



# Multi-Trades and Digital Technology Hub at TAFE Meadowbank Modification 1

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State Significant Development Modification Assessment  
(SSD-10349-Mod-1)

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# Glossary

Abbreviation	Definition
<b>AIA</b>	Arboricultural Impact Assessment
<b>BC Act</b>	<i>Biodiversity Conservation Act 2016</i>
<b>BDAR</b>	Biodiversity Development Assessment Report
<b>Council</b>	City of Ryde
<b>Department</b>	Department of Planning, Industry and Environment
<b>EES Group</b>	Environment, Energy and Science Group of the Department
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2000
<b>Minister</b>	Minister for Planning and Public Spaces
<b>Planning Secretary</b>	Secretary of the Department of Planning, Industry and Environment
<b>SSD</b>	State Significant Development
<b>SRZ</b>	Structural Root Zone

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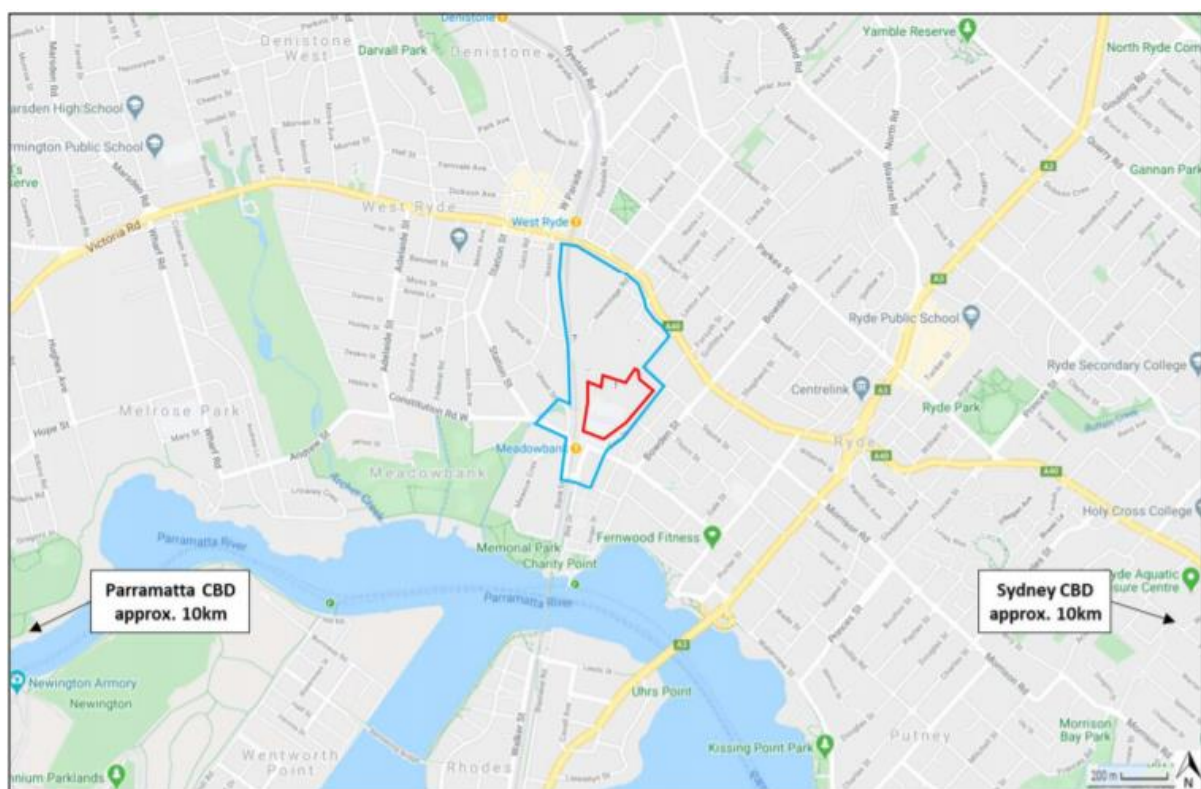
# 1 Introduction

This report provides the Department of Planning, Industry and Environment's (the Department) assessment of an application to modify the state significant development (SSD) consent for Multi-Trades and Digital Technology Hub at TAFE Meadowbank (SSD-10349).

The application was lodged by TAFE NSW (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The modification application (SSD-10349-Mod-1) seeks approval to amend conditions of the consent to reflect revised plans detailing the removal of three additional trees.

## 1.1 Background

The application relates to the TAFE Campus is located in See Street, Meadowbank, approximately 15 kilometres (km) west of the Sydney Central Business District and 10km east of the Parramatta Central Business District. The site is located in the Meadowbank Education and Employment Precinct (MEEP), as defined by the Greater Sydney Commission. The location of the TAFE Campus and MEPP is shown in **Figure 1**.



**Figure 1 | Location of the MEPP (outlined in blue) and the site (outlined in red) (Source: Department's original Assessment Report 2020)**

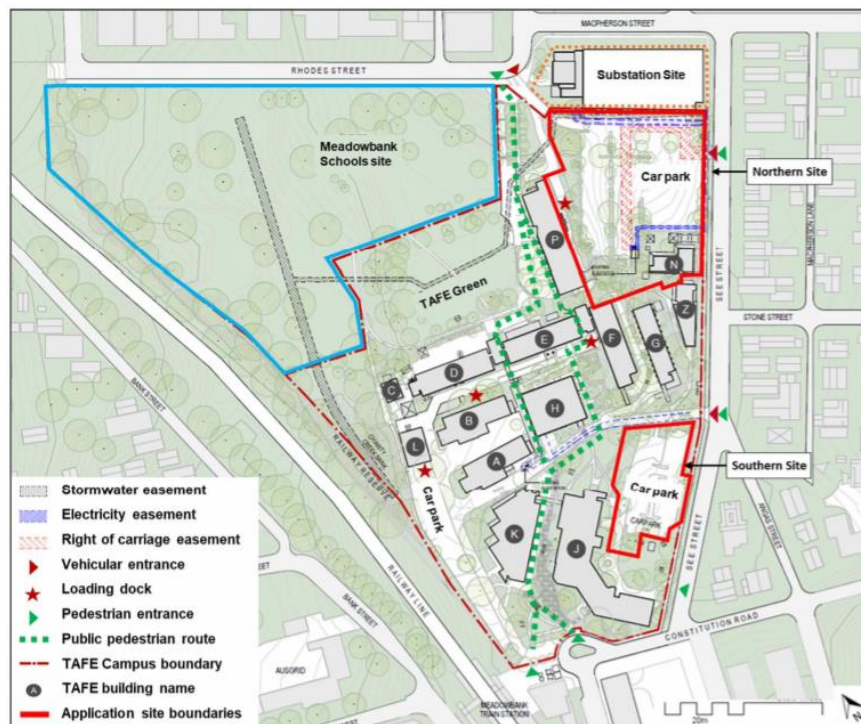
The TAFE Campus is 5.6 hectares (ha) in area, is irregular in shape. The site is bounded by See Street to the east, Constitution Road to the south, Rhodes Street, the Meadowbank Schools site and a large substation and transformer yard (Substation Site) to the north and the T9 Northern Railway Line railway corridor to the west. See **Figure 2**.



**Figure 2 | The site (shaded in yellow) and surrounding uses (Base source: Department's original Assessment Report 2020)**

The TAFE Campus contains 12 main buildings, two small buildings and several smaller associated sheds and structures used by TAFE NSW for tertiary education purposes. The buildings are of various ages and designs and range in height between one and six storeys.

The application relates to two sites within the TAFE Campus located at the north-eastern (Northern Site) and south-eastern (Southern Site) corners of the TAFE Campus site (**Figure 3**).



**Figure 3 | Layout of the TAFE Campus (Source: Department's Assessment Report 2020)**



The Northern Site includes:

- a surface car park (212 spaces for TAFE students) covering an area of over 7,000 square metres (m<sup>2</sup>) with a vehicular entrance from See Street and exit onto Rhodes Street (one-way).
- Building N, a single storey TAFE Campus building and ancillary structures used for a childcare centre.
- a single storey substation building located at the southern boundary of the site between Buildings N and Z.
- 114 existing mature trees.
- easements including:
  - stormwater easement along the northern boundary of the site and extending through to TAFE Green.
  - electricity easement along the northern boundary of the site between See Street and the adjoining Substation Site.
  - a right of carriage easement across the car park for access to the on-site substation.

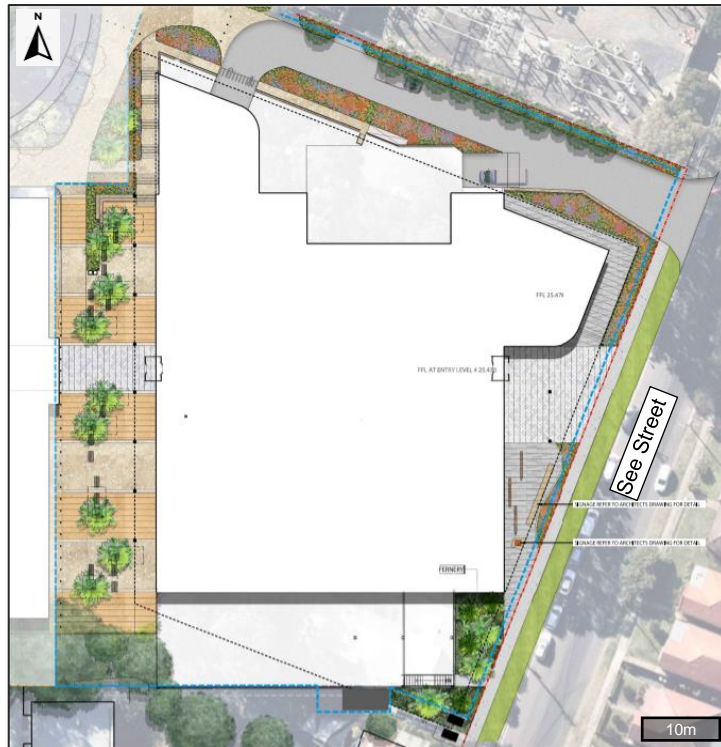
The Southern Site includes:

- a surface car park (77 spaces for TAFE staff) covering an area of approximately 3,400m<sup>2</sup> with a single vehicular entry / exit point onto the existing TAFE east-west road, which connects to See Street.
- 26 existing mature trees.

## 1.2 Approval history

On 25 August 2020, development consent was granted by the Executive Director, Infrastructure Assessments, as delegate for the Minister for Planning and Public Spaces, for the Multi-Trades and Digital Technology Hub and car park (SSD-10349). The approved works include:

- excavation.
- tree removal.
- remediation and removal of hazardous materials.
- construction of the Multi-Trades and Digital Technology Hub in the Northern Site (Figure 4).
- construction of a three-level car park providing for 241 car parking spaces in the Southern Site (**Figure 5**).
- landscaping works.
- business identification and way finding signage.



**Figure 4 | Approved ground floor layout of the of the Multi-Trades and Digital Technology Hub in the Northern Site (Source: Department's approved plans 2020)**



**Figure 5 | Approved ground floor layout of the three-level car park in the Southern Site (Source: Department's approved plans 2020)**

Construction has commenced on site as shown in **Figure 6**.





Figure 6 | Conditions of the site as of January 2021 (Source: Nearmap 2021)

## 2 Proposed modification

The application seeks to modify the conditions of the consent to reflect amended plans in condition A2 and references to the Arboricultural Impact Assessment (AIA) in condition C20.

The amended plans show removal of three additional trees being Tree 9 in the Northern Site and Trees 212 and 216 in the Southern Site. Two AIAs, addressing the Northern Site and the Southern Site, and an updated Biodiversity Development Assessment Report waiver were submitted as part of the modification application. The Applicant stated that the modification would not result in significant impacts on threatened species, populations or communities.

Tree 9 is located in the Northern Site along the eastern boundary of See Street. The AIA for the Northern Site states that the tree is a *Eucalyptus Scoparia* (commonly known as a Wallangara white gum or Willow gum) with a height of 10 metres (m). This has a spread of 6m and is in good health (Figure 7 and Figure 8) with low significance.

It was originally considered that the proposed excavation works required for the Multi-Trades and Digital Technology Hub building would have a low impact on the tree and that the tree could be successfully retained. However, consideration of the proposed detailed construction method has confirmed that significant excavations and a proposed batter would impact upon the structural root zone (SRZ) of the tree. Consequently, the AIA concluded that the tree cannot be retained and is recommended for removal.

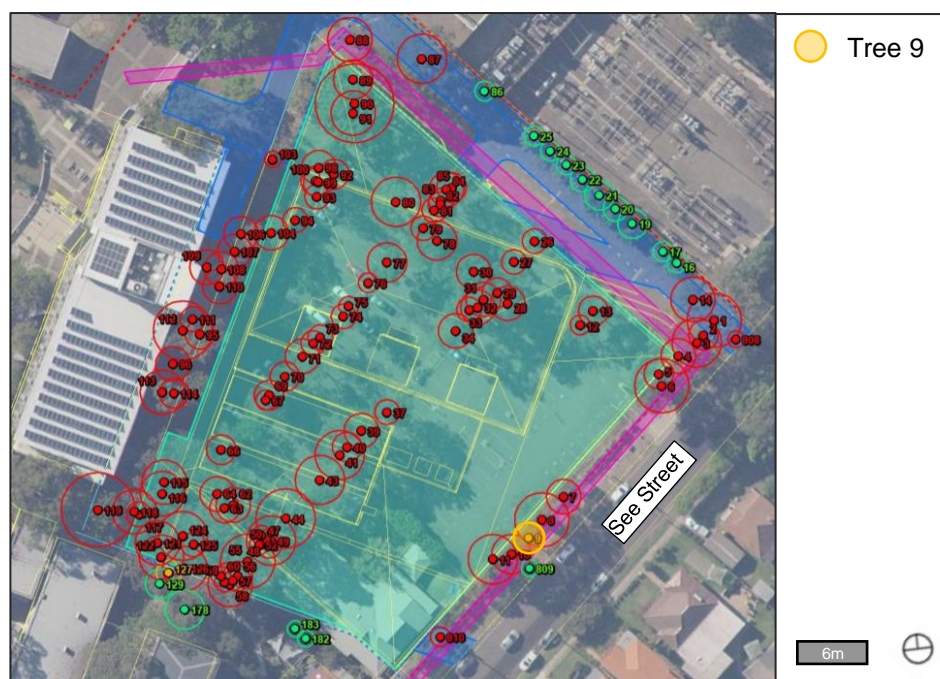


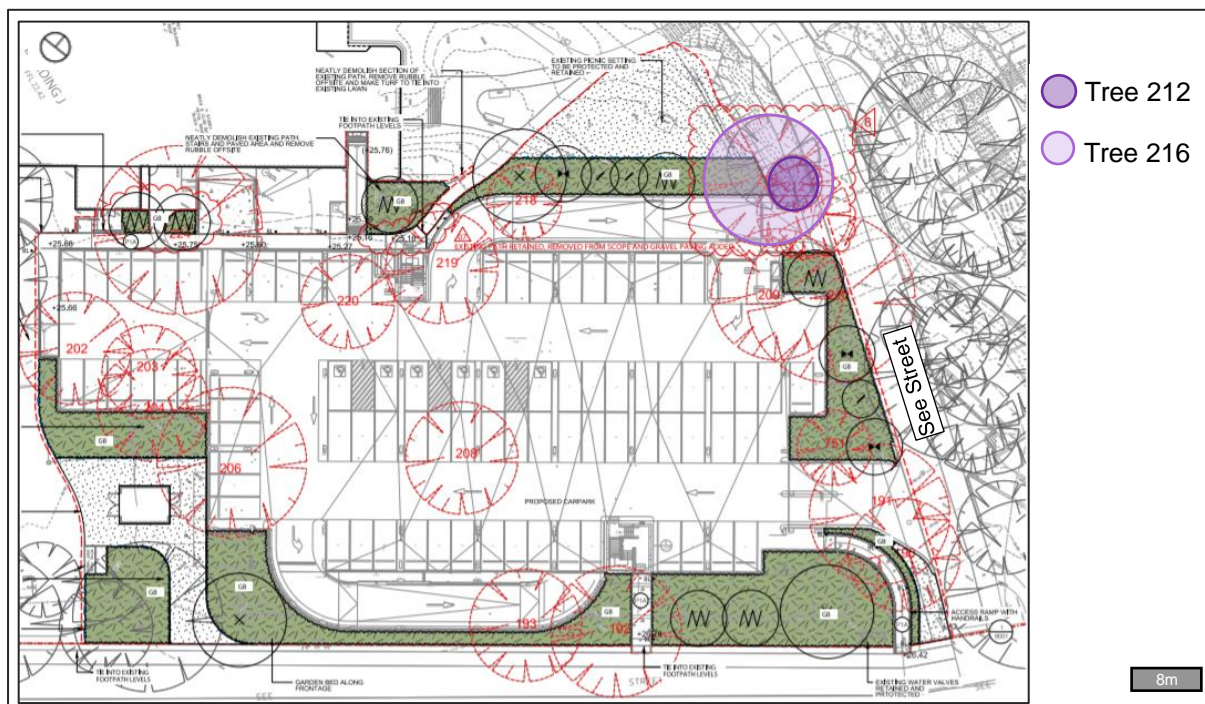
Figure 7 | Location of Tree 9 (Source: Applicant's modification application 2021)





**Figure 8 | Tree 9 (Source: Google Streetview 2021)**

The Southern Site AIA states that Tree 212 is a *Coyrmbia Maculate* (commonly known as a Spotted gum) with a height of 10m and spread of 6m. Tree 216 is a *Lophostemon Confertus* (commonly known as a Bush Box) with a height of 10m and spread of 10m. Both trees are located in the Southern Site along the exit ramp of the proposed three-level car park (**Figure 9**). Both trees to be in good health with medium significance. The Applicant's modification application notes that the setbacks of the proposed car park were increased just prior to the determination of the original SSD application to provide greater space for landscaping at the front of the building. The AIA has identified that Tree 212 and Tree 216 are now immediately adjacent to the disturbance footprint of the building and are recommended for removal.



**Figure 9 | Location of Trees 212 and 216 (Source: Applicant's modification application 2021)**



**Figure 10 | Location of Trees 212 and 216 (Source: Applicant's modification application 2021)**

The Applicant proposes that one replacement tree would be planted for each tree removed in accordance with condition B37 of the consent. Condition B37 reads as follows:

**Replacement tree planting**

*B37. Within six months of the commencement of construction, the Applicant must submit details of the outcome of investigations in relation to the provision of additional replacement tree planting for the approval of the Planning Secretary. The investigations must:*

- (a) *identify opportunities to achieve overall replacement tree planting on the TAFE Campus at a target rate of one tree planted for each tree removed;*
- (b) *detail the number, general location and species of plantings which must be native species and be predominantly of local provenance unless otherwise supported by Council;*
- (c) *if full replacement planting cannot be accommodated on site, identify alternatives, including street planting or planting on other public domain land in the vicinity of the site subject to the agreement with Council;*
- (d) *include evidence of consultation with Council where planting is to be undertaken on street or other public domain land;*
- (e) *where planting is proposed off site:*
  - (i) *identify the number and species of planting;*
  - (ii) *include details of the agreed arrangements with Council where planting is not to be undertaken by the Applicant;*
  - (iii) *indicate the timeframe for planting to be undertaken; and*
  - (iv) *address maintenance requirements for 12 months after planting.*

## 3 Statutory context

### 3.1 Scope of modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not increase the environmental impacts of the project as approved.
- is substantially the same development as originally approved.
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

### 3.2 Consent authority

#### Minister's delegate as consent authority

The Minister for Planning and Public Spaces (the Minister) is the consent authority for the application under section 4.5(a) of the EP&A Act. In accordance with the Minister's delegation to determine SSD applications, signed on 9 March 2020, the Director, Social and Infrastructure Assessments may determine this modification application as:

- the application had not already been referred by the Planning Secretary to the Independent Planning Commission at the time the delegation was issued.
- the application has not been made by a person who has disclosed a reportable donation in connection with the application.
- there are less than 10 public submissions in the nature of objection.

### 3.3 Mandatory matters for consideration

The Department conducted a comprehensive assessment of the project against the mandatory matters for consideration as part of the original assessment of SSD 10349. The Department considers this modification application would not result in significant changes that would alter the mandatory matters for consideration under section 4.15 of the EP&A Act and conclusions made as part of the original assessment.



## 4 Engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to section 4.55(1A) modifications with minimal environmental impacts. Due to the minor nature and minimal environmental impact of the proposed modification, the application was not notified or advertised. However, the modification application was made publicly available on the Department's website and the application was referred to the Environment, Energy and Science Group of the Department (EES Group).

EES Group offered no objection to the application and advised that the proposed modification is not likely to have any significant impact on biodiversity values.

## 5 Assessment

The Department has considered the modification application in the context of the Department's assessment of the original approved development. The Applicant originally proposed to remove 97 trees and retain 17 trees within the Northern Site and remove 17 trees and retain nine trees within the Southern Site.

In its original assessment report, the Department accepted that tree removal was unavoidable and would reduce the overall tree canopy coverage from 39% to 31%. To mitigate the impacts of the proposal, the Department recommended condition B37 requiring the Applicant to undertake additional replacement tree planting of a ratio of one tree planted for each tree removed on the TAFE campus or off site within the Meadowbank locality, subject to Council approval.

The Department acknowledges that the proposed modification would result in three additional trees to be removed. However, the Department accepts that the additional removal is unavoidable in consideration of the:

- detailed construction methodology for the Multi-Trades and Digital Technology Hub building.
- proximity of the car park building as a result of the increase in setbacks made just prior to the determination of the original application.

The Department considers that the removal of the additional trees would not have additional significant environmental impacts as the wider TAFE Campus contains significant tree cover that contributes to the landscape character of the area. In addition, Tress 212 and 216 are located well within the site and would not be visible from outside of the site following the construction of the car park building. One for one replacement planting required by condition B37 of the consent would offset the impact of the tree removal and make a positive contribution to the landscape character of the area.

The Department notes that section 7.17 of the *Biodiversity Conservation Act 2016* (BC Act) provides that a Biodiversity Development Assessment Report (BDAR) is to be submitted in support of modification applications unless the determining authority is satisfied that a modification would not increase the proposal's impact on biodiversity values. The Department notes that a BDAR was not prepared in support of the original SSD application as a BDAR waiver was granted under section 7.9 of the BC Act as it was determined that the proposal would not be likely to have significant impacts on biodiversity values.

The Department has considered the:

- information provided by the Applicant's Arborist.
- advice received from EES Group in relation to the modification application (**Section 4**).
- Department's original assessment and the issue of a BDAR waiver for the original application.

The Department is satisfied that the proposal would not result in an increase in biodiversity impacts and that a BDAR is not required to be provided with the modification application.

On the basis of the above comments, the Department is satisfied that the modification is appropriate and has recommended changes to conditions A2 and C20.

## 6 Evaluation

The Department's assessment concludes that the proposed modification is appropriate on the basis that the proposal would not:

- alter the nature of the development as originally approved.
- increase the impact on biodiversity values.
- result in any additional significant environmental impacts.

Consequently, the proposal is in the public interest and it is recommended that the modification be approved.

## 7 Recommendation

It is recommended that the Director of Social and Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report.
- **determines** that the application (SSD-10349-Mod-1) falls within the scope of section 4.55(1A) of the EP&A Act.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification.
- **modify** the consent SSD-10349.
- **signs** the attached Instrument of Modification (**Appendix B**).

**Recommended by:**



**Jenny Chu**  
Planning Officer  
Social and Infrastructure Assessments

**Recommended by:**



**Jason Maslen**  
Team Leader  
School Infrastructure Assessments

## 8 Determination

The recommendation is **Adopted** by:



**8 April 2021**

**Karen Harragon**

Director

Social and Infrastructure Assessments

as delegate of the Minister for Planning and Public Spaces



# Appendices

## Appendix A – List of referenced documents

Applicant's modification application

<https://www.planningportal.nsw.gov.au/major-projects/project/41356>

## Appendix B – Modification Instrument

<https://www.planningportal.nsw.gov.au/major-projects/project/41356>