

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-10349 Multi-Trades and Digital Technology Hub at TAFE Meadowbank
Applicant	NSW TAFE
Consent Authority	Minister for Planning and Public Spaces

Decision

The Executive Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (the Act) granted consent to the development application subject to the recommended conditions [and any additional conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning and Environment's Assessment Report is available [here](#).

Date of decision

25 August 2020

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report.
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act.
- all information submitted to the Department during the assessment of the development application and information considered in the Department's Assessment Report.
- the findings and recommendations in the Department's Assessment Report.
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision. Additional reasons for making the decision are also recorded in the Department's Assessment Report.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including new educational facilities, \$124,661,229 capital investment and approximately 226 construction operational jobs.
- the project is permissible with development consent, and is consistent with NSW Government policies including:
 - The Greater Sydney Region Plan, A Metropolis of Three Cities.
 - State Infrastructure Strategy 2018-2038.
 - New Future Transport Strategy 2056.
 - Central City District Plan.
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. Conditions of consent are recommended to address key impacts associated with traffic and parking, built form, landscaping and noise.
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through the recommended conditions of consent.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 24 October 2019 until 20 November 2019 (28 days) and received 12 submissions from the public, including three objections, seven comments and one in support of the project.

The Department exhibited the Applicant's Response to Submissions between 4 June 2020 and 18 June 2020. An additional eight public submissions were received in response, comprising six objections, one comment and one in submission in support.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include traffic and parking, design and built form, consultation, environmental impacts and operational noise. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
Traffic and car parking	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The application proposes a travel mode share shift towards sustainable travel behaviours to reduce trips to/from the TAFE by private car use. The mode share would be facilitated by the Travel Plan (TP). The Department recommends the TP be monitored and reviewed annually to ensure the mode share improves over time. • The proposal would not have an adverse impact on the road network or intersection performance when it opens (approximately 2022) and future predicted impacts (2032) can be managed / mitigated. It is recommended TfNSW review the performance of Victoria Road as part of its road corridor improvement program in the future. • Subject to the implementation of the sustainable strategies within the TP the provision of 277 on site car parking spaces is considered adequate for the development and acceptable. • The provision of pick-up/drop-off facilities would encourage this mode of transport and the implementation of the TP and mode shift away from private car use would ensure TAFE staff and students would not need to rely on on-street car parking. • Existing pedestrian routes to/from the site are considered to be convenient, safe and efficient. Additional improvements are to be made to See Street footpaths to add to the public domain improvements (including pedestrian crossings) that would be undertaken as part of the adjoining Meadowbank Schools development. • Parking fees for staff and students using the car parking facilities would be maintained. This is considered appropriate as the removal of fees may result in an increase in students and staff choosing to drive to the TAFE Campus. This would undermine the TAFE Campus' mode shift ambition and could also place additional pressure on on-street parking when car parking facilities are full. • Appropriate height clearances are provided for access to the Hub Building and Car Park for trades vehicles. • As the proposal would not have an adverse traffic impact on surrounding streets, the Department does not consider it reasonable or appropriate that the development should be required to address existing problems of vehicles using the surrounding streets as a short cut / 'rat-run'. <p><i>Recommended Conditions</i></p> <ul style="list-style-type: none"> • The Applicant to work with TfNSW and Council to monitor the surrounding road network and identify any operational issues and potential management solutions. • Preparation and implementation of the TP, which would be monitored and reviewed annually. • Preparation and implementation of public domain improvement strategy for See Street. • Obtain Council's approval for the provision of the eight See Street pick-up/drop-off bays.
Environmental impact	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • Due to the location of trees interspersed throughout the existing surface car parking areas, tree removal to facilitate the development is unavoidable. • The proposal includes mitigation measures to address the removal of 114 trees, including provision of replacement trees, extensive landscaping throughout the site. • The TAFE Campus would maintain 31% tree canopy cover, which exceeds the draft Greener Places Design Guide recommended target. • The memorial tree to be removed would be replaced in consultation with key stakeholders.

	<p><i>Recommended Conditions</i></p> <ul style="list-style-type: none"> • Protection of retained trees on the site and trees adjoining the site during construction phase. • Implementation of the Arboricultural Impact Assessment management and mitigation measures. • Provision of 27 replacement trees and provision of a replacement memorial tree in consultation with key stakeholders. • Provision of additional replacement planting to achieve an overall replacement rate of one tree planted for each tree removed.
Operational noise impact	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The use of outdoor workshops would generate some level of noise. However, this is acceptable given it would not be sustained over prolonged periods and is generally minor in nature. • The public address system, internal spaces and mechanical plant would not exceed the background + 5dB(A) levels. <p><i>Recommended Conditions</i></p> <ul style="list-style-type: none"> • Implementation of Noise report and EPA noise mitigation and management conditions.
The MEEP Master Plan and the Meadowbank Schools Site	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The Master Plan is being prepared separately by Greater Sydney Commission and exhibition of the draft Master Plan ended on 20 November 2019). • The Meadowbank Schools development was approved on 21 May 2020 following the consideration of a separate SSD application. <p><i>Response</i></p> <ul style="list-style-type: none"> • As the concerns raised about the Master Plan and Meadowbanks Schools Site do not relate to the proposal they have not formed part of the Department's assessment of the application.
Adequacy of public consultation	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The Applicant consulted with stakeholders, local residents and existing school communities prior to lodging the application. • The Department appropriately exhibited the application in accordance with the EP&A Act. <p><i>Response</i></p> <ul style="list-style-type: none"> • The Department is satisfied that sufficient consultation has been undertaken to allow for the assessment and determination of the application.