

20 May 2019

David Gibson
Team Leader, Social and Other Infrastructure Assessments
NSW Department of Planning and Environment

**Re: Biodiversity development assessment report waiver,
Meadowbank TAFE Multi-Trades Hub,
See Street, Meadowbank**

Dear David,

This letter provides information regarding the biodiversity assessment for Meadowbank TAFE Multi-Trades Hub at See St, Meadowbank (the site). This information has been provided to support the application for Secretary's Environmental Assessment Requirements (SEARs) and comprises a request to waive the requirement to complete a biodiversity development assessment report (BDAR).

EMM Consulting Pty Limited (EMM) has prepared a BDAR waiver request for the application in accordance with the biodiversity development assessment report waiver determinations for SSD and SSI applications fact sheet prepared by the Department of Planning and Environment (DPE), as detailed in Table 1 and Table 2, below. The waiver request has been prepared by a qualified ecologist on behalf of the applicant, Meadowbank TAFE.

We request that the DPE waive the BDAR requirement for the application given the highly disturbed nature of the site. We are happy to discuss any questions in relation to this site.

Yours sincerely



Katie Diver
National Technical Leader - Ecology
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Table 1 **BDAR waiver request Information requirements**

Admin	<p>1. Proponent name and contact details</p> <ul style="list-style-type: none"> TAFE Meadowbank Redevelopment Phase 2.1 c/- TAFE NSW. Contact details – Name: Dan Keary, Mobile: 0429 565 291, Email: dan@keylan.com.au. Project ID TAFE Meadowbank. See Street, Meadowbank 2114. <p>2. Name/ ecological qualifications of person completing TABLE 2</p> <ul style="list-style-type: none"> Katie Diver – Associate Ecologist, Accredited Assessor (BAAS17013)- Site inspection. Steve Williams – Ecologist, preparation of the report. Dr Steven Ward – Associate Ecologist, Accredited Assessor (BAAS17037). Review and project management.
Site details	<p>1. Street address, Lot and DP, local government area</p> <ul style="list-style-type: none"> See Street, Meadowbank 2114, Lot 11/DP 1232584, City of Ryde. <p>2. Description of existing development site</p> <p>The site is currently used by TAFE Meadowbank as a carpark with an overall area of approximately 7,961m². It is bounded by See Street to the south east, a power sub-station to the north east, Meadowbank TAFE Children’s Centre to the south-west and Meadowbank TAFE Library to the north-west. The carpark is accessed by an internal road with access points from See Street through to Rhodes Street.</p> <p>A map of the site is provided in Appendix A. Images of the site are provided in Appendix B.</p>
Proposed development	<p>TAFE NSW is undertaking to deliver new, state of the art, specialist education and training facilities at TAFE Meadowbank in the form of a Construction and Buildings Trade Facility (Multi-Trades Hub) and Information and Communications Technology/Cyber Security facility (Digital Technology Hub).</p> <p>The proposal will involve the construction of the Multi-Trades Hub on the carpark in the eastern section of the subject site. The maximum disturbance footprint of the Multi-Trades Hub is shown on Figure A.1. Detailed design of the Multi-Trades Hub proposed within this disturbance footprint, has not yet been completed.</p>

Table 2 **Impacts of the proposed development on biodiversity values**

Biodiversity value	Meaning	Relevant (✓ or NA)	Explain and document potential impacts including additional impacts prescribed under the BC Regulation Attach additional supporting documentation where appropriate
Vegetation abundance 1.4(b) BC Regulation	Occurrence and abundance of vegetation at a particular site	✓	<p>The site consists of planted endemic, non-endemic and exotic tree, shrub and grass species. A total of 13 endemic, four non-endemic and six exotic tree species were recorded within the study area. Two native shrub species and one exotic shrub are also present (Appendix C). The vegetation present is not considered to form a native vegetation community, due to the high level of disturbance, and extensive landscape plantings.</p> <p>The trees present on site are located within small island which separate rows of parking bays as well as along the front fence line and between the carpark, power sub-station, library and Children’s centre. None of the trees or shrubs present within the site had identifiable habitat features in the form of hollows or nests.</p> <p>An inventory of all species recorded on site can be found in Appendix C.</p>

Table 2 Impacts of the proposed development on biodiversity values

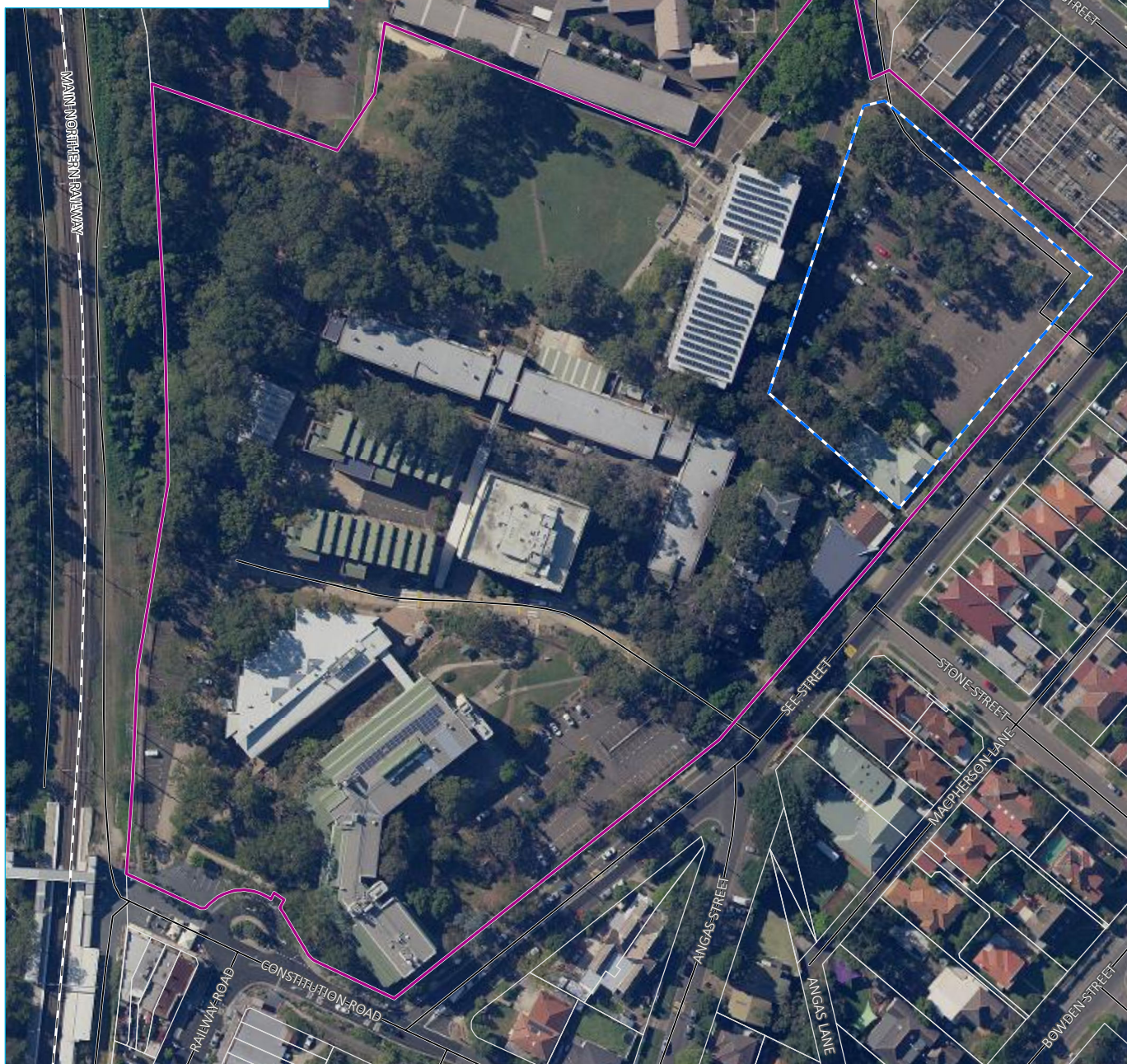
Biodiversity value	Meaning	Relevant (✓ or NA)	Explain and document potential impacts including additional impacts prescribed under the BC Regulation Attach additional supporting documentation where appropriate
Vegetation integrity 1.5(2)(a) BC Act	Degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near natural state.	✓	<p>Naturally occurring native vegetation does not occur within the site. The non-endemic, endemic and introduced trees and shrubs are planted in small islands and along fencelines within a bitumen carpark. The site is highly modified essentially now consisting of urban landscaping.</p> <p>Given the high degree of modification, and the absence of native vegetation communities, vegetation integrity data was not collected.</p> <p>No habitat features (including hollows, caves, rocks and nests) are present on site. No water bodies are located on site.</p>
Habitat suitability 1.5(2)(b) BC Act	Degree to which the habitat needs of threatened species are present at a particular site.	NA	<p>No significant fauna habitat features such as hollows, caves, rocks, or nests were observed on site.</p> <p>No threatened flora or fauna predicted to occur in the locality were observed during the site visit. The site may be utilised by commonly occurring mobile native fauna which utilise urban environments such as possums and birds.</p>
Threatened species abundance 1.4(a) BC Regulation	Occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site.	✓	<p>The Wallangarra White Gum (<i>Eucalyptus scoparia</i>) and the Narrow-leaved Black Peppermint (<i>Eucalyptus nicholii</i>) are both listed as a Vulnerable species under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> (EPBC) and Endangered under the <i>Biodiversity Conservation Act 2016</i> (BC Act). However, both species are endemic to northern NSW and do not naturally occur in the locality. They have been planted within the study area and therefore their genetic provenance is unknown. They are also occurring outside of their natural habitat and therefore their removal for the proposal will not affect recovery or conservation of either species.</p> <p>No naturally occurring threatened flora, fauna or ecological communities are present on site. There is no suitable habitat present on site for any threatened species predicted to occur in the locality.</p>
Habitat connectivity 1.4(c) BC Regulation	Degree to which a particular site connects different areas of habitat of threatened species to facilitate the movement of those species across their range.	NA	<p>Ecological habitat connectivity on site is negligible. The site is located within a busy education precinct, a light industrial estate is to the north east and residential properties to south. Vegetation within the site is not considered suitable for any threatened species, with no suitable habitat located nearby. Any vegetation clearing and development on site will not impact the connectivity of habitat which facilitates the movement of threatened species across their range. Any species which might currently utilise the site for occasional foraging would be highly mobile.</p>
Threatened species movement 1.4(d) BC Regulation	Degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle.	NA	<p>No threatened species were observed on site. No suitable habitat features were observed on site, including hollows, caves, rocks and nests. The site is bordered by a busy road and public/commercial/residential buildings. Any vegetation clearing and development on site will not impact the movement of threatened species, as any species which might currently utilise the site for occasional foraging would be highly mobile.</p>
Flight path integrity 1.4(e) BC Regulation	Degree to which the flight paths of protected animals over a particular site are free from interference.	NA	<p>The site is not located within any known or likely flight paths for protected animals. While the development comprises the construction of a multi-story building it is considered there will be no impact on or interfere with flight path integrity of protected animals over the site.</p>

Table 2 **Impacts of the proposed development on biodiversity values**

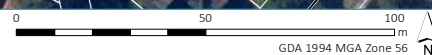
Biodiversity value	Meaning	Relevant (✓or NA)	Explain and document potential impacts including additional impacts prescribed under the BC Regulation Attach additional supporting documentation where appropriate
Water sustainability 1.4(f) BC Regulation	Degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site.	NA	No waterbodies or waterways supporting threatened species occur in the vicinity of the site. The site does not border water bodies and is located 650m from the Parramatta River. The development will involve the construction of a new multistorey building however it is considered there will be no impact on local water bodies or hydrological processes.

Appendix A

Location map



Source: EMM (2019); DFSI (2017); GA (2011)



KEY

- Property boundary
- - - Multi-trades hub
- - - Rail line
- Local road
- Cadastral boundary

Location map

DRAFT

Meadowbank TAFE
Biodiversity assessment
Figure A.1

Appendix B

Current site images



Photograph B.1 Swamp Mahogany, White Cedar, River She-oak and Stringybark growing along the north east fenceline of the carpark.



Photograph B.2 Wallangarra White Gum and *Cedrus deodara* growing along the fenceline along See Street, south-east of the carpark.



Photograph B.3 River She-oak and Swamp Mahogany growing between the carpark and the existing Library, north-west of the carpark.



Photograph B.4 Lemon-scented Gums located in the south-eastern corner of the carpark



Photograph B.5 Grassy patch with a Jacaranda, located in the north-eastern corner of the carpark.

Appendix C

Plant species inventory

C.1 Plant species inventory

Table C.1 Plant species inventory

Species name	Common name	Origin
<i>Corymbia citriodora</i>	Lemon-scented Gum	Non-endemic
<i>Casuarina cunninghamiana</i>	River She-oak	Endemic
<i>Eucalyptus scoparia</i>	Wallangarra White Gum	Non-endemic
<i>Eucalyptus robusta</i>	Swamp Mahogany	Endemic
<i>Syzygium luehmannii</i>	Small-leaved Lilly Pilly	Endemic
<i>Eucalyptus saligna</i>	Sydney Blue Gum	Endemic
<i>Eucalyptus haemastoma</i>	Scribbly Gum	Endemic
<i>Corymbia eximia</i>	Yellow Bloodwood	Endemic
<i>Eucalyptus elata</i>	River Peppermint	Endemic
<i>Angophora floribunda</i>	Rough-barked Apple	Endemic
<i>Eucalyptus botryoides</i>	Bangalay	Endemic
<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Non-endemic
<i>Eucalyptus resinifera</i>	Red Mahogany	Endemic
<i>Eucalyptus microcorys</i>	Tallowwood	Not-endemic
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	Endemic
<i>Pittosporum undulatum</i>	Native Daphne	Endemic
<i>Eucalyptus</i> sp.		Endemic
<i>Cinnamomum camphora</i>	Camphor laurel	High threat exotic
<i>Cedrus deodara</i>		Exotic
<i>Melia azedarach</i>	White Cedar	Exotic
<i>Jacaranda mimosifolia</i>	Jacaranda	Exotic
<i>Acer negundo</i>	Box-elder Maple	Exotic
<i>Schinus areira</i>	Peppertree	Exotic
<i>Lomandra longifolia</i>	Spiny-headed Mat Rush	Endemic
<i>Cestrum parqui</i>	Green Cestrum	Exotic
<i>Doryanthes excelsa</i>	GyMEA Bay Lilly	Endemic