

18 February 2021

Karen Harragon  
Director, Social and Other Infrastructure Assessments  
NSW Department of Planning, Industry and Environment

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

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Dear Karen,

### **Updated BDAR waiver request**

This letter provides information regarding the biodiversity assessment for TAFE Meadowbank Multi-Trades and Digital Technology Hub and associated multi-storey carpark at See St, Meadowbank (the site). This information has been provided to support an updated request to waive the requirement to prepare a biodiversity development assessment report (BDAR) as part of the State Significant Development application for the development (SSD 10349).

An updated BDAR waiver is requested for the removal of an additional three trees from the TAFE Meadowbank Multi-Trades and Digital Technology Hub and associated multi-storey carpark at See St, Meadowbank (the site). Trees 9, 212, and 216 have now been recommended for removal due to updated design details.

The Arboricultural Impact Assessment for the Multi-Trades and Digital Technology Hub (v4) now notes that the proposed works adjacent to Tree 9 include significant excavations for footings and a proposed batter that will impact upon the structural root zone of this tree. The Arboricultural Impact Assessment for Block J Carpark (v3) now notes that Tree 212 and 216 have been recommended for removal based on a revised location of the car park. This change was due to DPIE issued SSD draft conditions Rev 1/ condition B1 which requested the car park building be relocated away from See Street.

The tree species recommended for removal are:

- Tree 9 – Brittle Gum (*Eucalyptus mannifera*);
- Tree 212 – Spotted Gum (*Corymbia maculata*); and
- Tree 216 - Brush Box (*Lophostemon confertus*).

Tree 9 is located outside its natural range, being from the southern and central tablelands. Tree 216 is located outside of its natural range, being north from the Hunter Valley. Tree 212 is within its natural range in the Sydney Basin. None of these trees are listed as threatened species under the BC or EPBC Act. Tree 212 and Tree 216 are not part of any Threatened Ecological Community on site. The removal of these three additional trees does not substantially increase the level of ecological impact as assessed in the previous BDAR waiver request.

## Original BDAR waiver request

The BDAR waiver request was originally lodged with the request for SEARs on 14 June 2019. On 5 August 2019 and during assessment of the waiver request, the Department of Planning, Industry and Environment (DPIE) and the Environment, Energy and Science Group (EESG) requested that daytime roost searches for threatened microbat species be carried out in accordance with the guidelines on page 9 of “‘Species credit’ threatened bats and their habitats (OEH 2018). Searches were undertaken within Building N (former childcare centre) and a small substation kiosk (both of which are to be demolished under a separate planning approval pathway). It is confirmed that no microbat species were located on the site during the daytime roost searches and no evidence of their presence was found (refer Appendix D).

The request for a BDAR waiver was granted on 22 August 2019. The letter noted that the waiver had been issued for the development proposed in the request for SEARs, and any amendments to the development may require a further waiver to be sought and issued.

Since lodgement of the original BDAR waiver request, the project scope was revised to include the Digital Technology Hub (as part of the Multi-Trades Hub) resulting in a small increase to the original development footprint. Accordingly, a revised BDAR waiver request was prepared and a revised BDAR waiver was granted by DPIE and EESG on 30 September 2019.

Subsequent to the issue of the revised BDAR waiver, the project scope has been revised to include a new multi-storey carpark facility that is proposed to be constructed where an existing at-grade staff car park is currently located (adjacent to Block J), resulting in an increased development footprint proposed as part of SSD 10349. Accordingly, the SSD application now seeks approval for the:

- Multi-Trades and Digital Technology Hub; and
- multi-storey car park adjacent to Block J.

A site inspection was completed on 25 March 2020 to identify trees and habitat features in the proposed Block J carpark expansion area.

Accordingly, the BDAR waiver request lodged with the request for SEARs has been revised to assess biodiversity impacts associated with the revised project scope, specifically the increased development footprint.

The BDAR waiver request for the application was prepared 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, TAFE NSW. The results of daytime bat roost searches are presented at Appendix D.

We request that the DPIE 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

<b>Admin</b>	<p><b>1. Proponent name and contact details:</b></p> <ul style="list-style-type: none"> <li>TAFE Meadowbank Redevelopment Phase 2.1 c/- TAFE NSW.</li> <li>Contact details – Name: Dan Keary, Mobile: 0429 565 291, Email: <a href="mailto:dan@keylan.com.au">dan@keylan.com.au</a>.</li> </ul> <p><b>2. Project ID:</b></p> <ul style="list-style-type: none"> <li>TAFE Meadowbank. See Street, Meadowbank 2114.</li> </ul> <p><b>3. Name/ ecological qualifications of person completing TABLE 2:</b></p> <ul style="list-style-type: none"> <li>Katie Diver – Associate Ecologist, Accredited Assessor (BAAS17013)- Site inspection.</li> <li>Jason Brown – Senior Ecologist, preparation of the report.</li> <li>Dr Steven Ward – Associate Ecologist, Accredited Assessor (BAAS17037). Review and project management.</li> </ul>
<b>Site details</b>	<p><b>1. Street address, Lot and DP, local government area:</b></p> <ul style="list-style-type: none"> <li>See Street, Meadowbank 2114, Lot 11/DP 1232584, City of Ryde.</li> </ul> <p><b>2. Description of existing development site:</b></p> <p>The sites are currently used by TAFE Meadowbank as carparks with an overall area of approximately 1.3 ha. 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>
<b>Proposed development</b>	<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 proposed combined Multi Trades &amp; Digital Technology Hub development to the North East of the TAFE Campus (Figure A.1.) forms the scope of work for this State Significant Development Application. The development combines various teaching spaces, workshops and a detached multi storage car park, off the main civic address at See Street.</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 18 endemic, five non-endemic and 9 exotic tree and shrub species, including one high-threat exotic, were recorded within the site (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 in the proposed Multi-Trades and Digital Technology Hub are located within small islands 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.</p> <p>Two trees located in Block J carpark was observed to contain hollows. One tree contained two hollows, a trunk hollow currently occupied by nesting Rainbow Lorikeets (<i>Trichoglossus moluccanus</i>) and a small branch hollow. Another tree was observed to contain a small hollow. No other identifiable habitat features in the form of hollows or nests were recorded.</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>One active nest in a tree hollow occupied by Rainbow Lorikeet was observed in Block J carpark. No significant fauna habitat features such as caves or rocks were observed on site. No bat species were recorded during the daytime roost searches of the childcare centre and switching station (Appendix D), proposed to be demolished.</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 Narrow-leaved Black Peppermint (<i>Eucalyptus nicholii</i>) is 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, the species is endemic to northern NSW and does not naturally occur in the locality. The species has been planted within the site and therefore their genetic provenance is unknown. The trees 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>It was previously reported that the Wallangarra White Gum (<i>Eucalyptus scoparia</i>), a threatened species also endemic to northern NSW, was planted at the site. During the site inspection on 25 March 2020, the identification of these trees was revised to Brittle Gum (<i>Eucalyptus mannifera</i>).</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 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>

**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
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	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.
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	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.
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 approximately 650 m from the Parramatta River. The development will involve the construction of a new multistorey building and associated carpark, however it is considered there will be no impact on local water bodies or hydrological processes.

It is concluded that the revised development footprint will not result in additional biodiversity impacts beyond those that were previously assessed and considered as part of the original BDAR waiver request. Overall, it is found that the revised project will not result in significant impacts on threatened species, populations or communities.

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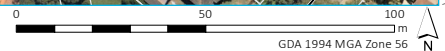
Appendix A

# Location map

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Source: EMM (2020); Nearmap (2020); GHD (2020); DFSI (2017); GA (2011); ASGC (2006)



# KEY

- Property boundary
- New carpark
- Multi-trades and digital technology hub
- Rail line
- Local road
- Cadastral boundary

Location map

Meadowbank TAFE  
Biodiversity assessment  
Figure A.1

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Appendix B

# Current site images

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**Photograph B.1** Swamp Mahogany, White Cedar, River She-oak and Stringybark growing along the north east fenceline of the Multi-Trades and Digital Technology Hub carpark



**Photograph B.2** Brittle Gum and *Cedrus deodara* growing along the fenceline along See Street, south-east of the Multi-Trades and Digital Technology Hub carpark.



**Photograph B.3** River She-oak and Swamp Mahogany growing between the carpark and the existing Library, north-west of the Multi-Trades and Digital Technology Hub carpark.



**Photograph B.4** Lemon-scented Gums located in the south-eastern corner of the Multi-Trades and Digital Technology Hub carpark



**Photograph B.5** Grassy patch with a Jacaranda, located in the north-eastern corner of the Multi-Trades and Digital Technology Hub carpark



**Photograph B.6** Rainbow Lorikeet in hollow in Southern Blue Gum in the Block J carpark



**Photograph B.7**      **Hollow in Mugga Ironbark in the Block J carpark**

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Appendix C

# Plant species inventory

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## C.1 Plant species inventory

**Table C.1** Plant species inventory

Species name	Common name	Origin
<i>Acer negundo</i>	Box-elder Maple	Exotic
<i>Angophora floribunda</i>	Rough-barked Apple	Endemic
<i>Casuarina cunninghamiana</i>	River She-oak	Endemic
<i>Cedrus deodara</i>		Exotic
<i>Cestrum parqui</i>	Green Cestrum	Exotic
<i>Cinnamomum camphora</i>	Camphor laurel	High threat exotic
<i>Corymbia citriodora</i>	Lemon-scented Gum	Non-endemic
<i>Corymbia eximia</i>	Yellow Bloodwood	Endemic
<i>Corymbia maculata</i>	Spotted Gum	Endemic
<i>Doryanthes excelsa</i>	Gynea Bay Lilly	Endemic
<i>Eucalyptus botryoides</i>	Bangalay	Endemic
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	Endemic
<i>Eucalyptus elata</i>	River Peppermint	Endemic
<i>Eucalyptus haemastoma</i>	Scribbly Gum	Endemic
<i>Eucalyptus microcorys</i>	Tallowwood	Non-endemic
<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Non-endemic
<i>Eucalyptus resinifera</i>	Red Mahogany	Endemic
<i>Eucalyptus robusta</i>	Swamp Mahogany	Endemic
<i>Eucalyptus saligna</i>	Sydney Blue Gum	Endemic
<i>Eucalyptus sideroxylon</i>	Mugga Ironbark	Endemic
<i>Eucalyptus sp.</i>		Endemic
<i>Eucalyptus globulus bicostata</i>	Southern Blue Gum	Non-endemic
<i>Eucalyptus mannifera</i>	Brittle Gum	Endemic
<i>Jacaranda mimosifolia</i>	Jacaranda	Exotic
<i>Koelreuteria paniculata</i>	Golden Rain Tree	Exotic
<i>Lomandra longifolia</i>	Spiny-headed Mat Rush	Endemic
<i>Lophostemon suaveolens</i>	Brush Box	Non-endemic
<i>Melia azedarach</i>	White Cedar	Exotic
<i>Pittosporum undulatum</i>	Native Daphne	Endemic
<i>Schinus areira</i>	Peppertree	Exotic
<i>Syzygium luehmannii</i>	Small-leaved Lilly Pilly	Endemic

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## Appendix D

# Results of daytime bat roost searches

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