



Department of Planning and Environment

Ms Eleisha Burton
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4 Starling Street
BURLEIGH HEADS QLD 4220

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15 February 2022

Dear Ms Burton,

**Compass 2 Warehouse and Distribution Centre (SSD- 30923027)
Approval of the Waiver of Requirement to Prepare a Biodiversity Development Assessment
Report**

I refer to your correspondence received on 16 November 2021, seeking to waive the requirement to prepare a biodiversity development assessment report (BDAR) to be submitted with the State significant development application for Compass 2 Warehouse and Distribution Centre (SSD- 30923027).

Description of proposed development

Construction and operation of a warehouse and distribution centre, with a gross floor area of 22,530m², and associated works as detailed in the BDAR waiver application dated 16 November 2021.

Under section 7.9(2) of the *Biodiversity Conservation Act 2016* (BC Act):

"Any such application is to be accompanied by a biodiversity assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on the biodiversity values".

This letter is to confirm that the Planning Secretary of the Department of Planning and Environment (the Department) and the Chief Executive of the Environment, Energy and Science Group of the Department (EES Group) have determined that the proposed development as described above is not likely to have any significant impact on biodiversity values and that a BDAR is therefore not required to accompany any application for development consent for the proposed development.

Evidence that the Chief Executive of the EES Group has determined that the proposed development is not likely to have any significant impacts on biodiversity values dated 4 February 2022 is attached.

If there are any amendments to the proposed development, a fresh request for a BDAR waiver determination will be required or a BDAR may need to be prepared.

Should you have any further enquiries, please contact Giles Bloxham, Industry Assessments, at the Department on the above contact details.

Yours sincerely

William Hodgkinson

Team Leader

Industry Assessments

(as delegate of the Planning Secretary)

Encl: Determination, Environment, Energy and Science Group
Determination, Department of Planning and Environment

Determination under section 7.9(2) of the Biodiversity Conservation Act 2016

I, William Hodgkinson, Team Leader Industry Assessments, Planning and Assessments, of the Department of Planning and Environment, under section 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report is not required.

Proposed development means the construction and operation of a warehouse and distribution centre, with a gross floor area of 22,530m², and associated works *as detailed in 'the BDAR waiver application dated 16 November 2021'*. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.

If you do not lodge the development application related to this determination for the proposed development within 2 years of the issue date of this determination, you must either prepare a BDAR or lodge a new request to have the BDAR requirement waived.



15/02/2022

**Team Leader
Industry Assessments
Planning and Assessment
Department of Planning and Environment
(as delegate of the Planning Secretary)**

Date

Determination under section 7.9(2) of the Biodiversity Conservation Act 2016

I, Louisa Clark, Acting Director Greater Sydney, of the Department of Planning and Environment, under section 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report is not required.

Proposed development means the development as described in DOC22/59233 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



7/02/2022

Louisa Clark
Acting Director
Greater Sydney
Environment, Energy & Science Group

Date

SCHEDULE 1 – Description of the proposed development

The proposed development is the construction and operation of a warehouse and distribution centre and as detailed in the BDAR waiver application dated 12 November 2021. The development study area is identified in the figure below and the proposed development comprises:

- Warehouse building – one proposed warehouse will cover the majority of the study area.
- Office buildings – a main office building, an ancillary office and dock office are proposed within the study area. The main office building is to be located on the south western corner of the proposed warehouse building. The dock office building is to be located on the western corner of the warehouse building. The ancillary office is proposed within the main warehouse building.
- Forklift charging room – the charging room is to be located on the southern boundary of the warehouse building.
- Loading docks – Loading docks are proposed on the western side of the warehouse building.
- Car parking - car parking spaces will be located along the southern boundary of the study area.
- Access road – an access road is to be added along the southern and eastern boundaries of the study area. A truck access road is to be located along the western boundary of the study area. Additionally, a fire track is to be located along the northern boundary of the warehouse building, with the fire track access leading to Honeycomb Drive, on the north western corner of the study area.
- Earthworks and landscaping – minor earthworks including cut and fill works will be required across the site. Landscaping set backs are also proposed across the study area, predominantly along the northern and western study area boundaries, further landscaping is proposed on the southern boundary amongst the proposed car parking area.



Figure 1.2: Study area.