



**Hansma Environmental Consulting
Pty Ltd**

ACN: 696 941 910
ABN: 60 696 941 910
emma@hansma.com.au
+61 478 011 943
55 Alexandra Avenue
Westmead NSW 2145

Biodiversity Development Assessment Report Waiver

48 Edward Street, 49-53 Loftus Street Riverstone

Prepared by Hansma Environmental Consulting Pty Ltd

ACN 696 941 910 | ABN 60 696 941 910

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Department of Planning, Housing and Infrastructure

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Document Control

Table 0-1: Document revision control

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Table 0-2: Distribution list

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Limitations

This report has been prepared for the exclusive use of the client and for the purpose stated in the scope. It should not be relied on for any other purpose without written agreement from Hansma Environmental Consulting Pty Ltd.

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1. INTRODUCTION

Hansma Environmental Consulting Pty Ltd has prepared this updated Biodiversity Development Assessment Report (BDAR) waiver request for the Austip Recycling Centre Expansion at 48 Edward Street and 49–53 Loftus Street, Riverstone. The request relates to SSD-132452988 and responds to the Department of Planning, Housing and Infrastructure's Request for Additional Information dated 10 July 2026, which requires the waiver request to address potential biodiversity values in human-made structures.

1.1 Purpose

Austip Recycling Pty Ltd proposes to expand the existing Austip Recycling Centre at 48 Edward Street, Riverstone into the adjoining industrial properties at 49–53 Loftus Street. The proposal is State Significant Development and is identified as SSD-132452988.

Section 7.9 of the Biodiversity Conservation Act 2016 requires a BDAR to accompany an application for State Significant Development unless the relevant agency heads or delegates determine that the proposed development is not likely to have any significant impact on biodiversity values. This report provides the information required to support that determination.

1.2 Response to Request for Additional Information

On 10 July 2026, the Department of Planning, Housing and Infrastructure requested an updated BDAR waiver that addresses the requirements relating to potential biodiversity values in human-made structures. This report replaces the previous waiver request and provides a specific assessment of the buildings and other structures affected by the proposal, including their age, construction, current use, potential habitat features and proposed safeguards.

1.3 Waiver Guidance

The NSW BDAR waiver guidance requires all waiver requests to provide administration, site and project information and to identify native vegetation clearing, Biodiversity Values Map land and any affected human-made structures. Where structures are unlikely to provide threatened species habitat, the request is to provide a justification based on matters such as their age, construction materials and surrounding habitat context. If a structure is likely to provide threatened species habitat or is occupied, the Table 2 biodiversity values assessment and supporting ecological information are required.

This request does not rely on Category 1-exempt land status. It is based on the existing developed industrial condition of the Site and the absence of significant biodiversity values within the development footprint.

2. Site Details

Street address: 48 Edward Street and 49–53 Loftus Street, Riverstone NSW 2765

Lot numbers: Lot 1 and DP1267672, Lot 11 Section 17 DP744, Lot 12 Section 17 DP744, Lot 131 DP828808

Local Government Area: Blacktown City Council

2.1 Existing Operation

The Austip Recycling Centre operates as a purpose-built construction and demolition (C&D) waste recycling facility located at 48 Edward Street, Riverstone. The site includes a fully enclosed building specifically designed for the receipt, sorting, crushing and screening of recyclable C&D materials such as concrete, masonry and untreated timber. All processing and storage of waste materials are conducted within the enclosed building, in accordance with existing development consent conditions, ensuring effective control of noise, dust and stormwater emissions.

The existing operation of the facility involves the following activities undertaken within the enclosed building:

- Unloading and loading of materials – trucks enter the site via the approved access on Brisbane Street and proceed to the weighbridge for inspection and recording.
- Material handling and sorting – materials are visually inspected for unacceptable or hazardous content (e.g. asbestos, lead paint). Non-conforming loads are rejected and returned to the source.
- Crushing and screening – accepted materials such as concrete, bricks, masonry and similar inert waste are crushed and screened to produce reusable aggregate products.
- Picking station operations – after screening, materials pass through a dedicated picking station, where remaining recyclable components such as ferrous metals, wood, plastics, and cardboard are manually separated. A magnetic separator assists in removing metals from the processed stream.
- Material storage – all materials, including unprocessed waste, processed aggregates, metals, and recovered recyclables, are stored in designated internal bays or bunkers according to material type.

Trucks delivering waste enter the site via Brisbane Street, proceed over the weighbridge, and undergo inspection for hazardous or unacceptable materials. Acceptable loads are unloaded in the internal pre-sorting area, where a second inspection ensures compliance with accepted waste classifications (VENM, ENM, C&D waste).

Concrete, brick and masonry materials are transferred to the crusher for processing to specified aggregate sizes. The crushed material then passes over a vibrating screen to separate the product into different size fractions. Following this, the material moves through the picking station, where residual recyclable materials are removed.

Recovered metals are magnetically separated and stockpiled for off-site recycling; wood, hard plastics and cardboard are manually sorted, baled, and stored prior to removal by external recyclers. Fine materials (VENM and ENM) are screened and stockpiled separately according to size.

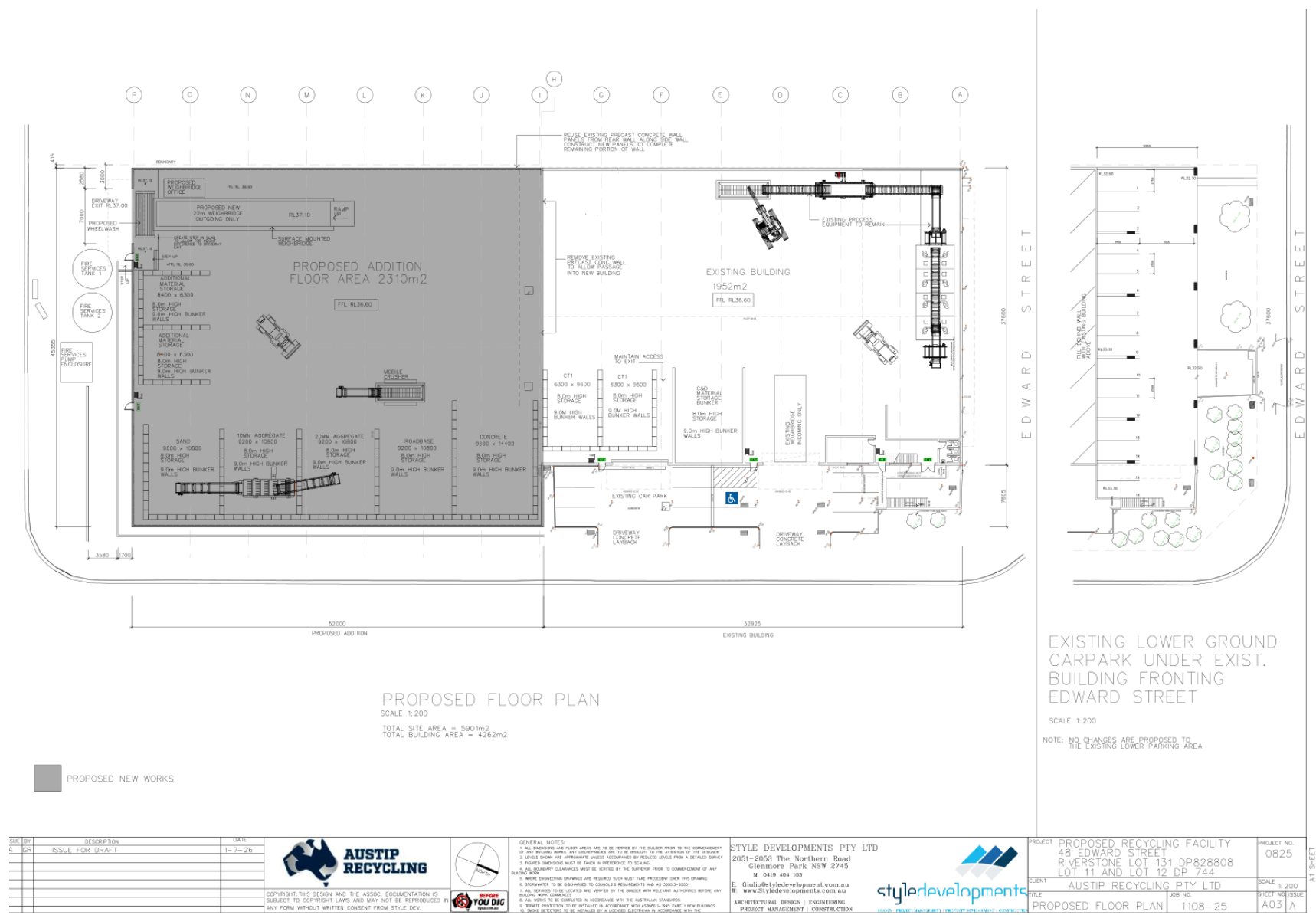
Processed materials are stored in internal bunkers until sold for reuse in construction and civil projects. Outgoing trucks are re-weighed prior to departure, and all load details are recorded for operational and regulatory tracking.

3. Proposed development

The Proposal involves two key integrated components, being:

- 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.

Figure 3-1: Proposed Site Plan



4. Biodiversity Context and Assessment

4.1 Native Vegetation

Using the NSW National Parks and Wildlife Service Native Vegetation of the Cumberland Plain mapping, mapped native vegetation communities have been identified in the broader locality surrounding the Site. The Site itself is highly disturbed and located within an established industrial precinct. No mapped native vegetation occurs within the proposed development footprint.

Native vegetation mapped in the surrounding locality includes vegetation corresponding to the Plant Community Types listed in the figure below. These PCTs may correspond to threatened ecological communities listed under current State and Commonwealth biodiversity legislation, depending on vegetation condition, patch characteristics and site-specific assessment.

Table 4-1 Native Vegetation of the Cumberland Plain (Site Context) – SEED Portal



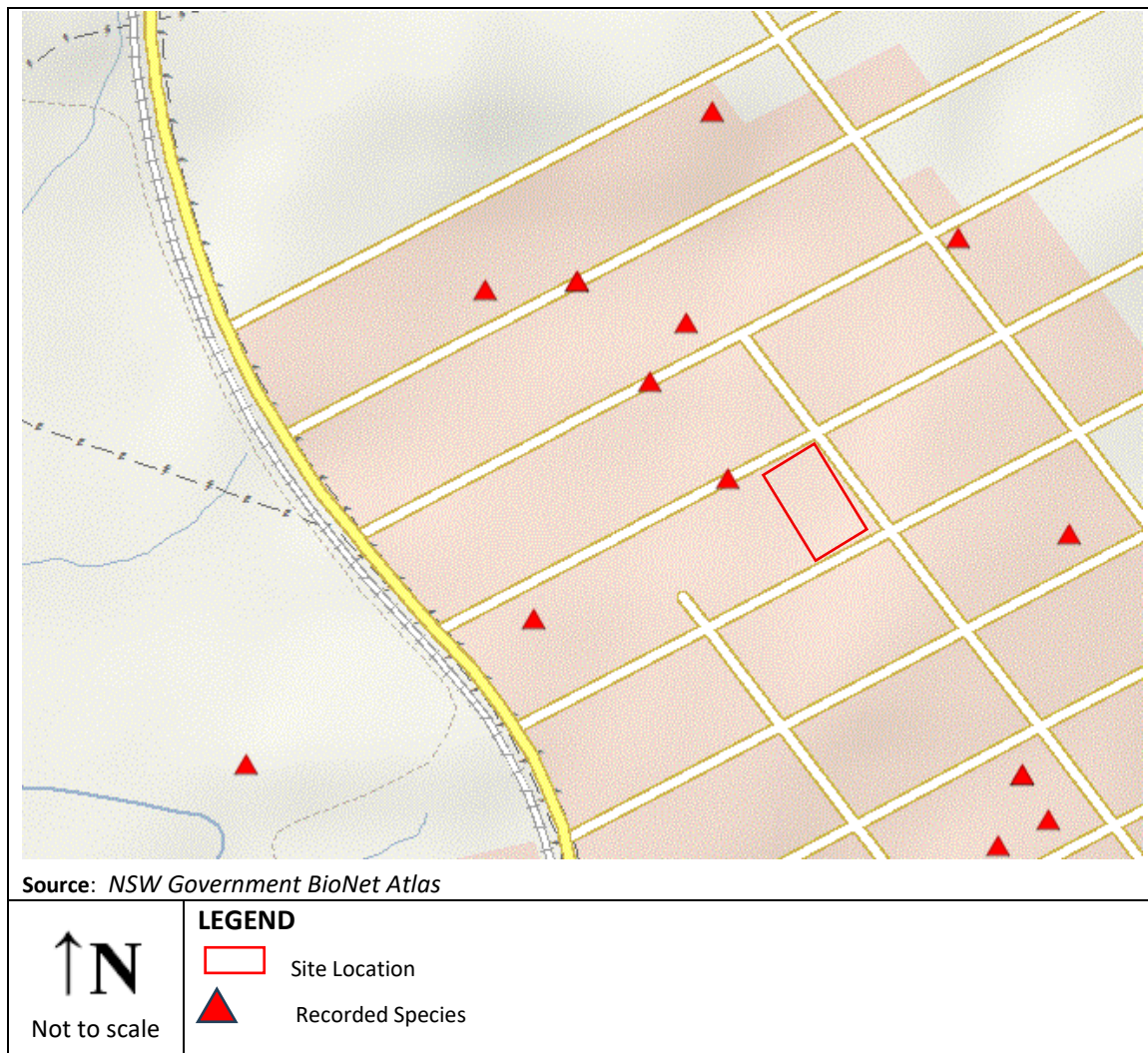
Plant Community Type	Description
 724	Broad-leaved Ironbark - Grey Box - Melaleuca decora grassy open forest on clay/gravel soils of the Cumberland Plain, Sydney Basin Bioregion
 849	Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion
 835	Forest Red Gum - Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion

4.2 NSW BioNet Atlas

The NSW BioNet is an online biodiversity data repository managed by the *Department of Climate Change, Energy, the Environment and Water*. It utilises both government and credible community collected data (citizen science) to document and manage biodiversity within NSW.

A search for identified in close proximity to the site was conducted on 1/06/2026. The timeframe of the search were species identified between 1st January 2022 to 1st June 2026. A map of the identified species in close proximity to the subject site is found in Figure 4-1 below.

Figure 4-1: Recorded Species in Close Proximity to the Subject Site (2020-2024)



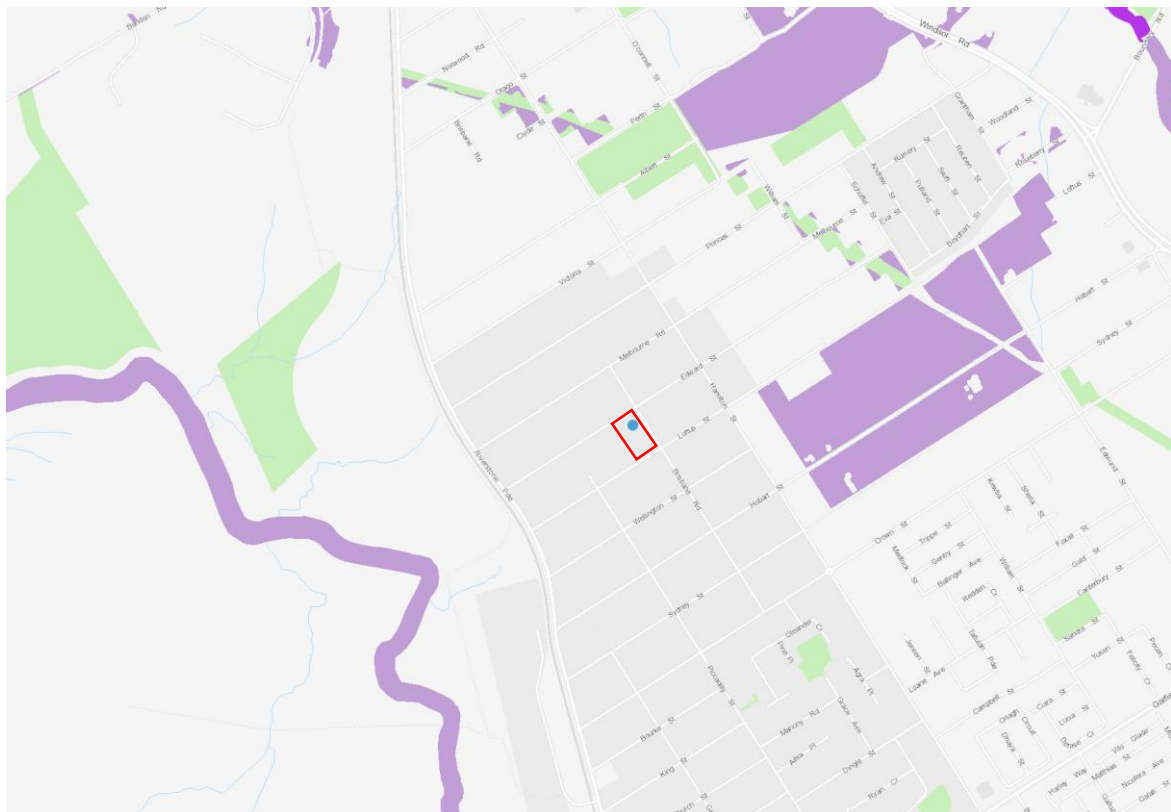
A list of the species identified on the above map provided by the BioNet Atlas are as follows:

- Parramatta Grass (*Sporobolus africanus*);
- Australian Magpie (*Gymnorhina tibicen*)x2
- Eastern Grey Kangaroo (*Macropus giganteus*)x2
- Red-bellied Black Snake (*Pseudechis porphyriacus*)
- Lesser Long-eared Bat (*Nyctophilus geoffroyi*)
- Rainbow Lorikeet (*Trichoglossus haematodus*)
- Short-beaked Echidna (*Tachyglossus aculeatus*)
- Crested Pigeon (*Ocyphaps lophotes*)x2
- Spotted Turtle-Dove (*Spilopelia chinensis*)
- Common Brushtail Possum (*Trichosurus vulpecula*)

4.3 Biodiversity Values Map

The nearest areas of biodiversity value map is 340m to the east (Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion) and the area immediately on the bank of the Eastern Creek approximately 750m to the south west.

Figure 4-2: Biodiversity Value Map



4.4 Site Walk Over

No fauna, active nests, roost staining, guano accumulation or other obvious evidence of fauna occupation was observed during the site inspection.

4.5 Human Made Structures

Historical aerial photographs from 1955, 1965, 1975, 1983, 1991, 2002, 2010 and 2021 show the progressive development of the Site. In 1955, the land contained a residence, grassed areas and trees. A small shed or warehouse had been established by 1965. By 1975, additional warehouse development had occurred and trees in the south-eastern part of the Site had been removed. By 1983, industrial buildings and activities dominated the Site and locality. A further warehouse was constructed by 2002. The former residence had been removed by 2010, while three smaller industrial buildings remained. The large resource recovery building at 48 Edward Street was approved in 2019 and was present by 2021.

On this basis, the three industrial buildings at 49–53 Loftus Street were progressively constructed between approximately the 1960s and 2002 and all pre-date 2010. The exact construction year of each individual building cannot be established from the available aerial photograph summary. Their age has therefore been considered conservatively in the habitat assessment

Table 4-2: Human Made Structures - Assessment

Structure	Age, construction and use	Potential biodiversity value	Assessment and safeguard
48 Edward Street – existing resource recovery building	Approved in 2019 and present by 2021. Modern steel-framed building with precast concrete walls, metal cladding and a large active processing interior. The building is mostly retained; the southern wall would be modified to connect the extension.	The affected wall is part of an active industrial interior and does not contain a roof cavity, eave, abandoned room or other isolated habitat feature. The modern sealed construction, continuous operations, noise, lighting and human activity make threatened species occupation highly unlikely.	Negligible habitat potential.
49 Loftus Street – office/workshop	Older single-storey brick office and attached corrugated metal workshop/awning. Active industrial coating use, sealed hardstand and narrow disturbed boundary strips.	The building has simple masonry and sheet-metal construction and is regularly occupied. Large openings are associated with workshop access rather than enclosed undisturbed cavities. Some minor gaps may occur at sheet laps or eaves, but surrounding habitat is poor and no occupation evidence was recorded.	Low habitat potential.
51 Loftus Street – saw servicing warehouse	Older brick and corrugated steel warehouse with open steel roof framing, mezzanine, office areas and active machinery. The PSI records a fibre-cement ceiling in the office and open workshop spaces.	The active workshop is brightly lit and frequently disturbed. The principal warehouse roof structure is open and readily visible rather than forming a secluded roof void. Minor gaps at cladding interfaces may provide temporary shelter to common fauna, but the structure is unlikely to support a threatened species roost or maternity colony.	Low habitat potential.
53 Loftus Street – automotive/marine workshop	Older industrial workshop with concrete block or masonry walls and a corrugated metal roof. Active vehicle and marine repair use with regular access, noise and lighting.	The structure has limited vegetation around it, no adjacent native habitat and no obvious natural or derived water habitat. The simple workshop construction and frequent disturbance reduce the likelihood of threatened fauna occupation. No occupation evidence was recorded in the available photographic record.	Low habitat potential.
Hardstand, drains and minor structures	Concrete hardstand, fences, stormwater pits/drains, small covered areas and narrow strips of disturbed vegetation. No dam, pond or permanent artificial water body occurs on the Site.	These features do not provide persistent aquatic habitat or significant shelter. Existing drains are within an active industrial environment and are not associated with a wetland or vegetated drainage corridor.	Negligible habitat potential.

4.6 Habitat suitability

The Site contains no caves, cliffs, significant rock features, hollow-bearing trees or natural water bodies. The affected human-made structures comprise actively used industrial workshops and a modern resource recovery building. The buildings have been assessed in the previous sections. No active nests, accumulations of guano, roost staining or other obvious evidence of occupation were observed during the inspection. The structures are unlikely to provide habitat for threatened species. The proposal is therefore expected to have a negligible residual impact on habitat suitability.

4.7 Assessment of Biodiversity Value

The following is taken from Table 2 of the BDAR Waiver application requirements.

Table 4-3: Impacts of the proposed development on biodiversity values

Biodiversity Value	Meaning	Explain and document potential impacts prescribed under the BC Regulation
Vegetation abundance 1.4(b) BC Regulation	Occurrence and extent or coverage of vegetation at a particular site	N/A – no vegetation except landscaping is present on site.
Vegetation integrity 1.5(2)(a) BC Act	Degree to which the habitat needs of threatened species are present at a particular site	N/A – no vegetation except landscaping is present on site.
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	N/A – no vegetation except landscaping is present on site.
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	N/A – no vegetation except landscaping is present on site.
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	N/A – no vegetation except landscaping is present on site.
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	N/A – no vegetation except landscaping is present on 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	N/A – no vegetation except landscaping is present on site.

5. Summary

The Austip Recycling Centre Expansion is proposed on approximately 0.59 hectares of developed industrial land. The Site is almost entirely occupied by buildings, concrete hardstand, access areas and disturbed operational surfaces. No native vegetation occurs within the development footprint and the proposal would clear 0.00 hectares of native vegetation.

Mapped native vegetation and other ecological features occur outside the Site and would not be directly affected. The Site contains no natural water body, riparian corridor, cave, rock feature, hollow-bearing tree or other significant natural habitat feature. It does not provide habitat connectivity between mapped vegetation patches.

The proposal would affect three older active industrial buildings at 49–53 Loftus Street and an internal wall of the modern resource recovery building at 48 Edward Street. The structures comprise simple brick, block, steel and corrugated-sheet workshops within a highly disturbed industrial precinct. Their active use, open and observable internal areas, limited secluded cavities, lack of adjacent habitat and absence of recorded occupation evidence indicate that they are unlikely to provide habitat for threatened species. Proportionate pre-demolition safeguards are proposed to manage the low residual possibility of incidental fauna use.

The proposal is therefore unlikely to have any significant impact on biodiversity values, including vegetation abundance and integrity, habitat suitability, threatened species abundance, habitat connectivity, threatened species movement, flight path integrity and water sustainability.



Emma Hansma
Principal Consultant