, DP 594/358, DP 594/359, DP 594/360, DP 594/361, DP 594/362, DP 594/363, DP 594/364, DP 594/365, DP 594/366, DP 594/367, DP 594/368, DP 594/369, DP 594/370, DP 594/371, DP 594/372, DP 594/373, DP 594/374, DP 594/375, DP 594/376, DP 594/377, DP 594/378, DP 594/379, DP 594/380, DP 594/381, DP 594/382, DP 594/383, DP 594/384, DP 594/385, DP 594/386, DP 594/387, DP 594/388, DP 594/389, DP 594/390, DP 594/391, DP 594/392, DP 594/393, DP 594/394, DP 594/395, DP 594/396, DP 594/397, DP 594/398, DP 594/399, DP 594/400, DP 594/401, DP 594/402, DP 594/403, DP 594/404, DP 594/405, DP 594/406, DP 594/407, DP 594/408, DP 594/409, DP 594/410, DP 594/411, DP 594/412, DP 594/413, DP 594/414, DP 594/415, DP 594/416, DP 594/417, DP 594/418, DP 594/419, DP 594/420, DP 594/421, DP 594/422, DP 594/423, DP 594/424, DP 594/425, DP 594/426, DP 594/427, DP 594/428, DP 594/429, DP 594/430, DP 594/431, DP 594/432, DP 594/433, DP 594/434, DP 594/435, DP 594/436, DP 594/437, DP 594/438, DP 594/439, DP 594/440, DP 594/441, DP 594/442, DP 594/443, DP 594/444, DP 594/445, DP 594/446, DP 594/447, DP 594/448, DP 594/449, DP 594/450, DP 594/451, DP 594/452, DP 594/453, DP 594/454, DP 594/455, DP 594/456, DP 594/457, DP 594/458, DP 594/459, DP 594/460, DP 594/461, DP 594/462, DP 594/463, DP 594/464, DP 594/465, DP 594/466, DP 594/467, DP 594/468, DP 594/469, DP 594/470, DP 594/471, DP 594/472, DP 594/473, DP 594/474, DP 594/475, DP 594/476, DP 594/477, DP 594/478, DP 594/479, DP 594/480, DP 594/481, DP 594/482, DP 594/483, DP 594/484, DP 594/485, DP 594/486, DP 594/487, DP 594/488, DP 594/489, DP 5	

Diagram illustrating the Plan of Subdivision of Lot 1 in DP 832065 and Lot 2 in DP 793927, showing the subdivision of the land into two lots (1 and 2) and the proposed boundaries.

Lot 1 (9.612 ha, 10.28 ha DEDN, (X))

Lot 2 (7.008 ha)

Diagram 1 (6663 m²)

Diagram 2 (6663 m²)

Diagram 3 (6663 m²)

Diagram 4 (6663 m²)

Diagram 5 (6663 m²)

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Diagram 169 (6663 m²)

Diagram 170 (6663 m²)

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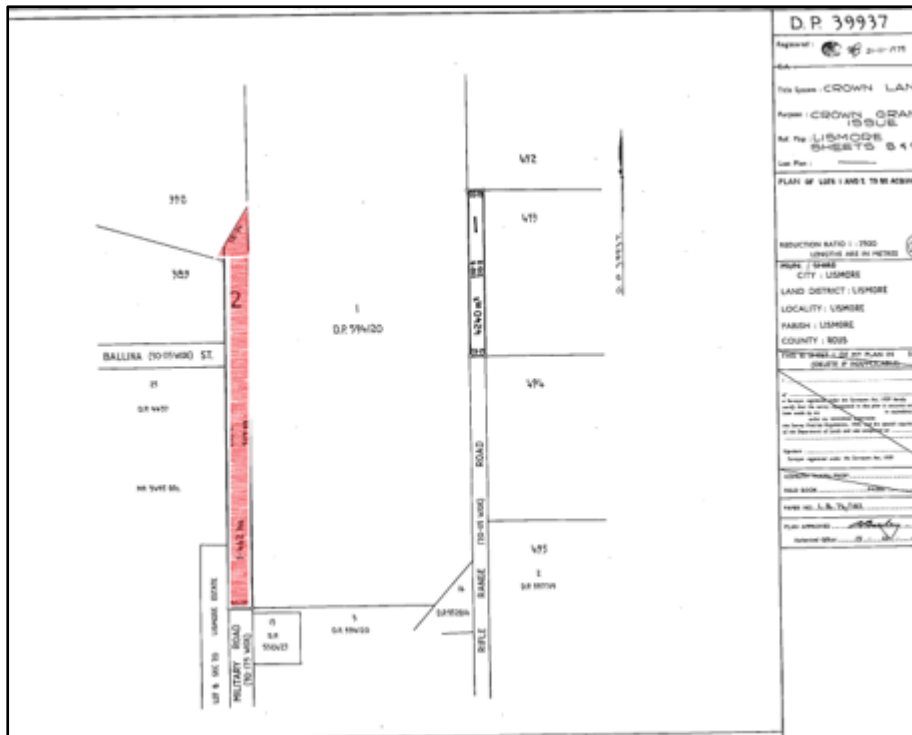


Plate 5: Extract from Deposited Plan (DP39937)

2.3 Photographic Plates

Plates 6 – 9 illustrate the area upon the SCU Campus which is planned for the sports field project. As illustrated the location of the proposed works is within an existing sports field precinct on the Lismore campus. No trees or other vegetation of significance are within the development footprint given the proposal involves works to the existing fields.



Plate 6: View of SCU Entrance from Military Road



Plate 7: View of Entry to SCU Car Park Adjoining Maurie Ryan Sports Field from Military Road



Plate 8: View SCU Car Park Adjoining Maurie Ryan Sports Field



Plate 9: View of Maurie Ryan Sports Field from University Grounds



Plate 10: View of Maurie Ryan Sports Field from Adjoining Car Park

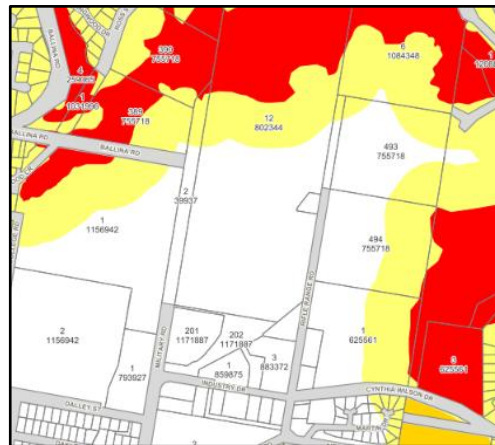
2.4 Site Analysis

Table 2: Site Analysis

Local Environmental Plan	Lismore Local Environmental Plan 2012
Zoning	SP2 – Infrastructure
Heritage (LEP)	The site is <u>not</u> identified as containing a heritage item or as being within a heritage conservation area under Schedule 5 of the LLEP 2012.
Indigenous Heritage (AHIMS)	An AHIMS search conducted within a 200m buffer of the site reveals no Aboriginal sites or places were recorded or declared. Refer to Attachment 15 for detail.
Mapped Stream (LCC)	The site does contain a mapped stream running north-south on the eastern side of the Maurie Ryan sports field.
Drinking Water Catchment	The site <u>not</u> mapped as being located within the mapped Wilson Source water catchment area.
Potential Contaminated Land	The allotment is <u>not</u> identified by LCC GIS mapping as a potential contaminated site.
Acid Sulphate Soils	The allotment is <u>not</u> identified by LCC GIS mapping as containing Acid Sulfate Soils.
Flood Prone (LCC)	The allotment is not identified by LCC GIS mapping as a potential flood prone land.
Topography	The land is relatively flat for the existing sports fields, however falls to the east and the associated waterway which traverses to the stormwater detention basin.
Reticulated Urban Infrastructure	The existing buildings on the site are connected to the reticulated urban infrastructure network.
Surrounding Land Uses	North – Undeveloped land and Southern Cross University Campus. East – Southern Cross University Campus. South – Southern Cross University Campus & Lismore High Campus of the Rivers Secondary Campus. West – Residential land.
Easements	As per the Deposited Plan for the site provided at Attachment 1, the site is subject to the following easements: DP1156942 (P) – Easement for underground powerlines 2 wide (DP 1103874) (Q) – Easement for multipurpose electrical installation 3.8 wide (DP1103874) (E) – Easement to drain water variable width (S) – Easement for Padmount Substation 3.5 wide (DP 1140146) (T) – W949600 – Easement for Telecommunications Cables (DP612091) (X) – Land excludes minerals (D861744) DP802344 (T) – W949600 – Easement for Telecommunications Cables (DP612091) (S) – Easement for sewerage purposes 2 wide (DP 613496) The development footprint is located over the easements registered for DP 802344.

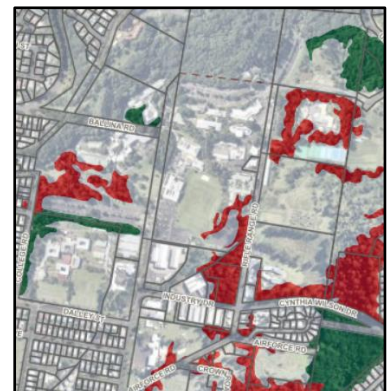
Bushfire Prone Land (LCC)

The site is mapped as bush fire prone land and contains Category 1 vegetation and vegetation buffer. The area for the planned activity is not mapped as being bushfire prone.



Biodiversity Mapping

The subject allotment contains areas of mapped 'biodiversity values'. This vegetation is physically removed from the location of the proposed works. The site is mapped as containing areas of Primary, Secondary A and 'Other' koala habitat pursuant the Council online mapping.



3. Proposed Activity

3.1 Concept Development

3.1.1 Objectives and Aims of the Proposal

The proposal primarily involves the construction of upgrades to the existing sports field, incorporating new synthetic athletics track and associated infrastructure at the existing Maurie Ryan Oval, within the SCU Lismore campus.

The facility will satisfy the key objective of providing a regional venue for school sport, community athletics, university teaching and research, athlete development and regional competition.

3.1.2 Need for the Proposal

The specialised athletics facility will support programs at the University Campus. The project will achieve the key objective to address the long-standing gap in Northern Rivers sporting infrastructure, with no comparable synthetic athletics facility currently available in the region.

The facility will create economic activity through visitor expenditure, event hosting, community participation and increased engagement with SCU.

3.1.3 Justification

The proposed works provide for the adaptive reuse of an existing sports field to facilitate the commencement of the athletics track.

The proposal will improve the quality, reliability and range of facilities available for the same broad sporting, educational and community purposes. The principal changes are:

- Replacement of the existing natural track surface with a synthetic surface.
- Improved and more reliable field-event infrastructure.
- Increased resilience during wet weather.
- Improved accessibility and event functionality.
- Replacement of the existing floodlight with new, more suitable lighting infrastructure.

With effective implementation of the mitigation measures of this REF, the proposal is considered unlikely to have any significant environmental impacts.

3.1.4 Options Considered

The following options were considered by the proponent.

Table 3: Options Considered

#	Option	Proponent Consideration
1	Do nothing	This option would not allow for the delivery of a specialised facility at the SCU Lismore Campus. This does not meet the proponents' needs.
2	Upgrade existing Maurie Ryan Oval	This option would represent a significant financial outlay with inferior outcomes when compared to the scope of events available with the construction of a synthetic athletics track. Whilst no detailed design investigations occurred, it is noted that the ability to attract greater community use, which draws on the broader regional community is not achievable. The construction of a purpose designed sports field athletics track is therefore preferred.
3	Proposed Works	The facility will provide a regional venue for school sport, community athletics, university teaching and research, athlete development and regional competition. It addresses a long-standing gap in Northern Rivers sporting infrastructure, with no comparable synthetic athletics facility currently available in the region. As such the proposal is considered to be the preferred option in this instance.
4	Relocation of the facility to another part of the campus	Not adopted. Maurie Ryan Oval is the only level playing field of sufficient size on the campus, and the proposal reuses an existing sporting facility. No alternative location exists.

3.2 Project Overview

The project will deliver an independently measured and certified eight-lane, 400 metre synthetic athletics track designed for World Athletics Class 2 certification Construction Category V, together with facilities for:

- Sprint, middle-distance and long-distance events (10-lane straight with 8-lane back straight);
- Long jump and triple jump;
- High jump and pole vault;
- Javelin, discus, hammer and shot put;
- Steeplechase;
- Training, warm-up and athlete development.

Supporting works include drainage, accessible pathways, equipment storage, spectator areas and replacement floodlighting, integrated with the campus's existing amenities, parking and event infrastructure.

The facility is intended to support:

- SCU teaching, placements and research in exercise science, sport, health and allied health;
- School athletics carnivals and training;
- Little Athletics and local athletics clubs;
- Casual community and recreational use;
- Regional and state competitions;
- Masters athletics and disability sport;
- Athlete development programs and training camps.

Most use will comprise scheduled university programs, school carnivals, club training and weekly community activities. Larger regional or state events will occur less frequently and will be managed through event-specific operational arrangements.

Table 4: Schedule of Proposed Works

Option	Proponent Consideration
Athletics Track	
Athletics Track	Eight-lane, 400 metre synthetic athletics track designed for World Athletics Class 2 certification, together with facilities for: • Sprint, middle-distance and long-distance events (10-lane straight) • Long jump and triple jump • High jump and pole vault • Javelin, discus, hammer and shot put including cages • Steeplechase • Training, warm-up and athlete development • Infield turf and irrigation • Accessible pathways • Supporting electrical and communications infrastructure • Equipment storage and spectator viewing areas.
General Construction & Demolition	
Demolition	Removal of existing volleyball court, removal and replacement of rugby posts, removal/relocation of in-ground services as required (comms/water) The replacement of existing floodlighting will be undertaken.
Earthworks	Site establishment and bulk earthworks comprising 1,600m³ of cut, balanced with 1,600m³ of fill. Inclusion of retaining wall on north-western portion of the site which may be used for a dual seating purpose
Stormwater	The development retains the site's existing lawful points of discharge, with the West Catchment conveyed via the underground stormwater network and the East Catchment discharging existing SCU Dam. Attenuation is achieved through the storage provided by the existing dam, with the weir controlling the rate of discharge.

	MUSIC modelling demonstrates that the mean annual pollutant load reduction targets are achieved for all parameters other than gross pollutants. Given the catchment operates as a sporting field, the potential for gross pollutant generation is considered negligible, and proprietary gross pollutant traps are not recommended.
Electrical	• Electrical services will be provided to the site. • Pole mounted flood lighting to the perimeter of the playing fields. • Task lighting as required • Power outlets and communications infrastructure associated with the facility.
Waste Management	Public place bins will be provided around the facility and emptied by SCU grounds/cleaning staff into the existing SCU bulk bins.
Parking	No additional parking is proposed; however, five existing parking spaces will be removed as part of the works.
Fencing	Fencing is to be installed where required for statutory compliance to prevent fall risks - e.g. on top of retaining walls - refer Drawing 100 and D04/D06
Landscaping	Batters associated with the athletics track are to be turfed.

3.3 Construction Activities

A summary of the proposed construction activities is detailed in **Table 5**.

Table 5: Project Timeframes and Construction Activities

Construction Activity	Description
Commencement Date	October 2026
Work Duration/Methodology	Works will be carried out in a single overall stage. The contractor will define any required sub-construction stages as appropriate to the works. Works are anticipated to be completed in 2027.
Work Hours and Duration/Construction	Works will be undertaken during standard hours as per the Interim Construction Noise Guideline: • Monday to Friday: 7:00 am to 6:00 pm. • Saturday: 8:00 am to 1:00 pm. • Sunday and Public Holidays: No work
Workforce/Employment	The number of construction personnel is currently unknown and will be confirmed within the Construction Management Plan prepared by the Principal Contractor upon appointment. The numbers of construction personnel onsite will fluctuate depending on the stage of the works. The peak personnel per day required is currently unknown. The Contractor will be required to undertake an analysis of the required workforce in accordance with the noise, traffic and physical distancing requirements at all stages of construction. This will be incorporated within the finalised Construction Management Plan.
Ancillary Facilities	An onsite site compound to be utilised for/ during demolition and construction works will be established and likely will be utilised throughout the development of the site.

Construction Activity	Description
	Designated parking locations for construction works should be identified by the lead contractor as part of the Construction Management Plan (CMP) in coordination with SCU.
Plant Equipment	The main plant likely to be used for the works would include: • Trucks • Crane • Excavator and loader • Handheld power and battery-operated tools • Dump trucks • Compressor • Concrete truck and pump • Generator • Piling rig • Pneumatic hammer • Light commercial vehicles • Other small equipment.
Earthworks	Earthworks will be required to establish the proposed athletics track. Reference is made to the civil engineering design plan by Polytan provided within Attachment 2. Excavated material would be reused or stockpiled on-site where suitable as fill, subject to an Excavated Natural Material (ENM) assessment. Any unused or unsuitable spoil would be disposed of at a licensed facility.
Source and Quantity of Materials	Any required materials will be sourced locally from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.
Traffic Management and Access	Polytan have prepared a preliminary Construction Management Plan to provide a framework to guide construction management and assess for the construction of the development (refer to Attachment 6). Pedestrian and vehicle passage to and around the site will be maintained, or alternate routes determined where necessary and be defined by clear signage. Temporary hoarding appropriate to the interaction between pedestrians and construction works will be constructed to prevent unauthorised access to the site. These hoardings and fences will be staged to allow access to in-use areas during the works. Designated onsite parking and the potential for offsite parking will be provided for construction personnel for the project site. Construction traffic management will be undertaken in accordance with an approved Construction Environmental Management Plan prepared by the Principal Contractor upon appointment.

3.4 Operational Activities

Use

The site will continue to operate as SCU campus with the sports fields, meaning a building or place used to provide educational services. The sports field as is current practice will be available to SCU students as part of recognised course activities in addition to the community which are able to access the field for formal events.

Operation Hours

The athletics facility will generally operate between 6:00 am and 9:00 pm for university, training, community and recreational activities.

To manage potential noise impacts on surrounding sensitive receivers, the following operational controls will apply:

- use of the facility between 6:00 am and 7:00 am will be limited to training activities only, with no amplified sound, public address system, starting equipment or whistled starts;
- use of the public address system will be restricted to 8:00 am to 6:00 pm, except for occasional evening announcements associated with events;
- amplified music will not form part of routine training or competition activities;
- carnivals and regional competitions will be limited to 9:00 am to 6:00 pm;
- where practicable, carnivals and regional competitions will be scheduled on weekends or outside the university teaching semester;
- grounds maintenance involving powered plant will be undertaken between 7:00 am and 6:00 pm Monday to Saturday; and
- irrigation pumps and other fixed mechanical plant will be designed and located to comply with the applicable project noise trigger level at the nearest residential receiver.

The number and timing of major carnivals and regional competitions will be managed through the facility's event scheduling and operational arrangements, with advance notification provided to identified nearby sensitive receivers where appropriate.

Traffic and Parking

SCU will retain vehicular access off Military Road. Minor alterations to the existing main car are proposed with the permanent removal of five parking spaces to facilitate the construction of the facility.

3.5 Project Details

Table 6: Project Details

Element	Response
Project Cost	\$4.59m
Funding Source	Government Funded
Construction Commencing	October 2026
Expected Construction Timeframe	40 weeks

3.6 Design Plans

3.6.1 Demolition and Architectural Design Plans

The proposed development is illustrated in the Architectural Drawings prepared by *Polytan* as provided at **Attachment 2**.

Table 7: Design Plans

Project	Drawing	Title	Dated	Rev
P_SCU_AT	000	Cover Sheet	07/10/2026	7
P_SCU_AT	010	General Notes	07/10/2026	7
P_SCU_AT	025	Existing Layout	07/10/2026	7
P_SCU_AT	050	Demolition Plan	07/10/2026	7
P_SCU_AT	075	Bulk Earthworks	07/10/2026	7
P_SCU_AT	100	General Layout Plan	07/10/2026	7
P_SCU_AT	102	Spectator Seating Plan	07/10/2026	7
P_SCU_AT	110	Alignment Layout Plan	07/10/2026	7
P_SCU_AT	120	Long Section Profile North to South	07/10/2026	7
P_SCU_AT	130	Long Section Profile East to West	07/10/2026	7
P_SCU_AT	200	Stormwater Drainage Layout Plan	07/10/2026	7
P_SCU_AT	201	Stormwater Long Section	07/10/2026	7
P_SCU_AT	202	Stormwater Long Section	07/10/2026	7
P_SCU_AT	203	Stormwater Long Section	07/10/2026	7
P_SCU_AT	204	Stormwater Long Section	07/10/2026	7
P_SCU_AT	205	Stormwater Long Section	07/10/2026	7
P_SCU_AT	210	Stormwater Pit Schedule	07/10/2026	7
P_SCU_AT	220	Stormwater Pipe Schedule	07/10/2026	7
P_SCU_AT	300	Grading Layout Plan	07/10/2026	7
P_SCU_AT	320	Southern Carpark Access Ramp	07/10/2026	7
P_SCU_AT	400	Track Setout Plan	07/10/2026	7
P_SCU_AT	450	Track Setout Points	07/10/2026	7
P_SCU_AT	460	Equipment Setout Points	07/10/2026	7
P_SCU_AT	470	D Kerb Setout	07/10/2026	7
P_SCU_AT	500	Services Layout Plan	07/10/2026	7
P_SCU_AT	D01	Detail Sheet 01 – Pavement & Edge Details	07/10/2026	7
P_SCU_AT	D02	Detail Sheet 02 – Drainage Details	07/10/2026	7
P_SCU_AT	D03	Detail Sheet 03 – Concrete Details	07/10/2026	7
P_SCU_AT	D04	Detail Sheet 04 – Spectator	07/10/2026	7
P_SCU_AT	D05	Detail Sheet 05 – Sewer Pit Lid Details	07/10/2026	7
P_SCU_AT	D06	Detail Sheet 06 – Retaining Wall Southern Carpark End	07/10/2026	7
P_SCU_AT	D07	Detail Sheet 07 – Footpath & Fencing	07/10/2026	7
P_SCU_AT	D08	Detail Sheet 08 – Track Layout Details & Ramp	07/10/2026	7
P_SCU_AT	D09	Detail Sheet 09 – Stormwater Headwall Outlet	07/10/2026	7
P_SCU_AT	D10	Detail Sheet 10 – Equipment Setout	07/10/2026	7
P_SCU_AT	D11	Detail Sheet 11 – Equipment Setout	07/10/2026	7
P_SCU_AT	D12	Detail Sheet 12 – Equipment Setout	07/10/2026	7
P_SCU_AT	D13	Detail Sheet 13 – Equipment Setout	07/10/2026	7
P_SCU_AT	D14	Detail Sheet 14 – Equipment Setout	07/10/2026	7
P_SCU_AT	D15	Detail Sheet 15 – Equipment Setout	07/10/2026	7
P_SCU_AT	D16	Detail Sheet 16 – Equipment Setout	07/10/2026	7
P_SCU_AT	D17	Detail Sheet 17 – Equipment Setout	07/10/2026	7

4. Legislative and Planning Framework

4.1 Relationship to Planning and Environmental Policies

This section of the REF assesses and responds to the relevant current and draft Commonwealth, State and Local planning controls and policies, including:

- Environment Protection and Biodiversity Conservation Act 1999
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Contaminated Lands Management Act 1997
- Heritage Act 1977
- Local Government Act 1993
- Biodiversity Conservation Act 2016
- State Environmental Planning Policy (Resilience & Hazards) 2021
- State Environmental Planning Policy (Biodiversity & Conservation) 2021
- State Environmental Planning Policy (Transport & Infrastructure) 2021
- North Coast Regional Plan 2041
- Planning for Bushfire Protection 2019

Local Planning Context

- Lismore Local Environmental Plan 2012
- Lismore Development Control Plan 2012

4.2 Environmental Planning & Assessment Act 1979

The Environmental Planning & Assessment Act 1979 (EP&A Act) establishes the legislative system for environmental planning and assessment in NSW. Section 4.1 of the EP&A Act states that if an EPI provides that development may be carried out without the need for development consent, a person may carry the development out, in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the activity is required under Part 5 of the Act. An activity approved by Part 5 of the Act must not include:

- Any act, matter or thing for which development consent under Part 4 is required or has been obtained
- Any act matter or thing that is prohibited under an environmental planning instrument
- Exempt development
- Development carried out in compliance with a development control order
- Development specified by Section 169 of the Regulations

State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP) is an EPI that aims to facilitate the effective delivery of infrastructure and educational establishments across the state. The T&I SEPP provides that various developments for the purposes of a government school are permitted without consent. The proposed activity is development permitted without consent as outlined at **Table 8** and is therefore considered to be an activity for the purpose of Part 5.1 of the Act.

Part 5 of the EP&A Act specifies the environmental impact assessment requirements for activities which are permissible without development consent and, therefore, do not require an approval under Part 4 of the EP&A Act.

Section 5.5 of the EP&A Act states:

“5.5 Duty to consider environmental impact

(1) For the purpose of attaining the objects of this Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of this Act or the provisions of any other Act or of any instrument made under this or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.

(2) (Repealed)

(3) Without limiting subsection (1), a determining authority shall consider the effect of an activity on any wilderness area (within the meaning of the Wilderness Act 1987) in the locality in which the activity is intended to be carried on.

(4) (Repealed)”

For the purposes of Section 5.5(3), there are no wilderness areas in the locality of the proposed athletic track.

Accordingly, a REF is to be prepared in consideration of the activity’s impact. Consideration must also be given to the factors listed under sections 170 and 171 of the Regulation. Section 6 provides an assessment of the environmental impacts of the proposal as prescribed in sections 171 of the Regulation

A determining authority shall not carry out an activity or grant an approval in relation to an activity that is likely to significantly affect the environment, or a prescribed activity unless an environmental impact statement in respect of the activity has been examined and considered.

Under the EP&A Act, “determining authority” means:

“a Minister or public authority and, in relation to any activity, means the Minister or public authority by or on whose behalf the activity is or is to be carried out or any Minister or public authority whose approval is required in order to enable the activity to be carried out.”

“Proponent” in relation to an activity is defined in the EP&A Act as:

“the person proposing to carry out the activity, and includes any person taken to be the proponent of the activity by virtue of section 5.3.”

As such, the proponent of the proposal, Southern Cross University, is the determining authority for the works.

Section 5.7 of the EP&A Act provides that a determining authority shall not carry out an activity or grant an approval in relation to an activity that is likely to significantly affect the environment, or a prescribed activity unless an environmental impact statement in respect of the activity has been obtained, examined and considered in accordance with the EP&A Act and the Regulation.

Table 8: Description of Proposed Activity under the T&I SEPP

Project Division and Section within T&I SEPP	Description of Works
Clause 3.47 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (NSW) SEPP).	Under clause 3.47 of the T&I SEPP, certain development is permissible without development consent when undertaken by universities. A Review of Environmental Factors (REF) process under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act) applies to such development, rather than a development application and development consent process under Part 4 of the EP&A Act.
	<i>Clause 3.47(1) of the T&I SEPP relevantly provides as follows:</i> <i>(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—</i> <i>(a1) construction of a sporting field or any type of court used for sports that uses synthetic turf,</i>
	The Project is being carried out ‘by or on behalf of a public authority’ because: • Clause 3.3(1) of the T&I SEPP defines ‘public authority’ to have the ‘same meaning as it has in the Standard Instrument’. The Dictionary to the Standard Instrument defines ‘public authority’ as having the same meaning as in the EP&A Act; • Section 1.4 of the EP&A Act defines ‘public authority’ to include, inter alia, ‘a person prescribed by the regulations for the purposes of this definition’; • per clause 3(3) of the Environmental Planning and Assessment Regulation 2021 (NSW) (EP&A Regulation), the persons specified in Schedule 1 to the EP&A Regulation are prescribed as public authorities. • Clause 3 of Schedule 1 to the EP&A Regulation defines, inter alia, Southern Cross University as a public authority ‘for the purposes of being a determining authority for development that is permitted without consent on land vested in, leased by or otherwise under the control or management of the university’. It therefore follows that, as the Project will be completed on behalf of Southern Cross University by its contractors, this is relevantly ‘by or on behalf of a public authority’.

4.3 Commonwealth and State Planning Context

4.3.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places, defined in the EPBC Act as Matters of National Environmental Significance (MNES).

The proposed works are occurring within the footprint of a sports field located on the Southern Cross University Campus. Vegetation removal is limited to the removal of the grassland associated with the removal of the grass cover. No vegetation removal or management works are required to facilitate the proposal. It is on this basis no impact upon any item protected under the EPBC Act is considered likely.

A Biodiversity Assessment Report is provided within **Attachment 3** of this report. The BDAR in reviewing the proposal provides the MNES assessment as provided in **Table 9**.

Table 9: EPBC Act Checklist

Consideration	Yes/No
Will the activity have, or likely to have, a significant impact on a declared World Heritage Property?	Nil
No World Heritage properties occur within the locality.	
Will the activity have, or likely to have, a significant impact on a National Heritage place?	Nil
No National Heritage places occur within the locality.	
Will the activity have, or likely to have, a significant impact on a declared Ramsar wetland?	Nil
No wetlands of international importance (Ramsar sites) occur in the locality.	
Will the activity have, or likely to have, a significant impact on Commonwealth listed threatened species or endangered community?	Negligible
Habitat for six EPBC Act listed TECs, 39 threatened flora species, and 45 threatened fauna species are identified within the locality.	

TEC

No TECs listed under the EPBC Act occur within the study area.

Flora

Three EPBC Act listed threatened flora occur within the study area. However, they are over 10 m from the extent of works. No habitat for threatened flora would be removed.

Fauna

Koala have been recorded previously using the study area. However, no Koala use trees would be impacted by the Activity. Given that the Activity is constrained to the removal of only groundcover vegetation that is dominated by exotic grasses which is currently maintained as a lawn, no EPBC Act listed threatened fauna are considered likely to be impacted.

Will the activity have, or likely to have, a significant impact on listed migratory species?	Nil
Habitat for 13 migratory species is identified within the locality. Given the previous disturbance of the study area, lack of suitable habitat and the scope of the Activity, migratory species are unlikely to be significantly affected.	

Consideration	Yes/No
Will the activity involve any nuclear actions?	Nil
No Commonwealth marine areas occur in the locality.	
Will the activity have, or likely to have, a significant impact on Commonwealth marine areas?	Nil
The Great Barrier Reef Marine Park is distant from the site. Watercourses within the study area are not part of the Great Barrier Reef catchment.	
Will the activity have any significant impact on Commonwealth land?	Nil
The Activity does not involve a nuclear action.	
Would the activity affect a water resource, with respect to a coal seam gas development or large coal mining development?	Nil
The Activity does not involve any impact on a water resource in relation to coal seam gas development and large mining development.	

This biodiversity assessment prepared by GeoLINK identified that the impacts from the proposal are not likely to have a significant impact on any threatened biodiversity listed under the EPBC Act. Therefore, an EPBC Act Referral is not considered a requirement for the project.

4.3.2 Contaminated Land Management Act 1997

The *Contaminated Land Management Act 1997* (CLA) establishes a process for investigating and (where appropriate) remediating land that the Environment Protection Agency (EPA) considers to be contaminated significantly enough to require regulation.

Comment: The proposal involves excavation associated with the construction of a new athletics track within the existing Maurie Ryan Sports Field.

The site has a long-established history of use as a public recreation and sporting facility. Based on the available historical information, there is no evidence that the land has been used for industrial, commercial or other potentially contaminating activities, nor is there any record of activities that would typically result in significant soil contamination.

Given the historical use of the site, the likelihood of contaminated land being present is considered to be low. Accordingly, the proposal is not expected to encounter contaminated soils that would pose a risk to human health or the environment.

Notwithstanding the above, should any unexpected signs of contamination (such as discoloured soils, odours, asbestos-containing materials, buried waste or contaminated groundwater) be encountered during excavation works, all works within the affected area will cease immediately. The material will be appropriately assessed by a suitably qualified environmental consultant, with any contaminated material managed, classified, transported and disposed of in accordance with the requirements of the Protection of the Environment Operations Act 1997, the NSW EPA Waste Classification Guidelines and any other relevant legislation.

Subject to the implementation of these safeguards, the proposal is not expected to result in any significant impacts associated with contaminated land.

4.3.3 Heritage Act 1977

The Heritage Act 1977 (Heritage Act) seeks to identify, conserve, protect and promote an understanding of the State's heritage. Clause 57 of the Heritage Act requires approval to be granted for controlled activities affecting an item with an interim heritage order or listing on the State Heritage Register.

Comment: The site is not identified on the State Heritage Register and is not subject to an interim heritage order, and accordingly approval is not required under the Heritage Act. The subject site is also not listed as a heritage item under the LLEP 2012.

4.3.4 Local Government Act 1993

The Local Government Act 1993 provides the legal framework for the system of local government for New South Wales. It sets out the responsibilities and powers of councils, councillors and other persons and bodies that constitute the system of local government. Clause 68 establishes the range of activities which require approval of the council, this includes carrying out water supply work, sewerage work, operating a sewage management system and stormwater drainage work.

Comment: The proposed athletics track is serviced by a reticulated urban infrastructure network. Section 68 approvals are to be obtained (where applicable) for carrying out water supply work, sewerage work, operating a sewage management system and stormwater drainage work as required.

4.3.5 National Parks and Wildlife Act 1974

The site is not part of a National Park. The *National Parks and Wildlife Act 1974* (NPW Act) also seeks to conserve nature and cultural heritage, including places, objects and features of significance to Aboriginal people.

Comment: As confirmed by **Attachment 15**, a basic search of the Aboriginal Heritage Information Management System (AHIMS) identifies no Aboriginal sites or places at or near the subject site. The site is considered to be highly disturbed given it accommodates existing development. The proposed alterations and additions do not involve any significant ground disturbance or vegetation removal.

Furthermore, consultation has been undertaken between Southern Cross University and Gnibi College and the Elders (**Attachment 5**). As part of the consultation a walk-on-country was conducted. The walk-on-site uncovered a number of cultural sites of significance. An inspection on the 7th July 2026 identified the extent of the track facility would not extend into the identified cultural site.

Mitigation measures provided in **Section 7** include a requirement that if any item of Aboriginal archaeological significance is discovered during the works, work shall cease immediately and the National Parks and Wildlife Service shall be notified.

4.3.6 Protection of the Environment Operations Act 1997

The Protection of the Environment Operations Act 1997 sets out protection of the environment policies and adopt more innovative approaches to reducing pollution. Schedule 1 of the Act establishes scheduled activities for which a license is required for the premises at which it is carried out.

Comment: The proposal is not identified to comprise a scheduled activity under the provisions of this Act.

4.3.7 Rural Fires Act 1997

The objective of the Rural Fires Act is to provide for the protection of persons from injury or death, and property from damage, arising from fires. The subject site is identified as bush fire prone land and accordingly the planning framework documented in the Rural Fires Act 1997 applies to the project.

Planning for Bush Fire Protection 2019 (PBP) is legislatively adopted under the Regulations. The subject site is identified as bush fire prone land, subsequently the requirements of PBP have been considered. Chapter 8 of PBP establishes guidelines for commercial and industrial uses. It requires the aims and objectives of Chapter 1 to be addressed, along with any project-specific issues and an appropriate combination of bush fire protection measures (BPMs).

Comment: The proposal area for the new athletics track is not identified as Bush Fire Prone Land on the NSW Bush Fire Prone Land Map. While other parts of the broader Maurie Ryan Sports Field are mapped as bush fire prone, these areas are outside the footprint of the proposed works.

The proposal comprises the construction of an athletics track involving earthworks and associated landscaping within an existing sporting and recreational precinct. No buildings, classrooms, spectator facilities or other bush fire-vulnerable development are proposed as part of the works.

The proposal will not increase the intensity of development or the number of people exposed to bushfire risk to a level greater than the approved capacity of SCU, and will not alter existing emergency access arrangements. Given the nature and location of the works, the proposal is not expected to increase bushfire risk or adversely affect bushfire management within the site.

During construction, standard site management measures will be implemented to minimise the risk of ignition, including maintaining firefighting equipment on site, ensuring machinery is appropriately maintained, and complying with any Total Fire Ban requirements applicable at the time of construction.

The proposed athletics track is located outside mapped Bush Fire Prone Land and does not involve the construction of any bush fire-vulnerable development. Although other parts of the broader sports field are mapped as bush fire prone, the proposal will not increase bushfire risk or compromise bushfire management. Subject to standard construction controls, the proposal is unlikely to result in any significant bushfire impacts, and no further bushfire assessment is considered necessary for the purposes of this REF.

4.3.8 Water Management Act 2000

Controlled activities carried out in, on or under waterfront land are regulated by the Water Management Act. Waterfront land includes the bed and bank of any river, lake or estuary and all land within 40m of the highest bank of the river, lake or estuary. As identified in **Section 2.4** the subject site does contain a mapped stream running north-south on the eastern side of the Maurie Ryan sports field.

Comment: The proposed works are not located within 10m of a mapped stream. As such, the project does not require a Controlled Activity Approval under *Section 91 of the Water Management Act 2000*.

4.3.9 Biodiversity Conservation Act 2016

As identified in **Section 2.4** areas of the subject allotment are mapped as comprising 'biodiversity value' by the Biodiversity Values Map.

Comment: Although the extent of works encroaches on the Biodiversity Values mapped land, including approximately 0.05ha of vegetation removal within the landscaped area, the impacts here are negligible.

On this basis GeoLINK have concluded that the proposed works do not constitute an activity that '*is likely to significantly affect threatened species*' for the purpose of the *Biodiversity Conservation Act 2016* and a Biodiversity Development Assessment Report (BDAR) is not required.

The proposed additional fire hydrant within the adjoining G Block Courtyard is located in a part of the site which is clear from the TPZ of the existing large trees. Suitable mitigation measures have been included to ensure that these trees are suitably protected during installation of the hydrant.

4.3.10 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Chapter 4 of the SEPP relates to the remediation of land. The objective of Chapter 4 is to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other aspect of the environment. Clause 4.6 of the SEPP relates to contamination and remediation that should be considered in determining a development application. A consent authority must first consider whether a site is contaminated. If the land is contaminated, the consent authority must be satisfied that the land is suitable in its contaminated state, or it will be suitable after remediation, for the proposed development.

Comment: Historically the site has been utilised for an educational facility and accommodates existing buildings that are to be retained. The site is not identified by LCC mapping as 'potentially contaminated'.

The proposal involves excavation associated with the construction of a new athletics track within the existing Maurie Ryan Sports Field precinct.

The site has a long-established history of use as a public recreation and sporting facility. Based on the available historical information, there is no evidence that the land has been used for industrial, commercial or other potentially contaminating activities, nor is there any record of activities that

would typically result in significant soil contamination.

Given the historical use of the site, the likelihood of contaminated land being present is considered to be low. Accordingly, the proposal is not expected to encounter contaminated soils that would pose a risk to human health or the environment.

Notwithstanding the above, should any unexpected signs of contamination (such as discoloured soils, odours, asbestos-containing materials, buried waste or contaminated groundwater) be encountered during excavation works, all works within the affected area will cease immediately. The material will be appropriately assessed by a suitably qualified environmental consultant, with any contaminated material managed, classified, transported and disposed of in accordance with the requirements of the Protection of the Environment Operations Act 1997, the NSW EPA Waste Classification Guidelines and any other relevant legislation.

Subject to the implementation of these safeguards, the proposal is not expected to result in any significant impacts associated with contaminated land.

Given the nature of the proposal, no concerns regarding land contamination have been identified.

4.3.11 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 4 – Koala Habitat Protection 2021

Chapter 4 of the SEPP aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The subject site is within the Koala Plan of Management (KPOM) study area, with mapped areas of 'primary' koala habitat.

Comment: No vegetation removal or management works are within the proposed scope of works. Given the nature of the proposal and the development will be contained within the existing sports field footprint no concerns about koala habitat have been identified during the preparation of this assessment.

Reference is made to the Biodiversity Report provided within **Attachment 3** of this report. The assessment has identified that whilst the project area contains mapped Koala habitat, and Koala use trees, the project does not require the removal of any Koala use trees and therefore would not impact connectivity for the Koala in a local context.

4.3.12 State Environmental Planning Policy (Transport and Infrastructure) 2021

Section 3.47 of the T&I SEPP specifies the circumstances under which development at universities may be undertaken by or on behalf of a public authority without development consent within the boundaries of an existing university. For such works, a 'Review of Environmental Factors' (REF) must occur prior to the works occurring.

Table 10: Section 3.47 Universities - Development Permitted Without Consent

Chapter 3 Educational Establishments and Child Care Facilities Section 3.47 Universities - Development Permitted Without Consent	
Provision	Comment
(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—	Comment Southern Cross University is classified as a 'public authority' for the purpose of the SEPP pursuant to Part 1 Section 3(3) and Schedule 1 (Item 3(c)) of the Environmental Planning and Assessment Regulation 2021.
(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—	-
(i) a library or an administration building that is not more than 2 storeys high, or	N/A.
(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	N/A.
(iii) an environmental facility, including a greenhouse or glass house, that is not more than 2 storeys high, or	N/A.
(iv) an information and education facility that is not more than 2 storeys high, or	N/A.
(v) a storage or maintenance facility that is not more than 2 storeys high, or	N/A.
(vi) a car park that is not more than 1 storey high, or	N/A.
(vii) an outdoor learning or play area and associated awnings or canopies, or	N/A.
(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	N/A.
(ix) food and drink premises that— (A) are not a pub or small bar, and (B) are not more than 2 storeys high, and (C) provides for students or staff, and (D) 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	N/A.
(x) a high technology industry, other than a data centre, that is not more than 2 storeys high, or	N/A.
(xi) a permanent or temporary government school or TAFE establishment that is not more than 2 storeys high.	N/A.
(a1) construction of a sporting field or any type of court used for sports that uses synthetic turf,	Complies The Project is being carried out 'by or on behalf of a public authority' because: (a) clause 3.3(1) of the T&I SEPP defines 'public authority' to have the 'same meaning as it has in the Standard Instrument'. The Dictionary to the Standard Instrument defines 'public authority' as having the same meaning as in the EP&A Act; Section 1.4 of the EP&A Act defines 'public authority' to include, inter alia, 'a person

	prescribed by the regulations for the purposes of this definition’; As per clause 3(3) of the Environmental Planning and Assessment Regulation 2021 (NSW) (EP&A Regulation), the persons specified in Schedule 1 to the EP&A Regulation are prescribed as public authorities. Clause 3 of Schedule 1 to the EP&A Regulation defines, inter alia, Southern Cross University as a public authority ‘for the purposes of being a determining authority for development that is permitted without consent on land vested in, leased by or otherwise under the control or management of the university’. 5 It therefore follows that, as the Project will be completed on behalf of Southern Cross University by its contractors, this is relevantly ‘by or on behalf of a public authority’. The Project is proposed on ‘land within the boundaries of an existing university’. Case law authority has held that the term ‘existing’ implies a lawful use. This means that the land must benefit from either existing use rights, or otherwise be subject to a development consent or other planning approval for the use of the land as a university.² For the purposes of this advice, and based on our instructions that the land does benefit from development consents, we have assumed that the existing university is a lawful use.
(b) minor alterations or additions to a building, such as—	N/A.
(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,	
(c) restoration, replacement or repair of damaged buildings or structures,	N/A.
(d) demolition of structures or buildings (unless a State heritage item or local heritage item).	N/A.
(2) However, subsection (1) applies only to development that—	-
(a) does not require an alteration of transport or traffic arrangements, and	Complies The subject site benefits from existing access and egress arrangements. These are to be maintained under the proposal. Reference should be made to the TIA prepared by Colliers as provided within Attachment 4 of this report.

	The Colliers assessment identifies the project does not require any alteration to transport or traffic arrangements outside the boundaries of the existing university campus. The surrounding public road network, campus access points, intersections, public transport infrastructure and on-street parking arrangements are expected to continue operating under existing conditions. Accordingly, the proposed facility can be accommodated within the existing campus transport and parking infrastructure and is not expected to result in significant adverse traffic or transport impacts. Accordingly, from a traffic and transport perspective, the proposal satisfies the requirement under Section 3.47(2)(a) of the State Environmental Planning Policy (Transport and Infrastructure) 2021 that development carried out without consent within an existing university must not require an alteration of transport or traffic arrangements outside the boundaries of the university.
(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	Complies The proposed facility does not alter the operational characteristics of the University relating 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	N/A. No FSR specified for the site.
(ii) any development standard that sets a maximum gross floor area, for a building on the land, imposed under a local environmental plan, and	N/A.
(d) if the development involves an alteration or addition to a building—	N/A.
(i) does not extend the gross floor area of the existing building by more than 50%, and	N/A.
(ii) does not result in the building having a gross floor area of more than 2,000 square metres, and	
(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	N/A. The subject allotment has an area greater than 2000m ² .
(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.	N/A.
(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	Noted.

referred to in subsection (1)(a), (b) or (c).	
(4) This section does not apply to development for the purposes of campus student accommodation.	N/A. The proposal does not include any accommodation.
(5) In this section— site means one or more lots that are contiguous and owned by the same entity.	Noted.

4.3.13 North Coast Regional Plan 2041

The *North Coast Regional Plan 2041* (NCRP) has been prepared by the Department of Planning Industry and Environment to manage expected growth in a sustainable manner. The NCRP applies to the Far North Coast and Mid North Coast of NSW (being an area which stretches from Port Macquarie in the south to Tweed Heads in the north). The NCRP includes Lismore City Council LGA and is therefore applicable to the current proposal. The objectives of the strategy include protecting environmental assets, cultural values and natural resources of the region.

The NCRP acknowledges the role of Southern Cross University to the education industry in Lismore. It identifies the importance of fostering ‘*growth of knowledge-based and education industries*’ within the university where enabling land uses or infrastructure are present. The current proposal aligns with this approach by utilising the existing recreational grounds for the development of the athletics track on the campus to provide scope for SCU teaching, placements and research in exercise science, sport, health and allied health.

4.4 Local Strategic and Statutory Framework

4.4.1 Lismore Local Environmental Plan 2012

Defined Use

The proposal involves the development of an athletic training facility at Southern Cross University to facilitate university teaching, placements and research in exercise science, sport, health and allied health. The facility will also be available for community use. The existing and proposed land use is defined as follows:

educational establishment means a building or place used for education (including teaching), being—
 (a) a school, or
 (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

We note that the proposed sports field involves the provision of learning and practical opportunities for enrolled students. As such, this element is considered to be an integral component of the university. Suitable mitigation measures have been applied to ensure that the educational nature of this aspect of the project is retained and that the premises are not operated as a separate commercial recreational facility, although acknowledging the scope for the community and sporting organisations to utilise the asset under the management of SCU.

Zoning and Permissibility

The site is zoned SP2 - Infrastructure pursuant to the LLEP 2012. **Plate 11** below illustrates the zoning of the subject land and surrounding locality.



Plate 11: Lismore LEP 2012 Land Zone Extract

Source: NSW Planning Portal Mapping

A range of uses are permitted with consent within the SP2 zone, including *'for the purpose shown on the relevant land zoning map'*. Land Zoning Map Sheet LZN_005AB allocates an 'education establishment' purpose to the site and, therefore, development for the purposes of an educational establishment is permissible with consent on the site.

The planning objectives for the SP2 Infrastructure zone are reproduced below.

Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

The proposal will facilitate the delivery of a specialised sports field (athletic facility). The proposal is consistent with the allocated purpose designated to the site under the LEP 2012 being an 'education establishment' and aligns with the objectives of the SP2 zone.

General Provisions

Clause 4.3 – Height of Buildings

Comment: The site is not identified on the 'Height of Buildings' map and therefore no maximum building height applies under the LEP 2012. The proposal involves no structures with the exception of the re-siting of the existing light poles. The light poles have a maximum height of 28m.

Clause 4.3 – Floor Space Ratio

Comment: No floor space ratio control is specified for the property.

Clause 5.10 – Heritage Conservation

Comment: The subject land contains no listed items of environmental heritage pursuant to Schedule 5 of the LEP 2012.

Clause 6.5 – Airspace Operations

Comment: Lismore City Council GIS mapping identifies the site as being within the obstacle limitations surface (OLS) for the Lismore City Airport. The building is located between RL 60m and RL 70m on the OLS mapping and the proposed development has a maximum height of RL 57.76m AHD. The development will therefore not penetrate the OLS.

Clause 7.2 – Earthworks

Comment: Earthworks will be required to establish the proposed athletics track. Proposed earthworks are depicted in **Plate 12** below and detailed within the design plans provided within **Attachment 2**.

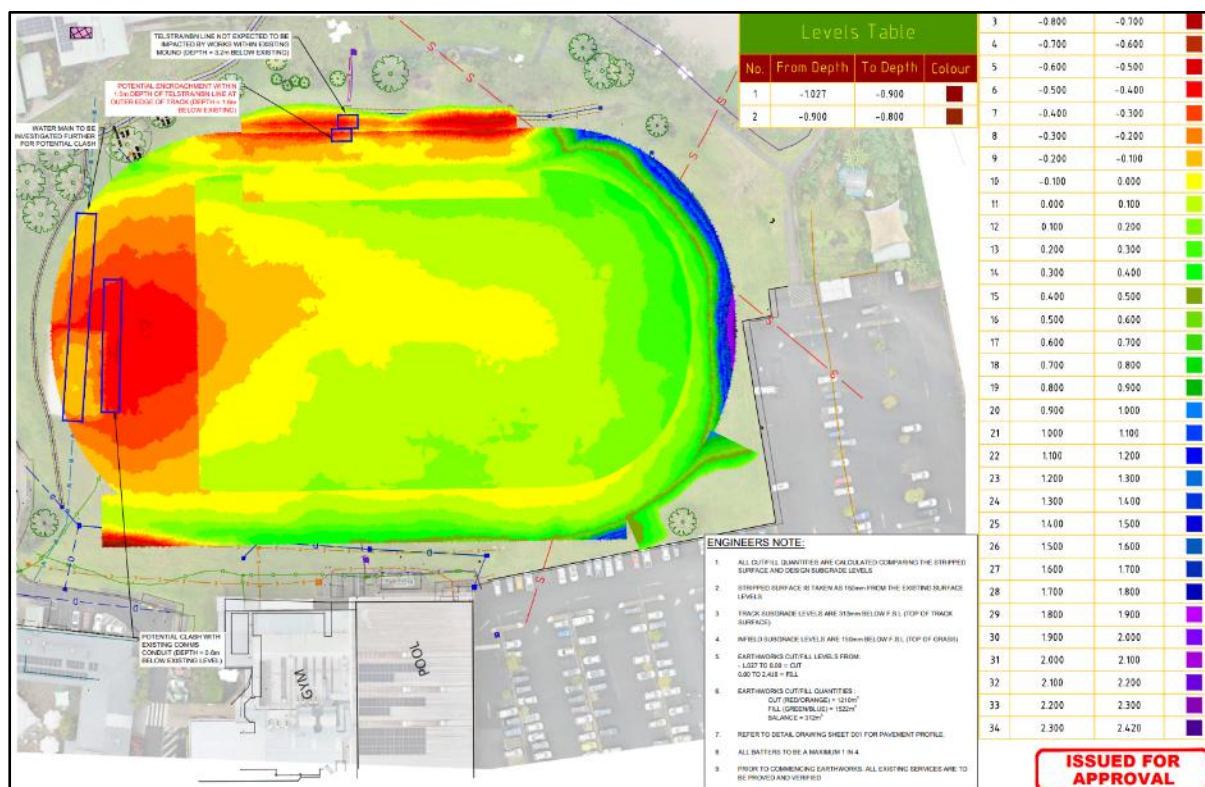


Plate 12: Proposed Bulk Earthworks Plan

(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,

Comment: The Stormwater Management plan prepared by NDC and contained within **Attachment 7**, details the project retains the site's existing lawful points of discharge, with the West Catchment conveyed via the underground stormwater network and the East Catchment discharging to the existing SCU Dam.

DRAINS modelling undertaken in accordance with ARR 2019 confirms that post-development peak discharges for the 1 year, 10 year and 100-year ARI storm events do not exceed the pre-developed case, satisfying the peak flow attenuation objectives of Lismore DCP Part A, Chapter 22.

Attenuation is achieved through the storage provided by the existing dam, with the weir controlling the rate of discharge.

(b) the effect of the development on the likely future use or redevelopment of the land,

Comment: The earthworks are proposed in order to achieve the development of the site in accordance with the SP2 Infrastructure zone of the land.

(c) the quality of the fill or the soil to be excavated, or both,

Refer to the assessment against *State Environmental Planning Policy (Resilience and Hazards) 2021* as contained in **Section 4.3.10** of this report.

(d) the effect of the development on the existing and likely amenity of adjoining properties,

Comment: The proposed earthworks are not considered to adversely impact the existing or future amenity of adjoining properties. The majority of excavation is associated with the installation of the athletics track and underground services. The central location of the development, results in no immediate interface with adjoining properties, thereby negating any likely amenity impacts.

(e) the source of any fill material and the destination of any excavated material,

Comment: No material is required to be imported to the site. Should material be required to be exported from the site, it will be certified in accordance with EPA requirements and disposed of at a site with appropriate approvals in place to accept the material.

(f) the likelihood of disturbing relics,

Comment: A review of the AHIMS database identifies that the development site is not an Aboriginal Place of Heritage Significance. A copy of the AHIMS searches are provided within **Attachment 15**.

(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,

Comment: The development site is in proximity to a first-order watercourse which flows from the north, through the east of the project area into a man-made dam. These are maintained for drainage and aesthetic purposes. Appropriate mitigation measures will be applied to ensure erosion and sedimentation controls are applied and appropriately maintained.

(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development,

Comment: Completion of the proposed earthworks will occur in accordance with EPA requirements relating to dust, noise and vibration management. A sediment and erosion control plan will be implemented for the project.

(i) the proximity to, and potential for adverse impacts on, any heritage item, archaeological site, or heritage conservation area.

Comment: The subject site is not mapped as containing an item of local environmental heritage or as being located in a heritage conservation area.

Clause 7.7 – Essential Services

Comment: The SCU campus is fully connected to reticulated water, sewer, stormwater, electrical and telecommunication services. These services will continue to be available to the sports field moving forward.

4.4.2 Lismore Development Control Plan 2012

Whilst not directly relevant to a Review of Environmental Factors, an assessment has been completed against the LEP for the sake of completeness, refer to **Table 11** below.

Table 11: Lismore Development Control Plan 2012

Lismore Development Control Plan		Applies	Comment
Part A			
1	Residential Development	☐	
2	Commercial Development – Urban design in the CBD and Brewster Street Commercial Core Zone (Health Precinct)	☐	
3	Industrial Development	☐	
4	Rural Tourist Accommodation	☐	
5A	Urban Residential Subdivision	☐	
5B	Commercial and Industrial Subdivision	☐	
6	Subdivision and Infrastructure (Village, Large Lot Residential & Rural)	☐	
7	Off Street Car Parking	☒	The DCP prescribes the following parking generation rate for tertiary educational establishments: <i>1 per 2 employees, plus 1 per 5 students.</i> The proposal does not seek to increase the existing staffing requirements nor increase the student population above the 5,000 capacity for the campus. The proposal will utilise existing parking available on the university campus. In this regard, no increase in traffic generation or parking requirements is expected to result from the proposal. Council also stipulates a parking requirement for local fields at 30 spaces/field. This requirement is able to be satisfied by the existing parking supply within the SCU campus with no reliance on public parking. The parking assessment completed by Colliers states: The proposed Southern Cross Regional Athletics Facility involves the upgrade of an existing sporting facility within the established SCU campus. As the proposal represents an enhancement of an existing sporting use rather than

Lismore Development Control Plan		Applies	Comment
			the introduction of a fundamentally new land use, it is expected to continue supporting existing sporting, university, school and community activities. The proposed development requires the removal of five existing public parking spaces. However, parking occupancy data presented in Figure 3.2 of the Colliers assessment indicates that the campus has a significant supply of underutilised parking, with in excess of 900 spaces available. Consequently, the removal of these five spaces will not adversely affect parking capacity or the allocation of parking demand. Accordingly, day-to-day traffic generation is expected to remain the same and dispersed throughout the day, with no significant impact anticipated within the campus. School carnivals and organised events may result in temporary increases in traffic and parking demand. However, these activities are consistent with the existing operational context of the campus and can be accommodated through the use of charter buses and the spare parking capacity available across the campus. As identified in the assessment, the campus has a significant number of unutilised parking spaces that can accommodate participants attending school carnivals and organised events. Occasional regional or state-level events can be managed through event-specific traffic and parking management measures, including designated parking areas, temporary bus zones, signage, traffic controllers, and staged arrival and departure arrangements.
8	Flood Prone Lands	☐	N/A.
-	Draft Chapter 8 – Flood Prone Lands	☐	The subject site is not flood prone land.
9	Signage	☐	
10	Not in use	☐	
11	Buffer Areas	☐	

Lismore Development Control Plan		Applies	Comment
12	Heritage Conservation	☐	
13	Crime Prevention through Environmental Design	☐	
14	Vegetation Protection	☐	
15	Waste Minimisation	☒	Any waste generated during the installation and construction process will be disposed of at a licensed waste management facility. An Operational Waste Management Plan has been prepared by HMC and is provided at Attachment 11 . Mitigation measures have been incorporated into Section 7 requiring implementation of this plan during the operational phase of the project.
16	Rural Landsharing Communities	☐	
17	Acid Sulfate Soils	☐	
18	Extractive Industries	☐	
19	Not in use	☐	
20	Not in use	☐	
21	Public Art	☐	
22	Water Sensitive Design	☐	
Part B			
1	Not in use	☐	
2	Not in use	☐	
3	Lismore Cultural Precinct	☐	
4	Airport Industrial Estate	☐	
5	Wyrallah Road Industrial Estate	☐	
6	Nimbin Village	☐	
7	Not in use	☐	
8	Not in use	☐	
9	North Lismore Industrial Estate	☐	
10	North Lismore Plateau Urban Release Area	☐	

4.5 Consultation and Notification

Pursuant to Section 3.48 of the SEPP, before development is carried out, written notice of the intention to carry out the development must be provided to the Council and occupiers of adjoining land. Notification letters were sent to adjoining landholders regarding the initial proposal on the 21 July 2026, no comments were received.

A notification letter was also sent to Lismore City Council on 2 February 2026, the Council provided comments (as provided at **Attachment 13**) which have been addressed within **Table 12** below.

Table 12: Lismore City Council Comments

Lismore City Council Comments	
Comment	Project Response
Regarding c.3.47(a1), Council is in agreeance that the referral to 'synthetic turf' applies to both 'sporting fields' and 'courts', and that all synthetic sporting surface are applicable (including rubber surfaces and the like). As such, Council is also in agreeance that the proposal may proceed as either 'exempt development' or 'development permitted without consent'.	The project is progressing through as development permitted without consent' under State Environmental Planning Policy (Transport and Infrastructure) 2021.
Council is in agreeance that the proposal would not alter transport or traffic arrangements outside the boundaries of the campus.	This position has been reviewed and endorsed by the traffic assessment completed by Colliers as provided within Attachment 4 of this report.
Regarding the REF, it is noted that Council is satisfied as to either pathway. It is further noted that Council's Planning section cannot officially dictate the REF response. However, we are happy to raise the following comments:	Notwithstanding the comments from Council, the REF has been informed by both a traffic and noise impact assessment. As provided within Attachments 4 & 8 respectfully.
• Traffic Impact Assessment – should not be necessary if there is no significant external traffic impacts. • Bushfire Hazard Assessment – it seems the area is not itself bushfire prone, and if so should not be necessary. • Noise Impact Assessment – given the location and context, it is considered unlikely that there would be significant noise impacts on surrounding properties. • Odour Impact Assessment – this seems unnecessary, given the context and proximity to surrounding neighbouring land-uses.	Mitigation measures from the reports have been included in Section 7 .
Sewer Infrastructure <u>Action 1</u> It has been confirmed that no sewer augmentation is required along the section of trunk main up to the 2040 development scenario. <u>Action 2</u> There are currently no plans to rehabilitate this section of the sewer trunk main through pipelining or pipe bursting. Should rehabilitation be required in the future, access can be achieved via the existing manhole without the need for excavation. The 600 mm trunk main was constructed in 1978 and is manufactured from asbestos cement. Please also note that the sewer lines running east and west appear to be active private sewer assets owned by SCU, with the subject manhole serving as the point of discharge into Council's sewer network. As this manhole forms the interface between SCU's private sewer infrastructure and Council's trunk sewer, it is considered beneficial for SCU to retain ongoing access to the manhole to facilitate the inspection, maintenance, and operation of their private sewer assets. <u>Action 3</u> Council's preferred outcome is to retain access to the existing manhole through the installation of a recessed infill manhole cover. This solution would enable the track surfacing material to	Based on Council's comments, the design of the athletic track has been modified in order to remove the encroachment of the track over the sewer manhole.

be installed within the recessed lid, maintaining a flush finished surface while preserving direct access to the sewer asset for future inspection and maintenance activities. Recessed infill manhole covers are a commercially available solution and are manufactured by several suppliers, including Mascot Engineering, ORCA Civil Products and ACO. These products are provided as examples of suitable systems that may be considered during the design process.

Part 3.2, Division 1 of the SEPP outlines circumstances where consultation is required with various other Agencies as part of the preparation of the REF. These are addressed within **Table 13** below.

Table 13: Part 3.2, Division 1 – Other Consultation and Notification

PART 3.2, DIVISION 1	
Provision	Comment
3.8 – Consultation with councils – development with impacts on council-related infrastructure or services	Comment Given the minor scale of the development, no significant traffic generation is expected to occur during either the construction or operation phase of the project. Based on the above, the project is not anticipated to generate negative impacts on council-related infrastructure or services. As shown in Table 6, Council did not raise any concerns with respect to traffic or infrastructure impacts associated with the development.
3.9 – Consultation with councils – development with impacts on local heritage	N/A. The subject site is not identified as containing a heritage item or being within a heritage conservation area pursuant to the LLEP 2012. The site is not identified on the State Heritage Register as containing a state heritage item.
3.10 – Notification of councils and State Emergency Service – development on flood liable land	N/A. The site is not mapped as flood prone land.
3.11 – Consideration of Planning for Bush Fire Protection	Comment As outlined in Section 4.2.9, Planning for Bushfire Protection 2019 has been considered as part of the preparation of this REF, with the proposal considered to comply with the applicable requirements.
3.12 – Consultation with public authorities other than councils	N/A. The proposal does not trigger the consultation and notification requirements under section 3.12.
3.13 - Exceptions	N/A.

5. Review of Environmental Factors

5.1 Potential Impacts

The proponent is required to consider the environmental impact of the proposal in accordance with the provisions of Section 5.5 of the EP&A Act and relevant factors listed in Section 171 of the Regulation.

This section of the REF identifies potential environmental impacts, discusses the extent of the impact and recommends suitable mitigation measures in **Table 14** below. Mitigation measures have been compiled and provided within **Table 16** in **Section 7** of this report.

Table 14: Review of Environmental Factors

Existing Environment	Potential Impacts	Discussion	Mitigation
Heritage	None	The site is not mapped as containing an Item of Environmental Heritage, nor is it located within a Heritage Conservation Area. As such, no impacts are expected to arise with respect to European heritage.	None-required
Aboriginal Heritage	Minor	An Aboriginal Heritage Information Management System (AHIMS) search has been undertaken (refer Attachment 15) which advises that there are no sites or places recorded within or near the site of the proposed works. We note also that the development footprint is already heavily disturbed via the construction of the existing U Block building (which is a substantial structure) and other elements of the campus in the locality.	i. Proceed works with caution. ii. Adhere to the Due Diligence Code of Practice for Aboriginal Objects in New South Wales September 2010) iii. In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by the NSW Environment, Energy and Science (EES) Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only

Existing Environment	Potential Impacts	Discussion	Mitigation
			recommence with the written approval of EES Group. iv. If any aboriginal objects are found during works associated with the project, works must stop immediately and the Project Manager and Heritage NSW must be notified. v. If human skeletal remains are found, works must stop and NSW Police and Heritage NSW must be notified.
Flora & Fauna	Minor	Vegetation within the study area is comprised mostly of a field of mowed exotic grasses. Plantings comprising both native and exotic trees are used as landscaping around the field. The groundcover under the plantings is frequently maintained. No trees are proposed to be removed by the Activity. While the Activity would result in some localised impacts associated with groundcover vegetation, these impacts are not considered significant to biodiversity within the locality due to the availability of equal or better-quality habitat retained adjacent to the site, and provided works are in keeping with the prescribed mitigation measures outlined in this Biodiversity Assessment Report. This Biodiversity Assessment Report provides a true and fair review of the Activity in relation to its potential effects on the environment. The Activity described would not affect areas of outstanding biodiversity value or Wilderness Areas. Direct Impacts The Activity involves earthworks that would strip the topsoil in the existing sports field. There would be minor earthworks within the landscaping that coincide with the BV mapped land to improve	Native vegetation loss and disturbance i. Prior to the commencement of works, the extent of works will be clearly delineated to ensure vegetation and habitat disturbance is confined to within the approved Activity area. ii. Removal of vegetation and ground disturbance will be kept to the minimum required to complete the Activity. iii. Earthworks should avoid the Tree Protection Zone (TPZ) of native trees, as indicated by the project's arborist, where possible. iv. Native trees within the extent of works will be protected as directed by the project arborist (e.g. protective fencing). v. Damage to tree roots will be avoided as far as practical where earthworks are required within the TPZ to maintain stability and survival. This will be achieved through using root sensitive earthworks methods, such as using lighter, low-impact exaction machinery. vi. Plant and vehicle parking will be contained to existing paved areas of the adjacent car park. Vehicles and plant/ equipment would be kept away from environmentally sensitive areas and outside the dripline of trees to be retained. vii. A pre-clearing survey will be

Existing Environment	Potential Impacts	Discussion	Mitigation
	drainage of surface water away from the field. The Activity does not require removal of any trees, and the earthworks methods would avoid impacts to trees within the extent of works Overall, the Activity would result in the following direct impacts: - Removal of up to 1.99 ha of managed exotic grassland. - Removal of up to 0.05 ha of groundcover vegetation within the managed landscaping. Indirect Impacts The Activity may result in the following potential indirect impacts on biodiversity: - Short-term disturbance to any fauna occurring within the study area during construction. - Aquatic and terrestrial habitat degradation and reduction of water quality due to erosion and sedimentation. - Introduction or spread of weed species. - Introduction or spread of disease pathogens transported by plant, equipment, or materials. This includes: - Phytophthora (Phytophthora cinnamomi), a soil-borne plant pathogen. - Myrtle rust (Austropuccinia psidii), an air- and soil-borne plant pathogen. - Infection of frogs by amphibian chytrid, causing the disease chytridiomycosis in frogs.	viii. If a Koala, or other threatened fauna, is found to be occupying a tree within the study area, a flagged exclusion zone will be established (minimum 50 m) in which works will not proceed until the individual has moved from the site of its own accord. Any Koalas found on or adjacent to the site will be monitored to ensure that they do not enter the active work site. ix. Injured fauna will be taken to the nearest vet or wildlife care organisation. The contact details WIRES (1300 094 737) will be known to the site supervisor and environmental representative. x. If any unexpected, threatened flora or fauna is discovered, then work will stop immediately, and a plan will be formulated by the ecologist or the SCU's environmental representatives to determine the most appropriate course of action. xi. There is to be no disturbance beyond the marked limits without prior approval from the SCU's environmental representative. xii. Environmental safeguards will be communicated to all construction personnel as part of an Environmental Site Induction and repeated where appropriate at toolbox sessions prior to commencement of relevant work components. Soil and water i. Appropriate soil and erosion control measures will be implemented and maintained for the duration of construction. ii. Soil removed from the site	

Existing Environment	Potential Impacts	Discussion	Mitigation
		- Introduction of invasive exotic ants. GeoLINK have recommended that the project is determined favourably by the determining authority and conditioned in accordance with the mitigation measures provided within this assessment.	will be either reused on site for erosion and sediment control or beneficially reused in accordance with waste resource recovery orders and exemptions (as priority); or taken off-site to an appropriately licenced waste facility. iii. Works will avoid forecast high rainfall events, and works will be planned to occur during periods of no or low flow to reduce the risk of erosion and mobilisation of sediments or other potential pollutants (fuels or lubricants) into watercourses. Biosecurity i. All plant, equipment, and personnel working on site will follow the 'Hygiene guidelines: Protocols to protect priority biodiversity areas in NSW from Phytophthora cinnamomi, myrtle rust, amphibian chytrid fungus and invasive plants' (NSW Department of Planning, Industry and Environment, 2020). ii. Measures will be implemented during construction so that machinery and plant do not introduce weed seed or propagules to the site (e.g. by adoption and implementation of the 'Arrive Clean, Leave Clean' guidelines (DoE 2015). iii. If organic mulch, potted plants, agricultural or earth moving machinery, fill or soil is imported to the site from an invasive ant biosecurity zone, it will be in accordance with the Biosecurity (Invasive Ant Carriers) Control Order 2023 (including any revised orders made under the Biosecurity Act 2015) and

Existing Environment	Potential Impacts	Discussion	Mitigation
			meet the requirements of the NSW Department of Primary Industries. iv. Prior to the importation of material types listed above, the supplier must provide the receiver and the Principal Certifier or Council with the relevant Certificate as identified within the Biosecurity (Invasive Ant Carriers) Control Order 2023 or revised biosecurity control orders. All material will meet the requirements of the relevant Certificate. v. Removed vegetation containing weeds is to be identified, kept separately, and disposed of appropriately.
Contaminated Land	Minor	The site does not contain any Acid Sulphate Soil land. The site does not contain any (or negligible) known sources of contamination	i. An Unexpected Finds Protocol would be developed and included in the CMP that considers asbestos containing materials and other potential soil contaminants. Procedures for handling asbestos containing materials, including licensed contractor involvement as required, record keeping, site personnel awareness and waste disposal to be undertaken in accordance with WorkCover requirements. ii. Erosion and sediment control should be in accordance with Lismore City Council's <i>'Guidelines for the Control of Soil Erosion and Sedimentation'</i> and/or the manual <i>'Managing Urban Stormwater: Soils and Construction - 4th Edition'</i>, dated March 2004 (the 'Blue Book'), or a suitable and effective alternative method. Erosion and sediment control measures must: • Remain in place until

Existing Environment	Potential Impacts	Discussion	Mitigation
			the site works have been completed and/or has been adequately revegetated or landscaped to prevent soil erosion; • Be regularly inspected and be managed and maintained to ensure the measures operate to the design requirements and to meet all relevant environment protection standards; • Be properly maintained to prevent soil erosion and the transport of sediment from the site to natural or constructed drainage lines or water courses. iii. Vehicles and machinery are to be properly maintained and inspected daily to minimise the risk of fuel/oil leaks. iv. Construction plant, vehicles and equipment are to be refuelled offsite, or in a designated refuelling area replete with a fully stocked spill kit. Spill kits would be inspected daily and restocked where necessary. v. All site personnel and contractors are to be made aware of the location of the spill kits and be trained in how and when to use them. vi. Portable quantities of fuels, chemicals, and hazardous liquids are to be stored away from drainage lines, within a purpose-built storage cabinet. vii. Fill material would be VENM or ENM as defined in the Resource Recovery Order/Exemption issued under the Protection of the Environment Operations (Waste) Regulation 2014 viii. Existing fill materials, if used,

Existing Environment	Potential Impacts	Discussion	Mitigation
			would be tested and remediated where necessary to meet the National Environmental Protection Measure (NEPM, 2013) Health investigation levels for commercial/industrial premises (HIL D). ix. Spoil to be removed from site will be classified in accordance with the NSW Waste Classification Guidelines. x. Spoil would be disposed of at an appropriate EPA licensed facility.
Air Quality	Minor	The construction of the proposed development has the potential to generate dust and emissions that may impact on local air quality, but that emissions with the potential to occur during construction would be temporary and associated with dust particles, such as PM10, and vehicle, plant, and equipment emissions such as CO, SO2, nitrous oxides, volatile organic compounds (VOC), and polycyclic aromatic hydrocarbons (PAH). The most likely sources of dust and dust generating activities include: • Delivery and transfer of • construction materials to the site; • Dispatch of wastes and recyclable materials from the site; • Stockpiling; and • General construction works.	i. The CMP would include an air quality management subplan ("AQMSP") to be implemented for the duration of construction. Mitigation measures are listed in Section 5 of this report and include: training for staff and contractors; plant and machinery maintenance checks; restriction of construction vehicle movements; covering of stockpiles; and dust minimisation and wheel washing measures. ii. Plant and machinery would be regularly checked and maintained in a proper and efficient condition. iii. Construction vehicle movements would be restricted to designated trafficable areas and sealed/compacted surfaces where practical. iv. A water cart or sprinkler device would be available during construction for dust suppression on unpaved roads, stockpiles, hardstand areas and other exposed surfaces. v. Stockpiles would be covered with tarpaulins, spray grass,

Existing Environment	Potential Impacts	Discussion	Mitigation
			or spray film, when not in use in accordance with best practice recommendations specified in the Blue Book. vi. Truck loads would be appropriately covered when transporting material to and from the construction site, and tailgates would be securely fixed. vii. A shaker grate and wheel wash would be installed at the access point to the project. The access point would be defined in the SWMP. viii. Mud and dirt tracked onto sealed road surfaces would be minimised, and a street sweeper employed to clean up any mud and dirt that has been tracked.
Bushfire Hazard	None	As outlined in Section 4.3.9 , parts of the property are mapped as being bushfire prone, whilst the site itself is clear of any bushfire mapping. The nature of the project is such that a 100B Certificate is not considered to be necessary in this instance.	None
Noise	Minor	A Noise Impact Assessment (NIA) has been completed by Tim Fitzroy & Associates as provided within Attachment 8. The assessment concludes that routine operation of the facility is predicted to comply with the applicable noise criteria at all surrounding receivers. Potential noise exceedances are associated only with infrequent carnivals and regional competitions, which are proposed to occur during daytime hours, generally between 9.00 am and 3.00 pm. The NIA identifies that the receivers subject to the greatest	Construction i. It is anticipated that the hours of construction would generally occur during standard construction hours, as follows: 7:00am to 6:00pm, Monday to Friday 8:00am to 1:00pm on Saturdays - No works on Sundays and Public Holidays ii. Where work is required to be undertaken outside these work hours the contractor will notify the affected community and EPA. Notification provides the following details:

Existing Environment	Potential Impacts	Discussion	Mitigation
		predicted noise levels are closely associated with the existing campus and are already exposed to comparable sporting and recreational activities. In particular, Trinity Catholic College is an existing principal user of the oval and conducts physical education, sporting activities and school carnivals, while student accommodation adjoining the campus forms part of the university environment in which sporting activities are an established component of campus amenity. The assessment also recognises that the NSW EPA Noise Policy for Industry (NPfI) intrusiveness criterion is primarily directed towards continuous or industrial-type noise sources and is not specifically designed for infrequent event-based sporting activities. Consistent with the approach outlined in the NSW EPA Noise Guide for Local Government, management of event-related noise is therefore appropriately focused on operational controls, including the timing, frequency and duration of events and management of amplified sound. The existing oval already accommodates rugby competitions and school carnivals involving comparable crowd and amplification characteristics, and SCU has advised that it is not aware of noise complaints associated with these existing activities. The assessment also identifies the nearby child care centre as a sensitive daytime receiver; where practicable, scheduling carnivals on weekends would avoid potential noise exposure during the centre's normal operating hours.	• The locations and types of surrounding receivers likely to be affected; • The nature of the proposed works; • The noise characteristics of any powered equipment likely to be used; • Measures to be taken to reduce noise emissions; and • Any other information EPA may request. iii. All reasonable practical steps shall be undertaken to reduce noise and vibration from the site. iv. All employees, contractors and subcontractors are to receive a project specific noise induction as part of their site induction. The environmental component shall include: • All relevant project-specific and standard noise mitigation measures as detailed in the CMP; • Relevant licence and approval conditions; • Permissible hours of work and any limitations on high-noise-generating activities - Location of nearest sensitive receivers • (off-site residences, the school and student accommodation on adjoining parcels, and the co-located SCU Children's Centre); • Construction employee parking areas; • Designated loading/unloading areas and procedures; • Site opening/closing times (including

Existing Environment	Potential Impacts	Discussion	Mitigation
		The Noise Impact Assessment has considered feasible and reasonable mitigation measures, including operational controls for carnivals and regional competitions. Subject to confirmation of the final number of event days each year and implementation of the recommended operational management measures, the assessment concludes that the proposed facility is acceptable from a noise perspective, with routine operations predicted to comply with the applicable noise criteria.	deliveries); and - Environmental incident and complaints procedures; v. A Construction Noise Management Plan (CNMP) shall be prepared by a suitably qualified acoustic consultant prior to commencement of works and reviewed by the Southern Cross University (SCU). The CNMP shall: • Be prepared in accordance with the Interim Construction Noise Guideline (DECC, 2009) and Assessing Vibration: • A Technical Guideline (DECC, 2006); • Describe procedures for achieving the Noise Management Levels (NMLs) specified in the ICNG; • Describe measures to manage high noise-generating works (e.g., jackhammering, demolition, concrete cutting); • Include strategies for community engagement and management of complaints; and • Form a component of the contractor's CMP. vi. A complaints management register shall be established and maintained throughout the construction period. The 24-hour contact details of the site manager shall be displayed on a prominent site notice visible from the public domain. All noise and vibration complaints shall be responded to promptly, investigated, and records of complaints and responses maintained and provided to SCU on request vii. Quieter and less noise-emitting construction

Existing Environment	Potential Impacts	Discussion	Mitigation
			methods and plant shall be used where feasible and reasonable. Where feasible, electric-powered or hydraulic tools shall be used in preference to petrol or diesel-powered tools in proximity to sensitive receivers. All plant and equipment shall be fitted with manufacturers' standard noise control devices (e.g., exhaust silencers, acoustic enclosures) and shall be maintained in good working order at all times viii. The simultaneous operation of multiple noisy plant items within discernible range of sensitive receivers shall be limited and avoided where possible. The offset distance between noisy plant and adjacent sensitive receivers shall be maximised where practicable. Plant used intermittently shall be throttled down or shut down when not in use. Noise-emitting exhausts and equipment intakes shall be directed away from sensitive receivers where possible. ix. Broadband (quacker-type) reversing alarms or equivalent non-tonal devices shall be fitted and used on all construction vehicles and mobile plant regularly used on site where safe and practicable. Traffic flow, parking and loading/unloading areas shall be planned to minimise reversing movements within the site. x. All deliveries shall occur during standard construction hours only. Deliveries of concrete, structural materials and large plant shall be pre-scheduled to avoid

Existing Environment	Potential Impacts	Discussion	Mitigation
			simultaneous delivery events. Truck engines shall be switched off when stationary on site for extended periods. xi. Where construction noise levels are predicted or observed to approach or exceed the applicable NMLs, noise monitoring shall be undertaken by a suitably qualified acoustic consultant to verify compliance. Monitoring results shall be compared against the NMLs established in this NIA and reported to SCU as required. Where monitoring results indicate exceedances of applicable criteria, the contractor shall implement further mitigation measures and promptly notify affected receivers Operations i. Public Address and amplified sound; - the public address system is to be designed and commissioned by a suitably qualified person, with loudspeakers directed inward towards the track and infield and away from Rifle Range Road, Military Road, the off-site child care centre at the corner of Military Road and Cynthia Wilson Boulevard, and the SCU child care centre; - a distributed array of lower-powered loudspeakers is to be used in preference to a small number of high-powered horn loudspeakers; - the system is to be set with a level limiter and

Existing Environment	Potential Impacts	Discussion	Mitigation
			operated at the minimum level necessary for application at the site; • use of the public address system is to be restricted to 8:00 am to 6:00 pm, other than occasional evening announcements during events; and • amplified music is not to be used as a routine part of training or competition ii. Starting equipment • electronic starting equipment is to be used in preference to a starter's gun wherever the applicable competition rules permit. iii. Events and scheduling • carnivals and regional competitions are to be limited to 9:00 am to 3:00 pm; • SCU is to maintain a schedule of carnivals and regional competitions and is to notify the off-site child care centre at the corner of Military Road and Cynthia Wilson Boulevard, together with the SCU child care centre, Trinity Catholic College and the student accommodation, in advance of each event so that outdoor activities can be managed accordingly; • the number of carnival and regional competition days per year is to be confirmed and, where practicable, events are to be scheduled on weekends or outside the university teaching semester. Weekend scheduling is preferred, as the Southern Cross University Children's Centre operates Monday to Friday only and would not be affected by a weekend event.

Existing Environment	Potential Impacts	Discussion	Mitigation
			iv. Routine use and maintenance use of the facility between 6:00 am and 7:00 am is to be limited to training only, with no use of amplified sound, the public address system, starting equipment or whistled starts during that period; • grounds maintenance involving powered plant, including mowing and line marking, is to be undertaken between 7:00 am and 6:00 pm Monday to Saturday only; and • irrigation pumps and any other fixed mechanical plant are to be selected and located such that they comply with the night-time project noise trigger level of LAeq(15min) 38 dB(A) at the nearest residential receiver. v. Complaints and review • SCU is to maintain a noise complaints register for the facility for the life of the development, recording the date, nature and resolution of each complaint; and • where a validated complaint is received, SCU is to review the operational management measures above and, where necessary, undertake attended noise monitoring during a representative event to verify performance against the project noise trigger levels
Lighting	Minor	An assessment has been completed of the lighting against Australian Standard AS/NZ4282-2023 Obtrusive Effects of Outdoor Lighting by Sylvania Schreder as contained within Attachment 9. The assessment identifies the proposed lighting is compliant with the Australian Standard in regard to the following light limiting	Lighting Lighting is to comply with Australian Standard AS/NZ4282-2023 at all times.

Existing Environment	Potential Impacts	Discussion	Mitigation
		parameters: • Spill light (Illuminance (lux)) • Luminous Intensity at Vertical Planes (Candelas (cd)) • Threshold Increment (TI) • Upward Light Ratio (ULR)	
Waste Management	Nil	HMC Environmental Consulting (HMC) has prepared an Operational Waste Management Plan (OWMP) as provided within Attachment 11. There are no prescribed waste generation rates for outdoor sports and athletics facilities within council development control plans or NSW EPA guidance. Waste generation for the facility has therefore been assessed from the existing use of Maurie Ryan Oval, the anticipated operational use of the completed facility, and consultation with Southern Cross University. The construction of the athletics track is expected to result in very little change to the existing number and type of events held at the oval, or to associated attendee numbers. Waste servicing capacity has been assessed against the existing campus waste infrastructure. SCU operates a campus-wide waste system comprising large general waste and co-mingled recycling bulk bins situated around the campus, serviced by Richmond Waste, whose vehicles drive into the campus to empty the bins. The bins are secured (locked) following the 2022 flooding event. SCU Security audits the bins overnight three times per week, with any bins nearing capacity reported directly to the waste contractor for emptying the following morning. This demand-based servicing model means	Waste Management - Operational waste management shall comply with the Operational Waste Management Plan prepared by HMC Consulting dated August 2026. - Prior to the commencement of works, a demolition and construction waste management plan shall be prepared by the principal contractor and accord to the Construction Management Plan. - Implement 'End of Life Management Plan – SCU Athletics Track', Polytan Asia Pacific Pty Ltd, Revision 1, 31 July 2026 waste hierarchy and material recovery measures during maintenance, refurbishment and eventual decommissioning. - Maximise the service life of the synthetic track surface through appropriate maintenance and resurfacing where practicable. - Reuse or recycle conventional construction materials wherever technically feasible and suitable recycling facilities are available. - Ensure residual waste is transported to

Existing Environment	Potential Impacts	Discussion	Mitigation
		collection frequency automatically responds to fluctuations in waste generation, including event days.	appropriately licensed waste management facilities.
		No changes to the existing campus waste management system are proposed as a result of the development.	
		The facility will be serviced through the existing campus bulk bin network, with the nearest general waste and co-mingled recycling bins located adjacent to the gym/pool building immediately west of the oval. Public place bins provided around the facility will be emptied by SCU rounds/cleaning staff into these bulk bins.	
		The prepared OWMP provides waste management provisions applicable to development within the Lismore local government area, including the information to be provided regarding waste storage and collection facilities and controls. Whilst the proposed development is being assessed under Part 5 of the EP&A Act rather than as a development application, the facility and this OWMP have been designed generally in accordance with the objectives of this DCP.	
		Waste generated during the construction phase of the development is not addressed by this OWMP. Construction and demolition waste remains the responsibility of the Principal Contractor and is to be managed in accordance with the contractor's construction environmental management documentation.	
		Reference is also made to the End of Life Management Plan – SCU Athletics Track, prepared by Polytan Asia Pacific Pty Ltd	

Existing Environment	Potential Impacts	Discussion	Mitigation
		(Revision 1, dated 31 July 2026) as contained within Attachment 14. The report considers the anticipated service life, maintenance requirements and end-of-life management options for the principal materials and infrastructure associated with the proposed athletics track. The report identifies an anticipated overall facility service life exceeding 30 years, subject to appropriate maintenance and periodic renewal of wearing surfaces. Individual components have differing service lives, with the synthetic athletics surface expected to require renewal approximately every 8–10 years. The underlying asphalt pavement is expected to last more than 20 years, while concrete works, drainage infrastructure and retaining wall materials generally have anticipated service lives of 30 years or more. The report adopts the principles of the waste hierarchy, prioritising the retention and reuse of existing components, recycling and resource recovery where practicable, and disposal as a last resort. It identifies opportunities to extend the useful life of the facility through appropriate maintenance and to recover construction materials for use in future civil engineering and landscaping applications. The principal materials associated with the facility include synthetic rubber and polyurethane surfacing, asphalt and granular pavement layers, concrete, drainage infrastructure, electrical services, sandstone and concrete retaining elements, and steel fencing. The report identifies that	

Existing Environment	Potential Impacts	Discussion	Mitigation
		asphalt can be milled and processed for reuse, granular pavement materials can be recovered and reused subject to engineering suitability, concrete can be crushed for recycled aggregate, and recoverable metals can be separated and recycled. Sandstone and landscaping materials may also be reused, while drainage pipes may be directed to specialist plastic recycling facilities where suitable recovery pathways are available. The principal limitation identified in the report is the current inability to recycle the specialised Rekortan M synthetic athletics surface through the recycling facilities considered by the report, due to the difficulty of separating the polyurethane components from the rubber granules. Accordingly, removed synthetic surfacing is proposed to be transported to an appropriately licensed waste facility. The report recommends maximising the service life of the synthetic surface through appropriate cleaning, maintenance and periodic renewal, thereby minimising premature replacement and waste generation. The report provides a framework for managing materials throughout the operational life of the facility and at the time of future refurbishment or decommissioning. Implementation of the identified maintenance, reuse, recycling and waste disposal measures would assist in reducing waste generation and maximising resource recovery. The actual recovery and recycling of materials would remain subject to their condition, contamination status, engineering suitability and the	

Existing Environment	Potential Impacts	Discussion	Mitigation
		availability of appropriate recycling facilities at the time of removal. Having regard to the nature of the proposed development, the report indicates that opportunities exist to minimise waste and recover a substantial proportion of the conventional construction materials over the life of the facility. Provided that appropriate maintenance and end-of-life management practices are implemented, the proposed athletics track is not expected to give rise to significant waste management impacts solely as a consequence of the anticipated replacement of its synthetic surface or the eventual refurbishment of the facility. The report supports a finding that the proposed athletics track incorporates opportunities for resource recovery and waste minimisation throughout its operational life. The main residual waste consideration is the synthetic athletics surface, which the report identifies as not currently suitable for conventional recycling. The report contains the key mitigation commitments which are included within the project: Subject to these measures, the end-of-life management arrangements are considered suitable to inform the REF's assessment of waste generation and resource recovery.	
Traffic & Car Parking	Minor	The proposed SCU Athletics Facility involves the upgrade of an existing sporting facility within the established SCU campus. As the proposal represents an enhancement of an existing sporting use rather than the	i. The CMP is to include a Construction Traffic Management Plan ("CTMP") to manage potential traffic impacts associated with construction. The CTMP is to be implemented for the duration of construction. The CTMP should

Existing Environment	Potential Impacts	Discussion	Mitigation
		introduction of a fundamentally new land use, it is expected to continue supporting existing sporting, university, school and community activities. The proposed development requires the removal of five existing public parking spaces. However, parking occupancy data presented in Figure 3.2 of the Colliers assessment as contained within Attachment 4, indicates that the campus has a significant supply of underutilised parking, with in excess of 900 spaces available. Consequently, the removal of these five spaces will not adversely affect parking capacity or the allocation of parking demand. Accordingly, day-to-day traffic generation is expected to remain same and dispersed throughout the day, with no significant impact anticipated within the campus. School carnivals and organised events may result in temporary increases in traffic and parking demand. However, these activities are consistent with the existing operational context of the campus and can be accommodated through the use of charter buses and the spare parking capacity available across the campus. As identified in the assessment, the campus has a significant number of unutilised parking spaces that can accommodate participants attending school carnivals and organised events. Occasional regional or state-level events can be managed through event-specific traffic and parking management measures, including designated parking areas, temporary bus zones, signage, traffic controllers, and staged arrival and departure arrangements.	address; - the provision of adequate road signage; maintain clear vehicle sightlines; - temporary car access and parking zones; establish routes for heavy construction related movements; and - establish communication channels between residents and project team. ii. Ensure adequate road signage at construction works site to inform motorist and pedestrians of change in conditions and reduce likelihood of accidents iii. Maximise safety and accessibility for pedestrians and cyclists, particularly for iv. Students utilising facilities for sports and recreation throughout construction programme. v. Establish and maintain adequate vehicular sight lines to allow for safe ingress and egress. vi. Temporary access and car parking displaced by proposed activity to be detailed in CMP. vii. Establish routes for heavy construction related vehicles to minimise disturbance to local residents. viii. Prepare detailed Plan of Management to consider access and parking demands during peak carnival or regional event periods where parking will be required to be managed.

Existing Environment	Potential Impacts	Discussion	Mitigation
		Colliers have identified the proposal does not require any alteration to transport or traffic arrangements outside the boundaries of the existing university campus. The surrounding public road network, campus access points, intersections, public transport infrastructure and on-street parking arrangements are expected to continue operating under existing conditions. Accordingly, the proposed facility can be accommodated within the existing campus transport and parking infrastructure and is not expected to result in significant adverse traffic or transport impacts.	
Infrastructure Services	Nil	All services required for the project are to be undertaken by the selected contractor. All costs incurred are to be borne by the proponent. SCU have provided approval from Telstra to permit construction of the track over the existing easement which traverses the subject site. The communication is provided within Attachment 16.	Infrastructure i. All infrastructure works are to be generally in accordance with the Infrastructure Services Report prepared by Polytan dated 31 July 2026. ii. The track design is to ensure unrestricted access to the existing Lismore City Council sewer manholes in the project area are retained at all times. iii. The selected contractor is responsible to ensure no underground services are impacted as a result of the project construction. iv. Where required, a Section 68 Approval shall be obtained from Lismore City Council before the commencement of works.

6. Summary of Impacts

6.1 Section 171 of the EP&A Regulation 2021

Section 171 of the EP&A Regulation indicates for the purposes of Part 5 of the Act the factors that must be considered in relation to the likely impact of an activity on the environment.

The following table cross-references the factors of Section 171 that must be considered with the sections of this REF where impacts are assessed. **Table 15** below is an assessment of the proposal against the relevant environmental factors.

Table 15: Section 171 Factors & Assessment

Section 171 Factors & Assessment	Impacts			
	NA	Neg	Nil	+ve
Any environmental impact on the community.				
Comments: The proposal may have some minor temporary impacts on nearby landholders through localised construction works (for instance traffic generation, noise and dust pollutants). However, the implementation of mitigation measures and the enforcement of a detailed CMP would address these impacts. Longer term operational impacts are expected to be negligible and will comply with relevant planning and design criteria in areas such as noise, traffic management and stormwater management. The development involves works that are isolated within the footprint of an existing sports fields and immediate surrounds located within an established University Campus. Accordingly, as the project is well setback from any residential developments and will not result in anticipated environmental impacts to the broader community. The proposal is not expected to result in a significant or continuous increase in impacts on neighbouring properties in the long term because: - the site already operates as a floodlit sporting oval - evening and weekend sporting use is already established - the project does not propose extended operating hours - replacement lighting will serve the same broad purpose as the existing floodlights - the facility is located within a large, established campus - routine use will be scheduled and dispersed - most school visitors will arrive through organised bus transport - larger events will be occasional rather than continuous - weekend events will occur when other campus activity is substantially lower			✓	

Section 171 Factors & Assessment	Impacts			
	NA	Neg	Nil	+ve
existing roads, parking and amenities have surplus capacity. Whilst it is acknowledged the potential event-related noise impacts may occur, they are controlled through hours and event management.				
Any transformation of a locality.				
Comments: The proposal will support SCU teaching, placements and research in exercise science, sport, health and allied health. Whilst the activity provides for a new activity, it is acknowledged floodlighting will be replaced and a new synthetic track will be provided for local and regional events. However, it is recognised the project does not introduce a fundamentally new activity to the site. The land is already used as an athletics oval and sporting facility within an established university campus. It regularly accommodates school, university and community sport, including evening and weekend use. The proposal will improve the quality, reliability and range of facilities available for the same broad sporting, educational and community purposes.				✓
Any environmental impact on the ecosystems of the locality.				
Comments: Results of the field assessments are as follows: - The extent of works is largely confined to an exotic dominated grassland currently managed as a sports field. - This grassland is regularly mown, lacks native ground, shrub and canopy structure. - Landscaping of mixed native and exotic trees surrounds the sports field. Although some trees occur adjacent to the extent of works, all trees are proposed to be retained. - The study area features areas of Biodiversity Value (BV) mapped land as it is considered to contain core koala habitat. - All trees within the extent of works are proposed to be retained. - No threatened ecological communities occur within the study area. - Three threatened flora species occur within the study area as landscape plantings. - No threatened fauna species were recorded within the study area. However, Koalas are known to use the study area. - The study area provides minimal habitat for threatened species. Despite the removal of landscaped areas within the BV mapped area, GeoLINK have concluded within the Biodiversity Assessment Report that the proposed works will not result in any significant			✓	

Section 171 Factors & Assessment	Impacts			
	NA	Neg	Nil	+ve
environmental impact on the ecosystems of the locality.				
Reduction of the aesthetic, recreational, scientific or other environmental quality or value of the locality,				
Comments: The proposal may have some minor temporary impacts relating to noise and dust which will be suitably mitigated. There would be no significant aesthetic/visual impact as the development is consistent with the character of the area and would add considerable visual interest to the surrounding locality. There would be no recreational, scientific or other environmental impacts associated with the development.			✓	
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,				
Comments: There would be negligible aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance effects on the locality. The site is not identified as an item of local or state heritage significance. There are no heritage items (Aboriginal or European) located within the project area. The proposed development will be carefully scaled and will not diminish the heritage values of any nearby heritage items.			✓	
The impact on the habitat of protected animals, within the meaning of the Biodiversity Conservation Act 2016,				
Comments: the Activity is unlikely to significantly affect BC Act listed threatened species, populations or communities and a Species Impact Statement is not required. Although the extent of works encroaches on the mapped BV land, including approximately 0.05 ha of vegetation removal within the landscaped area, the impacts here are negligible. It is, therefore, not recommended that the proponent opt in to the Biodiversity Offset Scheme; hence, a Biodiversity Development Assessment Report is not required.			✓	
Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air.				
Comments: There would be no significant impact on threatened species, populations or ecological communities or their habitat.			✓	
Any long-term effects on the environment.				
Comments: No impacts are envisaged having regard to the nature, scale, location & design of the project.			✓	
Any degradation of the quality of the environment.				
Comments: No impacts are envisaged having regard to the nature of the project.			✓	
Any risk to the safety of the environment.				
Comments: There will be negligible risk to the safety of the environment. The mitigation measures outlined in Section 5 and Section 7 would be implemented to manage environmental risk.			✓	
Any reduction in the range of beneficial uses of the environment.				

Section 171 Factors & Assessment	Impacts			
	NA	Neg	Nil	+ve
Comments: No impacts are envisaged having regard to the nature of the project.			✓	
Any pollution of the environment.				
Comments: There will be no significant environmental pollution. The proposal may result in minor temporary impacts during construction in terms of dust and noise pollution. The mitigation measures outlined in Section 5 and Section 7 would be implemented to manage environmental risk.			✓	
Any environmental problems associated with the disposal of waste.				
Comments: No impacts are envisaged having regard to the nature of the project. Operational Waste will be managed in accordance with a SCU Waste Management practices prepared in accordance with NSW Health Requirements. All demolition and construction waste be managed in accordance with EPA requirements for development of this kind.			✓	
Increased demands on natural or other resources that are, or are likely to become, in short supply				
Comments: The proposal will require construction materials that are readily available. The project is unlikely to increase demands on resources that are or are likely to become in short supply.			✓	
Any cumulative environmental effect with other existing or likely future activities.				
Comments: As the residual impacts of the proposal are nil or minor, the cumulative impacts of the project during construction and operation would be negligible, provided that the mitigation measures in Section 5 and Section 7 are implemented.			✓	
The impact on coastal processes and coastal hazards, including those under projected climate change conditions,				
Comments: The proposal would not affect or be affected by coastal processes or hazards.			✓	
Applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,				
Comments: The proposal is consistent with the desired future use of the site which is for education in the SP2 zone. The proposal is consistent with the strategic directions of the North Coast Regional Plan 2041 and Lismore Local Strategic Planning Statement (LSPS) by contributing to Lismore's role as a regional city and sports hub and providing social infrastructure that supports community health, wellbeing, education and regional economic activity. The facility will address regional demand for quality athletics infrastructure, provide opportunities for schools, sporting organisations and the broader community, and strengthen the University's contribution to the social, educational and sporting capacity of Lismore and the wider Northern Rivers.				✓
Other relevant environmental factors.				
Comments: There will be no long-term effects on the environment.	✓			

7. Management & Mitigation Measures

Under the State Government's policy to improve the performance of the NSW construction industry, preparation of a Construction Management Plan ("CMP") is mandatory for all projects undertaken by or on behalf of government agencies or where funding is being provided by the government.

The review of environmental factors/impacts set out in **Section 5** of this report includes mitigation measures designed to avoid and reduce the potential environmental impacts associated with the construction and operation of the proposed works.

A CMP will be prepared prior to the commencement of construction work and will incorporate the mitigation measures identified in this REF and associated specialist reports.

The CMP ensures that the safeguards identified in this REF, as well as any others that are considered relevant, are effectively translated into actual construction techniques and environmental management activities, controls and monitoring/verification to prevent or minimise environmental impacts. The CMP identifies the requirements for compliance with relevant legislation and other regulatory any requirements to ensure environmental safeguards described throughout this REF are implemented.

Other management plans will be implemented as required by the recommended mitigation measures, as outlined in **Table 16** below.

The mitigation measures below are to be implemented at the relevant stage of the project. Measures identified under "Pre-Construction" are to be completed prior to commencement of the relevant works, measures under "During Construction" are to be implemented throughout construction, and measures under "Operation" apply to the ongoing operation and maintenance of the facility. Where a management plan is required, the detailed measures identified in this section are to be incorporated into and implemented through that management plan.

Table 16: Mitigation Measures

Mitigation Measures				Responsibility
General				
Obligation to Prevent Impacts to the Environment				
1	In addition to meeting all of the conditions/mitigation measures in this determination, all reasonable and feasible measures should be implemented to prevent impacts to the environment that may result from the construction and on-going operation of the approved activity.			Contractor + SCU
Details of the Activity				
2	The development is to be carried out in accordance with the following:			Contractor
	i. Demolition and Architectural Plans prepared by Polytan as detailed below:			
Project	Drawing	Title	Date	Rev
P_SCU_AT	000	Cover Sheet	07/10/2026	7
P_SCU_AT	010	General Notes	07/10/2026	7
P_SCU_AT	025	Existing Layout	07/10/2026	7
P_SCU_AT	050	Demolition Plan	07/10/2026	7
P_SCU_AT	075	Bulk Earthworks	07/10/2026	7
P_SCU_AT	100	General Layout Plan	07/10/2026	7

Mitigation Measures					Responsibility
P_SCU_AT	102	Spectator Seating Plan	07/10/2026	7	
P_SCU_AT	110	Alignment Layout Plan	07/10/2026	7	
P_SCU_AT	120	Long Section Profile North to South	07/10/2026	7	
P_SCU_AT	130	Long Section Profile East to West	07/10/2026	7	
P_SCU_AT	200	Stormwater Drainage Layout Plan	07/10/2026	7	
P_SCU_AT	201	Stormwater Long Section	07/10/2026	7	
P_SCU_AT	202	Stormwater Long Section	07/10/2026	7	
P_SCU_AT	203	Stormwater Long Section	07/10/2026	7	
P_SCU_AT	204	Stormwater Long Section	07/10/2026	7	
P_SCU_AT	205	Stormwater Long Section	07/10/2026	7	
P_SCU_AT	210	Stormwater Pit Schedule	07/10/2026	7	
P_SCU_AT	220	Stormwater Pipe Schedule	07/10/2026	7	
P_SCU_AT	300	Grading Layout Plan	07/10/2026	7	
P_SCU_AT	320	Southern Carpark Access Ramp	07/10/2026	7	
P_SCU_AT	400	Track Setout Plan	07/10/2026	7	
P_SCU_AT	450	Track Setout Points	07/10/2026	7	
P_SCU_AT	460	Equipment Setout Points	07/10/2026	7	
P_SCU_AT	470	D Kerb Setout	07/10/2026	7	
P_SCU_AT	500	Services Layout Plan	07/10/2026	7	
P_SCU_AT	D01	Detail Sheet 01 – Pavement & Edge Details	07/10/2026	7	
P_SCU_AT	D02	Detail Sheet 02 – Drainage Details	07/10/2026	7	
P_SCU_AT	D03	Detail Sheet 03 – Concrete Details	07/10/2026	7	
P_SCU_AT	D04	Detail Sheet 04 – Spectator	07/10/2026	7	
P_SCU_AT	D05	Detail Sheet 05 – Sewer Pit Lid Details	07/10/2026	7	
P_SCU_AT	D06	Detail Sheet 06 – Retaining Wall Southern Carpark End	07/10/2026	7	
P_SCU_AT	D07	Detail Sheet 07 – Footpath & Fencing	07/10/2026	7	
P_SCU_AT	D08	Detail Sheet 08 – Track Layout Details & Ramp	07/10/2026	7	
P_SCU_AT	D09	Detail Sheet 09 – Stormwater Headwall Outlet	07/10/2026	7	
P_SCU_AT	D10	Detail Sheet 10 – Equipment Setout	07/10/2026	7	
P_SCU_AT	D11	Detail Sheet 11 – Equipment Setout	07/10/2026	7	
P_SCU_AT	D12	Detail Sheet 12 – Equipment Setout	07/10/2026	7	
P_SCU_AT	D13	Detail Sheet 13 – Equipment Setout	07/10/2026	7	
P_SCU_AT	D14	Detail Sheet 14 – Equipment Setout	07/10/2026	7	
P_SCU_AT	D15	Detail Sheet 15 – Equipment Setout	07/10/2026	7	
P_SCU_AT	D16	Detail Sheet 16 – Equipment Setout	07/10/2026	7	
P_SCU_AT	D17	Detail Sheet 17 – Equipment Setout	07/10/2026	7	

Mitigation Measures		Responsibility
Lighting		
3	Lighting is to comply with Australian Standard AS/NZ4282-2023 at all times.	Contractor
Ancillary Approvals		
4	Where required, a Section 68 Approval shall be obtained from Lismore City Council before the commencement of works.	Contractor
Pre-Construction		
Crown Certificate		
5	Where there are works proposed that constitute building works under the national Construction Code (NCC) / Building Code of Australia (BCA), a Crown Certificate is required to be obtained from a Private Certifier, prior to commencement of those works.	SCU
Controlled Activity Approval		
5	Should earthworks be located within 10m of the mapped 1 st Order stream, a Controlled Activity Approval (CAA) under Section 91 of the <i>Water Management Act 2000</i> is required to be obtained. Where required, the CAA is to be obtained prior to works commencing on site.	Contractor
Construction Management Plan		
6	The CMP is to include a Construction Traffic Management Plan ("CTMP") to manage potential traffic impacts associated with construction. The CTMP is to be implemented for the duration of construction. The CTMP should address; - the provision of adequate road signage; maintain clear vehicle sightlines; - temporary car access and parking zones; establish routes for heavy construction related movements; and - establish communication channels between residents and project team. - Ensure adequate road signage at construction works site to inform motorist and pedestrians of change in conditions and reduce likelihood of accidents. - Maximise safety and accessibility for pedestrians and cyclists, particularly for. - Students utilising facilities for sports and recreation throughout construction programme. - Establish and maintain adequate vehicular sight lines to allow for safe ingress and egress. - Temporary access and car parking displaced by proposed activity to be detailed in CMP. - Establish routes for heavy construction related vehicles to minimise disturbance to local residents.	Contractor
7	Prepare detailed Plan of Management to consider access and parking demands during peak carnival or regional event periods where parking will be required to be managed.	SCU
8	An Unexpected Finds Protocol would be developed and included in the CMP that considers asbestos containing materials and other potential soil contaminants. Procedures for handling asbestos containing materials, including licensed contractor involvement as required, record keeping, site	Contractor

Mitigation Measures		Responsibility
	personnel awareness and waste disposal to be undertaken in accordance with WorkCover requirements.	
9	The CMP would include an air quality management subplan ("AQMSP") to be implemented for the duration of construction. The AQMSP is to incorporate the relevant air quality and dust controls identified in this REF, including Measures 58–64, and is to be implemented for the duration of construction.	Contractor
Aboriginal Heritage		
10	A representative of Gnibi Wandarahn shall be present on-site at the commencement of the civil works to identify no works extend into the identified cultural site.	SCU
11	Adhere to the Due Diligence Code of Practice for Aboriginal Objects in New South Wales September 2010).	Contractor + SCU
Native Vegetation Loss and Disturbance		
12	Prior to the commencement of works, the extent of works will be clearly delineated to ensure vegetation and habitat disturbance is confined to within the approved Activity area.	Contractor
13	Removal of vegetation and ground disturbance will be kept to the minimum required to complete the Activity.	Contractor
14	Earthworks should avoid the Tree Protection Zone (TPZ) of native trees, as indicated by the project's arborist, where possible.	Contractor
15	Native trees within the extent of works will be protected as directed by the project arborist (e.g. protective fencing).	Contractor
16	There is to be no disturbance beyond the marked limits without prior approval from the SCU's environmental representative.	Contractor
17	Environmental safeguards will be communicated to all construction personnel as part of an Environmental Site Induction and repeated where appropriate at toolbox sessions prior to commencement of relevant work components.	Contractor
Soil and water		
18	Works will avoid forecast high rainfall events, and works will be planned to occur during periods of no or low flow to reduce the risk of erosion and mobilisation of sediments or other potential pollutants (fuels or lubricants) into watercourses.	Contractor
Noise		
19	A Construction Noise Management Plan (CNMP) shall be prepared by a suitably qualified acoustic consultant prior to commencement of works and reviewed by the Southern Cross University (SCU). The CNMP shall: • Be prepared in accordance with the Interim Construction Noise Guideline (DECC, 2009) and Assessing Vibration: • A Technical Guideline (DECC, 2006); • Describe procedures for achieving the Noise Management Levels (NMLs) specified in the ICNG; • Describe measures to manage high noise-generating works (e.g., jackhammering, demolition, concrete cutting); • Include strategies for community engagement and management of complaints; and	Contractor

Mitigation Measures		Responsibility
	Form a component of the contractor's Construction Management Plan (CMP).	
Waste Management		
20	Prior to the commencement of works, a demolition and construction waste management plan shall be prepared by the principal contractor and accord to the Construction Management Plan.	Contractor
Infrastructure Services		
21	All infrastructure works are to be generally in accordance with the Infrastructure Services Report prepared by Polytan dated 31 July 2026.	Contractor
22	The track design is to ensure unrestricted access to the existing Lismore City Council sewer manholes in the project area are retained at all times.	Contractor
23	The Proponent is responsible to ensure no underground services are impacted as a result of the project construction.	Contractor
During Construction		
Noise		
24	It is anticipated that the hours of construction would generally occur during standard construction hours, as follows: 7:00am to 6:00pm, Monday to Friday 8:00am to 1:00pm on Saturdays - No works on Sundays and Public Holidays	Contractor
25	Where work is required to be undertaken outside these work hours the contractor will notify the affected community and EPA. Notification provides the following details: - The locations and types of surrounding receivers likely to be affected; - The nature of the proposed works; - The noise characteristics of any powered equipment likely to be used; - Measures to be taken to reduce noise emissions; and - Any other information EPA may request.	Contractor + SCU
26	All reasonable practical steps shall be undertaken to reduce noise and vibration from the site.	Contractor
27	All employees, contractors and subcontractors are to receive a project specific noise induction as part of their site induction. The environmental component shall include: - All relevant project-specific and standard noise mitigation measures as detailed in the CMP; - Relevant licence and approval conditions; - Permissible hours of work and any limitations on high-noise-generating activities - Location of nearest sensitive receivers (off-site residences, the school and student accommodation on adjoining parcels, and the co-located SCU Children's Centre); - Construction employee parking areas; - Designated loading/unloading areas and procedures; - Site opening/closing times (including deliveries); and - Environmental incident and complaints procedures.	Contractor
28	A complaints management register shall be established and maintained throughout the construction period. The 24-hour contact details of the site	Contractor

Mitigation Measures	Responsibility
manager shall be displayed on a prominent site notice visible from the public domain. All noise and vibration complaints shall be responded to promptly, investigated, and records of complaints and responses maintained and provided to SCU on request.	
29 Quieter and less noise-emitting construction methods and plant shall be used where feasible and reasonable. Where feasible, electric-powered or hydraulic tools shall be used in preference to petrol or diesel-powered tools in proximity to sensitive receivers. All plant and equipment shall be fitted with manufacturers' standard noise control devices (e.g., exhaust silencers, acoustic enclosures) and shall be maintained in good working order at all times.	Contractor
30 The simultaneous operation of multiple noisy plant items within discernible range of sensitive receivers shall be limited and avoided where possible. The offset distance between noisy plant and adjacent sensitive receivers shall be maximised where practicable. Plant used intermittently shall be throttled down or shut down when not in use. Noise-emitting exhausts and equipment intakes shall be directed away from sensitive receivers where possible.	Contractor
31 Broadband (quacker-type) reversing alarms or equivalent non-tonal devices shall be fitted and used on all construction vehicles and mobile plant regularly used on site where safe and practicable. Traffic flow, parking and loading/unloading areas shall be planned to minimise reversing movements within the site.	Contractor
32 All deliveries shall occur during standard construction hours only. Deliveries of concrete, structural materials and large plant shall be pre-scheduled to avoid simultaneous delivery events. Truck engines shall be switched off when stationary on site for extended periods.	Contractor
33 Where construction noise levels are predicted or observed to approach or exceed the applicable NMLs, noise monitoring shall be undertaken by a suitably qualified acoustic consultant to verify compliance. Monitoring results shall be compared against the NMLs established in this NIA and reported to SCU as required. Where monitoring results indicate exceedances of applicable criteria, the contractor shall implement further mitigation measures and promptly notify affected receivers.	Contractor
Aboriginal Heritage	
34 In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by the NSW Environment, Energy and Science (EES) Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Contractor + SCU

Mitigation Measures		Responsibility
35	If any aboriginal objects are found during works associated with the project, works must stop immediately and the Project Manager and Heritage NSW must be notified.	Contractor + SCU
36	If human skeletal remains are found, works must stop and NSW Police and Heritage NSW must be notified.	Contractor + SCU
Native Vegetation Loss and Disturbance		
37	Damage to tree roots will be avoided as far as practical where earthworks are required within the TPZ to maintain stability and survival. This will be achieved through using root sensitive earthworks methods, such as using lighter, low-impact exaction machinery.	Contractor
38	Plant and vehicle parking will be contained to existing paved areas of the adjacent car park. Vehicles and plant/ equipment would be kept away from environmentally sensitive areas and outside the dripline of trees to be retained.	Contractor
39	A pre-clearing survey will be undertaken daily by a suitable environmental representative for fauna, particularly Koala prior to any construction within 50 m of native vegetation.	Contractor
40	If a Koala, or other threatened fauna, is found to be occupying a tree within the study area, a flagged exclusion zone will be established (minimum 50 m) in which works will not proceed until the individual has moved from the site of its own accord. Any Koalas found on or adjacent to the site will be monitored to ensure that they do not enter the active work site.	Contractor
41	Injured fauna will be taken to the nearest vet or wildlife care organisation. The contact details WIRES (1300 094 737) will be known to the site supervisor and environmental representative.	Contractor
42	If any unexpected, threatened flora or fauna is discovered, then work will stop immediately, and a plan will be formulated by the ecologist or the SCU's environmental representatives to determine the most appropriate course of action.	Contractor
Soil and water		
43	Soil removed from the site will be either reused on site for erosion and sediment control or beneficially reused/stockpiled in accordance with waste resource recovery orders and exemptions (as priority); or taken off-site to an appropriately licenced waste facility.	Contractor
Biosecurity		
44	All plant, equipment, and personnel working on site will follow the 'Hygiene guidelines: Protocols to protect priority biodiversity areas in NSW from Phytophthora cinnamomi, myrtle rust, amphibian chytrid fungus and invasive plants' (NSW Department of Planning, Industry and Environment, 2020).	Contractor
45	Measures will be implemented during construction so that machinery and plant do not introduce weed seed or propagules to the site (e.g. by adoption and implementation of the 'Arrive Clean, Leave Clean' guidelines (DoE 2015).	Contractor
46	If organic mulch, potted plants, agricultural or earth moving machinery, fill or soil is imported to the site from an invasive ant biosecurity zone, it will be in accordance with the Biosecurity (Invasive Ant Carriers) Control Order 2023 (including any revised orders made under the Biosecurity Act 2015) and meet the requirements of the NSW Department of Primary Industries.	Contractor

Mitigation Measures		Responsibility
47	Prior to the importation of material types listed above, the supplier must provide the receiver and the Principal Certifier or Council with the relevant Certificate as identified within the Biosecurity (Invasive Ant Carriers) Control Order 2023 or revised biosecurity control orders. All material will meet the requirements of the relevant Certificate	Contractor
48	Removed vegetation containing weeds is to be identified, kept separately, and disposed of appropriately.	Contractor
Contaminated lands		
49	Erosion and sediment control should be in accordance with Lismore City Council's <i>'Guidelines for the Control of Soil Erosion and Sedimentation'</i> and/or the manual <i>'Managing Urban Stormwater: Soils and Construction - 4th Edition', dated March 2004</i> (the 'Blue Book'), or a suitable and effective alternative method. Erosion and sediment control measures must: • Remain in place until the site works have been completed and/or has been adequately revegetated or landscaped to prevent soil erosion; • Be regularly inspected and be managed and maintained to ensure the measures operate to the design requirements and to meet all relevant environment protection standards; • Be properly maintained to prevent soil erosion and the transport of sediment from the site to natural or constructed drainage lines or water courses.	Contractor
50	Vehicles and machinery are to be properly maintained and inspected daily to minimise the risk of fuel/oil leaks.	Contractor
51	Construction plant, vehicles and equipment are to be refuelled offsite, or in a designated refuelling area replete with a fully stocked spill kit. Spill kits would be inspected daily and restocked where necessary.	Contractor
52	All site personnel and contractors are to be made aware of the location of the spill kits and be trained in how and when to use them.	Contractor
53	Portable quantities of fuels, chemicals, and hazardous liquids are to be stored away from drainage lines, within a purpose-built storage cabinet.	Contractor
54	Fill material would be VENM or ENM as defined in the Resource Recovery Order/Exemption issued under the Protection of the Environment Operations (Waste) Regulation 2014.	Contractor
55	Existing fill materials, if used, would be tested and remediated where necessary to meet the National Environmental Protection Measure (NEPM, 2013) Health investigation levels for commercial/industrial premises (HIL D).	Contractor
56	Spoil to be removed from site will be classified in accordance with the NSW Waste Classification Guidelines.	Contractor
57	Spoil would be disposed of at an appropriate EPA licensed facility.	Contractor
Air Quality		
58	Plant and machinery would be regularly checked and maintained in a proper and efficient condition.	Contractor
59	Construction vehicle movements would be restricted to designated trafficable areas and sealed/compacted surfaces where practical.	Contractor
60	A water cart or sprinkler device would be available during construction for dust suppression on unpaved roads, stockpiles, hardstand areas and other	Contractor

Mitigation Measures		Responsibility
	• use of the facility between 6:00 am and 7:00 am is to be limited to training only, with no use of amplified sound, the public address system, starting equipment or whistled starts during that period; • grounds maintenance involving powered plant, including mowing and line marking, is to be undertaken between 7:00 am and 6:00 pm Monday to Saturday only; and • irrigation pumps and any other fixed mechanical plant are to be selected and located such that they comply with the night-time project noise trigger level of LAeq(15min) 38 dB(A) at the nearest residential receiver.	
69	Complaints and review • SCU is to maintain a noise complaints register for the facility for the life of the development, recording the date, nature and resolution of each complaint; and • where a validated complaint is received, SCU is to review the operational management measures above and, where necessary, undertake attended noise monitoring during a representative event to verify performance against the project noise trigger levels	SCU
Waste Management		
70	Operational waste management shall comply with the Operational Waste Management Plan prepared by HMC Consulting dated August 2026.	SCU
71	Implement 'End of Life Management Plan – SCU Athletics Track', Polytan Asia Pacific Pty Ltd, Revision 1, 31 July 2026 waste hierarchy and material recovery measures during maintenance, refurbishment and eventual decommissioning.	SCU
72	Maximise the service life of the synthetic track surface through appropriate maintenance and resurfacing where practicable.	SCU
73	Reuse or recycle conventional construction materials wherever technically feasible and suitable recycling facilities are available.	SCU
74	Ensure residual waste is transported to appropriately licensed waste management facilities.	SCU

8. Recommendation and Conclusion

This REF has been prepared to document the environmental assessment of the proposed athletic training facility at the Southern Cross University Lismore Campus. In accordance with Part 5 of the EP&A Act, this REF has examined and taken into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed activity, including with regard to the factors identified pursuant to Section 171 of the EP&A Regulation.

The assessments undertaken demonstrate that all potential environmental impacts may be suitably managed through the mitigation measures documented herein. The amended works are not considered to result in any additional environmental impacts above and beyond those assessed under the original REF and therefore no additional mitigation measures have been imposed.

It is concluded that the proposed activity is unlikely to significantly affect the environment. As such, an EIS would not be required.

On this basis, it is recommended that the proposed activity be approved in accordance with Part 5 of the EP&A Act and subject to adoption and implementation of the mitigation measures outlined in **Section 7**.