



Mrs Sally Munk
Principle Planning Officer
Planning Services Division
320 Pitt Street,
Sydney, NSW, 2000

Dear Mrs Munk

RE: Request to waive requirement for BDAR under s.7.9 of the Biodiversity Conservation Act 2016 – Goulburn Mixed Use Development SSD 9143

I refer to the request from Woodlands Ridge Poultry Pty Ltd to waive the requirement for a biodiversity development assessment report (BDAR) to be submitted with the proposed SSD application for Goulburn Mixed Use Development.

I have reviewed the information provided by the applicant in the BDAR waiver application dated 04 June 2019 and determined that the proposed development is not likely to have any significant impact on biodiversity values. The application therefore, does not need to be accompanied by a BDAR.

The determination is attached for you to provide to the applicant.

Please note that if the proposed development is changed so that it is no longer as described in Schedule 1 of the determination, the applicant will need to lodge a new waiver request or prepare a BDAR.

Also attached for your information is Department of Planning, Industry & Environment (DPIE) decision report. The decision report should not be provided to the applicant without DPIE approval.

Please contact Allison Treweek (02) 6229 7082 should you have any further queries regarding this matter.

Yours sincerely

07/01/2019

MICHAEL SAXON
Director, South East Branch
Biodiversity and Conservation Division

encl 1. OEH determination
2. OEH recommendation report

Attachment 1 - Determination – BDAR not required

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

I, Michael Saxon, Director South East, Biodiversity and Conservation Division, of the Department of Planning, Industry & Environment, under clause 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 (BDAR) **is not required**.

Proposed development means the development as described in Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further request to waive the requirement for a BDAR must be lodged or a BDAR prepared.

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.



Michael Saxon
South East Branch
Biodiversity and Conservation Division
Dept of Planning, Industry & Environment

01/07/2019

Date

SCHEDULE 1 – Description of the proposed development

The site is approximately 8.22ha, that is currently a disturbed paddock with both native and exotic species present. Two vegetation communities have been identified, Tableland Low Woodland and Tableland Hills Grassy woodland. Approximately 0.12ha of native vegetation at the disturbed woodland edge is expected to be removed and 0.29ha of vegetation in total.

The proposed development is a mixed-use development, located at 52 Sinclair street, Goulburn (Lot 22, DP750050). It involved the construction of several buildings, carparks and ancillary buildings. Under the *Goulburn Mulwaree Local Environmental Plan 2009*, the study area is zones E3 Environmental Management, B6 Enterprise Corridor and RU6 Transition.