



Mr Thomas Stock
Woolworths Group Limited
1 Woolworths Way
Bella Vista NSW 2153

Our ref: SSD-155221509
Your ref: 20SYD-17866

Attention: Mr Lewis McAulay, Willowtree Planning

7 April 2021

Dear Mr Stock

Subject: Request to waive requirement to prepare a Biodiversity Development Assessment Report

I refer to your correspondence received on 23 December 2020 seeking to waive the requirement to prepare a biodiversity development assessment report (BDAR) to be submitted with the state significant development application for the proposed Woolworths Warehouse and Distribution Centre, Wetherill Park (SSD-15221509).

Description of proposed development

The development seeks consent to construct and operate a warehouse and distribution centre with associated office as detailed in the BDAR waiver application dated 23 December 2020 and prepared by Eco Logical Pty Ltd.

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

“Any such application is to be accompanied by a biodiversity development 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 Secretary of the Department of Planning, Industry and Environment has 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 or infrastructure approval for the proposed development.

I, as Delegate of the Secretary within Planning and Assessment Division have determined that the proposed development is not likely to have any significant impacts on biodiversity values (see determination attached dated 7 April 2021). Evidence that the Delegate of the Secretary within Environment, Energy and Science Division (Director Greater Sydney) has made the determination is also attached (dated 19 March 2021).

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 Pamela Morales, Planning and Assessment, at the Department on (02) 9274 6386.

Yours sincerely,

Joanna Bakopanos

Acting Director, Industry Assessments – Planning and Assessment Division
As delegate of the Secretary

Attachment	Title
1	Determination, Environment, Energy and Science Group
2	Determination, Planning and Assessment Division

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

I, Trish Harrup, Director Greater Sydney, of the Department of Planning, Industry 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 DOC21/123036 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.

Trish Harrup

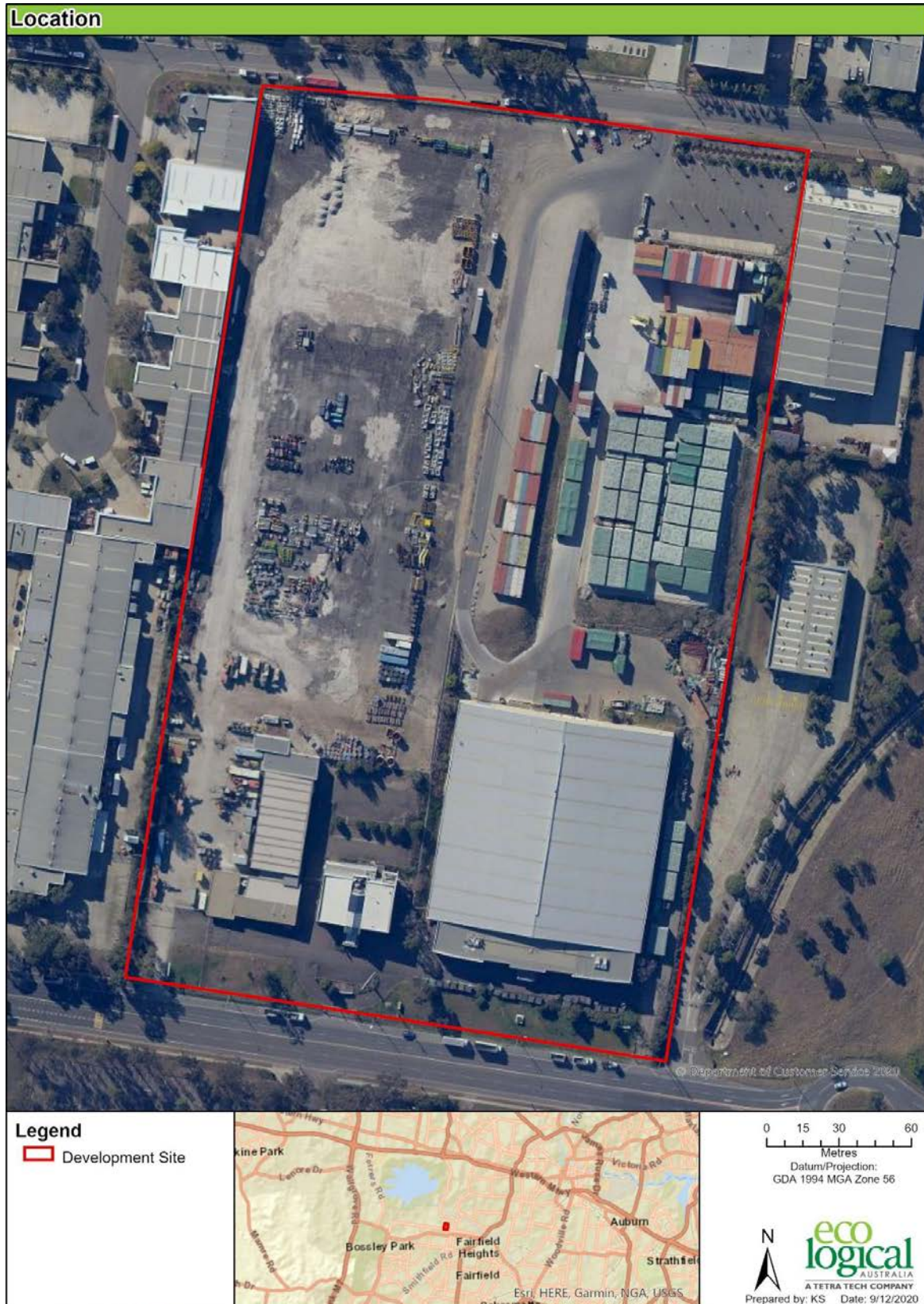
19/03/2021

Trish Harrup
Director
Greater Sydney Branch
Environment, Energy & Science Group

Date

SCHEDULE 1 – Description of the proposed development

The proposed development is for the redevelopment of an existing industrial site at 250 Victoria Street Wetherill Park, to a warehouse and distribution facility. The proposal seeks consent for the demolition of existing structures and clearing of vegetation within the site, including 0.18 ha of vegetation identified as planted native/exotic vegetation and 0.78 ha of vegetation identified as weeds and exotic. The development proposes the construction of a distribution centre, including fresh and chilled warehouses with associated loading docks, parking spaces and offices. The development site is shown in the Figure below (from DOC21/123036-2).



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

I, Joanna Bakopanos, Acting Director, Industry Assessments of the Department of Planning, Industry 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 associated office as detailed in the BDAR waiver application dated 23 December 2020 and prepared by Eco Logical Pty Ltd. 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.



7 April 2021

Joanna Bakopanos
Acting Director
Industry Assessments, Planning and Assessment
Department of Planning, Industry and Environment
(as delegate of the Secretary)

Date