



Project Name: Austip Recycling Centre Expansion
Case ID: PDA-102406964

Proponent Details

Project Owner Info

Title	Mr.
First Name	Ray
Last name	Galea
Role/Position	Manager
Phone	0272041000
Email	ray@pmgalea.com.au
Address	48 EDWARD STREET RIVERSTONE , 2765 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	AUSTIP RECYCLING PTY LTD
ABN	49643114881

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Emma	Hansma
Phone	Email	Role/Position
0478011943	emma@hansma.com.au	Principal Consultant

Address

55
ALEXANDRA AVENUE
WESTMEAD, New South Wales 2145
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Austip Recycling Centre Expansion
Industry	Waste & Sewerage
Development Type	Waste collection, treatment and disposal
Estimated Development Cost (excl GST)	AUD7,500,000.00
Indicative Operation Jobs	15
Indicative Construction Jobs	10
Number of Occupants	77
Number of Dwellings	0
Gross Floor Area (GFA) sqm	3,747

Description of the Development/Infrastructure

Expansion and continued operation of the existing construction and demolition (C&D) waste recycling facility at 48 Edward Street, Riverstone, extending into the adjoining 49–53 Loftus Street properties; and
Processing of up to 150,000 tonnes per annum of waste materials, including C&D waste and general solid waste (soils – CT1), within a fully enclosed, purpose-built resource recovery building.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Austip Recycling
Site Address (Street number and name)	48 Edward Street, 49-53 Loftus Street, Riverstone NSW
Site Co-ordinates - Latitude	-33.664671
Site Co-ordinates - Longitude	150.86

Local Government Area

Local Government	District Name	Region Name	Primary Region
Blacktown	Central City District	Sydney	

Lot and DP

Lot and DP
Lot 1 and DP1267672
Lot 11 Section 17 DP744
Lot 12 Section 17 DP744
Lot 131 DP828808

Site Area

What is the total site area for your development?
Site Area sqm
5,901

Statutory Context

**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 23 - Waste and resource management facilities

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is zoned E4 – General Industrial and is therefore a prescribed zone where waste and resource recovery facilities are permissible with consent under the State Environmental Planning Policy (Transport and Infrastructure) 2021.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
Yes

Attachments

File Name	251023_BDARwaiver_Rev1
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Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
E4 General Industrial

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Protection of the Environment Operations Act 1997 (NSW)
State Environmental Planning Policy (Resilience and Hazards) 2021
Environmental Planning and Assessment Act 1979 (NSW)
Environmental Planning and Assessment Regulation 2021 (NSW)
Blacktown Local Environmental Plan 2015
Blacktown Development Control Plan 2015

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under Schedule 3 of the Environmental Planning and Assessment Regulation 2021 or any other environmental planning instrument?

Yes

Describe any designated development provisions and how they would relate to the project (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979).

Schedule 3 of the Environmental Planning and Assessment Regulation, 2021 defines designated development which requires the preparation of an EIS. Clause 45 relates to waste management facilities or works. The proposed development is a resource recovery facility to process an estimated 150,000 tonnes per year of C&I and C&D waste. Therefore an EIS is required.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Planning Policy (Sustainable Buildings) 2022 Chapter3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, or
- State Environmental Planning Policy (Resources and Energy) 2021, Chapter 2
- State Environmental Planning Policy (Transport and Infrastructure) 2021, Chapter 5

Yes

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

Yes

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for Section 4.41 of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section 201, 205 or 219 of the Fisheries Management Act 1994?

No

An approval under Part 4, or an excavation permit under Section 139, of the Heritage Act 1977?

No

An Aboriginal heritage impact permit under Section 90 of the National Parks and Wildlife Act 1974?

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

Yes

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	26001_Scoping_Rev3
File Name	A02 - Concept Site and Floor Plan 13-4-26
File Name	251023_BDARwaiver_Rev1
File Name	A03 - Proposed Truck Movement Plan
File Name	A01 - Existing Site Plan