



State Significant Development

Date Submitted: 17/04/2025

Project Name: Kiora One Recycling Centre
Case ID: SSD-72229458

Applicant Details

Project Owner Info

Title	Mr
First Name	Edward
Last name	Hawach
Role/Position	Director
Phone	0402511727
Email	eddy.h@envirowaste.com.au
Address	14 KIORA CRESCENT YENNORA , 2161 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	KIORA ONE PTY LTD
ABN	85614291182

Primary Contact Info

Are you the primary contact?
Yes

Title Ms	First Name Esther	Last Name Hughes
Phone 0427139702	Email esther@mraconsulting.com.au	Role/Position Principal Environmental Planner

Address

19
ROSEBY STREET
DRUMMOYNE,
New South Wales
2047
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Kiora One Recycling Centre
Industry	Waste & Sewerage
Development Type	Waste collection, treatment and disposal
Estimated Development Cost (excl GST)	AUD2,780,385.30
Indicative Operation Jobs	33
Indicative Construction Jobs	50
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	7,221

Description of the Development/Infrastructure

The proposed development (the Proposal) is for the use of the site for liquid waste processing, depackaging/product destruction, and transfer of chemical and clinical waste with a throughput capacity of up to 220,000 tonnes per annum (tpa).

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Kiora One
Site Address (Street number and name)	5 Kiora Crescent, Yennora
Site Co-ordinates - Latitude	-33.862502
Site Co-ordinates - Longitude	150.969

Local Government Area

Local Government	District Name	Region Name	Primary Region
Cumberland	Central City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 10/-/DP1233715

Site Area

What is the total site area for your development?

Site Area sqm

7,221

Landowners Consent

Is Landowner's consent required?

No

Reason Landowner's consent is not required



The applicant is the owner of the land to which the development application relates



The development is proposed to be undertaken by a public authority and relevant notices have been issued.



The development is set out in section 5 (Mining) or 6 (Petroleum (oil and gas)) of Schedule 1 to *State Environmental Planning Policy (Planning Systems) 2021* and is not in a state conservation reserved area under the *National Parks and Wildlife Act 1974* and relevant notices have been issued.



The development is on land with multiple owners as designated by the Secretary of the Department of Planning and Environment and relevant notices have been issued.

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The proposal is State Significant Development (SSD) under Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021 as a waste and resource management facility with the purpose of resource recovery that handles more than 100,000 tpa, a liquid waste depot that handles more than 1,000 tonnes per year of liquid industrial waste and a hazardous waste facility that handles more than 1,000 tonnes per year of dangerous goods.

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

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

Schedule 1: SSD - General

Section under selected Schedule

Section 23 - Waste and resource management facilities

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E4 General Industrial

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, 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](#)

No

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

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates

:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

Yes

Does the application include a list of the Category 1 fire safety provisions that currently apply to the existing building?*

Yes

Does the application include a list of the Category 1 fire safety provisions that are to apply to the building following its change of use?*

Yes

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

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

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number

7333

Accredited Organisation

PIA

REAP Name

David Walker

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	EPSG3857_Lat-33.862422_Lon150.968585_Mpp0.075_Vert
File Name	Appendix H - Cost Report
File Name	5 Kiora Crescent Yennora - Environmental Impact Statement
