

Gyde Consulting

26 October 2021

Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street, Parramatta

Biodiversity Development Assessment Report (BDAR) Waiver Application - Stage Significant Development - 58 Riverside Road, Chipping Norton

Gyde Consulting (Gyde) acts on behalf of Norton Recycling (proponent). The proponent seeks to use the suite at 58 Riverside Road, Chipping Norton (subject site) for the sorting, including crushing, of uncontaminated and non-putrescible building materials, soil, bitumen, and the like, for off site reuse. It is proposed to process approximately 890,000 tonnes of material annually.

Given the above, we are of the view that the proposal is a 'resource recovery facility', as well as State Significant Development (SSD) pursuant to Clause 8 and Clause 23(3) in Schedule 1 of State Environmental Planning Policy (State & Regional Development) 2011 (SRD SEPP). As such, the purpose of this correspondence is to gain the Secretary's Environmental Assessment Requirements (SEARs) for any upcoming SSD Development Application (SSDDA).

State Significant Development (SSD) is regulated under the Environmental Planning and Assessment Act 1979, which requires proponents to apply to the Minister of Planning for development consent, supported by an Environmental Impact Statement (EIS). SSD is also subject to biodiversity assessment requirements under the Biodiversity Conservation Act 2016 (BC Act).

Pursuant to Section 7.9 of the BC Act an SSD application must be accompanied by a Biodiversity Development Application Assessment Report (BDAR) unless the Planning Agency Head, and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values. This determination is referred to as a BDAR Waiver.

The purpose of this letter is to provide information on why the proposal will not have any significant impact on biodiversity, and why a BDAR will not be required.

In summary, it is our opinion that the development is unlikely to have any significant impacts to biodiversity values as it:

- Will not clear or remove native vegetation as the site does not contain any and is currently being used as a car wreck site.
- Will not impact adjoining lots, although such lots are similarly almost entirely developed.
- Will have negligible adverse impacts on threatened species or ecological communities, considering habitat suitability, abundance and occurrence, habitat connectivity, movement and water sustainability including consideration of any non-natural features, non-native vegetation and human built structures, as the crushing/sorting machine will be located within the existing warehouse which will mitigate such impacts adequately.
- Will have negligible adverse impacts on protected animals because of impacts to flight path integrity, as the proposed built form is minor and similar in bulk and scale to adjoining development.

If you require any further information or clarification on the proposal please do not hesitate to contact Carlo Di Giulio on 0421 285 782 or carlod@gyde.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Di Giulio', is positioned above the typed name.

Carlo Di Giulio
Associate Director