



Biodiversity Development Assessment Report (BDAR) Waiver Mossvale Resource Recovery Facility – Ecotech Enviro Pty Ltd

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This report has been prepared by the following staff of Ecotech Enviro Pty Ltd, 409 King Georges Road, Beverly Hills NSW 2209.

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We **declare** **that:**
The report contains all available information that is relevant to the assessment of the Site and proposed development, activity or infrastructure to which the report relates, and the information contained in the report is neither false nor misleading.

Report version	Authors	Date	Reviewer	Approved for issue	Date
Draft	J.Tanana	01/06/2026	J.Tanana	J.Tanana	05/06/2026
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1. Introduction

This Biodiversity Development Assessment Report (BDAR) Waiver Request has been prepared in support of the proposed Moss Vale Resource Recovery Facility at 2 Bowman Road, Moss Vale NSW.

The Site is currently a split zoned site comprising of two lots being Lot 1, DP103123 and Lot 2, DP1070888. Development consent has previously been granted under DA 24/0302 for the subdivision of the Site and construction of three industrial warehouses, associated hardstand areas, internal roads, parking, stormwater infrastructure, landscaping and servicing works. The approved development is currently progressing through the Construction Certificate and Subdivision Certificate stages, with the subdivision yet to be registered and the approved warehouses yet to be constructed.

The proposed development represents the next stage in the development of the Site and relates to the fit-out and operation of Warehouse 1, within created lot 1, as a resource recovery facility. The proposal will facilitate the receipt, sorting, processing, storage and transfer of up to 200,000 tonnes per annum of construction and demolition (C&D), commercial and industrial (C&I), household clean-up and waste tyre materials within an existing approved industrial building.

Importantly, the proposed development does not involve any additional subdivision works, building construction, vegetation clearing, earthworks, road construction, stormwater infrastructure works or disturbance outside of the approved development footprint previously assessed under DA 24/0302.

As part of DA 24/0302, a Biodiversity Development Assessment Report (BDAR) was prepared by Hayes Environmental and approved by Wingecarribee Shire Council. The BDAR assessed the biodiversity values of the broader development site, including the approved industrial subdivision, roads, stormwater infrastructure and warehouse development footprint. The assessment concluded that biodiversity impacts were limited and no biodiversity offset obligations were required.

Given the development area is not within any biodiversity value zoned land and the proposed State Significant Development is confined to the fit-out and operation of an already approved warehouse within an approved industrial development footprint, and does not result in any additional direct or indirect impacts on biodiversity values beyond those previously assessed and approved, a waiver from the requirement to prepare a new BDAR is requested to be granted.

2. BDAR Waiver Request Information Requirements

Table 2 below provides the information required to support the request for a waiver from the requirement to prepare a Biodiversity Development Assessment Report (BDAR) for the proposed Moss Vale Resource Recovery Facility.

Table 2. Biodiversity Development Assessment Report Waiver Request Information Requirements

Information Requirement	Response
Administration	
Proponent name and contact details	• Full name: Ecotech Enviro Pty Ltd • Postal address: 409 King Georges Road, Beverly Hills NSW 2209 • ABN: 93 693 244 370 • Nominated contact: Jafar Tanana – Director • Contact details: jafar@ecotcehenviro.com.au • SEARs Case ID: PDA-121001261 • Project Name: Moss Vale Resource Recovery Facility
Project ID	The project relates to the proposed Moss Vale Resource Recovery Facility at 2 Bowman Road, Moss Vale. The project is currently at the Secretary's Environmental Assessment Requirements (SEARs) request stage for a proposed State Significant Development (SSD) application. The proposed SSD relates to the fit-out and operation of Warehouse 1 within Proposed (Created) Lot 1 of the approved subdivision and warehouse development under DA 24/0302. The SEARs Details are: • Case ID: PDA-121001261 • Project Name: Moss Vale Resource Recovery Facility
Name and ecological qualifications of person completing Table 2	This waiver request has been prepared by Jafar Tanana, Director and Environmental Planner/Consultant of Ecotech Enviro Pty Ltd. Mr Tanana holds a Bachelor of Science (Environmental Science) and is an ISO 14001:2015 Environmental Management Systems Lead Auditor. He has extensive experience in environmental planning, impact assessment, waste and resource recovery projects, and regulatory approvals across New South Wales. In preparing this waiver request, Mr Tanana reviewed and referenced the approved Biodiversity Development Assessment Report (BDAR) for DA 24/0302, prepared by Ms Rebecca Hogan (BAAS17090) of Hayes Environmental Consulting Pty Ltd.
Site Details	
Street address, lot and DP, local government area	• Street address: 2 Bowman Road, Moss Vale NSW 2577 • Current lots: Lot 1 DP103123 and Lot 2 DP1070888 • Future lot configuration: Proposed (Created) Lot 1 under DA 24/0302 • Local government area: Wingecarribee Shire Council
Description of existing development site	The site currently comprises Lot 1 DP103123 and Lot 2 DP1070888 at 2 Bowman Road, Moss Vale. Development consent has been granted under DA 24/0302 for the industrial subdivision of the site and construction of three industrial warehouses, associated office space, hardstand areas, parking, internal roads, stormwater infrastructure, landscaping and servicing works. The approved subdivision and warehouse development is currently progressing through the Construction Certificate and Subdivision Certificate stages. The subdivision has not yet been

Information Requirement	Response
	registered, and the approved warehouses have not yet been constructed. The current SSD proposal relates only to the fit-out and operation of Warehouse 1 within Proposed (Created) Lot 1 as a resource recovery facility. The proposal does not seek approval for the subdivision of the land, construction of Warehouse 1, or any additional civil infrastructure beyond that approved under DA 24/0302.
Location map showing the development site in the context of surrounding areas and landscape features	A location map is to be provided showing the site in the context of Moss Vale, the surrounding industrial precinct, nearby roads, adjoining industrial uses, and broader landscape features. Refer to Figure 2.1 and 2.2 for Aerial overview of the site and development area and the surrounding context.
Site map	A site map is to be provided showing the approved subdivision layout under DA 24/0302, including Proposed (Created) Lot 1, Warehouse 1, approved hardstand areas, access arrangements, parking areas and associated infrastructure. The proposed resource recovery facility fit-out and operational development footprint within Warehouse 1 and the surrounding approved hardstand areas are also shown. Refer Figure 2.3. showing the approved subdivision and warehouse construction layout under DA 24/0302 showing Created Lots and road network. Refer Figure 2.4, 2.5 and 2.6 showing the proposed resource recovery facility fit-out and operational development footprint within Warehouse 1.
Proposed Development	
Project description	Ecotech Enviro Pty Ltd proposes to construct a best practice resource recovery facility within Warehouse 1 on Created Lot 1 (approved under DA24/0302), for receiving up to 200,000 tonnes per year of non-putrescible waste materials from municipal (e.g. household clean-up waste), Commercial and Industrial (C&I), and Construction and Demolition (C&D) sources, as well as waste tyres from tyre retailers across the Southern Highlands and Sydney region. The proposed development will utilise the approved industrial warehouse and will include a fully enclosed and integrated resource recovery facility comprising: • A Community Recycling Centre for household cleanup waste; • A tipping and sorting area for a range of household, business and building waste, as well as soils and virgin excavated natural materials; and • An advanced sorting and processing facility to sort, recover and process mixed building materials to maximise recycling rates. • A tyre processing area for the receipt, sorting and size reduction of waste tyres, including shredding and separation processes to produce tyre-derived material suitable for reuse off site.
Proposed site plan	The proposed site plan is shown in Figure 2.4, which identifies the operational layout of the facility. The proposed ground floor plan and internal layout of Warehouse 1 are shown in Figure 2.5. Further details are provided in the architectural plans submitted with the application.
Biodiversity Values	
Category 1 – exempt land	The proposed development area is not located on Category 1 – exempt land. The waiver request is not based on the Category 1 – exempt land provisions of the Biodiversity Conservation Act 2016. Rather, the waiver is sought on the basis that the proposed SSD is confined to the approved development footprint assessed

Information Requirement	Response
	under DA 24/0302 and will not result in any additional direct or indirect impacts on biodiversity values beyond those previously assessed and approved.
Proposed clearing of native vegetation	No clearing is proposed as part of the SSD application. The proposal is confined to the fit-out and operation of Warehouse 1 and associated approved hardstand areas. No additional clearing, vegetation removal, tree removal, earthworks or disturbance to native vegetation is proposed.
Biodiversity Values Map	Figure 2.7 shows the proposed development footprint in relation to surrounding land mapped on the Biodiversity Values Map. The figure demonstrates that the proposed development area are not located within any land identified on the Biodiversity Values Map.
Human-made structures being impacted	The proposal does not involve demolition or removal of existing human-made structures. The SSD relates to the fit-out and operation of Warehouse 1 once constructed under DA 24/0302. Warehouse 1 will be a newly constructed industrial building within an approved industrial development footprint. The proposed fit-out works are not expected to affect any human-made structures that provide habitat for threatened species. The building will be of modern industrial construction, located within an approved hardstand and warehouse development area, and will not contain features likely to provide threatened species habitat such as cavities, old roof spaces, abandoned structures, bridges, culverts, derelict buildings or other roosting/nesting habitat features. Accordingly, the proposal is not expected to result in impacts to threatened species habitat associated with human-made structures.

Figure 2.1. Aerial overview of 2 Bowman Road Moss Vale (Lot 1, DP103123 and Lot 2, DP1070888) and surrounding area. Site boundaries are shown in yellow.

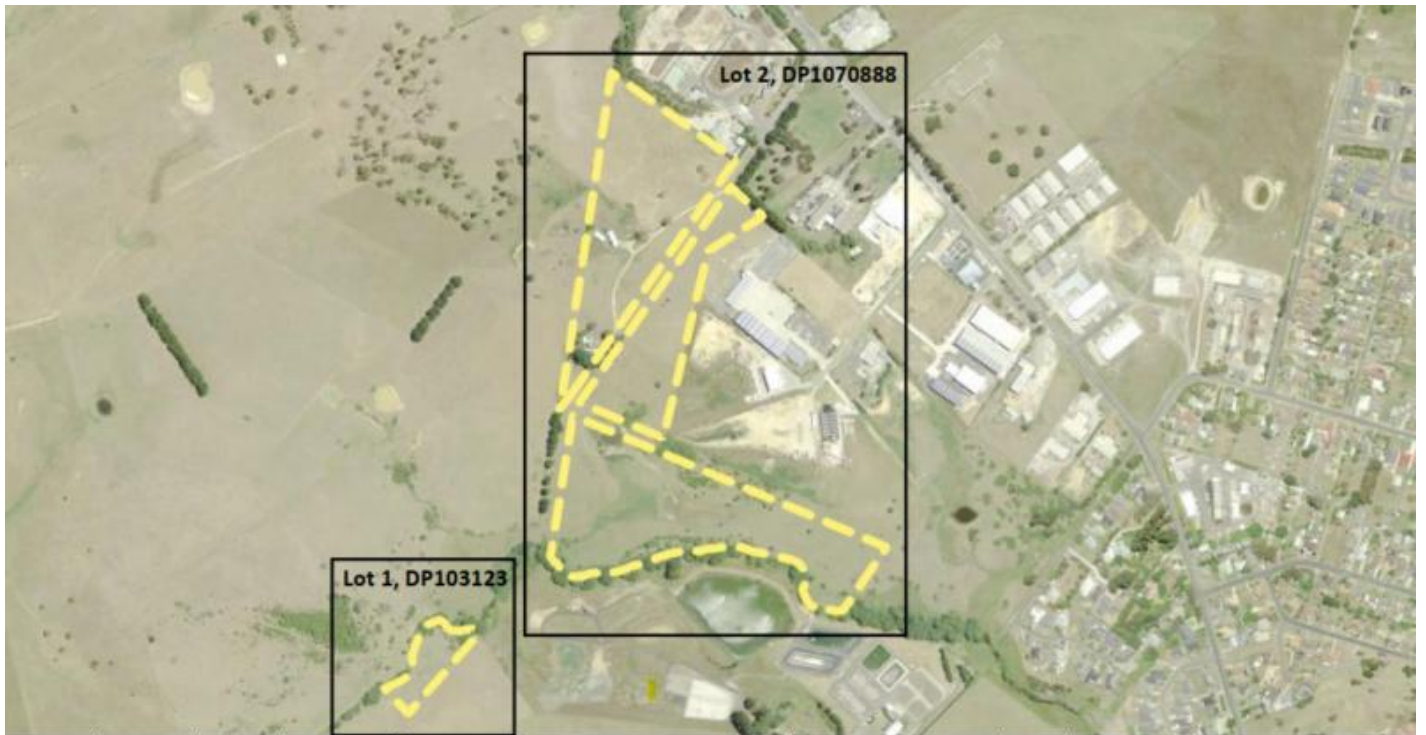


Figure 2.2. Aerial overview of 2 Bowman Road Moss Vale (Lot 1, DP103123 and Lot 2, DP1070888). Development Area shown in red.



Figure 2.3. Approved subdivision and warehouse construction layout under DA 24/0302 showing Created Lots and road network.

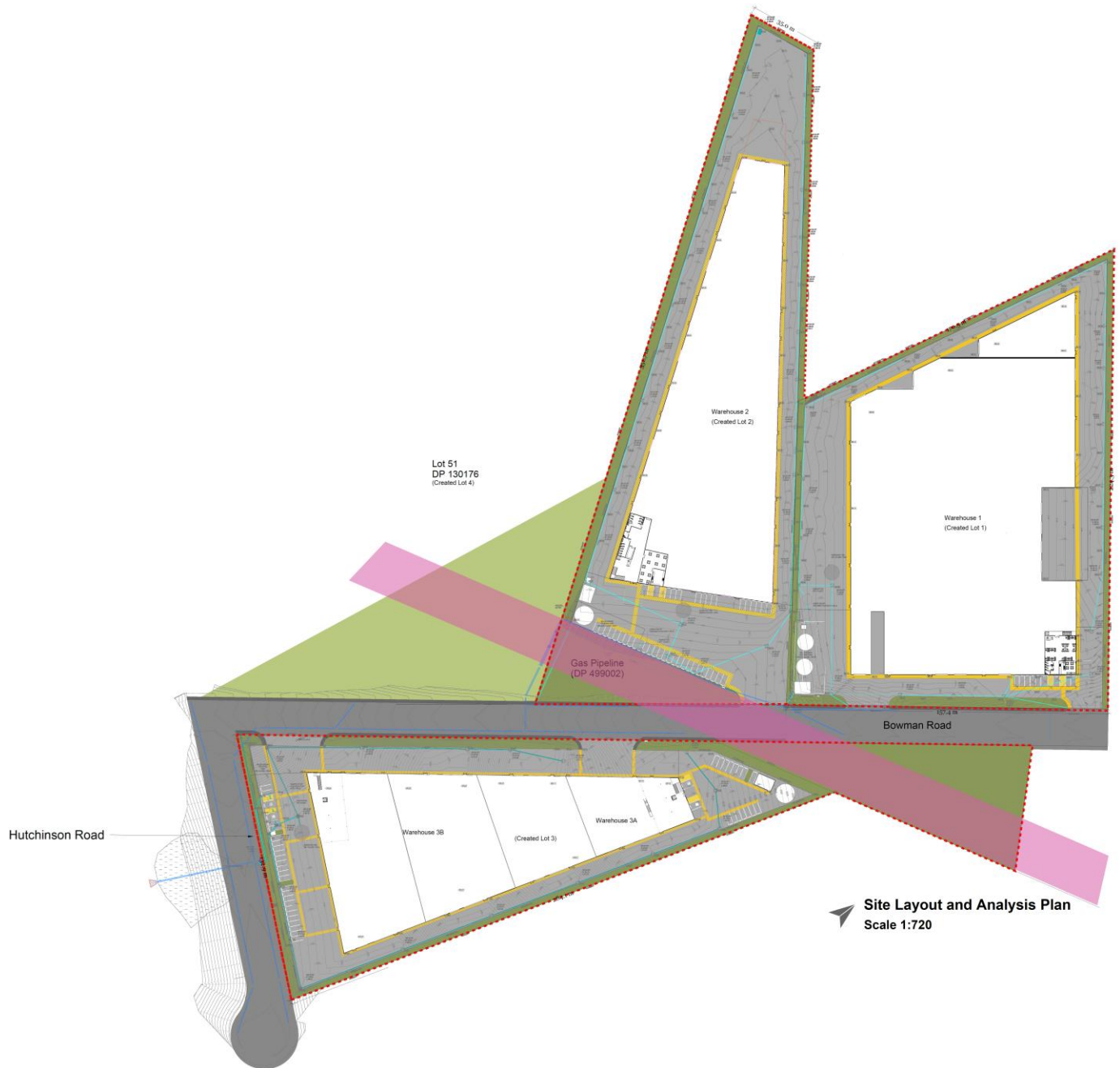


Figure 2.4. Proposed site plan within Warehouse 1 on Created Lot 1.

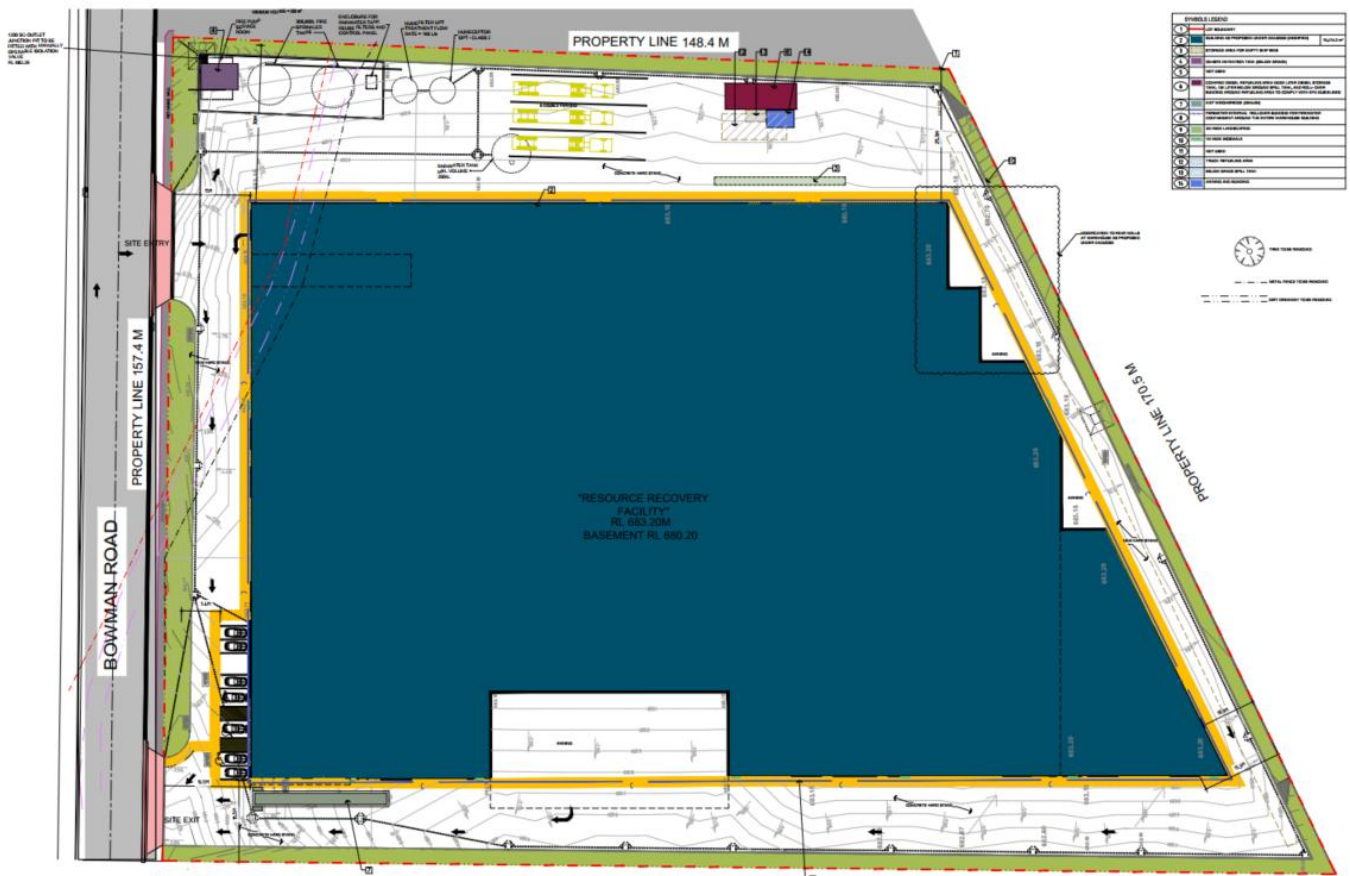


Figure 2.5. Proposed ground floor plan within Warehouse 1 on Created Lot 1.

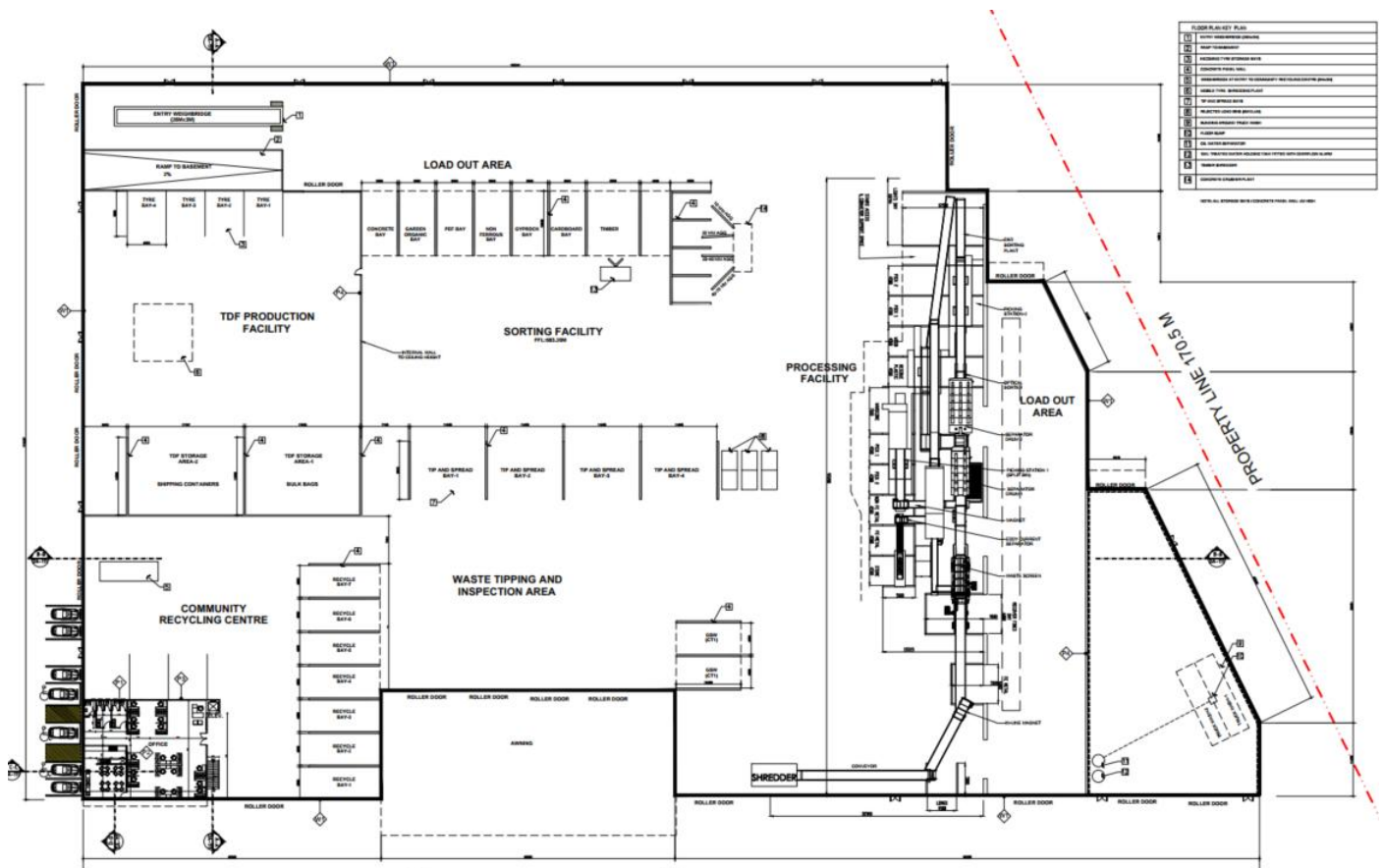


Figure 2.6. Proposed basement floor plan within Warehouse 1 on Created Lot 1.

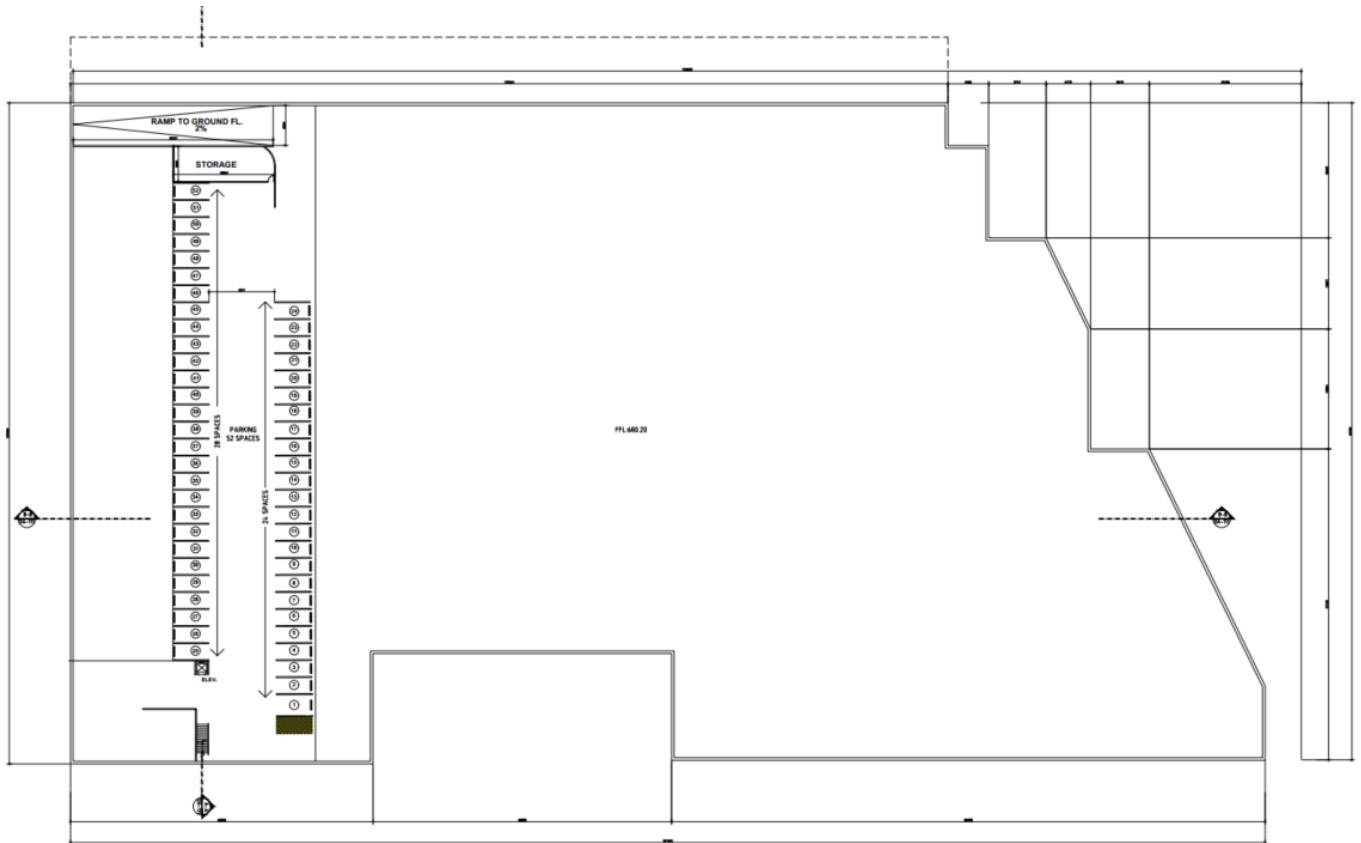


Figure 2.7. Shows the surrounding Biodiversity Values Zoned Land at 2 Bowman Road Moss Vale (Lot 1, DP103123 and Lot 2, DP1070888). Development Area shown in red.



3. Impacts of the Proposed Development on Biodiversity Values

Table 3 below also provides the information required to support the BDAR waiver request for the proposed Moss Vale Resource Recovery Facility.

Table 3. Impacts of the Proposed Development on Biodiversity Values

Biodiversity value	Meaning	Explain and document potential impacts, including additional impacts prescribed under the Biodiversity Conservation Regulation
Vegetation abundance – 1.4(b) Biodiversity Conservation Regulation	Occurrence and extent or coverage of vegetation at a particular site	No impacts to vegetation abundance are proposed. The proposed SSD is limited to the fit-out and operation of Warehouse 1 and associated approved hardstand areas within the development footprint previously approved under DA 24/0302. No vegetation clearing, tree removal, or disturbance outside the approved development footprint is proposed. The approved BDAR prepared for DA 24/0302 assessed vegetation impacts associated with the subdivision and warehouse development. The current proposal does not increase the approved disturbance footprint or result in any additional loss of native or non-native vegetation.
Vegetation integrity – 1.5(2)(a) Biodiversity Conservation Act	Degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape have been altered from a near natural state	No impacts to vegetation integrity. The proposed development will occur entirely within an approved industrial warehouse and associated approved hardstand areas.
Habitat suitability – 1.5(2)(b) Biodiversity Conservation Act	Degree to which the habitat needs of threatened species are present at a particular site	No impacts to habitat suitability are anticipated. The approved BDAR prepared for DA 24/0302 identified limited biodiversity values within the broader development site and assessed impacts associated with the approved subdivision and warehouse development. The SSD proposal does not involve removal or modification of native vegetation, hollow-bearing trees, waterways, rock outcrops, caves, crevices, cliffs, human-made structures, non-native vegetation or any other habitat features. No additional direct or indirect impacts to threatened species habitat are expected.
Threatened species abundance – 1.4(a) Biodiversity	Occurrence and abundance of threatened species or threatened	No impacts to threatened species abundance are expected. The proposal is confined to the approved Warehouse 1 footprint and does not

Biodiversity value	Meaning	Explain and document potential impacts, including additional impacts prescribed under the Biodiversity Conservation Regulation
Conservation Regulation	ecological communities, or their habitat, at a particular site	involve habitat removal, vegetation clearing, demolition works or disturbance of natural features. The proposal will not reduce the occurrence or abundance of threatened species, threatened ecological communities or their habitats.
Habitat connectivity – 1.4(c) Biodiversity Conservation 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	The proposed development will not impact habitat connectivity. The approved subdivision and warehouse development assessed under DA 24/0302 established the approved development footprint and associated biodiversity impacts. The broader site was historically used for agricultural purposes, including grazing and dairy farming, and was identified in the approved BDAR as having generally low biodiversity value. The SSD proposal does not expand the approved footprint, remove habitat corridors or create additional barriers to fauna movement. No additional fragmentation or loss of habitat connectivity will occur.
Threatened species movement – 1.4(d) Biodiversity Conservation Regulation	Degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle	No impacts to threatened species movement are anticipated. The broader site was previously used for rural agricultural purposes and the biodiversity assessment undertaken for DA 24/0302 did not identify any threatened species within the site. The proposal does not involve vegetation clearing, fencing, infrastructure or other barriers that would impede movement of threatened species. The SSD is confined to an already approved industrial development footprint and does not alter landscape connectivity beyond that previously assessed under DA 24/0302.
Flight path integrity – 1.4(e) Biodiversity Conservation Regulation	Degree to which the flight paths of protected animals over a particular site are free from interference	No impacts to flight path integrity are anticipated. The proposal does not involve the construction of tall structures, wind turbines, transmission infrastructure or other features capable of interfering with bird or bat flight paths. The warehouse building and associated infrastructure have already been approved under DA 24/0302.
Water sustainability – 1.4(f) Biodiversity Conservation Regulation	Degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site	No impacts to water sustainability are anticipated. The proposal will utilise the approved stormwater management, drainage and water quality infrastructure assessed and approved under DA 24/0302. No modifications to waterways, drainage

Biodiversity value	Meaning	Explain and document potential impacts, including additional impacts prescribed under the Biodiversity Conservation Regulation
		lines, wetlands or hydrological processes are proposed. Existing approved stormwater controls will continue to manage runoff and maintain water quality outcomes. The proposal will not result in additional impacts to threatened species or ecological communities dependent upon water quality, water bodies or hydrological processes.
Impacts to threatened species habitat for non-native vegetation and human-made structures	If the proposed development includes demolition of buildings and/or impacts to other human-made structures, such as non-natural water bodies or other derived habitat features, there may be impacts on threatened species.	The proposal does not involve demolition of buildings, removal of non-native vegetation or disturbance of human-made structures that may provide habitat for threatened species. The SSD relates to the fit-out and operation of Warehouse 1 as a resource recovery facility, once constructed under DA 24/0302. The proposal will not impact buildings, culverts, dams, drainage structures, bridges, abandoned structures or other derived habitat features. Accordingly, no impacts to threatened species associated with non-native vegetation or human-made structures are anticipated.

4. Conclusion

This waiver request has demonstrated that the proposed Moss Vale Resource Recovery Facility will not result in any additional direct or indirect impacts on biodiversity values beyond those previously assessed and approved under DA 24/0302.

The proposed State Significant Development relates to the fit-out and operation of Warehouse 1 as a resource recovery facility within the approved industrial subdivision and warehouse development authorised under DA 24/0302. Development consent has already been granted for the subdivision of the site and construction of three industrial warehouses, associated hardstand areas, access roads, parking, stormwater infrastructure and servicing works. The approved development is currently progressing through the Construction Certificate and Subdivision Certificate stages.

The current proposal does not seek approval for the subdivision of the land, construction of Warehouse 1, or any additional civil infrastructure. Rather, it relates solely to the operational use and fit-out of the approved Warehouse 1 building. Accordingly, the proposal does not involve vegetation clearing, tree removal, earthworks, road construction, infrastructure works, demolition of structures, modification of waterways, or any disturbance outside the development footprint previously assessed and approved under DA 24/0302.

A Biodiversity Development Assessment Report (BDAR) was previously prepared by Hayes Environmental Consulting Pty Ltd and approved as part of DA 24/0302. The approved BDAR assessed the biodiversity values of the site and concluded that biodiversity impacts associated with the subdivision and warehouse development were limited and capable of approval. The current proposal does not increase the approved disturbance footprint or introduce any new biodiversity impacts beyond those already assessed.

The proposed development area is not located on land identified on the Biodiversity Values Map and does not contain native vegetation, threatened species habitat, ecological communities, wildlife corridors, waterways, or human-made structures that are likely to support threatened species. The proposal will not impact vegetation abundance, vegetation integrity, habitat suitability, threatened species abundance, habitat connectivity, threatened species movement, flight path integrity, water sustainability, or habitat associated with non-native vegetation and human-made structures.

Accordingly, the preparation of a new Biodiversity Development Assessment Report would not provide any additional information regarding biodiversity impacts beyond that already assessed through the approved BDAR and associated ecological investigations undertaken for DA 24/0302.

Based on the information presented in this waiver request, the proposed development will not result in any additional direct or indirect impacts on biodiversity values beyond those previously assessed and approved under DA 24/0302. Accordingly, the preparation of a new Biodiversity Development Assessment Report would not provide any additional information regarding biodiversity impacts, and a waiver from the requirement to prepare a Biodiversity Development Assessment Report is justified and should be granted.