

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-9343 Meadowbank Education and Employment Precinct Schools Project
Applicant	NSW Department of Education
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

21/05/2020

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, \$218,928,354 capital investment, approximately 813 construction and 220 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 20 submissions from the public, including four objections, 15 comments and one in support of the project.

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, parking and pedestrian access, noise impact and tree removal. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
Pedestrian access and road/pedestrian upgrades required	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The proposal includes the construction of two pedestrian zebra crossing adjacent to the site and also includes road upgrades to accommodate bus movements. The Department has recommended additional pedestrian infrastructure upgrades including new crossings on Mellor, See and Bowden Streets and public domain enhancement on Hermitage Road, Macpherson, Bowden and Squire Streets. Subject to the above changes the Department considers the surrounding pedestrian network would have sufficient capacity to accommodate the pedestrian movements generated by the schools. The existing publicly accessible pedestrian route through the TAFE Campus provides an appropriate pedestrian connection to Meadowbank station and maybe subject to future improvements/upgrades <p><i>Recommended Conditions</i></p> <ul style="list-style-type: none"> Construction of pedestrian crossings on Macpherson, See, Mellor and Bowden Streets and before the schools are operational. Within six months of the commencement of construction the Applicant to prepare a public domain enhancement strategy relating to Hermitage Road, Macpherson, Bowden and Squire Streets. The Applicant is to undertake an Road Safety Audit (RSA) and final design of pedestrian and bus zones are to reflect the outcomes of the RSA.
Traffic and car parking	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The proposed travel mode share to reduce trips to/from the school by private car use is ambitious and would be facilitated by the School Travel Plan (STP). The Department recommends the STP 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). 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 STP the provision of 60 staff car parking spaces is considered acceptable. <p><i>Recommended Condition</i></p> <ul style="list-style-type: none"> The Applicant shall 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 STP, which would be monitored and reviewed annually.
Pick-up/drop-off facilities	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Applicant has demonstrated that the 29 pick-up/drop-off spaces have sufficient capacity to accommodate vehicle movements during school peak times. The bus zones are located in the most appropriate/convenient locations and subject to the proposed road upgrades the surrounding streets will be able to accommodate bus movements. The proposal includes a number of enforcement and management measures to ensure the safe and efficient operation of the bus zones and the 29 pick-up/drop-off spaces. <p><i>Recommended Conditions</i></p> <ul style="list-style-type: none"> Preparation and implementation of an OTPMP. The Applicant must obtain approval for the School Zone signage and associated markings.
Biodiversity, landscaping and outdoor space	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The proposal includes mitigation measures to address the removal of 126 trees, including addressing nine ecosystem offset credits, provision of replacement trees, extensive landscaping throughout the site and retention of 149 existing trees. The proposal provides for high quality outdoor learning areas, sports and playspaces that are flexible and customisable, safe and secure, and would maximise outdoor learning opportunities. The quantum of outdoor playspace meets EFSG requirements. <p><i>Recommended Condition</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 AIA management and mitigation measures. Offset tree removal via nine ecosystem credits

	Provision of outdoor space and landscaping in accordance with the landscaping drawings.
Site selection	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The NSW Government previously considered the retention of the existing Meadowbank Primary and Marsden High School sites and concluded they were no longer fit-for-purpose. • The Department has considered the merits of the proposal and concludes the site is appropriate for its intended use, the building achieves a high standard of design and landscaping and outdoor playspace area are appropriate. • Existing contaminants on the site can be remediated. <p><i>Recommended Conditions</i></p> <ul style="list-style-type: none"> • Site Audit Report issued prior to occupation to verify the suitability of the site
Operational noise impact	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The use of outdoor playspaces would generate some level of noise. However, this is acceptable given it would not be sustained over prolonged periods and as the area is already noise affected by the railway corridor. • the PA system / bell, internal classrooms and mechanical plant would not exceed the background + 5dB(A) levels. <p><i>Recommended Conditions</i></p> <ul style="list-style-type: none"> • Noise report and EPA noise mitigation and management conditions • Applicant to prepare a Out of Hours Event Management Plan for events involving more than 100 patrons.
Internal design	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The internal design of the building provides for high quality, modern and flexible educational facilities. The precise internal use and layout of the spaces is an operational matter that will be determined as part of the detailed design of the building. <p><i>Response</i></p> <ul style="list-style-type: none"> • Detailed operational matters will be considered as part of the detailed design of the building and in consultation with stakeholders and future users. No conditions or amendment are necessary.
Adequacy of public consultation	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The Applicant consulted with key 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. No conditions or amendment are necessary.