



Project Name: Moss Vale Resource Recovery Facility
Case ID: PDA-121001261

Proponent Details

Project Owner Info

Title	Mr
First Name	Jafar
Last name	Tanana
Role/Position	director
Phone	0414658547
Email	jafar@ecotechenviro.com.au
Address	409 KING GEORGES ROAD BEVERLY HILLS , New South Wales, 2209 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	ECOTECH ENVIRO PTY LTD
ABN	93693244370

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Jafar	Tanana
Phone	Email	Role/Position
0414658547	jafar@ecotechenviro.com.au	director

Address

409
KING GEORGES ROAD
BEVERLY HILLS, New South Wales 2209
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

No

Project Info

Project Name	Moss Vale Resource Recovery Facility
Industry	Waste & Sewerage
Development Type	Waste collection, treatment and disposal
Estimated Development Cost (excl GST)	AUD10,000,000.00
Indicative Operation Jobs	50
Indicative Construction Jobs	15
Number of Occupants	1
Number of Dwellings	1
Gross Floor Area (GFA) sqm	17,370

Description of the Development/Infrastructure

The proposal involves the fit-out and operation of a resource recovery facility within an approved warehouse at 2 Bowman Road, Moss Vale. The facility will receive and process up to 200,000 tonnes per annum of non-putrescible waste, including C&D, C&I and waste tyres, for sorting, recycling and off-site recovery. Operations will occur within a fully enclosed warehouse with associated weighbridges, storage bays and supporting infrastructure.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Moss Vale
Site Address (Street number and name)	2 Bowman Road Moss Vale
Site Co-ordinates - Latitude	-34.53549030107941
Site Co-ordinates - Longitude	150.354

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Wingecarribee Shire		South East and Tablelands		

Lot and DP

Lot and DP
2/-/DP1070888

Site Area

What is the total site area for your development?
Site Area sqm
29,000

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

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

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

Section under selected Schedule

Section 23 - Waste and resource management facilities

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Under the Wingecarribee Local Environmental Plan 2010, the development is permissible within the E4 General Industrial zone as Any other development not specified in item 2 or 4 In addition, the development is permissible under Clause 2.153 of the State Environmental Planning Policy (Transport and Infrastructure) 2021, which allows development for the purpose of “waste or resource management facilities” to be carried out with consent on land within a prescribed zone.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
Yes

Attachments

File Name	Appendix H - BDAR - DA 240302
File Name	ECOTECH - Moss Vale RRF - BDAR Waiver

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
E4 General
Industrial

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- State Environmental Planning Policy (Planning Systems) 2021

- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- Wingecarribee Local Environmental Plan 2010
- Moss Vale Enterprise Corridor Development Control Plan 2008
- Protection of the Environment Operations Act 1997
- Protection of the Environment Operations (Waste) Regulation 2014

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

The site is currently subject to an approved subdivision and warehouse development under DA 24/0302, which approved the subdivision of the land and construction of three industrial warehouses, associated civil works, servicing infrastructure, stormwater management systems and access arrangements. The current proposal relates to the fit-out and operation of Warehouse 1 within the approved development.

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

Yes

Describe any designated development provisions and how they would relate to the project (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979).

(2) Development for the purposes of a waste management facility or works is designated development if—

(a) the facility or works sorts, consolidates or temporarily stores waste at a transfer station or material recycling facility for transfer to another site for final disposal, permanent storage, reprocessing, recycling, use or reuse, and

(b) the facility or works—

(i) handle substances classified in the ADG Code or medical, cytotoxic or quarantine waste, or

(ii) have an intended handling capacity of more than 10,000 tonnes per year of waste containing food or livestock, agricultural or food processing industries waste or similar substances, or

(iii) have an intended handling capacity of more than 30,000 tonnes per year of waste such as glass, plastic, paper, wood, metal, rubber or building demolition material.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 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

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part 1

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

Attachments

File Name	Appendix B - Site Plans
File Name	Appendix G - PSI Report - DA 240302
File Name	Appendix I - ACHA - DA 240302
File Name	Appendix C - SIA Scoping Worksheet
File Name	Appendix F - Soil and Water Management Plan - DA 240302
File Name	Appendix D - Flood Study Report - DA 240302
File Name	Appendix E - DAR - Sewer and Water Modelling - DA 240302
File Name	ECOTECH - Moss Vale RRF - Scoping report
File Name	Appendix H - BDAR - DA 240302
File Name	ECOTECH - Moss Vale RRF - BDAR Waiver