

Planning Secretary's Environmental Assessment Requirements

Moss Vale Resource Recovery Facility



Application Number	SSD-133194240
Project Name	Moss Vale Resource Recovery Facility
Development	Fit out and operation of an industrial building for the purposes of a resource recovery facility and community recycling centre with the capacity to process up to 200,000 tonnes per year of general solid waste (non-putrescible) comprising Municipal Solid Waste, Commercial and Industrial waste, Construction and Demolition waste, and waste tyres, and ancillary infrastructure including additional parking, diesel fuel storage and a weighbridge.
Location	2 Bowman Road (Lot 2 DP1070888), Moss Vale in the Wingecarribee Shire local government area
Applicant	Ecotech Enviro Pty Ltd
Date of Issue	7 August 2026
General Requirements	The Environmental Impact Statement (EIS) for the development must: • comply with these assessment requirements • meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) • have regard to the Department's <i>State Significant Development Guidelines (2026)</i>. In addition, the EIS must include: • a clear comprehensive description of the proposal for the site, including details of all activities and processes proposed to be carried out as part of the development • consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2) • a detailed assessment of the key issues specified below, including: – a description of the existing environment, using sufficient baseline data – an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes – a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment. The EIS must also be accompanied by: • an Estimated Development Cost (EDC) Report prepared in accordance with the relevant planning circular using the Standard Form of EDC Report • an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided • high quality files of maps and figures of the subject site and proposal • certification that the information provided is accurate at the date of preparation • a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's <i>Registered Environmental Assessment Practitioner Guidelines</i>.
Key issues	The EIS must address the following specific matters: • Statutory and Strategic Context – including: – details of any proposed consolidation or subdivision of land – a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site – demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s)

and adopted management plans and justification for any inconsistencies. This includes, but is not limited to:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Future Transport Strategy 2056
- NSW Waste and Sustainable Materials Strategy 2041
- NSW Waste Classification Guideline (EPA, 2014)
- Wingecarribee Local Environmental Plan 2010

- **Suitability of the Site** – including:

- a detailed justification for the proposal and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints.

- **Community and Stakeholder Engagement** – a community and stakeholder engagement strategy consistent with the Department's *Undertaking Engagement Guidelines for State Significant Projects* for all stages of the development, including (but not limited to):

- details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development
- details of the proposed approach to future community and stakeholder engagement based on the results of consultation.

- **Waste Management Operations** – including:

- a description of each waste stream to be accepted at the site
- maximum throughputs for each waste stream and total throughput for the facility
- details of the sources of the waste streams to justify the proposed capacity
- details of how waste would be transported to the site
- a description of waste screening processes and non-conforming waste protocols
- details of how waste would be stored, including locations, maximum quantities and containment measures
- a description of waste handling equipment and technology to be used at the site
- a description of waste handling and processing, including flow diagrams for each waste stream
- details of waste tracking systems from receipt to dispatch
- details of all recovered material outputs from the site and intended uses
- details of all waste outputs from the site and intended destination.

- **Traffic and Transport** – a quantitative transport impact assessment, that includes:

- consideration of all deliverables and actions for construction and operation of the development in Appendix E – Scoping checklist of the GTIA
- an estimate of trip generation, mode split, arrival/departure profiles and trip distribution
- an assessment of cumulative traffic impact on road performance and safety implications at key intersections using an appropriate modelling framework (including the consideration of existing base case, future base case and project case scenarios)
- an assessment of the suitability of the local road connections with the state road network at each key intersection that would be used as well as details on any works required.
- plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network
- details and plans of any proposed internal road network, access points, loading dock provision and servicing, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards and Austroads/TfNSW technical guidelines
- swept path diagrams for the largest vehicles manoeuvring through site access points, internal roads, site buildings, hardstand areas and nearby intersections (where necessary)
- details of road upgrades, traffic control measures, new roads or access points required for the development if necessary (including approval-in-principle from the relevant road authority, where relevant)

- details of the likely trip generation, vehicle routes, access and parking arrangements during construction and measures to mitigate any construction traffic and parking impacts outlined in a Draft Construction Traffic Management Plan.
- **Air Quality and Odour** – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines, including:
 - details of buildings and air handling systems, and consideration of emissions from building openings including roller doors
 - details of proposed mitigation, management and monitoring measures.
- **Noise and Vibration** – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes:
 - the identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment
 - details of noise monitoring survey, background noise levels, noise source inventory and ‘worst case’ noise emission scenarios
 - consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area
 - a cumulative impact assessment inclusive of impacts from other developments
 - details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of these mitigation measures and details of any proposed compliance monitoring programs.
- **Water Management** – an integrated water management strategy, including:
 - details of the water demand of the development, any measures to minimise water use, and available water supplies
 - a description of the adequacy of the approved water management system to handle any washdown requirements for the waste storage and processing areas, including any additional infrastructure requirements or mitigation measures to avoid impacts on stormwater quality from the site.
- **Flooding** – identify any flood risk on-site (mainstream and overland) including consideration of potential for contamination of floodwaters with waste materials.
- **Hazards and Risk** – including:
 - a preliminary risk screening completed in accordance with Chapter 3 of the *Resilience and Hazard SEPP 2021* and *Applying SEPP 33* (DoP, 2011), that includes a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development
 - a Preliminary Hazard Analysis (PHA) prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011), should the preliminary risk screening indicate that the project is “potentially hazardous
- **Fire and Incident Management** – including:
 - identification of the aggregate quantities of combustible waste products to be stockpiled at any one time
 - technical information on the environmental protection equipment to be installed on the premises such as air, water and noise controls, spill clean-up equipment and fire (including location of fire hydrants and water flow rates at the hydrant) management and containment measures
 - details regarding the fire hydrant system and its minimum water supply capabilities appropriate to the site’s largest stockpile fire load
 - details of size and volume of stockpiles and their management and separation to minimise fire spread and facilitate emergency vehicle access
 - consideration of consistency with NSW Fire & Rescue Fire Safety Guideline – Fire Safety in Waste Facilities (February 2020)
 - detailed information relating to the proposed structures addressing relevant levels of compliance with Volume One of the National Construction Code (NCC).
- **Biodiversity** – an assessment of the proposal’s biodiversity impacts in accordance with the *Biodiversity Conservation Act 2016*, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.

	• Infrastructure Requirements – an infrastructure delivery, management and staging plan that includes: – an assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site – identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts. • Social – including a social impact assessment in accordance with the Department's <i>Social Impact Assessment Guideline</i> • Ecologically Sustainable Development – including: – identification of how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development – demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards – demonstration of how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources – if Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies: ○ demonstrate how the development has been designed to address the provisions set out in in Chapter 3.2(1) – provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35BA of the EP&A Regulation. • Planning Agreement/Development Contributions – including: consideration of any applicable State and local development contributions
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Wingecarribee City Council • Development Co-ordination Authority, specifically the: ○ Environment, Biodiversity and Heritage Advisory ○ Hazards and Resources Advisory • Department of Climate Change, Energy, the Environment and Water, specifically the: ○ Environment Protection Authority • Transport for NSW • Fire & Rescue NSW • surrounding local landowners, businesses and stakeholders • local and regional community and environmental groups • any other public transport, utilities or community service providers.
SEARs Expiry	SEARs will expire two years after the date of issue (or the date they were last modified).
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

ATTACHMENT 1**Technical and Policy Guidelines**

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>

<http://www.australia.gov.au/publications>

<http://www.epa.nsw.gov.au/>

<http://www.environment.nsw.gov.au/>

<http://www.dpi.nsw.gov.au/>

Policies, Guidelines & Plans

Aspect	Policy / Methodology
State Significant Development Guidelines	
	State Significant Development Guidelines (DPHI, 2026)
	Undertaking Engagement Guidelines – Guidance for State Significant Projects (DPHI, 2026)
	Cumulative Impact Assessment Guidelines for State Significant Projects (DPHI, 2026)
	Planning Circular PS25-004: Changes to how development costs are calculated for planning purposes
	Standard Form of Estimated Development Cost (State significant projects) – October 2024
Air Quality	
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2022
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (EPA, 2022)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2022)
Odour	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
Greenhouse Gas	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
	National Greenhouse and Energy Reporting Scheme Measurement, Technical Guidelines for the estimation of emissions by facilities in Australia (Department of the Environment and Energy (DoEE), 2017)
	National Greenhouse Accounts Factors (DoEE, 2019)
	NSW Guide for Large Emitters (EPA, 2025)
	Emissions Reporting and Climate Change Mitigation and Adaptation Plans: Guidance for environment protection licensees (EPA, 2026)
Biodiversity	
	<i>Biodiversity Conservation Act 2016</i>
	Biodiversity Assessment Method (EES, 2021)
	Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)
	Developments adjacent to National Parks and Wildlife Service lands (DPIE, 2020)
Bush Fire	
	Planning for Bush Fire Protection (RFS, 2019)
Climate Change	
	EPA Climate Change Policy (EPA, 2023)
	Net Zero Plan Stage 1: 2020-2030 (DPIE, 2020)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
Design Quality	Greener Places (Government Architect NSW, 2020) Better Placed (Government Architect NSW, 2017) NSW SDRP: Guidelines for Project Teams (GANSW Advisory Note, V3 2522/2020)
Fire Safety	Fire Safety Guidelines – Fire Safety in Waste Facilities (FRNSW, 2020) Fire Safety Guidelines – Access for fire brigade vehicles and firefighters Fire Safety Guidelines – Emergency services information package and tactical fire plans
Flooding	Flood Impact and Risk Assessment Flood Risk Management Guide (LU01) (DPE, 2022) Department of Planning and Environment Flood Risk Management Toolkit – https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-guidelines Shelter in place guideline for flash flooding (DPHI, 2024)
Hazards and Risk	State Environmental Planning Policy (Resilience and Hazards) 2021 Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011) Assessment Guideline: Multi-level Risk Assessment (Planning and Infrastructure, 2011)
Heritage	<i>Heritage Act 1977</i> Non-Aboriginal Heritage NSW Heritage Manual (HO and DUAP, 1996) The Burra Charter (ICOMOS Australia, 2013) Statements of Heritage Impact (HO and DUAP, 2002) Aboriginal Heritage Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010) Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
Human Health Risk	Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (enHealth, 2012)
Noise and Vibration	Approved methods for measurement and analysis of environmental noise in NSW (EPA, 2022) Acoustics – Description and measurement of environmental noise (AS1055:2018) Noise Policy for Industry (EPA, 2017) NSW Road Noise Policy (DECCW, 2011) Noise Criteria Guideline (RMS, 2015) Noise Mitigation Guideline (RMS, 2015) Interim Construction Noise Guideline (DECC, 2009) Assessing Vibration: A Technical Guide (DEC, 2006) Noise Guide for Local Government (EPA, 2013)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
Social	
	Social Impact Assessment Guideline for State Significant Projects (DPIE, 2021)
Soils and Water	
Erosion and Sediment	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2 nd Edition (DIPNR, 2003)
Groundwater	Groundwater assessment toolbox for major projects in NSW - Overview document Technical guideline (DPE, 2022)
	Guidelines for Groundwater Documentation for SSD/SSI Projects Technical guideline (DPE, 2022)
	Minimum Groundwater Modelling Requirements for SSD/SSI Projects, Technical guideline (DPE, 2022)
	Cumulative Groundwater Impact Assessment Approaches Information paper (DPE, 2022)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
Stormwater	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
Wastewater	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC & AHMC, 2006)
Contamination	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
	State Environmental Planning Policy (Resilience and Hazards) 2021
	Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)
Traffic, Transport and Access	
	Roads Act 1993
	State Environmental Planning Policy (Transport and Infrastructure) 2021
	Guide to Transport Impact Assessment (TfNSW, 2024)
	Road Design Guide (RMS, 2015-2017)
	Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
Upper Canal and Warragamba Pipeline Corridors	
	Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
Waste	
	NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021)
	NSW Plastics Action Plan (EPA, 2021)
	NSW Energy from Waste Policy Statement (EPA, 2021)
	NSW Energy from Waste Infrastructure Plan (2021)
	The National Waste Policy: Less Waste More Resources 2018
	Waste Classification Guidelines (EPA, 2014)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC, 2004)
	Environmental guidelines: Use and Disposal of Biosolid Products (EPA, 1997)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
	Standards for Managing Construction Waste in NSW (EPA, 2018)
	Landfilling EIS Guideline (DUAP, 1996)
Waterways	
	Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning (OEH, 2017)
	Guidelines for controlled activity approvals - https://water.dpie.nsw.gov.au/our-work/licensing-and-trade/controlled-activity-approvals/guidelines

ATTACHMENT 2

Government Authority Advice

[Moss Vale Resource Recovery Facility | Planning Portal - Department of Planning and Environment](#)