



Moss Vale Plastics Recycling and Reprocessing Facility EIS

Appendices

Plasrefine Recycling Pty Ltd

January 2022

➔ **The Power of Commitment**



Appendices

Appendix A

Secretary's Environmental Assessment Requirements

Table A.1 *General requirements*

SEARs requirement	Where addressed in EIS
<p>The environmental impact statement (EIS) for the development must meet the form and content requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> – a detailed description of the development, including: <ul style="list-style-type: none"> • an accurate history of the site, including development consents • the need for the proposed development • justification for the proposed development • likely staging of the development • likely interactions between the development and existing, approved and proposed operations in the vicinity of the site • plans of any proposed building works • contributions required to offset the proposal and • infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained. – consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments – consideration of issues discussed in the public authority responses to key issues (available on the NSW Planning Portal) – a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment – a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> • a description of the existing environment, using sufficient baseline data • an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes and • 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. – a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. 	<p>Section 2.3</p> <p>Chapter 3</p> <p>Chapter 21</p> <p>Chapter 7</p> <p>Chapter 19</p> <p>Chapter 5</p> <p>Refer Appendix A, Table A.4</p> <p>Appendix F</p> <p>Chapters 9 to 18</p> <p>Appendix D</p>
<p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> – high quality files of maps and figures of the subject site and proposal – a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV • an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development and • certification that the information provided is accurate at the date of preparation. 	<p>Throughout the EIS</p> <p>Appendix H</p>

Table A.2 Key issues

SEARs requirement	Where addressed in EIS
<p>The EIS must include an assessment of the potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts.</p> <p>The EIS must address the following specific matters:</p> <p>Statutory and strategic context – including:</p> <ul style="list-style-type: none"> – detailed justification for the proposal and the suitability of the site – detailed justification that the proposed land use is permissible with consent – details of any proposed consolidation or subdivision of land – a detailed description of the history of 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: <ul style="list-style-type: none"> • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 • State Environmental Planning Policy No. 55 – Remediation of Land • Wingecarribee Local Environmental Plan 2010 	<p>Section 21.1</p> <p>Chapter 5</p> <p>Not applicable</p> <p>Section 2.3</p> <p>Chapter 5</p>
<p>Suitability of the Site – including:</p> <ul style="list-style-type: none"> – a detailed justification that the site can accommodate the proposed development including justification for the proposed vehicle access arrangements to and from the surrounding (existing and proposed) road network. 	<p>Section 21.1.4</p>
<p>Community and Stakeholder Engagement – including:</p> <ul style="list-style-type: none"> – details of the proposed approach to future community and stakeholder engagement based on the results of the consultation. – a detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of the consultation, including a justification for this approach – a report on the results of the implementation of the strategy including issues raised by the community and surrounding owners and occupiers that may be impacted by the proposal – details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal 	<p>Chapter 6</p>
<p>Waste Management – including:</p> <ul style="list-style-type: none"> – a description of each of the waste streams that would be accepted at the site including maximum daily, weekly and annual throughputs and the maximum size for stockpiles – details of the source of the waste streams to justify the need for the proposed processing capacity – a description of waste processing operations (including flow diagrams for each waste stream), including a description of the technology to be installed, resource outputs and the quality control measures that would be implemented – details of how waste would be stored (including the maximum daily storage capacity of the site) and handled on site, and transported to and from the site including details of how the receipt of non-conforming waste would be dealt with – detail the developments waste tracking system for incoming and outgoing waste – detail the quality of waste produced and final dispatch locations – details of the waste management strategy for construction and ongoing operational waste generated and – details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i>. 	<p>Chapter 9</p>

SEARs requirement	Where addressed in EIS
<ul style="list-style-type: none"> – the details of buildings and air handling systems and strong justification for any material handling, processing or stockpiling external to buildings – a greenhouse gas assessment and – details of proposed mitigation, management and monitoring measures. 	<p>Section 18.1</p> <p>Sections 14.3 and 18.1.3</p>
<p>Fire and Incident Management – including:</p> <ul style="list-style-type: none"> – 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) and – detailed information relating to the proposed structures addressing relevant levels of compliance with Volume One of the National Construction Code (NCC). 	Chapter 14
<p>Infrastructure requirements – including:</p> <ul style="list-style-type: none"> – a detailed written and/or graphical description of infrastructure required on the site, including any upgrades required – identification of any infrastructure upgrades required off-site to facilitate the development, and describe any arrangements to ensure that the upgrades will be implemented in a timely manner and maintained, and – an infrastructure delivery and staging plan, including a description of how infrastructure on and off-site will be co-ordinated and funded to ensure it is in place prior to the commencement of construction. 	<p>Chapter 7</p> <p>Chapter 19</p>
<p>Hazards and Risk – including a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i> and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is “potentially hazardous” a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011).</p>	Chapter 14
<p>Cultural Heritage and Aboriginal Cultural Heritage – including:</p> <ul style="list-style-type: none"> – identify and describe the Aboriginal cultural heritage values that exist across the development and document in an Aboriginal Cultural Heritage Assessment Report (ACHAR) which may include the need for a surface survey and test excavations – consultation with Aboriginal people must be undertaken and documented in ACHAR and – a description of the impacts on Aboriginal cultural heritage values. 	Chapter 15
<p>Urban design and visual – including:</p> <ul style="list-style-type: none"> – a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting, particularly in terms of potential impacts on: <ul style="list-style-type: none"> • nearby public and private receivers • significant vantage points in the broader public domain – consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks – detailed plans showing suitable landscaping which incorporates endemic species. 	Chapter 16
<p>Biodiversity – including an assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, 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.</p>	Chapter 17

SEARs requirement	Where addressed in EIS
Ecologically sustainable development – including a description of how the development will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development.	Section 21.1.5
Planning agreement/development contributions – demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure required to support the development.	Chapter 19

Table A.3 Consultation

SEARs requirement	Where addressed in EIS
<p>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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> – Wingecaribee Council – Environment Protection Authority – WaterNSW – NSW Fire and Rescue – Transport for NSW – Environment, Energy and Science Group – Heritage NSW – Department of Planning, Industry and Environment (Water Group) – Jemena – Relevant electricity provider – surrounding local landowners and stakeholders – any other public transport, utilities or community service providers. 	Chapter 6
The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.	Appendix C

Table A.4 Public authority responses

Public authority key issue	Where addressed in EIS
<p>Water NSW</p> <ul style="list-style-type: none"> – consistency with State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 and in particular how the development would achieve a neutral or beneficial effect on water quality – description of the development and existing environment to include those aspects which have the potential to impact on the quality and quantity of surface and/or ground waters at and adjacent to the site – the following plans/documents: <ul style="list-style-type: none"> • concept stormwater management plan • conceptual operational environmental management plan • concept soil and water management plan • concept riparian vegetation management plan. 	Chapter 10 Appendices A to D of Technical Report 10 – Soils and Water
<p>NSW Rural Fire Service</p> <ul style="list-style-type: none"> – no specific issues as the proposal site is not deemed to be located on bush fire prone land 	Not applicable
<p>NSW Fire and Rescue</p> <ul style="list-style-type: none"> – screening carried out under SEPP 33 	Chapter 14

Public authority key issue	Where addressed in EIS
<ul style="list-style-type: none"> – consultation with respect to proposed fire and life safety systems and their configuration at the preliminary and final design phases – development considerations (planning) per the FRNSW fire safety guideline for Fire Safety in Waste Facility 	
DPIE Water and NRAR <ul style="list-style-type: none"> – identification of adequate and secure water supply – a detailed site water balance – assessment of impacts on surface and groundwater sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land and groundwater dependent ecosystems, and mitigation measures – proposed surface and groundwater monitoring activities and methodologies – consideration of relevant legislation, policies and guidelines including the NSW Aquifer Interference Policy, Guidelines for Controlled Activities on Waterfront Land and relevant Water Sharing Plans 	Chapter 10
NSW EPA <ul style="list-style-type: none"> – objectives of the proposal – description of the proposal – air emissions – noise and vibration – water – soils and contamination – waste and chemicals – ESD – cumulative impacts – rehabilitation – approvals and licences – compilation of mitigation measures – alternatives and justification for the proposal 	Section 1.3 Chapter 7 Chapter 13 Chapter 12 Chapter 10 Chapter 10 Chapter 9 Section 21.1.5 Section 18.4 Section 7.6 Section 5.2 Appendix D Chapter 4 and 21
Biodiversity and Conservation Division, Environment, Energy and Science <ul style="list-style-type: none"> – biodiversity in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR) – water and soils – flooding and coastal hazards 	Technical Report 1 – Biodiversity Chapter 10
Transport for NSW <ul style="list-style-type: none"> – a traffic impact assessment – further detail on access – including when the east-west road would be provided and how access would be provided if not be place prior to commencement of operations – strategic/concept design – submission of a concept design for the proposed works if the proposal will impact a classified road 	Chapter 11
Heritage NSW <ul style="list-style-type: none"> – Aboriginal cultural heritage survey and archaeological test excavations – consultation with Aboriginal people to identify and consider cultural values that may be impacted by the proposal 	Chapter 15

Appendix B

Statutory compliance tables

Table B.1 Consideration of the objects of the EP&A Act

EP&A Act objective	Comment
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	The proposal responds to an identified need to provide recycling capacity for the region and NSW and in particular to provide additional resource recovery processing capacity for mixed plastics. The proposal forms an important part of the infrastructure required to respond to the needs of the local community and provide for future growth and development. The proposal design and mitigation measures have been based on consideration of the natural and artificial resources of Moss Vale, the Wingecarribee Shire and wider region.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	Ecologically sustainable development has been considered in section 21.1.5.
(c) to promote the orderly and economic use and development of land,	Resource recovery and recycling forms a key part of the infrastructure necessary to support development of land. The proposal would assist in diverting significant quantities of waste from landfill (through sorting, cleaning and reprocessing into useful products).
(d) to promote the delivery and maintenance of affordable housing,	Not relevant to the proposal.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The proposal has been designed to minimise the impacts to the environment. Potential impacts have been identified within the EIS and mitigation and management measures have been proposed to encourage the protection of the environment.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	Not relevant to the proposal.
(g) to promote good design and amenity of the built environment,	The proposal has been designed to minimise the impacts to the environment. Potential impacts have been identified within the EIS management measures have been proposed to encourage the protection of the environment and amenity.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The proposal has considered the requirements of relevant standards and guidelines and identified management measures through the EIS process with a view to ensuring the site and the facility is suitable for its intended future use and safe occupation.
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	Not relevant to the proposal.
(j) to provide increased opportunity for public involvement and participation in environmental planning and assessment.	The proposal has involved public consultation through its development and during preparation of the EIS.

Table B.2 Form of the environmental impact statement

Requirement	Where addressed in the EIS
1. An environmental impact statement must contain the following information:	
– the name, address and professional qualifications of the person by whom the statement is prepared,	Certification page
– the name and address of the responsible person,	Certification page
– the address of the land: <ul style="list-style-type: none"> i. in respect of which the development application is made, or ii. in which the activity or infrastructure to which the statement relates is to be carried out, 	Certification page

Requirement	Where addressed in the EIS
– a description of the development, activity or infrastructure to which the statement relates,	Certification page
– an assessment by the person by whom the statement is prepared of the environmental impact of the development, activity or infrastructure to which the statement relates, dealing with the matters referred to in this Schedule, and	Certification page
– a declaration by the person by whom the statement is prepared to the effect that: <ul style="list-style-type: none"> i. the statement has been prepared in accordance with this Schedule, and ii. the statement contains all available information that is relevant to the environmental assessment of the development, activity or infrastructure to which the statement relates, and iii. that the information contained in the statement is neither false nor misleading. 	Certification page

Table B.3 *Content of the environmental impact statement*

Requirement	Where addressed in the EIS
1. An environmental impact statement must also include each of the following:	
– a summary of the environmental impact statement,	Summary
– a statement of the objectives of the development, activity or infrastructure,	Section 1.3
– an analysis of any feasible alternatives to the carrying out of the development activity or infrastructure, having regard to its objectives, including the consequences of not carrying out the development, activity or infrastructure,	Chapter 4
– an analysis of the development, activity or infrastructure, including	
i. a full description of the development, activity or infrastructure, and	Chapter 7
ii. a general description of the environment likely to be affected by the development activity or infrastructure, together with a detailed description of those aspects of the environment that are likely to be significantly affected, and	Chapters 9 to 18
iii. the likely impact on the environment of the development, activity or infrastructure, and	
iv. a full description of the measures proposed to mitigate any adverse effects of the development, activity or infrastructure on the environment, and	
v. a list of any approvals that must be obtained under any other Act or law before the development, activity or infrastructure may lawfully be carried out,	Chapter 5
– compilation (in a single section of the environmental impact statement) of the measures referred to in item (d)(iv),	Chapter 20
– the reasons justifying the carrying out of the development, activity or infrastructure in the manner proposed, having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development set out in subclause (4) of Schedule 2 Part 3 Section 7.	Chapter 21
– Subclause (1) is subject to the environmental assessment requirements that relate to the environmental impact statement.	SEARs are addressed throughout.
– Not applicable	
– Principles of ecologically sustainable development	Section 21.1.5

Appendix C

Community engagement table

Table C.1 identifies the key issues that were raised during community engagement and indicates where these issues have been addressed in the EIS.

Table C.1 Community engagement table

Key matters raised	Detail	Where addressed in the EIS
Environment		
Biodiversity	<i>What would happen if there were threatened species located on the proposal site?</i>	Section 17.2.3
	<i>How will Plasrefine maintain weeds onsite during operation?</i>	Appendix G
	<i>Aren't you worried about noise pollution? Scaring off wildlife and disturbing their habitats.</i>	Appendix G
Heritage	<i>Impacts to items of Aboriginal cultural heritage significance</i>	Section 15.3 and 15.4
	<i>What is the process to assess impacts of Aboriginal cultural significance?</i>	Section 15.1.2
	<i>What would happen if artefacts were located on the proposal site?</i>	Chapter 15
Hazards and risks	<i>Potential for explosions and fires within the facility</i>	Section 14.2
	<i>What kinds of risk management measures and approaches would be put in place to capture any air pollution?</i>	Section 13.5.2
	<i>Would the risk and management processes implemented during operation be publicly accessible documents?</i>	Appendix G
	<i>Does the EIS require an Offensive and Hazardous industry licence?</i>	Section 5.4 and 14.2.1
	<i>Concerns related to toxic and hazardous waste and potential volatile organic compounds.</i>	Section 13.4
	<i>What chemicals will be used onsite, and quantities stored?</i>	Section 14.2.1
	<i>How has the fire risk been mitigated?</i>	Chapter 14
	<i>What is the worst possible incident that could happen? Fire, explosion etc. What will this do to the area's air, water etc?</i>	Chapter 14
	<i>Where will the toxic waste be disposed? How?</i>	Chapter 9
	<i>What safety measures and emergency access would be onsite?</i>	Section 14.2.3 and 14.3
Water management/flooding	<i>Impacts to natural watercourses in the event of a fire onsite</i>	Section 14.2.3
	<i>How much of our water are you going to take?</i>	Chapter 10
	<i>How much water would be stored onsite?</i>	Chapter 10
	<i>How much water would be used onsite?</i>	Section 10.4.4
	<i>Risks to water and extremely sensitive environment</i>	Section 10.4.5
	<i>Could the facility be water sufficient through stormwater catchment and recycling?</i>	Section 10.4.4
	<i>Would the turpentine included in the disinfectant solution contaminate any wastewater produced onsite?</i>	Section 14.2.1
	<i>Where would the unrecycled water be dispersed?</i>	Section 7.1.2
	<i>What are the mitigation measures which would protect the Sydney Drinking Water Catchment and riparian land?</i>	Chapter 10 and Appendix D
Greenhouse gas impacts	<i>How is increasing local traffic contributing towards being carbon neutral?</i>	Section 18.1.2
	<i>Will the factory emit dioxins in its emissions?</i>	Chapter 13
	<i>Will the transport to and from the site be emission free?</i>	Section 18.2.4
	<i>What is the energy consumption proposed during operation?</i>	Section 18.1.2

Key matters raised	Detail	Where addressed in the EIS
	<i>Would the facility include solar panels?</i>	Section 7.2.2
Human health impacts	<i>What are the human health impacts of the day-to-day operations?</i>	Chapter 13
	<i>What smells should we accept? And will they be harmful to us as adults, children and pets?</i>	Section 13.4
Environmental assessment process	<i>Distrust that proponents fail to adhere to the processes and procedures during operation</i>	Appendix G
	<i>Who is the regulatory body who will enforce the EPA guidelines? How often will this site be inspected?</i>	Appendix G
	<i>Has the proposal been rejected at another site?</i>	Section 4.1
	<i>Lack of trust in the NSW EPA to regulate and enforce penalties for noncompliant activities</i>	Appendix E and G of this document
Site selection and access		
Site access	<i>What will the access road be?</i>	Section 2.1.3
	<i>It is preferred if the new access road is constructed prior to construction of the facility to minimise impacts to residents on Beaconsfield Road.</i>	Section 7.3
	<i>If the Braddon Road east extension was constructed, would Beaconsfield Road remain as a no through road?</i>	Appendix G
	<i>Has the road access option to the north been considered?</i>	Section 4.3.3
	<i>What route would heavy vehicles use if they are travelling from Wollongong to the proposal site?</i>	Section 2.2.1
	<i>Is there a 'Plan B' if the east-west road is not approved?</i>	Chapter 7
	<i>Would rate payers need to fund the maintenance of the proposed new access road?</i>	Section 7.3
Site suitability	<i>With the right understanding of risks, constraints and appropriate actions this seems like the sort of thing that is suitable for such an 'enterprise corridor'.</i>	Appendix G
	<i>Why was the site chosen?</i>	Section 4.1
	<i>Why would a facility of this nature be located so close to riparian zones and areas of environmental sensitivity?</i>	Chapter 10
	<i>Why would the facility be located so close to residential areas?</i>	Section 5.1.2
	<i>The proposal is suited to an area zoned heavy industrial.</i>	Section 5.4
	<i>Why isn't the facility proposed for a designated industrial area near Sydney or Wollongong, which are the cities that produce the bulk of the feedstock?</i>	Section 4.1
	<i>Why select Moss Vale for the plant when plastic waste is coming from Sydney, Wollongong and Canberra processes then shipped to China? Why not SW or Wollongong?</i>	Section 4.1
	<i>Good project, but in the wrong location.</i>	Appendix G
Amenity		
Traffic and transport	<i>Beaconsfield Road was not built to handle additional traffic</i>	Section 4.3.4
	<i>It is not compatible for heavy vehicle drivers who are unfamiliar with area to use Beaconsfield Road in conjunction with the local residents.</i>	Section 11.5.1
	<i>What is the route from the Hume Highway to the plant? Each street.</i>	Chapter 2
	<i>If you cause wear and tear to the roads, will we have to pay for it? Or are we expected to contribute money to damage?</i>	Appendix G
	<i>The truck numbers you quoted in movements or single trips?</i>	Section 18.2.4

Key matters raised	Detail	Where addressed in the EIS
	<i>If Plasrefine is intending to make parking room available for their 20 company trucks, where do all the incoming semis go whilst waiting to unload or reload onto local streets in queues</i>	Appendix G
	<i>Why not use railway transport?</i>	Chapter 11
	<i>Where is the proposed new road for entry?</i>	Chapter 11
	<i>How would the pellets and flakes be transported from the proposal site?</i>	It is proposed that the pellets and flakes would be transported from the proposal site via trucks in bulk bags.
Noise and vibration	<i>The reverse beeping sound on construction plant and equipment and forklifts during operation can become a nuisance, especially at night.</i>	Section 12.3 and 12.4.2
	<i>What would be the cumulative impact of the noise from trucks?</i>	Section 12.4.3
	<i>What was the noise data based on for the noise modelling?</i>	Chapter 12
Air quality and odour	<i>Concerns in relation to pollution and escape of microplastics</i>	Section 13.4.2
	<i>How would the heating of plastics be managed?</i>	Section 13.4.2
	<i>Would dust and odours produced by the facility be sufficiently mitigated?</i>	Section 13.5.2
	<i>How would the facility be vented?</i>	Section 13.4
	<i>What monitoring systems would be in place for air quality?</i>	Section 13.5.2
	<i>Will you guarantee no change to our air quality?</i>	Chapter 13
Operation of the facility		
Project justification and need	<i>Is there a similarly sized plant operating in Australia currently?</i>	Appendix G
	<i>Why should the Highlands embrace the construction of a plastics factory?</i>	Appendix G
	<i>Are there examples of similar facilities in Australia processing a similar type of plastic?</i>	Appendix G
Operation of the facility	<i>Would the facility take soft plastics?</i>	Section 9.2.3
	<i>What is the best practice technology that Plasrefine is proposing to eliminate emissions as mentioned in the Scoping Report?</i>	Appendix E and G of this document
	<i>So this factory is going to go 24 hours a day? How many days a week?</i>	Section 7.5.9
	<i>Where does plastic once finished get moved too?</i>	Section 7.5
	<i>Would the facility recycle mixed plastics from the Wingecarribee local government area?</i>	Section 9.2.3
	<i>Would the mixed plastics destined for the facility initially be sorted at the resource recovery centre in Moss Vale?</i>	Section 9.2.3
	<i>Would the facility be able to reprocess the plastic into products other than pellets?</i>	Section 7.5.5
	<i>Would there be an education centre at the facility?</i>	Section 7.2.3
	<i>Could the plastic products produced from the recycled plastics be able to be recycled again?</i>	Appendix G
	<i>What activities are proposed for the overnight operations?</i>	Section 7.5.9
Community impacts and benefits		
Community/environmental benefits	<i>How would the proposal provide community benefit, given it is a private enterprise?</i>	Section 21.1.2
Employment (construction and operation)	<i>What are the employment opportunities for local residents' post-construction?</i>	Section 7.5.8
	<i>How many new permanent jobs will be guaranteed?</i>	Section 7.5.8

Key matters raised	Detail	Where addressed in the EIS
	<i>Is there any intent to supply and train local people?</i>	Appendix G
	<i>Can you please explain how much of this facility will be automated? How many local jobs will this provide?</i>	Appendix G
Acquisition/direct property impacts	<i>How would the new access road be constructed through private land?</i>	Chapter 19
	<i>My property price will plummet if this factory goes ahead as well as all the properties in Bower and Beaconsfield Road. So will Plasrefine compensate over losses?</i>	Appendix G
Community safety	<i>Concerns in relation to pedestrian and children safety on Beaconsfield Road</i>	Section 11.5.1
Other		
	<i>How long would construction take?</i>	Section 7.7.1
	<i>What height of buildings are planned?</i>	Section 7.2.2
	<i>What external lighting will be used at the facility?</i>	Appendix G
	<i>Why has Plasrefine Recycling not engaged with the broader community in local hall type forum?</i>	Appendix G
	<i>What architecture and landscaping would be proposed?</i>	Chapter 16
	<i>How would Plasrefine Recycling act as a good neighbour?</i>	Appendix G
	<i>Would the community be able to go in and inspect the facility during operation?</i>	Section 7.1.2
	<i>What is the current sewer system capacity?</i>	Chapter 10
	<i>How will you ensure that any products made are not single use plastics?</i>	Chapter 9
	<i>What is the lifetime of the plant?</i>	Section 7.1.2

Appendix D

Proposed mitigation measures

Tables D.1 to D3 provide a compilation of the measures proposed to mitigate and manage the potential impacts of the proposal, as detailed in chapters 9 through 18.

Table D.1 *Compilation of mitigation measures for detailed design/pre-construction*

Ref	Issue/impact	Mitigation measures – detailed design/pre-construction
Waste management		
WM1	<i>Excess waste generation</i>	Detailed design would include measures to minimise quantities of waste requiring off-site disposal including cut and fill balance and careful procurement of construction materials to minimise excess waste materials
Soils and water		
SW1	<i>General soil and erosion management</i>	<p>A detailed soil and water management plan would be developed after the construction contractor has been engaged and a detailed construction method has been developed. The detailed soil and water management plan would be developed in accordance with <i>Managing Urban Stormwater: Soils and Construction – Volume 1</i> and include management procedures, operations and controls as well as monitoring and maintenance processes to ensure compliance requirements are satisfied.</p> <p>It would also include:</p> <ul style="list-style-type: none"> – the final water management configuration and staging of key activities – final sediment basin sizing requirements, with the basins operating as Type D/F 'wet' basins based on the soil conditions at the site – construction phase water quality monitoring of the sediment basins, as well as any discharge during construction hours. A daily rainfall record would also be kept. Where a discharge of greater than 50 mg/L of suspended solids occurs when the design rainfall event has not been exceeded this would be considered a non-compliance and remedial action taken.
SW2	<i>Riparian vegetation management</i>	<p>A detailed riparian vegetation management plan would be developed before commencement of construction. The plan would meet the requirements of the <i>Water Management Act 2000</i> for controlled activities on waterfront land and detail the vegetation restoration associated with the realignment of the eastern waterway and revegetation of the western waterway.</p> <p>The plan would include:</p> <ul style="list-style-type: none"> – the final riparian vegetation management approach – riparian vegetation management measures – details of riparian vegetation monitoring, review and reporting
SW3	<i>Embankment stability</i>	Embankment engineering during the detailed design phase would be undertaken to confirm the ongoing stability of the basins. The proposed basin in the northeast section of the site would be particularly focused on due to the limited area and interaction with the existing water storage (to be partially decommissioned).
Noise and vibration		
NV1	<i>Noise and vibration impacts during operation</i>	<p>As the design progresses, the proposal would continue to be refined to minimise the potential for operational impacts and ensure compliance with the requirements of the Noise Policy for Industry. Table 6.2 in Technical Report 2 – Noise and Vibration lists the design features that would be considered during detailed design.</p> <p>In addition, during detailed design and once vendor noise data is made available, the operational noise model would be updated to include manufacturer noise data (third-octave band) for all significant items of plant associated with the plastics recycling and reprocessing facility. Noise modelling would be undertaken during detailed design, using the updated noise model, to ensure the final design complies with the relevant environment protection licence conditions and the requirements of the <i>Noise Policy for Industry</i>.</p>
Fire and incident management		
FS1	<i>Fire safety</i>	The fire safety system for the proposal would be refined during detailed design and developed in consultation with FRNSW
FS2	<i>Compliance with building codes</i>	A detailed <i>Building Code of Australia</i> review and assessment would be undertaken as part of the detailed design

Ref	Issue/impact	Mitigation measures – detailed design/pre-construction
Aboriginal cultural heritage		
AH1	<i>Avoiding and minimising impacts on Aboriginal heritage</i>	An Aboriginal cultural heritage management plan (ACHMP) would be developed prior to construction commencing to manage Aboriginal cultural heritage within the study area. The ACHMP would also provide policies for unexpected finds, including human skeletal material. The ACHMP would be developed in consultation with the RAPs.
AH2	<i>Impacts on artefacts</i>	To ensure that Beaconsfield Rd IF-1 is not harmed during the construction of the access road, the northern boundary of the study area adjacent to Beaconsfield Rd IF-1 would be temporarily fenced and signed. No vehicle movements or the storage of materials would be permitted to the north of this fence during construction. The fence would be removed following completion of construction.
AH3		An attempt would be made to locate the isolated finds MVRec IF1, BR IF1, and BR IF2 before the commencement of construction. This would be undertaken with the assistance of the Aboriginal community and all visible artefacts would be collected.
AH4		The artefacts from the sites recorded during the test excavation program would be re-buried with any other artefacts collected within the study area. The way they are reburied, and the location of the reburial would be set out in the ACHMP.
Urban design and visual		
UV1	<i>Visual amenity</i>	'Early works' screening planting on the adjacent E4 portion of Lot 11 DP 1084421 (also owned by the proponent) would be implemented at the earliest opportunity, to reduce impacts from both the construction phase and operation phase
UV2		Seed collection of local provenance species would be undertaken for use in the revegetation
UV3		As the design progresses, the proposal would continue to be refined to minimise the potential impacts on landscape character and views to the plastics recycling and reprocessing facility site. Design features that would be considered during detailed design include: – Layout: <ul style="list-style-type: none">• working with the existing topography and land slope, to optimise the siting of buildings and external infrastructure components, in a way which minimises the visual and landscape impacts for surrounding uses• minimising (and avoiding where possible) potential impacts to existing drainage corridors and nearby waterways• appropriate setbacks from public and private viewpoints, and suitable space for perimeter planting• having regard to the surrounding vehicular, pedestrian and cycling networks• achieve a well-integrated solution which achieves seamless integration between internal pathways and these surrounding networks• examine and address key vantage points and views from more exposed sections along Collins Road – Alignment and design of new access road: <ul style="list-style-type: none">• roadside planting and strategic use of lighting, to maintain the amenity of nearby rural residential properties• taller canopy trees and screening vegetation along the length of newly proposed access routes, leading to the plastics recycling and reprocessing facility, to make a positive contribution to the landscape setting in this location• retention of the existing screening planting to help mitigate views towards the proposed access road, where possible (excluding the interface with Beaconsfield Road, where tree removal is necessary)• a planted entry statement with signage from the new entrance along Lackey Road consistent with the aesthetic and character seen within the broader Moss Vale township. Signage in accordance with and consistent with State Environmental Planning Policy 64 – Advertising and Signage (SEPP 64). – Buildings and structures:

Ref	Issue/impact	Mitigation measures – detailed design/pre-construction
		<ul style="list-style-type: none">built form design strategies to minimise the footprint, height and bulk of the building, by avoiding large blank facades without suitable articulationbuilding materials and finishes compatible with surrounding visual environment and colours and materials that are sensitive to the surrounding landscape:<ul style="list-style-type: none">bright colours that would draw the eye and reflective surfaces would be avoideda palette of natural, earthy tones that do not detract from long range views of the surrounding rural landscape, would be adoptedLandscaping and setbacks:<ul style="list-style-type: none">planting in accordance with the Landscape Concept Plan provided in Figure 16.37a minimum 15-metre-wide landscaped area along lot frontages to internal access roads and along boundaries with rural zoned land outside the MVEC, and minimum 3-metre-wide landscaped area along the side and rear boundariesplant selection within the plastics recycling and reprocessing facility site and along the new access road that reflect the palette of the area, and use compatible local native species selected from Council’s native species listmore transparent, open-style perimeter fencing (rather than solid, impermeable structures, except if needed for retaining purposes) constructed of natural materialswhere possible, retaining existing vegetation and where not possible, providing replacement vegetation to assist in screening the proposed built form from the surrounding roads, residential areas and scenic viewpointsLighting:<ul style="list-style-type: none">lighting provided in accordance with the Australian Standards for outdoor lighting, AS/NZS 4282:2019 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>, to minimise lighting spill within the area <p>the use of eco lighting and, where appropriate, the use of directional luminaires, shields and baffles to minimise sky glow and light spill for surrounding rural residential properties</p>
Biodiversity		
BD1	<i>Managing the potential for biodiversity impacts during construction</i>	Prior to the commencement of any work near the retained planted trees adjoining the proposal site, a survey would be carried out to mark the construction impact boundary. The perimeter of this area would be fenced using high visibility fencing and clearly marked as the limits of clearing. All vegetation outside this fence line would be clearly delineated as an exclusion zone to avoid unnecessary vegetation and habitat removal. Fencing and signage must be maintained for the duration of the construction period. Fencing would be designed to allow fauna to exit the site during clearing activities.
BD2		Control measures would be incorporated in the design of the proposal to limit the spread of weed propagules downstream of proposal site. Sediment control devices, such as silt fences, would assist in reducing the potential for spreading weeds.
Greenhouse gas		
GHG1	<i>Greenhouse gas emissions during operation</i>	More efficient equipment and lighting would be investigated during detailed design

Table D.2 Compilation of mitigation measures for construction

Ref	Issue/impact	Mitigation measures – construction
Waste management		
WM1	Construction waste management	A construction waste management plan would be prepared and implemented as part of the construction environmental management plan for the proposal. The plan would adopt the waste hierarchy principles contained in the <i>Waste Avoidance and Resource Recovery Act 2001</i> and detail processes, responsibilities and measures to manage waste and minimise the potential for impacts during construction. This would include waste separate, handling, storage, transport and off-site re-use, recycling and disposal locations.
WM2		All construction waste would be classified and recycled or disposal of in accordance with the <i>Waste Classification Guidelines</i> and the waste provisions contained within the POEO Act and other relevant legislative and policy requirements
Soils and water		
SW3	Soils and water quality	<p>A detailed soil and water management plan would be developed after the construction contractor has been engaged and a detailed construction method has been developed. The detailed soil and water management plan would be developed in accordance with <i>Managing Urban Stormwater: Soils and Construction – Volume 1</i> and include management procedures, operations and controls as well as monitoring and maintenance processes to ensure compliance requirements are satisfied.</p> <p>It would also include:</p> <ul style="list-style-type: none">– the final water management configuration and staging of key activities– final sediment basin sizing requirements, with the basins operating as Type D/F ‘wet’ basins based on the soil conditions at the site– construction phase water quality monitoring of the sediment basins, as well as any discharge during construction hours. A daily rainfall record would also be kept. Where a discharge of greater than 50 mg/L of suspended solids occurs when the design rainfall event has not been exceeded this would be considered a non-compliance and remedial action taken.
SW4	Unexpected finds	An unexpected finds procedure would be developed and incorporated into the construction environmental management plan for the proposal. The unexpected finds procedure would describe the measures to manage unexpected finds such as buried waste including asbestos containing materials, and contamination indicators (such as odours, staining or sheens).
Traffic and transport		
TT1	General impacts of construction activities on traffic, transport, access, pedestrians and cyclists.	A construction traffic management plan (CTMP) would be prepared prior to the commencement of construction with site induction for construction personnel being undertaken to outline the requirements of the CTMP. The CTMP would aim to maintain the safety of all workers and road users within the vicinity of the proposal site.
Noise and vibration		
NV2	Managing the potential for noise and vibration impacts during construction	<p>A construction noise and vibration management plan would be developed after the construction contractor has been engaged and a detailed construction method has been developed. The construction noise and vibration management plan would include a review of the construction noise predictions during the environmental impact assessment phase based. The plan would be based on the construction contractor’s method and include a detailed examination of feasible and reasonable work practices and noise mitigation measures to manage sensitive receivers that are predicted to be ‘noise affected’. The construction noise and vibration management plan would also include:</p> <ul style="list-style-type: none">– details of the construction methodology– feasible and reasonable work practices and mitigation measures to be implemented– updated noise predictions at sensitive receivers– a noise monitoring procedure and program for the duration of works– a community consultation plan to liaise with the noise affected receivers

Ref	Issue/impact	Mitigation measures – construction
Air quality		
AQ1	<i>Construction activities and earthworks that may cause dust impacts</i>	A dust management plan would be developed for the proposal which would incorporate the general and specific dust management measures for construction and track-out outlined in Table 5.1, Table 5.2 and Table 5.3 of Technical Report 3 – Air Quality and Odour.
Urban design and visual		
UV4	<i>Visual amenity</i>	Staging of works would be considered to undertake perimeter buffer planting in advance of construction works, particularly in locations where short-term visual mitigation would be beneficial. This would include larger-sized trees and shrub planting stock
UV5		All practical measures would be taken to ensure construction equipment, stockpiles, and other visible elements are located away from rural residential properties and sensitive views, as much as possible
UV6		Should any equipment or stockpiles be located in a visually prominent location for any reasonable period of time, screening measures such as hoarding and practices would be incorporated to ensure the site is kept tidy and visibility reduced.
UV7		No-go-zones would be implemented around drainage and water capture areas, and tree protection fencing would be implemented as needed, to support vegetation retention during construction.
Biodiversity		
BD3	<i>General biodiversity impacts</i>	All workers would be provided with an environmental induction prior to starting work on-site. This would include information on the ecological values of the site, protection measures to be implemented to protect biodiversity and penalties for breaches.
BD4	<i>Impacts of vegetation clearing</i>	Disturbance of vegetation would be limited to the minimum necessary to undertake the proposal.
BD5		Daily inspections of exclusion zones during works in area would be carried out.
BD6		Stockpiles of fill or vegetation would be placed within existing cleared areas (and not within areas of adjoining native vegetation).
BD7		Sediment fences would be installed to prevent transfer of sediments into adjacent vegetation.
BD8	<i>Introduction of weeds and pathogens</i>	A weed and pest species management plan would be developed as part of the construction environmental management plan to manage weeds and pathogens during the construction and operational phase of the proposal.
BD9		<p>The location and extent of any priority and/or high threat environmental weeds within the proposal site would be identified by a suitably qualified ecologist during pre-clearance surveys. The introduction and spread of weed species would be minimised by restricting access to areas of native vegetation and communicating the responsibilities of all proposal personnel at site inductions and during regular toolbox meetings.</p> <p>All priority weeds identified on-site would be controlled and removed in accordance with the requirements of the <i>Biosecurity Act 2016</i> and Council's relevant Weed Control Manuals. Appropriate pesticides would be applied if required and a record of such application made in the pesticide application register.</p> <p>All noxious and environmental weeds would be cleared and stockpiled separately to all other vegetation, removed from site and disposed of at an appropriately licenced disposal facility. When transporting weed waste from the site to the waste facility, trucks would be covered to avoid the spread of weed-contaminated material. Disposal would be documented, and evidence of appropriate disposal would be kept.</p>
BD10		All machinery entering the proposal site would be appropriately washed down and disinfected prior to work on-site to prevent the potential spread of weeds, Cinnamon Fungus (<i>Phytophthora cinnamomi</i>) and Myrtle Rust (<i>Pucciniales fungi</i>) in accordance with the national best practice guidelines for <i>Phytophthora</i> (O’Gara <i>et al.</i> 2005) and the <i>Myrtle Rust factsheet</i> (DPI 2015b) for hygiene control.

Ref	Issue/impact	Mitigation measures – construction
BD11	Removal of fauna habitat	Protocols to prevent introduction or spread of chytrid fungus would be implemented in accordance with the <i>Hygiene protocol for the control of disease in frogs</i> (DECC 2008c).
BD12		A trained ecologist would be present during the clearing of native vegetation or removal of potential fauna habitat to avoid impacts on resident fauna and to salvage habitat resources as far as is practicable.
BD13		<p>The dewatering of the dam would be done in accordance with a dam dewatering plan to be developed for the proposal in order to manage the environmental impacts that may arise from dewatering dams.</p> <p>The dewatering plan would include:</p> <ul style="list-style-type: none"> – the quality and quantity of the water to be released – the fate of the water – any impacts to native, threatened or protected species – relocation of displaced native fauna <p>the spread of exotic flora and fauna species.</p>
BD14		<p>A suitably qualified and appropriately licenced ecologist would be present during the clearance of all native vegetation and/or fauna habitats. Animals that require handling must not be approached or handled until the ecologist is present, unless in an emergency (eg. when there are both no authorised persons present and where the failure to immediately intervene would place the animal at significant risk). In such an emergency, the site manager may obtain over the phone instructions from the project ecologist to ameliorate the situation. A wildlife rescue organisation (eg. WIRES or Sydney Wildlife) would be made aware of operations in case any injured fauna are found.</p> <p>All animals encountered would be treated humanely, ethically, and in accordance with relevant codes under the NSW <i>Prevention of Cruelty to Animals Act 1979</i>, including:</p> <ul style="list-style-type: none"> – Australian code of practice for the care of animals for scientific purposes (NHMRC 2004) – Code of practice for the welfare of wildlife during rehabilitation (DPI 2001) – Animal ethics considerations and protocols outlined in this document <p>If the project ecologist considers an animal is at risk of injury or undue stress, it would be gently directed into secure adjoining habitat. Where deemed necessary by the project ecologist, the animal may be required to be captured and released. Capture and release operations would proceed via the following protocols:</p> <ul style="list-style-type: none"> – All construction activities that are considered by the project ecologist be likely to increase the risk of injury, mortality or stress to the animal would be halted until the animal has been removed, which would be enforced with the co-operation of the construction contractor. Construction activities that do not contribute to the risk of injury, mortality or stress to the animal can continue (as determined by the project ecologist). – Only qualified ecologists or wildlife carers would be authorised to handle animals. – Animals would be captured (if required) by the project ecologist using a safe and ethical technique, as is appropriate for the particular species (see below). Native animals that are unable to depart of their own accord would be captured and held in a receptacle appropriate for that species until release. All captive-held animals would be provided with food, water and warmth as is appropriate for the species. Each receptacle would only hold one animal at a time and would be cleaned and disinfected between use to avoid the spread of disease. – Details of any fauna relocated from trees, shrubs or other areas would be recorded on the register.
BD15		The construction contractor would be required to contact the project ecologist for advice if any unexpected fauna are found during the construction period (ie. following clearing of native vegetation when the project ecologist is no longer on-site).
BD16		A post-clearing report would be prepared documenting all animals that are handled, or otherwise managed, within the site. Data that would be recorded includes:

Ref	Issue/impact	Mitigation measures – construction
		<ul style="list-style-type: none">– date and time of the sighting and details of the observer– species– number of individuals recorded– adult/juvenile– condition of the animal (living/dead/injured/sick)– management action undertaken (eg. captured, handled, taken to vet)– results of any management actions (eg. released, placed in a nest box, euthanised, placed with carer)– an inventory of hollows and fallen timber salvaged and relocated.
Greenhouse gas		
GHG3	<i>Greenhouse gas emissions during construction</i>	Sustainable procurement practices would be adopted where feasible
GHG4		Construction materials would be sourced locally where possible
GHG5		Investigations into the feasibility of using biodiesel for trucks and equipment, electric vehicles and low carbon concrete would be undertaken would be undertaken
GHG6		All plant and equipment used during construction would be regularly maintained to reduce emissions and comply with the relevant exhaust emission guidelines
GHG7		All plant and equipment used during construction would be switched off when not in constant use and not left idling, as long as safe
GHG8		Construction plant and equipment brought on-site would be regularly serviced and energy efficient vehicles or equipment would be selected where available
Socio-economic		
SE1	<i>Social impacts, communication and engagement</i>	A community information and awareness strategy would be included in the construction environmental management plan and would outline measures to maintain communication with the community and all relevant stakeholders throughout construction of the proposal.
SE2		A contact log would be maintained to log public comments and complaints.
SE3	<i>Community consultative committee</i>	<p>A community consultative committee would be established to ensure the community and stakeholder groups are:</p> <ul style="list-style-type: none">– kept informed of the status of the project, any new initiatives, and the performance of the proponent– consulted on the development of the project, management plans and proposed changes to the approved project– able to provide feedback on key issues that may arise during the development or implementation of the project

Table D.3 Compilation of mitigation measures for operation

Ref	Issue/impact	Mitigation measures – operation
Waste management		
WM3	<i>Operational waste management</i>	<p>An operational waste management plan would be developed and implemented which incorporates the requirements of relevant guidance documents, waste management hierarchy principles contained in the <i>Waste Avoidance and Resource Recovery Act 2001</i>. This would include:</p> <ul style="list-style-type: none"> – All key operational waste streams and expected quantities – Waste handling, management and storage procedures including for both plastic waste feedstock as well as wastes generated on-site – Procedures for identifying and managing unacceptable and non-confirming feedstock – Waste classification procedures and details of how all waste streams would be recycled or disposal of in accordance with the <i>Waste Classification Guidelines</i> and the waste provisions contained within the <i>Protection of the Environment Operations Act 1997</i>, Waste Regulation and other relevant legislative and policies – Details of off-site recycling and disposal locations – Detailed product sampling and validation program for refuse derived fuel, in accordance with agreed end use specifications – Record keeping and reporting requirements
Water management		
SW5	<i>Water quality impacts during operation</i>	<p>A detailed operational water management plan would be developed before commencement of operations and updated yearly. The plan would be based on specifying and maintaining all mixed plastics waste receipt, storage, recycling and reprocessing activities and finished product storage within the buildings.</p> <p>The plan would also include daily visual inspection by a specified person(s) of the plastics recycling and reprocessing facility site for plastic waste or litter and</p> <ul style="list-style-type: none"> – collection of any plastic waste or litter found outside of buildings during inspections – maintenance of an incident log where plastic waste or litter found outside of building during inspections
Traffic and transport		
TT2	<i>Alternative transport</i>	<p>A green travel plan would be developed to encourage and promote alternate transport opportunities to the plastics recycling and reprocessing facility. The green travel plan would summarise alternate transport options to access the facility, outlining where and how these services can be accessed and the frequency of the service.</p>
Noise		
NV3	<i>Noise impacts during operation</i>	<p>An operational noise management plan would be developed to minimise the risk of adverse noise impacts during the operation. It would be refined throughout the design process and have consideration to:</p> <ul style="list-style-type: none"> – The relevant license conditions (to be confirmed) – Conditions of approval (to be confirmed) – The <i>Noise Policy for Industry</i> – <i>Australian Standards 1055 Acoustics – Description and measurement of environmental noise</i> – <i>Approved methods for the measurement and analysis of environmental noise in NSW</i> – currently in draft form <p>The operational noise management plan would include:</p> <ul style="list-style-type: none"> – operational noise management measures to be implemented – updated operational noise predictions at sensitive receivers – a noise monitoring procedure and program – a complaints handling protocol

Ref	Issue/impact	Mitigation measures – operation
		Table 6.3 in Technical Report 2 – Noise and Vibration provides draft inclusions for incorporation into the operational noise management plan to minimise the risk of adverse noise impacts at sensitive receivers during the operation.
Air quality		
AQ2	Operational air emissions	The emission control system would be operational and regularly maintained. Should any unit become faulty, production on those affected lines would halt immediately and not resume until emission control systems are fully operational.
AQ3		An odour complaints management procedure would be developed as part of the broader complaints management procedures to ensure that any complaints regarding odour are received by appropriate personnel and that potential issues can be investigated, and site practices adjusted accordingly.
AQ4		Once operational, sampling of the proposal operational emissions would be conducted to confirm assumptions made throughout the air quality assessment. An air monitoring program would be established to ensure workplace exposure limits are maintained. Sampling would be undertaken in each building biannually by a suitable professional in accordance with guidance from Safe Work Australia and relevant Australian Standards.
AQ5		To maintain dust levels within both Building 1 and Building 2, regular sweeping and housekeeping practices would be undertaken No activities, including stockpiling, would occur external to buildings. Building doors would remain closed at all times except when allowing vehicles to enter or exit
Fire and incident management		
FS3	Fire risks	Prior to commencement of operations, the following would be developed: <ul style="list-style-type: none">– an operations plan for stockpile management, with a copy to be included within the Emergency Services Information Package– an Incident Response Management Plan for staff and other persons at the facility in the event of fire– an Emergency Services Information Package for firefighters in accordance with the FRNSW (2019) guideline <i>Emergency services information package and tactical fire plans</i>
Hazards and risk		
HR1	Operational hazards	All safeguards identified in the hazard identification process would be implemented through the development and implementation of a safety management system for the operation of the proposal
Biodiversity		
BD22	Operational impacts on biodiversity	Appropriate speed limits would be signposted and enforced along internal roads to reduce the likelihood of vehicle strike and mortality of native fauna
BD23		Appropriate fencing would be erected at the interface between the proposal site boundary
BD24		Legal obligations to control priority weeds within proposal site to prevent the spread of propagules would be enforced
BD25		Street lighting would be designed to direct light away from rows of adjacent trees and to limit the impacts of light spill on native fauna habitats
Greenhouse gas		
GHG9	Greenhous gas emissions reporting obligations	Annual monitoring and reporting of greenhouse gas emissions required under the National Greenhouse and Energy Reporting scheme would be undertaken
GHG10	Reducing greenhouse gas emissions	Greenpower would be purchased for grid electricity during operation
Socio-economic		
SE4	Complaints handling	A contact log would be maintained to log public comments and complaints.

Ref	Issue/impact	Mitigation measures – operation
SE5	<i>Community consultative committee</i>	<p>A community consultative committee would be established to ensure the community and stakeholder groups are:</p> <ul style="list-style-type: none"> – kept informed of the status of the project, any new initiatives, and the performance of the proponent – consulted on the development of the project, management plans and proposed changes to the approved project – able to provide feedback on key issues that may arise during the development or implementation of the project

Appendix E

Consistency with relevant plans and strategies

A summary of the plans and strategies that are relevant to the need for, and development of, the proposal is provided below.

E.1 National planning

E.1.1 National Waste Policy

About the policy

The *National Waste Policy* (DAWE 2018) presents a national framework for waste and resource recovery in Australia, integrating a circular economy to protect and improve our communities. This involves a shift in product design, production, use and re-use, recycling and disposal, to reduce the depletion of natural resources and environmental impacts. The policy extends to 2030, and is built around five circular economy principles for waste, recycling and recovery:

1. Avoid waste
2. Improve resource recovery
3. Increase use of recycled material and build demand and markets for recycled products
4. Better manage material flows to benefit human health, the environment and the economy
5. Improve information to support innovation, guide investment and enable informed consumer decisions.

The *National Waste Policy Action Plan* was prepared in 2019 by the Australian Government, state and territory governments and the Australian Local Government Association. The plan presents targets and actions to implement the *National Waste Policy*. Relevantly, waste target 3 provides for 80% average resource recovery rate from all waste streams following the waste hierarchy by 2030. The plan notes that:

- Every year, we dispose of 28 million tonnes of materials into landfill. We are losing the value of those resources and missing opportunities to create jobs.
- If we increase Australia's resource recovery rate to 80%, an extra 15 million tonnes will be recovered every year.
- Taking no action would place increasing pressure on our remaining landfill sites, some of which are reaching capacity.
- Transforming plastic wastes into high value materials will create jobs, build more sophisticated industry and provide positive outcomes for the environment and community wellbeing.

Consistency of the proposal

The proposal is entirely consistent with the *National Waste Policy* and associated action plan as it would provide much needed additional infrastructure to improve resource recovery and better manage the material flows. The proposal would contribute to meeting the 80% resource recovery rate target and produce new products from waste – which forms part of the circular economy. The proposal would create new jobs in the resource recovery sector.

E.1.2 National Plastics Plan

About the plan

The *National Plastics Plan 2021* (DAWE 2021) was released in 2021 and provides a national plan to tackle the plastic challenge on five fronts:

- working with industry to fast-track the phase-out of particularly problematic plastic materials
- stopping the export of unprocessed plastic waste and promoting product stewardship through the *Recycling and Waste Reduction Act 2020*
- unprecedented investments to turbo-charge Australia's plastic recycling capacity
- research to make Australia a global leader in plastic recycling and reprocessing

- community education to help consumers make informed decisions and recycle correctly

The targets set out in the *National Plastics Plan 2021* are shown in Figure E.1

MATERIAL TYPE		CURRENT RECYCLED CONTENT RATE		2022 TARGETS		2025 TARGETS
All packaging	→	39%	→	42%	→	50%
Plastics (average)	→	4%	→	8%	→	20%
PET	→	14%	→	20%	→	30%
HDPE	→	3%	→	8%	→	20%
PP	→	2%	→	8%	→	20%

Sources:

Australian Packaging Covenant Organisation – Australian Packaging consumption and recycling data 2018-19.
2025 National Packaging Targets Organisation monitoring program.

Figure E.1 National Plastics Plan 2021 targets

The plan also seeks to more than double Australia's annual recycling capacity by 2025. This goal is underpinned by the Recycling Modernisation Fund and future funding under the Modern Manufacturing Strategy which are designed to drive a transformation of Australia's recycling industry.

Consistency of the proposal

The proposal is consistent with the *National Plastics Plan 2021* as it would increase Australia's recycling capacity by 120,000 tonnes per year and contribute towards the packaging and plastics targets set out in the plan. The proposal also aligns with the waste export ban on unprocessed plastic waste that forms part of the plan as it would produce flakes and pellets via the separation and cleaning of mixed plastics and mixed soft plastics streams.

The proposal includes advanced automated sorting and processing technologies but also includes a products manufacturing lab to conduct recycling research and product development to further drive innovation in plastics recycling, which is consistent with the *National Plastics Plan 2021* objective to undertake research to make Australia a global leader in plastic recycling and reprocessing.

E.2 NSW planning

NSW Waste and Sustainable Materials Strategy 2041

About the strategy

The NSW *Waste Avoidance and Resource Recovery Act 2001* commits the NSW Government to refreshing and updating its waste strategy every five years – to review and continually improve the state's policies and targets for waste reduction and landfill diversion.

The updated waste strategy – the *NSW Waste and Sustainable Materials Strategy 2041* (DPIE 2021a) (the NSW Waste Strategy) has recently been released for stage 1, covering the period 2021 to 2027. The strategy sets out the long-term vision for managing waste, planning for infrastructure, reducing carbon emissions, creating jobs, and refocusing the way NSW produces, consumes and recycles products and materials.

The NSW Waste Strategy updates NSW's priorities for waste and resource recovery to reflect the *NSW Circular Economy Policy Statement* (described below), the *Net Zero Plan Stage 1:2020–2030* and the *National Waste Policy Action Plan* (described in section E.1).

The strategy recognises that NSW is committed to making the transition to a circular economy over the next 20 years. Transitioning to a circular economy means that we use our resources efficiently and make them as productive as possible.

The strategy identifies the following key challenges to the management of waste in NSW:

- NSW is running out of space to deal with residual waste
- Recycling is under pressure
- Waste and materials usage significantly contribute to carbon emissions
- Waste can damage our environment.

The strategy provides a 10-year target for 80% average recovery rate from all waste streams by 2030 and a target to triple the plastics recycling rate by 2030.

The strategy recognises the need to expand and modernise the waste and resource recovery infrastructure in NSW to meet the challenge of developing a circular economy. It states that NSW needs a strong pipeline of infrastructure investment to maintain and improve capacity to collect, sort, process and dispose of waste.

The *NSW Waste and Sustainable Materials Strategy: A guide to future infrastructure needs* (DPIE 2021b) was also released in conjunction with the Waste Strategy. The guide sets out the investment pathway required for NSW to meet future demand for recycling.

The guide recognises that a key focus of the strategy is ensuring we have the right infrastructure to process the material we expect to enter the waste stream over the next two decades.

Consistency of the proposal

The NSW Waste Strategy has set a target of an 80 per cent average recovery rate from all waste streams by 2030. It has also set a target to triple the plastics recycling rate by 2030. The *NSW Waste and Sustainable Materials Strategy: A guide to future infrastructure needs* identifies that by 2030 an additional 192,000 tonnes of plastics recycling / processing capacity is required in order meet this target and to address the export ban.

The proposal would provide much needed local processing capacity (up to 120,000 tonnes per year) to lift the plastics recycling rate. The proposal is targeting plastic waste streams which are not currently recovered in significant quantities and therefore would provide meaningful progress towards this increasing the plastics recycling rate and meeting NSW's infrastructure needs.

NSW Plastics Action Plan

About the plan

In March 2020, the NSW Government released a discussion paper, *Cleaning Up Our Act: Redirecting the Future of Plastics in NSW*. The paper outlined its approach to working with the community to better manage plastic throughout its lifecycle – from production and consumption through to disposal, recovery and recycling.

The discussion paper proposed four long-term outcomes to work towards including making the most of our plastics resources. The *NSW Plastics Action Plan* sets out actions to achieve the long-term outcomes, including Action 3: support innovation.

The support innovation action includes support for new plastics processing infrastructure through a \$35 million Remanufacture NSW initiative. Remanufacture NSW, jointly funded by the NSW and Australian governments, provides money for projects that will increase our local capacity to turn our plastic waste into a valuable input for manufacturing.

Consistency of the proposal

The proposal is consistent with the *NSW Plastics Action Plan* as it would increase local plastics recycling capacity as well as local plastics manufacturing capacity.

NSW Circular Economy Policy Statement

About the policy

In March 2018, the NSW Government endorsed the development of a circular economy policy for NSW to build on NSW's strong track record in waste avoidance and resource recovery

The NSW Government released the *NSW Circular Economy Policy Statement: Too Good to Waste* (NSW EPA 2019) (the NSW Circular Economy Policy) to help guide decision making during the transition to a circular economy. A circular economy changes the typical cycle of production, use and disposal, to further integrate resource reduction, re-use and recycling. This aims to keep products in use for as long as possible, increasing the economic, social and environmental benefits for NSW.

The NSW Circular Economy Policy forms the basis for the NSW Waste Strategy. The circular economy principles provided in the policy capture the intent of the National Waste Policy principles and go beyond waste management.

The policy statement provides a framework for implementing initiatives throughout a product's life cycle, based on seven key principles:

1. Sustainable management of all resources
2. Valuing resource productivity
3. Design out waste and pollution
4. Maintain the value of products and materials
5. Innovate new solutions for resource efficiency
6. Create new circular economy jobs
7. Foster behaviour change through education and engagement

Within each principle are a set of steps and focus areas to guide policy implementation.

Consistency of the proposal

This proposal is consistent with the NSW Circular Economy Policy as it would reduce demand for new landfills by diverting plastic waste, provide innovative technologies that increase resource efficiency and produce new products from plastic waste, which would create value from materials already in the economy.

The policy also identifies actions for creating circular economy jobs. The proposal is expected to create permanent positions for about 140 operational staff in the resource recovery sector at full scale operation.

E.3 Regional and local planning

The South East and Tablelands Regional Plan 2036

About the plan

The NSW Government released the *South East and Tablelands Regional Plan 2036* (Department of Planning and Environment, 2017) as a 20-year framework for sustainable growth, based on community and stakeholder objectives. The plan was first introduced in 2016, providing a guide for land use planning priorities and decision making across the region. Four priority goals were set, each with a set of directions describing actionable items:

- A connected and prosperous economy
- A diverse environment interconnected by biodiversity corridors
- Healthy and connected communities
- Environmentally sustainable housing choices

The plan outlines a set of priorities specific to Wingecarribee Shire, identifying a priority to capitalise on the land availability in Moss Vale to attract industry and investment.

A number of Directions and Actions identified in the plan are relevant to the proposal including:

- Direction 4: Leverage growth opportunities from Western Sydney
 - Action 4.1: Foster initiatives to promote the South East and Tablelands as a suitable place for businesses to relocate.
 - Action 4.2 Maintain a supply of appropriately serviced employment land to create opportunities for new industrial development.
- Direction 18: Secure water resources
 - Action 18: Locate, design, construct and manage new developments to minimise impacts on water catchments, including downstream impacts and groundwater sources.

Consistency of the proposal

The proposal is consistent with the *South East and Tablelands Regional Plan 2036* as it would make use of underutilised, industrially zoned land for suitable employment generating purposes (ie. the MVEC), in line with Direction 4.

The proposal also includes a range of water quality and water management design features to ensure that potential impacts to water catchments are minimised. This includes a water treatment train to ensure that the proposal would have a neutral or beneficial effect on water quality. The proposal is therefore consistent with Direction 18 of the plan.

Community Strategic Plan – Wingecarribee 2031

About the plan

The *Wingecarribee Community Strategic Plan* is a long-term plan that identifies where the Wingecarribee community wants to be in the future. The plan will assist in shaping the future of the Wingecarribee Shire and enable Council to collectively respond to emerging challenges and opportunities and deliver outcomes that benefit the whole community. The plan establishes a range of goals and strategies, of which the following are relevant to the proposal:

- Goal 4.3 Wingecarribee achieves continuous reduction in waste generation and disposal to landfill
 - Strategy 4.3.2 Maximise the recovery of resources from the waste stream

- Goal 4.4 Wingecarribee addresses, adapts, and builds resilience to climate change
 - Strategy 4.4.2 Build community capacity to reduce greenhouse gas emissions and response to the impacts of climate change
- Goal 5.1 Our Shire attracts people to work, live and visit
 - Strategy 5.1.1 Broaden and promote the range of business and industry sectors
 - Strategy 5.1.2 Increase local employment opportunities for people in all stages of life
- Goal 5.2 Sustainable business and industry work in harmony with local community and environment
 - Strategy 5.2.1 Promote business and industry development opportunities suited to our distinct region
 - Strategy 5.2.2 Encourage and showcase leading edge clean industries

Consistency of the proposal

The proposal is consistent with and supports the goals and strategies outlined in the plan as it would:

- divert waste from landfill and recovering valuable resources from the waste stream, which supports Goal 4.3
- recycle plastics and produce plastic products from plastic waste, which would in turn avoid greenhouse gas emissions, water and energy consumption associated with production of plastics from raw materials, which supports Goal 4.4
- create new business and industry in the Shire and provide employment opportunities during the construction and operation, and thereby broaden employment opportunities locally, which supports Goal 5.1
- stimulate sustainable economic development within the Southern Highlands region with a high-tech, circular economy based (and clean) industry , which supports Goal 5.2

Wingecarribee 2040 Local Strategic Planning Statement

About the planning statement

The *Wingecarribee Local Strategic Planning Statement* sets out the 20-year land use vision for the region and provides a long-term planning framework to meet the economic, housing, social and environmental needs of community. It takes into consideration the key issues and challenges that were identified during the extensive engagement as part of the *Wingecarribee Community Strategic Plan* and builds upon the strategies noted within the plan to ensure that the LGA continues to grow in a way that is consistent with the communities' values and expectations.

The planning statement outlines how the Wingecarribee LGA will continue to evolve in a way that protects the local character of the region, natural areas and rural landscapes in accordance with the communities' expectations. It also informs future infrastructure planning and investment decisions by Council, State Government agencies and service providers.

Within the planning statement are planning priorities and actions set to achieve the communities' vision for the Wingecarribee LGA, many of which are relevant to the proposal. These include:

- Planning priority 1.1 – Reduce carbon emissions and increase energy, water and waste efficiencies
 - Action vii – Build community capacity to reduce greenhouse gas emissions and respond to the impacts of climate change
 - Action xiii – Reduce the volume of waste to landfill and waste transport requirements
 - Action xiv – Maximise re-use and recycling to support a circular economy
- Planning priority 3.1 – Our Shire supports businesses' and attracts people to work, live and visit
 - Action iii – Broaden and promote the range of business and industry sectors
- Planning priority 5.1 – Plan for and deliver enabling infrastructure to unlock the potential of the Southern Highlands

Consistency of the proposal

Consistent with planning priority 1.1, the proposal would help divert waste from landfill, recover valuable materials and produce products from plastic waste. In doing so, the proposal would avoid the greenhouse gas impacts associated with the production of plastics from raw materials. This would also promote a circular economy model of waste management, turning waste plastic into a valuable resource which could be used for bollards, decking, outdoor recreation and school furniture, fencing, signage, traffic controls.

The circular economy is designed to keep products, equipment and infrastructure in use for as long as possible, increasing the productivity of these resources. Waste energy and materials should become inputs for resource recovery, changing the traditional cycle of produce, use and dispose, and increasing the economic, social and environmental benefits for NSW.

The proposal would broaden the variety of business and industry sectors within the Wingecarribee LGA. It would also have the likelihood of attracting people to work and live within the Wingecarribee LGA, supporting planning priority 3.1. The proposal would also have the ability to make use of key enabling infrastructure such as the proposed Moss Vale By-Pass and Moss Vale Sewerage Treatment Plant upgrades that are designed to unlock the potential of the Moss Vale Enterprise Corridor, supporting planning priority 5.1.

Wingecarribee Regional Economic Development Strategy: 2018-2022

About the strategy

The *Wingecarribee Regional Economic Development Strategy 2018-2022* sets out a long-term economic vision and associated strategy for the Wingecarribee LGA. It builds on the region's endowments, core competencies, and specialisations to guide investment in the years 2018 to 2022. Included within the Strategy are four elements that underpin the region's strengths.

The Strategy aims to:

- enhance liveability of the Wingecarribee region,
- facilitate the development of agriculture as a key strength and specialisation and grow the visitor economy based on food, wine and events,
- grow the education, health and aged care sectors, and
- strengthen the manufacturing base and monitor opportunities in the natural resource sector.

Consistency of the proposal

This strategy identifies that a liveable region is one that offers enhanced employment opportunities.

The proposal is consistent with the strategy as it is expected to create permanent positions for about 140 operational staff in the resource recovery sector at full scale operation. Construction of the proposal would also provide local employment and business opportunities as a result of construction related jobs and revenue for businesses providing construction facilities and resources.

Appendix F

Preliminary risk assessment



Moss Vale Plastics Recycling and Reprocessing Facility

**Preliminary environmental risk
assessment**

Plasrefine Recycling Pty Ltd

5 November 2021

→ **The Power of Commitment**



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1. Introduction

1.1 Background

For many years, recyclable plastics have been recovered from kerbside collections and it has been profitable to export mixed plastics to China and other countries. With the advent of the China National Sword policy, as well as issues with contaminated loads of recyclables being sent to China and other countries, opportunities to send mixed plastics overseas for processing have diminished. Recently, the Council of Australian Governments (COAG) decided to ban exports of recyclable waste from Australia from July 2021.

Despite these difficulties, export markets still exist for clean, separated, pelletised plastics and resins. However, there is very little local capacity in NSW and within Australia to sort recovered plastics into different types and convert them into valuable products.

To help address this issue, Plasrefine Recycling Pty Ltd (Plasrefine Recycling) ('the proponent') proposes to construct and operate a plastics recycling and reprocessing facility in Moss Vale ('the proposal').

The proposal would sort the plastics into different types and convert the various plastics to plastic flakes and pellets (in the first stage) and produce more advanced products (in the second stage). The combined outputs of both stages of the proposal would help fill the gap in local processing capacity for mixed plastics.

The proposal would have an ultimate capacity to receive up to 120,000 tonnes per year of mixed waste plastics.

1.2 Purpose of this report

As part of the environmental impact assessment process for the proposal, an environmental risk assessment has been undertaken. The purpose of the risk assessment process was to identify key potential impacts and risks to be incorporated into the impact assessment.

The EIS, and this environmental risk assessment, addresses the issues identified as key issues by the Secretary's environmental assessment requirements (the SEARs) (see section 2). The SEARs requires, for each key issue identified by the SEARs, that the proponent must 'identify, describe and quantify (if possible) the impacts associated with the issue, including the likelihood and consequence (including worst case scenario) of the impact (comprehensive risk assessment), and the cumulative impacts.'

This environmental risk assessment has been prepared to assist in addressing this requirement. The aim of the assessment was to identify – for each key issue – key potential impacts for consideration as part of the detailed impact assessments, which may be in addition to those specified by the SEARs.

2. Environmental risk assessment process

2.1 Approach

The approach to the environmental risk assessment was informed by the principles of the Australian/New Zealand Standard *AS/NZS ISO 31000:2009 Risk management – Principles and guidelines* (Standards Australia 2009). The assessment involved a preliminary, desktop level risk assessment, supported by a workshop, to broadly identify potential environmental impacts and risks associated with constructing and operating the proposal.

For each key issue (see section 2.2), potential impacts and risks were identified based on the results of preliminary investigations, previous experience and professional judgement. The risk analysis involved assessing the risk level of each identified potential impact by identifying the consequences of the impact and the likelihood that the impact can occur (see section 2.3).

The environmental risk assessment identifies and ranks potential impacts with the aim of refining and prioritising the scope of the environmental assessment including the specialist studies that support the EIS.

The assessment was also prepared in accordance with the Inland Rail Environmental Assessment Procedure's approach to environmental risk assessment.

2.2 Issue scoping

The first step of the impact assessment process involved identifying key potential environmental issues, impacts and risks that would be subject to detailed assessment as part of the EIS. The SEARs identify the following as key issues for the EIS:

- waste management
- soils and water
- traffic and transport
- noise and vibration
- air quality and odour
- fire and incident management
- infrastructure requirements
- hazards and risk
- cultural heritage and Aboriginal cultural heritage
- urban design and visual
- biodiversity
- ecologically sustainable development

A preliminary scoping of potential impacts and risks was then undertaken for each key issue. The consequence and likelihood of each was ranked as described in the following section.

2.3 Evaluating consequence and likelihood

Consequence is defined as the implication of an impact. The consequences of an impact require a degree of subjective assessment as the likely consequences of an impact may consist of several elements.

The elements that have been considered in this risk assessment are described in Table 2.1.

Table 2.1 Consequence definitions

Consequence level	Definition
Extreme	<ul style="list-style-type: none"> – Multiple but localised fatalities occur – More than 5 days facility shutdown/closure – More than 10% of project budget – Widespread long term or permanent environmental damage – remediation required – Prosecution of the company and/or its office holders – Corporate loss of shareholder and/or customer support (tangible business impact >3 years) – Influences schedule >20% of project schedule
Major	<ul style="list-style-type: none"> – Single fatality occurs – More than 48 hours to 5 days facility shutdown/closure – More than 2.5% to 10% of project budget – Considerable environmental damage requiring remediation – Prohibition notice or fine(s) – Strategic intervention required (more than 18 months to 3 years) – Influences schedule more than 10% to 20% of project schedule
Moderate	<ul style="list-style-type: none"> – Serious injury occurs – More than 24 hours to 48 hours facility shutdown/closure – More than 0.5% to 2.5% of project budget

Consequence level	Definition
	<ul style="list-style-type: none"> – Localised/clustered environmental damage – requiring remediation – Improvement notice or threatened action – Tactical (business unit/divisional) intervention required (more than 3 months to 18 months) – Influences schedule more than 5% to 10% of project schedule
Minor	<ul style="list-style-type: none"> – Lost time injury results OR medical treatment required – More than 6 hours to 24 hours facility shutdown/closure – More than 0.1% to 0.5% of project budget – Isolated environmental damage – minimal remediation required – Notice to produce information – Management intervention required (more than 7 days to 3 months) – Influences schedule more than 2% to 5% of project schedule
Not significant	<ul style="list-style-type: none"> – No medical treatment required – Up to 6 hours facility shutdown/closure – Up to 0.1% of project budget – Contained environmental damage – fully recoverable (no cost or action required) – Minimal or no regulatory involvement – Isolated event able to be resolved (up to 7 days) – Influences schedule up to 2% of project schedule

The likelihood of an impact occurring can be described in terms of probability. Overlaying this is the need to recognise the uncertainty that may be associated with the possible impacts, particularly during the initial risk assessment process. Where there is scientific uncertainty a cautious approach will identify a higher level of risk (worst-case scenario).

Each identifiable impact can be assigned likelihood between rare and almost certain (refer to Table 2.2). In simplifying the possible impacts for the purpose of a risk assessment, an element of subjectivity is introduced. The purpose of the risk assessment is not necessarily to agree on the probability of any particular impact, but to facilitate an understanding of the relative probability of different impacts.

Table 2.2 Likelihood definitions

Likelihood	Description	Frequency of occurrence	Percentile
Almost certain	Expected to occur in most circumstances	Once per month	> 90%
Likely	Probably occur in most circumstances	Between once a month and once a year	60% - 90%
Possible	Might occur at some time	Between once a year and once in five years	30% - < 60%
Unlikely	Could occur at some time	Between once in five years and once in 20 years	10% - < 30%
Rare	May occur in exceptional circumstances	Once in more than 20 years	< 10%

2.4 Environmental risk assessment

Based on the assessment of likelihood and consequence, the identified impacts and risks were assigned a risk level (from low to very high) using the matrix shown in Table 2.3.

Table 2.3 Environmental risk assessment matrix – risk/impact ratings

	Consequence				
Likelihood	Not significant	Minor	Moderate	Major	Extreme
Almost certain	Medium	Medium	High	Very high	Very high

	Consequence				
Likely	Low	Medium	High	Very high	Very high
Possible	Low	Low	Medium	High	High
Unlikely	Low	Low	Low	Medium	Medium
Rare	Low	Low	Low	Low	Medium

Very high impacts were considered the highest priority and were the focus of the concept design and environmental assessment. In general, the following was applied, in conjunction with the SEARs, when scoping requirements for the environmental assessment.

- **Very high impacts** – Assessment and planning is necessary to avoid these impacts on the greatest extent possible.
- **High impacts** – Detailed specialist investigation and assessment is necessary to enable identification of appropriate management and mitigation options.
- **Medium impacts** – Further investigation as part of the environmental assessment is desirable, to address some uncertainties. Impacts could be mitigated through the application of relatively standard environmental mitigation measures.
- **Low impacts** – May not require specialist investigations, particularly where identifiable management/mitigation guidelines exist then potentially only broad or desktop investigation is necessary. Impacts could be mitigated through other working controls (such as detailed design requirements, normal working practice, safety and quality controls).

3. Environmental risk assessment

The results of the environmental risk assessment are presented in Table 3.1.

Table 3.1 Environmental risk assessment

Key issue	Phase	Potential impact/risk	Assessment of pre-mitigated potential risks		
			Likelihood	Consequence	Risk rating
Air quality and odour	Construction	Impacts on air quality as a result of dust and soil generation during construction (from earthworks, ground disturbance, vegetation removal, exposed soil/stockpiles, excavation and vehicle movements)	Almost certain	Minor	Medium
		Impacts due to emissions from vehicles and plant machinery	Unlikely	Minor	Low
	Operation	Impacts of emissions due to increased vehicle traffic	Unlikely	Minor	Low
		Emissions from plastics processing operations exceed the air quality standards	Possible	Moderate	Medium
		Emissions of odour from the plastic waste receival	Unlikely	Minor	Low
Human health risk	Construction	Construction activities causing dust emissions impacting human health	Rare	Major	Low
		Reduced road safety for road users and pedestrians during construction	Unlikely	Moderate	Low
	Operation	Adverse health from noise and air pollution during operation of plant	Unlikely	Moderate	Low
		Reduced road safety for road users and pedestrians during operation	Unlikely	Moderate	Low
Waste management	Construction	Generation of waste through excess construction materials	Unlikely	Not significant	Low
		Waste generation from construction workforce	Likely	Minor	Medium
		Excess spoil from excavation and foundation works	Possible	Minor	Low
		Littering from construction teams resulting in pollution of receiving environment	Unlikely	Minor	Low
	Operation	Incorrect disposal of residual waste	Rare	Major	Low
		Littering from operation and maintenance staff resulting in pollution of receiving environment	Unlikely	Minor	Low
		Receival of waste that is non-compliant	Possible	Moderate	Medium
Land contamination	Construction	Encountering contaminated land and interaction with potentially contaminated soils	Unlikely	Moderate	Low
		Mobilising soil contaminants during construction	Unlikely	Moderate	Low

Key issue	Phase	Potential impact/risk	Assessment of pre-mitigated potential risks		
			Likelihood	Consequence	Risk rating
		Contamination of land or waters due to spills or leaks from equipment and vehicles, storage of fuel and inappropriate disposal of waste or litter	Unlikely	Moderate	Low
	Operation	Plastic waste from incoming trucks and leaks or spills from plant and equipment resulting in contamination of land or waters	Unlikely	Moderate	Low
Traffic and transport	Construction	Construction traffic causing impacts, including temporary delays, to local and regional traffic	Possible	Moderate	Medium
		Construction traffic on local road network, impacting local safety and road conditions	Possible	Moderate	Medium
		Impacts to local roads unsuitable for construction traffic	Unlikely	Minor	Low
		Impacts on access to private properties	Unlikely	Minor	Low
	Operation	Increase of normal and heavy vehicle movements on local road network, impacting local safety and road conditions	Possible	Moderate	Medium
		Increased traffic along haulage route and at key junctions	Possible	Moderate	Medium
		Increase in wildlife collisions due to additional vehicles in the locality	Possible	Minor	Low
		Reduced safety of local roads with concerns of current road conditions, speed limit, school bus pick-up and drop-off locations	Unlikely	Major	Medium
Noise and vibration	Construction	Increased levels of noise and vibration on sensitive receivers due to construction activities	Almost certain	Moderate	High
	Operation	Noise and vibration impacts on sensitive receivers due to increased traffic	Possible	Moderate	Medium
		Damage to structures from vibration caused by construction activities	Unlikely	Moderate	Low
		Noise and vibration impacts on sensitive receivers due to operation of plant, equipment and machinery and increased traffic in area	Possible	Moderate	Medium
Soils and water	Construction	Earthworks and excavation impacting overland flow patterns	Possible	Minor	Low
		Disturbance of soils and subsequent loss or degradation of soil quality during earthworks	Likely	Moderate	High
		Potential erosion and sediment dispersion impacting water quality	Likely	Moderate	High
		Changes to watercourses leading to impacts on riparian waterways	Likely	Moderate	High

Key issue	Phase	Potential impact/risk	Assessment of pre-mitigated potential risks		
			Likelihood	Consequence	Risk rating
	Operation	Increase in impervious area impacting surface water runoff flows	Almost certain	Moderate	High
		Increase in impervious area impacts on groundwater recharge	Possible	Moderate	Medium
		Increase in flooding risks	Possible	Minor	Low
Fire and incident management	Construction	Not applicable			
	Operation	Risk of fire due to waste stockpiling	Possible	Major	High
		Poor operation of equipment, machinery and vehicles, or careless acts by individuals or power supplies leading to fire sources.	Rare	Major	Low
Bush fire	Construction	Bush fire risks associated with operation of construction plant, equipment and machinery	Rare	Moderate	Low
	Operation	Bush fires affecting the proposal site	Rare	Moderate	Low
Hazards and risk	Construction	Accidental spills and leaks from materials handling, transport, transfer, use and disposal of construction materials	Unlikely	Moderate	Low
		Damaging or rupturing buried services and utilities	Unlikely	Moderate	Low
	Operation	Accidental release of hazardous materials in the event of a vehicle accident	Rare	Major	Low
		Incidents relating to the onsite storage of dangerous goods	Unlikely	Moderate	Low
		Road safety risks for motorists, pedestrians and cyclists during operation	Unlikely	Moderate	Low
Socio-economic	Construction	Increases in purchase of local materials and services, and indirect workforce spending in the local area	Likely	Minor	Medium
		Disturbances to local way of life, health and wellbeing due to noise, heavy vehicle movement	Unlikely	Moderate	Low
		Land use changing from rural to resource recovery infrastructure concerns the local community	Possible	Minor	Low
		Impacts to local businesses due to increased workforce in the area.	Likely	Not significant	Low
	Operation	Impacts on the character of the area	Possible	Minor	Low
Visual	Construction	Changes to visual amenity due to construction for nearby sensitive receivers including residential dwellings in the vicinity of the site	Almost Certain	Moderate	High
	Operation	Changes to visual amenity for nearby sensitive receivers including residential dwellings in the vicinity of the site	Almost certain	Moderate	High
		Visual impact of operational lighting	Unlikely	Moderate	Low

Key issue	Phase	Potential impact/risk	Assessment of pre-mitigated potential risks		
			Likelihood	Consequence	Risk rating
Heritage	Construction	Disturbance of unidentified items or places of Aboriginal heritage significance	Possible	Moderate	Medium
		Design that detracts from the heritage significance of nearby items	Unlikely	Minor	Low
	Operation	Disturbance of items of heritage significance during operation and maintenance	Rare	Moderate	Low
Biodiversity	Construction	Clearing of vegetation and/or tree removal impacting threatened and endangered species	Possible	Moderate	Medium
		Construction impacting fauna habitat	Likely	Minor	Medium
		Increased potential for pest plants and animals during construction from movement of vehicles, machinery and materials in and out of the site	Unlikely	Moderate	Low
		Impacts to groundwater dependent ecosystems	Unlikely	Moderate	Low
		Indirect impacts due to increased dust, erosion, noise and light	Possible	Moderate	Medium
		Disturbance to aquatic habitats and reduced water quality due to fugitive sediments and altered hydrology	Possible	Moderate	Medium
		Alterations to surface water flow regimes and interruptions to fish passage	Rare	Minor	Low
	Operation	Uncontrolled emissions or runoff reaching vegetated areas adjacent to site	Unlikely	Moderate	Low
		Increased potential for pest animals due to storage of waste onsite	Rare	Minor	Low
		Increase in wildlife collisions due to additional vehicles in the locality	Unlikely	Minor	Low
		Impacts on fauna from noise and light during operation	Unlikely	Moderate	Low
Greenhouse gas	Construction	Significantly increased power and fuel use during construction generating greenhouse gases	Unlikely	Not significant	Low
	Operation	Generation of significant emissions through plant operations including electricity consumption, and plastics waste receipt	Unlikely	Not significant	Low
Services and utilities	Construction	Impacts on services and utilities during construction resulting in a temporary loss of service	Unlikely	Moderate	Low
	Operation	Impacts on services and utilities during operation	Possible	Moderate	Medium



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Appendix G

Community and stakeholder engagement outcomes report



Appendix G - Engagement Outcomes Report

Plasrefine Recycling Pty Ltd

22 December 2021



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Acknowledgment of Country

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The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section(s) 1.4 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

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Glossary and abbreviations

Term	Definition
ACHAR	Aboriginal Cultural Heritage Assessment Report
DECCW	Department of Environment, Climate Change and Water NSW
DPIE	Department of Planning, Industry and Environment (NSW)
EIS	Environmental impact statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i> (NSW)
FAQ	Frequently Asked Questions
FRNSW	Fire and Rescue New South Wales
GHD Pty Ltd	GHD
IAP2	International Association for Public Participation
LGA	Local government area
MVEC	Moss Vale Enterprise Corridor A significant area of land between Moss Vale and New Berrima set aside for employment generating development under the <i>Wingecarribee Shire Local Environmental Plan 2010</i>
NSW	New South Wales
NSW EPA	New South Wales Environment Protection Authority
Plastics recycling and reprocessing facility site	The northern parcel of land in Lot 11 DP 1084421, with a current street address of 74-76 Beaconsfield Road, Moss Vale
Proponent	Plasrefine Recycling Pty Ltd
Proposal	The construction and operation of a plastics recycling and reprocessing facility with capacity to receive up to 120,000 tonnes per year of mixed plastics, comprising: <ul style="list-style-type: none"> – Two main buildings for waste receipt, recycling and reprocessing and finished product storage – Wastewater treatment plant – Ancillary infrastructure including an office building, workshop, staff and visitor parking, truck parking, internal roadways, weighbridges, water management, landscaping and visual screening, fencing and utility connection. The proposal also includes construction of part of Braddon Road (currently unformed) and a new road access connection to Lackey Road (the Braddon Road east extension).
Proposal site	The area that would be occupied by the proposal's permanent operational infrastructure, and/or directly disturbed during construction
SEARs	Secretary's (of the Department of Planning, Industry and Environment) environmental assessment requirements
SSD	State significant development
Stakeholder	Any individual, group of individuals, organisation or political entity with an interest in the outcome of a decision. They may be, or perceive that they may be, affected directly or indirectly by the outcome of a decision.

1. Introduction

1.1 Overview

1.1.1 Plasrefine Recycling and the proposal

For many years, recyclable plastics have been recovered from kerbside collections and it has been profitable to export mixed plastics to China and other countries. With the advent of the China National Sword policy, as well as issues with contaminated loads of recyclables being sent to China and other countries, opportunities to send mixed plastics overseas for processing have diminished. Recently, the Council of Australian Governments (COAG) decided to ban exports of recyclable waste from Australia from July 2021.

Despite these difficulties, export markets still exist for clean, separated, pelletised plastics and resins. However, NSW and Australia have very little local capacity to sort recovered plastics into different types and convert them into valuable products.

To help address this issue, Plasrefine Recycling Pty Ltd (Plasrefine Recycling) ('the proponent') proposes to construct and operate a plastics recycling and reprocessing facility in Moss Vale ('the proposal').

The proposal would sort the plastics into different types and convert the various plastics to plastic flakes and pellets (in the first stage) and produce more advanced products (in the second stage). The combined outputs of both stages of the proposal would help fill the gap in local processing capacity for mixed plastics.

The proposal would have an ultimate capacity to receive up to 120,000 tonnes per year of mixed waste plastics.

1.1.2 Approval and assessment requirements

The proposal is State Significant Development and is subject to approval by the NSW Minister for Planning and Public Spaces under the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act).

This report has been prepared by GHD Pty Ltd (GHD) as part of the environmental impact statement (EIS) for the proposal. The EIS has been prepared to support the application for approval of the proposal and address the environmental assessment requirements of the Secretary of the NSW Department of Planning, Industry and Environment (SSD-9409987) dated 15 October 2020 (the SEARs).

1.2 The proposal

1.2.1 Location

The proposal would be located about 140 kilometres south west of the Sydney central business district and approximately 2.8 kilometres northwest of the Moss Vale town centre within the Wingecarribee Local Government Area.

The proposed plastics recycling and reprocessing facility and ancillary infrastructure would be located on the northern parcel of land in Lot 11 DP 1084421, with a current street address of 74-76 Beaconsfield Road, Moss Vale. This parcel of land is referred to as 'the plastics recycling and reprocessing facility site' for the purpose of the EIS. It has a total site area of about 7.7 hectares. The proposal would occupy a portion of the plastics recycling and reprocessing facility site.

The new access road which would extend from the plastics recycling and reprocessing facility to Lackey Road via:

- the currently unformed Braddon Road
- Lot 1 DP 26490 and Lot 10 DP 1084421 (the 'Braddon Road east extension').

The area that would be occupied by the proposal's permanent operational infrastructure, and/or directly disturbed during construction, is referred to as 'the proposal site' for the purposes of the EIS. The proposal site comprises:

- The area disturbed on the plastics recycling and reprocessing facility site (6 hectares)

- The new access road corridor (about 1.8 hectares)

The proposal would be located within the Moss Vale Enterprise Corridor (MVEC) catchment. The MVEC is a significant area of land between Moss Vale and New Berrima set aside for employment generating development under the Wingecarribee Shire Local Environmental Plan 2010.

The proposal site location is shown on Figure 1.1.

1.2.2 Key features

The proposal is defined as the construction and operation of a plastics recycling and reprocessing facility with capacity to receive up to 120,000 tonnes per year of mixed plastics, comprising:

- Two main buildings for waste receipt, recycling and reprocessing and finished product storage
- Wastewater treatment plant
- Ancillary infrastructure including an office building, workshop, truck parking, staff and visitor parking, internal roadways, weighbridges, water management, fire management, landscaping, fencing, business identification signage and utility connection
- A new access road from the plastics recycling and reprocessing facility to Lackey Road via part of Braddon Road (currently unformed) and Lot 1 DP 26490 and Lot 10 DP 1084421 (the Braddon Road east extension).

The proposal would sort the plastics into different types and convert the various plastics to flakes and pellets (in the first stage) and produce more advanced products (in the second stage). The combined outputs of both stages of the proposal would help fill the gap in local processing capacity for mixed plastics.

Further information on the proposal is provided in the EIS.

The proposed site layout is shown in Figure 1.2.

1.2.3 Construction overview

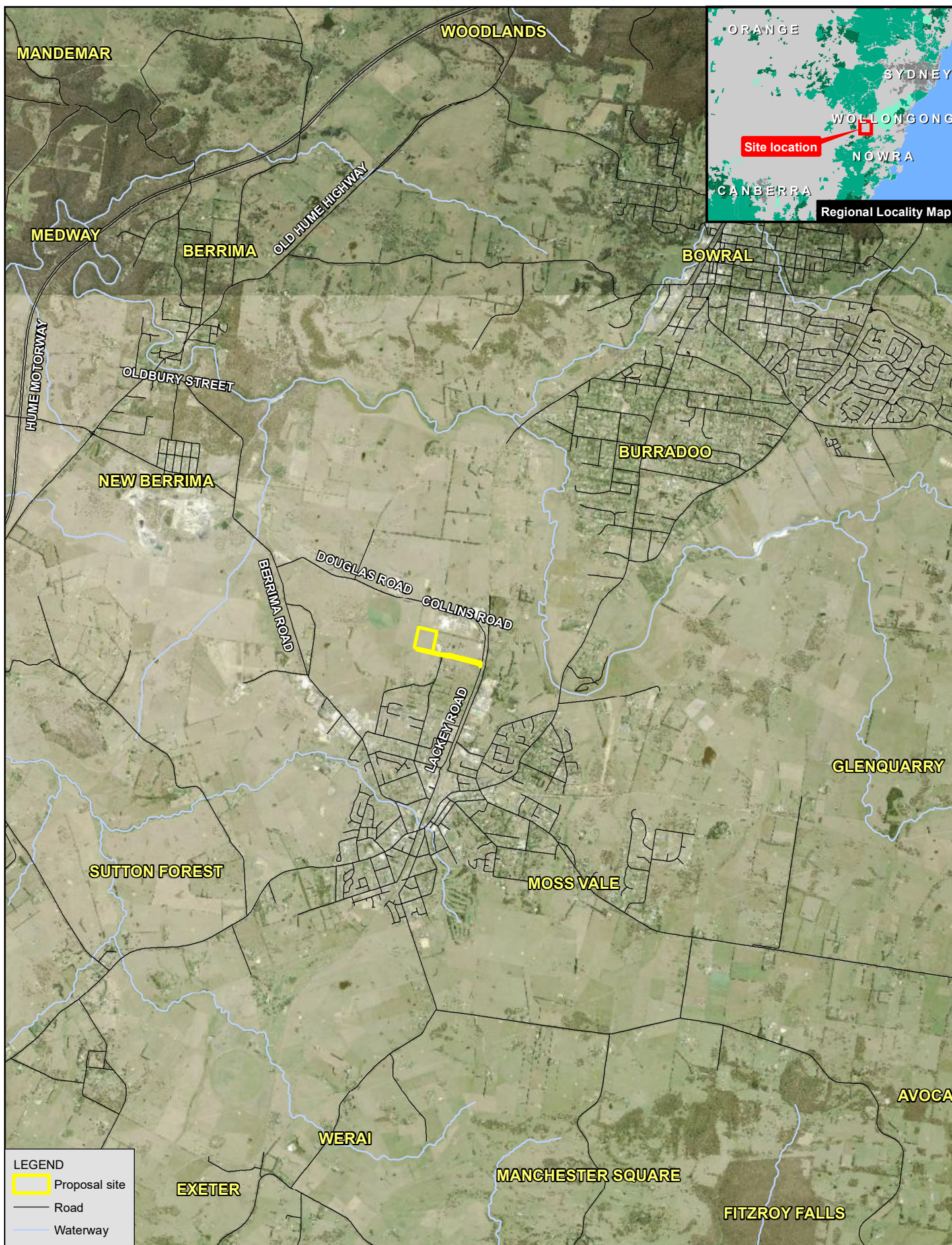
An indicative construction strategy has been developed, based on the current design, to be used as a basis for the environmental assessment process. Detailed construction planning, including programming, work methodologies and work sequencing would be undertaken once construction contractor(s) have been engaged and during detailed design.

The proposal would take approximately 15 months to construct and commission and consist of three key stages:

- Early works and site establishment (1 month):
 - Construction of site access road
 - Utilities connection
 - Establishment of construction compound including construction staff amenities
 - Installation of temporary fencing
- Main site works (11 months):
 - Clearance of vegetation within the construction footprint, stripping and stockpiling of topsoil for reuse
 - Bulk earthworks for site shaping and surface water drainage and the bioretention pond
 - Pouring concrete foundation slab, footings, hardstand and slabs for the buildings
 - Construction of pavement areas for the truck and car park, internal roads and the site entrance/egress points
 - Installation of steel truss framework for structures
 - Erection of pre-cast concrete panels for external and internal partition walls and metal roof sheets for site buildings
 - Installation of processing equipment
 - Building finishing works including fit out
 - Installation of firewater and other tanks

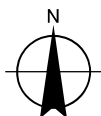
- Installation of weighbridges
 - Installation of permanent fencing and signage
 - Restoration works including removal of temporary construction compound, general site clean up and landscaping following construction
- Testing and commissioning (3 months)

Further information on how the proposal would be construction is provided in the EIS.



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 Kilometres

Map Projection: Transverse Mercator
 Horizontal Datum: GDA 1994
 Grid: GDA 1994 MGA Zone 56

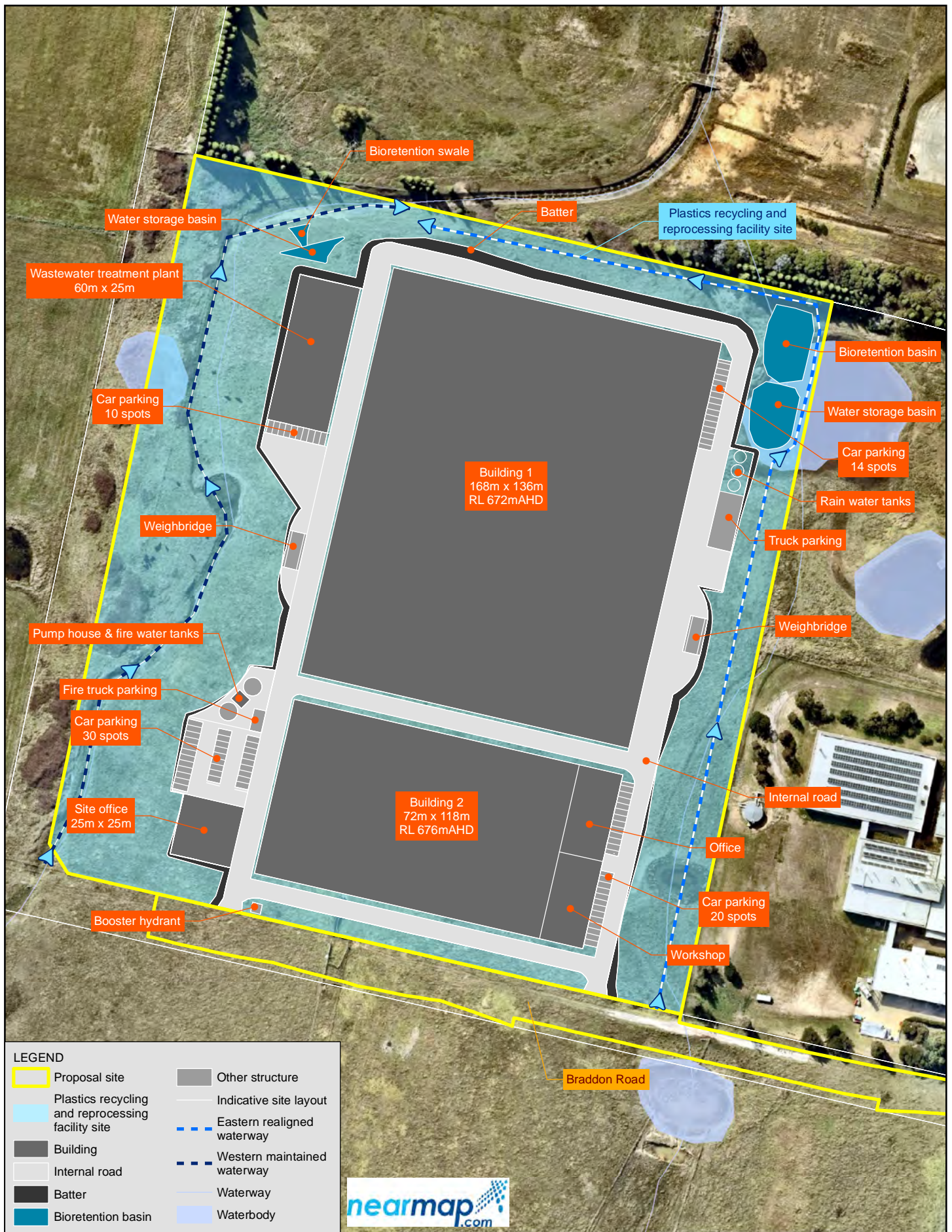


Plasrefine Recycling Pty Ltd
 Moss Vale Plastics Recycling and Reprocessing Facility

Project No. 12524108
 Revision No. A
 Date 22 Dec 2021

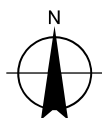
Proposal site location

FIGURE 1.1



Paper Size ISO A4
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Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56



Plasrefine Recycling Pty Ltd
Moss Vale Plastics Recycling and Reprocessing Facility

Project No. 12524108
Revision No. A
Date 06 Oct 2021

Proposed site layout

FIGURE 1.2

1.3 Secretary's Environmental Assessment Requirements

The specific SEARs addressed in this report are summarised in Table 1.1.

Table 1.1 SEARs relevant to this assessment

Requirement	Where addressed in this report
A detailed community and stakeholder participation strategy, which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of the consultation, including a justification for this approach.	Section 2.1.2 and Appendix A.
A report on the results of the implementation of the strategy, including issues raised by the community and surrounding owners and occupiers that may be impacted by the proposal.	Section 3 and 4.
Details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal.	Table 3.5 and Section 3.3.
Details of the proposed approach to future community and stakeholder engagement based on the results of the consultation.	Section 4
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: <ul style="list-style-type: none"> – Wingecaribee Shire Council – Environment Protection Authority – WaterNSW – NSW Fire and Rescue – Transport for NSW – Environment, Energy and Science Group – Heritage NSW – Department of Planning, Industry and Environment (Water Group) – Jemena – Relevant electricity provider – surrounding local landowners and stakeholders – Any other public transport, utilities or community service providers. 	Section 3.
The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.	Section 2 and 3.

1.4 Purpose and scope of this report

The purpose of this report is to summarise the community and stakeholder engagement activities undertaken during the preparation of the EIS to support the development application for the proposal. The report:

- Addresses the SEARs listed in Table 1.1
- Provides information about engagement tools and activities, feedback received and where they have been addressed in the EIS
- Identifies changes which have been made to the proposal as result of stakeholder feedback
- Recommends engagement activities for future project stages.

1.5 Structure of this report

The structure of the report is outlined below.

- Chapter 1 – An introduction to the report
- Chapter 2 – The engagement approach and objectives
- Chapter 3 – The engagement tools and activities undertaken, and the feedback received
- Chapter 4 – A summary of the outcomes of the stakeholder engagement activities and recommends engagement activities for future project stages

2. Engagement

2.1 Engagement approach

2.1.1 Overall approach and objectives

Communication and engagement approach

GHD developed a Community Engagement Strategy (Appendix A) at the commencement of the proposal, which:

- identified key stakeholders (as part of the SEARs)
- identified directly impacted stakeholders
- captured a communication risk assessment
- recommended an engagement program.

The Core Values and Code of Ethics of the International Association for Public Participation (IAP2) (Figure 2.1) guided the engagement approach for this proposal. The IAP2 Spectrum (Figure 2.1) underpins our engagement activities, and their audiences, as reflected in section 2.1.2. The level of participation during the preparation of the EIS for the proposal was primarily at the 'inform' and 'consult' levels of engagement.

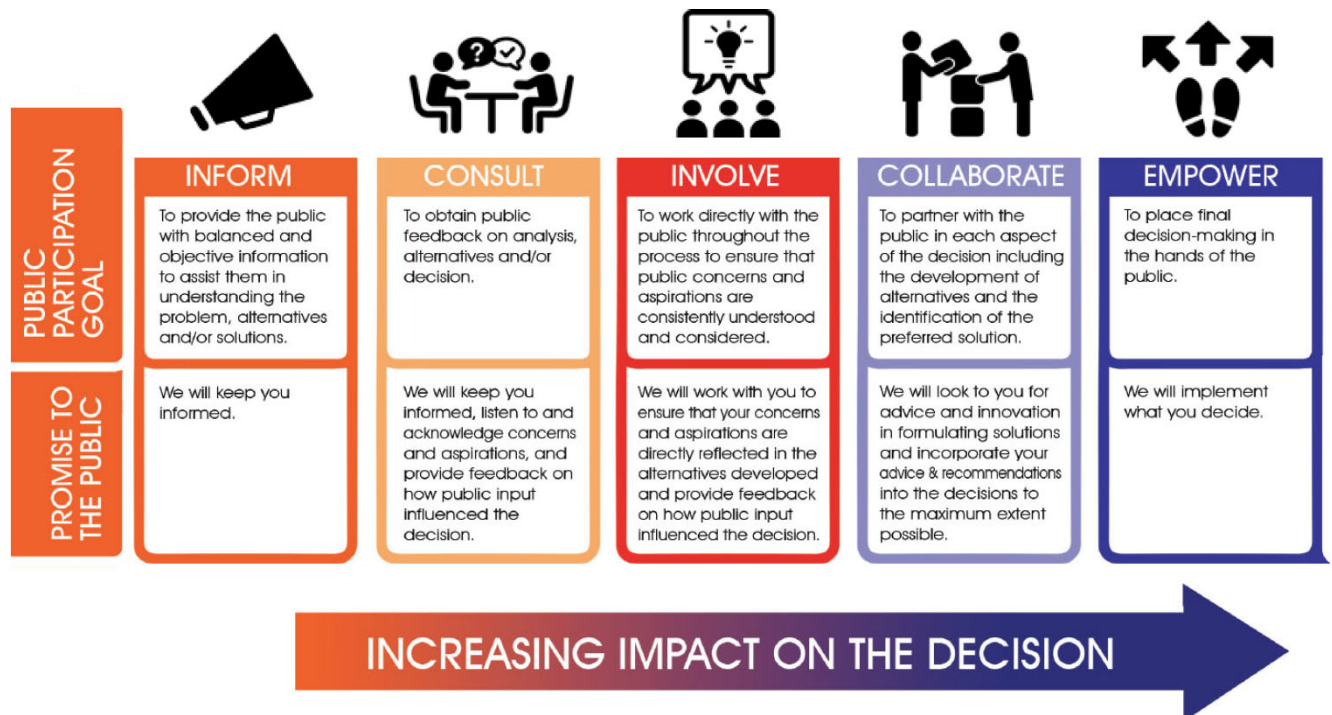


Figure 2.1 International Association for Public Participation Spectrum (IAP2 International Federation 2018)

The level of participation for the engagement undertaken during the EIS was based on the level of community and stakeholder impact of the proposal, and the desire of Plasrefine Recycling to ensure adequate feedback was received.

By consulting with the community and stakeholders at these levels, the project team demonstrated that they would work with the community and stakeholders to ensure that concerns and aspirations are reflected in the concept design and environmental assessment. Where feasible, feedback will be provided on how their input influenced the decision-making process.

Principles of engagement

At the commencement of the proposal, Plasrefine Recycling and GHD proposed a clear and comprehensive approach to engaging with the community and stakeholders. This approach is based around the principles of regular, two-way communication and active listening:

- Being responsive to all stakeholders
- Providing information about the proposal and its impacts
- Explaining how community feedback is used
- Providing ongoing opportunities for feedback.

Communication and engagement objectives

To successfully deliver appropriate community and stakeholder engagement in accordance with the SEARs and DPIE's *Undertaking Engagement Guidelines for State Significant Projects* (July 2021), GHD worked within the following engagement objectives:

- Build and maintain relationships with the community and stakeholders
- Ensure that a broad range of the local community and stakeholders are informed about the proposal and were given the opportunity to provide feedback
- Provide the community and stakeholders with an opportunity to ask questions and to identify areas of concern with respect to the proposal
- Provide direct feedback to the project team during all stages of the proposal and develop solutions that address community expectations, where possible
- Identify and manage issues, effectively and proactively
- Manage stakeholder feedback and complaints in a timely, respectful way
- Satisfy the engagement requirements stipulated in the SEARs
- Monitor and evaluate stakeholder feedback to measure success
- Build community and stakeholder confidence in Plasrefine Recycling and the decisions it makes through transparency and ongoing commitment to working in partnership with the community.

2.1.2 Stakeholder identification

Understanding the local community and identifying stakeholders is critical to the success of the proposal and community engagement activities. A stakeholder is defined as any individual, group of individuals, organisation or political entity with an interest in the outcomes of a decision. They may be, or perceive that they may be, affected directly or indirectly by the outcome of a decision related to the proposal.

The key stakeholder groupings for the proposal and the environmental assessment, and the justification for their selection can be seen in Table 2.1.

Table 2.1 Stakeholder identification and justification

Stakeholder grouping	Justification for selection
Elected government members (NSW and local government) and representative of relevant government agencies and organisations, including statutory authorities and Wingecarribee Shire Council (Council)	Level of influence: High Level of interest: High The decisions made by this stakeholder grouping directly impact the proposal, and/or the proposal would directly impact them.
Interest groups, including peak bodies, community, environment, and other specialist groups	Level of influence: Moderate Level of interest: High This stakeholder grouping may experience regional impacts and benefits during construction and operation of the proposal.
Landowners and landholders with properties within close proximity to the proposal site	Level of influence: Moderate Level of interest: High

Stakeholder grouping	Justification for selection
	Construction and operation of the proposal would directly impact this stakeholder grouping.
Local/regional businesses	Level of influence: Moderate Level of interest: Moderate This stakeholder grouping may experience regional impacts and benefits during construction and operation of the proposal.
The general public/local community	Level of influence: Moderate Level of interest: High This stakeholder grouping may experience regional impacts and benefits during construction and operation of the proposal.

3. Engagement tools and activities

3.1 Engagement tools

Various communication channels were used to support the different phases of engagement. These channels will continue to be instrumental in ensuring information and updates about the proposal are disseminated regularly. These varying channels also allow GHD to respond promptly to stakeholders' questions and concerns. Community & stakeholder feedback is received and recorded in a stakeholder database.

Table 3.1 outlines the engagement tools used and the purpose and timing of each of these activities.

Table 3.1 *Engagement tools*

Engagement and communication tools	Purpose/summary	Timing
Toll free project hotline (1800 810 680)	<ul style="list-style-type: none"> Enables responses for queries about the proposal This line is open 24 hours a day, seven days a week. Community and stakeholder engagement advisors take calls and direct queries to the appropriate subject matter expert for a response. 	Established September 2020, ongoing
Project email (community.input@ghd.com)	<ul style="list-style-type: none"> A dedicated project inbox for the community and stakeholders to contact the project team by email and for correspondence. 	Established September 2020, ongoing
Stakeholder database	<ul style="list-style-type: none"> A record all correspondence relating to the proposal, including feedback, concerns, and comments. 	Established September 2020, ongoing
Printed information: <ul style="list-style-type: none"> letters project newsletter letter box drops 	<ul style="list-style-type: none"> Raise awareness and understanding of the proposal. Provided to the community and stakeholders to increase understanding of the proposal. Newsletter hand delivered to over 4,600 residences within proximity to the proposal site, and emailed to stakeholders on the mailing list (see Appendix B) 	Commenced in December 2020, ongoing
Door knocks	<ul style="list-style-type: none"> Door knocks to residents along Beaconsfield Road and Bulwer Road to hand deliver a copy of the newsletter. 'Sorry we missed you' cards and a copy of the newsletter were left if local residents were not home during the time of the door knock. 	March 2021
Stakeholder meetings and briefings	<ul style="list-style-type: none"> An event to address specific questions and issues Build relationships and trust. Provide an opportunity for community and stakeholder input to inform the design process and development of the EIS. 	Commenced in November 2020, as required
Introductory email to local member of state parliament	<ul style="list-style-type: none"> Provided to Wendy Tuckerman MP to introduce the proposal and offer a briefing. 	December 2020
Plasrefine Recycling website (www.plasrefine.com.au)	<ul style="list-style-type: none"> Raise awareness and understanding of the proposal. Provide information to the community and stakeholders, allowing them to ask questions, share their views, issues and concerns, and request additional information. Includes minutes from community engagement sessions and Frequently Asked Questions (FAQs) Updates as required to reflect the stages of the proposal. 	Established March 2021, ongoing
Emails	<ul style="list-style-type: none"> Promote engagement channels and opportunities to learn more about the proposal. Promote when community feedback and inputs are required. 	Established March 2021, ongoing

Engagement and communication tools	Purpose/summary	Timing
	<ul style="list-style-type: none"> – Provide information to the community and stakeholders 	
Local media: <ul style="list-style-type: none"> – advertisement in local newspaper 	<ul style="list-style-type: none"> – Raise awareness and understanding. – Provide information and promote channels through which the community and stakeholders can communicate their views, issues and concerns. – Highlight proposal milestones. – Publicise community information sessions 	November 2021
Responses to local media enquiries	<ul style="list-style-type: none"> – Provide responses to queries emailed to the project team by local media outlets 	As required
Online and in-person community engagement sessions	<ul style="list-style-type: none"> – To provide information on the proposal to the community and stakeholders – Seek local input to inform the design process and the environmental assessment. 	July, August and November 2021
Frequently Asked Questions (FAQs)	<ul style="list-style-type: none"> – To provide responses to commonly asked questions from the community and stakeholders and make them available to the public 	May 2021 FAQ update 1: June 2021

3.2 Engagement activities

As part of the development of the EIS, GHD undertook engagement activities with a number of community members and stakeholders. The purpose of this engagement was to raise awareness about the proposal, understand community and stakeholder issues, and obtain important feedback to help shape the environmental assessment.

A summary of the community and stakeholder engagement activities can be seen in Table 3.2.

Table 3.2 Summary of engagement activities

Activity	IAP2 level of participation	Timing	Description
Plasrefine Recycling website	Inform, consult	Ongoing	Plasrefine Recycling's website (www.plasrefine.com) was launched in March 2021, to provide information on the proposal. The website includes: <ul style="list-style-type: none"> – the background to the proposal and its location – an overview of the proposed technology, plastic feedstock types and products that could be produced from the facility – meeting notes from community engagement sessions, updated FAQs and project team contact details.
1800 information line and proposal email address	Consult	Ongoing	<ul style="list-style-type: none"> – The proposal email address (community.input@ghd.com) and toll-free phone number (1800 810 680) enabled accessible, two-way information exchange opportunities for everyone, including those who could not access project information online. The proposal email and toll-free phone number is listed on Plasrefine Recycling's website, all engagement collateral and in the project team's email signatures. – Between December 2020 and December 2021, 249 emails and 25 phone calls were received. All queries requiring a response were resolved within a timely manner. – The GHD team also made 5 phone calls to the residents within closest proximity to the proposal site to inform them of upcoming site visits, so they would be aware of where project team personnel within their local area.
Project introduction letters (Appendix C)	Inform	December 2020	<ul style="list-style-type: none"> – An introductory letter was mailed to residents and businesses within close proximity to the proposal site. The letter provided an overview of the project background, the EIS process and an offer to meet the project team to discuss the proposal and enable an opportunity for feedback sharing. – Letters mailed to residents and businesses located within Noise Catchment Areas also included a request to install noise monitoring equipment to inform the Noise and Vibration Impact Assessment (see Technical Report 2 – Noise and Vibration).
Newsletter and letter box drop (Appendix B)	Inform, consult	March 2021	<p>A 2-page newsletter was hand delivered to over 4,600 residences within proximity to the proposal site (see Appendix B) and emailed to stakeholders on the mailing list. The plain English document was accessible to a wide range of readers.</p> <p>The newsletter included:</p> <ul style="list-style-type: none"> – the background to the proposal

Activity	IAP2 level of participation	Timing	Description
			<ul style="list-style-type: none"> – an overview of the environmental assessment process – a link to the EIS scoping report – upcoming community engagement activities and information on how stakeholders can get involved – the government approval process – the project timeline and when engagement would be undertaken – project team contact details and a link to the Plasrefine Recycling website.
Door knocking	Consult	March 2021	<p>Door knocking is a simple, yet effective way of contacting the community, understanding on-the-ground ideas and issues, and assisting with informing local residents about the proposal.</p> <ul style="list-style-type: none"> – Two members from the GHD project team door knocked residents along the northern end of Beaconsfield Road and Bulwer Road and hand delivered a copy of the newsletter. – If local residents were not home, a copy of the newsletter was left with a 'sorry we missed you' card which encouraged residents to contact the project team to speak to the project team. – A total of 25 doors were knocked resulting in 6 interactions with local residents. 19 'sorry we missed you' cards were left.
FAQs (Appendix D)	Inform, consult	May 2021 FAQ update 1: June 2021	<ul style="list-style-type: none"> – Detailed project FAQs were prepared to provide stakeholders with information on the proposal. The FAQs were written using plain English and were accessible to a wide range of readers. The focus of the FAQs was to answer questions of most importance to stakeholders. – Each update to the FAQs was emailed to stakeholders on the mailing list and uploaded to the Plasrefine Recycling website. FAQ's were regularly updated.
Stakeholder meetings	Consult	As required	<p>Stakeholder meetings were undertaken as requested by the stakeholder. During the development of the EIS, stakeholder meetings were facilitated with:</p> <ul style="list-style-type: none"> – Wingecarribee Shire Council (see section 3.2.1 for more details) – Regional Development Australia (Southern Inland) – Southern Highlands Chamber of Commerce and Industry – Australian Bioresources (see section 3.2.1 for more details) <p>The purpose of these briefings was to provide targeted information and to capture feedback and information which may impact the proposal or provide opportunity for collaboration.</p>
Online community engagement sessions (Appendix E)	Inform, consult, involve	July, August and November 2021	<ul style="list-style-type: none"> – Four online community engagement sessions were facilitated in July, August and November to provide the community and stakeholders with an opportunity for an informal two-way information exchange. The sessions in July and August were initially intended to be facilitated in-person in Moss Vale, but subsequent to the NSW Premier's decision to extend the stay-at-home orders, they were facilitated online via Microsoft Teams. The November session was also facilitated online as a result of the COVID-19 health orders in place at the time. – A Microsoft Teams 'how-to' guide was issued to all who registered their interest in attending the sessions. Where members of the community were still not comfortable with the online platform, a 15-minute briefing on how to use the platform and/or a one-on-one telephone briefing by the project team were offered, at a time which suited them best. Of all the briefings offered, only 1 was taken up by a member of the community which expressed hesitation towards the use of the online platform.

Activity	IAP2 level of participation	Timing	Description
			<ul style="list-style-type: none"> – The community engagement sessions were promoted via the project email and in Council's engagement update newsletter. The session in November was also advertised in print and online formats via the Southern Highlands News newspaper. A digital campaign report for the online advertisement can be seen in Appendix F. – Each of the sessions included a presentation by the project team followed by question-and-answer time. The presentation was accessible with images and infographics to assist a wide range of readers. The session facilitated in November also included findings from the EIS specialist studies and information on how to make a submission. – Detailed minutes were provided to those who registered their interest in attending following the sessions (including those who were unable to attend on the day) which included a copy of the presentation and links to documentation referenced in the presentation (Appendix E). These minutes were also uploaded to the Plasrefine Recycling website. Following the community engagement sessions in July and August, caller and email traffic on the project 1800 information line and proposal email address significantly decreased to an average of one phone call and one email per week. – A total of 49 local residents, community members attended these sessions. This included residents from Beaconsfield Road and Bulwer Road, local community members, projects stakeholders and representatives from local media.
In-person community engagement session (Appendix E)	Inform, consult, involve	November 2021	<ul style="list-style-type: none"> – Two in-person community engagement sessions were facilitated in Moss Vale in November following the lifting of travel restrictions (for vaccinated residents). These sessions provided the community and stakeholders with the opportunity to connect directly with the project team, learn more about the proposal and share their opinions and feedback. – A single evening session was initially planned, however, a second in-person session was organised for the following day to cater for those who were unable to attend the initial session. – These sessions were promoted via the project email, the Plasrefine Recycling webpage and in print and online formats via the Southern Highlands News newspaper. A digital campaign report for the online advertisement can be seen in Appendix F. They were also advertised informally via radio (2ST – 102.9 FM), community Facebook groups and in other newspapers such as the Southern Highlands Express. Invitees were also encouraged to share the invitation with their networks. <p>In-person session 1 – Thursday 18 November 2021, 5:30 pm to 7:30 pm</p> <ul style="list-style-type: none"> – A total of 143 local residents, community members, project stakeholders and representatives from Southern Highlands Express, Southern Highlands News and Bowral News attended the first in-person session. It was scheduled at 5:30 pm to cater to a range of stakeholder schedules. – The session included a presentation followed by facilitated question-and-answer time. The presentation included information on how the design, construction and operation of the proposal have changed following feedback from the community and stakeholders to-date. It also included findings from the EIS specialist studies and information on how to make a submission. – All attendees were provided with a pen and post-it notes to write down their questions/comments during the presentation. These questions were collected by the project team and allocated certain categories which was displayed around the room. These included: air, noise, traffic, site suitability, water and other. These questions/comments informed the facilitated the question-and-answer

Activity	IAP2 level of participation	Timing	Description
			In-person session 2 – Friday 19 November, 10 am to 12 pm <ul style="list-style-type: none"> – The second in-person session was scheduled at 10 am and had 25 local residents and community members in attendance. Representatives from WIN News also briefly attended and interviewed attendees. This session was facilitated as a round-table discussion with the project team presenting specific slides from the presentation to answer questions asked during the session.
Responses to all community questions document	Inform	December 2021	<ul style="list-style-type: none"> – Over 300 questions and comments were collected during the 2 in-person sessions. The general community sentiment was one of opposition to industrial and employment generating development in this part of Moss Vale (notwithstanding the site zoning, permissibility and larger precinct that the site is located within and strategic direction for the MVEC and broader Southern Highlands Innovation Park) – Detailed written responses were provided for all questions received. These responses were emailed to those on the project mailing list and uploaded to the Plasrefine Recycling webpage along with the presentation. – See Appendix G for all community questions and answers.



Figure 3.1 168 local residents, community members and stakeholders attended the two in-person community engagement sessions in November 2021

Source: GHD 2021

3.2.1 Statutory stakeholder engagement

GHD undertook statutory consultation activities with agencies in accordance with the SEARs.

In January and February 2021, GHD issued a statutory consultation letter to government agencies, providing them with an update on the proposal, the proposed works to be undertaken, and offering a briefing on the proposal to those who requested it.

Table 3.3 identifies each agency that were issued a consultation letter, and the response received. Appendix H contains an example of the statutory consultation letters issued during this period.

Table 3.3 Statutory engagement activities and outcomes

Agency	Date issued	Response received	Comments
Wingecaribee Shire Council	2/02/2021	10/02/2021	Ongoing liaison with Plasrefine Recycling project team and Council (see below). No additional comments for consideration in the EIS provided.
Environment Protection Authority	25/01/2021	15/02/2021	Environment Protection Authority confirmed that it has no additional comments on the proposal at this time.
WaterNSW	27/01/2021	3/02/2021	WaterNSW provided additional points of consideration for inclusion in the EIS.
Fire and Rescue NSW	25/01/2021	18/02/2021	Fire and Rescue NSW noted the application forms to be submitted during the EIS process (see below).
Transport for NSW	27/01/2021	28/01/2021	Transport for NSW confirmed that it has no additional comments on the proposal at this time.
Environment, Energy and Science Group	27/01/2021	2/02/2021	Environment, Energy and Science Group confirmed that it has no additional comments on the proposal at this time.
Heritage NSW	25/01/2021	No response	
Department of Planning, Industry and Environment (Water and Natural Resources Access Regulator)	27/01/2021	2/02/2021	Department of Planning, Industry and Environment (Water and Natural Resources Regulator) recommended GHD seek a combined response from NRAR and DPIE Water. A combined response was sought on 7/10/2021. As of 22/12/2021, no response was received.
Jemena	27/01/2021	No response	
Endeavour Energy	27/01/2021	No response	
National Broadband Network	27/01/2021	No response	
NSW State Emergency Services	27/01/2021	No response	
SafeWork NSW	27/01/2021	28/01/2021	SafeWork NSW confirmed that it has no additional comments on the proposal at this time.
NSW Rural Fire Service	27/01/2021	8/04/2021	NSW Rural Fire Service confirmed that it has no additional comments on the proposal at this time.
NSW Local Aboriginal Land Council	25/01/2021	No response	

Other engagement taking place with agencies as part of the EIS

As part of the development of the EIS, GHD undertook engagement activities with a number of other government agencies. The relationship from an engagement perspective, was managed by staff from the associated technical teams, or the main EIS project team. These agencies included:

- Wingecarribee Shire Council – ongoing liaison between Council and GHD in relation to:
 - strategic land use and planning
 - access to the proposal site (including land acquisition)
 - flood planning
 - capacity of Council's sewage treatment plant
 - community and stakeholder engagement

Wingecarribee Shire Council indicated it is supportive of the proposal as it is consistent with its vision for the Moss Vale Enterprise Corridor and is permissible within the prescribed zoning of the site as 'general industrial'. Council noted that although it is supportive of the proposal, it does not support access to the proposal site from the south, via Beaconsfield Road during operation.

- Fire and Rescue NSW – GHD submitted a meeting application to Fire and Rescue NSW on 6 October 2021 to seek comment on the proposal including the proposed fire safety measures. A copy of the fire and incident management review was provided to Fire and Rescue NSW as part of the application. A meeting with Fire and Rescue NSW was subsequently held on 29 October 2021. Fire and Rescue NSW indicated it was generally happy with the proposed approach to fire safety and provided some recommendations for consideration during the next design stage.
- Endeavour Energy – GHD sent an email to Endeavour Energy on 5 November 2021 to seek comment on the proposal and the proposed connection to the electrical substation on Douglas Road during the public exhibition period. A copy of the statutory consultation letter and existing services figure was provided as part of this email. Endeavour Energy were also invited to attend the upcoming online community engagement session to learn more about the proposal. Following a response from the Sustainability & Environment division at Endeavour Energy, GHD submitted a Technical Review Request and further questions to Endeavour Energy regarding the proposed connection on 15 December 2021. Endeavour Energy acknowledged receipt of the Technical Review Request and confirmed that it will assess the application and provide a response.
- Jemena – GHD sent an email to Jemena on 5 November 2021 to seek comment on the proposal during the public exhibition period. A copy of the statutory consultation letter and existing services figure was provided as part of this email. Jemena were also invited to attend the upcoming online community engagement session to learn more about the proposal. As of 22 December 2021, no response was received to this email.
- Boral – GHD contacted the stakeholder relations team at Boral on 9 December 2021 to seek comment relating to the proposed installation of underground services beneath the Boral rail line which would be required for construction and operation of the proposal. This matter was forwarded internally to the Planning & Approvals team at Boral. Communications between GHD and Boral are currently ongoing.

Engagement with Australian Bioresources

During development of the environment assessment and the design of the facility, GHD regularly engaged with Australian Bioresources, as the nearest sensitive receiver, in relation to:

- site access for environmental investigations
- potential and perceived impacts to its daily operations
- noise monitoring and modelling
- construction of the proposal
- fire risk and management
- site layout
- access to the proposal site (including land acquisition and valuation)
- services and utilities within proximity to the proposal site

GHD also provided draft copies of the following technical reports to Australian Bioresources for its review and discussion:

- Air quality and odour impact assessment
- Noise and vibration impact assessment
- Traffic, Transport and Access impact assessment.

GHD contacted Australian Bioresources in November and December 2021, to discuss the potential purchase of land by Plasrefine Recycling to enable the new public access road to be built, to connect the proposed facility to Lackey Road, and avoid the use of Beaconsfield Road.

Consultation between GHD and Australian Bioresources will continue during future stages of the proposal.

Engagement with Aboriginal community stakeholders

During preparation of the Aboriginal Cultural Heritage Assessment Report, engagement with Aboriginal community stakeholders was undertaken in accordance with *Aboriginal cultural heritage consultation requirements for proponents* (DECCW 2010a).

Engagement undertaken by Biosis and OzArk with Aboriginal community stakeholders occurred in four main stages and is presented in Technical Report 8 – Aboriginal Cultural Heritage Assessment Report.

3.2.2 Impact of COVID-19 on engagement activities

A significant portion of the original engagement program was impacted by COVID-19 protocols and changes to the Public Health Orders in NSW. The most notable Public Health Orders during this time include:

- stay at home rules applying to residents who usually work or live within Greater Sydney, including the Blue Mountains, Central Coast, Wollongong and Shellharbour.
- stay at home rules prohibiting residents who live within particular local government areas from travelling beyond five kilometres of their home
- restrictions on the number of persons in certain non-residential premises

However, a proportion of local residents and members of the wider community did not perceive the severity of the lockdown restrictions in NSW as barriers to in-person engagement and frequently lobbied for the project team to attend in-person briefings. The sentiment amongst some community members was that the project team were actively choosing not to visit Moss Vale, despite Public Health Orders restricting travel outside of Greater Sydney (for those who live within it).

In order to maintain timely engagement with the community and stakeholders throughout the development of the EIS, digital engagement tools were used to maximise engagement outcomes. GHD undertook the following online engagement activities when in-person alternatives were not able to take place:

- **two** iterations of detailed project FAQs
- **four** online community engagement sessions via Microsoft Teams
- online stakeholder meetings via Microsoft Teams

Detailed meeting notes and written responses to all questions received were provided to those on the project mailing list and uploaded to the Plasrefine Recycling webpage, along with all project collateral and presentations. The project team also continued to answer the project phone line and email during these times

A small portion of the community were either unable to attend the online community engagement sessions due to other commitments, or were hesitant to attend due to unfamiliarity with online platforms. The project team offered these residents a 15-minute briefing on how to use the platform and a one-on-one telephone briefing by the project team. Of all the briefings offered, only **one** was taken up by a member of the community.

All efforts were made to maintain engagement throughout the restrictions and in-person activities were resumed as soon as allowed (less than **three** weeks following the lifting of regional travel restrictions (for vaccinated residents)). GHD also has a number of other virtual tools ready to use, for example MURAL and Slido, should future virtual engagement be required during future stages of the proposal.

3.3 Feedback received

3.3.1 Summary of matters raised

These engagement activities provided opportunities for the proposal to open a dialogue, to receive and respond to comments and feedback, and to better understand sentiment. Comments and feedback received during the proposal's engagement activities (see Table 3.2) have been collected and collated into five main topic areas (see Figure 3.2).

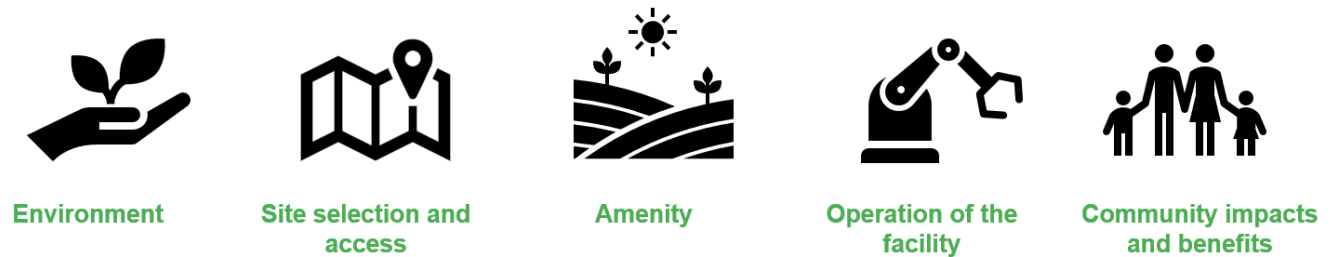


Figure 3.2 Main topic areas for comments and feedback received



Figure 3.3 A sample of quotes received throughout the engagement activities undertaken during the EIS process. A mix of positive, neutral and negative comments are provided

3.3.2 Summary of matters raised during the in-person community engagement sessions

During the two in-person community engagement sessions, 268 questions were collected and responded to (see Appendix E). As can be seen in Figure 3.4, over two thirds of all questions received (35 per cent) were in relation to traffic, transport and/or access and other miscellaneous topics (34 per cent).

Breakdown of questions by key theme

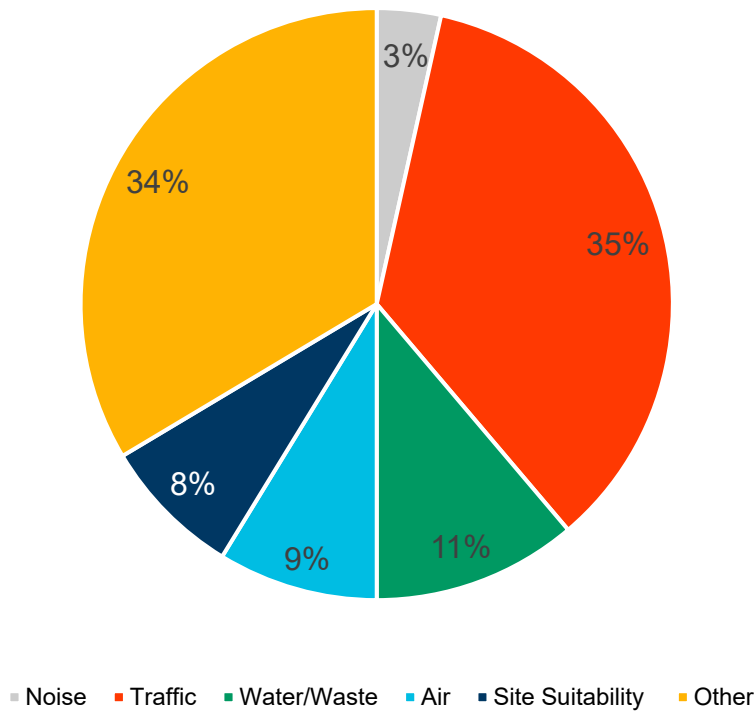


Figure 3.4 Breakdown of questions by key theme

A breakdown of the following themes is provided in Figure 3.5, Figure 3.6, Figure 3.7, Figure 3.8 and Figure 3.9:

- Traffic, transport and access
- Water and waste
- Air quality and odour
- Site suitability
- Noise and vibration

Breakdown of questions - Traffic, transport and access

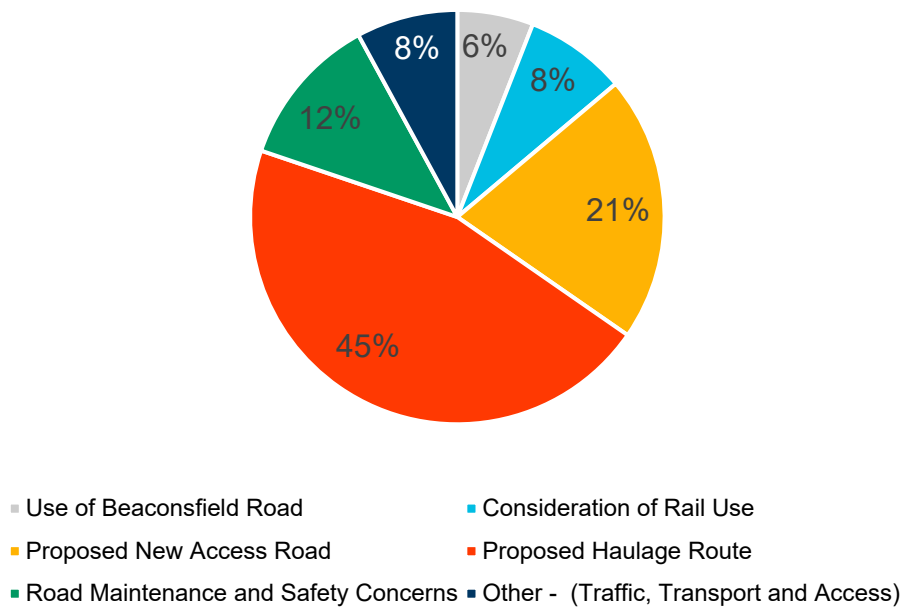


Figure 3.5 Breakdown of questions – Traffic, transport and access

Breakdown of questions - Water and waste

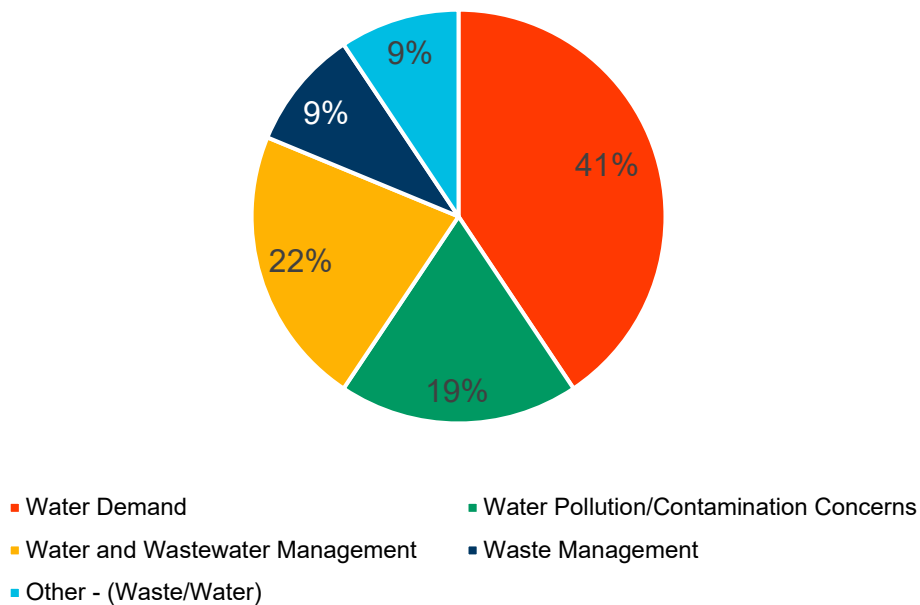


Figure 3.6 Breakdown of questions – Water and waste

Breakdown of questions - Air quality and odour

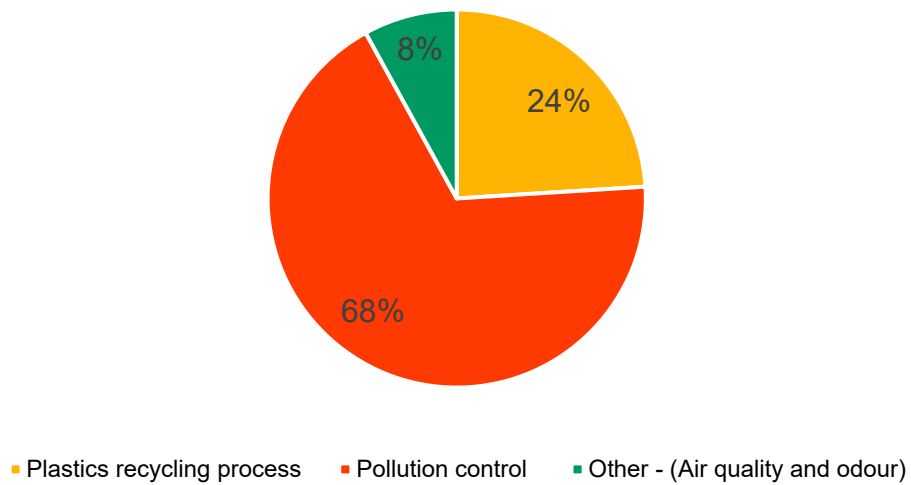


Figure 3.7 Breakdown of questions – Air quality and odour

Breakdown of questions - Site suitability

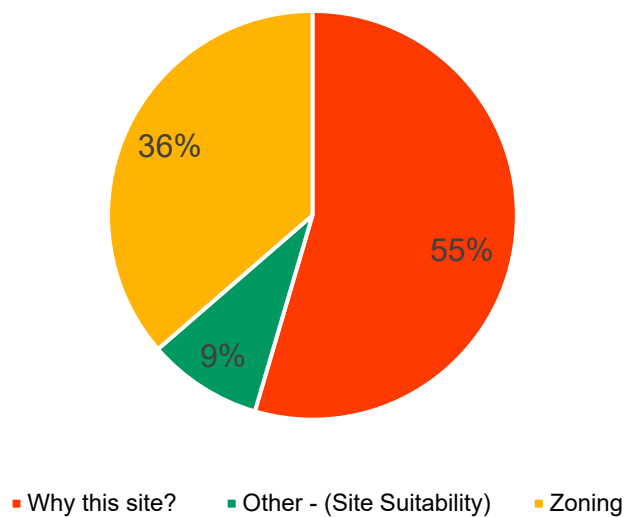


Figure 3.8 Breakdown of questions – Site suitability

Breakdown of questions - Noise and vibration

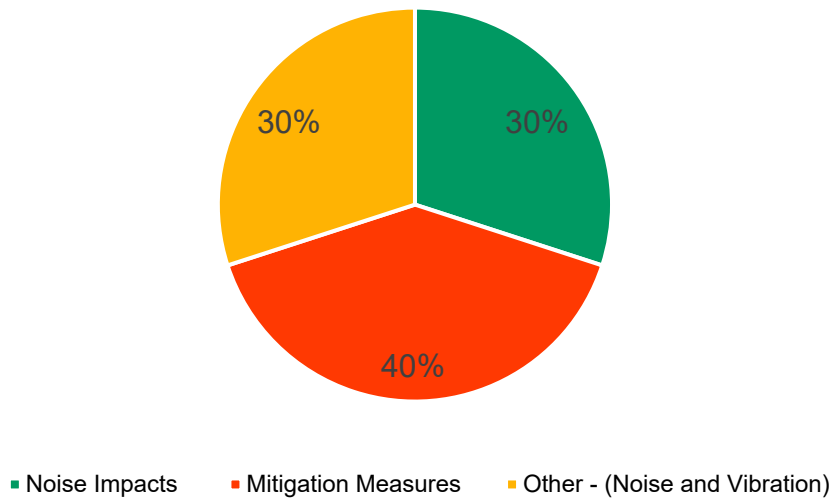


Figure 3.9 Breakdown of questions – Noise and vibration

The comments, questions and feedback received have assisted the project team to understand the stakeholders' information needs to be addressed during the environmental assessment process.

Table 3.4 maps topics raised by stakeholders.

Table 3.5 provides a summary of the topics and issues raised, and where they are addressed in the EIS. Detailed responses to questions asked during the community engagement sessions can also be found in Appendix E.

Table 3.4 Key matters raised by stakeholders

Key matters raised	Government officials/agencies	Local residents	Stakeholder groups	Wider community
Environment				
Biodiversity	✓	✓		✓
Heritage		✓		✓
Hazards and risks		✓	✓	✓
Water management/flooding	✓	✓	✓	✓
Greenhouse gas impacts			✓	✓
Human health impacts		✓		✓
Environmental assessment process		✓		✓
Site selection and access				
Site access	✓	✓		✓
Site suitability		✓		✓
Amenity				
Traffic and transport		✓		✓
Noise and vibration		✓	✓	✓
Air quality and odour		✓	✓	✓
Operation of the facility				
Project justification and need		✓	✓	✓
Operation of the facility		✓	✓	✓

Key matters raised	Government officials/agencies	Local residents	Stakeholder groups	Wider community
Community impacts and benefits				
Community/environmental benefits		✓		✓
Employment (construction and operation)		✓	✓	✓
Acquisition/direct property impacts	✓	✓		✓
Community safety		✓		✓
Other		✓	✓	✓

Table 3.5 Summary of topics and issues raised, and where they are addressed in the EIS

Key matters raised	Detail	Where addressed in the EIS
Environment		
Biodiversity	<i>What would happen if there were threatened species located on the proposal site?</i>	Section 17.2.3
	<i>How will Plasrefine maintain weeds onsite during operation?</i>	Appendix E and G of this document
	<i>Aren't you worried about noise pollution? Scaring off wildlife and disturbing their habitats.</i>	Appendix E and G of this document
Heritage	<i>Impacts to items of Aboriginal cultural heritage significance</i>	Section 15.3 and 15.4
	<i>What is the process to assess impacts of Aboriginal cultural significance?</i>	Section 15.1.2
	<i>What would happen if artefacts were located on the proposal site?</i>	Chapter 15
Hazards and risks	<i>Potential for explosions and fires within the facility</i>	Section 14.2
	<i>What kinds of risk management measures and approaches would be put in place to capture any air pollution?</i>	Section 13.5.2
	<i>Would the risk and management processes implemented during operation be publicly accessible documents?</i>	Appendix E and G of this document
	<i>Does the EIS require an Offensive and Hazardous industry licence?</i>	Section 5.4 and 14.2.1
	<i>Concerns related to toxic and hazardous waste and potential volatile organic compounds.</i>	Section 13.4
	<i>What chemicals will be used onsite, and quantities stored?</i>	Section 14.2.1
	<i>How has the fire risk been mitigated?</i>	Chapter 14
	<i>What is the worst possible incident that could happen? Fire, explosion etc. What will this do to the area's air, water etc?</i>	Chapter 14
	<i>Where will the toxic waste be disposed? How?</i>	Chapter 9
	<i>What safety measures and emergency access would be onsite?</i>	Section 14.2.3 and 14.3
Water management/flooding	<i>Impacts to natural watercourses in the event of a fire onsite</i>	Section 14.2.3
	<i>How much of our water are you going to take?</i>	Chapter 10
	<i>How much water would be stored onsite?</i>	Chapter 10
	<i>How much water would be used onsite?</i>	Section 10.4.4
	<i>Risks to water and extremely sensitive environment</i>	Section 10.4.5
	<i>Could the facility be water sufficient through stormwater catchment and recycling?</i>	Section 10.4.4
	<i>Would the turpentine included in the disinfectant solution contaminate any wastewater produced onsite?</i>	Section 14.2.1

Key matters raised	Detail	Where addressed in the EIS
Greenhouse gas impacts	<i>Where would the unrecycled water be dispersed?</i>	Section 7.1.2
	<i>What are the mitigation measures which would protect the Sydney Drinking Water Catchment and riparian land?</i>	Chapter 10 and Appendix D
	<i>How is increasing local traffic contributing towards being carbon neutral?</i>	Section 18.1.2
	<i>Will the factory emit dioxins in its emissions?</i>	Chapter 13
	<i>Will the transport to and from the site be emission free?</i>	Section 18.2.4
	<i>What is the energy consumption proposed during operation?</i>	Section 18.1.2
	<i>Would the facility include solar panels?</i>	Section 7.2.2
Human health impacts	<i>What are the human health impacts of the day-to-day operations?</i>	Chapter 13
	<i>What smells should we accept? And will they be harmful to us as adults, children and pets?</i>	Section 13.4
Environmental assessment process	<i>Distrust that proponents fail to adhere to the processes and procedures during operation</i>	Appendix E and G of this document
	<i>Who is the regulatory body who will enforce the EPA guidelines? How often will this site be inspected?</i>	Appendix E and G of this document
	<i>Has the proposal been rejected at another site?</i>	Section 4.1
	<i>Lack of trust in the NSW EPA to regulate and enforce penalties for noncompliant activities</i>	Appendix E and G of this document
Site selection and access		
Site access	<i>What will the access road be?</i>	Section 2.1.3
	<i>It is preferred if the new access road is constructed prior to construction of the facility to minimise impacts to residents on Beaconsfield Road.</i>	Section 7.3
	<i>If the Braddon Road east extension was constructed, would Beaconsfield Road remain as a no through road?</i>	Appendix E and G of this document
	<i>Has the road access option to the north been considered?</i>	Section 4.3.3
	<i>What route would heavy vehicles use if they are travelling from Wollongong to the proposal site?</i>	Section 2.2.1
	<i>Is there a 'Plan B' if the east-west road is not approved?</i>	Chapter 7
	<i>Would rate payers need to fund the maintenance of the proposed new access road?</i>	Section 7.3
Site suitability	<i>With the right understanding of risks, constraints and appropriate actions this seems like the sort of thing that is suitable for such an 'enterprise corridor'.</i>	Appendix E and G of this document
	<i>Why was the site chosen?</i>	Section 4.1
	<i>Why would a facility of this nature be located so close to riparian zones and areas of environmental sensitivity?</i>	Chapter 10
	<i>Why would the facility be located so close to residential areas?</i>	Section 5.1.2
	<i>The proposal is suited to an area zoned heavy industrial.</i>	Section 5.4
	<i>Why isn't the facility proposed for a designated industrial area near Sydney or Wollongong, which are the cities that produce the bulk of the feedstock?</i>	Section 4.1
	<i>Why select Moss Vale for the plant when plastic waste is coming from Sydney, Wollongong and Canberra processes then shipped to China? Why not SW or Wollongong?</i>	Section 4.1

Key matters raised	Detail	Where addressed in the EIS
	<i>Good project, but in the wrong location.</i>	Appendix E and G of this document
Amenity		
Traffic and transport	<i>Beaconsfield Road was not built to handle additional traffic</i>	Section 4.3.4
	<i>It is not compatible for heavy vehicle drivers who are unfamiliar with area to use Beaconsfield Road in conjunction with the local residents.</i>	Section 11.5.1
	<i>What is the route from the Hume Highway to the plant? Each street.</i>	Chapter 2
	<i>If you cause wear and tear to the roads, will we have to pay for it? Or are we expected to contribute money to damage?</i>	Appendix E and G of this document
	<i>The truck numbers you quoted in movements or single trips?</i>	Section 18.2.4
	<i>If Plasrefine is intending to make parking room available for their 20 company trucks, where do all the incoming semis go whilst waiting to unload or reload onto local streets in queues</i>	Appendix E of this document
	<i>Why not use railway transport?</i>	Chapter 11
	<i>Where is the proposed new road for entry?</i>	Chapter 11
	<i>How would the pellets and flakes be transported from the proposal site?</i>	It is proposed that the pellets and flakes would be transported from the proposal site via trucks in bulk bags.
Noise and vibration	<i>The reverse beeping sound on construction plant and equipment and forklifts during operation can become a nuisance, especially at night.</i>	Section 12.3 and 12.4.2
	<i>What would be the cumulative impact of the noise from trucks?</i>	Section 12.4.3
	<i>What was the noise data based on for the noise modelling?</i>	Chapter 12
Air quality and odour	<i>Concerns in relation to pollution and escape of microplastics</i>	Section 13.4.2
	<i>How would the heating of plastics be managed?</i>	Section 13.4.2
	<i>Would dust and odours produced by the facility be sufficiently mitigated?</i>	Section 13.5.2
	<i>How would the facility be vented?</i>	Section 13.4
	<i>What monitoring systems would be in place for air quality?</i>	Section 13.5.2
	<i>Will you guarantee no change to our air quality?</i>	Chapter 13
Operation of the facility		
Project justification and need	<i>Is there a similarly sized plant operating in Australia currently?</i>	Appendix E and G of this document
	<i>Why should the Highlands embrace the construction of a plastics factory?</i>	Appendix E and G of this document
	<i>Are there examples of similar facilities in Australia processing a similar type of plastic?</i>	Appendix E and G of this document
Operation of the facility	<i>Would the facility take soft plastics?</i>	Section 9.2.3
	<i>What is the best practice technology that Plasrefine is proposing to eliminate emissions as mentioned in the Scoping Report?</i>	Appendix E and G of this document
	<i>So this factory is going to go 24 hours a day? How many days a week?</i>	Section 7.5.9
	<i>Where does plastic once finished get moved too?</i>	Section 7.5
	<i>Would the facility recycle mixed plastics from the Wingecarribee local government area?</i>	Section 9.2.3
	<i>Would the mixed plastics destined for the facility initially be sorted at the resource recovery centre in Moss Vale?</i>	Section 9.2.3

Key matters raised	Detail	Where addressed in the EIS
	<i>Would the facility be able to reprocess the plastic into products other than pellets?</i>	Section 7.5.5
	<i>Would there be an education centre at the facility?</i>	Section 7.2.3
	<i>Could the plastic products produced from the recycled plastics be able to be recycled again?</i>	Appendix E and G of this document
	<i>What activities are proposed for the overnight operations?</i>	Section 7.5.9
Community impacts and benefits		
Community/environmental benefits	<i>How would the proposal provide community benefit, given it is a private enterprise?</i>	Section 21.1.2
Employment (construction and operation)	<i>What are the employment opportunities for local residents' post-construction?</i>	Section 7.5.8
	<i>How many new permanent jobs will be guaranteed?</i>	Section 7.5.8
	<i>Is there any intent to supply and train local people?</i>	Appendix E and G of this document
	<i>Can you please explain how much of this facility will be automated? How many local jobs will this provide?</i>	Appendix E and G of this document
Acquisition/direct property impacts	<i>How would the new access road be constructed through private land?</i>	Chapter 19
	<i>My property price will plummet if this factory goes ahead as well as all the properties in Bower and Beaconsfield Road. So will Plasrefine compensate over losses?</i>	Appendix E and G of this document
Community safety	<i>Concerns in relation to pedestrian and children safety on Beaconsfield Road</i>	Section 11.5.1
Other		
	<i>How long would construction take?</i>	Section 7.7.1
	<i>What height of buildings are planned?</i>	Section 7.2.2
	<i>What external lighting will be used at the facility?</i>	Appendix E and G of this document
	<i>Why has Plasrefine Recycling not engaged with the broader community in local hall type forum?</i>	Appendix E and G of this document
	<i>What architecture and landscaping would be proposed?</i>	Chapter 16
	<i>How would Plasrefine Recycling act as a good neighbour?</i>	Appendix E and G of this document
	<i>Would the community be able to go in and inspect the facility during operation?</i>	Section 7.1.2
	<i>What is the current sewer system capacity?</i>	Chapter 10
	<i>How will you ensure that any products made are not single use plastics?</i>	Chapter 9
	<i>What is the lifetime of the plant?</i>	Section 7.1.2

3.3.3 Implementing stakeholder feedback

During development of the environment assessment process, the design of the facility and its access point was iterative and dependent on rigorous engineering and ongoing community and stakeholder engagement.

Where possible, Plasrefine Recycling has sought to incorporate community and stakeholder feedback directly into the design process. This process has enabled the following changes to the proposal:

- Further consideration of the types of trucks servicing the site has identified average loads of 20 tonnes in trucks (rather than 10 tonnes which was assumed initially) are more likely to be used. Therefore the draft Traffic and Transport Assessment has been updated to assess up to 50 trucks accessing the site per day

(Monday – Friday). This would result in 100 truck movements per day (Monday – Friday 7 am – 6 pm). **This equates to 3 trucks per hour (6 movements).**

- Undertaking detailed traffic and safety assessments, civil and environmental engineering, and consultation with the local community and Council to **identify an alternate road access option** for the plastics recycling and reprocessing site.
- Enclosing all plastic waste receipt, recycling, reprocessing and storage within buildings with automatic opening and closing doors **to minimise the potential for noise impacts and to prevent waste materials from entering the environment.**
- Shifting the entire developed area of the site eastwards **to provide greater distances** from the waterway on the western side of the site and **to meet riparian zone objectives** in accordance with *Controlled Activities on Waterfront Land: Guidelines for riparian corridors on waterfront land* (NSW Office of Water 2012).
- Minimising the overall size of the building onsite as much as possible **to minimise the amount of developed land, and also to maximise the distance between the facility and the nearest sensitive receivers.**
- Designing the concept site layout where waste delivery trucks would enter and exit **to be placed on the western side of the building**, facing away from the nearest sensitive receivers.
- Careful selection of plant, equipment and building materials **to reduce noise emissions and vibration** and enable the proposal to meet strict operational noise criteria defined by the *Noise Policy for Industry* (NSW EPA 2017).
- Incorporating air pollution control devices on all crushing, granulation and injection or extrusion moulding production lines **to treat air emissions at source** and therefore minimise air emissions.
- Designing the concept site layout **to enable all waste delivery trucks to queue entirely within the site** (avoid any queuing on Braddon Road).
- Provision of an on-site wastewater treatment plant **to recycle water used in the plastic cleaning processes** in order to maximise water re-use and reduce demand on potable water.
- Enclosing the wastewater treatment plant and placement on the site **to minimise potential for noise or odour.**
- Installing rainwater tanks **to capture roof water and further reduce potable water demand.**
- Preparing a water quality treatment train including gross pollutant traps for primary treatment of runoff from impervious ground surfaces, lined storage basins for rainwater tank overflow and gross pollutant trap outflow and a bioretention filter basin and swale immediately downstream of storage basins **to ensure all water discharged off-site would have a neutral or beneficial effect on water quality.**
- Designing the internal building layout **to ensure internal plastic waste stockpile dimensions and volumes would comply** with the *Fire safety guideline - Fire safety in waste facilities* (FRNSW 2020).

Amendments which were unable to be implemented

During preparation of the EIS, GHD and Plasrefine Recycling have sought to address all community and stakeholder concerns, and implement changes to the design and development of the proposal based on this feedback.

During preparation of the EIS and in consultation with Council, it has been identified that if construction of the new access road is delayed due to land acquisition issues, the proponent would need to use Beaconsfield Road for construction access until the new road is available. During this period, limitations on the number of heavy vehicle movements allowable on Beaconsfield Road would be implemented to ensure compliance with the noise criteria stipulated in the *Construction Noise and Vibration Guideline* (Transport for NSW 2016).

4. Conclusions and future engagement

4.1 Conclusions from the engagement process

Overall, the proposal generated interest amongst the community and stakeholders, as result of it being the first of its kind in NSW, and the first Australian venture for Plasrefine Recycling.

The location of the proposal site also generated interest due to its proximity to residential sensitive receivers and recent rezoning by Council to IN1 General Industrial. As a result, a large majority of the feedback received during the preparation of the EIS was focused on its location and daily operations.

The project team responded to **all** the enquiries during preparation of the EIS by providing factual responses to stakeholders. Where responses were unable to be provided at the time, stakeholders were informed that a response would be provided at a later date when the information was available. Information sharing also occurred formally through the project newsletter, FAQs and community engagement sessions.

The engagement tools and activities undertaken during preparation of the EIS were effective in providing a strong list of issues and feedback for the EIS team to ensure they were addressed. They also proved to be effective information sharing channels which reached an array of stakeholder groups during an engagement period which was marked by stringent COVID-19 restrictions forbidding any in-person engagement.

Due to the level of interest in this proposal, it is likely to attract a considerable number of submissions to the public exhibition of the EIS. Additional engagement will be undertaken in early 2022 to continue to address community concerns and keep communication open throughout the next stage of the planning process.

4.2 Engagement during exhibition of the EIS

The EIS will be placed on public exhibition by the NSW DPIE for a minimum of 28 days. During this period, local residents, stakeholders and members of the wider community will be able review the EIS and are invited to make submissions. Engagement activities to be undertaken during the public exhibition period can include:

- Advertisements in the local media providing information regarding the proposal and display of the EIS (Council newsletters, local news outlets, etc.)
- Series of in-person and online community engagement sessions during the first week of public exhibition to assist project stakeholders with making an informed submission
- Briefings to stakeholders and community members, as required
- Fortnightly project newsletters

The EIS will also be made available for viewing on the DPIE Major Projects and Plasrefine Recycling websites. The public will be able to review the EIS and send submissions to DPIE for consideration. While all submissions received will be made available for viewing on the DPIE Major Project website, if requested, the privacy of submitters will be protected by redacting names from submissions.

4.2.1 Submissions report

Written submissions received by DPIE during the EIS exhibition period will be forwarded to Plasrefine Recycling and GHD for consideration and review.

After reviewing the submissions, GHD will prepare a Response to Submissions report, which will document all submissions received and responses to the submissions in accordance with the Environmental Planning and Assessment Regulation 2000.

Once the Response to Submissions report has been published on the DPIE Major Project website, Plasrefine Recycling's website will also be updated. Community members and stakeholders will be informed via email that the Response to Submissions report is available. In the event that design changes to the proposal are required, to reduce or minimise impacts, an Amendment Report will be prepared, and further engagement on the Amendment Report may be required by DPIE.

Further guidance on this process is available on the DPIE Major Projects website.

4.3 Engagement during design and delivery of the project

Plasrefine Recycling is committed to ongoing communication and engagement activities. Should the project receive approval, the communication and engagement activities to be undertaken during this period would be confirmed during post approval and would ensure that:

- landholders, community and stakeholders have a high level of awareness of all processes and advanced notification of activities associated with the project
- accurate and accessible information is made available
- a timely response is given to issues and concerns raised by the community
- feedback from the community is encouraged
- opportunities for further input are provided.

A project 1800 number and email address will continue to be available during construction. Targeted engagement methods, such as letters, notifications, signage and face-to-face communications, would continue to occur. The Plasrefine Recycling website will also include updates on the progress of the project.

The following engagement tools and activities will continue to be used during the construction phase:

- Development of a post-approval communication management plan detailing a complaint handling process
- Project email address
- 1800 phone number
- Updates to the Plasrefine Recycling website
- Targeted engagement and notifications, such as letters, notifications, and face-to-face communications
- Construction signage.

Upon determination, DPIE will also decide whether a Community Consultative Committee should be established for the project, considering factors such as:

- the scale and nature of the project and its potential impacts
- the level of public interest in the project
- the proponent's community engagement strategy

If DPIE determines a Community Consultative Committee is warranted for the project, Plasrefine Recycling will be required to establish this committee following approval through the conditions of the project.

4.4 Complaints management

A complaints management system will be developed and implemented prior to the commencement of construction. It would be maintained throughout the construction period and for a minimum of six months following completion of the construction program. The complaints management system would include the following:

- A response line for complaints and enquiries
- A postal and email address to which complaints and enquiries may be sent
- Publication of contact details on the Plasrefine Recycling website
- Management of complaints in accordance with Plasrefine Recycling's complaints management procedure.

References

DPIE 2021, *Undertaking Engagement Guidelines for State Significant Projects*, <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Policy-and-legislation/GD1265-RAF-Engagement-Guidelines-final.pdf>

Fire and Rescue NSW 2020, *Fire safety guideline - Fire safety in waste facilities*, Fire and Rescue NSW, NSW

IAP2 International Federation 2018, *IAP2 Public Participation Spectrum*, <https://iap2.org.au/resources/iap2-published-resources/>.

NSW EPA 2017, *Noise Policy for Industry*

NSW Office of Water 2012, *Controlled Activities on Waterfront Land: Guidelines for riparian corridors on waterfront land*

Transport for NSW 2016, *Construction Noise and Vibration Guideline*

Appendix A

**Community Engagement Strategy
(GHD 2020)**



Community Engagement Strategy

Moss Vale Plastics Recycling and Reprocessing Facility

Plasrefine Recycling Pty Ltd

December 2021

→ The Power of Commitment



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S3	1	N Peterson	A Barnard	On file	D Gamble	On file.	21/12/2021

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Appendices

Appendix A	Development enquiry submitted to Wingecarribee Shire Council
Appendix B	Undertaking Engagement Guidelines for State Significant Projects – July 2021
Appendix C	Community Participation Plan – November 2019
Appendix D	Potential concerns and/or areas of interest

1. Introduction

Plasrefine Recycling Pty Ltd (Plasrefine Recycling) is proposing to construct and operate a plastics reprocessing recycling facility within the Moss Vale Enterprise Corridor, Moss Vale NSW (the proposal). The proposed facility will have the capacity to sort mixed plastics and convert them into plastic flakes and pellets that then have the potential to be remanufactured into more advanced plastics products such as polyester fibre and resins.

This proposal has been classified as a State Significant Development (SSD-9409987) and requires an Environmental Impact Statement (EIS). GHD has been engaged by Plasrefine Recycling to assist with the development of a Community Engagement Strategy (CES) to support the EIS.

1.1 Background and Context

The proposal site is located 2.8 kilometres north west of the Moss Vale town centre at 74-76 Beaconsfield Road. It is located on the western side of Beaconsfield Road and on the southern side of Douglas Road, within the Wingecarribee local government area.

Figure 1.1 provides an overview of the proposal location.

The proposal aims to construct a waste plastics sorting and plastics recycling facility with the following operations across two buildings:

- Receive mixed plastics
- Remove unwanted materials such as glass, bottle caps and other recyclables
- Sterilise and deodorise the material
- Sort the material by plastic type
- Heat plastics to remove the labels
- Pelletise or shred the plastics into flakes depending on the original plastic type
- Convert plastic pellets or flakes into polyester fibres and other plastic products.

The facility would have the potential to reprocess the following plastics types:

- Polyethylene terephthalate (PET)
- High-density polyethylene (HDPE)
- Low-density polyethylene (LDPE)
- Polyvinyl chloride (PVC)
- Polypropylene (PP) and Polystyrene (PS).

1.2 Purpose of this report

This CES has been prepared to support the Secretary's Environmental Assessment Requirements (SEARs) issued on 15 October 2020 for the preparation of an EIS under *Division 4.1 of the Environmental Planning and Assessment Act 1979* (EP&A Act).

This CES will provide an overarching engagement strategy and community and stakeholder consultation activities to support the EIS, including:

- Background and context
- Objectives of engagement
- Engagement approach
- Detailed list of (directly and indirectly) affected stakeholders, perceived level of interest and influence and proposal risks
- Key messaging
- Proposal risks

- Communication and engagement tools
- An engagement program which encompasses activities and tools to effectively engage the community and stakeholders, providing opportunities for feedback
- Communication and reporting mechanisms.

This CES outlines the stakeholder and community engagement planned for the proposal development phase of the proposal including the EIS development, exhibition and subsequent approval and has been developed based on current knowledge of the proposal, its adjacent environment and the potential community and stakeholder concerns relating to this type of development.

This CES is designed to be a living document to proactively respond to and mitigate community and stakeholder risk as they arise throughout the project. To ensure this, the Tactical Action Plan within this document will be updated on a regular basis. This plan will contribute to satisfying the overall project objective, to manage community and stakeholder engagement throughout the development and exhibition of the EIS.

1.3 Objectives of engagement

This CES was originally prepared in accordance with the DPIE guideline *Guidance of State Significant Projects Draft Guidelines: Community and Stakeholder Engagement* (DPIE June 2019)¹, a guidance series developed for the preparation of environmental impacts assessments.

These guidelines have since been updated from 1 October 2021² and this CES has been updated to reflect these changes. Due to the changing level of risk associated with this proposal, considered and ongoing engagement and consultation has become increasingly important to navigate through this process.

This CES demonstrates Plasrefine Recycling's commitment to ensure that the community and stakeholders are given the opportunity to meaningfully participate in this process.

As outlined in the *Undertaking Engagement Guidelines for State Significant Projects July 2021* document (Appendix B), successful engagement requires *“upfront and ongoing engagement on State significant projects to provide a better understanding of potential issues and to be able to consider responses to issues as a part of the project development and delivery. The guidelines encourage engagement to be undertaken at appropriate times throughout the life cycle of a project, including scoping, planning, assessment and delivery of State significant projects, rather than relying solely on statutory consultation requirements”*.

GHD understands that Plasrefine Recycling is committed to developing and maintaining successful partnerships and working relationships with people, communities and other stakeholders who may be impacted, directly or indirectly, by the construction and operation of the proposal.

The communications and engagement activities will be planned to be consistent with DPIE's Community Participation Plan November 2019 (Appendix C); and will be action orientated, easy to access, relevant, timely and meaningful.

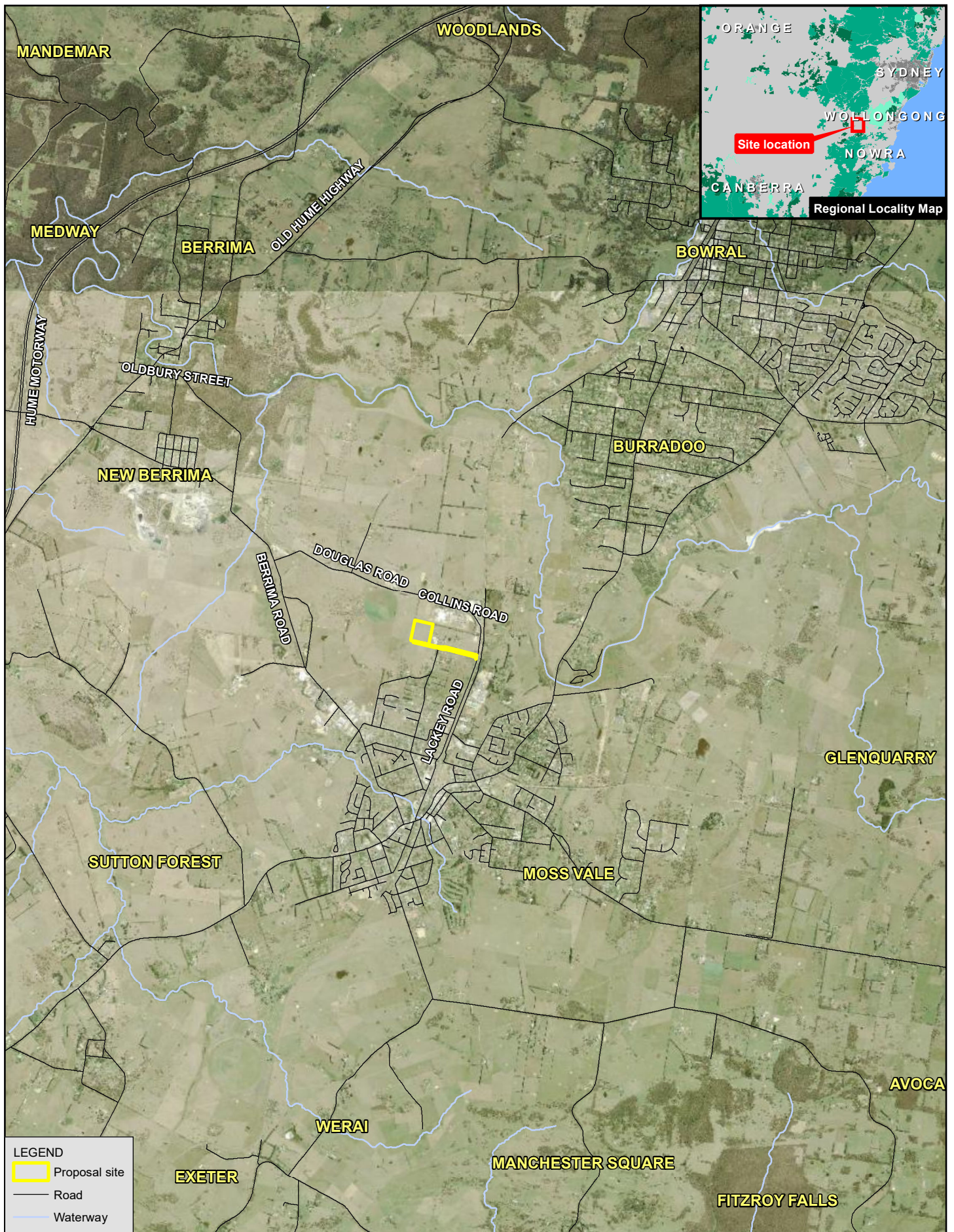
The objectives of engagement for the proposal are outlined as follows:

- Build and maintain relationships with the community and stakeholders
- Ensure that a broad range of the local community and stakeholders are informed about the proposal and given the opportunity to provide feedback
- Provide the community and stakeholders with an opportunity to ask questions and to identify areas of concern with respect to the proposal
- Provide direct feedback to the project team during all stages of the proposal and develop solutions that address community expectations where possible
- Effectively and proactively identify and manage issues
- Manage stakeholder feedback and complaints in a timely, respectful way

¹ Department of Planning, Industry and Environment 2019, Community and Stakeholder Engagement, Draft Environmental Impact Assessment Guidance Series June 2017, <https://www.planning.nsw.gov.au/~media/Files/DPE/Guidelines/guideline-6-draft-community-and-stakeholder-engagement-2017-06.ashx>

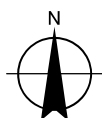
² Department of Planning, Industry and Environment 2021, Undertaking Engagement Guidelines for State Significant Projects July 2021, <https://www.planning.nsw.gov.au/~media/Files/DPE/Guidelines/Policy-and-legislation/GD1265-RAF-Engagement-Guidelines-final.pdf>

- Satisfy the engagement requirements stipulated in the SEARs
- Monitor and evaluate stakeholder feedback to measure success
- Build community and stakeholder confidence in Plasrefine Recycling and the decisions it makes through transparency and ongoing commitment to working in partnership with the community.



Paper Size ISO A4
0 1 2
Kilometres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56



Plasrefine Recycling Pty Ltd
Moss Vale Plastics Recycling and Reprocessing Facility

Project No. 12524108
Revision No. A
Date 22 Dec 2021

Proposal site location

FIGURE 1.1

2. Engagement Approach

2.1 International Association for Public Participation (IAP2) Spectrum

Our engagement and consultation will aim to understand the issues and concerns of the stakeholders and community regarding the construction and operation of the proposal so that these concerns can be adequately addressed and responded to, both directly to the community and within the EIS. The engagement approach is designed to build credibility and strengthen the proposal reputation, and ultimately the reputation of Plasrefine Recycling.

Our engagement approach will be guided by the Core Values and Code of Ethics of the International Association for Public Participation (IAP2). The IAP2 spectrum is illustrated below in Figure 2.1 and will be used to guide community and stakeholder engagement for the proposal.



Figure 2.1 International Association for Public Participation Spectrum

As outlined in Figure 2.1, the level of participation for the EIS stage of the proposal will be at the 'inform' and 'consult' level. This is based on the level of community and stakeholder impact of the proposal and the desire of Plasrefine Recycling to ensure adequate feedback is received from the community. By consulting the community and stakeholders at these levels, the project team confirms they will work with the community to ensure that concerns and aspirations are reflected in the concept design and environmental assessment, where feasible, and will provide feedback on how community and stakeholder input influenced the decision-making process.

3. Key messaging

The following key messages will be communicated by Plasrefine Recycling and its representatives throughout the development of the EIS:

- Plasrefine Recycling is proposing to construct and operate a plastics recycling facility within the Moss Vale Enterprise Corridor, Moss Vale.
- The proposed plastics recycling facility would utilise leading-edge, technology and processes to convert mixed plastics into plastic pellets or flakes.
- The facility would help fill a gap in the local processing capacity for mixed plastic waste, which have historically been exported offshore or have been landfilled with other wastes.
- An EIS to support a State Significant Development Application, that will be submitted in the first half of 2022.
- Early and ongoing community feedback have been incorporated to improve a number of facets of the proposal including traffic impacts, site access, visual design and amenity and have been included in the final EIS package.
- Stakeholders will be consulted through a range of consultation methods, including in-person and virtual, during the development and exhibition of the EIS and there will be opportunities to provide feedback during the process.
- Plasrefine Recycling is committed to developing and maintaining successful partnerships and working relationships with the people, communities and other stakeholders impacted both directly and indirectly by the construction and operation of the proposal.
- The proposed facility would provide local employment opportunities during both construction and operation of the proposal.
- We endeavour to keep the community and stakeholders informed and engaged throughout the proposal and will provide opportunities to give feedback.

4. Stakeholder and risk analysis

4.1 Stakeholder identification and analysis

Understanding the local community and identifying stakeholders is critical to the success of the proposal and community engagement activities. A stakeholder is defined as any individual, group of individuals, organisation or political entity with an interest in the outcomes of a decision. They may be, or perceive that they may be, affected directly or indirectly by the outcome of a decision related to the proposal.

GHD has identified potential concerns and/or areas of interest that may arise when engaging with stakeholders and the community. A high level analysis is presented in Table 4.1 with the following matrix headings being used:

- Categories of stakeholders
- Their level of interest and influence
- Their concerns and/or areas of interest (refer to refer to Appendix D for further details)
- Method of engagement / outreach.

GHD and Plasrefine Recycling are responsible for engagement with each of these stakeholders.

This will remain a dynamic table as the consultation continues, and as stakeholder concerns are identified and confirmed.

Table 4.1 Stakeholder identification and analysis

Category	Stakeholders	Level of interest/influence	Potential concerns and/or areas of interest												Method of engagement/outreach
			Traffic	Water	Biodiversity	Noise	Air	Waste	Amenity	Hazards	Heritage	Greenhouse gas	Feedstock	Other	
Department of Planning, Industry and Environment	Department of Planning, Industry and Environment, specifically the: <ul style="list-style-type: none"> – Environment Protection Authority – Assessments team assigned to assess the project – Water and Natural Resources Access Regulator 	High/High	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> – Meetings with members of the project team, as required – Introductory letter notifying agency about the proposal and offer a private briefing – Link to Plasrefine Recycling webpage which includes meeting notes from community engagement sessions, updated FAQs and project team contact details – Community engagement sessions (online and in-person)
Local Government	Wingecarribee Shire Council, specifically representatives from the following teams: <ul style="list-style-type: none"> – Planning and development – Sustainability services – Assets, roads and traffic – Floodplain and stormwater – Water and sewer – Economic development – Community engagement 	High/High	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> – Meetings with members of the project team, as required – Introductory letter notifying Wingecarribee Shire Council about the proposal and offer a private briefing – Link to Plasrefine Recycling webpage which includes meeting notes from community engagement sessions, updated FAQs and project team contact details – Community engagement sessions (online and in-person)
State Government	Mrs Wendy Tuckerman, MP	High/High	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> – Meetings with members of the project team, as required – Introductory letter notifying Local Member about the proposal and offer a private briefing

Category	Stakeholders	Level of interest/ influence	Potential concerns and/or areas of interest												Method of engagement/outreach
			Traffic	Water	Biodiversity	Noise	Air	Waste	Amenity	Hazards	Heritage	Greenhouse gas	Feedstock	Other	
															<ul style="list-style-type: none"> – Link to Plasrefine Recycling webpage which includes meeting notes from community engagement sessions, updated FAQs and project team contact details – Community engagement sessions (online and in-person)
Government agencies	Transport for NSW	High/Moderate	✓							✓					<ul style="list-style-type: none"> – Meetings with members of the project team, as required
	Environment, Energy and Science Group	Moderate/Low		✓	✓					✓	✓				<ul style="list-style-type: none"> – Included as part of statutory consultation activities
	NSW State Emergency Service	Moderate/Low	✓				✓			✓					<ul style="list-style-type: none"> – Introductory letter notifying agency about the proposal and offer a private briefing
	NSW Fire and Rescue	High/High	✓				✓			✓					<ul style="list-style-type: none"> – Digital copies of all project collateral
	WaterNSW	High/High		✓			✓								<ul style="list-style-type: none"> – Link to Plasrefine Recycling webpage which includes meeting notes from community engagement sessions, updated FAQs and project team contact details
	Heritage NSW	Moderate/high									✓				<ul style="list-style-type: none"> – Community engagement sessions (online and in-person)
	SafeWork NSW	Low/Low	✓	✓			✓			✓					<ul style="list-style-type: none"> – Ongoing offer for one on one briefings via phone or Microsoft Teams
	NSW Rural Fire Service	Low/Low	✓				✓			✓					
Local residents, community members and businesses	Landowners located along the northern end of Beaconsfield Road and Bulwer Road	High/High	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> – One-on-one phone briefings with the project team, as requested – Introductory letter notifying residence about the proposal and offer a private briefing – 2 page project newsletter hand delivered by two members of the project team – Digital copies of all project collateral

Category	Stakeholders	Level of interest/influence	Potential concerns and/or areas of interest												Method of engagement/outreach
			Traffic	Water	Biodiversity	Noise	Air	Waste	Amenity	Hazards	Heritage	Greenhouse gas	Feedstock	Other	
															<ul style="list-style-type: none"> – Link to Plasrefine Recycling webpage which includes meeting notes from community engagement sessions, updated FAQs and project team contact details – Community engagement sessions (online and in-person)
	Members of the broader Southern Highlands community including those along the proposed haulage routes.	High/Moderate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> – One-on-one phone briefings with the project team, as requested – 2 page project newsletter hand delivered to over 4,600 residences and businesses – Digital copies of all project collateral – Link to Plasrefine Recycling webpage which includes meeting notes from community engagement sessions, updated FAQs and project team contact details – Community engagement sessions (online and in-person)
	Australian Bioresources and the Garvan Institute of Medical Research	High/High	✓	✓	✓	✓	✓	✓		✓	✓	✓		✓	<ul style="list-style-type: none"> – Meetings with members of the project team, as required – Introductory letter notifying business about the proposal and offer a private briefing – Digital copies of all project collateral – 2 page project newsletter hand delivered to over 4,600 residences and businesses – Link to Plasrefine Recycling webpage which includes meeting notes from community engagement sessions, updated FAQs and project team contact details

Category	Stakeholders	Level of interest/influence	Potential concerns and/or areas of interest												Method of engagement/outreach
			Traffic	Water	Biodiversity	Noise	Air	Waste	Amenity	Hazards	Heritage	Greenhouse gas	Feedstock	Other	
															<ul style="list-style-type: none"> Community engagement sessions (online and in-person)
	Boral Cement Works	High/Low	✓											✓	<ul style="list-style-type: none"> Introductory letter notifying business about the proposal and offer a private briefing 2 page project newsletter hand delivered to over 4,600 residences and businesses Link to Plasrefine Recycling webpage which includes meeting notes from community engagement sessions, updated FAQs and project team contact details Community engagement sessions (online and in-person)
	Other local businesses: <ul style="list-style-type: none"> A&I Coatings Omya Austalia Dux Moss Vale Moss Vale Hay Sales Moss Vale Recycled Timber Building Centre Cromford Pipe Holdings Pty Ltd Elwood The Alp 	Moderate/Low	✓	✓				✓	✓					✓	<ul style="list-style-type: none"> Introductory letter notifying business about the proposal and offer a private briefing 2 page project newsletter hand delivered to over 4,600 residences and businesses Link to Plasrefine Recycling webpage which includes meeting notes from community engagement sessions, updated FAQs and project team contact details
Aboriginal stakeholders	Illawarra Local Aboriginal Land Council	High/Moderate		✓	✓		✓			✓	✓				<ul style="list-style-type: none"> Introductory letter notifying agency about the proposal and offer a private briefing Engagement undertaken during development of the Aboriginal Cultural Heritage Assessment Report Link to Plasrefine Recycling webpage which includes meeting notes from

Category	Stakeholders	Level of interest/ influence	Potential concerns and/or areas of interest												Method of engagement/outreach
			Traffic	Water	Biodiversity	Noise	Air	Waste	Amenity	Hazards	Heritage	Greenhouse gas	Feedstock	Other	
															community engagement sessions, updated FAQs and project team contact details – Community engagement sessions
Utilities and service providers	Jemena	Moderate/Low												✓	– Introductory letter notifying service provider about the proposal and offer a private briefing – Digital copies of all project collateral – Link to Plasrefine Recycling webpage which includes meeting notes from community engagement sessions, updated FAQs and project team contact details – Community engagement sessions
	Endeavour Energy	Moderate/Low												✓	
	National Broadband Network	Moderate/Low												✓	
Local interest groups	Local interest groups: – Regional Development Australia (Southern Inland) – Southern Highlands Chamber of Commerce and Industry – WinZero – Country Women's Association - Moss Vale branch – Country Women's Association - Moss Vale evening branch – Business Illawarra – Moss Vale and Rural Chamber of Commerce – SH&T Regional Group – TruGreen	Moderate/Low	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	– Meetings with members of the project team, as required – Digital copies of all project collateral – Link to Plasrefine Recycling webpage which includes meeting notes from community engagement sessions, updated FAQs and project team contact details – Community engagement sessions

4.2 Proposal risks

GHD has identified the below proposal risks that may arise when engaging with the community and stakeholders. These risks and proposed mitigation measures can be seen in Table 4.2.

Table 4.2 *Proposal risks and proposed mitigation measures*

Type of risk	Risk details	Specific mitigation measures
Health and safety	Community are alarmed by the increase of traffic volumes on the local road network (Beaconsfield Road) due to the increase of heavy vehicle movements.	<ul style="list-style-type: none"> – Communicate openly about traffic impacts and present information in a palatable way that stakeholders can understand, as part of the EIS
Health and safety	The community are alarmed by the increase of noise on the local road network (Beaconsfield Road) due to the increase of heavy vehicle movements.	<ul style="list-style-type: none"> – Ensure EIS outlines impact and includes details about mitigation measures that will be implemented as part of the proposal to minimise the impacts of noise generated by the increase of heavy vehicle movements.
Health and safety	The community are concerned that there may be increased indirect emissions into the atmosphere.	<ul style="list-style-type: none"> – Ensure key messaging includes details about the mitigation strategies that will be implemented as part of the proposal to minimise increasing indirect emissions
Health and safety	The community are concerned by the volume of the disinfectant solution that will be stored on proposal site.	<ul style="list-style-type: none"> – Ensure key messaging includes details about the quantities and types of dangerous goods that would be received and stored on the proposal site.
Health and safety	The community are concerned about the waste which will be generated from the construction and operation of the proposal	<ul style="list-style-type: none"> – Ensure key messaging includes details about mitigation measures that will be implemented as part of the proposal to minimise the waste being generated. Include information about the proposal helping to divert plastic waste from landfill, recover valuable materials and produce plastic products from plastic waste which would avoid greenhouse gas impacts.
Health and safety	The community are concerned about the disruption to habitat during the construction or operation of the proposal.	<ul style="list-style-type: none"> – Ensure key messaging outlines the environmental risks and includes details about the mitigation measures that will be implemented as part of the proposal to minimise any disruption to the habitat.
Health and safety	Community are alarmed by the transportation and storage of dangerous goods on site.	<ul style="list-style-type: none"> – Ensure key messaging prioritising community safety is included in all collateral. – Communicate openly about specialist assessments and present information in a palatable way that stakeholders can understand, as part of the EIS.
Reputational	Community and interest groups may be misinformed about proposal impacts and oppose the proposal.	<ul style="list-style-type: none"> – Ensure key messaging is clear on the proposal purpose and community benefits. – Ensure early and active engagement with directly affected parties from the beginning – take control and leadership of the issues likely to be amplified by local landholders and community leaders to circumvent rumour and speculation

In addition, the following mitigation measures will be employed across the whole proposal to assist in managing all risks listed above:

- Communicate in a timely manner about the potential residual impacts of the proposal
- Ensure key messaging includes details about mitigation measures that will be implemented as part of the proposal to minimise the impacts of traffic generated by the increase of heavy vehicle movements.
- Ensure key messaging includes details about the proposal location within the Moss Vale Enterprise Corridor.
- Provide a process which allows stakeholders to express and vent their concerns through a variety of different channels (e.g. information sessions, email, phone etc.)
- Be humble and empathetic
- Acknowledge and reframe those concerns as you heard them
- Validate genuine stakeholder concerns and comments. Correct inaccurate claims.
- Be clear about the proposal parameters and outline potential local impacts vs the greater proposal benefits
Develop key facts about the issues and make them available on the website. (i.e. through fact sheets and FAQs)
- Be responsive to enquiries.

5. Communication and engagement tools

When looking at methods of consultation, a wide variety of communication and engagement tools exist. Tools such as newsletters and project updates can be used throughout all phases of the planning process, whereas some tools, such as individual meetings, may be better suited to the scoping phase of engagement.

The aim is to ensure that Plasrefine Recycling can demonstrate to DPIE that their engagement approach aligns with the requirements of the Guidance of State Significant Projects Draft Guidelines: Community and Stakeholder Engagement (DPIE July 2021).

In line with the Guidelines, this CEP will commence engagement activities from the initial lodgement of the proposal in September 2020, to ensure all stakeholders are aware and informed as soon as possible.

Activities such as door knocking to neighbouring properties and letter box drops will kick off the engagement schedule and initiate conversations about the project early on.

Effective engagement will be achieved through providing regular updates across a range of channels such as project updates and Frequently Asked Questions documents and encouraging community feedback through the Community Input 1800 line and email address.

To combat any unforeseen impacts on in-person activities, innovative virtual solutions will be implemented to keep community consultation activities on track and available throughout the process.

We will encourage open and transparent communications with the Project Team, through the the Community Input 1800 line and email address, and commit to providing prompt turnarounds for responses to provide reassurance and trust to the community.

Table 5.1 identifies some of the tools and activities that Plasrefine Recycling can use to engage with the community.

Table 5.1 Communication tools and engagement activities

Community engagement	IAP2 spectrum – Public participation goal	Description
Communication tools		
Community line and email	Consult	A community enquiries phone line and email will allow for Plasrefine Recycling to receive calls and emails from the community, stakeholders or government agencies regarding the proposal. A commitment to respond to all enquiries within 24 hours or advise of additional time needed to investigate and provide responses. This contact information should be listed on all communication collateral to ensure that the community, stakeholders or government agencies are able to reach Plasrefine Recycling to share their concerns and/or provide feedback.
Project newsletter	Inform, consult	A project newsletter is used to communicate information about aspects of a project. It can be in either hard copy or electronic format (e.g. as a PDF on a webpage).
Project update	Inform	Project updates are used to provide specific information/updates about a project to a more targeted section of the community (e.g. this can include works notifications, changing of construction hours)
Letter box drops/mail outs/email blasts	Inform	Letter box drops/mail outs/email blasts include distributing letters/flyers to the community with information about a project. This information is usually a one-page flyer which has information about upcoming events or construction works notices.
Advertising (local newspaper)	Inform	Advertising in the local newspaper allows for the proposal to be promoted or for any upcoming events or notices to be broadcasted to the community.

Community engagement	IAP2 spectrum – Public participation goal	Description
Webpage	Inform, consult	<p>A project webpage can be set up to allow for the community to access information about the proposal and engagement opportunities at their own convenience.</p> <p>Details on the webpage can include:</p> <ul style="list-style-type: none"> Project overview (e.g. scope, timeline, planning approvals, impacts) Project updates around construction works Frequently Asked Questions (FAQs) Links to surveys Electronic enquiry forms Contact information
Frequently Asked Questions (FAQs)	Inform	Development of a frequently asked questions document that includes common questions from the community regarding the project. These can be published on the project website and/or emailed to the stakeholder database. Full details to be included in the Engagement Outcomes Report.
Engagement activities		
Briefings/Meetings (casual and formal)	Consult	Meetings can be conducted face-to-face, over the phone and/or via teleconferencing (e.g. Microsoft Teams). They can be adapted to suit the audience who are being consulted and the topic being discussed.
Community Information Session (CIS)	Inform, consult, involve	Community Information Sessions allow for the client to gather feedback and gain insight in understanding community concerns throughout the planning process. They also allow for the client to involve and collaborate with the community regarding any solution/management options.

Additional engagement activities will be undertaken in early 2022 in preparation and to support the public exhibition of the EIS. This is also in response to the high profile nature of this proposal and the community response to date. A further update to the CES will be made to reflect the additional activities.

6. Engagement program

6.1 Stakeholder engagement during the scoping phase

We understand that initial stakeholder engagement formally commenced in late May 2020 with the introduction of the proposal to Wingecarribee Shire Council. A high-level overview of activities proposed was presented and feedback and comments were sought. In August 2020, we note that a development enquiry was also submitted by Plasrefine Recycling to Wingecarribee Shire Council, as can be seen in Appendix A.

Based on the initial stakeholder screening undertaken by Plasrefine Recycling and GHD, a tactical action plan has been developed to ensure that all engagement activities and objectives are achieved. This plan has been updated to reflect the additional engagement activities implemented in direct response to the COVID-19 public health order and subsequent restrictions (see 6.2 for more detail). This can be seen in Table 6.1.

Phase 1, 2 and 3 are included within GHD's program of activities. GHD recommends that Phase 4 is undertaken after the exhibition period of the EIS.

6.2 COVID-19 impacts

A significant portion of the original engagement program has been affected by COVID-19 restrictions and rapid changes to the Public Health Order in NSW. Despite not being able to travel to see the Moss Vale community, other communications channels were explored in order to keep engagement going and information flowing to relevant stakeholders.

To mitigate the impacts on in-person engagement and consultation opportunities, GHD was able to adapt and implement virtual engagement sessions to ensure the community remained updated and informed throughout. All efforts were made to maintain engagement throughout the restrictions and resume in-person activities as soon as allowed. GHD also has a number of other virtual tools ready to use, for example MURAL and Slido should future virtual engagement be required for this project.

Full details of the engagement activities undertaken are included in the Engagement Outcomes Report.

Table 6.1 *Tactical action plan*

Phase	Phase 1: EIS Scoping Report preparation and lodgement	Phase 2: EIS preparation and lodgement	Phase 3: Public exhibition	Phase 4: Post-exhibition
Objective	To inform Wingecarribee Shire Council about the proposal and to understand ensure that the feedback provided is addressed in the planning design and assessment of the proposal.	The objectives of this phase are: <ul style="list-style-type: none"> – To inform stakeholder groups and sensitive receptors through targeted engagement about the proposal and seek interest in being involved in the proposal. – To open communication channels with stakeholders and the community 	The objectives of this phase are: <ul style="list-style-type: none"> – To allow for stakeholders and the community to make formal submissions on the proposal which will inform the Stakeholder Engagement Outcomes Report – To help the community make informed submissions 	The objectives of this phase are: <ul style="list-style-type: none"> – To assist Plasrefine Recycling to conduct further engagement if required to clarify issues of concern and seek feedback of proposed updates to proposal – Analyse community submissions and provide responses
Key engagement tasks	<ul style="list-style-type: none"> – Introduction of proposal to Wingecarribee Shire Council Submission of Development Enquiry to Wingecarribee Shire Council (Appendix A). 	<ul style="list-style-type: none"> – Introductory letters to residences and businesses within close proximity to the proposal site – Introduction of the proposal to Government agencies – Preparation of a CES that includes a Tactical Action Plan (TAP) – Briefings/Meetings (targeted engagement) with stakeholders – 2 page project newsletter letterbox drop – Door knocking – Community Information Sessions (both online and in-person) and minutes published on project website – Detailed project FAQ document (and 1 update) – Developing a communication log to record all community and stakeholder interactions 	<ul style="list-style-type: none"> – Preparation of text for paid advertising in local newspapers or social media to notify of the EIS display period and 'how to make a submission'. – Preparation of Stakeholder Engagement Outcomes Report. – Keep a record of all community and stakeholder interactions – Keep a record of all feedback and the outcomes shared to inform the final development of the EIS 	<ul style="list-style-type: none"> – Review community submissions received and analyse key issues raised – Coordinate further engagement, if required

Phase	Phase 1: EIS Scoping Report preparation and lodgement	Phase 2: EIS preparation and lodgement	Phase 3: Public exhibition	Phase 4: Post-exhibition
Outcomes	<ul style="list-style-type: none"> – Wingecarribee Shire Council are engaged on the proposal and engagement opportunities – Key issues/concerns are identified for consideration – Relationship with Wingecarribee Shire Council is developed 	<ul style="list-style-type: none"> – Focus on establishing relationships and informing the community and relevant stakeholders about the proposal. – Identify any opportunities and constraints and capture concerns early on in the process. – For the community to understand the impacts which are being assessed, when the project is likely to be on exhibition and how to make a submission 	<p>Identify updates and changes to relevant technical areas since the community and stakeholders were last consulted.</p> <p>For the community to understand when the project is likely to be on exhibition and how to make a submission</p> <p>To ensure submissions are addressed and considered</p>	

7. Communication protocols and reporting

7.1 Reporting

To ensure that all interactions with the community and stakeholders are captured and recorded, the outcomes of each engagement and consultation activity will be reported back to the project.

The proposal email address (community.input@ghd.com) and toll-free phone number (1800 810 680) was established in September 2020 to enable accessible, two-way information exchange opportunities for everyone, including those who could not access project information online. The proposal email and toll-free phone number is listed on Plasrefine Recycling's website, all engagement collateral and in the project team's email signatures.

This line is open 24 hours a day, seven days a week. Community and stakeholder engagement advisors take calls and direct queries to the appropriate subject matter expert for a response.

Minutes and questions from all public community engagement and consultation activities will be published on the project website and shared via the email mailing list. Full details will be included in the Engagement Outcomes Report.

7.2 Stakeholder engagement outcomes report

Upon the completion of the engagement activities in Phases 1, 2 and 3 outlined in Table 6.1 a Stakeholder Engagement Outcomes Report will also be prepared. This document will form a chapter in the EIS documentation and will be made public.

This report will include:

- A summary of the engagement activities as detailed in the engagement program, and how the community and stakeholders participated in preparation of the EIS
- All the issues, concerns or feedback which were raised during these engagement activities and how they have been addressed in the EIS.

Appendix A

**Development enquiry submitted to
Wingecarribee Shire Council**



14 August 2020

Planning Officer
Wingecarribee Shire Council
PO Box 141
Moss Vale NSW 2577

Our ref: 12524108-51217-72

Dear Sir/Madam

Proposed plastics reprocessing facility, Moss Vale Development enquiry

GHD has been engaged by our client Plasrefine Recycling Pty Ltd (Plasrefine Recycling) to prepare this letter to Wingecarribee Shire Council as an attachment to the Development Enquiry form. Plasrefine Recycling is in the planning stage of a proposal to construct and operate a plastics reprocessing facility (the development) at 74-76 Beaconsfield Road, Moss Vale (the site, as shown in Figure 1).

As the development has a capital investment value of more than \$30 million, the development would be classified as State Significant Development under the provisions of Schedule 1 Clause 10 of *State Environmental Planning Policy (State and Regional Development) 2011*. The Minister for Planning and Public Spaces would be the consent authority.

Notwithstanding the above, the purpose of this letter is to brief Council on the proposal, and seek any comments Council may have on the proposal. This letter follows conversations with Council planning officers on 29 May 2020, 1 June 2020 and 17 July 2020.

In addition, our client would appreciate a better understanding of the reasons behind the refusal of the previous development application for the site (DA19/1525). This will assist in planning the proposed development.

Advice on the alignment of this proposal with Council's objectives for the Moss Vale Enterprise Corridor would also be appreciated.

1 Proposal description

Plasrefine Recycling proposes to construct and operate a 120,000 tonne per year mixed plastics recycling facility at the site shown in Figure 1, within the Enterprise Zone. The facility would use leading edge technology to separate mixed plastics into different types and convert them to marketable forms such as flakes and pellets. Additional processing of some plastics into specific products may also take place on site. The entire process would be environmentally friendly.

The facility would fill a gap in mixed plastic processing capacity in Australia. It would assist NSW councils, industry and residents to close the loop on plastics which are a key material for food and drink packaging, and have not been managed in the most sustainable manner due to lack of ability to locally separate and reprocess mixed plastics.

2 Site access and services

At present, the site only has road access via the unformed east-west road, Braddon Road, originating at the northern end of Beaconsfield Road. GHD has reviewed Council's *Section 94 Developer Contributions Plan for the Moss Vale Enterprise Corridor 2013 to 2050* and notes that Figure 3 in the plan shows a proposed east-west public access road that includes Braddon Road, and would link Braddon Road to Lackey Road.

It would be appreciated if Council could provide details about the timing of land required to be purchased to permit construction of this road. This would avoid the need to use Beaconsfield Road as the main access to the site. Figure 1 shows the section of road (once constructed) that could be used by our client to access their site via Lackey Road.

The plan also shows a proposed north-south public access road, which runs along the eastern edge of our client's site. Water and sewer mains run along this proposed north-south road along the western boundary of the site, and the water main continues along Braddon Road.

An electricity zone substation exists on Douglas Road that may be suitable for connection to the site. This may require power lines to be extended south from Douglas Road, along the proposed north-south road, and would involve crossing the railway line.

Gas mains run along Douglas and Collins Roads, and could be connected to the site if a new gas main could be run along the proposed north south road. This would again require crossing of the railway line.

Could Council please advise if it has any comments on the proposed road access, and any preferences in relation to connecting the site to the services mentioned above? We expect that Council may have already considered in its planning how such services would be provided to the Enterprise Zone.

The electricity and gas connections made to service our client's site could potentially also be accessed by other sites in the Enterprise Zone.

Any suggestions that Council may have in relation to possible alternatives for servicing or accessing the site would be appreciated.

Kind regards

Sofie Mason-Jones

Manager – Environment Planning & Assessment
02 9239 7977

Appendix B

**Undertaking Engagement Guidelines for
State Significant Projects – July 2021**

Undertaking Engagement Guidelines for State Significant Projects

July 2021



Find out more:

www.dpie.nsw.gov.au

Title: Undertaking Engagement Guidelines for State Significant Projects

First published: July 2021

Acknowledgements

Cover image: A building certifier points scaffolding out to her colleagues on a building site.

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1. Purpose of these guidelines

These guidelines help set out the requirements for effective engagement on State significant projects in NSW, recognising that effective engagement requires everyone involved to do their part, at the appropriate stage in the process. They outline the actions the Department of Planning, Industry and Environment (the Department) will take, identify opportunities for the community to participate, and set out requirements for proponents.

In particular, these guidelines provide guidance to proponents on:

- planning their approach to engagement
- undertaking engagement to inform the development of the proposal and contribute to better planning outcomes
- reporting back and demonstrating how engagement has shaped the project being assessed.

This guidance will help proponents to carry out engagement that is meaningful, proportionate and tailored to the needs of the community, councils and government agencies as well as outlining the statutory context that ensures the community can participate in planning and assessment.

These guidelines apply to all applications for State significant development (SSD) and State significant infrastructure (SSI).

Note: The Secretary's Environmental Assessment Requirements (SEARs) for State significant projects will require the proponent to demonstrate how the engagement they have undertaken is consistent with these guidelines.

1.1 Relationship to other guidelines

These guidelines should be read in conjunction with the Department's *Community Participation Plan* and relevant specialist guides, including the *State Significant Development Guidelines*, the *State Significant Infrastructure Guidelines*, *Aboriginal Cultural Heritage Consultation*

Requirements for Proponents and the *Social Impact Assessment Guidelines for State Significant Projects*.

The Department's *Community Participation Plan* is an overarching document which describes the community participation activities the Department undertakes on behalf of the Minister for Planning and Public Spaces and the Department's Secretary under the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Department's *Community Participation Plan* explains how and when the community can participate in planning and sets out community participation objectives. It also provides important information about mandatory community participation requirements for public exhibition, including minimum exhibition timeframes.

The Department's *Community Participation Plan* does not apply to other NSW planning authorities, such as the Independent Planning Commission, which determines some SSD. This is because the Commission undertakes engagement in accordance with its own Community Participation Plan.

These guidelines complement the *Community Participation Plan* by providing more detailed information about the purpose and expectations for engagement on State significant projects, and the benefits that can result.

Information on how to make a submission is included in the *State Significant Development Guidelines* and the *State Significant Infrastructure Guidelines*.

The Department's *Social Impact Assessment Guidelines for State Significant Projects* detail how social impacts should be identified, evaluated and managed, fostering transparency and giving greater certainty to both proponents and the community in order to potentially achieve a variety of mutually beneficial outcomes. The *Social Impact Assessment Guidelines for State Significant Projects* are complementary to these guidelines and include specific examples and references around best practice engagement.

2. Overview of engagement on State significant projects

The Department and the proponent are both required to engage with the community, councils¹ and government agencies on State significant projects. For the purposes of these guidelines, the 'community' is broadly defined as the people and groups that are interested in, or affected by a State significant project, such as local residents, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies, and businesses.

Generally speaking, engagement will involve informing and consulting with the people and groups who are interested in, or affected by, proposed changes to an area, and obtaining expert advice from relevant councils and government agencies. It can involve informal, casual and innovative processes.

Effective engagement underpins a transparent and fair environmental assessment. Careful consideration of diverse viewpoints can help achieve good planning outcomes and avoid unintended negative impacts on communities, the environment, the economy or Government.

2.1 Department-led engagement

The Department's approach to engagement on State significant projects is largely driven by the Department's *Community Participation Plan* and legislative requirements in the EP&A Act and EP&A Regulation. This legislation sets out mandatory community participation requirements and seeks to ensure procedural fairness (see section 5.2 for further information).

Community participation objectives

The Department has developed community participation objectives to embed best practice engagement in all its planning functions. The Department will apply these objectives when engaging with the community during the environmental assessment of State significant projects.

Department-led engagement will be:

- open and inclusive
- easy to access
- relevant
- timely, and
- meaningful.

The Department's *Community Participation Plan* provides further information about these principles and includes examples of actions the Department will undertake to achieve these objectives.

2.2 Proponent-led engagement

The Department expects proponents to adopt the Department's community participation objectives when engaging on State significant projects.

The proponent must also comply with the SEARs for the project and have regard to the requirements set out in these guidelines. The proponent of a State significant project (including projects that receive industry-specific SEARs²) will be required to detail the engagement undertaken during the preparation of the environmental impact statement (EIS) and demonstrate how the engagement was consistent with these guidelines.

¹ Engagement with councils should include the council in which the project is located and any adjoining councils that are likely to be interested in or affected by the project, particularly when the project is close to an LGA boundary.

² If an SSD project is wholly permissible on the site, would not meet the criteria for designated development (if it was not SSD), and is not for a concept development application, then it will be eligible for industry-specific SEARs and a scoping report is not required to be prepared to inform the preparation of the industry-specific SEARs. See the *State Significant Development Guidelines* for further information.



Is community support essential for a project to proceed?

Engagement is about transparency and fairness.

Engagement is not about doing what everyone wants.

It is about identifying and understanding the competing needs and priorities of all those with an interest in a project, and demonstrating how these needs and priorities have been considered.

Engagement does not mean 'asking' the community for permission for the project to proceed.

However, proponents do need to demonstrate that they understand what concerns, issues and impacts a project may have for those who live close to a development.

Local residents have a right to object to changes in their neighbourhood.

Engagement is about facilitating a civil dialogue that can explore whether differences can be addressed and needs met. If this doesn't happen, clear reporting should show why this is not possible, together with an identification of what has changed and why.

Engagement is not about making a project more complicated, costly or creating red tape.

It is about engaging early, so the issues are known, and providing transparency about how these issues have been considered.

3. Guidance for proponents

The Department expects proponents to consider the core values and public participation spectrum of the *International Association of Public Participation* (IAP2) when developing their engagement strategy.

To facilitate effective engagement, proponents will be expected to:

- provide clear and concise information about the project and its impacts
- implement activities that encourage and facilitate participation
- report back on what was heard, what has or hasn't changed, and why.

Proponents should tailor their engagement activities so information is appropriate in content and context for the audience. Engagement also needs to be proportionate to the scale, likely impacts and likely level of community interest in the project.

This chapter sets out the key factors proponents should consider when developing their engagement strategy.

3.1 Plan early

State significant projects vary considerably in size, scale and impact. Many projects are large, operate over long periods of time, and deliver outcomes that extend beyond site boundaries. A proponent should plan its approach to engagement early in the project formation or scoping phases. This enables the proponent to:

- identify the people and groups who may have an interest in or be affected by the project
- consider the level of influence participants can have on elements of the project
- consider the kinds of activities that will be appropriate, proportionate, effective and practical to support robust and rigorous engagement.

3.2 Engage as early as possible

Engagement is most effective when it commences early in the planning process. Early input, even at the site selection or scoping phase of a project, allows potential issues to be identified, avoided or managed without significant cost or delay.

Engagement gives the proponent the opportunity to hear from those that support or are concerned about a project. By engaging early, the proponent can often capture important historical information and/or environmental observations that are often not available via traditional research and technical studies.

For projects that are eligible for industry-specific SEARs, the SEARs will require the proponent to engage with the community, councils and key agencies during the preparation of the EIS. The outcomes and findings of this engagement must be incorporated into the EIS.

For all other State significant projects that receive project-specific SEARs, engagement may commence during scoping or as part of an earlier planning process (see section 3.6). The scoping report must include an early indication of community views and details of the engagement that will be carried out during the preparation of the EIS. The *State Significant Development* and *State Significant Infrastructure Guidelines – Preparing a Scoping Report* provide more detailed information for proponents.

Engagement should continue throughout the exhibition, assessment, construction and operation of a project.

3.3 Ensure engagement is effective

Proponents should remember that high quality planning outcomes rely on effective engagement.

Effective engagement occurs when the community, councils and government agencies have the information they need to understand a project and its impacts, and are given the opportunity to participate in a meaningful way. Effective engagement can give a proponent first-hand insight into what people value and how they expect a project will affect them.

When engagement is carried out in an effective and meaningful way, productive working relationships that enable important conversations between all parties with an interest in a project can be established. This in turn can provide the foundation for good planning decisions.

While this does not guarantee consensus, effective engagement means the community acknowledges the assessment was fair and transparent and understands how various and diverse views and concerns were considered, and how those views shaped the final design of the project.

To facilitate meaningful engagement, the proponent should show how feedback was considered and how it influenced the final shape of the project.



3.4 Ensure engagement is proportionate to the scale and impact of the project

The proposed engagement activities for a State significant project should be proportionate to the scale and likely impacts of the project and the likely interest the community might have in the project.

Proportionate engagement is important so that the engagement is meaningful, prevents consultation fatigue and ensures reasonable costs and time implications.

Proportionate engagement relates to the:

- scale and likely impacts of the project
- geographic reach of engagement
- number of activities (including the number of tailored activities, for specific groups)
- stages of engagement.



3.5 Be innovative

The way people are engaging with news and media is rapidly changing. The proponent's choice of technique and platform will depend on the objective of the engagement.

The Department encourages proponents to use innovative approaches to engagement to enable participation from a broad spectrum of community members. This can include the use of multiple channels such as traditional print, in person and digital. Digital forms of engagement through the major projects website³ and other platforms such as social media, private websites and online meetings will continue to be increasingly important.

The Department also encourages proponents to maximise engagement through current and emerging platforms. Innovative engagement methods may include video, infographics, animations, digital visualisations, online forums and virtual consultation events or spaces. Consideration should be given to the need for translators and interpreters where appropriate.

Engagement will continue to evolve and it is expected that proponents will use the most effective methods at any given point in time.

Information on useful engagement techniques can be found in the Department's *Social Impact Assessment Guidelines for State Significant Projects*.

3.6 Be open and transparent about what can be influenced

Early planning for some State significant projects may have commenced through other planning processes such as strategic planning, including regional, district and local planning, precinct or master planning or other Government strategies.

Projects may have also been subject to Infrastructure NSW's *Infrastructure Investor Assurance Framework*, or other business cases or feasibility studies. These processes may have informed preferred options for project delivery. Where relevant, the proponent should summarise these processes and key decisions, including the outcomes of any previous engagement and how that has influenced the project.

³ The major projects website forms part of the NSW Planning Portal

The proponent should also identify the elements of the project that can be influenced or shaped by the community during the environmental assessment. These could relate to the design of the project or the management and mitigation measures that can be implemented. For example:

- site positioning – setbacks, access, screening, landscaping, shadowing
- design – height, scale, shadowing, noise mitigation, visual impact
- operations – hours, access, accessibility, activities
- opportunities – shared facilities, employment, training, social and cultural value, public art, community and cultural opportunities and contributions
- place – precinct and place design, enhancement, landscape, public domain, public uses, community facilities, place furniture, installations, community and public art.

3.7 Implement the community participation objectives

State significant projects, by their very nature, are likely to impact or attract interest from a diverse range of people and groups.

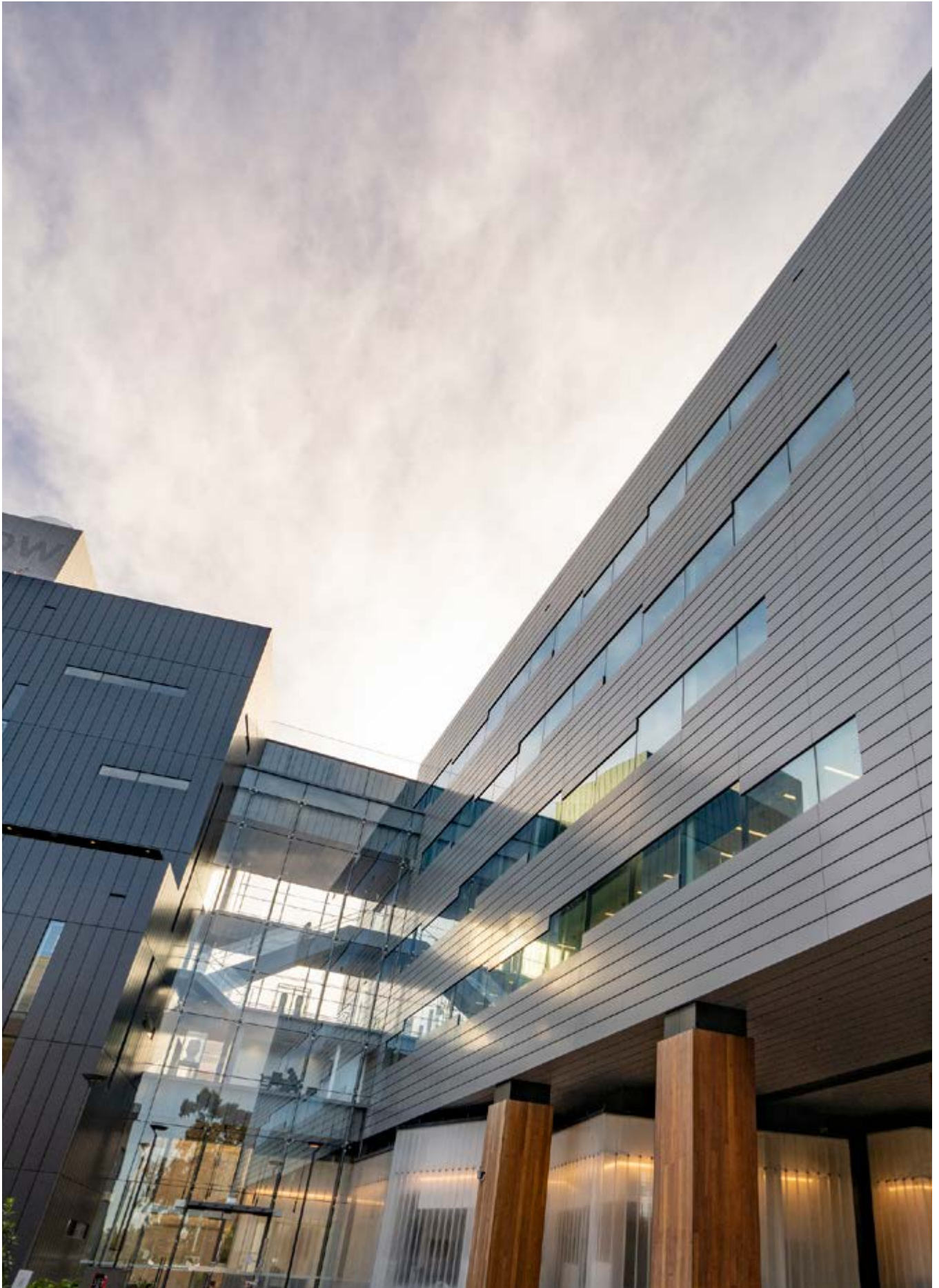
To engage effectively, a proponent should:

- identify the people or groups who are interested in or are likely to be affected by the project
- use appropriate engagement techniques. This is particularly important when engaging with specific groups, such as Aboriginal and Torres Strait Islander groups, where engagement should be a discrete, planned activity undertaken by and with experienced Indigenous engagement specialists
- ensure the community are provided with safe, respectful and inclusive opportunities to express their views
- involve the community, councils and government agencies early in the development of the proposal, to enable their views to be considered in project planning and design



- be innovative in their engagement approach and tailor engagement activities to suit the:
 - context (e.g. sensitivity of the site and surrounds)
 - scale and nature of the project and its impacts
 - level of interest in the project
- provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with
- clearly outline how and when the community can be involved in the process
- make it easy for the community to access information and provide feedback
- seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns
- provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions
- be able to demonstrate how the demography of the area affected has been considered in how and what engagement activities have been undertaken.

More detailed information on the expectations for engagement at each phase in the environmental assessment is provided in Appendix A.



4. Requirements to engage

It is an object of the EP&A Act that opportunities for community participation are provided in planning and assessment. This object is supported by a series of statutory requirements embedded in the EP&A Act and the EP&A Regulation, including specific requirements relating to environmental assessment.

There are statutory requirements that set minimum standards and expectations for procedural fairness as well as statutory tools that give the Department the ability to compel proponents to undertake certain engagement activities to facilitate a better planning outcome. These requirements and the tools which the Department can use to drive better engagement are described in more detail below.

4.1 Statutory tools requiring the proponent to engage

Secretary's Environmental Assessment Requirements (SEARs)

The SEARs identify the information that must be provided in the EIS, including the community engagement that must be carried out during the preparation of the EIS. They seek to ensure that the level of engagement is proportionate to the scale and likely impacts of the project.

If an SSD project is eligible for industry-specific SEARs, the SEARs will require the proponent to engage with the community, relevant councils and government agencies during the preparation of the EIS. The proponent will also be required to document how they have considered and responded to the issues raised and how the project has changed in response to that feedback.





All other State significant project applications will require project-specific SEARs, where the engagement requirements will be tailored to the specific circumstances of the project. To inform the setting of project-specific SEARs, the proponent must submit a scoping report to the Department with its SEARs application. The scoping report must give an early indication of community views on the project and identify what engagement will be carried out during the preparation of the EIS.

Requiring a response to submissions following public exhibition

After the public exhibition period, the Department will ask the proponent to respond to the issues raised in submissions. The proponent will prepare a submissions report which analyses the issues raised and describes the actions that have been taken to address those issues.

The report will help the community, councils and government agencies understand how the issues they raised have been addressed by the proponent. It will also help the decision-maker to evaluate the merits of the project.

Conditions of approval

The conditions of approval can require the proponent to conduct further engagement during detailed design, construction, operation, decommissioning and/or rehabilitation of the project, as relevant. The proponent may be required to establish a community consultative committee (CCC).

4.2 Statutory requirements

Making information publicly available

The EP&A Act and EP&A Regulation include provisions to make important project documents publicly available on the major projects website. This ensures the community has access to the information they need to understand the project and its impacts.

The Department will publish the SEARs, EIS, submissions received during the public exhibition period, the proponent's response to submissions, the Department's assessment report, the decision to approve or refuse the project and any conditions of approval on the major projects website. The Department must also publish the reasons for the decision.



Consulting with relevant councils and government agencies

SSD applications that are wholly permissible, not designated development, and not a concept development application will be eligible to apply for industry-specific SEARs. These SEARs have been developed by the Department in consultation with relevant government agencies, and are tailored for each type of development. Further consultation will occur if any material changes to the industry-specific SEARs are proposed.

If the project doesn't meet the criteria for industry-specific SEARs, the Department will develop project-specific SEARs in consultation with relevant council/s and government agencies.

When a State significant project application is lodged, the Department will notify public authorities that may have an interest in the determination of the application.

Mandatory public exhibition timeframes

The EP&A Act requires an EIS for a State significant project to be publicly exhibited on the major projects website for a minimum period of 28 days. For SSD applications, adjoining landowners or occupiers must also be notified⁴.

For SSD modification applications and requests to modify SSI approvals that involve greater than minimal environmental impact, the Department will publicly exhibit the application and modification report for at least 14 days before the Department completes its assessment of the application. The Department will also give public notice of the exhibition in accordance with the relevant statutory requirements.

Where an amendment report and/or preferred infrastructure report is submitted in relation to a State significant project that has already been exhibited, the Department will need to consider if there is a material environmental impact beyond the impacts expected by the initially proposed project in determining whether the amendment report and/or preferred infrastructure report will

4 Notification is not required for applications for public notification development

be publicly exhibited. If the amendment report and/or preferred infrastructure report is to be publicly exhibited, the Department will do so for at least 14 days before completing its assessment.

During the public exhibition period/s, the community will be invited to make written submissions on the project. The Department will publish these submissions on the major projects website.

Consideration of community views

When determining a project, the decision-maker is required to consider the issues raised in submissions regardless of who the submitter is or the number of submissions received. The decision-maker must also provide reasons for the decision, including how submissions were taken into account.

Coordinating input from key stakeholders and weighing up the merits of the project

The Department will co-ordinate the detailed assessment of a State significant project with key State and Commonwealth agencies, such as the *Environment Protection Authority*, *Transport for NSW*, *Regional NSW*, and the Commonwealth *Department of Agriculture, Water and the Environment* as required.

The Department will follow its *Interagency Engagement Framework* when engaging with other government authorities.

The Department will also work with councils to ensure local and regional issues are fully considered in the detailed assessment.

It is the Department's role to consider all of the information provided in its evaluation of the merits of the project. In undertaking this evaluation, consideration will be given to all relevant matters, including the likely impacts of the project, and the issues raised in submissions.

The Department will document its findings in its assessment report and make a recommendation to the decision-maker.

4.3 Commonwealth Environmental Matters

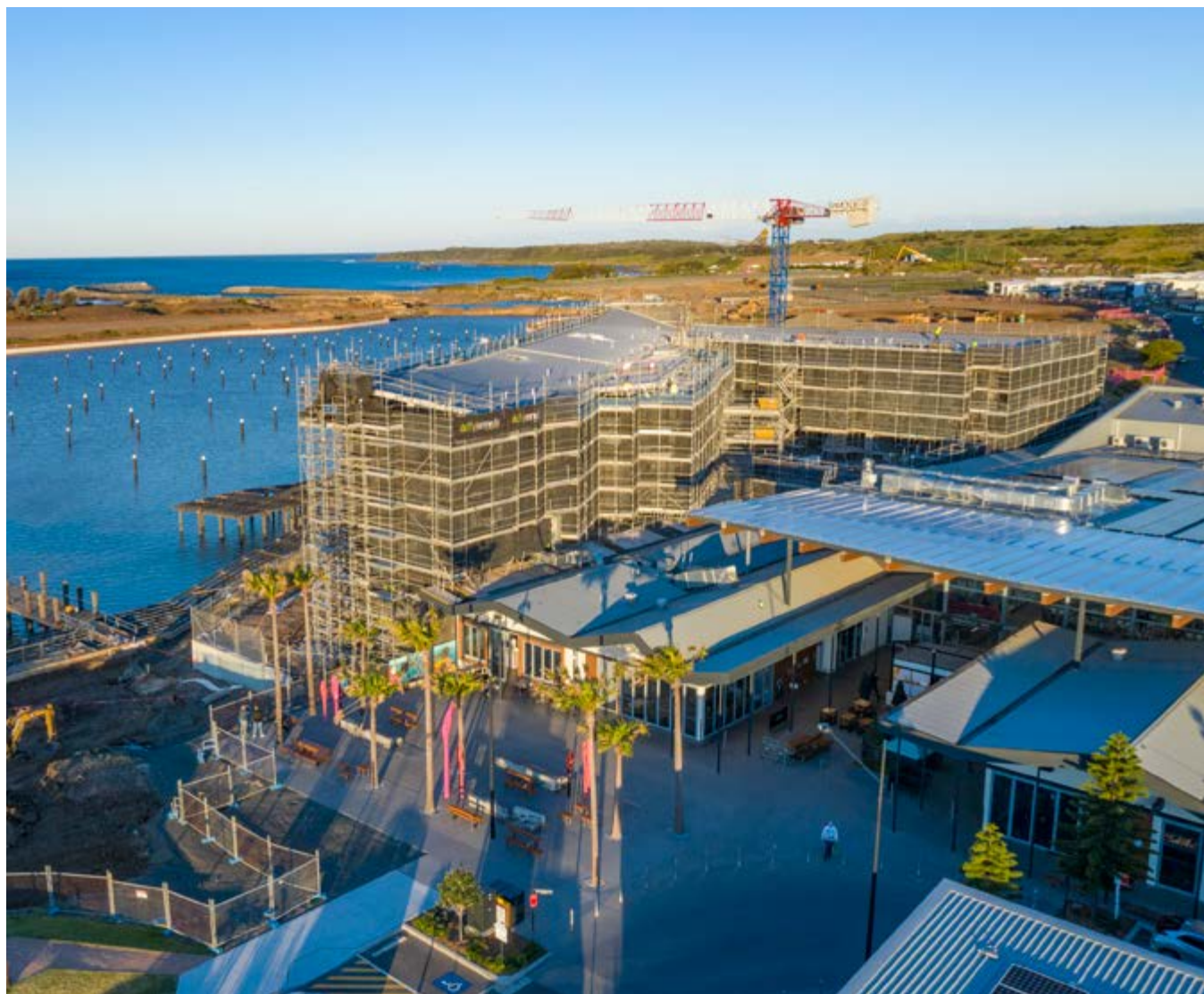
Certain developments also require approval under the Australian Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The NSW and Australian Governments have entered into an Assessment Bilateral Agreement that enables the streamlining of environmental assessment, and in some cases approval. This removes duplication by allowing the state to conduct environmental assessments on behalf of the Australian Government.

All State significant projects being assessed on behalf of the Australian Government (including minor modifications) are required to undergo public exhibition for at least 28 days and need to be published in a newspaper circulating generally in each State and Territory.

The Department and the Australian Government are required to jointly seek advice from the *Independent Expert Scientific Committee* (IESC) for all large coal mining and coal seam gas developments. The Department may also seek advice from other expert advisory bodies established under the EPBC Act or from the Australian Government. This includes guidance in relation to assessing the impacts on Ramsar wetlands, world and national heritage areas and migratory species etc.

5. Glossary

Application	This may mean an application seeking development consent for a State significant development project under Part 4 of the EP&A Act, an application to modify an approved State significant development consent under sections 4.55 or 4.56 of the EP&A Act, an application seeking approval for a State significant infrastructure project under Division 5.2 of the EP&A Act, a request to modify an approved State significant infrastructure project under section 5.25 of the EP&A Act, or a request to modify an approved concept plan for a Transitional Part 3A project under the former section 75W of the EP&A Act.
Community	Anyone affected by or interested in State significant projects in NSW, including: individuals, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies, businesses.
Council	The relevant council where the project is located.
Decision-maker	The consent authority for a State significant development application, the approval authority for a State significant infrastructure project application, or the approval authority for a Transitional Part 3A application. This may include the Minister or the Independent Planning Commission.
Department	Department of Planning, Industry and Environment.
Engagement	Ensuring that those who have an interest in or are affected by a project have the information they need and the opportunity to have their say.
Environmental impact statement (EIS)	An environmental impact statement prepared by or on behalf of the proponent for a State significant project (see the <i>State Significant Development Guidelines</i> and <i>State Significant Infrastructure Guidelines – Preparing an Environmental Impact Statement</i>).
EP&A Act	Environmental Planning and Assessment Act 1979.
EP&A Regulation	Environmental Planning and Assessment Regulation 2000.
Feedback	Material that is provided to the Department or proponent outside of a public exhibition period, including material received through social media or other public forums.
Major projects website	www.planningportal.nsw.gov.au/major-projects
Modification	Changing the terms of an approved State significant project, including revoking or varying a condition of approval or imposing additional conditions. A modification requires approval under the EP&A Act.
Planning Secretary	The Secretary of the Department (or his/her delegate).
Proponent	The applicant seeking development consent for a State significant development project or to modify an approved State significant development project under Part 4 of the EP&A Act, the proponent seeking approval for a State significant infrastructure project or to modify an approved State significant infrastructure project under Division 5.2 of the EP&A Act, or the proponent seeking to modify an approved concept plan for a Transitional Part 3A project with an approved concept plan under the former section 75W of the EP&A Act.
Scoping	The process of identifying the matters that require detailed assessment in an EIS and informing the setting of SEARs for State significant projects.



SEARs	The Planning Secretary's environmental assessment requirements for the preparation of an EIS for a State significant project.
State significant development (SSD)	Development that is declared to be State significant development under section 4.36 of the EP&A Act.
State significant infrastructure (SSI)	Development that is declared to be State significant infrastructure under section 5.12 of the EP&A Act.
State significant project (project)	Refers to both State significant development (SSD) and State significant infrastructure (SSI) projects. For the purposes of these guidelines, a reference to SSI includes critical State significant infrastructure (CSSI).
Submission	A written response from an individual or organisation, which is submitted to the Department during the public exhibition of an EIS, amendment report, preferred infrastructure report or modification report for a State significant project.

Appendix A – Requirements for engagement

Table 1 outlines the requirements for the proponent to engage with the community, councils and government agencies at each phase of the environmental assessment. The table also outlines actions the Department will take as well as setting out opportunities for the community to participate at each phase.

Table 1: Engagement at each phase in the environmental assessment	
Phase	Expectation
Project is being scoped	
Scoping	<p>The proponent must:</p> <ul style="list-style-type: none"> • identify any early engagement that has been carried out that is relevant to the project (e.g. engagement undertaken as part of a prior planning process) • identify the key stakeholders for further engagement (i.e. individuals, special interest groups, councils and government agencies with an interest in or likely to be affected by the project) • plan how they intend to engage with the community, council and government agencies, so that the engagement is proportionate to the scale and nature of the project and the likely level of community interest in the project. <p>The community is able to:</p> <ul style="list-style-type: none"> • take up any early engagement opportunities to understand the project • provide feedback to the proponent about aspects of the project which they support, do not support, or wish to be adjusted • provide clear reasons for any concerns to enable the proponent to consider possible alternative approaches to address the issues • alert the proponent to any matters they feel have not been considered.
Application for SEARs	<p>The Department will:</p> <ul style="list-style-type: none"> • consult with relevant government agencies and councils when preparing project-specific SEARs, including any requirements for engagement during the preparation of the EIS.
SEARs are issued and EIS is being prepared	
SEARs are issued	<p>The Department will:</p> <ul style="list-style-type: none"> • publish the SEARs on the major projects website and notify the relevant council if industry-specific SEARs have been issued.

Table 1: Engagement at each phase in the environmental assessment

Phase	Expectation
Preparing the EIS	<p>The proponent must:</p> <ul style="list-style-type: none"> • implement any engagement activities required by the SEARs (including engagement with relevant government agencies, council and the community) • inform the community about the opportunities to engage • explain how community feedback will be considered and documented • provide relevant information in plain English so that potential impacts and implications can be readily understood • be clear about the level of influence engagement will have by identifying what elements can be changed as a result of feedback • give the community the opportunity to voice their concerns or share local knowledge so that this information can be considered early on in the planning, design and assessment • consider the issues raised by the community, council and relevant government agencies when making project refinements and accurately reflect how these issues have been addressed in EIS documentation • keep the community, council and relevant government agencies informed with up-to-date information on the project. <p>The community is able to:</p> <ul style="list-style-type: none"> • seek clarification about the project and its impacts • provide timely feedback to the proponent about aspects of the project which they support, do not support or wish to be adjusted • provide clear reasons for any concerns to enable the proponent to consider possible alternative approaches to address the issues.
EIS is lodged	
The EIS is lodged	<p>The Department will:</p> <ul style="list-style-type: none"> • advise the proponent if additional information is required in the EIS, prior to exhibition • co-ordinate the detailed assessment of the project with key State and Commonwealth agencies – such as the <i>Environment Protection Authority</i>, <i>Transport for NSW</i>, <i>Regional NSW</i>, and the Commonwealth <i>Department of Agriculture, Water and the Environment</i> – in accordance with government legislation, plans, policies and guidelines • work with councils to ensure local and regional issues are fully considered in the detailed assessment.
EIS is exhibited	
Formal Exhibition	<p>The Department will:</p> <ul style="list-style-type: none"> • publish the EIS and supporting documentation on the major projects website • notify the public exhibition in accordance with the requirements in the EP&A Act and the EP&A Regulation • in some cases, arrange for a community information session during the exhibition period to explain the assessment and submission process and to listen to community views on the project. <p>The community is able to:</p> <ul style="list-style-type: none"> • make a submission in support of the project, commenting on aspects of the project or objecting to the project.
Exhibition Closed	<p>The Department will:</p> <ul style="list-style-type: none"> • publish any submissions, including agency advice received during the exhibition phase on the major projects website • provide the submissions to the proponent for consideration.

Table 1: Engagement at each phase in the environmental assessment

Phase	Expectation
Proponent responds to submissions	
Proponent's response to submissions	<p>The proponent is expected to:</p> <ul style="list-style-type: none"> carefully consider and respond to the issues raised in submissions in a submissions report. <p>The Department will:</p> <ul style="list-style-type: none"> publish the submissions report on the major projects website.
Proponent amends project application (optional)	
Proponent prepares an amendment report	<p>The proponent must:</p> <ul style="list-style-type: none"> if relevant, submit a request to the Department to amend the project (along with an amendment report) that contains a description of the proposed amendments. <p>The Department will:</p> <ul style="list-style-type: none"> consider the nature of the amendments and decide whether to accept the proposed amendments publish the amendment report on the major projects website consider whether to publicly exhibit the amendment report for at least 14 days if the amendments involve a material environmental impact beyond the impacts expected by the initially proposed project publish all submissions and ask the proponent to respond to the issues raised in submissions (if the amendment report is exhibited). <p>The community is able to:</p> <ul style="list-style-type: none"> read the amendment report and make a submission on the amended project (if it is exhibited).
Proponent submits preferred infrastructure report (if requested by the Planning Secretary) – SSI only	
Proponent prepares a preferred infrastructure report (PIR)	<p>The proponent must:</p> <ul style="list-style-type: none"> if requested, prepare and submit a PIR that outlines any proposed changes to the SSI and assesses the economic, environmental and social impacts of the preferred infrastructure. <p>The Department will:</p> <ul style="list-style-type: none"> publish the PIR on the major projects website and proceed to complete its assessment of the application. consider whether to publicly exhibit the PIR for at least 14 days if there is a material environmental impact beyond the impacts expected by the initially proposed project publish all submissions and ask the proponent to respond to the issues raised in submissions (if the PIR is exhibited). <p>The community is able to:</p> <ul style="list-style-type: none"> read the PIR and make a submission on the preferred infrastructure (if it is exhibited).
EIS is assessed	
Assessment	<p>The Department will:</p> <ul style="list-style-type: none"> prepare an assessment report which includes consideration of agency advice, submissions received, the proponent's response to submissions and legislative requirements request additional information from the proponent, seek further advice from agencies or seek advice from independent experts (if required)

Table 1: Engagement at each phase in the environmental assessment

Phase	Expectation
Public hearing is held by the Independent Planning Commission (if requested by the Minister)	
Public hearing is held (if requested by the Minister)	<p>The Independent Planning Commission will:</p> <ul style="list-style-type: none"> • give the community a minimum of 14 days notice of the public hearing. The notice will include information on the subject matter, time, date and place of hearing, how submissions can be made and explain the effect the public hearing will have on appeal rights • give notice of the hearing to public authorities that are likely to have an interest in the subject matter • conduct the public hearing • (if the Commission is the consent authority) determine the application and prepare and publish a 'Statement of Reasons for Decision' on its website. The Commission may also notify those who have made submissions to the determination process, of its decision. <p>The community will be able to:</p> <ul style="list-style-type: none"> • apply to speak at the public hearing • view proceedings either online, or in some circumstances, in person • make a written submission. <p>The Department will:</p> <ul style="list-style-type: none"> • present the assessment report and the rationale for its recommendation to the Commission • publish any report prepared by the Commission of findings and recommendations on the major projects website • carry out the public notifications required once the project is determined (including publishing the Notice of determination on the major projects website).
Project is determined	
Decision	<p>The decision-maker will:</p> <ul style="list-style-type: none"> • prepare conditions of consent which may include requirements for further community engagement during post approval • outline the reasons for the decision, including how community feedback was considered in reaching the decision. <p>The Department will:</p> <ul style="list-style-type: none"> • publish the assessment report, decision, and if approved, the conditions of consent • notify the proponent of the decision • notify everyone who made a submission during the exhibition period of the decision, as required by the legislation • give public notice of the reasons for the decision and how community views were taken into account in making the decision. <p>The proponent is expected to:</p> <ul style="list-style-type: none"> • seek clarification from the Department about any aspects of the approval that are unclear. <p>The community is able to:</p> <ul style="list-style-type: none"> • seek clarification from the Department about any aspects of the approval that are unclear.

Table 1: Engagement at each phase in the environmental assessment

Phase	Expectation
Post-approval	<p>Where a project is approved the proponent must:</p> <ul style="list-style-type: none"> continue to engage with the community, relevant council and government agencies during the pre-construction, construction, operation and decommissioning of the project (and/or rehabilitation of the site) in line with the conditions of approval. <p>The Department will:</p> <ul style="list-style-type: none"> investigate and respond to any complaints made during construction, operation or decommissioning of the project monitor projects to determine whether they are complying with conditions of approval investigate and enforce compliance in accordance with the Department's Compliance Policy and Prosecution Guidelines at https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance publish any approved management plans or post-approval decisions on the major projects website. <p>The community is able to:</p> <ul style="list-style-type: none"> track the progress of the project raise any post-approval concerns with the proponent and/or contractor alert appropriate authorities including the Department if concerns are not addressed or warrant urgent action such as cases where there is an imminent risk of harm to people or the environment make complaints or raise concerns about compliance with the Department at any time via the major projects website.
Proponent seeks to modify a project approval (optional)	
Proponent prepares a modification report	<p>The proponent must:</p> <ul style="list-style-type: none"> if relevant, submit a modification application to the Department in the approved form along with a modification report <p>The Department will:</p> <ul style="list-style-type: none"> consider whether to publicly exhibit the modification report for a period of at least 14 days in accordance with the requirements in the EP&A Act and the EP&A Regulation notify the modification in accordance with the requirements in the EP&A Act and the EP&A Regulation if the modification report is exhibited, publish submissions on the major projects website and ask the proponent to respond to submissions complete the assessment of the modification application and evaluate the merits of the modified project publish the decision and if approved, the conditions of consent <p>The decision maker will:</p> <ul style="list-style-type: none"> prepare the modified conditions of consent which may include requirements for further community engagement during post-approval publish the reasons for the decision, including how community feedback was considered in reaching the decision. <p>The community is able to:</p> <ul style="list-style-type: none"> read the application and modification report and make a submission on the proposed modification (if it is exhibited).



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Appendix C

**Community Participation Plan – November
2019**

Community Participation Plan

Department of Planning,
Industry and Environment

November 2019



November 2019

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Minister's foreword

Planning is the process of shaping our neighbourhoods, our cities, our regions and our State. It is a way in which we make choices that will change the future of how and where we live, work and connect with others.

Planning is using what we know about the past and the present to guide decisions about how we use our resources to shape our future and the lives of future generations.

Planning must go beyond deciding where our roads, schools and hospitals should go. It must help us create and maintain the desirable, joyous places our communities expect and deserve. It must be done strategically and thoughtfully with the community at the heart of it.

In 2018 the NSW Government made changes to the *Environmental Planning and Assessment Act (1979)*, the backbone of our planning system, to do just that. These changes are leading us towards a more results and values-led system that focuses on strategic planning that engages and listens to the community.

To deliver a strategic and engaging planning system that reflects what our community wants, we need the community to participate. We want this participation to be as easy and meaningful as possible and we want communities to be involved in planning decisions from the beginning and throughout the process.

This Community Participation Plan sets out in a clear, transparent and easily understood way exactly when, where and how you can have a say in what's happening around you.

This Plan is based on guiding principles that focus on meaningful engagement, participation in all planning matters, accessibility and inclusion, and transparent decision making.

This Plan is our commitment to you that your voice will be heard and help shape your neighbourhood, your State and your future.



The Honourable Rob Stokes MP
Planning and Public Spaces Minister

Secretary's message

Planning is enhanced by understanding what communities need and desire.

That's the basis of this Community Participation Plan. At the Department of Planning, Industry and Environment, we know if we are to achieve the best results for the people of NSW, we must include you in the process as early as possible.

We also realise planning from the outside can seem complicated or daunting.

This Plan is designed to make it easier for you to participate in planning. It outlines the many ways you can participate in the process. And we will use the Plan, and your input, to continue evaluating and improving our community participation methods. I'm adamant this Department will do everything it can to consult broadly so we act with a proper understanding of your values, priorities and concerns.

I want respect, collaboration and communication embedded in our organisational structure, so community participation can thrive.

One way we've improved this is by committing to provide reasons for planning decisions, including consideration of how we considered community views.

And participation in planning must be available to all, so the plan recognises the need to engage with Aboriginal and Culturally and Linguistically Diverse communities. No matter who you are, you should have easy access to a planning system that works for you.



Jim Betts
Secretary

Department of Planning,
Industry and Environment

This plan applies to the planning functions of the Minister for Planning and mine, as the Planning Secretary, as well as those carried out by my Department. This Plan helps us meet the objectives of the EP&A Act, including the need to increase opportunities for community participation in environmental planning and assessment.

We want planning to be a partnership with the people who know their local communities best. While planning can be contentious, this Plan ensures your community views are considered among the many factors informing approvals and the development of plans and projects.

I trust you find this Plan a useful and encouraging guide.

The Community Participation Plan

This Community Participation Plan (CPP) is designed to clearly state how and when the community can participate when the Planning and Public Spaces Minister and the Planning, Industry and Environment Secretary undertake their planning functions. This Plan includes:

- community participation objectives; and
- approaches to community engagement, including minimum and typical public exhibition timeframes.

This Plan has been prepared by the Planning, Industry and Environment Secretary to meet the requirements of the EP&A Act Division 2.6 and applies to:

- planning functions exercised by the Minister administering the EP&A Act (Planning and Public Spaces Minister) and the Planning, Industry and Environment Secretary (and their delegates and nominees); and
- the Planning, Industry and Environment Secretary when exercising consent authority functions on behalf of the Independent Planning Commission under section 4.6 of the EP&A Act.

This Plan is intended to be a reference tool for community members wanting to know how and when the Department invites community participation. It does not outline specific engagement strategies for individual proposals or projects. Specific strategies are prepared on a project-by-project basis, guided by this Plan.

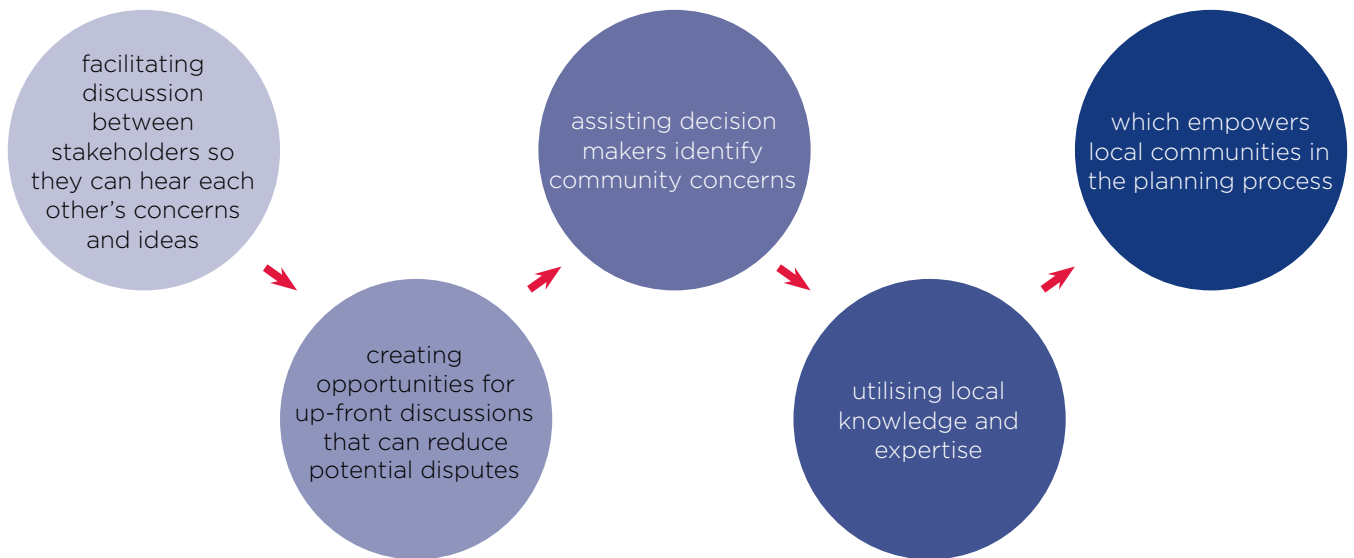
Our community is anyone affected by, or interested in, NSW's planning system, including individuals, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies, businesses, local government, and State and Commonwealth government agencies.

This Plan describes community participation activities undertaken by the Department of Planning, Industry and Environment on behalf of the Planning and Public Spaces Minister and Planning, Industry and Environment Secretary under the EP&A Act. It does not apply to other NSW planning authorities, such as local councils, the Greater Sydney Commission or the Independent Planning Commission, who are required to prepare their own CPPs. This Plan will be reviewed periodically.

Our approach to preparing this Plan is informed by international best practice, including the International Association for Public Participation.

The Department's commitment to community participation

Community participation in planning creates a shared sense of purpose and direction that manages growth while protecting the natural environment and promoting sustainable management of built and cultural heritage, including Aboriginal cultural heritage. It can achieve this by:



Community participation objectives

Community participation does not guarantee consensus. However, with meaningful participation stakeholders can acknowledge a fair process and understand how community views and concerns are considered.

The Department considered the community participation principles in section 2.23(2) of the EP&A Act when developing the community participation objectives in this Plan.

The objectives set the approach for inviting community participation. Each objective contains actions prompting the Department to embed best practice in individual proposals and community participation strategies and evaluate community participation initiatives.

Objectives

Actions

Open and inclusive

- Keep the community informed
- Promote participation
- Seek community input and accurately capture community views
- Build strong partnerships with the community
- Incorporate culturally appropriate practices when engaging Aboriginal Torres Strait Islander and culturally and linguistically diverse communities
- Conduct community participation initiatives in a safe environment

Easy to access

- Outline in advance how and when the community can participate
- Use best practice community participation techniques
- Make relevant information available in plain English and translate information when engaging linguistically diverse communities or people living with disabilities
- Incorporate visual representations to clearly illustrate possible impacts of a proposal
- Ensure information is accessible for groups who find it difficult to participate in usual community participation activities
- Stage events at convenient times and locations

Relevant

- Establish what is up for discussion
- Ensure as many community members as possible can participate
- Recognise previous community input on the project and similar issues
- Tailor activities to the:
 - context, which could include location, type of application, stage of the assessment process, previous engagement undertaken; and
 - scale, nature and known impacts for the proposal
- Adjust activities (if necessary) in response to community interest and participation preferences

Timely

- Start community participation as early as possible, and continue for an appropriate period
- Provide regular project updates to the community
- Ensure the community has reasonable time to provide input
- Facilitate ongoing discourse with local community networks
- Consider holidays and other community events when setting dates for engagement initiatives

Meaningful

- Always explaining at the end of projects how community views were considered when reaching decisions
- Be clear about what aspects of a plan, project or proposal the community can inform
- Have planners and decision makers engage directly with the community
- Ensure responses to community input are relevant and proportionate
- Give genuine and proper consideration to community input
- Keep accurate records of community input and participation activities
- Regularly review the effectiveness of community participation initiatives
- Integrate community input into the evaluation process
- Comply with statutory obligations, protect privacy and respect confidentiality

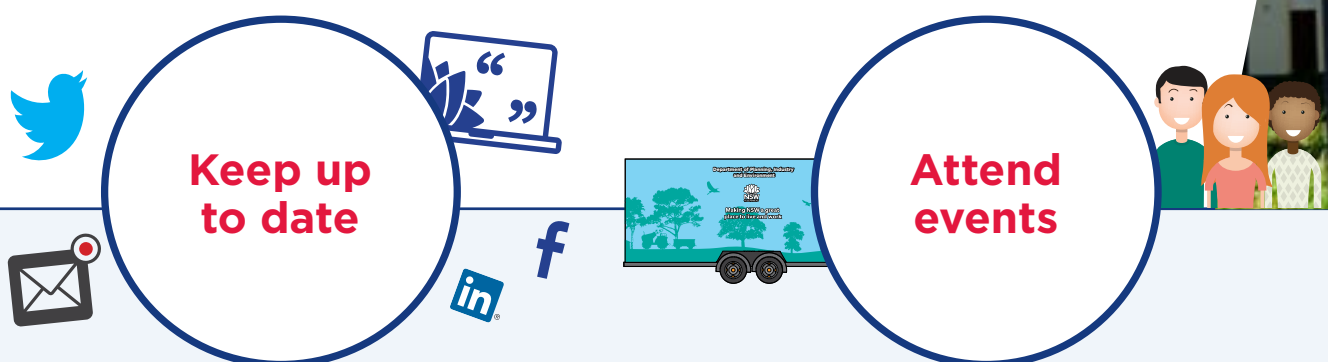
How and when the community can participate

The Department uses a range of engagement methods and communication channels to ensure the NSW community is informed of the planning functions the Department carries out and can have their say on planning matters that affect them. These planning functions are:

- Planning framework matters, such as amendments to the planning legislation and the making of environmental planning instruments;
- Strategic planning matters such as creating or amending regional plans; and
- Assessment of projects that have State and regional significance.

The Department actively seeks community views and tailor engagement programs to capture harder-to-reach audience including the young, people living with disabilities, the elderly, those living in rural areas, Aboriginal and Torres Strait Islanders and culturally and linguistically diverse people. All feedback and submissions received are considered in decision-making and the Department commits to documenting and providing the community with reasons for those decision, including how community views have been considered.

Ways to participate



This can be as simple as:

- reading mailouts, public notices and advertisements (some of these notifications are required by the EP&A Act and the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation))
- signing up for digital updates including the Department's regular newsletter
- following the Department's social media channels
- regularly checking the Department's website and the NSW Planning Portal for updates on plans and projects.

Events include:

- lectures and symposia
- open days
- mobile engagement at festivals
- public meetings and hearings
- walking tours
- information sessions
- digital engagement initiatives
- drop-in sessions
- shopfronts near key sites.



The community can provide informal feedback by:

- contacting project teams (contact details are provided on project and planning proposal websites)
- completing a survey relating to a plan or project
- contacting a community consultative committee, if one is in place
- contacting the Department's compliance team
- feedback sessions and workshops
- online forums
- community reference groups
- online forums
- one-on-one meetings
- comment through social media
- public meetings and hearings.



The community is able to provide formal feedback by making a submission during the public exhibition of a planning proposal or project, or when the Department would like formal submissions on non-statutory plans, policies or guidelines:

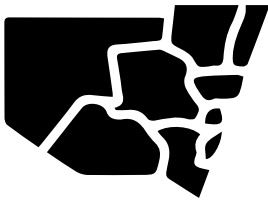
- public exhibition includes a consultation period and provides the community an opportunity to provide support for, suggest amendments to, or raise concerns or objections on a proposed project or plan, policy or project
- the minimum mandatory and typical public exhibition timeframes are set out on page 19.

Engaging the community

To ensure relevant and meaningful community participation, the Department approaches engagement for the three different types of planning functions differently. For example, when managing the whole lifecycle of planning frameworks and strategic planning projects the Department can invite community participation at all stages. When assessing development applications the Department seeks formal submissions during the public exhibition phase of the project, although pre and post-approval community engagement requirements for applicants can be set.

The community participation approach for planning framework matters, strategic planning and assessment projects and plans is explained in the following sections.

Planning frameworks



Have a say in setting up the overall architecture and controls for planning across NSW.

The planning framework includes the legislative, regulatory and policy instruments that shape the NSW planning system. This includes making or amending legislation and regulations, State Environmental Planning Policies (SEPPs), certain rezoning proposals, State Significant Precinct proposals, development control plans and contribution plans.

The primary instruments in the planning framework that this CPP applies to are:

- **The EP&A Act**, which sets the structure for the NSW planning system. It is the principal legislation regulating land use in NSW and allows plans to be made to guide the process of development and regulate competing land uses. This includes provisions that outline how strategic planning is incorporated into the NSW planning system.
- **EP&A Regulation**, which contain provisions and processes planning authorities must follow when assessing DAs. The EP&A Regulation also contains information about fees, building regulation and certification, including fire safety provisions.
- **SEPPs**, which are environmental planning policies for state significant or state-wide planning matters. They inform how land can be developed and how natural resources can be used, managed and conserved in NSW.



How to participate in planning framework matters

Keep up to date

The Department will notify the community, as required under the EP&A Act and EP&A Regulation, when entering into a planning agreement and when creating or updating a SEPP, and other statutory instruments.

The community will be notified of:

- events the Department will host
- the release of draft or related information
- updates to a project
- public exhibitions
- outcomes and how community feedback was considered when reaching a project decision.

Provide informal feedback

The Department uses informal community feedback, along with social, environmental and economic factors, to identify where planning reforms are needed.

Attend events

In the design and development of policy, legislative and regulatory reform projects the Department engage the community through workshops, community reference groups and other types of feedback sessions.

Provide formal feedback

Once draft proposals have been developed, they may be exhibited through public exhibition. At this point the community is invited to make a formal submission responding to the proposal.

Strategic planning



Have a say in setting the vision for your local area.

Strategic planning involves developing long-term land use plans. These plans integrate social, environmental and economic factors with the area's special attributes and their future delivery within the planning system. These plans may inform policy documents, including SEPPs and LEPs, which provide the legal framework for approaches to planning challenges.

Strategic planning includes creating or amending:

- **Regional Plans**, that are developed to support future community needs in regions across NSW and include plans for homes, jobs, community infrastructure and a healthy environment.
- **Plans for new communities in greenfield and urban renewal areas**, that set a new future direction for areas by creating new communities that build on local character and provide choices of housing, work and business opportunities and green spaces.

The community can also participate in strategic planning by engaging with their local council as they develop and update their Local Strategic Planning Statements. The Department is supporting councils preparing these plans.

How to participate in strategic planning matters

Keep up to date

The community is generally notified:

- at the outset of regional strategic plan preparations
- at the outset of greenfield and urban renewal plan preparations
- of project plan updates and opportunities to participate
- once a plan has been finalised with information on how community views were considered.

Provide informal feedback

Community knowledge is critical when developing a strategic plan that delivers a shared vision. Plans for communities in greenfield and urban renewal areas are developed using a placed-based approach, beginning with identification of local character.

Attend events

The Department may also invite community participation through walking tours, digital feedback maps, surveys, drop in sessions and other methods set out previously to develop plans, before they go on exhibition

Provide formal feedback

Once draft proposals have been developed they may be exhibited through public exhibition. At this point the community is invited to make a formal submission responding to the proposal. For some strategic planning functions there are minimum mandatory exhibition timeframes as set out on page 19.



Assessments



Have your say on major projects under assessment.

The Minister for Planning and Public Spaces, the Planning, Industry and Environment Secretary and some officers of the Department acting under delegated authority of the Minister and the Planning, Industry and Environment Secretary make planning decisions on proposed developments.

The Department assess applications for major projects in NSW that are important to the State for economic, environmental or social reasons. This includes applications for State Significant Development (SSD) such as schools, mines, hospitals and energy-generating facilities, and applications for State Significant Infrastructure (SSI) such as large-scale port, rail, water storage or water treatment facilities undertaken by (or on behalf) of public authorities. The Department also assess local development in the NSW ski resort areas and some other local development where the Minister is the consent authority, such as designated development.

When assessing development applications, the Department considers:

- the statutory requirements of the project
- the strategic context
- the likely impacts of the development
- submissions and feedback provided by the community
- the public interest.

The assessment of the project's merits, including consideration of the community's views, are documented in an Assessment Report. The decision-maker then decides whether the project should be approved or refused, and sets out the conditions under which the project can go ahead (if approval is granted).

How to participate in the planning assessment process

Provide informal feedback

Feedback may be provided through various channels such as written correspondence, verbal discussions, online forums, targeted workshops and site visits.

Attend events

During public exhibition periods the Department conducts targeted engagement activities based on the scale and nature of a project, and the likely interest and impacts. Activities may include information sessions, shopfronts, community reference groups, workshops, site visits or individual meetings.

Provide formal feedback

When an application for a major project is lodged, the application is exhibited and during this period, the community can make a written submission which outlines their views on the project. The written submissions are uploaded to the Department's website and forwarded to the applicant for a response. Issues raised in submissions, and the applicant's response are considered when preparing our assessment report.

Keep up to date

Throughout the assessment process the community will be updated on the progress of an application via the Major Projects website, electronic notifications, mainstream and social media channels and written correspondence where required by legislation. When an application is determined, the community will be notified of the decision and provided with reasons for the decision, including how the community's views were considered and informed the decision-making.

Applicants are strongly encouraged to engage with the community at the earliest opportunity in the assessment process. For some projects, participation requirements are specified in the Secretary's Environmental Assessment Requirements (SEARs). For example, applicants may be required to establish a Community Consultative Committee (CCC) which comprises a group of community members who meet regularly and are kept informed of the status of the project. A CCC can also provide feedback on key issues that arise during the development or implementation of projects.

Community participation may be invited when undertaking post-approval, compliance and enforcement activities to ensure planning conditions are being implemented correctly.

Participation in Independent Planning Commission (IPC) public hearings is outlined in the IPC CPP.

Public exhibitions

The EP&A Act sets out minimum community participation requirements for the public exhibition of certain planning matters (see Tables 1-3). During an exhibition period all of the relevant documentation is published on the Department's website and the community is invited to make a written submission which outlines their views on the draft policy, plan or project. A range of community participation activities may also be undertaken to achieve participation objectives, such as running workshops or focus groups.

At the conclusion of a public exhibition, all submissions are considered when finalising plans, policy initiatives or assessing DAs. In making decisions, consideration is given to the points raised regardless of who the submitter is or the number of submissions.

When determining an application for a proposed development which has been exhibited, the Department is required to notify the community of how submissions were considered in decision-making. The community will also be notified of decisions on policy and planning proposals and reports will summarise issues raised and describe how community views helped the decision to be made.

How to participate in a public exhibition

During a public exhibition period the community can:



Make an online submission via the Department's website or Major Projects website or write to the Department



Access relevant information about the draft plan, policy or project from the Department's website or NSW Planning portal






Visit a Service NSW centre where staff can help you access relevant documents, answer questions or connect you to appropriate Departmental officers

Mandatory minimum public exhibition timeframes in the EP&A Act

The statutory public exhibition timeframe requirements in Table 1 are as per Schedule 1 to the EP&A Act. The only mandatory requirements in this CPP are those set out in Table 1 and Table 2.

Table 1

Planning framework		
Planning function	Exhibition timeframe	
Draft Community Participation Plan	28 days	
Planning proposals for local environmental plans subject to a gateway determination	28 days or as specified by the gateway determination which may determine, due to the minor nature of the proposal, that no public exhibition is required	
Draft development control plan	28 days	
Draft contribution plans	28 days	
Strategic Planning		
Planning function	Exhibition timeframe	
Draft regional strategic plans	45 days	
Assessments		
Planning function	Exhibition timeframe	
Application for development consent (other than for complying development certificate, for designated development or for State significant development)	14 days*	
Application for development consent for designated development	28 days	
Application for development consent for State Significant Development	28 days	
Environmental impact statement for State Significant Infrastructure under Division 5.2	28 days	
Application for modification of development consent required to be publicly exhibited by the regulations	14 days*	

* NOTE: Where we assess development applications under the SEPP (Kosciuszko National Park—Alpine Resorts) 2007, no public exhibition will be undertaken for proposals that relate to works which are wholly internal to a building or where the site is located more than 50 metres away from a tourist accommodation building.

Additional mandatory public exhibition requirements

Table 2 sets out additional minimum mandatory public exhibition timeframes in the EP&A Act, EP&A Regulation and SEPPs. These are different periods of public exhibition specified for the purposes of clause 7(a) in Schedule 1 to the EP&A Act.

Table 2

Other mandatory	
Planning function	Exhibition timeframe
Clause 89(3)(a) in EP&A Regulation Application for nominated integrated development and threatened species development	28 days
Clause 123I(2)(a) in EP&A Regulation Application for a review under section 8.3 of the Act	A period not exceeding 14 days but otherwise in the same manner as the original application for modification was notified or advertised
<p>Clause 27 of the SEPP (Kosciuszko National Park—Alpine Resorts) 2007 requires development applications for the following types of development within the area subject to the SEPP to be advertised:</p> <p>(a) the erection of a building with a footprint of more than 1,000 square metres, (b) the erection of a new ski-lift line or the extension of an existing ski-lift line, (c) damage to any plant that is part of: (i) an endangered ecological community or a vulnerable ecological community, or (ii) feldmark, short alpine herbfield or snowpatch on land identified as containing such a plant community in any Figure (other than Figures 1 and 11) in the Kosciuszko Resorts Vegetation Assessment, (d) the disturbance of any wetland forming part of an endangered ecological community or a vulnerable ecological community.</p>	28 days



Non-mandatory public exhibition timeframes

For several planning functions there is no legislative requirement for public exhibition. As a matter of course, in line with community participation objectives, the Department typically exhibits documents related to the exercise of these functions and proposals for the timeframes described below.

Table 3

Non-mandatory	
Planning function	Exhibition timeframe
Draft legislation, regulation, policies and guidelines	28 days unless decided otherwise due to the urgency, scale and nature of the proposal
Plans for urban renewal areas	Six weeks unless decided otherwise due to the urgency, scale and nature of the proposal
State Environmental Planning Policies	Discretionary based on the urgency, scale and nature of the proposal
Re-exhibition of any amended application or matter	Discretionary based on the urgency, scale and nature of the proposal
Application for modification of development consent not required to be publicly exhibited by the regulations	Discretionary based on the urgency, scale and nature of the proposal

In addition to the above, the Department may exhibit other proposals in line with community participation objectives. For these functions, there may also be occasions where a government priority or administrative requirement demands immediate action and the usual community participation process will not be followed.

Key points to note about public exhibition

- Timeframes are in calendar days and include weekends. If the exhibition period is due to close on a weekend or a public holiday, we may extend the exhibition to finish on the first available work day.
- As outlined in Schedule 1 to the EP&A Act, the period between 20 December and 10 January (inclusive) is excluded from the calculation of a period of public exhibition.
- In certain circumstances there may be merit appeal rights for a person who makes a submission to object during a public exhibition of a development application for designated development and some SSD projects.
- Public authorities are not required to make available for inspection any part of an environmental impact statement where publication would, in the opinion of the public authority, be contrary to the public interest due to its confidential nature or for other reasons defined in relevant legislation, such as the Government Information (Public Access) Act 2009.
- When receiving submissions, the Department will adhere to our Privacy Policy and ensure defamation and discrimination laws are not breached.
- The Department always considers the safety of community members, other stakeholders and our staff who have the right to participate in a respectful environment and are expected to behave in a manner supporting everyone's right to present their point of view.

Where to go for more information on planning matters



View the Department's website



Write to the Department at
GPO Box 39, Sydney
NSW 2001



Phone the
Department on
1300 305 695



Write to the Department
electronically using
our contact us page



Contact your local
Member of Parliament



Contact your local
community group or
planning organisation



Write to the
Planning and Public
Spaces Minister



Contact your
local council



Visit or call a Service
NSW service centre.
Their phone number is
13 77 88 and locations are
available on their website

Glossary

Planning terms and definition

Contribution plans	A plan developed by councils to gain financial contributions from new developments to fund new and upgraded public amenities and/or services required to accommodate the development
Designated development	Designated development refers to high-impact developments (e.g. likely to generate pollution) or those located in or near an environmentally sensitive area
Development control plans (DCP)	A plan providing detailed planning and design guidelines to support LEP planning controls
Gateway determination	A gateway determination is issued following an assessment of the strategic merit of a proposal to amend or create an LEP and allows for the proposal to proceed to public exhibition
Local environmental plan (LEP)	An environmental planning instrument developed by a planning proposal authority, generally a council. An LEP sets the planning framework for a Local Government Area
Regional strategic plan	20-year plans addressing community needs for housing, jobs, infrastructure and a healthy environment for a region
State Environmental Planning Policy (SEPP)	An environmental planning instrument developed by the Department, relating to state significant or state-wide planning matters
State significant development (SSD)	Developments may be declared to have State significance due to their size, location, economic value or potential impacts, for example new schools, hospitals and energy generating facilities
State significant infrastructure (SSI)	SSI includes major transport and services developments with significance and impact beyond the local area, for example rail infrastructure, road infrastructure and water storage and treatment plants
Greenfield and urban renewal areas, includes:	<ul style="list-style-type: none"> • Growth centres: Land identified in State Environmental Planning Policy (Sydney Region Growth Centres) 2006, earmarked for the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high-quality local amenity • Areas identified as having good access to existing or planned public transport connections, suitable for rejuvenation with new homes and jobs • State significant precincts which are large areas of predominantly State-owned land, within Greater Sydney, identified by the NSW Government as areas for growth because of their social, economic or environmental characteristic

dpie.nsw.gov.au

Appendix D

Potential concerns and/or areas of interest

Potential concerns and/or areas of interest

Overall area of concern and/or interest	Potential concerns and/or areas of interest
Traffic	<ul style="list-style-type: none"> – Increased volume of traffic on the local road network as a result of construction and operation of the proposal – Access to the proposal site during operation and construction of the proposal – Future haulage routes during operation of the proposal – Construction of the east-west link road (Braddon Road) – Traffic and access during construction – Construction impacts, including changes to traffic routes and road damage
Water	<ul style="list-style-type: none"> – Potential impacts to unnamed bodies of water present on the proposal site – Surface water quality impacts during construction leading to contamination of surface water – Future connection of the site to Council's existing stormwater and sewer infrastructure – Contamination of neighbouring water bodies – Development of the following plans: <ul style="list-style-type: none"> – Concept Stormwater Management Plan – Concept Soil and Water Management Plan – Concept Riparian Vegetation Management Plan
Biodiversity	<ul style="list-style-type: none"> – Potential contact with threatened flora and fauna as a result of construction of the proposal
Noise	<ul style="list-style-type: none"> – Noise generated during construction activities – Noise impacts during the construction/operation of the reprocessing facilities
Air	<ul style="list-style-type: none"> – Dust emissions generated during construction activities – Potential dust, odour and exhaust emissions generated during operation of the proposal – Potential air borne plastic particles generated during operation of the proposal – Impacts to air quality during the construction/operation of the reprocessing facilities
Waste	<ul style="list-style-type: none"> – Waste generated as a result of construction and operation of the proposal
Amenity	<ul style="list-style-type: none"> – Visibility of the proposal (including construction activities), reducing the amenity of nearby sensitive receptors – Impacts on community, including noise, visual amenity and odours
Hazards	<ul style="list-style-type: none"> – Fire safety with storage and stockpiling of combustible materials – Potential hazards and fire risks during operation of the proposal – Health and safety of construction workers
Heritage	<ul style="list-style-type: none"> – Potential contact with Aboriginal and non-Aboriginal heritage items as a result of construction of the proposal
Greenhouse gas impacts	<ul style="list-style-type: none"> – Fuel and energy consumption during construction and operation of the proposal
Feedstock availability	<ul style="list-style-type: none"> – Plasrefine Recycling's ability to source mixed plastics for reprocessing
Other	<ul style="list-style-type: none"> – Community sentiment – Reputation management – Construction and operational hours of the proposal – Future connection of the site to nearby utilities and services – Impacts on business during construction and operation of the proposal – Generation of employment opportunities as a result of construction and operation of the proposal – Connecting services to the site (electricity, water, etc.) that require crossing existing single rail line – Community sentiment



ghd.com

→ **The Power of Commitment**

Appendix B

Newsletter and letter box drop distribution zone

Moss Vale Plastics Recycling and Reprocessing Facility

March 2021



Plasrefine Recycling Pty Ltd



Proposal background

Plasrefine Recycling Pty Ltd (Plasrefine Recycling) is a privately-owned Australian company that has been established to meet a need for local processing of mixed plastics, which have historically been exported to China and other countries or have been landfilled with other wastes. Plasrefine Recycling has commenced planning activities to construct and operate a plastics waste sorting, recycling and reprocessing facility in Moss Vale (the proposed facility).

The proposed facility would extract mixed plastics from waste, sort the plastics into different types, and convert the various plastics to flakes and pellets, which can then be manufactured into more advanced plastic products. It would assist NSW, the Wingecarribee Shire Council, industry and residents to close the loop on plastics, which is a key material in food and drink packaging that has not previously been managed sustainably.

The proposed facility, if approved, would be located at 74-76 Beaconsfield Road, Moss Vale, within the Moss Vale Enterprise Corridor (MVEC). The MVEC is a significant area of land between Moss Vale and New Berrima set aside for employment generating development under the Council's Local Environment Plan 2010. The MVEC also forms part of the Southern Highlands Innovation Park (SHIP). The SHIP provides a unique opportunity for industrial development close to Sydney and is included within both the *Southern Highlands Destination Strategy 2020-2030* and the NSW Government's *20-Year Economic Vision for Regional NSW*.

Environmental assessment

GHD is currently in the early stages of preparing an Environmental Impact Statement (EIS) on behalf of Plasrefine Recycling to support a State Significant Development Application for the proposal, including an assessment of the potential environmental impacts of the facility. GHD is also undertaking community consultation regarding development of the proposal.

The key purpose of the EIS is to assess the economic, environmental and social impacts of the proposal, and to help the community and government agencies make informed comments and decisions on the proposal. It will also assess the cumulative impacts of the proposal.

The EIS and its supporting technical studies will determine the potential and likely impacts of the proposal and propose suitable measures to mitigate and minimise impacts. It will also identify opportunities to enhance the environment, where possible.

During preparation of the EIS, access to the proposal site will also be assessed and determined. The preferred option for site access will be selected following detailed traffic and safety assessments, civil and environmental engineering, as well as consultation with the local community and Council.

For more information, and to view a copy of the EIS Scoping Report, please visit the Department of Planning, Industry and Environment's (DPIE) Major Project portal at:

www.planningportal.nsw.gov.au/major-projects/project/40146

What is the Scoping Report?

A Scoping Report is a publicly available document which provides a preliminary overview of the initial environmental assessment, potential impacts of the proposal, and identifies possible mitigation measures to be implemented.

The Scoping Report is used by DPIE and other relevant public authorities to prepare Secretary's Environmental Assessment Requirements (SEARs) for the proposal.

What is an EIS?

The proposal is a State Significant Development due to its size and estimate capital cost. As a result, a comprehensive environmental impact assessment process is required involving the preparation of an EIS in accordance with the SEARs.

The key purpose of the EIS is to assess the potential and likely economic, environmental and social impacts of a project, as well as the cumulative impacts. The EIS, including the supporting environmental assessments that will be undertaken during its preparation, will also propose suitable mitigation measures to minimise these impacts.

The EIS will also help government agencies and members of the community to make informed commentary and decisions on the proposal.

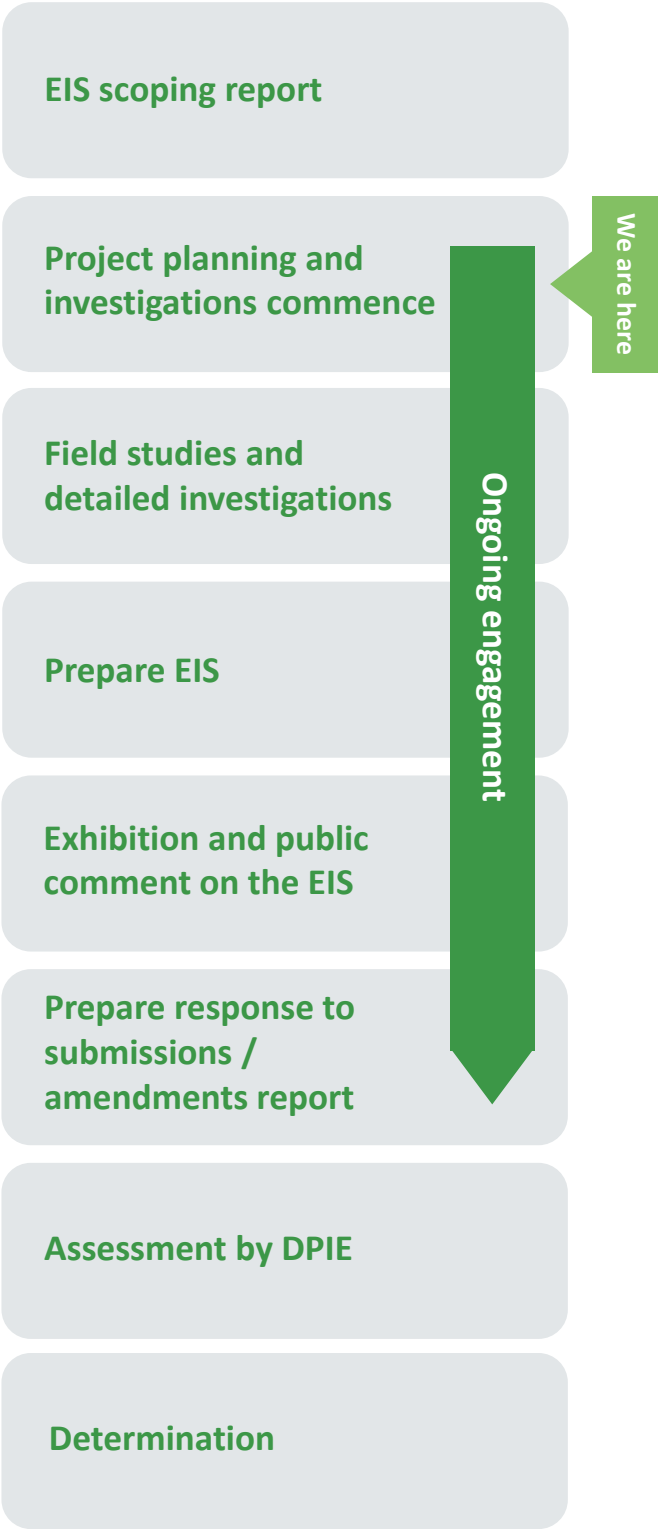
Community engagement and how you can get involved in the EIS?

Obtaining community and stakeholder feedback is an essential part of the EIS preparation process. Once we have progressed further with our technical studies, we will update the community and offer briefings to those who are interested.

Once complete, the EIS document will be put on public exhibition for comment for a period of at least 28 days. During the exhibition period, you will be given the opportunity to have your say on the proposal before a final decision is made on its approval.

Government approval process

Once the EIS exhibition is complete, DPIE will assess our application for the proposal and submit its assessment findings and recommended determination to the NSW Minister for Planning and Public Spaces for relevant approvals.



Stay informed and get in touch

To know more about the proposal, provide feedback and stay up to date on opportunities for engagement, please contact our team.



Visit us online at:
www.plasrefine.com



Call us on:
1800 810 680

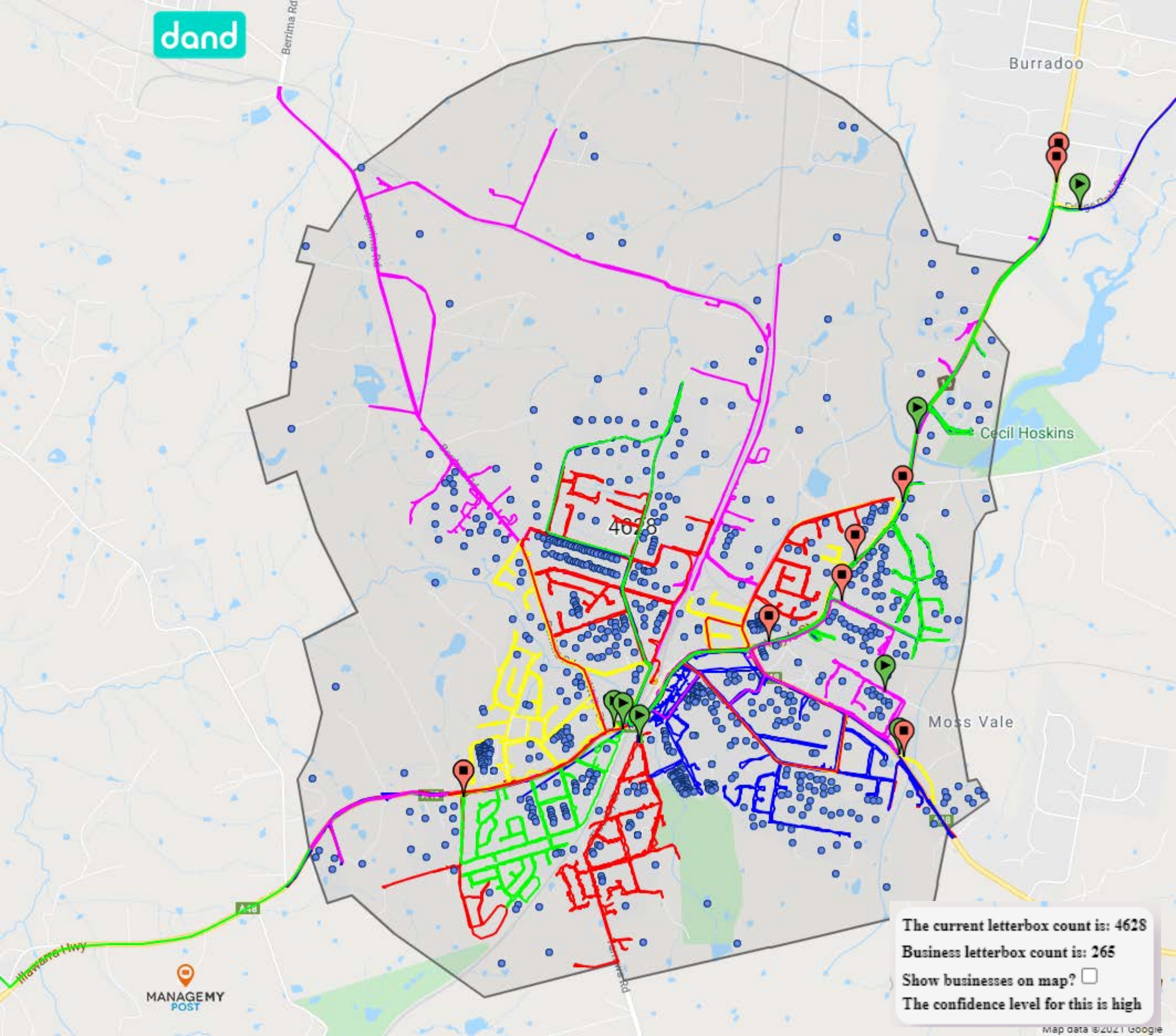


Email the team at:
community.input@ghd.com



Plasrefine Recycling Pty Ltd

dand



MANAGEMY
POST

The current letterbox count is: 4628
Business letterbox count is: 265
Show businesses on map? ☐
The confidence level for this is high

Appendix C

**Project introduction letters to residents
and local businesses**



14 December 2020

To the resident
[Address line 1]
Moss Vale 2577 NSW

Dear resident

Moss Vale Plastics Recycling Facility Resident Notification Letter

Project background

Plasrefine Recycling Pty Ltd (Plasrefine Recycling) has commenced planning activities to construct and operate a waste plastics sorting and recycling facility within the Moss Vale Enterprise Corridor, Moss Vale. Plasrefine Recycling is a privately-owned Australian company which has been established to meet a need for local processing of mixed plastics from various waste and recycling collection companies and material recovery facility operators.

The proposed facility would have the capacity to sort mixed plastics and convert them into plastic flakes and pellets that then have the potential to be remanufactured into more advanced plastic products such as polyester fibres and resins. It would assist the state of New South Wales, the local council, industry and residents to close the loop on plastics, which are a key material for food and drink packaging that have previously not been managed sustainably.

The proposed facility, if approved, would be located within the Enterprise Corridor, a significant area of land between Moss Vale and New Berrima set aside for employment generating development under the Wingecarribee Shire Local Environment Plan 2010.

Environmental Impact Statement (EIS)

GHD is currently preparing an Environmental Impact Statement (EIS) on behalf of Plasrefine Recycling to support a State Significant Development Application for the Moss Vale Plastics Recycling Facility, including an assessment of the potential environmental impacts of the facility. GHD is also undertaking community consultation regarding project development.

The key purpose of the EIS is to assess the economic, environmental and social impacts of the project, and to help the community and government agencies make informed comments and decisions on the project. It will also assess the cumulative impacts of the project.

The EIS and its supporting technical studies will determine the potential and likely impacts of the project and propose suitable measures to mitigate and minimise impacts. It will also identify opportunities to enhance the environment, where possible.

During preparation of the EIS, access to the project site will also be assessed and determined. The preferred option for site access will be selected following detailed traffic and safety assessments, civil and environmental engineering, as well as consultation with Wingecarribee Shire Council.

For more information on the proposed facility, and to view a copy of the EIS Scoping Report, please visit Department of Planning, Industry and Environment's Major Project portal at www.planningportal.nsw.gov.au/major-projects/project/40146

Noise monitoring

As part of the EIS, noise monitoring will be completed by GHD to inform the noise and vibration impact assessment.

Noise monitoring will allow GHD to determine the existing background noise levels and will help to inform our planning and design. An image of a typical noise logger is provided.

To complete the monitoring, we would like to install noise logging equipment at your property for a period of up to two weeks as your property is in proximity to the proposed new facility.

The noise logger will record numerical/statistical data of the local noise environment. It is not able to record audio files, such as conversations. Your privacy will always be respected and you do not need to be home when the equipment is installed. At the end of the monitoring period, our team will need to return to retrieve the equipment. Personnel will always carry identification.



If you would like to participate in the noise monitoring for this project, please contact our Community and Stakeholder Engagement Advisor, Lauren Xuereb on 1800 810 680 or community.input@ghd.com with the following information:

- Property address
- Contact phone number
- List of any special instructions for entering your property, including anything our team should be aware of before they enter your property e.g. dogs on property, gates to be closed, etc.

We are proposing to undertake noise monitoring in early 2021. Our team will be in touch closer to the start date of the monitoring to confirm the above details.

Community consultation

As noted earlier, we have identified your property as being in proximity to the proposed facility. As part of our EIS engagement activities, we would like to offer you the opportunity to meet with the project team to discuss the works proposed and enable you to share your feedback. We propose this meeting take place via an online platform.

To arrange a meeting, please contact our Community and Stakeholder Engagement Advisor, Lauren Xuereb on 1800 810 680 or community.input@ghd.com.

Sincerely
GHD

Lauren Xuereb
Community and Stakeholder Engagement Advisor

Appendix D

Frequently Asked Questions

Moss Vale Plastics Recycling and Reprocessing Facility

May 2021



Plasrefine Recycling Pty Ltd

Overview

What is the Plasrefine Recycling proposal?

Plasrefine Recycling Pty Ltd (Plasrefine Recycling) proposes to construct and operate a plastics recycling and reprocessing facility in Moss Vale (the proposal). The proposal will use technology already in use in Victoria, Australia to recycle and reprocess plastics. This proposal comprises of two main stages:

Stage 1: the proposal will sort mixed plastics from into different types, and convert the various plastics to plastic flakes and pellets;

Stage 2: the proposal will produce plastic items from some or all of the recovered plastics.

The proposal will help fill the gap in local processing capacity for mixed plastics that otherwise were exported overseas for processing due to lack of advanced technological sorting facilities locally. The proposal will have an ultimate capacity to receive up to 120,000 tonnes per year of waste plastics and wastes containing plastics, from which approximately 100,000 tonnes per year of mixed plastics will be extracted and processed.

Where would the proposal be located?

The proposal site is located at 74-76 Beaconsfield Road, Moss Vale, within the Moss Vale Enterprise Corridor.

What is the Moss Vale Enterprise Corridor?

The Moss Vale Enterprise Corridor is a significant area of industrial land between Moss Vale and New Berrima set aside for employment generating development. There are a number of industrial facilities operating currently within the Moss Vale Enterprise Corridor. These include:

- A&I Coatings
- Omya Australia
- Moss Vale Recycled Timber Building Centre
- Dux Hot Water
- Cromford Pipe Manufacturers
- Joy Mining
- Dunsteel
- Moss Vale Recycled Building Centre

A map outlining the location of the Moss Vale Enterprise Corridor can be found in the [Moss Vale Enterprise Corridor Development Control Plan](#). The Moss Vale Enterprise Corridor also forms part of the Southern Highlands Innovation Park. The Southern Highlands Innovation Park provides a unique opportunity for industrial development close to Sydney and is included within both the [Southern Highlands Destination Strategy 2020-2030](#) and the NSW Governments [20-Year Economic Vision for Regional NSW](#).



Is the land correctly zoned for this kind of facility?

Yes, the site is zoned IN1 General Industrial. The IN1 General Industrial zone has a focus on general industrial and warehouse development. The land directly to the west, north and east of the proposal site is also zoned IN1 General Industrial. The land directly to the south of the proposal site is a future road corridor, and the land adjoining the road to the south is zoned E4 Environmental Living.

More broadly, the *Moss Vale Enterprise Corridor Development Control Plan* applies to all land within the Moss Vale Enterprise Corridor and provides a clear framework for development within the area. The Development Control Plan recognises that the Moss Vale Enterprise Corridor will cater for light and general industrial development to meet local and regional demands. It is anticipated to accommodate business park commercial development and larger scale freight storage and distribution operations associated with existing rail infrastructure and possible intermodal freight terminal.

For more information, please visit the [Moss Vale Enterprise Corridor Development Control Plan](#).

Who is Plasrefine Recycling Pty Ltd?

Plasrefine Recycling Pty Ltd is the proponent and was established for the purpose of building and operating the proposed plastics recycling and reprocessing facility in Moss Vale.

The proposed operator of the facility, Mr Lyu, who is the Principal Technical Director of Plasrefine Recycling Pty Ltd, has over 20 years' experience in waste treatment, management and logistics internationally.

Mr Lyu is closely associated with companies that specialise in plastics recycling and would provide the technology and experience needed to successfully operate the plant.

For more information on Plasrefine Recycling, please visit its [website](#).

Who is GHD?

Plasrefine Recycling has engaged GHD, an independent environmental and engineering consultancy, to prepare an Environmental Impact Statement (EIS) on behalf of Plasrefine Recycling. This EIS will support the State Significant Development Application for the proposal.

GHD is also undertaking community and stakeholder engagement as part of the EIS and is developing the design for the facility in collaboration with Plasrefine Recycling.

The planning and assessment process

Is the proposal approved?

No. GHD is currently in the early stages of preparing an EIS. This EIS will be submitted to the Department of Planning, Industry and Environment for assessment.

For more information on the development application, please visit the [NSW Government Planning Portal](#).



Who is the consent authority for the proposal?

The proposal is considered to be State Significant Development under NSW planning legislation. This is because it will have the capacity to process over 100,000 tonnes of mixed plastics per year and has a capital investment value of greater than \$30 million.

In accordance with section 4.5 of the [Environmental Planning and Assessment Act 1979](#), the Department of Planning, Industry and Environment assesses State Significant Development, and the consent authority will be either the Minister for Planning and Public Spaces, their Delegate, or the Independent Planning Commission.

Operation of the proposal

Where will the plastic waste come from?

Plasrefine Recycling has engaged MRA Consulting to undertake a market research study to identify potential plastic waste sources. This market research study will identify the types of plastics that the facility is likely to receive, potential suppliers of raw materials, and likely markets, for the final products. This information will be included in the EIS.

What processes will be involved?

The market research study will assist Plasrefine Recycling to size the specific equipment required for reprocessing different types of plastics. The process would comprise of seven main phases:

The **receival phase** of the process includes receiving the mixed plastics from various contracted suppliers, washing the plastics and removing labels.

The **sorting phase** of the process involves utilising sensors and optical, smart arm methods to detect and sort different types of plastics. The sorted plastic then travels through the facility, with the route depending on the type of plastic it is.

The **flaking phase** of the process involves processing the feed stock through the shredder, or equivalent, to create plastic flakes.

The **washing phase** of the process includes sorting the flakes by size, colour and purity, and washing flakes destined for food grade applications.

The **pelletising phase** of the process involves feeding the plastic flakes into a granulator where they will be reshaped into plastic pellets. Some plastics will not be pelletised and remain as flakes.

The **reprocessing phase** of the process involves reprocessing the flakes and pellets on site into plastic products.

The **distribution phase** of the process involves sending flakes and pellets not used on site to domestic or international customers.

A similar facility to what is proposed at Moss Vale is the Advanced Circular Polymers facility in Victoria. For information on the Advanced Circular Polymers facility in Victoria, please visit its [website](#).

Why plastics recycling?

Australia does not currently have a consistent approach to recycling mixed plastics. This, combined with the Council of Australian Government decision to ban exports of recyclable waste from Australia from July 2021 has meant that there is a gap in our local processing capacity.



A study undertaken by [CSIRO](#) on the recycling plastics market in 2017 provides a strong case for the development of innovative technologies, such as those proposed by Plasrefine Recycling, to help improve the management and processing of plastic waste. The report highlights that a key opportunity in the recycling industry exists in delivering high quality plastic resins that can compete with virgin materials on price and quality.

The Plasrefine Recycling facility will have capacity to convert recovered plastics into valuable products. This would assist NSW councils, industries and residents to close the loop on plastic waste which has not been managed sustainably in the past. The proposal is also consistent with the [2018 National Waste Policy: Less Waste, More Resources](#). This is because it will assist in ensuring the minimisation of waste and maximise reuse, repair and recycling of products through diverting waste from landfill, recovering valuable materials and producing plastic products from plastic waste.

Will the proposed facility be operational 24 hours a day, 7 days a week?

Plasrefine Recycling is seeking approval for 24-hour operation, however this does not mean that all functions of the facility would necessarily occur for 24 hours a day. Approval for 24-hour operations also triggers compliance with more stringent guidelines, such as those that apply to potential noise impacts.

Further detail on operating hours will be included in the EIS.

The environment

Will the facility smell?

No. The mixed plastics will be transported to the facility in fully enclosed trucks. Most of the feedstock is expected to be sourced from existing material recovery facilities, which only deal with the contents of recycling bins, not general waste. The facility will also be fully enclosed and fitted with high-speed roller doors to keep any potential odours inside. There will be no mixed plastics, or any other materials stored outside.

How noisy will construction and operation of the facility be?

Construction

Construction of the facility is likely to generate some short-term temporary noise impacts. This would be as a result of earthworks, delivery of construction materials and the operation of construction plant and equipment. These noise impacts are typical of construction activities and appropriate mitigation measures would be implemented during this time to minimise potential noise impacts to nearby sensitive receivers.

Construction would be undertaken during the periods specified in the NSW Environmental Protection Authority [draft Construction Noise Guideline](#) released in 2020. These are:

- 7 am to 6 pm Monday to Friday
- 8 am to 1 pm on Saturdays
- No work on Sundays or Public Holidays.



Operation

Operational noise emissions are not anticipated to be significant as all receipt and processing operations will be contained within buildings. The building design and the equipment such as motors will incorporate acoustic treatment where required to further reduce potential noise emissions during operation.

Noise modelling is being undertaken for the EIS to understand operational noise impacts, and the results will be provided in the EIS. This modelling will also take into consideration potential noise generated by trucks along the haulage route.

What are the results from noise monitoring undertaken earlier this year?

Earlier this year, noise monitors were deployed at several locations within proximity to the proposal site to identify the existing background and ambient noise levels within the locality. The results from the noise monitoring will be used by GHD's noise and vibration team when undertaking the noise and vibration impact assessment for the EIS.

The noise levels recorded at these locations identified that the existing noise environment is typical and representative of a rural area, with those locations within close proximity to Lackey Road and existing industrial facilities experiencing slightly higher existing background and ambient noise levels during the day.

The next steps for the noise and vibration impact assessment includes preparing a 3D model of the facility using modelling software which will allow the team to mimic the local noise environment during operation.

This 3D modelling software takes into consideration environmental factors such as the topography and climate/meteorology (e.g. prevailing winds, humidity and temperature), as well as the proposed sound levels of the equipment, volume of the buildings, internal surfaces, location of doors, windows and vents and traffic likely to be generated.

Using this 3D model, the software will allow the team to predict the future noise levels of the facility during operation. These predicted noise levels will then be assessed against the following guidelines to inform the overall impact of construction and operation of the proposal:

- [Noise Policy for Industry](#), NSW Environmental Protection Authority 2017
- [The Interim Construction Noise Guideline](#), NSW Department of Environment and Climate Change 2009
- [NSW Road Noise Policy](#), NSW Environmental Protection Authority 2011
- [Assessing vibration, a technical guideline](#), NSW Department of Environment and Conservation, 2006

Further details on this process, and the results of this impact assessment will be included in the EIS. A similar assessment is also being undertaken to identify potential air quality impacts of the proposal.



Are there any environmental constraints on the proposal site?

Preliminary environmental investigations and desktop studies were undertaken to identify any environmental constraints at the proposal site, these were outlined in the [EIS Scoping Report](#) prepared by GHD in September 2020.

During the preliminary investigations two unnamed water bodies were identified on the proposal site (running along the western and eastern boundaries). The eastern watercourse is mapped as an ephemeral stream, meaning it only flows following rainfall.

The western watercourse is mapped in Wingecarribee Shire Councils Local Environmental Plan as Category 2 Riparian Land, which extends within 10 metres from the top of the stream bank on each side. As a result, the facility design has been shifted to accommodate the requirements of the NSW Governments [Guidelines for controlled activities on waterfront land](#).

The EIS will consider the updated flooding maps which will likely form part of Wingecarribee Shire Council's updated flooding study.

A small portion of the northern boundary of the proposal site has also been mapped as koala habitat. The facility layout has been designed to avoid this area to ensure preservation of the koala habitat.

Where will Plasrefine Recycling dispose of its wastewater?

As part of the proposal, Plasrefine Recycling is including a wastewater treatment plant to facilitate the re-use of water for washing of the plastics and other daily operations. Water and wastewater modelling will also be undertaken to ensure the existing wastewater network has capacity. Any wastewater discharged to the local system is required to comply with the NSW Governments [Liquid Trade Waste Guidelines](#).

How will the site be accessed?

At present, the proposal site is accessed via the unformed east-west road, Braddon Road, which is at the northern end of Beaconsfield Road.

Moss Vale Enterprise Corridor Development Control Plan has identified Braddon Road as becoming a collector road, providing direct access from Lackey Road to Douglas Road and a future sub-arterial road further south to the proposal site.

The portion of land set aside for Braddon Road is partially privately owned.

Alongside preparing the EIS, Plasrefine Recycling and GHD are also investigating potential site access options for the proposal.

These investigations include detailed traffic and safety assessments, civil and environmental engineering, and consultation with the local community and Council. These assessments, and construction of a potential new access road would be privately funded by Plasrefine Recycling.

The preferred option for site access, including key haulage routes for the transportation of mixed plastics and outgoing product will be included in the EIS.



The community

Will there be any employment opportunities for locals?

The proposal has the opportunity to generate employment for up to 140 people across multiple shifts. The roles required are likely to include engineering and technical support roles, general machinery operators, forklift drivers, administration, cleaning, hospitality and maintenance.

Other more specialised roles would also be available to those with experience operating similar waste and recycling facilities. It is anticipated that employee numbers would start off with a minimum of 30 employees and increase gradually as the plant becomes established in the plastics market, and throughput rises.

Plasrefine Recycling and GHD are liaising with community bodies to identify employment opportunities for locals in the area and have already received phone calls and emails from several local community members who would like the opportunity to work at the facility.

Construction of the facility would also provide local employment and business opportunities as a result of construction related jobs and revenue for businesses providing construction facilities and resources.

What community engagement activities have been undertaken to date?

Plasrefine Recycling is committed to engaging with the community and stakeholders throughout the planning and assessment process. We will be in contact with nearby residents, key stakeholder groups and the local community on an ongoing basis as more information arises following the completion of EIS technical assessments.

A summary of our consultation activities to date includes:

- Notification letters to residents and businesses within close proximity to the proposal site
- Three stakeholder meetings
- Regular communication with Wingecarribee Shire Council
- A project newsletter distributed to over 4,000 properties
- Door knocks to residents and businesses within close proximity to the proposal site
- Over 120 phone calls and emails with stakeholders, residents and community members
- Dedicated project web page

How will Plasrefine Recycling engage with the community moving forward?

Community and stakeholder feedback is an essential part of the environmental assessment process. As the proposal progresses, Plasrefine Recycling will continue to engage the community and stakeholders, providing updates and seeking feedback on elements of the proposal as we progress through the development of the EIS. Once we have progressed further with our technical studies, we will update the community and offer briefings to those who are interested.

As the proposal is considered State Significant Development, the EIS will be put on public exhibition for comment for a minimum period of 28 days. During this time, you will be given the opportunity to have your say on the proposal before a final decision is made by the consent authority.



Plasrefine Recycling Pty Ltd

In addition to this, heritage consultants, Biosis, have been engaged by Plasrefine Recycling to undertake an Aboriginal Cultural Heritage Assessment in accordance with the Secretary's of Environmental Assessment Requirements. As part of this study, Biosis will also undertake statutory engagement with Aboriginal people. This engagement will provide the Aboriginal community with the opportunity to participate in decision making regarding management of their cultural heritage and will be undertaken with the Registered Aboriginal Parties identified through this process.

How can I provide feedback on this project?

You can provide feedback to us at any time by contacting our project team using the following details:

- Call us on 1800 810 680
- Email us at community.input@ghd.com

When is the EIS likely to be on public exhibition?

It is expected that the EIS will be completed and on formal exhibition in the second half of 2021.

Stay informed and get in touch

To know more about the proposal, provide feedback and stay up to date on opportunities for engagement, please contact our team.



Visit us online at:
www.plasrefine.com



Call us on:
1800 810 680



Email the team at:
community.input@ghd.com



Plasrefine Recycling Pty Ltd



Frequently Asked Questions

Moss Vale Plastics Recycling and Reprocessing Facility

June 2021

This list of questions will be updated as the proposal progresses.

Overview

1. What is the Plasrefine Recycling proposal?

Plasrefine Recycling Pty Ltd (Plasrefine Recycling) proposes to construct and operate a plastics recycling and reprocessing facility in Moss Vale (the proposal).

The proposal would use technology proposed to be used in other parts of NSW (Chullora and Albury) and already in use in Victoria to recycle and reprocess mixed plastics. The proposal comprises two main stages.

- Stage 1: sorting mixed plastics into different types, and converting PET and other plastics to plastic flakes and pellets
- Stage 2: producing plastic items from some or all of the recovered plastics.

The proposal would help fill the gap in local processing capacity for mixed plastics that were previously exported overseas for processing, due to lack of advanced technological sorting facilities locally.

The proposal would have an ultimate capacity to receive up to 120,000 tonnes per year of waste plastics. This would comprise of about 100,000 tonnes per year of mixed plastics and up to 20,000 tonnes per year of PVC (polyvinyl chloride) and plastic films.

2. Who is Plasrefine Recycling?

Plasrefine Recycling is the applicant and will be building and operating the proposed plastics recycling and reprocessing facility in Moss Vale.

The proposed operator of the facility, Yalin Lyu, who is the Principal Technical Director of Plasrefine Recycling, has over 20 years' experience internationally in waste treatment, management and logistics.

Yalin Lyu is closely associated with companies that specialise in plastics recycling and they will provide the technology and experience needed to successfully operate the plant.

The Plasrefine Recycling facility will have capacity to convert recovered plastics into valuable products such as logistics pallets, outdoor furniture, garbage bins and totes. This type of recycling would assist NSW Councils, industries and residents to close the loop on plastic waste, which has not been managed sustainably. The facility is consistent with the 2018 National Waste Policy: Less Waste, More Resources.

For more information on Plasrefine Recycling, please visit its [website](#).



3. Why plastics recycling?

Australia does not currently have a consistent approach to recycling mixed plastics. The Council of Australian Government has also decided to ban exports of recyclable waste from Australia from July 2021. These factors mean we have gap in our local processing capacity.

A 2017 CSIRO study on the recycling plastics market in 2017 provides a strong case for the development of innovative technologies, such as those proposed by Plasrefine Recycling, to help improve the management and processing of plastic waste. The report highlights that a key opportunity in the recycling industry exists in delivering high quality plastic resins that can compete with virgin materials in price and quality.

Plasrefine Recycling's processes will assist in minimising the amount of plastic waste going to landfill and enables valuable products to be produced from plastic waste.

4. What are single-use plastics and how do they impact the environment?

Single-use plastic items are designed or intended to be used once and then thrown away. Plastic packaging and single-use plastic items make up 60 per cent of all litter in NSW and pose a threat to wildlife and our environment. Approximately 575 million plastic items were littered in NSW in 2018–19. Examples of single-use plastic items include:

- Plastic shopping bags
- Plastic straws
- Plastic stirrers
- Plastic cutlery
- Expanded polystyrene food service items
- Cotton buds with plastic sticks
- Microbeads in rinse-off personal care and cosmetic products
- Plastic bowls
- Plastic cups
- Oxo-degradable plastics
- Fruit stickers.

5. What will the phasing out of single use plastics by 2025 mean for consumers?

Many businesses, such as cafes, take-away restaurants and supermarkets have already started to make the shift away from single-use plastics. These changes may include substituting plastic cutlery with wooden cutlery, or plastic bags being replaced with paper bags. Under the [NSW Plastics Action Plan](#), the government will legislate to phase out of some of the most littered items in NSW. Selected single-use plastic items will be phased out 6 to 12 months after the passing of legislation.

6. What is NSW Government's position on managing plastic waste and its impact?

The NSW Government recognises the need to change the way we use plastic.

[NSW Plastics Action Plan](#) forms a key part of the [NSW Waste and Sustainable Materials Strategy 2041: Stage 1 – 2021-2027](#). The Plastics Action Plan focuses on the management of plastic from production and consumption to disposal and recycling. The plan sets out clear actions that not only deal with downstream activities like recycling and litter prevention, but also focuses attention on the production and supply, stopping plastic waste before it becomes a problem.

Plastics are an essential component to many of the items we rely upon every day. However, single-use plastic is increasingly damaging our natural environment. It contributes to climate change and has been identified as a potential risk to human health. With up to 60 per cent of all



litter in NSW being single-use plastic items and plastic packaging, the need to phase out some single-use plastic items is clear.

Items proposed for immediate phase out will stop almost 2.7 billion items of plastic litter from entering our natural environment and waterways over 20 years. With only 8 per cent of all plastic consumed in NSW (in 2019-20) recovered for reuse, there is considerable scope for improvement.

The NSW Government has adopted a target to triple plastics recycling by 2030 and to significantly increase the use of recycled content by government and industry. The NSW Plastics Action Plan will commit \$2 million for a new Plastics Research Partnership to drive research within NSW universities and research institutions.

7. Who is GHD?

Plasrefine Recycling has engaged GHD, an independent environmental and engineering consultancy, to prepare an Environmental Impact Statement (EIS) on behalf of Plasrefine Recycling. This EIS will support the State Significant Development Application for the proposal.

GHD is also undertaking community and stakeholder engagement as part of the EIS and is developing the design for the facility in collaboration with Plasrefine Recycling.

The plastics recycling and reprocessing process

8. Where would the plastic waste come from?

Plasrefine Recycling has engaged MRA Consulting to undertake a market research study to identify potential plastic waste sources. This market research study will identify the types of plastics that the facility is likely to receive, potential suppliers of raw materials, and likely markets for the final products. Further information will be provided as soon as it is available.

9. Will Plasrefine Recycling be burning waste?

The recycling and reprocessing process proposed by Plasrefine Recycling does not include burning of plastics or other waste. In stage 1, the plastics would be heated by steam in order to remove paper labels.

In Stage 2, the plastic pellets and flakes produced in Stage 1 would be heated and put into injection moulds to produce plastic products. This involves melting the plastics using electric heating systems to reach a temperature of about 125 to 135 degrees (for polyethylene, for example). Given that the ignition temperature for this material is about 350 degrees, there is no possibility that the plastics would burn.

10. What processes would be involved?

Plastics recycling consists of seven main processes:

The **receiving phase** includes receiving the mixed plastics from various contracted suppliers, washing the plastics and removing labels.

The **sorting phase** involves utilising sensors and optical, smart arm methods to detect and sort different types of plastics.

The **flaking phase** involves processing the plastic through a shredder, or equivalent, to create plastic flakes.



The **washing phase** includes sorting the flakes by size, colour and purity, and washing flakes destined for food grade applications.

The **pelletising phase** involves feeding the plastic flakes into a granulator where they will be reshaped into plastic pellets. Some plastics would not be pelletised and remain as flakes.

The **reprocessing phase** involves reprocessing the flakes and pellets on site into plastic products.

The **distribution phase** involves sending flakes and pellets not used on site to domestic or international customers.

A similar facility is the Advanced Circular Polymers facility in Victoria. For information on the Advanced Circular Polymers facility in Victoria, please visit its [website](#).

11. Would the facility smell?

No. The mixed plastics would be transported to the facility in fully enclosed trucks. Most of the plastic will be sourced from existing material recovery facilities, which only deal with the contents of recycling bins, not general waste. The facility would also be fully enclosed and fitted with high speed roller doors to keep any potential odours inside. No mixed plastics or any other materials will be stored outside.

12. How noisy would construction and operation of the facility be?

Construction

Construction of the facility is likely to generate some short-term temporary noise from earthworks, delivery of construction materials and the operation of construction plant and equipment.

These noise impacts are typical of construction activities and appropriate mitigation measures would be implemented during this time to minimise potential noise impacts.

Construction would be undertaken during the periods specified in the NSW Environmental Protection Authority [draft Construction Noise Guideline](#) released in 2020. These are:

- 7 am to 6 pm Monday to Friday
- 8 am to 1 pm on Saturdays
- No work on Sundays or Public Holidays.

Operation

Operational noise is not anticipated to be significant as all operations would be conducted inside the facility. The building design and the equipment, such as motors, will incorporate acoustic treatment to further reduce potential noise emissions during operation.

Noise modelling is being undertaken and the results will be provided in the EIS. This modelling will also take into consideration the potential noise generated by trucks along the proposed haulage route.

13. Where would Plasrefine Recycling dispose of its wastewater?

As part of the proposal, Plasrefine Recycling is including a wastewater treatment plant to facilitate the re-use of water for washing of the plastics and other daily operations. Water and wastewater modelling will also be undertaken to ensure the existing wastewater network has capacity. Any wastewater discharged to the local system is required to comply with the [Liquid Trade Waste Guidelines](#).



14. Would the proposed facility be operational 24 hours a day, 7 days a week?

Plasrefine Recycling is seeking approval for 24 hour operation; however this does not mean that all functions of the facility would necessarily occur for 24 hours a day. Approval for 24 hour operations triggers compliance with more stringent guidelines, such as those that apply to potential noise impacts.

Further detail on operating hours will be included in the EIS.

15. Would there be any employment opportunities for local residents?

Yes. The proposal has the potential to eventually generate employment for up to 140 people across multiple shifts. The roles required are likely to include engineering and technical support roles, general machinery operators, forklift drivers, administration, cleaning, hospitality and maintenance.

More specialised roles will also be available to those with experience operating similar waste and recycling facilities. Plasrefine would begin operations with a minimum of 30 employees and increase gradually as the plant becomes established in the plastics market.

Plasrefine Recycling and GHD are liaising with community organisations to identify employment opportunities for local residents and have already received phone calls and emails from several local community members who would like the opportunity to work at the facility.

Construction of the facility will also provide local employment and business opportunities as a result of construction.

Where would the Plasrefine Recycling facility be located?

16. Where would the proposal be located?

The proposal site is located at 74-76 Beaconsfield Road, Moss Vale, within the Moss Vale Enterprise Corridor.

17. What is the Moss Vale Enterprise Corridor?

The Moss Vale Enterprise Corridor is a significant area of industrial land between Moss Vale and New Berrima set aside for employment generating development. A number of industrial facilities are currently operating within the Moss Vale Enterprise Corridor. These include:

- A&I Coatings
- Omya Australia
- Moss Vale Recycled Timber Building Centre
- Dux Hot Water
- Cromford Pipe Manufacturers
- Joy Mining
- Dunsteel
- Moss Vale Recycled Building Centre.

A map outlining the location of the Moss Vale Enterprise Corridor can be found in the [Moss Vale Enterprise Corridor Development Control Plan](#).



The Moss Vale Enterprise Corridor also forms part of the Southern Highlands Innovation Park. The Southern Highlands Innovation Park provides a unique opportunity for industrial development close to Sydney and is included within both the [Southern Highlands Destination Strategy 2020-2030](#) and the NSW Governments [20-Year Economic Vision for Regional NSW](#).

18. Is the land correctly zoned for this kind of facility?

Yes, the site is zoned IN1 General Industrial. The IN1 General Industrial zone has a focus on general industrial and warehouse development. The land directly to the west, north and east of the proposal site is also zoned IN1 General Industrial. The land directly to the south of the proposal site is a future road corridor, and the land adjoining the road to the south is zoned E4 Environmental Living.

More broadly, the *Moss Vale Enterprise Corridor Development Control Plan* applies to all land within the Moss Vale Enterprise Corridor and provides a clear framework for development within the area. The Development Control Plan recognises that the Moss Vale Enterprise Corridor will cater for light and general industrial development to meet local and regional demands. It is anticipated to accommodate business park commercial development and larger scale freight storage and distribution operations associated with existing rail infrastructure and possible intermodal freight terminal.

For more information, please visit the [Moss Vale Enterprise Corridor Development Control Plan](#).

19. How would the site be accessed?

At present, the proposal site is accessed via the unformed east-west road, Braddon Road, which is at the northern end of Beaconsfield Road.

Moss Vale Enterprise Corridor Development Control Plan has identified Braddon Road as becoming a collector road, providing direct access from Lackey Road to Douglas Road and a future sub-arterial road further south to the proposal site. The portion of land set aside for Braddon Road is partially privately owned.

Plasrefine Recycling and GHD are also investigating a number of potential site access options for the proposal. These investigations include detailed traffic and safety assessments, civil and environmental engineering, and consultation with the local community and Council. These assessments, and construction of a potential new access road would be privately funded by Plasrefine Recycling.

The preferred option for site access, including key haulage routes for the transportation of mixed plastics and outgoing product will be assessed in the EIS.

The planning and assessment process

20. Is the proposal approved?

No. GHD is currently preparing an EIS. This EIS will be submitted to the Department of Planning, Industry and Environment for assessment.

For more information on the development application, please visit the [NSW Government Planning Portal](#).



21. What is an EIS?

The key purpose of the EIS is to assess the economic, environmental and social impacts of the proposal, and to help the community and government agencies make informed comments and decisions on the proposal. It will also assess the cumulative impacts of the proposal.

The EIS and its supporting technical studies will determine the potential and likely impacts of the proposal and propose suitable measures to mitigate and minimise impacts. It will also identify opportunities to enhance the environment, where possible.

22. Who is the consent authority for this proposal?

The proposal is considered to be State Significant Development under NSW planning legislation. The facility will have the capacity to process over 100,000 tonnes of mixed plastics per year and has a capital investment value of greater than \$30 million.

In accordance with section 4.5 of the Environmental Planning and Assessment Act 1979, the Department of Planning, Industry and Environment assesses State Significant Development, and the consent authority will be either the Minister for Planning and Public Spaces, their Delegate, or the Independent Planning Commission.

The environment

23. What are the results from noise monitoring undertaken earlier this year?

Earlier this year, noise monitors were deployed at several locations within proximity to the proposal site to identify the existing background and ambient noise levels within the locality. The results from the noise monitoring will be used by GHD's noise and vibration team when undertaking the noise and vibration impact assessment for the EIS.

The noise levels recorded at these locations identified that the existing noise environment is typical and representative of a rural area, with those locations within close proximity to Lackey Road and existing industrial facilities experiencing slightly higher existing background and ambient noise levels during the day.

The next steps for the noise and vibration impact assessment includes preparing a 3D model of the facility using modelling software which will allow the team to mimic the local noise environment during operation.

This 3D modelling software takes into consideration environmental factors such as the topography and climate/meteorology (eg prevailing winds, humidity and temperature), as well as the proposed sound levels of the equipment, volume of the buildings, internal surfaces, location of doors, windows and vents and traffic likely to be generated.

Using this 3D model, the software will allow the team to predict the future noise levels of the facility during operation. These predicted noise levels will then be assessed against the following guidelines to inform the overall impact of construction and operation of the proposal:

- Noise Policy for Industry, NSW Environmental Protection Authority 2017
- The Interim Construction Noise Guideline, NSW Department of Environment and Climate Change 2009
- NSW Road Noise Policy, NSW Environmental Protection Authority 2011
- Assessing Vibration, a technical guideline, NSW Department of Environment and Conservation, 2006



Further details on this process, and the results of this impact assessment will be included in the EIS. A similar assessment is also being undertaken to identify potential air quality impacts of the proposal.

24. Are there any environment constraints on the proposal site?

Preliminary environmental investigations and desktop studies were undertaken to identify any environmental constraints at the proposal site, these were outlined in the EIS Scoping Report prepared by GHD in September 2020.

During the preliminary investigations two unnamed water bodies were identified on the proposal site (running along the western and eastern boundaries). The eastern watercourse is mapped as an ephemeral stream, meaning it only flows following rainfall.

The western watercourse is mapped in Wingecarribee Shire Council's Local Environmental Plan as Category 2 Riparian Land, which extends within 10 metres from the top of the stream bank on each side. As a result, the facility has been positioned to accommodate the requirements of the Guidelines for controlled activities on waterfront land.

Based on the flooding study recently undertaken by Wingecarribee Shire Council, it is understood that there are no significant flooding issues on the proposal site.

A small portion of the northern boundary of the proposal site has also been mapped as koala habitat. The facility layout has been designed to avoid this area to ensure preservation of the koala habitat.

25. Would there be landscaping to protect the visual amenity?

As part of the environmental assessment process, Plasrefine Recycling and GHD are considering how the facility would impact on the visual amenity of the existing environment. This workstream includes assessing what can be seen from the road and what nearby residences would be able to see from their homes, bearing in mind that the site is located in an industrial zone.

This assessment would inform the design and help determine what landscaping is required at the site. Plasrefine Recycling and GHD will also undertake consultation with local residents to understand how visual impacts can be minimised as part of this project.

The EIS will also include a Landscape Visual Impact Assessment and Landscape Plan.

Engagement with community

26. What community engagement activities have been undertaken to date?

Plasrefine Recycling is committed to engaging with the community and stakeholders throughout the planning and assessment process. We will be in contact with nearby residents, key stakeholder groups and the local community on an ongoing basis as more information arises following the completion of EIS technical assessments.

A summary of our consultation activities to date includes:

- Notification letters to residents and businesses within close proximity to the proposal site
- Three stakeholder meetings
- Regular communication with Wingecarribee Shire Council
- A project newsletter distributed to over 4,600 properties



- Door knocks to residents and businesses within close proximity to the proposal site
- Over 130 phone calls and emails with stakeholders, residents and community members
- Dedicated project web page

27. What Aboriginal Engagement is being undertaken as part of this process?

Heritage consultants, Biosis, have been engaged by Plasrefine Recycling to undertake an Aboriginal Cultural Heritage Assessment in accordance with the Secretary's of Environmental Assessment Requirements. As part of this study, Biosis will also undertake statutory engagement with Aboriginal people. This engagement will provide the Aboriginal community with an opportunity to participate in decision making regarding management of their cultural heritage and will be undertaken with the Registered Aboriginal Parties identified through this process.

28. What are the next steps for community engagement?

Community and stakeholder feedback is an essential part of the environmental assessment process. GHD and Plasrefine Recycling are currently arranging in-person sessions with community members and local residents within close proximity to the proposal site. These sessions will be held in Moss Vale, or a nearby suburb on a week night and are likely to be small groups.

The number of sessions held will be tailored based on the demand for in-person attendance. These in-person sessions will be facilitated in accordance with the COVID-19 Protocols at the time of the planned event.

A webinar session will also be facilitated for the wider community and stakeholders to attend. This session will be facilitated online via Microsoft Teams. A how-to user guide on Microsoft Teams will be issued prior to the webinar to those who have registered their interest in attending.

The in-person sessions and webinar will be facilitated by GHD and a set of meeting minutes will be prepared and issued following each event.

29. How do I register for these events?

To register your interest in attending either of these events, please contact Lauren Xuereb on 1800 810 680 or community.input@ghd.com.

30. How can I provide feedback on this project?

We welcome your feedback and questions. You can provide feedback to us at any time by contacting our project team.

- Call us on 1800 810 680
- Email us at community.input@ghd.com

31. When is the EIS likely to be on public exhibition?

It is expected that the EIS will be completed and on formal exhibition in the second half of 2021.

32. Can I provide comment on the EIS once it is complete?

Yes. As the proposal is considered State Significant Development, the EIS will be put on public exhibition for comment for a minimum period of 28 days. During this time, you will be given the opportunity to have your say on the proposal before a final decision is made by the consent authority.

Appendix E

**Community engagement session minutes,
presentations and Microsoft Teams 'how-
to' guide**

Moss Vales Plastics Recycling and Reprocessing Facility Community Engagement Sessions – meeting notes

23 August 2021

Community engagement sessions overview

The Moss Vale Plastics Recycling and Reprocessing Facility project team organised and facilitated three online community engagement sessions to provide local residents, community members and stakeholders updated, factual information on the proposal, and an opportunity to ask questions

These sessions were initially scheduled as in-person meetings in Moss Vale, but following the NSW Premier's announcement extending the stay at home orders on Wednesday 14 July 2021, the sessions were facilitated online via Microsoft Teams.

Engagement sessions were scheduled at the following times to cater to a range of stakeholder schedules. The initial two sessions were dedicated to residents within close proximity to the proposal site. The third session was a larger, session that was open to everyone.

- Session 1: Online session on **Wednesday 28 July** at 6 pm to 7:30 pm
- Session 2: Online session on **Thursday 29 July** at 10 am to 11:30 am
- Session 3: Larger, online webinar style session on **Monday 2 August** at 6 pm to 7:30 pm

25 local residents, community members and stakeholders attended these sessions. This included residents from Beaconsfield Road and Bulwer Road, local community members, project stakeholders and representatives from local media.

The three community engagement sessions followed the same structure which included a presentation by the GHD project team, and question and answer time which allowed attendees to raise any questions, concerns or comments they had in relation to the proposal. The following document provides a summary of the information included within the presentation and a recount of the feedback and inputs from the three sessions.

GHD project team attendees

- **Alison Barnard** – Community and Stakeholder Engagement Lead (*facilitator*)
- **David Gamble** – Project Director
- **Sofie Mason-Jones** – Planning Director
- **Lauren Xuereb** – Community and Stakeholder Engagement Advisor
- **Elmira Kuanova** – Community and Stakeholder Engagement Advisor

GHD Presentation: GHD presented a slide show overview of the project during the Community Engagement Session which covered a range of topics (Appendix A).

1. **Introduction** – Alison Barnard (AB) welcomed participants, outlined meeting protocols to ensure respectful communication was maintained throughout the sessions. AB gave the Acknowledgement of Country. The GHD project team introduced themselves to the community and their role on the project. AB welcomed the community members to the meeting and gave them time to introduce themselves and their interests in the project.
2. **Project introduction** – David Gamble (DG) introduced the proponent of the proposal, Plasrefine Recycling Pty Ltd (Plasrefine Recycling). DG presented the proposed development of a plastic recycling and reprocessing facility, including the potential capacity and noting the consent authority and classification as a state significant development. DG identified the benefits of plastic recycling, including the examples of potential end products, and discussed the need for a plastics recycling facility in NSW.
3. **Project site suitability** – Sofie Mason-Jones (SMJ) presented the drivers behind the selection of the site, including site permissibility, consistency with strategic plans at Local, State and Federal levels. SMJ identified the strategic priorities of the Southern Highland Innovation Park (SHIP) and the future opportunities for the SHIP as identified by *Destination Southern Highlands and Wingecarribee Shire Council*.
4. **Project engagement** – Lauren Xuereb (LX) presented the engagement activities that have been undertaken to date and gave a summary of the feedback that has been received.
5. **Proposal overview** – DG presented an overview of the proposal, including an explanation of the proposed feedstock, hours of operation, daily traffic numbers and operational workforce. DG also explained how proposed access is via the Braddon Road east extension which would be constructed by Plasrefine Recycling as part of the proposal. DG highlighted that no access via Beaconsfield Road is proposed during operation.
6. **The Plasrefine Recycling process** – DG explained the plastics recycling process proposed by Plasrefine Recycling and gave an overview of each stage.
7. **Environmental considerations** – DG presented a list of environmental considerations and assessments that will be included in the Environment Impact Statement (EIS).
8. **Key considerations** – DG presented a table which summarised the potential environmental impacts associated with construction of the proposal and each stage of the plastics recycling process. These potential impacts were identified following feedback from stakeholders, local residents, community members, and previous experience on similar projects.
The respective technical assessments had a key focus on each of these stages. For example: construction of the proposal was a key consideration of the: traffic and access assessment; noise and vibration assessment; air quality and odour assessment, and visual impact assessment. Construction was also considered in the water and wastewater assessment, but it was not a key focus of this assessment. Management measures that have been included in the design of the facility to mitigate each of the potential impacts were also discussed. See attached powerpoint slide 18.
9. **Design consideration** – DG presented each of the design considerations and amendments that have been made to the facility following feedback from local residents, community members, stakeholders and Wingecarribee Shire Council (Council).
10. **Noise and vibration** – DG presented the daytime and night-time noise criteria the facility will be designed to meet during operation. These criteria were presented on a decibel scale which compared the proposed noise levels of the facility to common noises such as the humming of a refrigerator, a conversation, a hairdryer, a trombone, and fireworks.
11. **Project timeline** – SMJ presented the project timeline, what has been completed to-date, how it was completed and the next steps of the project.
12. **Questions and Answers** – see tables below.



Wednesday 28 July

Action No.	Discussion/Questions	Response	GHD Action
1	A community member sought clarification to what access road will be used and if a new road would be built prior to construction of the proposal.	SMJ explained that the EIS would review which road would cause the least amount of impacts during construction and operation phases. Beaconsfield Road has not been ruled out to be used for construction purposes. Approval conditions will include noise criteria, traffic criteria and amenity criteria, with which the project will need to comply. If using Beaconsfield Road during construction is identified as being too difficult, the Braddon Road east extension could be constructed prior to construction of the actual facility. Beaconsfield Road has been ruled out for use during operation	
2	A community member questioned if the facility would be able to take soft plastics.	DG explained the intention of the facility is to be able to process up to almost 20,000 tonnes of soft plastics per year, with the remaining 100,000 tonnes for other mixed plastics.	
3	A community members asked how long the proposed construction would take	SMJ explained that construction of the proposal could take between 12 – 18 months. DG added that it would ideally be complete within 12 months.	
4	AB brought up that based on past projects and comments online, some community members had concerns related to the potential for waste incineration to occur as part of the plastics recycling process. AB sought clarification that this proposal did not involve waste incineration.	SMJ reiterated that the plastics recycling process proposed by Plasrefine Recycling does not include waste incineration. The process would involve heating and melting of plastics to create pellets and other plastic products, but the electric heating system would be monitored to ensure the temperatures did not reach temperatures suitable for ignition.	
5	A landowner asked if a similar facility exists in Australia or internationally that the community could research.	DG noted a facility in Victoria that is similar to what is proposed by Plasrefine Recycling. DG notes that smaller scale recycling facilities are in operation on the Central Coast of NSW and in Laverton, Victoria. Advanced Circular Polymers (Victoria): www.acpolymers.com.au Replas (Central Coast): www.replas.com.au IQ Renew: www.iqrenew.com	LX will email the community member a link to the Victorian facility website and background videos. Actioned 29/07/2021
6	A community member asked if the Garvan Institute of Medical Research (Garvan) have been approached about purchasing its land for the construction of the Braddon Road east extension.	SMJ confirmed that GHD and Plasrefine Recycling commenced engagement with the Garvan and Australian BioResources early in the planning process, as it is located immediately east to the proposal site and due to the sensitivity of the operations that occur onsite. SMJ explained that these discussions related to the land required for the Braddon Road east extension have also included Council, and that Council would	

Action No.	Discussion/Questions	Response	GHD Action
		lead the discussions required for the acquisition of the land.	
7	A community member asked if the Braddon Road east extension was constructed, would the Beaconsfield Road remain as a no through road.	SMJ confirmed that it is highly likely that Beaconsfield Road would be terminated in a cul-de-sac following construction of the Braddon Road east extension. The Braddon Road east extension would become a public road dedicated to Council, following construction by Plasrefine Recycling.	
8	<p>A community member questioned if the facility proposes to recycle the mixed plastic from the Council local government area in addition to other locations in the state to ensure a net advantage to the area.</p> <p>The community member followed with asking if the mixed plastics destined for the facility would initially be sorted at the resource recovery centre in Moss Vale.</p>	<p>DG explained that Plasrefine Recycling would be looking to collaborate with Council to receive the recovered material from its yellow bin collection. However, the remaining feedstock would be required to be sourced from other destinations.</p> <p>Discussions with Council to-date have been related to planning of the development itself. A next step for the project would be to discuss with Council its recycling needs, as well as to collaborate with other Councils in the region. DG added that Councils are currently facing a situation where they can no longer export their waste, meaning that it is all going to landfill. The Plasrefine Recycling proposal would become an avenue for Councils to send their mixed plastics too.</p> <p>DG explains the resource recovery centre run by Council is used for recycling things like timber, bricks and concrete, not plastics.</p>	
9	A community member asked if the facility would use forklifts during operation, as the reverse beep can become a nuisance, especially at night.	<p>DG noted that refinements around what equipment would be used during operation are still yet to be made and that quieter equipment would be considered.</p> <p>SMJ noted the different options for the 'noise beep' which is produced by forklifts and options where the beeping only commences when the forklift is approaching an object whilst in reverse, similarly to how a car reverse system works. Other 'quiet' systems use operator headsets and other sounds rather than beeps.</p> <p>DG also noted the forklift would mostly be used during the day.</p>	GHD to investigate what kind/brand of forklifts are proposed for operation.
10	An attendee asked about whether or not the facility would be able to reprocess the plastic into products other than pellets.	DG explained that the main building would be producing pellets. Some of these would be moved to the smaller onsite building to be used in moulding machines for making specific products (types of products to be determined based on demand). The rest would be sent to other manufacturers.	

Action No.	Discussion/Questions	Response	GHD Action
11	A community member noted that the large trucks would also have a loud reversing beep, similar to that used on forklifts.	SMJ confirmed that truck reversing alarms would also be considered as part of the noise modelling undertaken for the proposal.	
12	A community member asked if an education centre will be part of this proposal.	SMJ confirmed that both research and a community education centre will be part of the proposal. The size and scale of these facilities be shown on the plan of the EIS documentation. The education centre would also include viewing platforms. DG added that there will be discussions with Plasrefine Recycling to incorporate the education facility within the design, as well as designated walkways in the facility for visitors.	
13	A community member noted the existence of another road access option that could provide access to the site, via the north. The community member added that this option is also currently used by semi-trailers.	SMJ confirmed that this road was an option considered as part of the assessment. The traffic assessment showed that while semi-trailers can do the hook turn, Transport for NSW policy states that hook manoeuvres by heavy vehicles over rail level crossings should be avoided, from a safety perspective.	

Thursday 29 July

Action No.	Discussion/Questions	Response	GHD Action
14	A community member raised concerns about the toxicity of plastic and fumes and the environmental management measures that would ensure microplastics don't leave the facility. The community member asked what kinds of risk management measures and approaches would be out in place to capture any air pollution.	DG re-presented the slide which outlined the plastics recycling and reprocessing process and reiterated that the flaking stage would involve producing small pieces of plastic, approximately 5-10 mm in size, and not microplastics. Each piece of equipment would have dust extraction systems and filter bags to collect any dust. There would be virtually no opportunities for microplastics to escape from the buildings as part of the process. SMJ added that all operations associated with the proposal would occur inside buildings. The facility will have no outdoor stockpiling of plastic. Floor plans will be included in the EIS and explain the role of each section, and the technology that accompanies them. Carbon filters would be used for the moulding machines.	
15	A community member asked what percentage of particles are carbon filters able to remove?	DG noted that most carbon filters have a capacity to remove over 99% of particles. SMJ confirmed that an air quality model will be prepared as part of the EIS.	GHD to investigate what carbon filters are proposed and include details within the EIS.
16	A community member asked another community member who lives within close proximity to the proposal site how they	The community member replied by noting they have concerns related to potential visual impacts and the number of heavy vehicle movements proposed. The	

Action No.	Discussion/Questions	Response	GHD Action
	feel about this facility being built near their property.	community member added that they have done their research on plastics recycling and also that another plastic pipe factory 'up the road' that has melted plastic for 12 years with no problems. The community member concluded by saying that they do not have a problem with the proposed facility itself.	
17	A community member noted that they are concerned with safety of the facility. They raised concerns regarding the potential for explosions and fires due to a recent explosion at a waste facility overseas (this was a hazardous waste disposal facility in Germany – not a plastics recycling plant). The community member added that even with sufficient fire measures in place, it would be incredibly difficult to control and/or put out a fire. They are also concerned about the natural watercourses on the site, and the impacts in the event of a 'mishap'.	<p>DG explained that the NSW Environment Protection Authority and NSW Fire and Rescue have designed a new set of guidelines for plastics facilities which stipulate how much of a particular material can be stored at any given time, to eliminate the potential to stockpile massive combustible material on site. The facility is designed to meet these <u>guidelines</u> and reduce the risk of fire by including fireproof walls, fire sprinklers, fire detectors and more.</p> <p>DG explained that the design of the building has been done so that in an event of the fire, all water would be collected and not get discharged into an adjacent watercourse. The water collected would be disposed of to the sewer system.</p> <p>SMJ discussed the state's rigorous process for a project to get approval and an Environment Protection Licence (EPL) to operate. The hazards and risks assessment addresses the potential likelihood and frequency of fires.</p>	
18	A community member commented that the only heavy vehicles that currently use Beaconsfield Road are weekly garbage trucks. The community member added that Beaconsfield Road would not be able to sustain heavy vehicle traffic.	<p>SMJ confirmed that Beaconsfield Road is the current lawful access to the proposal site and that traffic counts undertaken by GHD as part of the traffic assessment found that 5-6% of the vehicles using Beaconsfield Road are heavy vehicles.</p> <p>SMJ explained that construction of the Braddon Road east extension has been identified as the preferred option for the proposal, but that the land required for the road has not been purchased. SMJ added that Plasrefine Recycling and Council and landowners are currently in discussions about this.</p> <p>DG added that Council has opposed the use of Beaconsfield Road for operational purposes.</p>	
19	A community member added that even buses are unable to use Beaconsfield Road. The community member questioned why the site was chosen when other areas, away from residents, could have been chosen, especially considering the waste would be coming from many different locations. The community member added that the proposal site is adjacent to schools, residents and the 'Sydney drinking water' catchment. The community member noted	<p>SMJ reiterated that the proposal is permissible with consent in the IN1 General Industrial zone and is consistent with Council's visions for the SHIP. SMJ added that the proposal would be an innovative industry which would contribute to the circular economy, and not a polluting, hazardous industry with high emissions.</p> <p>SMJ explained how Plasrefine Recycling wishes to be a 'good neighbour' and believes the more significant concerns</p>	

Action No.	Discussion/Questions	Response	GHD Action
	concern that the proposal would deter people from moving to an area near the SHIP, subsequently reducing the employment opportunities the SHIP would have to offer.	associated with the proposal would be noise and traffic. The key challenge of the proposal is traffic and how traffic would get to the site, not the operation of the facility itself.	
20	<p>A community member asked if Beaconsfield Road is used for construction, what guarantee do the residents have that it would not be used for operation if the Braddon Road east extension was not constructed.</p> <p>The community member added that they would prefer to have the Braddon Road east extension constructed prior to construction of the facility to provide some certainty that Beaconsfield Road was not going to be used at all.</p>	SMJ explained that acquisition of the land required for the Braddon Road east extension would have needed to occur prior to the construction of the facility to ensure that the new road can be constructed first, and then used by construction vehicles accessing the proposal site.	GHD to investigate if the Braddon Road east extension can be constructed prior to construction of the facility.
21	<p>A community member raised an issue about the safety of Beaconsfield Road, noting that it was not built to handle additional traffic, with the upper section of the road being used as walkway on a daily basis. It is not compatible for heavy vehicle drivers who are unfamiliar with area to use the road in conjunction with the local residents.</p> <p>The community member added that the noise that would be generated by the heavy vehicles associated with the proposal would be considered unacceptable to the residents. They state the proposal is not consistent with the objectives of the zone.</p>	SMJ explained that the proposal is in line with the objectives of the IN1 General Industrial zoning. SMJ added that the EIS will identify potential impacts, how to avoid and/or mitigate them to protect and support industrial land.	
22	<p>A community member asked how public Plasrefine Recycling plans on making it's risk and management processes and procedures, so that the community can feel assured that it would be an "exemplary actor".</p> <p>The community member added that based on previous projects, they are approved but proponents fail to adhere to the processes and procedures. The community are afraid that a similar situation would happen, and they would be unable to do anything about it.</p>	<p>SMJ explained that all the assessment are made publicly available when the EIS is on public exhibition. The responses to submission will also go on public exhibition.</p> <p>As a requirement of state significant development, all plans are also made publicly available.</p> <p>SMJ noted that Plasrefine Recycling is committed to be a good neighbour and that there can be a <u>community consultative committee</u> should the community feel it would be required.</p>	
23	<p>A community member wanted to know how the heavy vehicles delivering mixed plastics to the site would get there, if the mixed plastics were coming from Wollongong.</p> <p>The community member added that it must be "extremely dangerous" to have heavy vehicles coming in so often during the day, calculating that it would be a vehicle roughly every 5 minutes.</p> <p>The community member concluded by asking about employment opportunities for local residents post-construction.</p>	<p>DG explained that potential traffic haulage routes are being investigated in the EIS.</p> <p>DG added that the proposal would not operate at full capacity (120,000 tpa) for a number of years, as it is expected to expand gradually. Therefore, the number of vehicles per hour the community member had calculated would not be reached for some time.</p> <p>SMJ explained that the success of a project is reliant on the number of local jobs it is able to provide. Plasrefine Recycling would want to demonstrate a commitment for local employment in the</p>	

Action No.	Discussion/Questions	Response	GHD Action
		EIS, not just for the construction phase, but also during operation.	
24	A community member asked why Plasrefine Recycling had not engaged with the broader community in a local hall type forum.	SMJ reiterated that the timeline of the proposal has occurred in an environment where COVID-19 related restrictions have been on and off for many months. These sessions were intended to be held in-person, but due to the extension of the NSW Government stay at home orders, they were moved to an online format. SMJ added that the road access issue also needed to be resolved in order to provide more information to local residents and the community. The number of road access options that needed to be assessed delayed this process.	
25	A community member thanked the GHD team for the session.	Noted.	
26	<i>Letters to residents were delivered just before Christmas, and not to every property impacted. They were impersonal... "to the resident" and that COVID was not an issue between September and December.</i>	Noted.	
27	A community member emailed the GHD project team following the session and noted: <i>In relation to the lawful access to the proposed facility and the comment about heavy traffic on Beaconsfield Road, that would relate to the delivery and pickup of materials and machinery for 21 lots development site on 39-45 Beaconsfield Road Moss Vale.</i> <i>I believe that the traffic monitoring device was placed approaching the development and would as such counted heavier vehicles than it would have if the device had been placed on the road after development from #50 onwards.</i>	Noted.	

Monday 2 August

Action No.	Discussion/Questions	Response	GHD Action
28	A community member questioned how the proposal would provide community benefit, given it is a private enterprise.	SMJ explained that the facility is consistent with the priorities of Council's strategic plans and visions for the SHIP. Plastics that would ordinarily be sent to landfill would be repurposed in the facility and diverted from landfill. These plans provide benefits to the community, and NSW more broadly, as we would be making better use of mixed plastics.	
29	A community member asked how would they know if the remediation and mitigation procedures are not merely greenwashing.	SMJ explained that no remediation would be required as part of this proposal, as the land is not contaminated. SMJ added that the proposal would involve using best practice technology	

Action No.	Discussion/Questions	Response	GHD Action
	The community member followed by asking why a facility of this nature would be so close to residential areas, riparian zones and areas of environmental sensitivity.	which would operate without producing emissions, to avoid impacts at the source before moving into mitigation. The proposal would be located within an adequately zoned area and is permissible with consent in the IN1 General Industrial zone. The project is also consistent with Council's visions for the SHIP. Refer to action no. 38.	
30	A community member notes that local community members are concerned about pollution.	SMJ clarified that the facility is repurposing and recycling mixed plastics to achieve a circular economy.	
31	A community member asked if there is a plan of some kind that explains why the facility is so close to residential areas and why the facility was not proposed for a designated industrial area near in Sydney or Wollongong, which are the cities that produce the bulk of the feedstock.	SMJ clarified that the proposal site is within a designated industrial zone and is therefore permissible with consent. The proposal would be located in a regional precinct which provides an opportunity for developments that require access and connection to regional and metropolitan areas. The objective of the proposal is not to take Sydney's waste, but to produce beneficial products out of mixed plastics ordinarily destined for landfill. SMJ explained that it would be up to the proponent to demonstrate the benefits of the proposal to Moss Vale and highlight that there will be no unreasonable impacts to the community as a result of the proposal. AB added that the documentation referred to on the SHIP and local council plans will be shared with the meeting notes.	GHD to share planning documentation.
32	A community member questioned the maximum capacity of the proposal, and if it could be increased beyond the currently stated amount.	DG noted that the quantity proposed to be processed has been revised since the scoping report was published in September 2020. It is now proposing to process 120,000 tonnes per year, comprising of 100,000 tonnes of mixed plastics and 20,000 tonnes of film plastic. SMJ clarified that this would be the maximum capacity the proposal is able to process.	
33	A community member asked if there is a similarly sized plant operating in Australia currently.	DG mentioned that there is a similar facility <u>Victoria</u> that is currently processing 70,000 tonnes per year.	
34	Community members asked about the job footprint of the project.	AB noted that the facility would be largely automated, but would still produce ongoing jobs. DG clarified that the facility would still need people to operate machinery. The more complicated the equipment, the more maintenance people would be required, and the more highly skilled the people need to be. An estimate of up to 40 people may be required in the facility for any given shift.	
35	A community member asked about the proposed architecture and landscaping.	SMJ noted there will be plans that show perimeter landscaping around the site boundaries included as part of the EIS. There are intentions to screen the	

Action No.	Discussion/Questions	Response	GHD Action
		boundaries and to use building materials that are compatible with the existing landscape character of the locality.	
36	A community member raised the question as to whether the EIS required an Offensive and Hazardous industry licence.	AB clarified that the facility is not a hazardous or offensive industry. SMJ noted that despite the proposal not being classified as an offensive and hazardous industry, an EPL would still be required. The EPL conditions would be available on public record.	
37	An attendee asked about the qualification of technicians at the facility, once operational.	AB noted that this team would not be suitable to answer this question, and that this question should be sent directly to Plasrefine Recycling.	
38	A community asked what would happen if artefacts are found and if there are threatened species? Would that stop the facility being built?	Three site visits have been undertaken by GHD ecologists to assess the biodiversity value of the site and assess the potential impacts of the proposed development on biodiversity. At a high level, it has been identified that the site contains land of low biodiversity values and comprises mostly exotic grassland and four farm dams. These habitat types provided limited habitat resources for threatened biota. A small portion of the northern boundary of the proposal site has also been mapped as koala habitat. The facility layout has been designed to avoid this area to ensure preservation of the koala habitat. A number of site visits and test excavations have also been undertaken by heritage consultants and Registered Aboriginal Parties which have identified that further investigation is not required.	
39	A community member asked how a public road would be built through private land, and if rate payers will fund the maintenance of the proposed Braddon Road east extension. .	SMJ explained that upgrading Beaconsfield Road was considered as an option for access for the proposal. This option was refused by Council and the local community and therefore alternate options were considered. A north-south road access option was also considered but was discounted as heavy vehicles would be required to do a hook manoeuvre across a level rail crossing. As a result, the Braddon Road east extension was pursued. Council will soon begin discussions with the landowner for acquisition and the EIS would not continue unless this road is confirmed as a viable option. SMJ confirmed that Beaconsfield Road would continue to be a no through road. The maintenance of the Braddon Road east extension would fall under Council's rate paying plan. SMJ noted there is a Section 94 Plan that applies to the SHIP, stipulating that as other land is developed within the precinct, contributions would be required to fund and maintain roads within the precinct.	

Action No.	Discussion/Questions	Response	GHD Action
40	A community member asked if the power supply for the facility could be produced by a nearby solar/battery farm and if the facility could be water sufficient through stormwater catchment and recycling.	DG noted that current design includes solar panels on the roof of the facility to use as much solar power as possible. Additional energy required would be purchased from the grid.	
41	A community member noted concerns about toxic and hazardous waste and potential volatile organic compounds (VOCs).	AB clarified that Plasrefine Recycling are not proposing to receive and/or reprocess any toxic or hazardous waste. SMJ added that all equipment within the facility would have individual filters, and that VOCs would not be associated with this facility. SMJ reiterated that all operations would be enclosed within the buildings, with nothing expected to leave the facility.	
42	A community member suggested that the landscaping be compromised of indigenous plants that create better habitat and need much less water.	Noted.	
43	A community member asked about the height of the buildings and how data is attained from modelling.	DG explained that a 3D modelling program is used and imported into air quality software. Emissions rates are obtained from other sources in the locality and also included in the model. It has been identified that the facility would not produce any air emissions, microplastics or VOCs. DG added that a similar process occurs for noise modelling. It uses the same 3D model and estimated noise levels at selected locations near the proposal site. Projected levels are produced using advance software and atmospheric models. Noise contours are also produced for the area using this software.	
44	A community member asked about the cumulative impact of the noise from trucks.	SMJ explained discussed the two different noise criteria that apply in NSW. One criterion exists for <u>industrial operations</u> , and another for the noise generated as a result of <u>road traffic</u> . Requirements exist for model traffic movements to confirm the movements associated with the proposal would not be unreasonable from an amenity perspective. Both of these guidelines will be addressed in the EIS.	
45	A community member asked if the planning diagrams can be shared so that they're able to understand the scope and scale of the proposed buildings.	SMJ confirmed the plans will be in the EIS. These plans will include annotated floor plans, building elevations, photomontages showing what the facility would look like from different angles, and a landscaping plan with commentary on the proposed colours and finishes.	
46	A community member asked if the plant will be using completely renewable energy or self-sufficient.	DG reiterates that the facility would use as much solar energy as possible from the installed solar panels as possible. Additional energy required would be purchased from the grid.	

Action No.	Discussion/Questions	Response	GHD Action
47	A community member asked about the products produced from the recycled plastics and if they would be able to be recycled again.	AB notes that it is expected the second use products will have a long-life cycle. SMJ clarified that plastic cannot be recycled infinity, potentially only once or twice. The intent is to prolong and delay the plastic going into landfill.	
48	A community member noted that Council is currently under a suspension order. They requested if all future negotiation with Plasrefine Recycling and Council could be suspended until Council elects new members.	SMJ confirmed that GHD and Plasrefine Recycling are aware the Council is currently under Administration and that decisions related to the proposal are made by the appointed Administrator, on behalf of the Council.	
49	A question was raised by a community member asking if Garvan was "satisfied" with this proposal.	SMJ explained that conversations with Garvan commenced early on in the EIS process as it is the immediately adjoining landowner. Noise loggers were deployed on the Garvan site to measure the ambient noise levels which confirmed that it is a quiet receiving environment. Additional environmental studies such as ecological and heritage surveys have also been conducted on the Garvan site. SMJ added that the Garvan have been continuously updated on the progress of the proposal.	
50	A community member asked if this proposal has been rejected at another site.	SMJ confirmed that this project has not been proposed elsewhere and is not aware of any other plastic reprocessing facility that has been rejected elsewhere in NSW.	
51	A community member added that the scoping report suggested that a disinfectant solution used to clean the plastics that may contain a small amount of turpentine and asked if this would contaminate any wastewater produced on site.	DG noted that there would be a wastewater treatment plant onsite which would treat all water used onsite before it is discharged to the Council system. DG added that turpentine is not a significant issue.	
52	A question was raised about the ownership of Plasrefine Recycling and if GHD will be handling the financial aspect of the project.	DG clarified that GHD will not be handling the financial aspect of this proposal. Plasrefine Recycling has engaged another company that will assist in applying for government grants. DG added that government grants are unable to cover much of the capital costs. DG explained that Plasrefine Recycling is a private business owner from China that intends to operate a plastic recycling facility in NSW, putting up their own money when other Australian business are unwilling to do so.	
53	A community member commented on the reversing noise of trucks and what mitigation measure will be put in place to minimise the noise produced.	SMJ explained that such trucks are outdated and new technology produces a broadband sound alarm (which uses a multi frequency range) as opposed to the conventional alarms (based on a single frequency). The trucks would only make the noise when a hazard is in its path. SMJ confirmed that truck movements would only be during daytime hours and	

Action No.	Discussion/Questions	Response	GHD Action
		that the reversing truck sound would be included in the modelling for how the site will operate and what noise emission will be made from the equipment.	
54	The community asked for clarification on the amount of water proposed to be used on site	DG noted the ongoing discussion surrounding regarding water use onsite, and that further information would be provided at a later date.	
55	A community member commented on the lack of Australian investment.	DG explained that recycling of wastes may not be a massively profitable enterprise, but provides a service to the public.	
56	A community member asked if there is a 'Plan B' is the east west road is not approved.	SMJ explained that the Braddon Road east extension is supported by Council and was originally identified by Council in its modelling and release of land. SMJ noted that this access option is 'Plan B' and will be included as the site access option in the EIS.	
57	A community member asked how the trucks would get to the proposal site, and if it would be through the main street of Moss Vale.	SMJ noted that it will depend on where the plastics are coming from. A traffic study is being prepared to inform the EIS which will show all the various routes where product is coming from including, Wollongong, Canberra, Sydney, as well as Council's internal movement. A number of roads will be identified in the traffic study and it will give an indication of the expected volume of traffic moving along the different routes.	
58	Concerns were raised about the flakes and pellets that could potentially end up in waterways. Community members asked how those pellets would be transported so they will not escape into the environment.	DG noted that tight controls will be in place over the end products and that the pellets would likely be stored in drums.	
59	A community member asked what ongoing checks and balances are put in place to ensure environmental concerns are addressed.	<p>SMJ discussed what occurs post approval, in the operation compliance phase. SMJ noted that a number of State and local agencies will review the EIS when it is on exhibition to confirm the project is best practice.</p> <p>If the project is approved, the facility would be subject to an EPL under the Environment Protection Authority (EPA). The EPA would require Plasrefine Recycling to prepare and produce annual reports which include data on how the plant and equipment operated that year. There may be relevant noise, air and water criteria set by the EPA which would licence how the plant must operate. This information is required to be publicly available, so the community can see if the facility has been compliant. If the facility is not compliant, strict orders will be enforced by the EPA.</p> <p>SMJ added that the EPA also has a pollution improvement reduction program that makes sure industry over the coming years are constantly improving.</p>	

Action No.	Discussion/Questions	Response	GHD Action
60	A community members commented on the noise levels of 240 trucks a day. Many community members were concerned with truck the noises.	AB noted the movements would not be 240 trucks a day. DG confirmed that a maximum of 160-200 truck movements per day and that is only if the facility is operating at 120,000 tonnes per year. It is not expected to reach that level for many years to come. It is also anticipated that over the next 5-10 years, trucks may become electric which would therefore mean that once the plant reaches its maximum capacity (120,000 tonnes per year), the trucks will be quieter.	
61	A concern was raised over pedestrian and children safety on Beaconsfield Road.	SMJ explained why Beaconsfield Road had not been ruled out for construction. The construction program is anticipated to be between 12 – 18 months. The building of the Braddon Road east extension may be better built from Beaconsfield Road heading in an easterly direction so as to not restrict Lackey Road which only has one lane in each direction. It would also allow the Braddon Road east extension to be built at the same time as the facility, minimising the overall construction time period. SMJ noted that they have received submissions about the community not wanting Beaconsfield Road to be used at all. If Beaconsfield Road is to construct the Braddon Road east extension, it would be subject construction environmental management plan (CEMP). This plan would include a traffic subplan that would have safety provisions to ensure truck are travelling at a required speed, audits on trucks using that road and the respectful movement of heavy vehicle in the construction phase along a local road.	
62	A community member asked if the facility would be “ramping up” over time and potentially go over its maximum capacity.	DG noted that the capacity of the facility would go up over time, but not beyond the maximum capacity of 120,000 tonnes per year. SMJ explained that the facility would start at a much lower rate until it can have guaranteed supply source to achieve maximum capacity. The application for a larger scale facility is to have an end goal. The assessment is required to study the impact attached to 120,000 tonnes per year, notwithstanding that it would take a few years to reach that capacity.	
63	The community discussed the facility benefiting others rather than the community of Moss Vale, raising questions about how the facility would act as a good neighbour and if a social licence was considered.	SMJ clarified that a number of State Significant Development (SSD) and State Significant Infrastructure (SSI) have a CCC imposed as a condition of consent. The community can make a submission for CCC to be formed for this project. The committee would comprise 8-10 people and usually be a mix of local residents, local businesses and people with an	

Action No.	Discussion/Questions	Response	GHD Action
		<p>interest in health, safety, the environment and amenities.</p> <p>The CCC would meet quarterly or more often, during the construction phase to ensure construction is meeting its air, noise and traffic criteria and it would continue to meet during the operation of the facility, feedbacking comments and complaints from the community to Department of Planning, Industry and Environment (DPIE).</p> <p>SMJ noted that the minutes of those meetings must be provided to DPIE as part of the approval consent. DPIE would use this to identify if the facility is compliant, if modification would be required to ensure it is compliant, or if the facility needs to stop operating until it is compliant.</p>	
64	A community member asked if the facility is approved, would community members be able to go in and inspect.	SMJ explained the facility would have a small education centre where school and research groups can come onsite and watch the process through cameras. A walkway where people can safely inspect the process may also be included in the design.	
65	A community member had voiced concerns about water and air pollution with the potential escape of microplastics.	Refer to action no. 41	
66	A community member asked how the heating is managed, i.e. whether it would be released into the atmosphere.	Refer to action no. 4 and 41	
67	A community member asked how the current sewer system would cope with the extra water required in this process.	<p>GHD is currently undertaking modelling to inform Council's upgrades to the local sewer system.</p> <p>There would also be a wastewater treatment plant onsite which would treat all water used onsite before it is discharged to the Council system.</p> <p>DG noted that the amount of discharge to the sewer was currently being verified with Plasrefine Recycling.</p>	
68	A community member asked if this would be a "test factory".	Refer to action no. 5	
69	A community member asked how Plasrefine Recycling would attract others to live in the area and whether the jobs are promised to the local community?	Refer to action no. 23	
70	A community member asked if Plasrefine Recycling would be using electric vehicles?	Refer to action no. 60	
71	A community member commented that the Garvan would need to close down if this facility is built, which would result in a loss of 80 or more local job. The noise and vibration from the constant use of the facility would affect the mice breeding and they asked how that can be mitigated.	SMJ explained that the Garvan would not need to close as a result of construction and operation of the proposal.	

Action No.	Discussion/Questions	Response	GHD Action
72	A community member commented on how numerous heavy vehicles accessing the proposal site is an issue for nearby residents and asked if an alternate location for site access could reduce this.	Refer to action no. 13 and 56	
73	<i>As someone who lives on the edge of the moss vale enterprise corridor (or whatever it is called right now) it seems to me that with the right understanding of risks, constraints and appropriate actions this seems like the sort of thing that is suitable for such an 'enterprise corridor'. Thanks for this presentation.</i>	Noted.	
74	<i>Unfortunately, we have a tip in bowral which EPA is managing. That has been an absolute disaster with odour and mismanagement. So forgive the community if we don't believe that the EPA will protect the community.</i>	Noted.	
75	<i>But you are increasing the local traffic how is that working towards being carbon neutral when these trucks are traveling hundreds of KM's a day.</i>	Noted.	
76	<i>I think we all agree this is a great idea and a great facility. Our concern is the location. Totally inappropriate. It would be better sited near the freeway, and away from residential areas. There are many other more suitable sites.</i>	Noted.	
77	A community member asked if the owner had run similar facilities in China.	The proponent is an industrialist from China who has experience running plants of this size and scale internationally.	
79	A community member asked if the new product output is recyclable, or if it would need to go to landfill.	Refer to action no. 47	
80	A community member asked if an agreement has been put in place with the Garvan for construction of the Braddon Road east extension	Refer to action no. 6	
81	How much water would be stored on site?	A water balance is being prepared for the EIS. There will be rainwater tanks that will collect water from the roof of each building, and it will be reused on the site. There will also be large fire water tanks, in accordance with NSW Fire Requirements.	
82	A community member asked how tall the buildings would be	Refer to action no. 45	
83	A community member asked what is the noise data being based on	The noise data inputted into the model has been provided by the equipment supplier, where available. Where it has not been available, a worst case scenario has been assessed.	
84	A community member noted that according to the decibel scale, a truck operates at 80dB and asked if it is suggested that this would not be a disturbance.	Refer to action no. 1	

Action No.	Discussion/Questions	Response	GHD Action
85	A community member asked if the operational energy needs of the proposal would be provided by 100% renewable energy.	Refer to action no. 40	
86	<i>I am more worried about the truck noise rather than the factory noise</i>	Noted.	
87	<i>The Advanced Circular Polymer factory is located in an industrial zone in a suburb of Melbourne the second largest city in the country. Fit for purpose still has not been demonstrated other than Plasrefine believes the township wants it.</i>	Noted	
88	A community member asked if difficulties were expected with different types of plastic or metals combined in one product.	Not all products are suitable for recycling. Composites like this would not be able to be processed. The main materials expected to be received are mixed plastics from existing MRF (material recovery facilities), so they should not contain this kind of non-recyclable item.	
89	Its really positive to hear what you're advising re landscaping, building materials and keeping the natural rural environment - when is this information being released?	These aspects will be included in the EIS.	
90	A community member asks who owns and is accountable for Plasrefine Recycling.	The proposed operator of the facility, Yalin Lyu, owns and is accountable for Plasrefine Recycling.	
91	<i>One comment - I think the project is a good project, but in the wrong spot.</i>	Noted.	
92	<i>I was told there was an updated scoping report - would that be provided for public perusal?</i>	The EIS Scoping Report is a static report which will not be updated.	
93	<i>I appreciate you are all doing your jobs and I thank you for your professionalism But this development appears to be in our best interest by everyone except the residents of Moss Vale.</i>	Noted.	

Appendix A – GHD Powerpoint presentation



Plasrefine Recycling Pty Ltd

Moss Vale Plastics Recycling and Reprocessing Facility

Community Engagement Sessions

July - August 2021





Plasrefine Recycling Pty Ltd



Current NSW Public Health orders

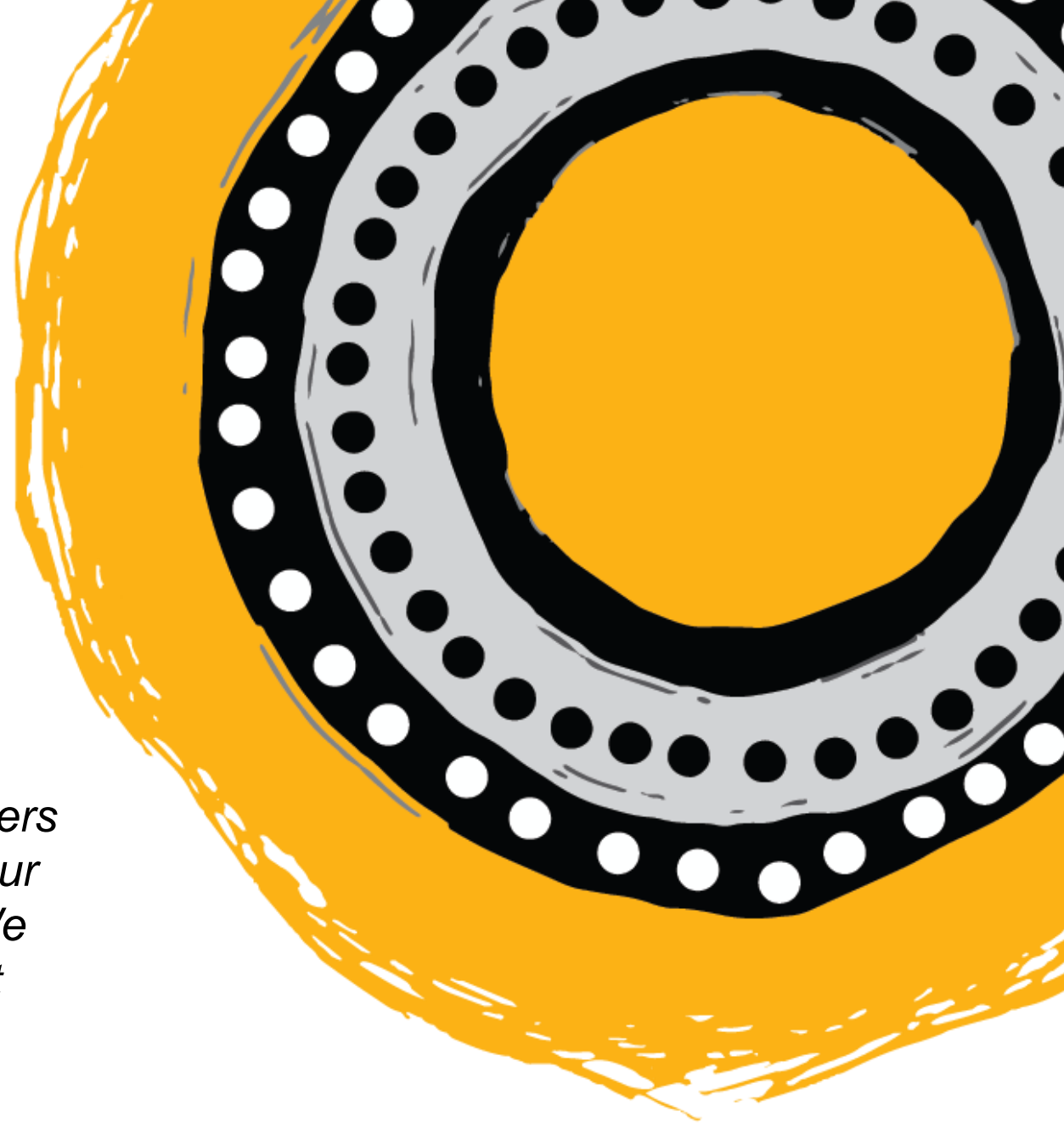
- The current NSW Health stay at home rules apply to residents who usually work or live in Greater Sydney, including the Blue Mountains, Central Coast, Wollongong and Shellharbour.
- These rules mean that you must stay home, and only leave should you have a reasonable excuse.
- Unfortunately, this rule affects the GHD project team which would need to travel to Moss Vale to facilitate these sessions in-person.
- For more information on the current NSW Health orders, please visit: www.nsw.gov.au/covid-19



Plasrefine Recycling Pty Ltd

Acknowledgement of Country

We would like to acknowledge the traditional owners of the land we are all meeting on today and pay our respects to Elders past, present and emerging. We extend that respect to Aboriginal and Torres Strait Islander peoples present today.



Agenda



- ➔ Meeting protocols and introduction of attendees
- ➔ Project introduction
- ➔ Benefits of the proposal
- ➔ Why plastics recycling and reprocessing?
- ➔ Site suitability
- ➔ Engagement and feedback received to-date
- ➔ Proposal overview
- ➔ Project timeline and next steps
- ➔ Design considerations
- ➔ Questions and answers

Meeting protocols and introduction of attendees

GHD attendees:

- **Alison Barnard** – Community and Stakeholder Engagement Lead (*facilitator*)
- **David Gamble** – Project Director
- **Sofie Mason-Jones** – Planning Director
- **Lauren Xuereb** – Community and Stakeholder Engagement Advisor
- **Elmira Kuanova** – Community and Stakeholder Engagement Advisor

Project Introduction

- Plasrefine Recycling Pty Ltd (Plasrefine Recycling) is proposing to construct and operate a plastics recycling and reprocessing facility on part of 74-76 Beaconsfield Road, Moss Vale (portion of land fronting Braddon Road).
 - The proposal would have the capacity to receive and process up to 120,000 tonnes per year of mixed plastics.
 - The proposal is deemed to be State significant development as it is development for the purpose of a waste management facility that would handle more than 100,000 tonnes per year of mixed plastics and has a capital investment value of more \$30 million.
 - The consent authority for the proposal is the Minister for Planning and Public Spaces or the Independent Planning Commission.
- Plasrefine Recycling is an Australian company and is the applicant which would be building and operating the proposed plastics recycling and reprocessing facility in Moss Vale. Plasrefine Recycling is committed to being a good neighbour and has continued to take on feedback from nearby residents, stakeholder groups and the local community since commencement of the project in September 2020. This is evidenced by progressive changes to site access, layout and design.

Benefits of plastics recycling

- Reduce the amount of mixed plastics requiring landfill disposal
- Improve resource recovery rates
- Reduce the need to extract raw materials to produce everyday items
- Reduce Australia's greenhouse gas emissions
- Create a range of local jobs during construction and operation
- Contribute to the circular economy

Examples of potential end products



Recycled PET



Wood plastic composites



Logistics pallets



Plastic bins



Australia is taking responsibility for its own waste

- In the natural environment, plastics can kill wildlife if ingested, accumulate other chemical pollutants and negatively impact on soils.
- In NSW, we consume 1.1 million tonnes of plastic, but send around 650,000 tonnes of it to landfill each year.
- The more virgin plastic we use, the more fossil fuels we consume, increasing our carbon footprint.




Plastic

- One tonne of PET recycling leads to a net avoidance of:
 - **Emissions** – 1.2 kg t CO₂ equivalent
 - **Smog** – 2.6 kg NMVOC
 - **Water use** – 68.5 kL
- Currently, approximately 99% of plastics are made from fossil feedstocks
- Plastic production involves significant energy consumption
- If current production rates continue, carbon emissions of plastics are forecast to comprise 15% of global emissions by 2050

Australia is taking responsibility for its own waste

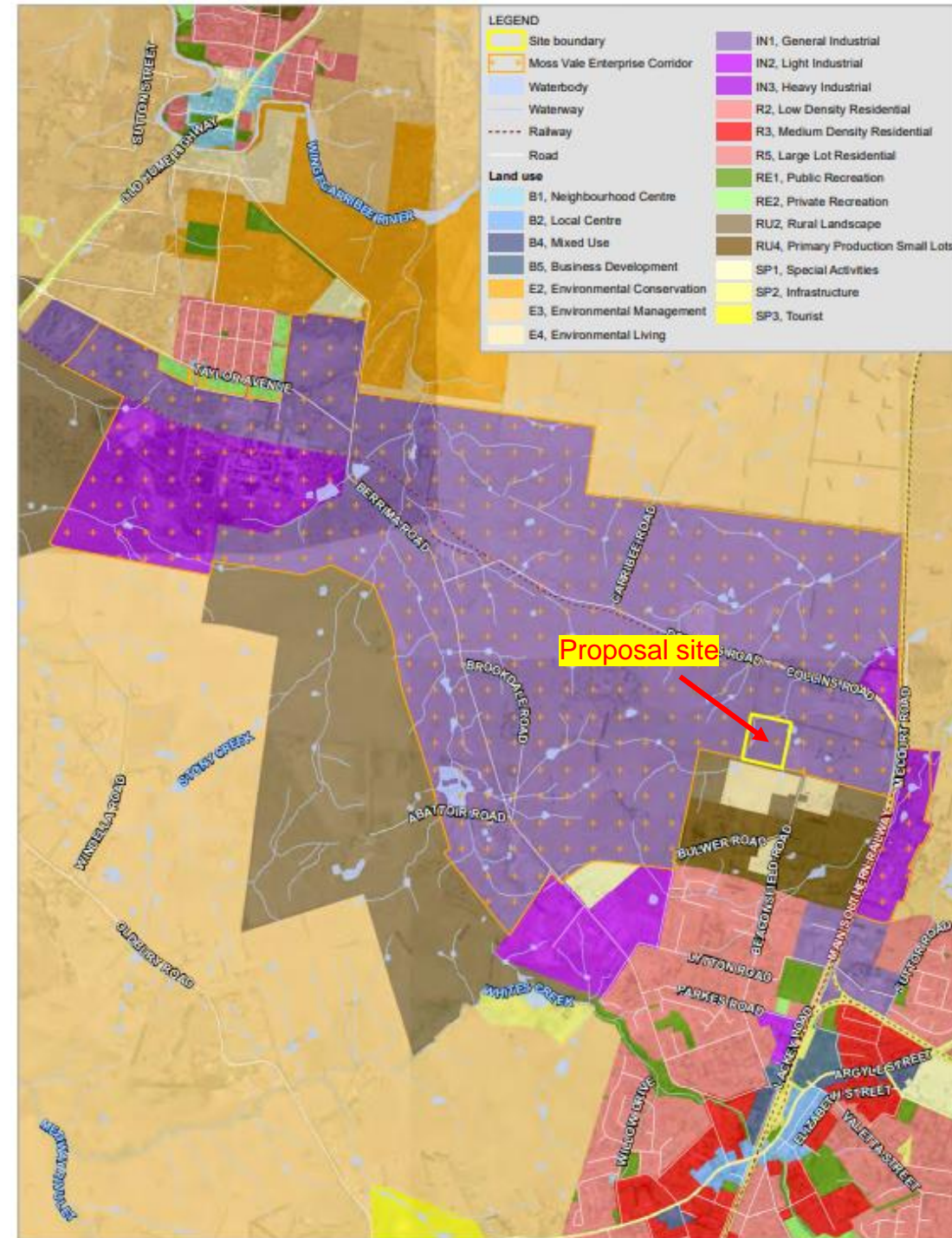
- Australia does not currently have a consistent approach to recycling mixed plastics. An agreement by the Council of Australian Governments in 2020 to ban the export of unprocessed plastic, paper, glass and tyres signalled that Australia would need to take greater responsibility for managing and processing the wastes it generates. **There are significant gaps in the capacity to sort mixed plastics in NSW and Australia. The material was previously exported to other countries including China, that have this technology.**

Figure 5: High-level recovery infrastructure needs to service NSW in 2030

Structure Type	Greater Sydney	Rest of NSW
 <p>Plastics</p>	<p>Secondary processing facilities needed for pelletising and flaking of mixed plastics – could be aligned to MRF expansions in both Greater Sydney and regional areas</p>	

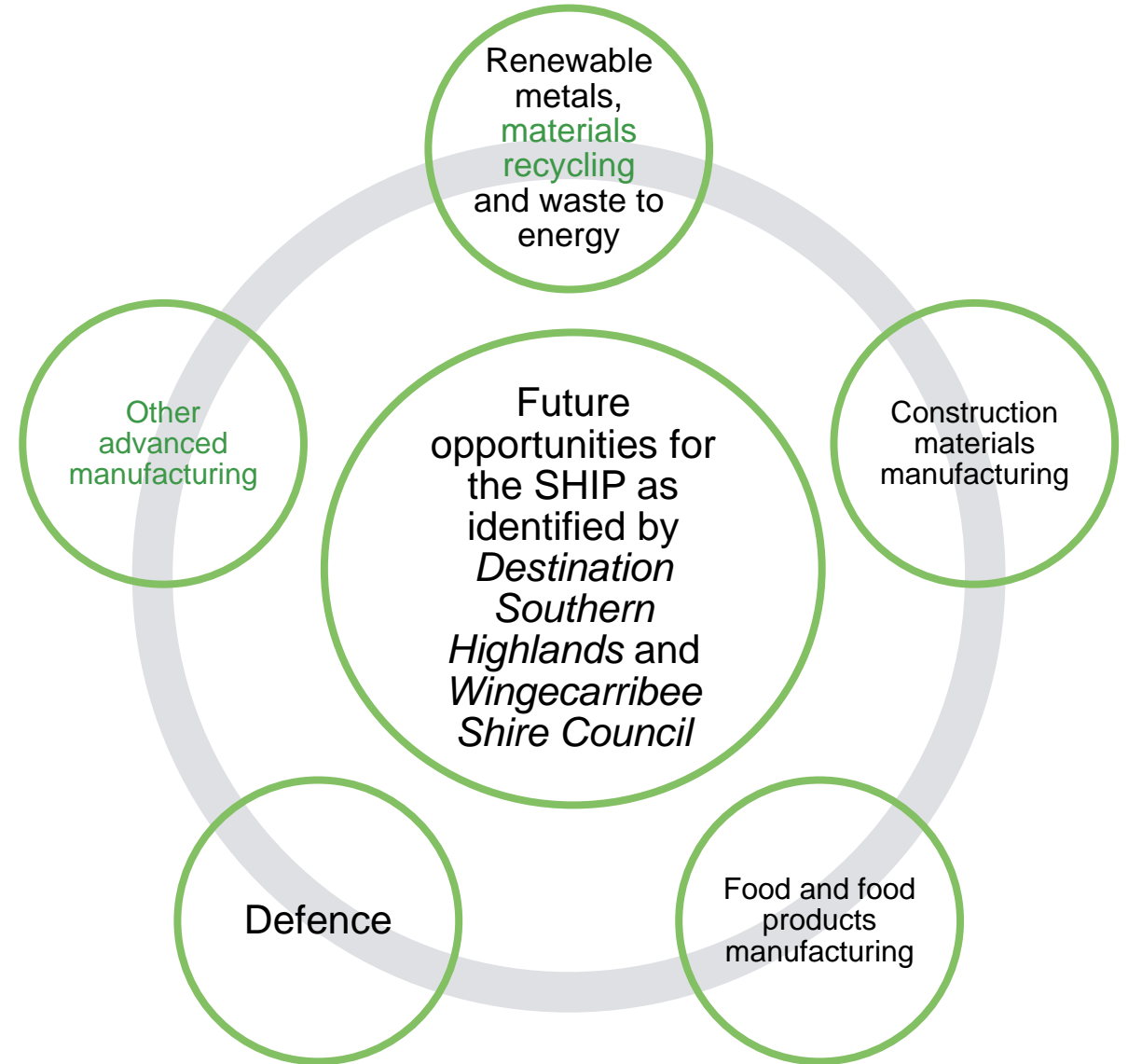
Site suitability

- Zoned IN1 General Industrial and is permissible with consent in this zone under the Wingecarribee Local Environmental Plan 2010
- Located within the Moss Vale Enterprise Corridor (recently renamed the *Southern Highlands Innovation Park* (SHIP)).
- The IN1 General Industrial zone is intended to accommodate a wide range of industrial warehouse uses, including 'general industry', 'high technology industries', 'industrial training facilities' and 'depots'.
- Examples of general industries include:
 - Hardware, building and landscape supplies
 - Warehouse or distribution centres
 - Freight transport depots
 - Vehicle sales or hire premises



Southern Highlands Innovation Park (SHIP)

- The SHIP aims to become a precinct for sustainable and innovative businesses. It provides a unique opportunity for large scale industrial development conveniently close to Sydney, Canberra and Wollongong.



Engagement

- Plasrefine Recycling has engaged with a number of nearby residents, stakeholder groups and the local community since announcement of the proposal in 2020.

- Hearing from residents, stakeholder groups and the local community is vital to the development of the environmental impact statement. All feedback received has been, and will continue to be, collated, interpreted and assessed to feed into the development of the overall assessment.

Engagement activities undertaken to date



Notification letters to residents and businesses within close proximity to the proposal site



Stakeholder meetings



Ongoing meetings and collaboration with Wingecarribee Shire Council



Project newsletter distributed to over 4,600 properties



Door knocks to residents on Beaconsfield Road and Bulwer Road



Dedicated project webpage, community email and phone line



Regular updates to project Frequently Asked Questions



Over 150 phone calls and emails with residents, stakeholders and community members

Feedback received

- We have received a range of feedback from local residents, stakeholders and community members since announcement of the proposal in 2020.
- Most concerns are related to potential impacts to amenity, such as noise, traffic and air quality. A number of local residents also raised access via Beaconsfield Road as key concern.
- Many community members and stakeholders have also provided feedback in relation to the facility filling a need for a local solution to plastics recycling and the generation of local employment opportunities.



Plasrefine Recycling Pty Ltd

Proposal overview

Feedstock

- Mixed plastics which were previously exported for sorting

Buildings

- 2 buildings
- Wastewater treatment plant
- Office building

Hours of operation

- Receiving of mixed plastics Monday to Friday 7 am to 6 pm.
- Reprocessing of mixed plastics 24/7 (at full facility capacity)

Daily traffic numbers

- 140 light vehicles per day (280 in and out)
- 80 to 100 heavy vehicles per day (160 to 200 in and out)

Site access

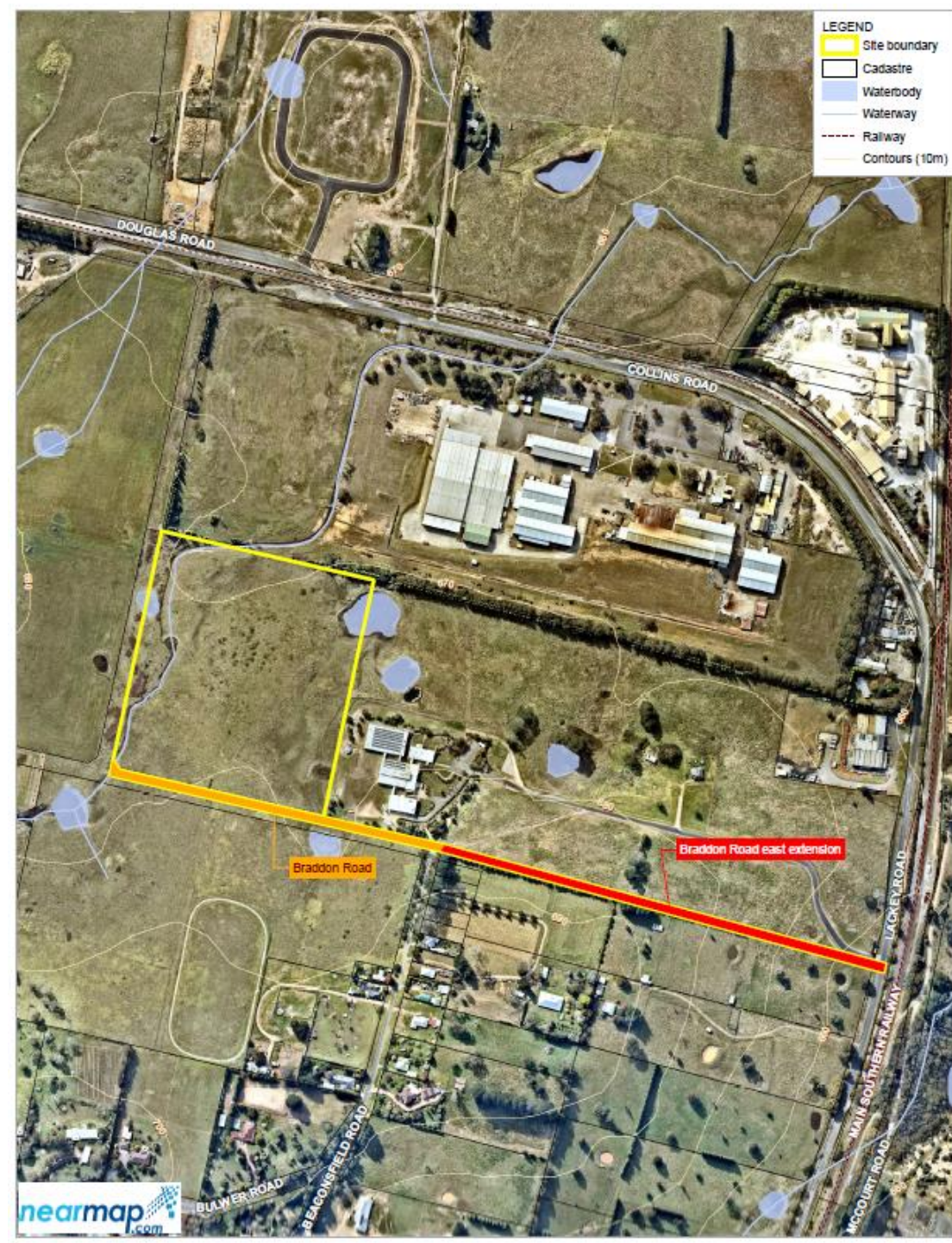
- Via Braddon road east extension (proposed)
- No access via Beaconsfield road is proposed

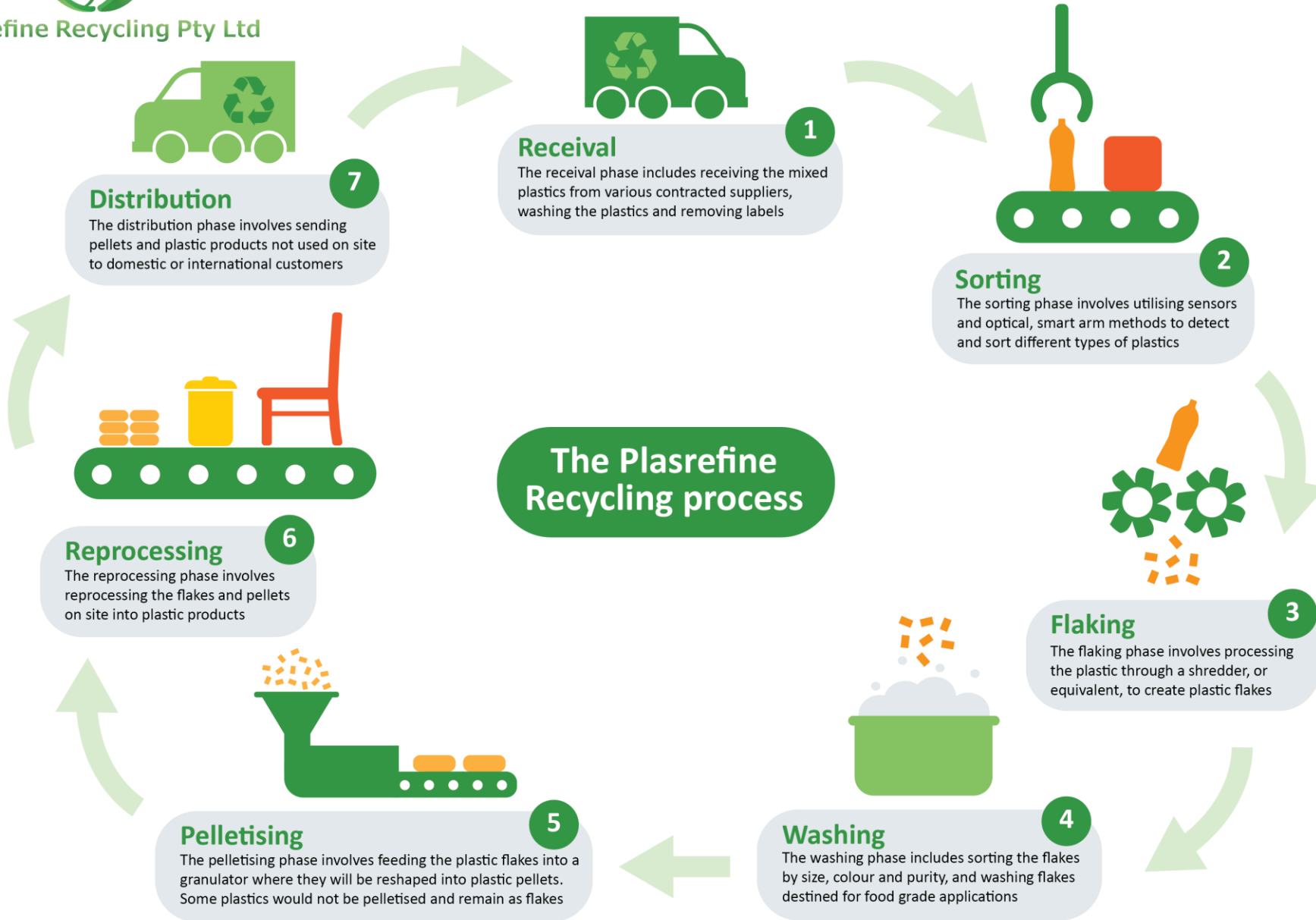
Operational workforce

- Up to 40 people per shift (across 3 shifts) in roles such as, machinery operations, forklift drivers and cleaning and maintenance staff. An additional 10 - 20 roles would also include engineering, technical support and administration staff.

Potential end products

- Outdoor furniture
- Bins
- Traffic management devices
- Pallets

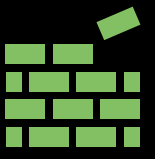











Environmental considerations addressed in the EIS

- **Noise and vibration**
- **Traffic, transport and access**
- **Air quality and odour**
- **Urban design and visual**
- Waste management
- Soils and water
- Fire and incident management
- Hazards and risk
- Cultural heritage and Aboriginal cultural heritage
- Biodiversity
- Greenhouse gas

Key considerations

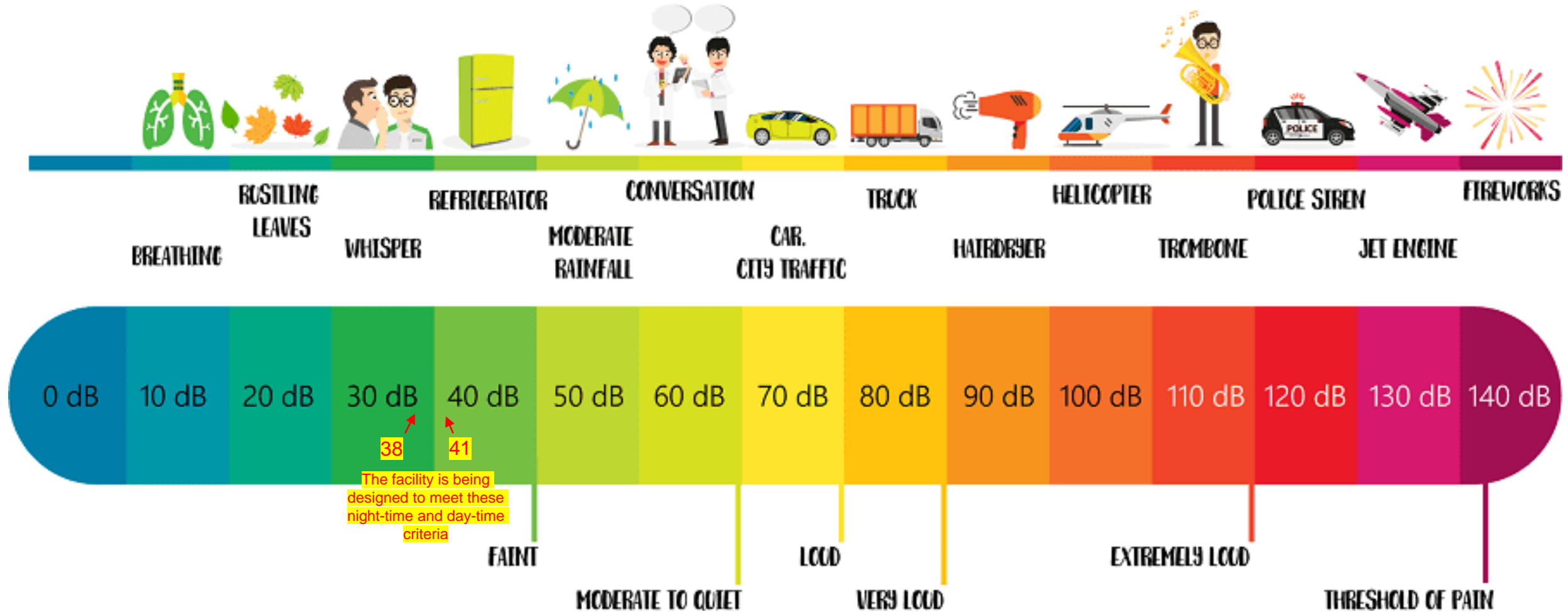
	 Construction	 Receival	 Sorting	 Flaking	 Washing	 Pelletising	 Reprocessing	 Distribution
Traffic and Access	✓	✓						✓
Noise and Vibration	✓	✓	✓	✓		✓	✓	✓
Air Quality and Odour	✓	✓		✓			✓	
Water and Wastewater					✓			
Visual	✓							

Design considerations

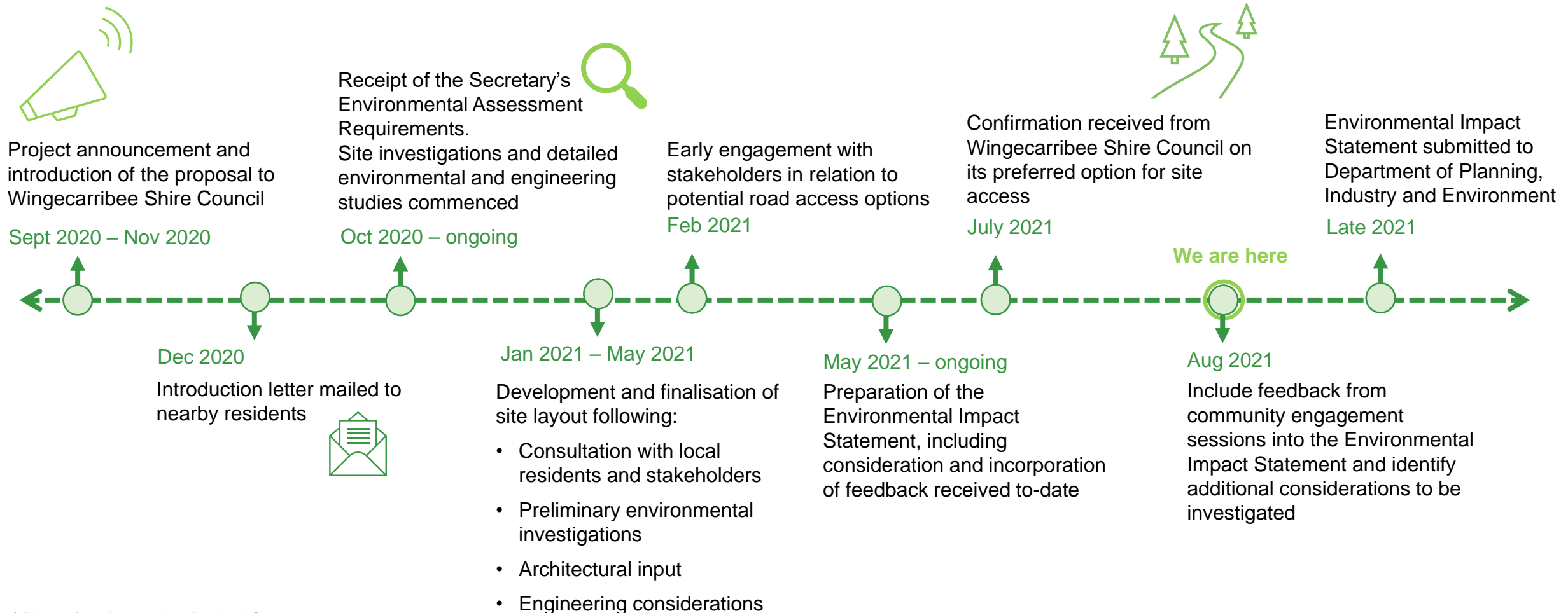


- A dedicated public road will be constructed to avoid using Beaconsfield road for operational access
- Equipment and activities such as unloading trucks will be enclosed within the buildings to minimise noise emissions
- Modern equipment with low noise levels will be used for processing
- Buildings will be insulated to reduce noise impacts
- Machinery will be enclosed and have individual dust collection equipment fitted to minimise airborne plastic particles
- Distances between the building platform and onsite waterways have been maximised
- Distances between the buildings and neighbouring facilities have been increased where possible
- Rainwater tanks and solar panels have been included in the design to minimise water and power consumption
- A wastewater treatment plant will enable treated water to be re-used in the plant, and minimise sewer discharges
- The buildings have been located as low as possible to minimise visual impacts and reduce earthworks
- Perimeter landscaping will provide screening of the buildings

Noise and vibration



Project timeline and next steps



Questions and answers





Plasrefine Recycling Pty Ltd

* Thank You

➔ ghd.com

Moss Vale Plastics Recycling and Reprocessing Facility proposal

How to join a Microsoft Teams meeting

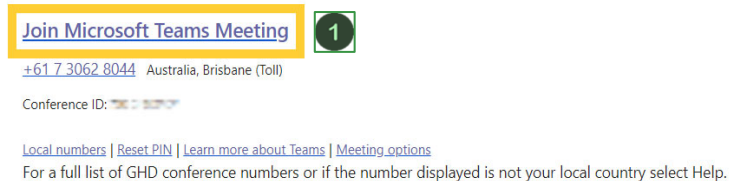


Plasrefine Recycling Pty Ltd

Anyone with a valid email address and internet connection can join a Teams teleconference via their web browser (*recommended browsers include Google Chrome and Microsoft Edge*). Joining a Microsoft Teams meeting as an external user can be achieved in 4 easy steps, just follow the guide below.

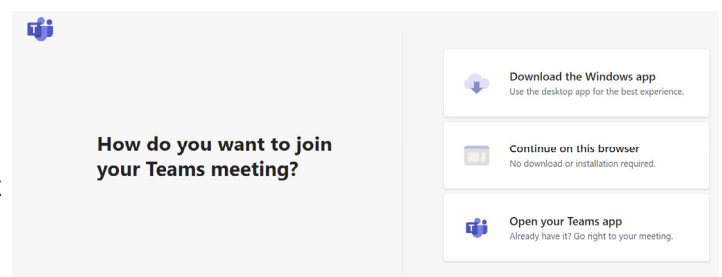
Step 1

Please select the purple link **1** [Join Microsoft Teams Meeting](#) at the bottom of the calendar invitation. Clicking the link will take you to a webpage where the meeting will be hosted.



Step 2

When the webpage has opened, if you do not have access to the Microsoft Teams app, select the **2** [Continue on this browser](#) button



Step 3

Once you have completed **Step 2**, you will be redirected to the meeting registration page where you will be asked to **3** [enter your name](#).

You will also be able to **4** [configure the audio and visual settings of your device](#).

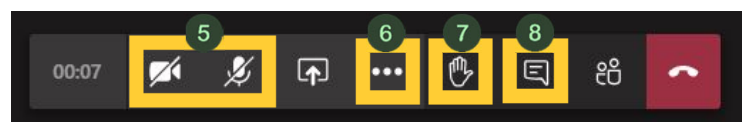
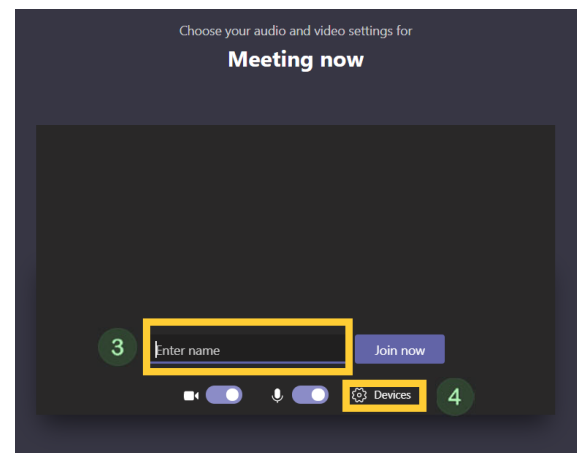
When you have completed all steps on this page, you may be admitted to a meeting lobby. The host will be notified that you are in the lobby and will admit you to the meeting.

Step 4

During the meeting, options are available to make further changes to your call settings.

Using the menu bar which appears across the bottom of the screen, you are able to **5** [mute your microphone](#) and [turn your video on/off](#). The meeting host also has the option to mute participants during the meeting. Clicking on the **6** [ellipsis](#) provides further options such as blurring your background.

The **7** [hands up feature](#) and **8** [chat functionality](#) also provide platforms where you can ask questions throughout the session.



Having trouble connecting and need assistance?



If you are having any issues connecting to the meeting, technical assistance is available. Please contact Lauren Xuereb on **1800 810 680** or community.input@ghd.com

Moss Vales Plastics Recycling and Reprocessing Facility Community Engagement Sessions – meeting notes

22 December 2021

Community engagement session overview

The Moss Vale Plastics Recycling and Reprocessing Facility project team organised a fourth online community engagement session on Wednesday 10 November to provide local residents, community members and stakeholders with updated, factual information on the proposal, and an opportunity to ask questions.

An invitation to this session was issued to all on the community mailing list, advertised in print and online formats via the Southern Highlands News newspaper and distributed amongst the community via community Facebook groups and emails. Stakeholder groups were also encouraged to share the invitation with their networks.

A total of 24 local residents, community members and stakeholders attended these sessions. This included residents from Beaconsfield Road and Bulwer Road, local community members, project stakeholders and representatives from local media and Wingecarribee Shire Council. The State Member for Goulburn Wendy Tuckerman MP also joined a portion of this session.

This session followed the same structure as the previous online community engagement sessions. This included a presentation by the project team, and question and answer time which allowed attendees to raise any questions, concerns or comments they had in relation to the proposal. The following document provides a summary of the information included within the presentation and a recount of the feedback and inputs from the session.

GHD project team attendees

- **Alison Barnard** – Community and Stakeholder Engagement Lead (*facilitator*)
- **David Gamble** – Project Director
- **Sofie Mason-Jones** – Planning Director
- **Lauren Xuereb** – Community and Stakeholder Engagement Advisor

GHD Presentation: GHD presented a slide show overview of the project during the Community Engagement Session which covered a range of topics (Appendix A)¹.

1. Introduction

- Alison Barnard (AB) welcomed participants, outlined meeting protocols to ensure respectful communication was maintained throughout the sessions. AB gave the Acknowledgement of Country. The GHD project team introduced themselves to the community and their role on the project.
- AB welcomed the community members to the meeting and gave them time to introduce themselves and their interests in the project.

¹ An updated copy of this presentation has been attached to these meeting notes to reflect the updated information available on the proposal.

2. **Project timeline**

- Sofie Mason Jones (SMJ) presented the project timeline and outlined the activities which have been completed to date and next steps. An outline of the stakeholder engagement activities which have occurred to-date was also provided to attendees.

3. **Project introduction**

- David Gamble (DG) introduced the proponent of the proposal, Plasrefine Recycling Pty Ltd (Plasrefine Recycling).
- DG presented the proposed development of a plastic recycling and reprocessing facility, including the potential capacity and noting the consent authority and classification as a state significant development.

4. **Proposal overview**

- DG presented an overview of the proposal, including an explanation of the proposed feedstock, hours of operation, daily traffic numbers and operational workforce.

5. **Proposed new access road**

- DG presented the proposed new access road. It is an east-west road which would connect Lackey Road in the east with Braddon Road (paper road) in the west. It is consistent with the proposed road network identified by Wingecarribee Shire Council in the Moss Vale Enterprise Corridor Development Control Plan and was identified as the preferred option for access following extensive engagement with Wingecarribee Shire Council, the community and local residents.

6. **Similar facilities**

- DG presented a slide which outlined similar existing facilities in Australia and internationally. It also included planning proposals which are currently underway for seven upcoming facilities.
- DG explained that the facility in the Somerton, Victoria uses a similar technology from a brand called Beier, which is one of the technology providers being considered for the proposal in Moss Vale.

7. **Benefits of plastics recycling and potential end products**

- DG provided a brief explanation of the benefits of plastics recycling and potential end products, which include:

Benefits of plastics recycling

- Reduce the amount of mixed plastics requiring landfill disposal
- Improve resource recovery rates
- Reduce the need to extract raw materials to produce everyday items
- Reduce Australia's greenhouse gas emissions
- Create a range of local jobs during construction and operation
- Contribute to the circular economy

Examples of potential end products

- Recycled PET
- Logistic pallets
- Wood plastic composites
- Plastic bins
- PET fibres which can be made into items of clothing

8. **Project site suitability**

- SMJ presented the suitability of the site for the proposed development, including site permissibility and consistency with strategic planning policies. These include:
 - *National Waste Policy 2018*
 - *National Plastics Plan 2021*
 - *NSW Waste and Sustainable Materials Strategy 2041*
 - *NSW Plastics Action Plan*
 - *NSW Circular Economy Policy Statement: Too Good to Waste 2019*
 - *The South East and Tablelands Regional Plan 2036*

- *Community Strategic Plan – Wingecarribee 2031*
- *Wingecarribee 2040 Local Strategic Planning Statement*
- *Wingecarribee Regional Economic Development Strategy: 2018-2022*

9. **Project engagement**

- Lauren Xuereb (LX) presented the engagement activities which have been undertaken to date.
- LX provided a summary of the feedback that has been received following consultation with local residents, members of the community and stakeholders, and a high-level overview of the changes which have been made to the proposal to implement this feedback.

10. **The Plasrefine Recycling process**

- DG explained the plastics recycling process proposed by Plasrefine Recycling and gave an overview of each stage.

11. **Key considerations**

- DG presented a table which summarised the potential environmental impacts associated with construction and operation of the proposal. These potential impacts were identified as a result of extensive experience on similar proposals, and following feedback from local residents, community members and project stakeholders.
- DG explained how some of the technical assessments have had a focus on specific aspects of the proposal. For example, construction of the proposal was a key consideration of the: traffic, transport and access assessment; noise and vibration assessment; air quality and odour assessment, and visual impact assessment. Construction was also considered in the water and wastewater assessment, but it was not a key focus of this assessment.

12. **Noise and vibration**

- DG presented the day-time and night-time noise criteria which the proposal has been designed to meet during operation. This criteria was presented on a decibel scale which compared the proposed noise levels of the facility to common everyday noises such as the humming of a refrigerator, a conversation, a hairdryer, a trombone, and fireworks.

13. **Preparation of a submission during the EIS exhibition period**

- SMJ explained the purpose of the exhibition period, and that it will commence in the new year (2022) for this proposal.
- SMJ outlined how a submission can be made, in both online and hard copy formats, and what needs to be included for it to be deemed a submission.
- SMJ noted that it needs to be explicitly outlined at the beginning of the submission, if the stakeholder would like their personal information deleted from the submission prior to its before publication on the DPIE Major Projects website.

14. **Questions and Answers** – see table below².

² Please note, some of the answers included below are different to those provided during the online session. This is as a result of the evolving nature of the proposal. These responses are consistent with those provided following the in-person community engagement sessions on Thursday 18 and Friday 19 November.

Wednesday 10 November

Item	Discussion/Questions	Response
1	A community member asked what air emission standards the proposal would be adhering to.	<p>SMJ explained the assessments were undertaken in accordance with the Secretary's Environmental Assessment Requirements (SEARS) and with reference to the requirements of relevant legislation, policies and/or guidelines including:</p> <ul style="list-style-type: none"> – The EP&A Act and POEO Act – The National Environment Protection (Ambient Air Quality) Measure (NEPC 2021) – The National Environment Protection (Air Toxics) Measure (NEPC 2004) – The Protection of the Environment Operations (Clean Air) Regulation (2002) <p>Guidelines relevant to the assessment of construction impacts:</p> <ul style="list-style-type: none"> – Institute of Air Quality Management Guidance on the assessment of dust from demolition and construction (2014) (IAQM guidance) (Institute of Air Quality Management 2014). – Guidelines relevant to the assessment of operation impacts: – Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (NSW EPA 2016) (the Approved Methods) – Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006). <p>SMJ noted that the facility is enclosed and is required to be licenced by the EPA, which will become a publicly available document. The proponent is required to report annually to show that air quality emissions are met and any other pollution monitoring emissions that could include noise and water.</p>
2	A community member asked if David Gamble is a project manager for Plasrefine or GHD.	AB confirmed that David Gamble is a senior technical director at GHD.
3	A community member asked for a definition for light vehicle and heavy vehicle.	<p>SMJ explained that the definition is based on the weight of the vehicle.</p> <p>A light vehicle is a car or van (used by staff or deliveries) and a heavy vehicle is a truck (involved in delivery).</p>
4	A community asked if Plasrefine would be the largest facility in NSW or in Australia.	SMJ noted that a development proposal is currently available online for a larger facility proposed at Chullora.
5	A community member asked if the presentation PowerPoint would be available	LX confirmed that the presentation would be issued along with the meeting notes.
6	A community member asked if this presentation would be the same for the upcoming in-person meeting	Refer answer to item 5.
7	A community member asked which of the other facilities reprocesses into products like the pellets and bins.	The Replas facility in Carrum Downs, Victoria, operates in a similar manner to how this proposal will operate. The Replas facility also produces end products.
8	A community member asked why this particular site was chosen by Plasrefine.	The site was selected as it is suitably zoned, suitably sized, within proximity to services such as sewer, water and electricity and accessible to a number of regions within NSW and in other states and territories. Its location is also consistent with the strategic priorities of the SHIP and the Wingecarribee 2040 LSPS.

Item	Discussion/Questions	Response
9	An attendee asked if there was a world's best practice guideline for emissions in this industry.	AB asked for community member's email address and name as this question will be taken on notice.
10	A community member asked what actions Plasrefine can/will take to minimise the delivery of pollutant which would result in harmful emission being delivered to the proposed plant.	LX noted that the plant, equipment and building materials have been carefully selected to reduce noise emission and vibration. Air pollution control devices would also be incorporated on all crushing, granulation and injection or extrusion moulding production lines to treat air emissions at the source, and therefore further minimise air emissions. SMJ added that plastics which are collected via the kerb side collection, would be taken to an existing materials recovery facility that would sort the plastics. The plastics would then be baled and delivered to the proposed facility as a plastic bundle.
11	A community member asked if Beaconsfield Road would be used and if the project had ownership and approval for the construction of the access road.	Beaconsfield Road would be temporarily used during construction of the new east-west road to Lackey Road. Construction of the new road is expected to take 1-2 months. Construction of the facility will occur after completion of the new road (Braddon Road and the new East West extension to Lackey Road) and will use the new road for site access. Beaconsfield Road will not be used to construct the facility. Beaconsfield Road is not proposed for access during the operational phase of the project. The alignment of the proposed new public road is consistent with Council's Moss Vale Enterprise Corridor Development Control Plan (August 2008) which identifies a future 'collector road' in this location. The western section of Braddon Road (west of Beaconsfield Road) is owned by the Council and is already reserved for the purpose of a public road. Discussions are taking place with the landowner of the eastern section of the proposed new public road (the Garvan Institute of Medical Research). Approval to construct and use the road is being sought as part of the development application through negotiated purchase. If an agreement cannot be reached, Wingecarribee Shire Council will compulsorily acquire the land.
12	A community member asked given the issue will be close to Christmas, how long the EIS will be open for exhibition.	The EIS will be placed on public exhibition by the NSW DPIE in early 2022 for a minimum of 28 days. During this period, local residents, stakeholders and members of the wider community will be able review the EIS and are invited to make submissions.
13	A community member proposes that the community be permitted to have access to emission data from testing once the plant is in operation.	The facility would be required to obtain and hold an Environment Protection Licence (EPL) issued by the NSW Environment Protection Authority (EPA). EPA officers may undertake periodic inspections of the facility. Licence renewals occur every 12 months and require submission of an Annual Return which reports on the environmental compliance of the facility. These Annual Return reports would be publicly available on the EPA website.
14	A community member asked if GHD's involvement was to setup the plant to have a longer-term role.	Plasrefine Recycling has engaged GHD, an independent environmental and engineering consultancy, to prepare an Environmental Impact Statement (EIS) on behalf of Plasrefine Recycling. This EIS will support the State Significant Development Application for the proposal. GHD is also undertaking community and stakeholder engagement as part of the EIS and is developing the design for the facility in collaboration with Plasrefine Recycling.
15	An attendee questioned if the local wastewater system would be able to cope given that the Wingecarribee	Wastewater modelling, undertaken by GHD for Wingecarribee Shire Council, indicates that the current wastewater network can accommodate the proposed wastewater discharges during operation of the

Item	Discussion/Questions	Response
	wastewater systems needs upgrading and if Plasrefine would be contributing to these upgrades. A community member commented the water would go to an already overloaded sewer and the upgrade won't be until 2027 contributing to difficulties in management when housing developments are already creating issues.	proposal. That is, the expected flows from the proposal would not adversely impact Council's wastewater network. Council have advised that it has plans to upgrade the wastewater network to have the capacity to accommodate future demands. As a result, the additional load from the proposal would have an insignificant impact on the Moss Vale wastewater treatment plant. However, if required, wastewater flows from the proposal could be temporarily stored on-site and discharged overnight, when there are much lower domestic flows in the Council wastewater system.
16	A community member questioned how much water was to be consumed at the site in total and how much of that water would be recycled on site.	About 46.3 kilolitres per day of water would be sourced from a combination of rainwater harvesting and potable water supply connection to the mains. Preliminary modelling indicates a longer-term average of about 80 percent of net water demand could be sourced from rainwater and ground surface runoff, the balance would be supplied from the potable water main. About 5.8 kilolitres per day of sewage would be discharged to sewer via a new sewer connection. Up to 10 kilolitres per day of process water would be discharged to sewer from the wastewater treatment plant. 0.5 kilolitres of water per day would be lost through wastewater plant sludge (to landfill).
17	A community member provided an example of an accident in the Kilburn plastic recycling facility in Adelaide and asked how the project would prevent similar accidents. A link to an article was also provided: https://www.abc.net.au/news/2020-11-13/fire-at-kilburn-plastics-factory-causes-million-dollar-damage/12880014	There are a number of regulatory guidelines and protections in place to minimise the risk of a possible incident. The NSW EPA and NSW Fire and Rescue have also designed a new set of guidelines for plastics facilities which stipulate how much of a particular material can be stored at any given time, to eliminate the potential to stockpile large amounts of combustible material on site. The facility is designed to meet these guidelines and to reduce the risk of fire by including fireproof walls, fire sprinklers and fire detectors. The design of the building also ensures that in the potential event of the fire, all water would be collected and not get discharged into an adjacent watercourse. The water collected would be disposed of to the sewer system. There is also a rigorous process for a project to get approval and an Environment Protection Licence (EPL) to operate.
18	A community member asked what percentage of pellets produced would be exported offsite.	This would be determined during future phases of the proposal.
19	A community member asked what temperature the reprocessing will required to make products.	In stage 1, the plastics would be heated by steam in order to remove paper labels. In Stage 2, the plastic pellets and flakes produced in Stage 1 would be heated and put into injection moulds to produce plastic products. This involves melting the plastics using electric heating systems to reach a temperature of about 125 to 135 degrees (for polyethylene, for example). Given that the ignition temperature for this material is about 350 degrees, there is no possibility that the plastics would burn.
20	An attendee asked what would mitigate the stench of incoming mixed plastics with 200,000 tonnes per year and how B- Double trucks are going to enter Lackey Road and Argyle Street when it is already congested. Another attendee notes that trucks have access to Lackey Road from the Freeway though New Berrima.	DG explained that the plastics reprocessed at the facility would initially be processed at an existing materials recovery facility, and then baled and delivered to the proposed facility as a plastic bundle. Therefore, no odour issues are anticipated. The plastic feedstock would also be stored within buildings and reprocessed within a short period of time to limit stockpiling. The proposed haulage routes for heavy vehicles are:

Item	Discussion/Questions	Response
	Other community members noted it won't be accessible from Wollongong to Canberra.	<p>From Sydney: Hume Motorway, Medway Road, Taylor Avenue, Berrima Road, Douglas Road/Collins Road, Lackey Road and the proposed new access road.</p> <p>From Canberra: Hume Motorway, Old Hume Highway, Taylor Avenue, Berrima Road, Douglas Road/Collins Road, Lackey Road and the proposed new access road.</p> <p>From Wollongong: Princes Highway, Mount Ousley Road, Picton Road, Hume Motorway, Medway Road, Taylor Avenue, Berrima Road, Douglas Road/Collins Road, Lackey Road and the proposed new access road.</p> <p>These are approved routes for use by heavy vehicles.</p>
21	An attendee noted that since Plasrefine's scoping report projected 150,000 tonnes of plastic to be recycled each year, now that number has dropped to 120,000 tonnes of plastic, they question what consideration went into lowering the number and what assurance is there that the number of plastics recycled will meet the 120,000 tonnes.	DG explained that the scoping report is a preliminary report which is used to request the SEARS for the preparation of the EIS. The EIS has been prepared to assess the maximum throughput of 120,000 tonnes per annum. If approved, the facility would not process more than 120,000 tonnes per annum.
22	A community member asked if the deliveries are only Monday to Friday, how would the plastics be stored so it may be processed 24/7 and will it attract pests.	Refer answer to item 20.
23	A community member asked how often and at what volumes will toxic gas be released.	No toxic gas will be generated or stored on site.
24	A community member questioned why can't the access road construction start at Lackey Road and end at the factory site instead of using Beaconsfield Road for access to the road construction and if there is a Plan B if Garvan does not give permission for the road to cross into their property.	Refer answer to item 11.
25	A community member asked what types of detergent and solvent would be used in the washing process and how will they be prevented from contaminating the waterways.	<p>A wastewater treatment plant would be on-site to facilitate the re-use of water used for the washing of plastics. The water used in the facility for the washing of incoming plastics would be treated at the wastewater treatment plant and re-used back in the process.</p> <p>The plant would utilise a disinfectant solution patented in Australia by the operator, to assist in treating water used in the process for washing the plastics, and to assist in disinfecting the plastics that arrive at the facility prior to processing. This solution contains tea tree oil, essential oils and other natural plant-based ingredients. It contains approximately 300 millilitres of turpentine per 20,000 litres, as turpentine accounts for approximately 0.0015 percent by volume. The disinfectant solution is therefore not flammable or classified as a dangerous good.</p>
26	A community member noted that with prevailing westerlies of frequently 65km/h, they questioned how Plasrefine will mitigate any potential toxic fumes etc. from being sent into the atmosphere and then travelling for several kms towards Bowral and Burradoo	The proposal includes buildings of sufficient size and arrangement to ensure that no unloading, recycling or reprocessing activities would need to occur outside. Fast acting roller doors would allow vehicles to enter and exit the buildings but would otherwise remain closed to reduce the potential for plastic escaping from the buildings.

Item	Discussion/Questions	Response
		Any fumes resulting from the heating of plastics will be captured by air emissions treatment systems.
27	A community member asked what ongoing monitoring and reporting will take place to confirm that the findings of the EIS specialist studies are achieved.	<p>The management of environmental impacts during construction would be documented in the construction environmental management plan (CEMP), to be prepared by the construction contractor(s). The construction environmental management plan would provide a centralised mechanism through which all potential construction-related environmental impacts will be managed. The CEMP will include monitoring and auditing programs.</p> <p>An operational environmental management plan would also be prepared, and details of how environmental performance would be managed and monitored to meet acceptable outcomes, including what actions would be taken to address identified potential adverse environmental impacts.</p> <p>The facility would be required to obtain and hold an Environment Protection Licence (EPL) issued by the NSW Environment Protection Authority (EPA). EPA officers may undertake periodic inspections of the facility. Licence renewals occur every 12 months and require submission of an Annual Return which reports on the environmental compliance of the facility. These Annual Return reports would be publicly available on the EPA website.</p>
28	A community member asked what noise and vibration impacts are proposed during construction and how long construction would take.	<p>The Interim Construction Noise Guideline identifies that, due to the nature of construction, it is inevitable that impacts arise where construction occurs near sensitive receivers. Throughout construction, noise impacts are expected on some receivers during certain times and during certain construction activities.</p> <p>During worst-case construction conditions (where construction works are at the closest distance between the source and receiver), exceedances of the noise management level at the closest receivers to the proposal site (exceedances of up to 19 dBA) are predicted. Where noise is above the construction noise management levels, all feasible and reasonable work practices to minimise noise would be implemented, and all potentially affected receivers would be informed.</p> <p>No adverse human comfort, adverse cosmetic or structural damage vibration impacts are anticipated as a result of construction of the proposal.</p> <p>Further details of the construction impacts will be addressed in the EIS and will be available for review during the public exhibition.</p>
29	An attendee noted in the last meeting it would take time to phase up numbers of plastics recycled and asked how many tonnes will be recycled year to year.	DB explained that currently a year-by-year number cannot be provided. There are many factors to consider. Facilities are being built in various locations; the usage of plastic is still increasing so it cannot be predicted.
30	A community member expressed concern for noise and vibration should the roller doors be open for long periods of time.	LX confirmed that the building will include fast opening automatic roller doors.
31	A community member asked what the height of the proposed building will be.	The height of the majority of the structures on site would range between 11m - 15m. The workshop and office building located at the eastern end of Building 2, would be up to 16.5m high. A three-storey office and reception building of approximate height 11m - 12m would be located at the western end of Building 2.
32	A community member asked if the reversing trucks signals will be using new technology.	SMJ explained that technology has improved and that there are now a number of different reversing sounds which can be less offensive. Motion sensor technology is also under consideration as one of the

Item	Discussion/Questions	Response
		options for the noise and vibration mitigation strategy. SMJ clarified the project is not proposing to have the beeping reversing alarms as part of its operation.
33	A community member asked if council has agreed with the use of Beaconsfield for construction.	Written consent from Council to use Beaconsfield Road for construction of the new access road is not required. Beaconsfield Road is a public road and is the current lawful access to the site. Council has indicated in meetings with GHD that it did not oppose the use of Beaconsfield Road for construction of the new access road from Lackey Road.
34	A community member asked what the height was for the retaining walls for Braddon Road.	It is anticipated that the retaining walls could be up to seven metres high.
35	A community member asked if there was a Hazardous and Offensive industry licence and why not. An attendee has provided a link to the legislation: https://legislation.nsw.gov.au/view/html/inforce/current/epi-1992-0129#pt.2	A preliminary risk screening has been prepared as part of the EIS in accordance with the requirements of State Environmental Planning Policy No. 33 Hazardous and Offensive Development. This assessment identified that the proposed development does not meet the criteria of a potentially hazardous and offensive development, and therefore does not require a licence.
36	A community member asked how the facility can be fully enclosed if the trucks are entering and leaving to load and unload through open doors.	All vehicles would enter the facility at the western entry point and pass over the weighbridge before reversing into Building 1 and entering it via high-speed roller doors on the western side of the building. The roller doors would open to allow truck entry/exit. This would help prevent noise or any plastics from unloading activities from escaping the building.
37	A community member asked if there was a plan of where the actual buildings are now proposed to be located as they have shifted East.	LX noted that the plans will be included in the EIS.
38	A community member noted that all the plastics goes to Sydney and the Shire is not able to afford a sorting facility.	DG explained that there are a number of materials recovery facilities within proximity to Moss Vale which could provide plastic feedstock to the proposed facility.
39	A community member asked if Wingecarribee LGA will be processing their plastics through this facility.	Refer answer to item 38.
40	A community member asked what is proposed to ensure that no pollutant can enter the waterways from the site stormwater.	There will be an environmental monitoring program. All water (which is either excess roof water or water from roads) will be treated before it is discharged to the watercourses. Preliminary water quality modelling undertaken in accordance with WaterNSW requirements indicates that the proposed treatment system would have a neutral or beneficial effect on water quality.
41	A community member asked what would happen to the water supply in consideration of climate change and droughts increasing in frequency.	Refer answer to item 16. The modelling predicted that over the longer-term an average of approximately 80 percent of water demands could be sourced from on-site water collection. However, during dry periods the potable supply would need to fully provide for site demands. The proposed storage volumes of water on-site have been confirmed to not exceed harvestable rights capacities under the Water Management Act 2000.

Item	Discussion/Questions	Response
42	Community members questioned if the proposed length and time for construction could be provided and if there will be a lot of excavation required to site the buildings.	SMJ clarified that timing for construction would depend on DPIE's assessment timeframes and the comments received during exhibition. After approval it is anticipated the construction timeframe would be 18 months.
43	Community members asked about potential smells and if Plasrefine would only be processing clean plastics that have already come from transfer places, washed and would therefore have no smell.	Refer answer to item 20.
44	A community member sought clarification about how many jobs in machinery will be proposed, how many higher-level technology jobs are required and what qualifications are required for the job.	Approximately 40 staff would be required per shift (three shifts) within the receipt and processing buildings and up to 20 staff for maintenance, administration, engineering and technical support and management. With three shifts, this would be equivalent to a total of up to 140 full time equivalent staff during full scale operation. It is expected to take a number of years before these staff numbers are achieved.
45	A community member raised concerns in regards to noise from forklift unloading that is compulsory for OH&S	Refer answer to item 32.
46	A community member asked what the suitability of Lackey Road is for this volume of trucks.	SMJ explained that the proposed haulage routes are approved routes for use by heavy vehicles.
47	A community member asked who enforces the haulage routes.	<p>SMJ explained that the conditions of consent would stipulate that the project needs to operate in accordance with what has been included within the EIS. This includes the proposed haulage routes for heavy vehicles.</p> <p>There isn't a regulatory body which enforces the use of proposed haulage routes; however members of the community are able to submit a complaint to DPIE if a development is in breach of its development consent conditions. If a development is subsequently found to be in breach, it can be given a stop work notice, or be advised of corrective actions.</p> <p>If approved, the proposal would also have an operational environment management plan which would outline the haulage routes to be used.</p>
48	A community member asked if the community at Berrima and New Berrima know about the proposed increase traffic on their roads.	The proposed haulage routes include roads which are identified in the Moss Vale Enterprise Corridor Road Network Plan as arterial roads and collector roads. This plan was prepared and publicly exhibited in 2008.
49	A community member questioned why the proposed route going to Berrima Bridge and then turning onto the old Berrima Road back to the railway crossing instead of Taylor Avenue.	<p>Feedback from the community has identified that the proposed haulage route was not shown correctly on the plan, and this has now been corrected.</p> <p>The proposed haulage routes for heavy vehicles are:</p> <p>From Sydney: Hume Motorway, Medway Road, Taylor Avenue, Berrima Road, Douglas Road/Collins Road, Lackey Road and the proposed new access road.</p> <p>From Canberra: Hume Motorway, Old Hume Highway, Taylor Avenue, Berrima Road, Douglas Road/Collins Road, Lackey Road and the proposed new access road.</p>

Item	Discussion/Questions	Response
		<p>From Wollongong: Princes Highway, Mount Ousley Road, Picton Road, Hume Motorway, Medway Road, Taylor Avenue, Berrima Road, Douglas Road/Collins Road, Lackey Road and the proposed new access road.</p> <p>These are approved routes for use by heavy vehicles</p>
50	An attendee raised concerns that the most direct freeway route from both Sydney and Canberra will take trucks directly through New Berrima. Questions were raised about the haulage route and whether it goes past New Berrima past Boral. They also asked if route past Boral was included.	Refer answer to item 49.
51	Concerns were raised by the community about the impact of lighting.	<p>Details of the proposed lighting would be identified at the detailed design phase but will include:</p> <ul style="list-style-type: none"> – lighting provided in accordance with the Australian Standards for outdoor lighting, AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting, to minimise light spill beyond the site boundary – the use of eco lighting and, where appropriate, the use of directional luminaires, shields and baffles to minimise sky glow and light spill for surrounding rural residential properties
52	A community member asked who was going to maintain the E4 land owned by the proponent.	Plasrefine Recycling will continue to maintain the E4 portion of its site.
53	A community member asked if the trucks will be owned by Plasrefine, or they are contractors and if the same new technology will be enforced on contractors.	<p>This has not been determined yet.</p> <p>SMJ added that the operation environmental management plan will include how air, noise, traffic, waste, water and community feedback would be managed and adhered to.</p>
54	Attendees wanted to know the proposed hours of operation.	Plastics recycling and reprocessing would occur seven days per week, 24 hours per day. Waste delivery would take place on weekdays only, between 7am and 6pm.
55	A community member asked what is Plan B if Braddon Road land cannot be acquired.	Refer answer to item 11.
56	AB asked if there were anything else our presenters wanted to contribute.	SMJ explained that communities can form a Community Consultation Committee (CCC). This is for those that are interested and invested to what is happening in the local government area. If the community members are interested in forming a CCC, it needs to be added in a submission during the EIS exhibition.

Appendix A – Powerpoint presentation



Plasrefine Recycling Pty Ltd

Moss Vale Plastics Recycling and Reprocessing Facility

Community Engagement Session

November 2021



Photomontage from north of Bulwer Road, looking north-east (without mitigation measures) (GHD, 2021)



Plasrefine Recycling Pty Ltd



Current NSW Public Health orders

- The current NSW Health orders no longer restrict travel within NSW for fully vaccinated people.
- All people over the age of 12 must wear a face mask in indoor areas.
- For more information on the current NSW Health orders, please visit:

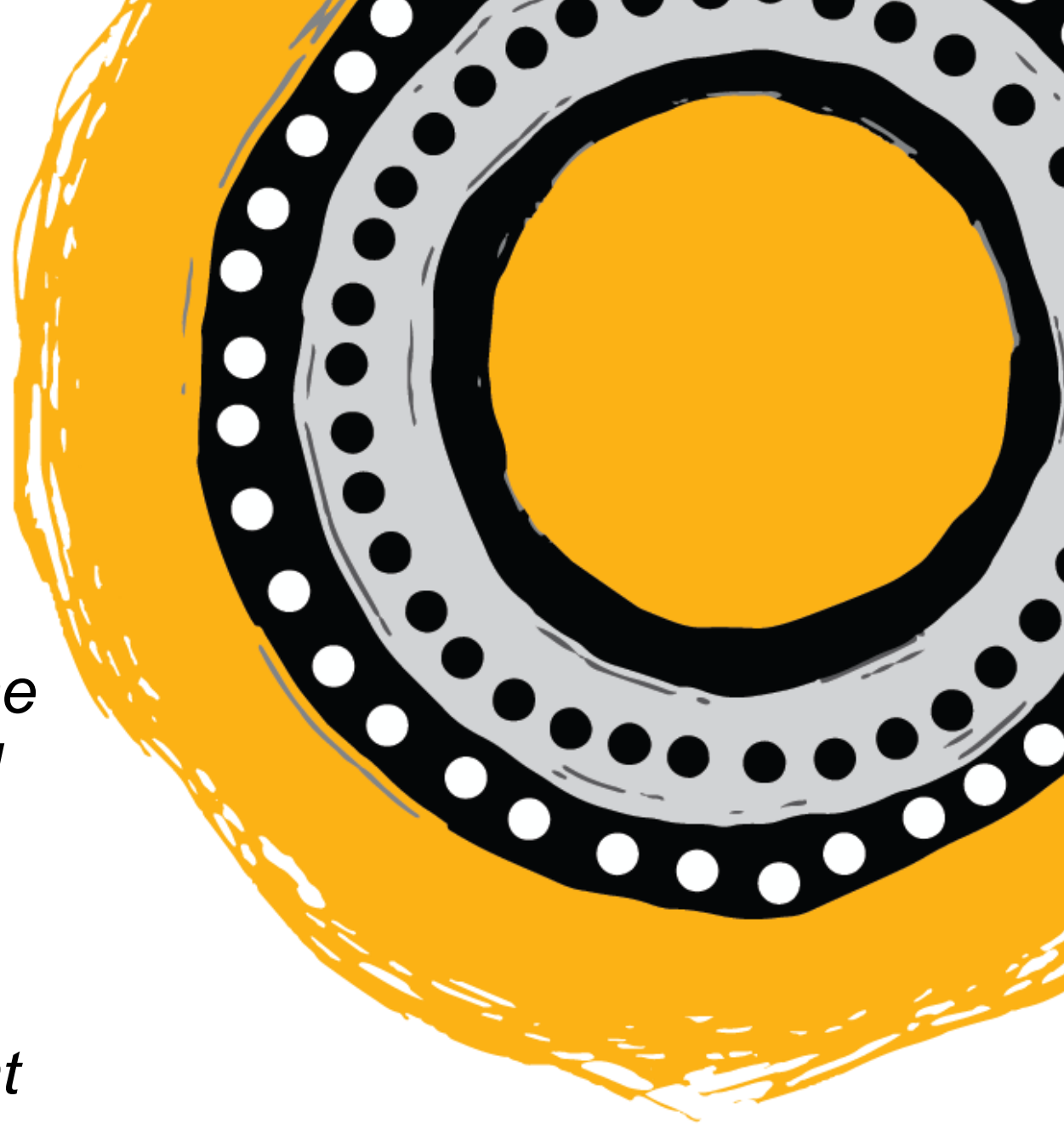
<https://www.nsw.gov.au/covid-19/stay-safe/rules>



Plasrefine Recycling Pty Ltd

Acknowledgement of Country

We acknowledge the Gundungurra people as the traditional owners of the land we are all meeting on today and pay our respects to Elders past, present and emerging. We also extend that respect to Aboriginal and Torres Strait Islander peoples present today.



Agenda



- Meeting protocols and introduction of project team
- Presentation
- Facilitated questions and answers



Plasrefine Recycling Pty Ltd

Meeting protocols and introduction of attendees



Plasrefine Recycling Pty Ltd

Project Introduction

- Plasrefine Recycling Pty Ltd (Plasrefine Recycling) is proposing to construct and operate a plastics recycling and reprocessing facility on part of 74-76 Beaconsfield Road, Moss Vale (portion of land to the north of Braddon Road).
- The proposal would have the capacity to receive and process up to 120,000 tonnes per year of mixed plastics.



Plasrefine Recycling Pty Ltd

Project Introduction

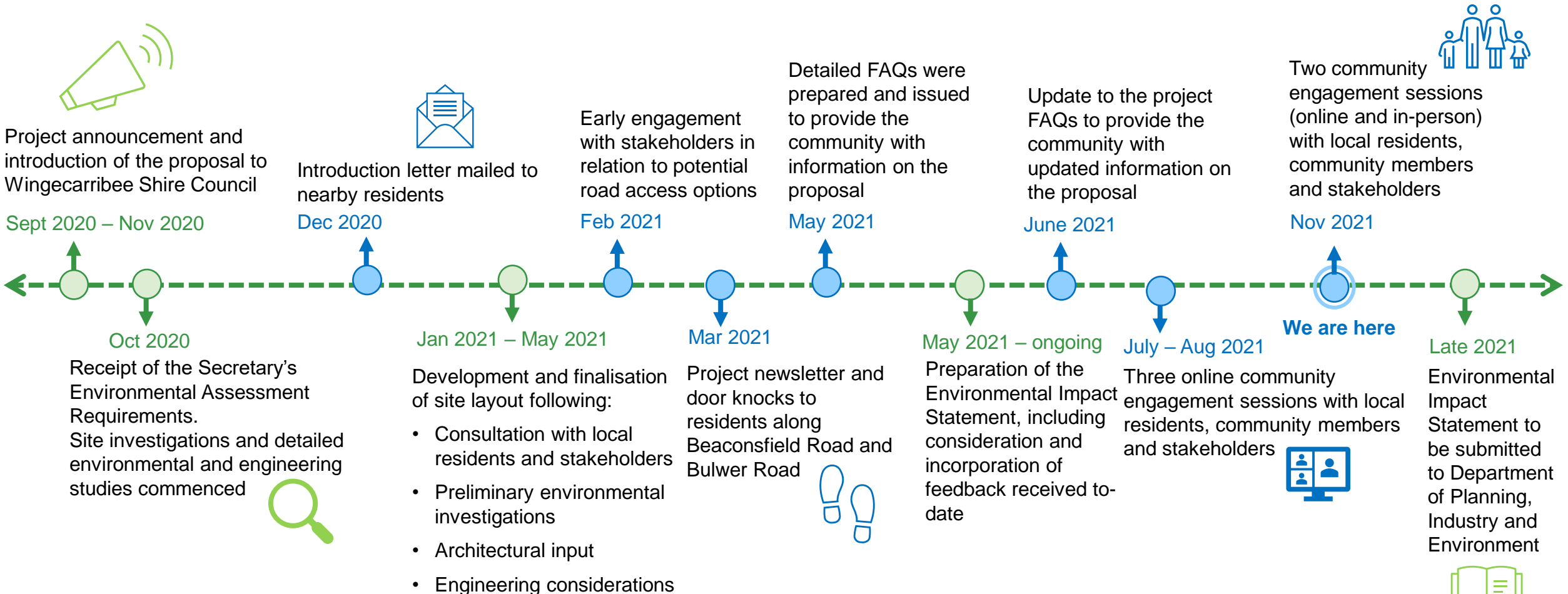
- The proposal is deemed to be State significant development as it is development for the purpose of a waste management facility that would handle more than 100,000 tonnes per year of mixed plastics, or have a capital investment value of more \$30 million.
- The consent authority for the proposal is the Minister for Planning and Public Spaces or the Independent Planning Commission.



Plasrefine Recycling Pty Ltd

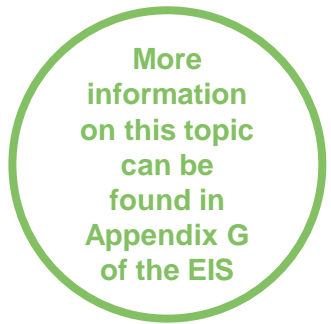
Plasrefine Recycling is an Australian company and is the applicant which would be building and operating the proposed plastics recycling and reprocessing facility in Moss Vale. Plasrefine Recycling is committed to being a good neighbour and has continued to take on feedback from nearby residents, stakeholder groups and the local community since commencement of the project in September 2020. This is evidenced by progressive changes to site access, layout and design.

Project timeline and next steps





Plasrefine Recycling Pty Ltd



What we heard

What we heard from the community and stakeholders	Changes that were made to the proposal to implement this feedback
<i>“We don’t want you to use Beaconsfield Road for access during operation!”</i>	An alternate road for access was identified for operation by undertaking detailed traffic and safety assessments, civil and environmental engineering, and consultation with Wingecarribee Shire Council.
<i>“How are you going to prevent waste materials from entering the environment?”</i>	All operations were relocated within buildings with automatic fast opening doors to minimise the potential for noise impacts and to prevent waste materials from entering the environment.
<i>“What have you done to avoid the riparian land on the site?”</i>	The entire developed area of the site has been shifted eastwards to provide greater distances from the waterway on the western side of the site and to meet riparian zone objectives in accordance with <i>Controlled Activities on Waterfront Land: Guidelines for riparian corridors on waterfront land</i> (NSW Office of Water 2012).
<i>“What is being done to reduce noise, vibration and air emissions?”</i>	Plant, equipment and building materials have been carefully selected to reduce noise emissions and vibration . Air pollution control devices will also be incorporated on all crushing, granulation and injection or extrusion moulding production lines to treat air emissions at the source and therefore minimise air emissions .
<i>“What is being done to minimise onsite water use?”</i>	An onsite wastewater treatment plant to recycle water used in the plastic cleaning processes will be included to maximise water re-use and reduce demand on potable water. Rainwater tanks will also be incorporated to capture roof water and further reduce potable water demand .



Plasrefine Recycling Pty Ltd

Overview

Feedstock

- Mixed plastics which were previously exported for sorting or landfilled

Buildings

- 2 buildings
- Office building
- Wastewater treatment plant

Hours of operation

- Receiving of mixed plastics Monday to Friday 7 am to 6 pm.
- Reprocessing of mixed plastics 24/7 (at full facility capacity)

Daily traffic numbers

- 140 light vehicles per day (280 in and out)
- 80 to 100 heavy vehicles per day (160 to 200 in and out)

Site access

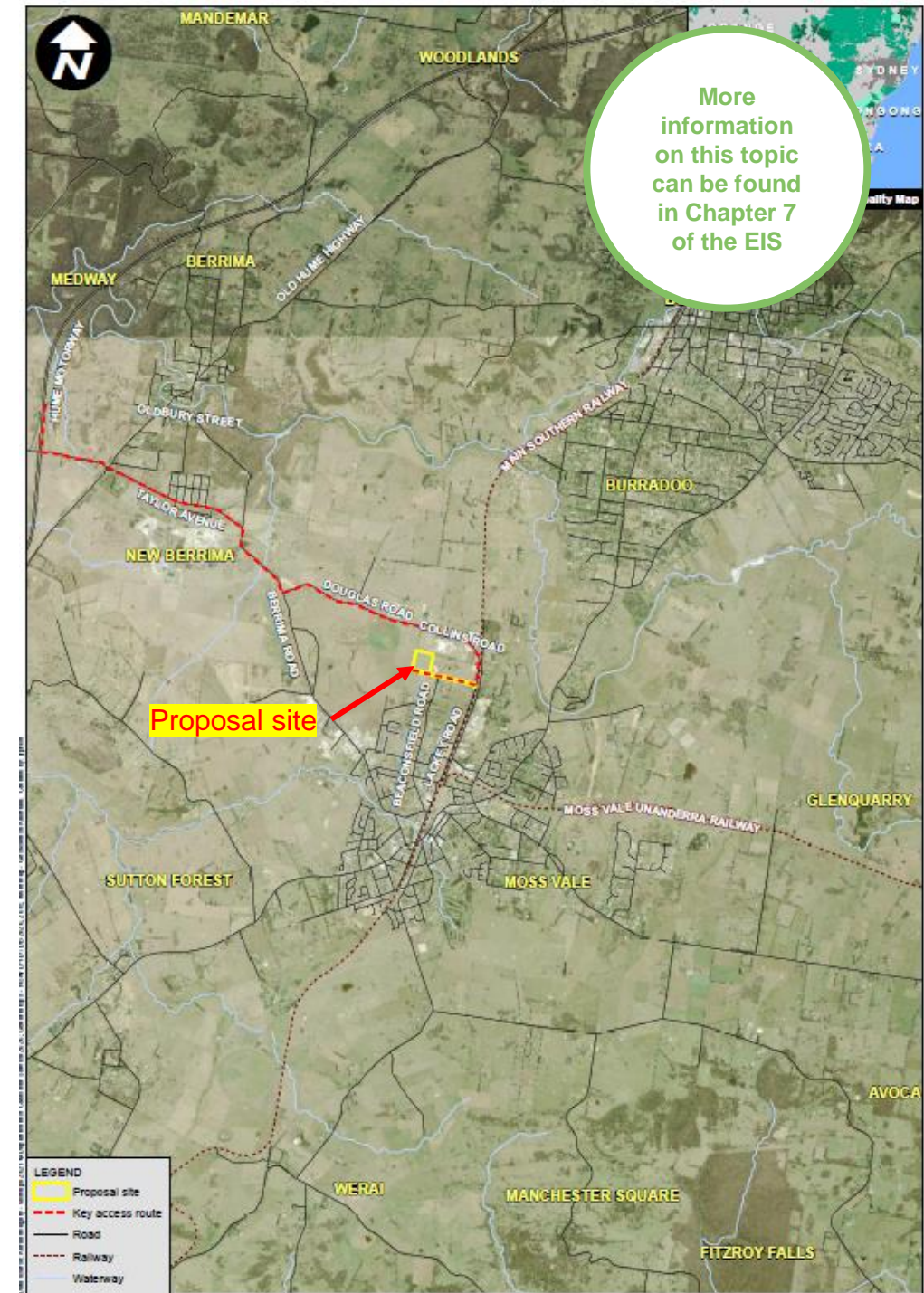
- Via Braddon road east extension (proposed). No access via Beaconsfield road is proposed during operation

Operational workforce

- Up to 40 people per shift (across 3 shifts)

Potential end products

- Outdoor furniture
- Traffic management devices
- PET fibres which can be made into clothing





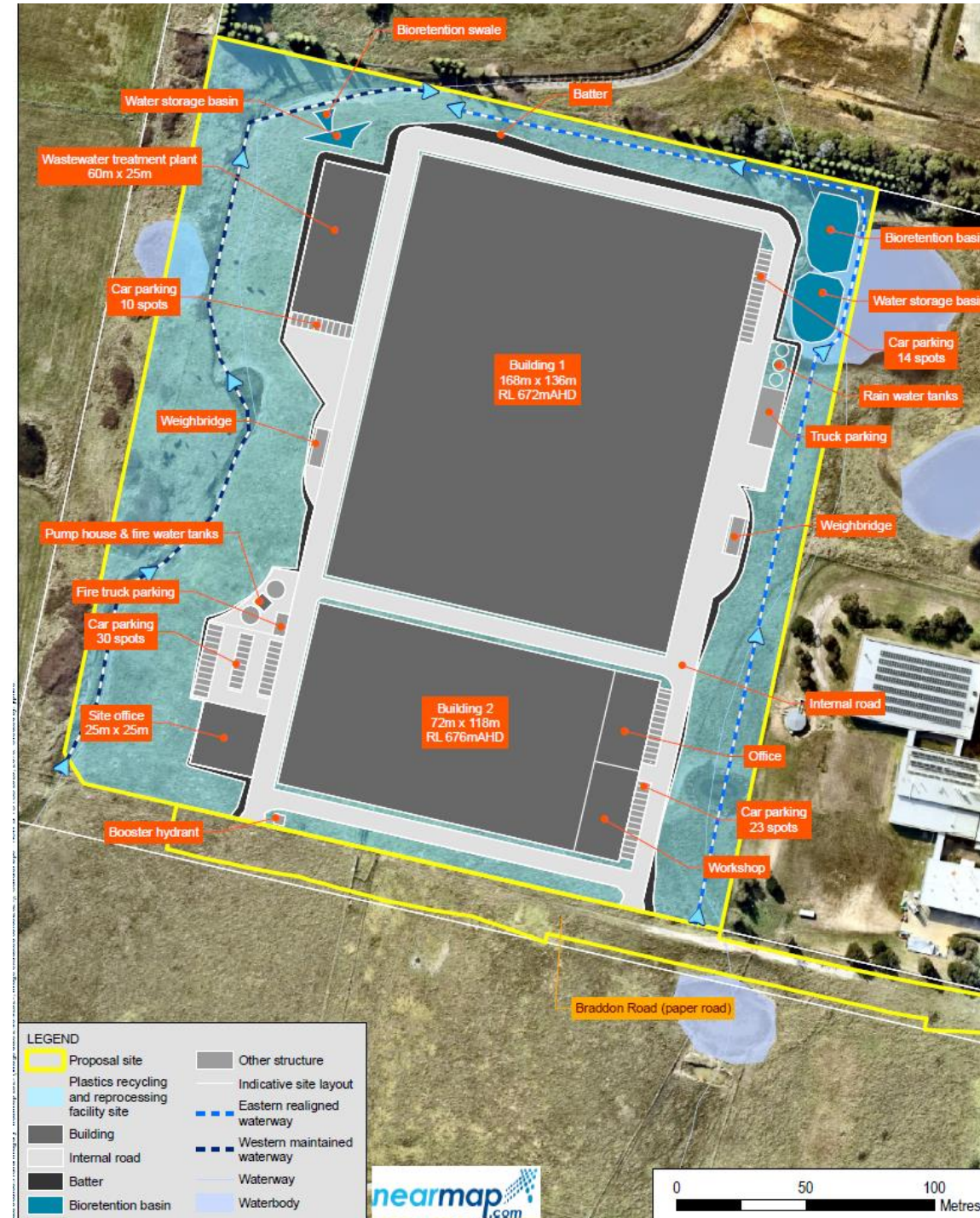
Plasrefine Recycling Pty Ltd





Plasrefine Recycling Pty Ltd

Site layout



More information on this topic can be found in Chapter 7 of the EIS



Plasrefine Recycling Pty Ltd

More
information
on this topic
can be found
in Chapter 4
of the EIS

Proposed new access road





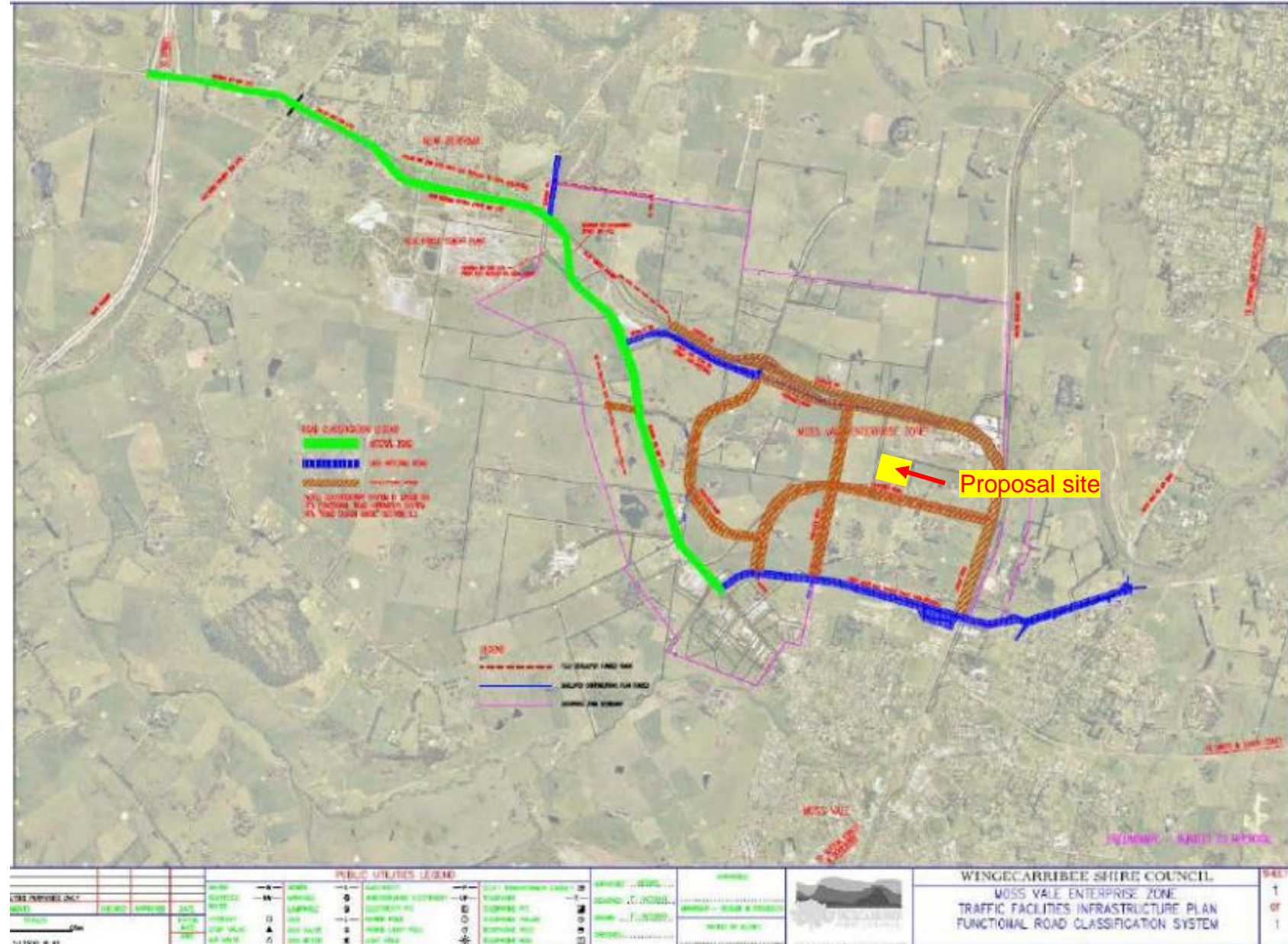
Plasrefine Recycling Pty Ltd

Moss Vale Enterprise Corridor Road Network Plan

(Wingecarribee Shire Council 2008)

Legend

- Existing arterial road
- Future sub-arterial road
- Future Collector road
- Fully developer funded roads
- Developer Contributions Plan funded
- Moss Vale Enterprise Corridor boundary





Plasrefine Recycling Pty Ltd



Similar facilities

Facility	Location	Processing capacity (tpa)	Waste type
Advanced Circular Polymers *	Somerton, Victoria	70,000	Unknown
IQ Renew	Central Coast, NSW	Unknown	PET, HDPE
Astron Plastics	Ingleburn, Sydney	30,000	Predominantly post-industrial HDPE, LDPE, PP
Visy	Smithfield, Sydney	34,000	PET, HDPE
Polytrade Recycling	Western Sydney	24,000	PET, HDPE
Clean Tech	Hemswell Lincolnshire, United Kingdom	100,000 +	PET

Planning proposals for similar facilities currently underway:

Three facilities proposed for Tasmania:	https://www.aumanufacturing.com.au/tasmania-to-get-three-new-plastic-recycling-facilities
Proposed facility in Germany (200,000 tpa):	https://packagingeurope.com/german-waste-management-giants-announce-joint-venture/
Proposed Cleanaway facility (20,000 tpa):	https://www.cleanaway.com.au/sustainable-future/new-plastic-recycling-facility-for-victoria/
Proposed Suez facility in Chullora (250,000 tpa):	https://www.planningportal.nsw.gov.au/major-projects/project/29996

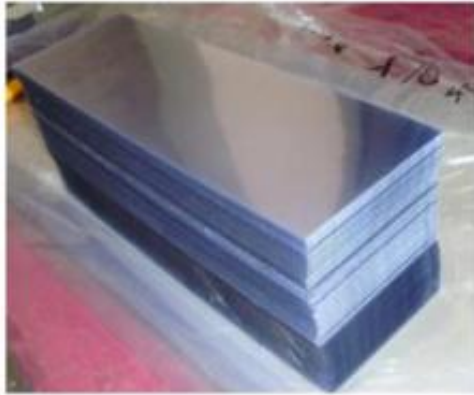
* This facility utilises the same technology (Beier) currently being considered for the Moss Vale Plastics Recycling and Reprocessing Facility.

Benefits of plastics recycling



- Reduce the amount of mixed plastics requiring landfill disposal
- Improve resource recovery rates
- Reduce the need to extract raw materials to produce everyday items
- Reduce Australia's greenhouse gas emissions
- Create a range of local jobs during construction and operation
- Contribute to the circular economy

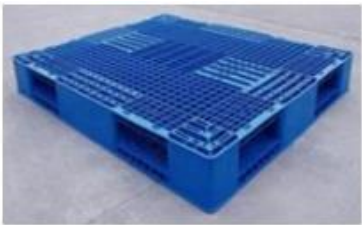
Examples of potential end products



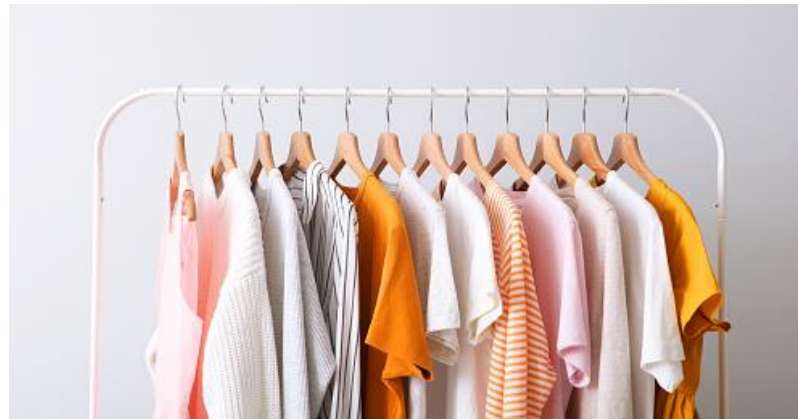
Recycled PET



Wood plastic composites



Logistics pallets



PET fibres which can be made into clothing



Plastic bins



Plasrefine Recycling Pty Ltd

More
information
on this topic
can be found
in Chapter 3
of the EIS

Australia is taking responsibility for its own plastic

- In NSW, we consume 1.1 million tonnes of plastic, but send around 650,000 tonnes of it to landfill each year.
- The more virgin plastic we use, the more fossil fuels we consume, increasing our carbon footprint.
- Australia does not currently have a consistent approach to recycling mixed plastics. An agreement by the Council of Australian Governments in 2020 to ban the export of unprocessed plastic, paper, glass and tyres signalled that Australia would need to take greater responsibility for managing and processing the wastes it generates. **There are significant gaps in the capacity to sort mixed plastics in NSW and Australia. The material was previously exported to other countries including China, that have this technology.**



Plastic

- One tonne of PET recycling leads to a net avoidance of:
 - **Emissions** – 1.2 kg t CO₂ equivalent
 - **Smog** – 2.6 kg NMVOC
 - **Water use** – 68.5 kL
- Currently, approximately 99% of plastics are made from fossil feedstocks
- Plastic production involves significant energy consumption
- If current production rates continue, carbon emissions of plastics are forecast to comprise 15% of global emissions by 2050



Plasrefine Recycling Pty Ltd

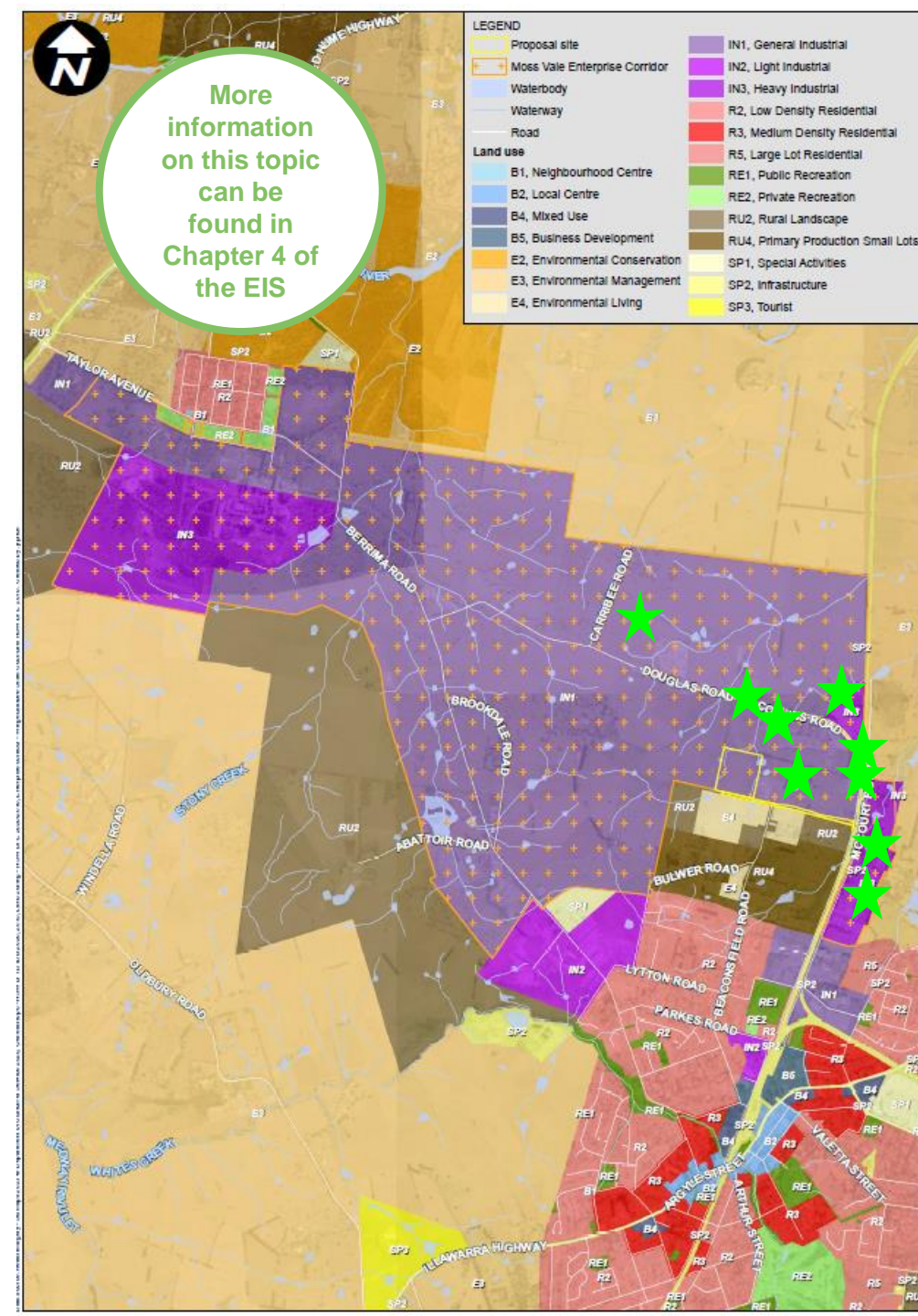
Why was this site selected?

The proposal site was selected as it is:

- Suitably zoned (IN1 General Industrial under the Wingecarribee Local Environmental Plan 2010)
- Suitably sized
- Within proximity to services such as water, sewer and electricity
- Located within the Moss Vale Enterprise Corridor (strategically referred to the *Southern Highlands Innovation Park* (SHIP)) which is accessible from a number of regions
- It was available for purchase



Existing industrial facilities within 1 kilometre of the proposal site





Plasrefine Recycling Pty Ltd

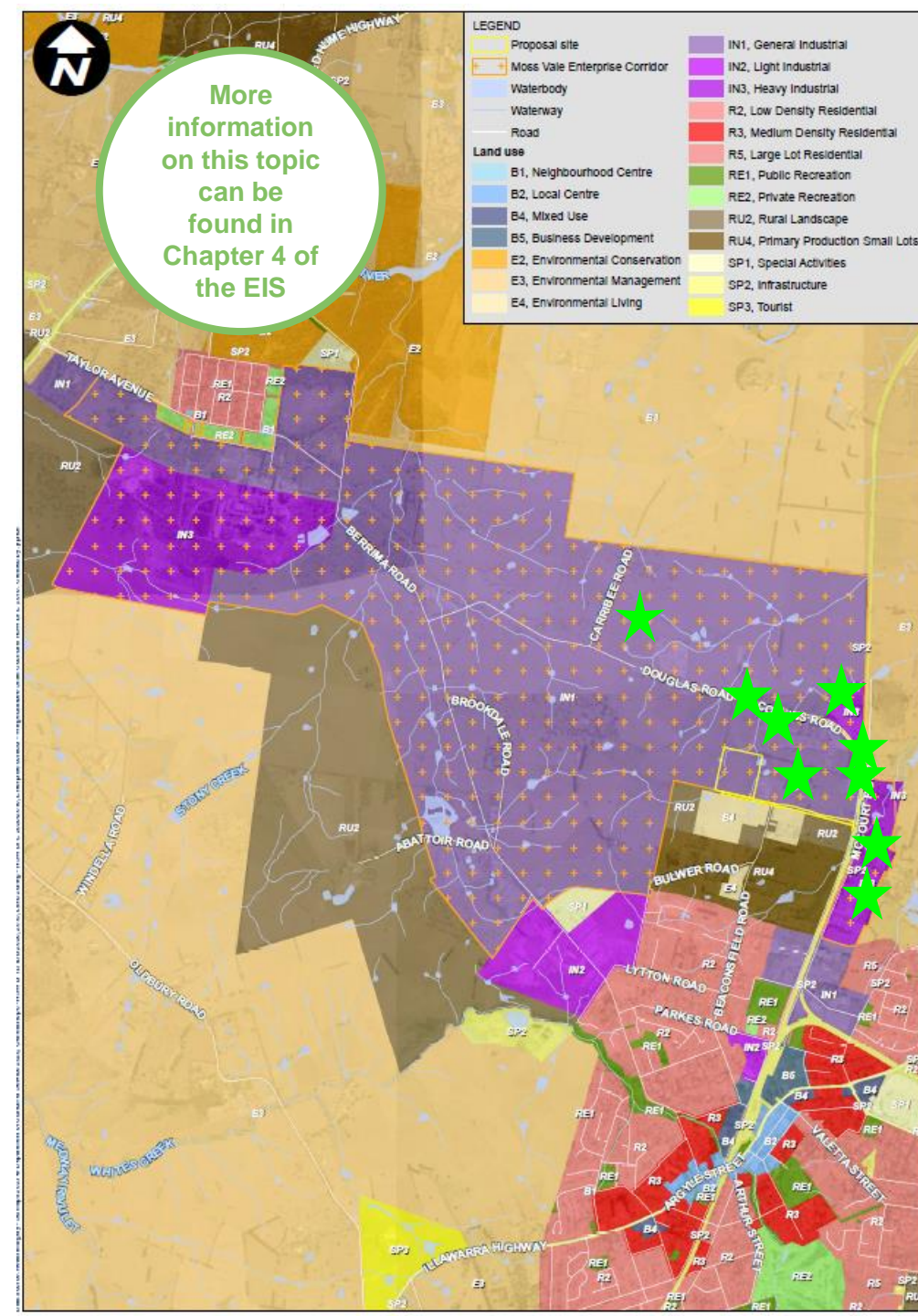
Existing industrial facilities

The following existing industrial facilities are located within 1 kilometre of the proposal site:

Business/development	Approximate distance from the proposal site
Australian BioResources – breeding and holding research mice	Directly adjacent to the east of the proposal site
Dux Hot Water – hot water system manufacturers	Directly adjacent to the north-east of the proposal site
Fast Skips Recycling – waste management service	450 m north-east
Omya Australia – mineral processing plant	660 m north-east
A&I Coatings – polyurethane and fluoropolymers manufacturing	640 m east
Moss Vale Recycled Timber Building Centre – recycled building materials	650 m east
Cromford Pipe Holdings – plastic pipe manufacturers	560 m north-west
Joy Mining – mining machinery manufacturers	870 m south-east
Dunsteel – steel fabrication business	980 m south-east



Existing industrial facilities within 1 kilometre of the proposal site





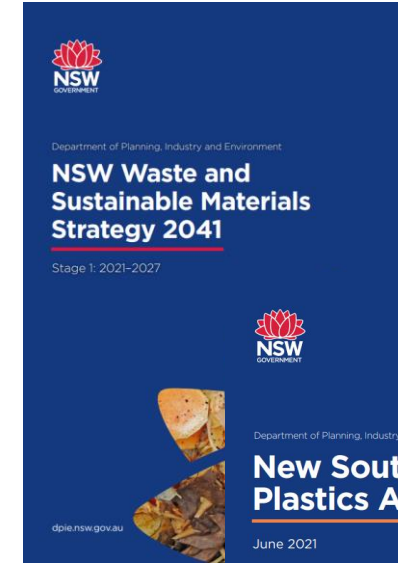
Plasrefine Recycling Pty Ltd

Consistency with relevant plans and strategies

The proposal is consistent with the following strategic planning policies:

- *National Waste Policy 2018*
- *National Plastics Plan 2021*
- *NSW Waste and Sustainable Materials Strategy 2041*
- *NSW Plastics Action Plan*
- *NSW Circular Economy Policy Statement: Too Good to Waste 2019*
- *The South East and Tablelands Regional Plan 2036*
- *Community Strategic Plan – Wingecarribee 2031*
- *Wingecarribee 2040 Local Strategic Planning Statement*
- *Wingecarribee Regional Economic Development Strategy: 2018-2022*

More information on this topic can be found in Chapter 3 of the EIS





Plasrefine Recycling Pty Ltd

More
information
on this topic
can be
found in
Appendix G
of the EIS

Engagement activities undertaken to date

To date, we have had over **1,000 interactions** with local residents, the community and stakeholders. This includes:



500 + emails with local residents, stakeholders and community members



60 + phone calls with local residents, stakeholders and community members



Six community engagement sessions



A project newsletter distributed to **4,628** properties via letterbox drop and door knocks to **24** residences along Beaconsfield Road and Bulwer Road



Project FAQs uploaded to the Plasrefine Recycling webpage in May and June 2021 and sent to those on our mailing list



Five stakeholder meetings and ongoing meetings and collaboration with Wingecarribee Shire Council



Project introductory letters to **19** residents and **nine** businesses within close proximity to the proposal site



Dedicated project webpage, community email and 1800 project information line

How the plastic will get to the site



Kerbside collection

(Not included as part of this proposal)



Materials recovery facility

(Not included as part of this proposal)



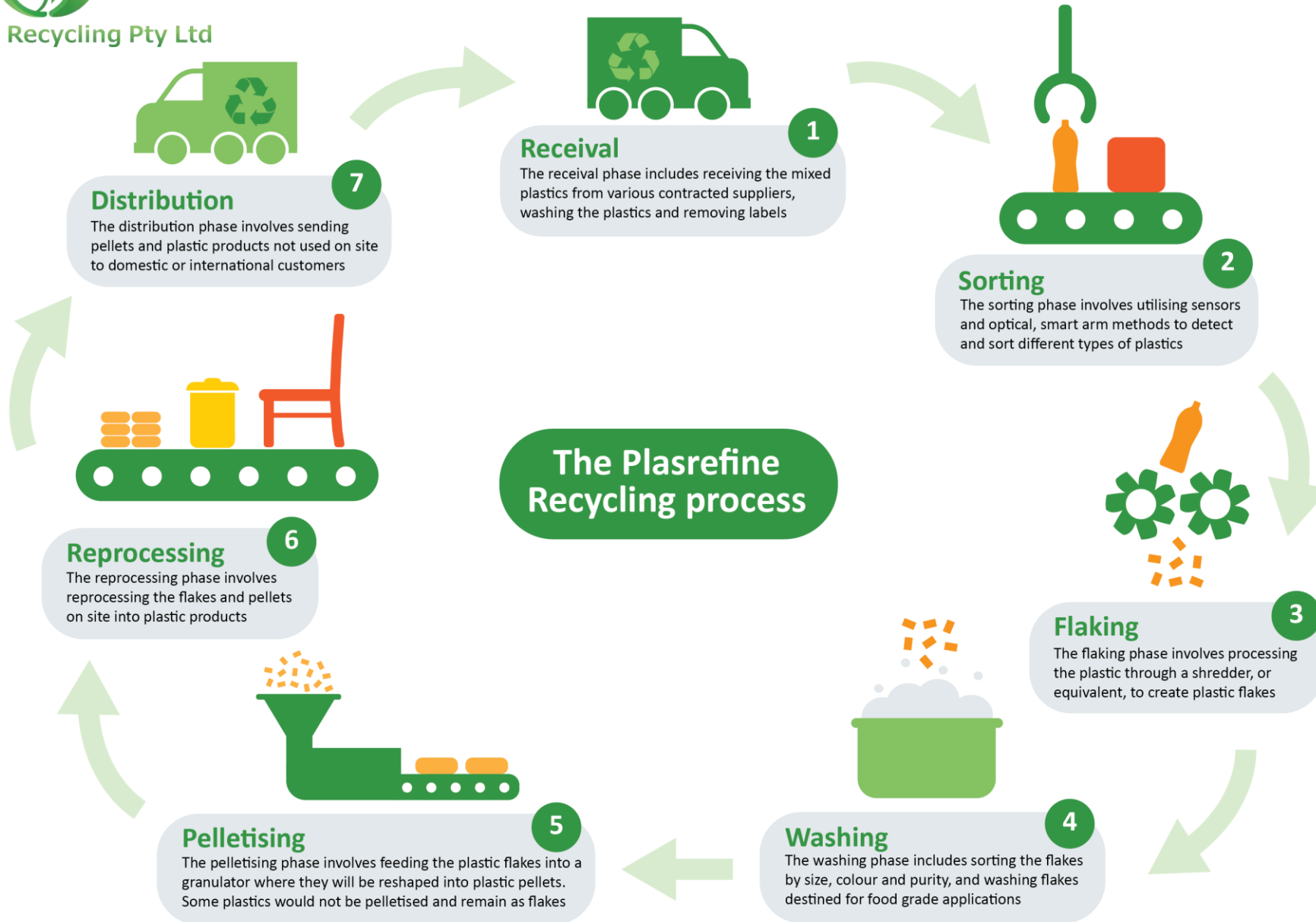
Plastics recycling and reprocessing facility

(The proposal)



Plasrefine Recycling Pty Ltd

More information on this topic can be found in Chapter 7 of the EIS













Plasrefine Recycling Pty Ltd

More
information
on this topic
can be
found in
Chapter 7 of
the EIS

Key considerations

	 Construction	 Receival	 Sorting	 Flaking	 Washing	 Pelletising	 Reprocessing	 Distribution
Traffic and Access	✓	✓						✓
Noise and Vibration	✓	✓	✓	✓		✓	✓	✓
Air Quality and Odour	✓	✓		✓			✓	
Water and Wastewater					✓			
Visual	✓							

Key findings from the EIS specialist studies



The air quality and odour assessment concluded that the risks to air quality and odour are low. Mitigation measures would be implemented to ensure low level emissions are maintained during operation.



The noise and vibration impact assessment concluded that the proposal has been designed to comply and operate in accordance with the requirements of the *Noise Policy for Industry* (EPA 2017).



- The proposed new access road is consistent with the future road network identified in the Moss Vale Enterprise Corridor Development Control Plan.
- The predicted road traffic noise levels from the use of this new access road are compliant with the requirements specified in the *NSW Road Noise Policy*.



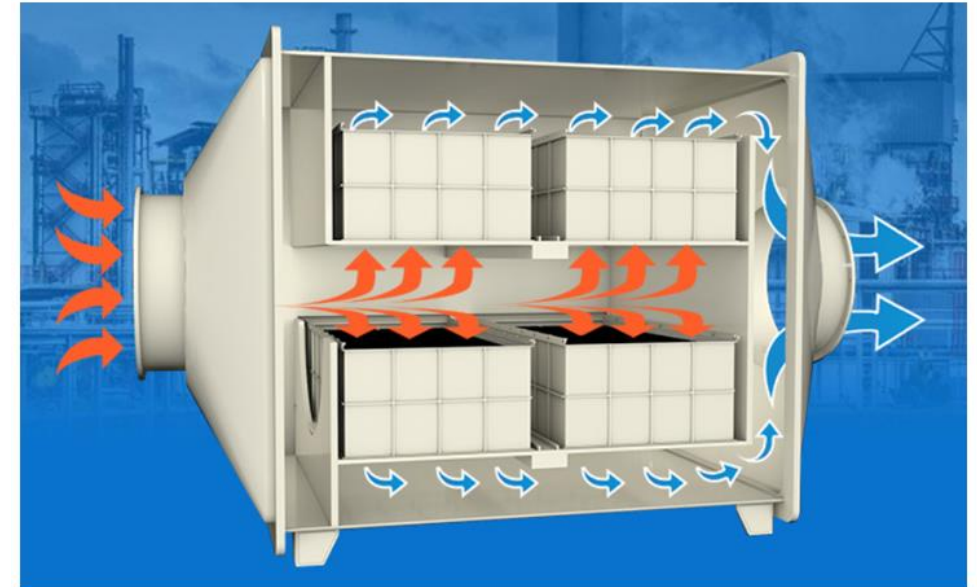
- The soils and water assessment estimated that approximately 80% of water demands during operation could be sourced from on-site water collection, on average.
- Close to 100% of the water used onsite will be recirculated
- The proposal would not significantly impact the flood conditions of the surrounding areas outside of the plastics recycling and reprocessing facility site boundary
- The proposed water management strategy is compliant with the riparian requirements specified in the *Guidelines for Riparian Corridors on Waterfront Land*.

Air quality

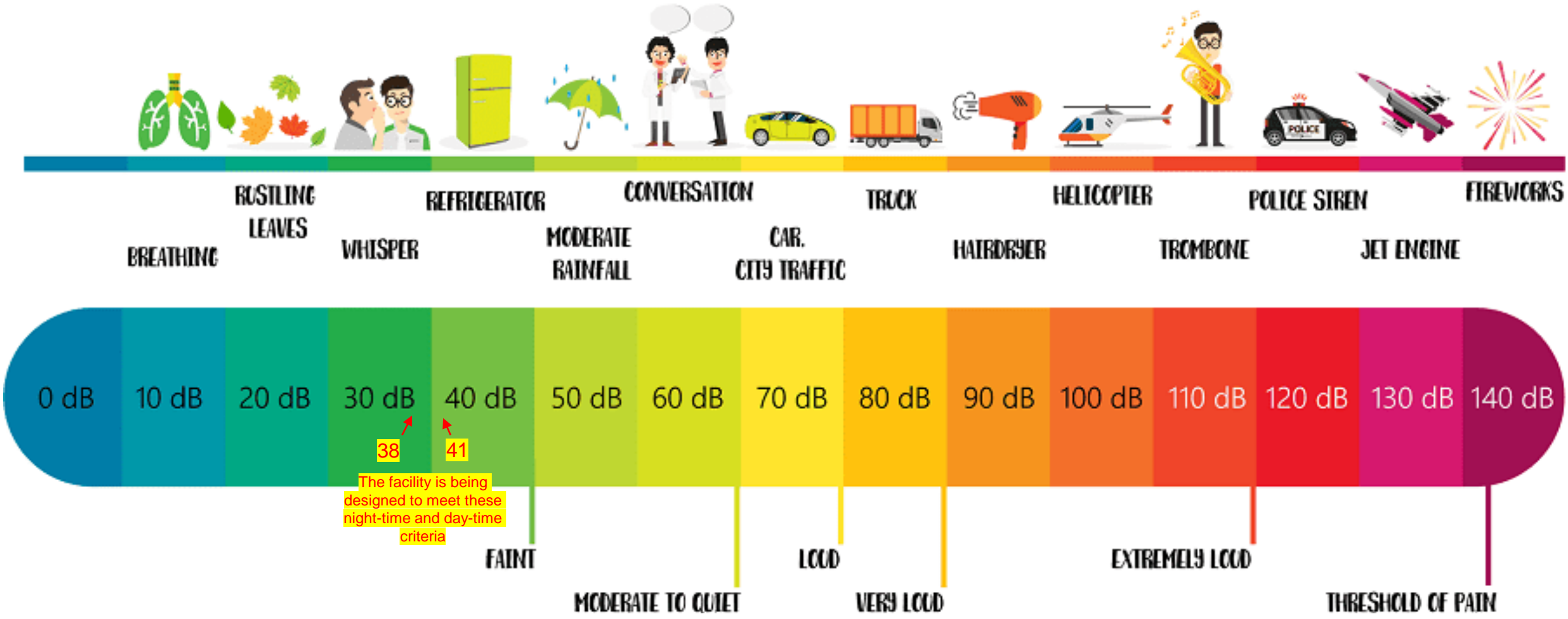
- An air quality assessment was undertaken with consideration of NSW EPA guidance and NSW Government emission limits.
- Untreated emissions from the process have the potential to include volatile organic compounds (VOCs) which include low levels of hydrocarbons, alcohols, aldehydes, ketones and acids.
- All operations are proposed to be undertaken in fully enclosed buildings, with these emissions being captured and treated using common techniques that are able to capture 99% of emissions (for example, adsorption with activated carbon).
- The facility will operate similarly to manufacturing facilities such as injection moulding, fabrication companies, pipe manufacturers, and recycling facilities. A number of similar facilities are currently located nearby, these include: Dux Manufacturing and Cromford Pipes.
- The air quality assessment identified that nearby sensitive receivers will not experience air quality impacts due to the direction of prevailing winds.



Extrusion moulding production line for PE and PP pipes (Beier Machinery)



Noise and vibration





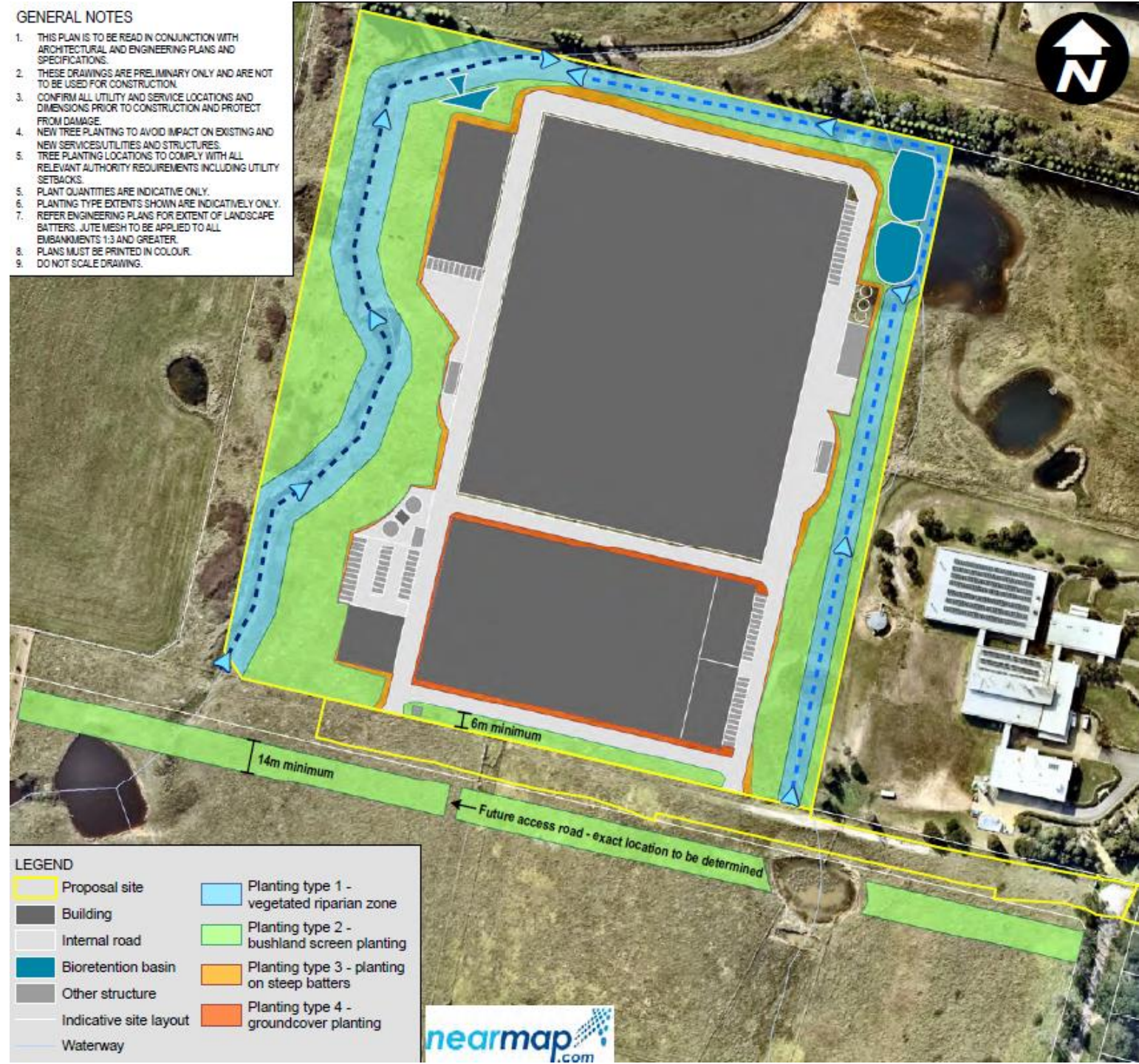
Plasrefine Recycling Pty Ltd

Concept Landscape Plan

- Perimeter landscaping forms part of the proposal.
- The Landscape and Visual Impact Assessment recommends that 'early works' screening planting on the 'E4 site' be implemented at the earliest opportunity, to further reduce impacts from both the construction phase and operation phase.
- Plantings range from grasses and shrubs to trees with a mature height of 30-50 metres.

GENERAL NOTES

1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING PLANS AND SPECIFICATIONS.
2. THESE DRAWINGS ARE PRELIMINARY ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
3. CONFIRM ALL UTILITY AND SERVICE LOCATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND PROTECT FROM DAMAGE.
4. NEW TREE PLANTING TO AVOID IMPACT ON EXISTING AND NEW SERVICES/UTILITIES AND STRUCTURES.
5. TREE PLANTING LOCATIONS TO COMPLY WITH ALL RELEVANT AUTHORITY REQUIREMENTS INCLUDING UTILITY SETBACKS.
6. PLANT QUANTITIES ARE INDICATIVE ONLY.
7. PLANTING TYPE EXTENTS SHOWN ARE INDICATIVELY ONLY. REFER ENGINEERING PLANS FOR EXTENT OF LANDSCAPE BATTERS. JUTE MESH TO BE APPLIED TO ALL EMBANKMENTS 1:3 AND GREATER.
8. PLANS MUST BE PRINTED IN COLOUR.
9. DO NOT SCALE DRAWING.



LEGEND

Proposal site	Planting type 1 - vegetated riparian zone
Building	Planting type 2 - bushland screen planting
Internal road	Planting type 3 - planting on steep batters
Bioretention basin	Planting type 4 - groundcover planting
Other structure	
Indicative site layout	
Waterway	



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Photomontages

*Existing view from
Beaconsfield Road,
looking north and
west*



*Photomontage from
Beaconsfield Road,
looking north and
west, with mature
trees (at 10 years)*

More
information
on this topic
can be found
in Chapter 16
of the EIS

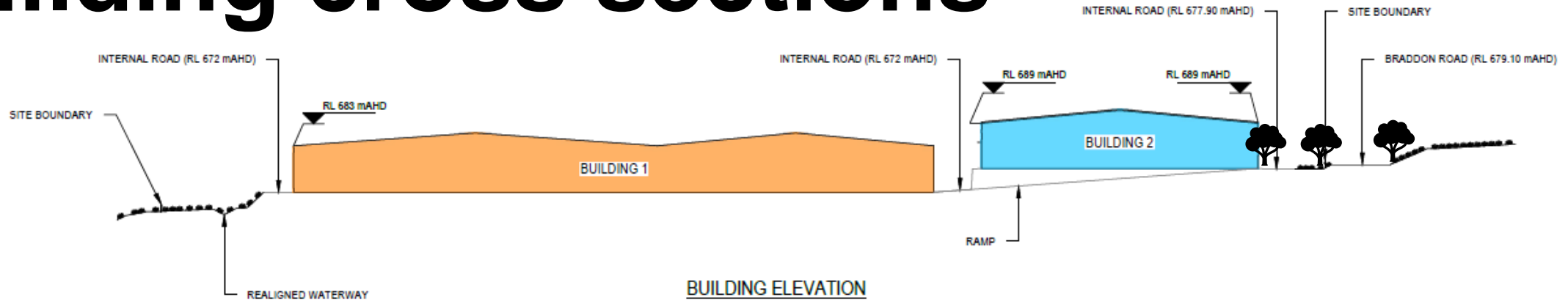
Photomontages

*Existing view from
Bulwer Road,
looking north-east*



*Photomontage from
Bulwer Road,
looking north-east,
with mature trees (at
10 years)*

Building cross sections

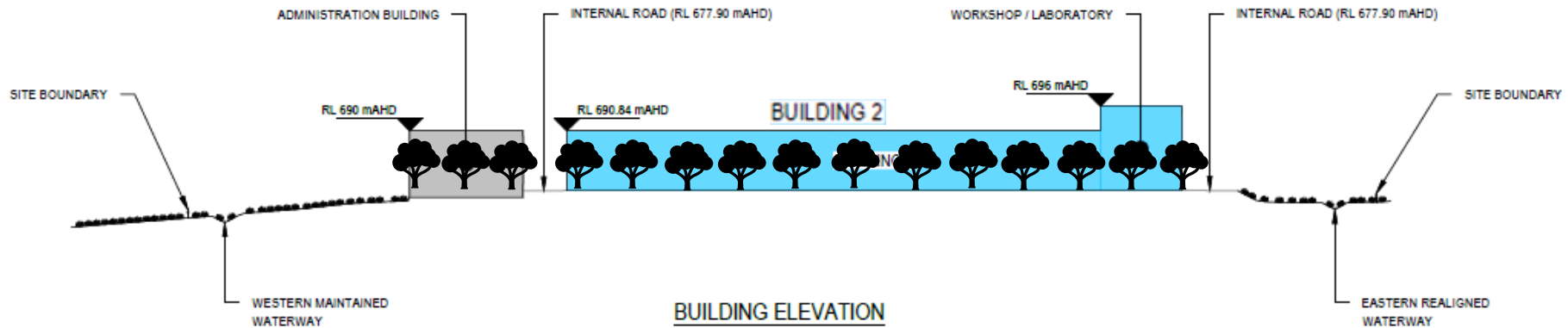


BUILDING ELEVATION

A SECTION
I.1 SCALE 1 : 1500

NOTE:

1. ALL LEVELS SHOWN ARE APPROXIMATE ONLY.



BUILDING ELEVATION

B SECTION



Plasrefine Recycling Pty Ltd

How to prepare a submission during the EIS exhibition period

Anyone can make a submission about the proposal during the exhibition period and it must be made before close of the exhibition period.

1. To make a submission online, create a user account on DPIE's Major Projects website at www.planningportal.nsw.gov.au/major-projects.
2. To create a user account, click the 'Sign In' icon in the top right of the homepage or under the 'Services' tab and then click the 'Make a Submission' link.
3. When you are logged in, find the 'Moss Vale Plastics Recycling and Reprocessing' project and click the 'Make a Submission' icon.

You can also submit a hard copy of your submission.

In your letter, you need to include:

1. Your name and address, at the top of the letter only
2. The name of the application and application number: SSD-9409987
3. A statement on whether you support or object to the proposal
4. The reasons why you support or object to the proposal
5. Declaration of any reportable political donations made in the previous two years.

If you want DPIE to delete your personal information before publication, please make this clear at the top of your letter.



Plasrefine Recycling Pty Ltd

Questions and answers



To keep up to date with the project, please join our mailing list by emailing community.input@ghd.com or calling 1800 810 680.





Plasrefine Recycling Pty Ltd

* Thank You

➔ ghd.com

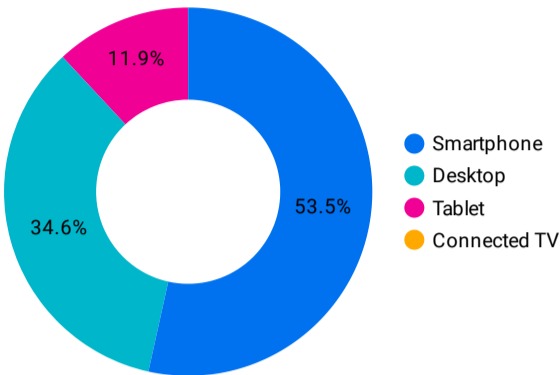
Appendix F

**Digital campaign reports – Southern
Highlands News**

Advertiser	Impressions	Clicks	CTR
GHD SERVICES PTY LTD_1511702	5,050	6	0.119%

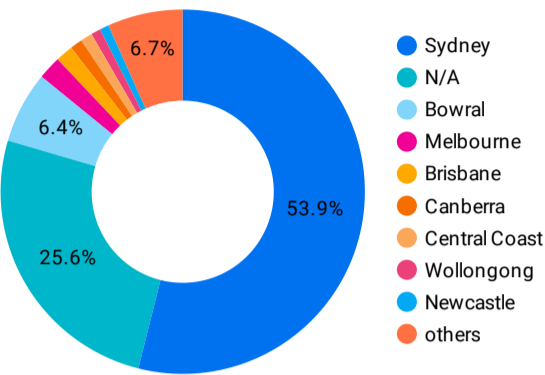
Campaign End User Statistics

Device Breakdown



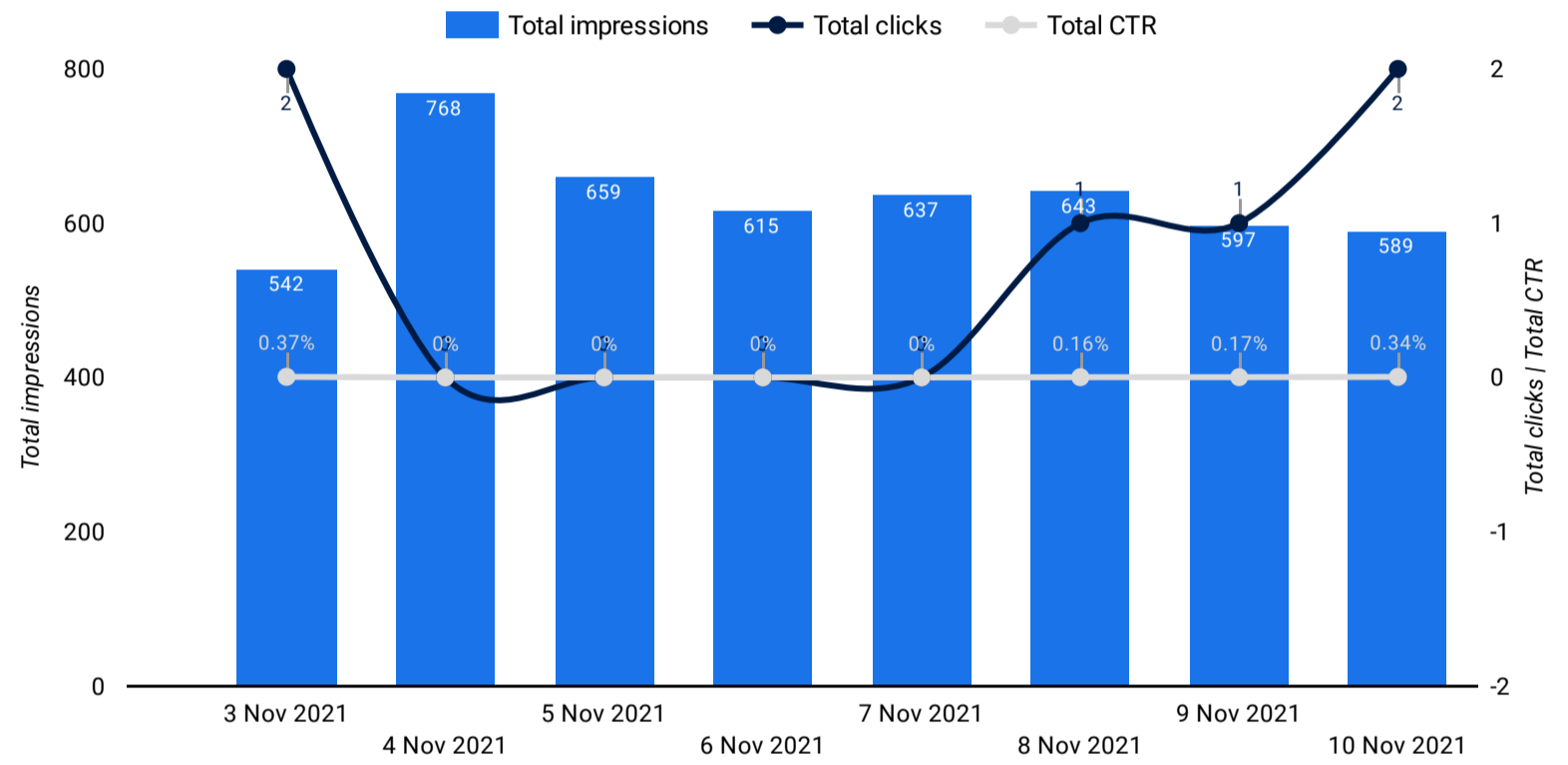
Percentages are based on share of total impressions

Campaign Reach



N/A results are returned by ISP's that do not offer location data on users or people using VPN's

Overall Daily Breakdown



Creative Breakdown

Creative Size	Total impressions	Total clicks	Total CTR
300x250	5,050	6	0.119%
Grand total	5,050	6	0.119%

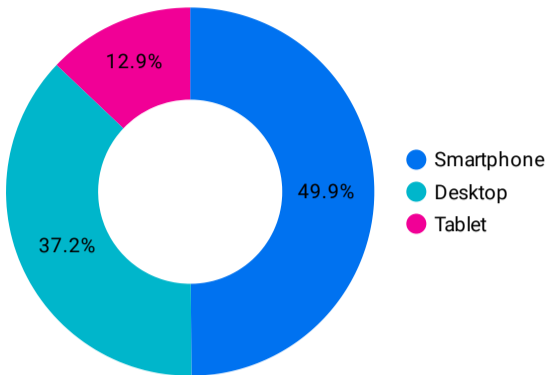
Masthead Breakdown

Masthead	Total impressions	Total clicks	Total CTR
Southern Highland News	5,050	6	0.119%
Grand total	5,050	6	0.119%

Advertiser	Impressions	Clicks	CTR
GHD SERVICES PTY LTD_1511702	5,051	14	0.277%

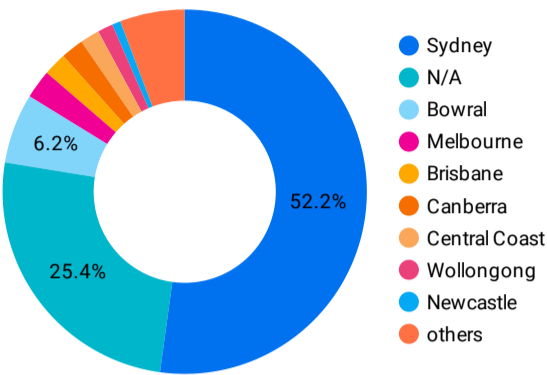
Campaign End User Statistics

Device Breakdown



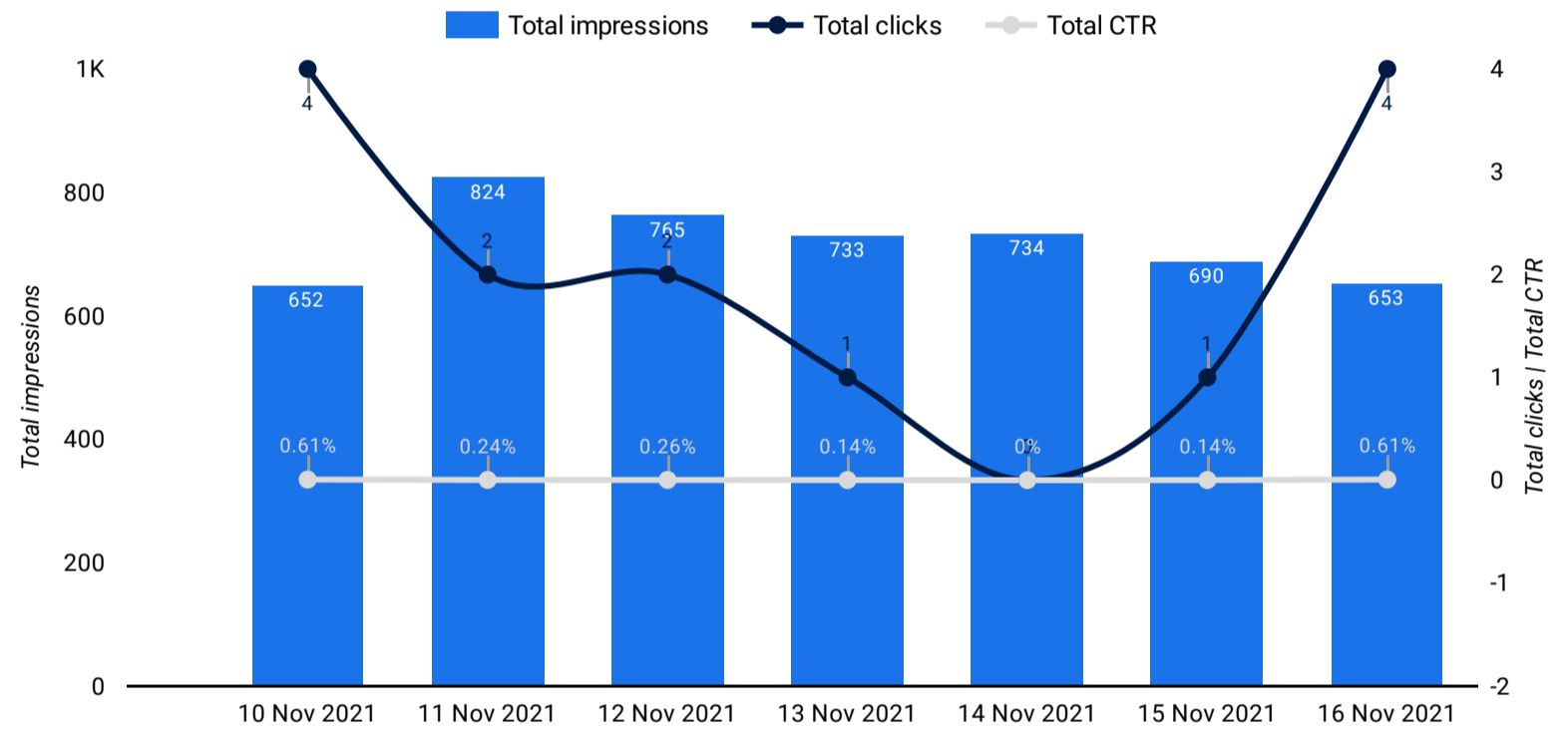
Percentages are based on share of total impressions

Campaign Reach



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Overall Daily Breakdown



Creative Breakdown

Creative Size	Total impressions ▾	Total clicks	Total CTR
300x250	5,051	14	0.277%
Grand total	5,051	14	0.277%

Masthead Breakdown

Masthead	Total impressions ▾	Total clicks	Total CTR
Southern Highland News	5,051	14	0.277%
Grand total	5,051	14	0.277%

Appendix G

**Response to all community questions
document and presentation**



Plasrefine Recycling Pty Ltd

Moss Vale Plastics Recycling and Reprocessing Facility

Community Engagement Session

November 2021



Photomontage from north of Bulwer Road, looking north-east (without mitigation measures) (GHD, 2021)



Plasrefine Recycling Pty Ltd



Current NSW Public Health orders

- The current NSW Health orders no longer restrict travel within NSW for fully vaccinated people.
- All people over the age of 12 must wear a face mask in indoor areas.
- For more information on the current NSW Health orders, please visit:

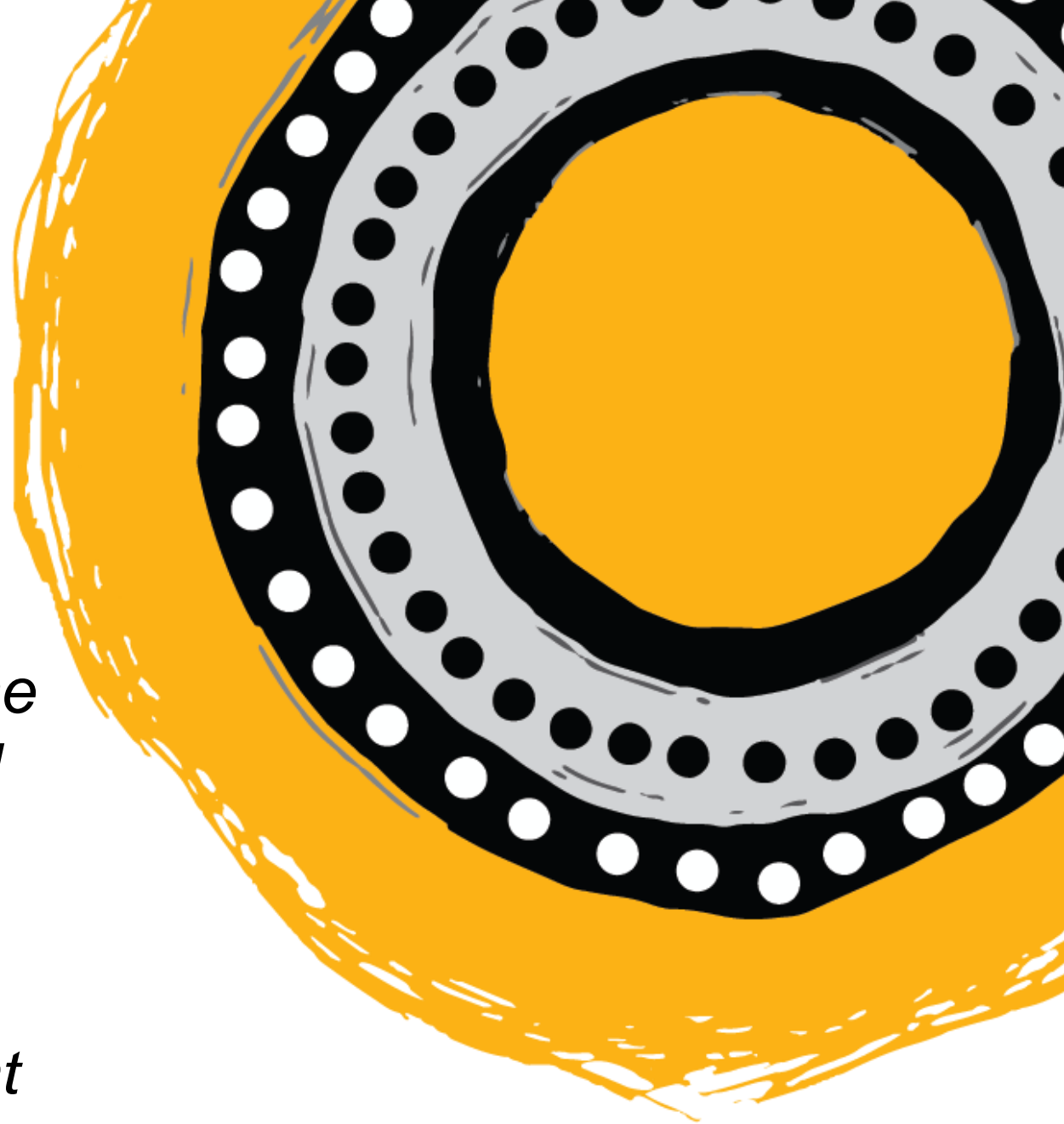
<https://www.nsw.gov.au/covid-19/stay-safe/rules>



Plasrefine Recycling Pty Ltd

Acknowledgement of Country

We acknowledge the Gundungurra people as the traditional owners of the land we are all meeting on today and pay our respects to Elders past, present and emerging. We also extend that respect to Aboriginal and Torres Strait Islander peoples present today.



Agenda



- Meeting protocols and introduction of project team
- Presentation
- Facilitated questions and answers



Plasrefine Recycling Pty Ltd

Meeting protocols and introduction of attendees



Plasrefine Recycling Pty Ltd

Project Introduction

- Plasrefine Recycling Pty Ltd (Plasrefine Recycling) is proposing to construct and operate a plastics recycling and reprocessing facility on part of 74-76 Beaconsfield Road, Moss Vale (portion of land to the north of Braddon Road).
- The proposal would have the capacity to receive and process up to 120,000 tonnes per year of mixed plastics.



Plasrefine Recycling Pty Ltd

Project Introduction

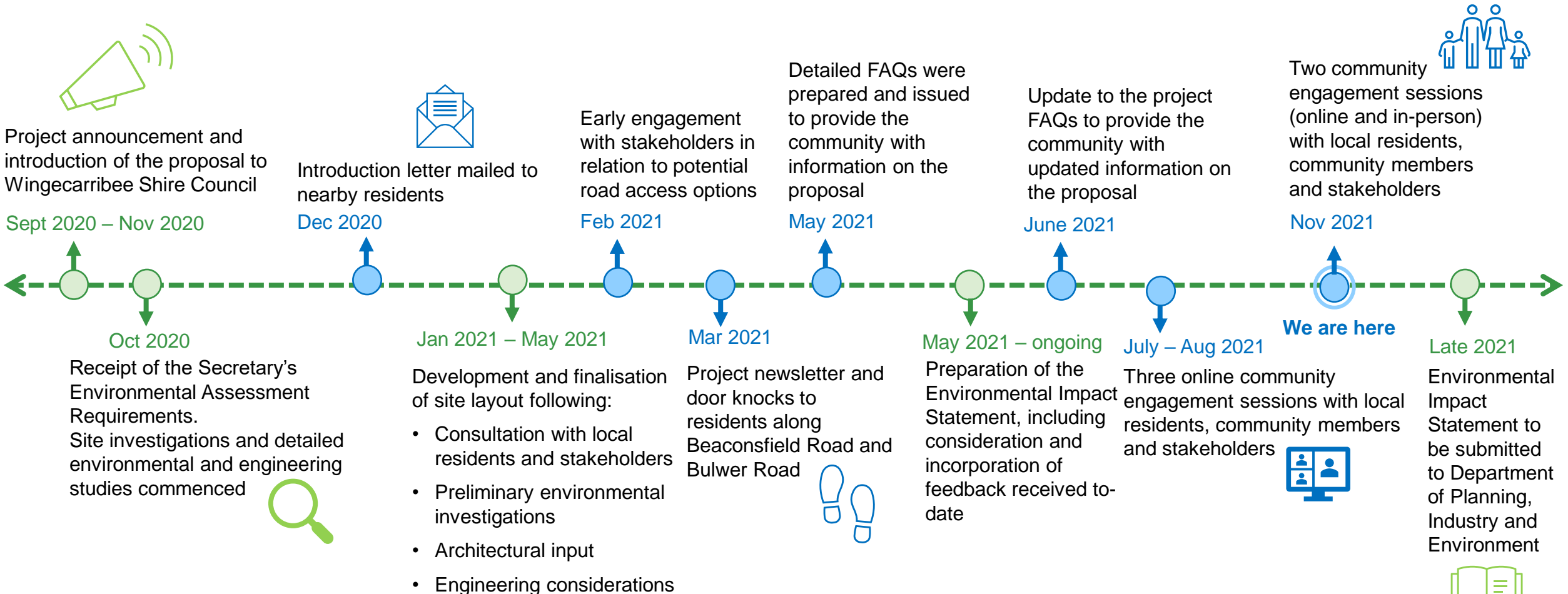
- The proposal is deemed to be State significant development as it is development for the purpose of a waste management facility that would handle more than 100,000 tonnes per year of mixed plastics, or have a capital investment value of more \$30 million.
- The consent authority for the proposal is the Minister for Planning and Public Spaces or the Independent Planning Commission.



Plasrefine Recycling Pty Ltd

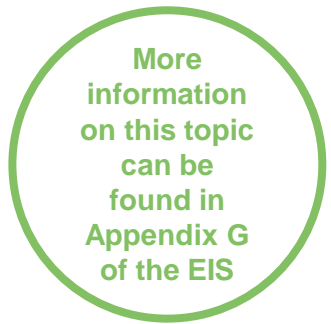
Plasrefine Recycling is an Australian company and is the applicant which would be building and operating the proposed plastics recycling and reprocessing facility in Moss Vale. Plasrefine Recycling is committed to being a good neighbour and has continued to take on feedback from nearby residents, stakeholder groups and the local community since commencement of the project in September 2020. This is evidenced by progressive changes to site access, layout and design.

Project timeline and next steps





Plasrefine Recycling Pty Ltd



What we heard

What we heard from the community and stakeholders	Changes that were made to the proposal to implement this feedback
<i>“We don’t want you to use Beaconsfield Road for access during operation!”</i>	An alternate road for access was identified for operation by undertaking detailed traffic and safety assessments, civil and environmental engineering, and consultation with Wingecarribee Shire Council.
<i>“How are you going to prevent waste materials from entering the environment?”</i>	All operations were relocated within buildings with automatic fast opening doors to minimise the potential for noise impacts and to prevent waste materials from entering the environment.
<i>“What have you done to avoid the riparian land on the site?”</i>	The entire developed area of the site has been shifted eastwards to provide greater distances from the waterway on the western side of the site and to meet riparian zone objectives in accordance with <i>Controlled Activities on Waterfront Land: Guidelines for riparian corridors on waterfront land</i> (NSW Office of Water 2012).
<i>“What is being done to reduce noise, vibration and air emissions?”</i>	Plant, equipment and building materials have been carefully selected to reduce noise emissions and vibration . Air pollution control devices will also be incorporated on all crushing, granulation and injection or extrusion moulding production lines to treat air emissions at the source and therefore minimise air emissions .
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Plasrefine Recycling Pty Ltd

Overview

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- 2 buildings
- Office building
- Wastewater treatment plant

Hours of operation

- Receiving of mixed plastics Monday to Friday 7 am to 6 pm.
- Reprocessing of mixed plastics 24/7 (at full facility capacity)

Daily traffic numbers

- 140 light vehicles per day (280 in and out)
- 80 to 100 heavy vehicles per day (160 to 200 in and out)

Site access

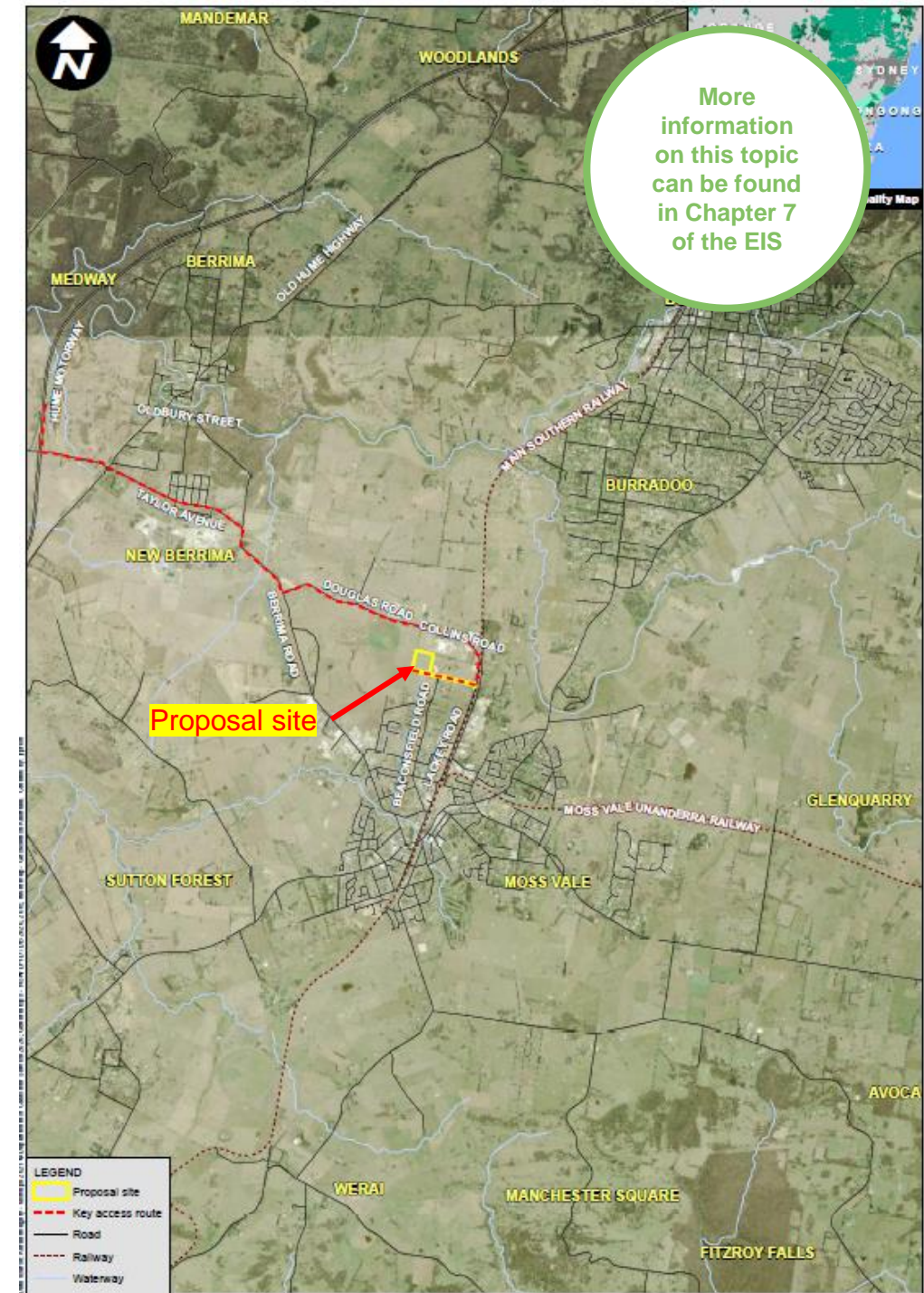
- Via Braddon road east extension (proposed). No access via Beaconsfield road is proposed during operation

Operational workforce

- Up to 40 people per shift (across 3 shifts)

Potential end products

- Outdoor furniture
- Traffic management devices
- PET fibres which can be made into clothing





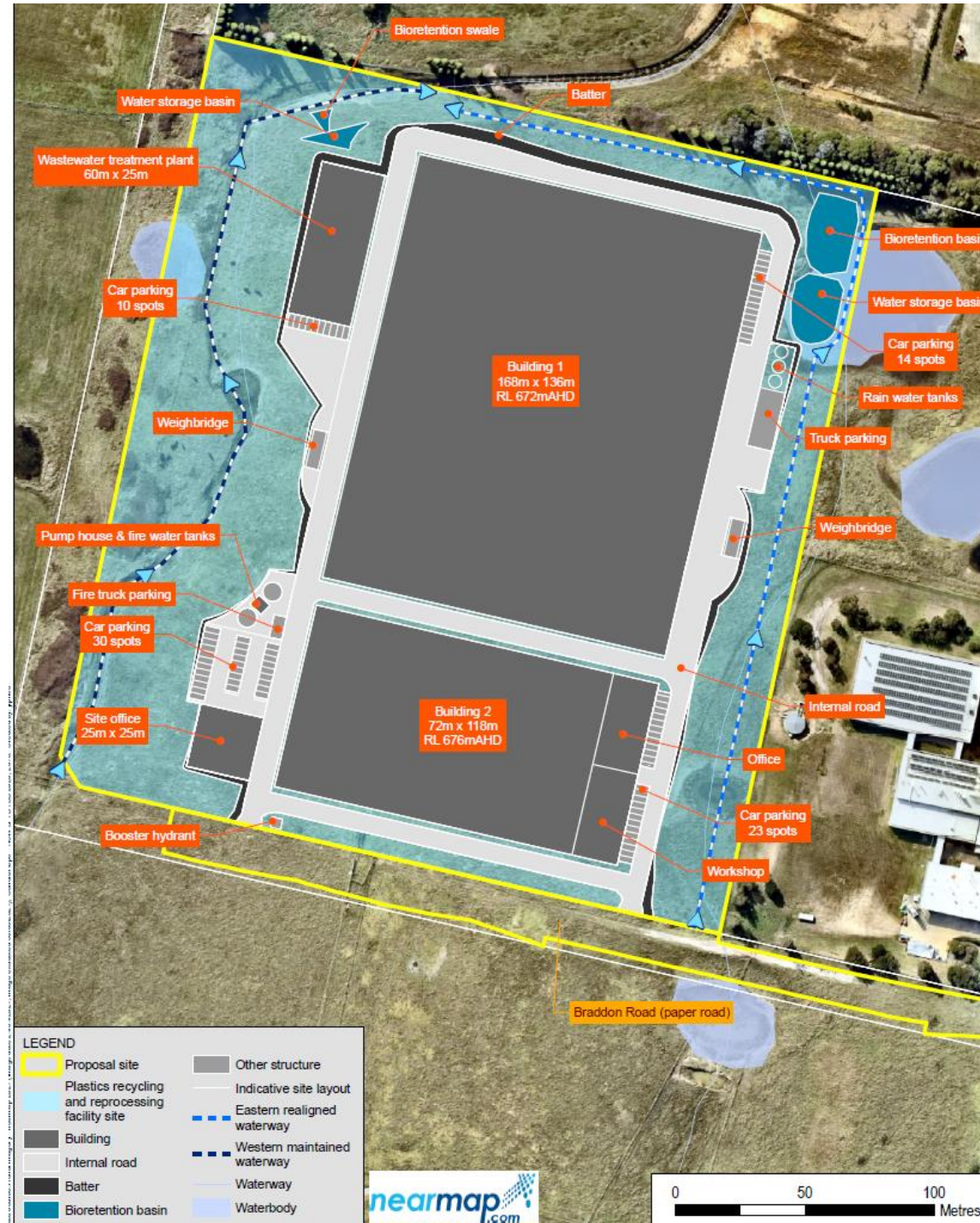
Plasrefine Recycling Pty Ltd





Plasrefine Recycling Pty Ltd

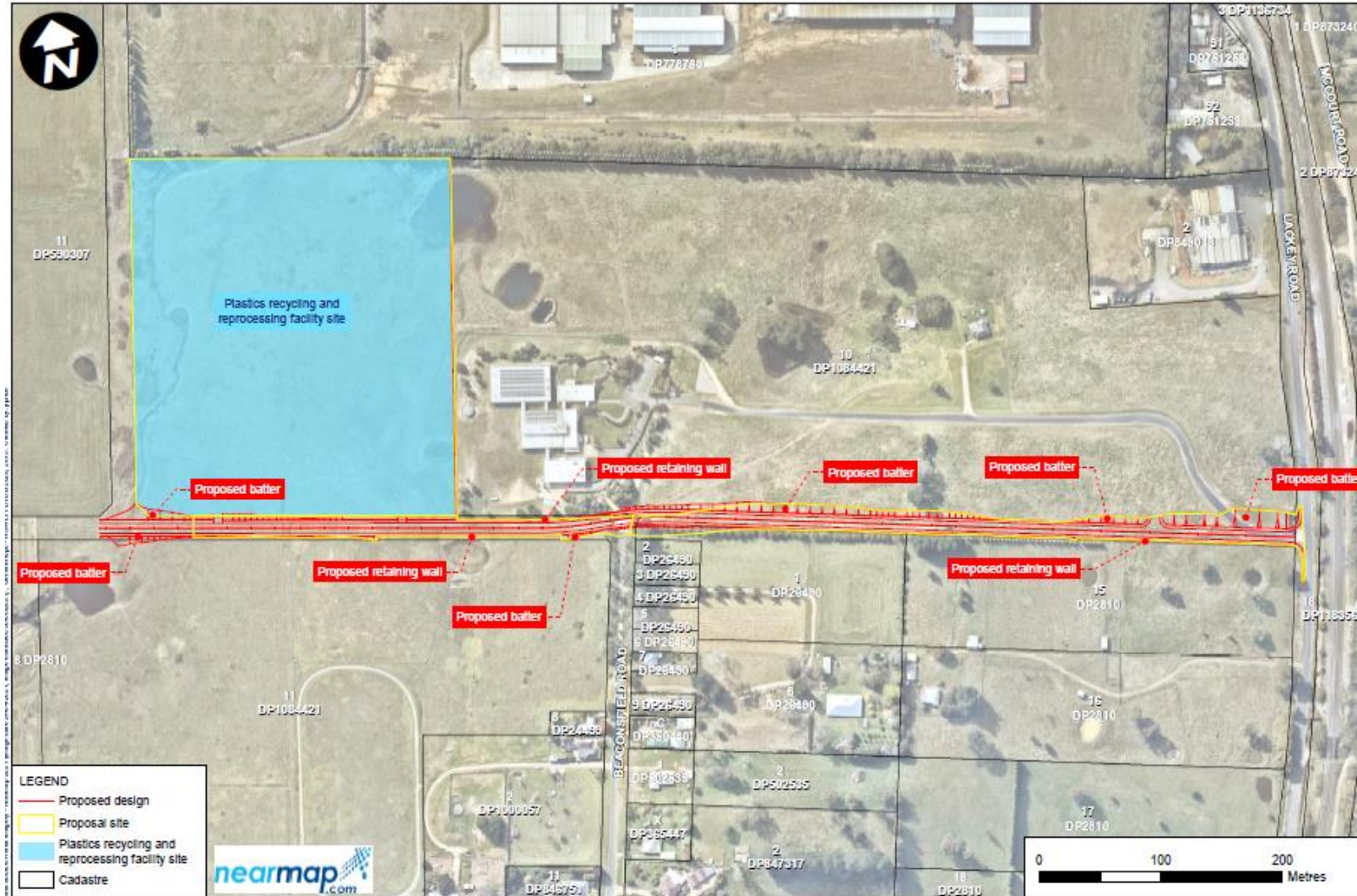
Site layout



More information on this topic can be found in Chapter 7 of the EIS

More information on this topic can be found in Chapter 4 of the EIS

Proposed new access road





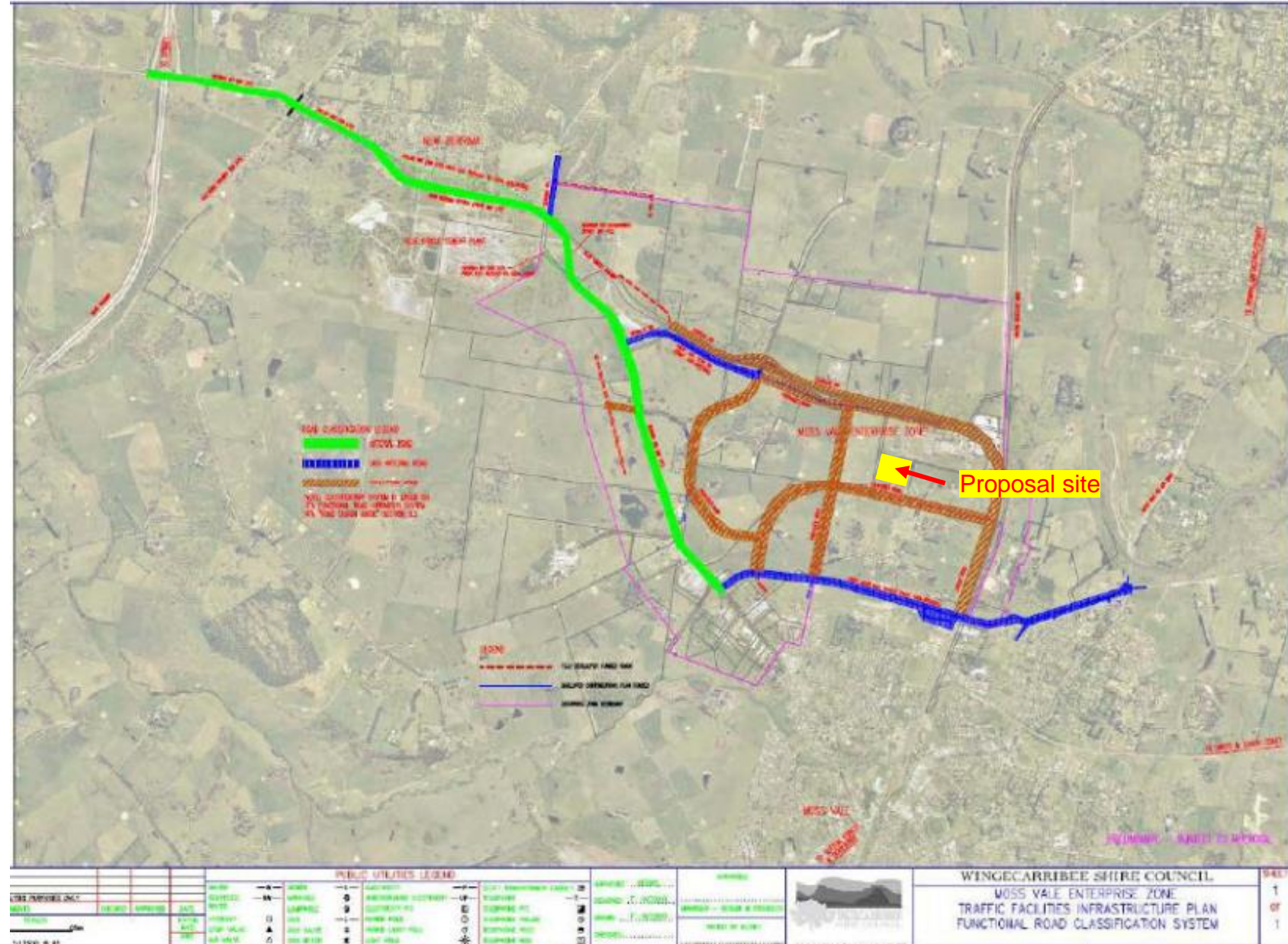
Plasrefine Recycling Pty Ltd

Moss Vale Enterprise Corridor Road Network Plan

(Wingecarribee Shire Council 2008)

Legend

- Existing arterial road
- Future sub-arterial road
- Future Collector road
- Fully developer funded roads
- Developer Contributions Plan funded
- Moss Vale Enterprise Corridor boundary





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Similar facilities

Facility	Location	Processing capacity (tpa)	Waste type
Advanced Circular Polymers *	Somerton, Victoria	70,000	Unknown
IQ Renew	Central Coast, NSW	Unknown	PET, HDPE
Astron Plastics	Ingleburn, Sydney	30,000	Predominantly post-industrial HDPE, LDPE, PP
Visy	Smithfield, Sydney	34,000	PET, HDPE
Polytrade Recycling	Western Sydney	24,000	PET, HDPE
Clean Tech	Hemswell Lincolnshire, United Kingdom	100,000 +	PET

Planning proposals for similar facilities currently underway:

Three facilities proposed for Tasmania:	https://www.aumanufacturing.com.au/tasmania-to-get-three-new-plastic-recycling-facilities
Proposed facility in Germany (200,000 tpa):	https://packagingeurope.com/german-waste-management-giants-announce-joint-venture/
Proposed Cleanaway facility (20,000 tpa):	https://www.cleanaway.com.au/sustainable-future/new-plastic-recycling-facility-for-victoria/
Proposed Suez facility in Chullora (250,000 tpa):	https://www.planningportal.nsw.gov.au/major-projects/project/29996

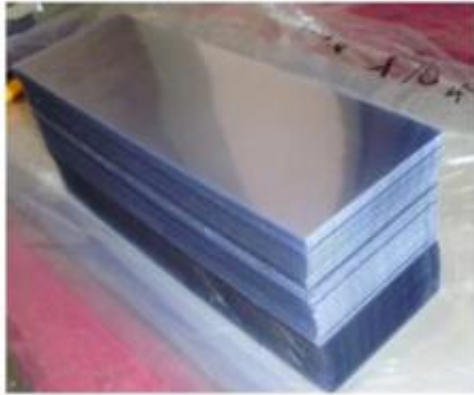
* This facility utilises the same technology (Beier) currently being considered for the Moss Vale Plastics Recycling and Reprocessing Facility.

Benefits of plastics recycling



- Reduce the amount of mixed plastics requiring landfill disposal
- Improve resource recovery rates
- Reduce the need to extract raw materials to produce everyday items
- Reduce Australia's greenhouse gas emissions
- Create a range of local jobs during construction and operation
- Contribute to the circular economy

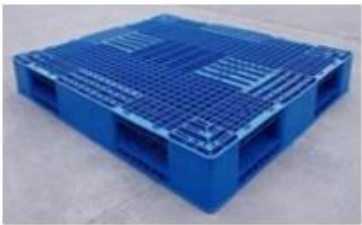
Examples of potential end products



Recycled PET



Wood plastic composites



Logistics pallets



PET fibres which can be made into clothing



Plastic bins



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More
information
on this topic
can be found
in Chapter 3
of the EIS

Australia is taking responsibility for its own plastic

- In NSW, we consume 1.1 million tonnes of plastic, but send around 650,000 tonnes of it to landfill each year.
- The more virgin plastic we use, the more fossil fuels we consume, increasing our carbon footprint.
- Australia does not currently have a consistent approach to recycling mixed plastics. An agreement by the Council of Australian Governments in 2020 to ban the export of unprocessed plastic, paper, glass and tyres signalled that Australia would need to take greater responsibility for managing and processing the wastes it generates. **There are significant gaps in the capacity to sort mixed plastics in NSW and Australia. The material was previously exported to other countries including China, that have this technology.**



Plastic

- One tonne of PET recycling leads to a net avoidance of:
 - **Emissions** – 1.2 kg t CO₂ equivalent
 - **Smog** – 2.6 kg NMVOC
 - **Water use** – 68.5 kL
- Currently, approximately 99% of plastics are made from fossil feedstocks
- Plastic production involves significant energy consumption
- If current production rates continue, carbon emissions of plastics are forecast to comprise 15% of global emissions by 2050



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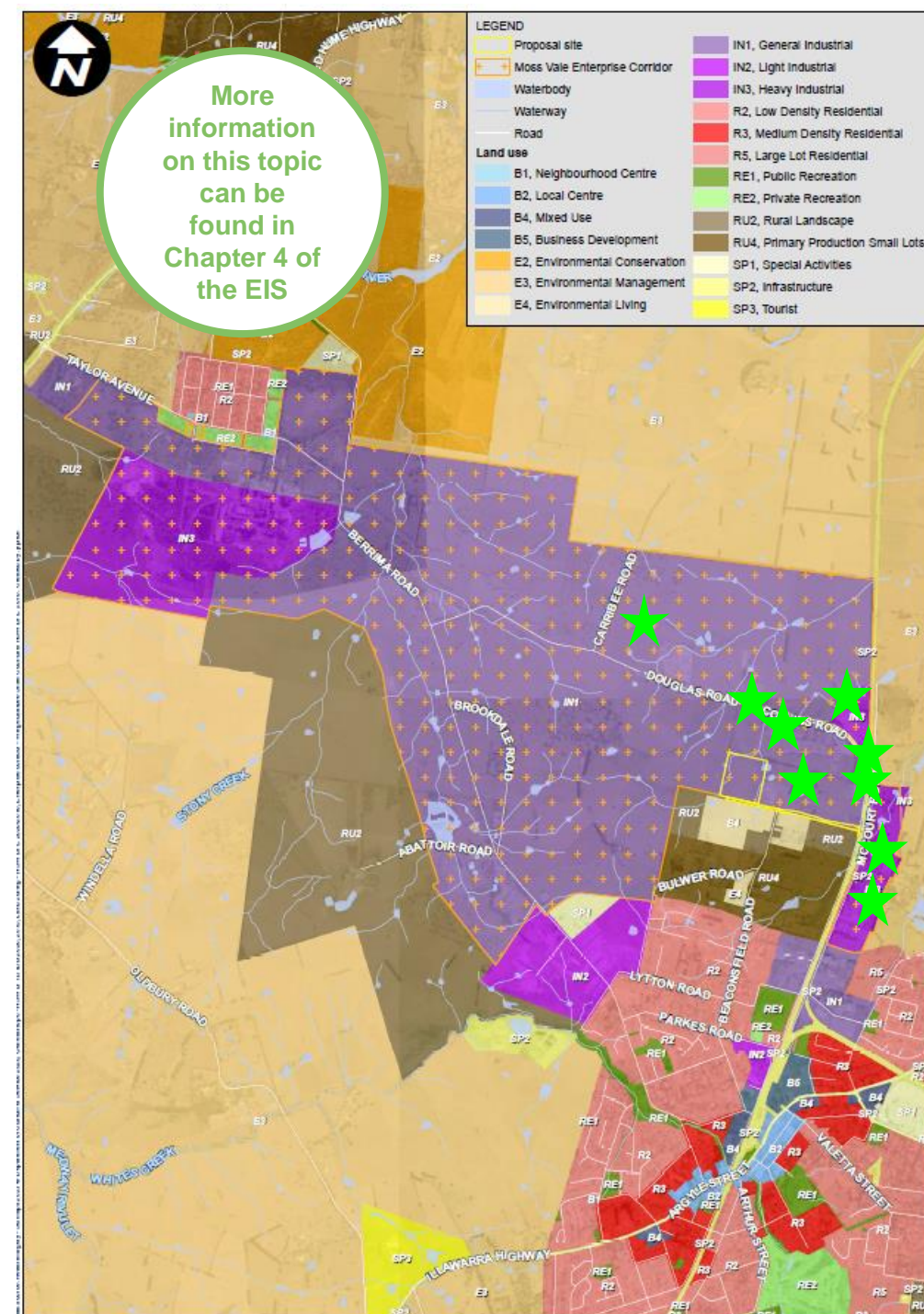
Why was this site selected?

The proposal site was selected as it is:

- Suitably zoned (IN1 General Industrial under the Wingecarribee Local Environmental Plan 2010)
- Suitably sized
- Within proximity to services such as water, sewer and electricity
- Located within the Moss Vale Enterprise Corridor (strategically referred to the *Southern Highlands Innovation Park* (SHIP)) which is accessible from a number of regions
- It was available for purchase



Existing industrial facilities within 1 kilometre of the proposal site





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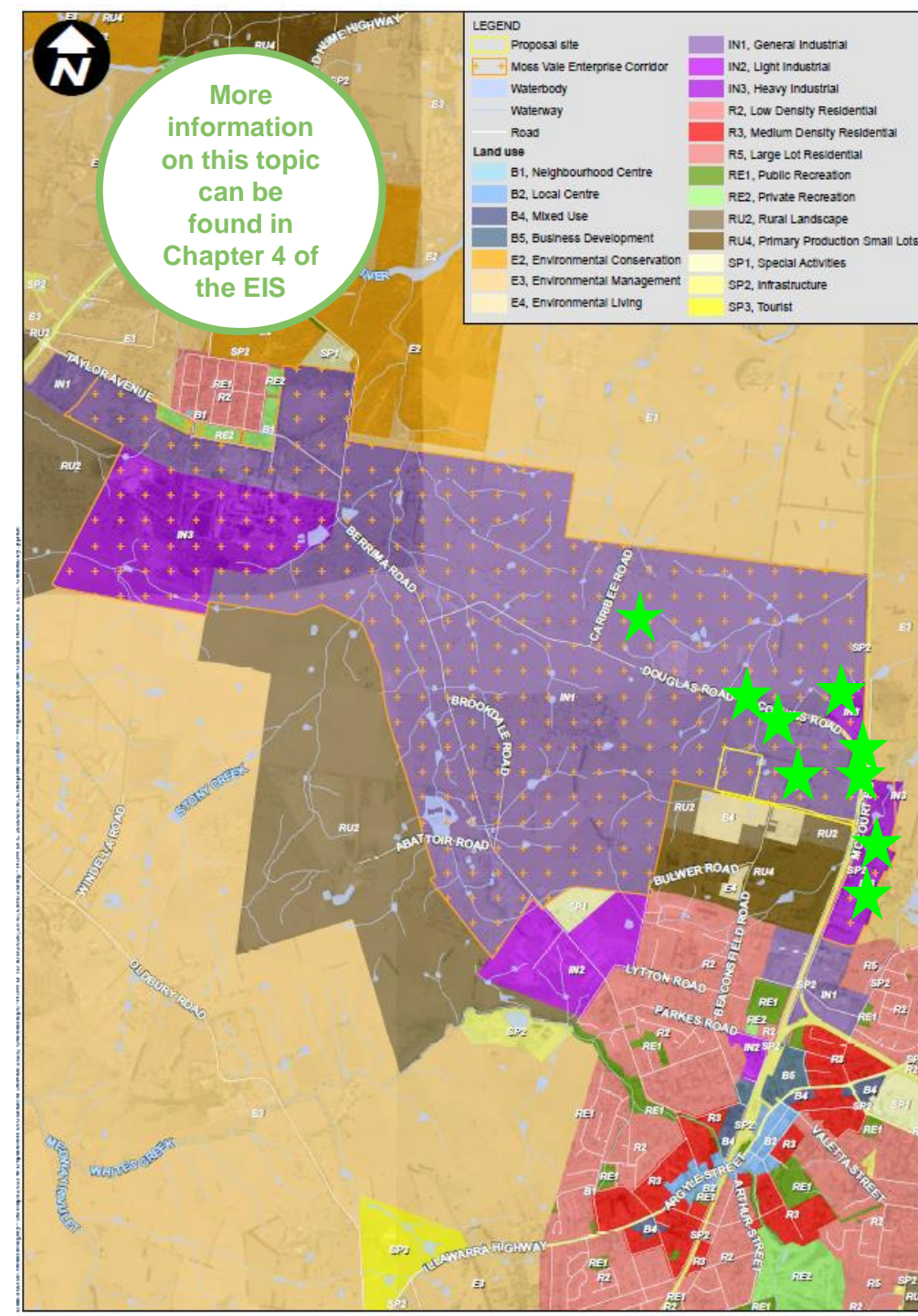
Existing industrial facilities

The following existing industrial facilities are located within 1 kilometre of the proposal site:

Business/development	Approximate distance from the proposal site
Australian BioResources – breeding and holding research mice	Directly adjacent to the east of the proposal site
Dux Hot Water – hot water system manufacturers	Directly adjacent to the north-east of the proposal site
Fast Skips Recycling – waste management service	450 m north-east
Omya Australia – mineral processing plant	660 m north-east
A&I Coatings – polyurethane and fluoropolymers manufacturing	640 m east
Moss Vale Recycled Timber Building Centre – recycled building materials	650 m east
Cromford Pipe Holdings – plastic pipe manufacturers	560 m north-west
Joy Mining – mining machinery manufacturers	870 m south-east
Dunsteel – steel fabrication business	980 m south-east



Existing industrial facilities within 1 kilometre of the proposal site





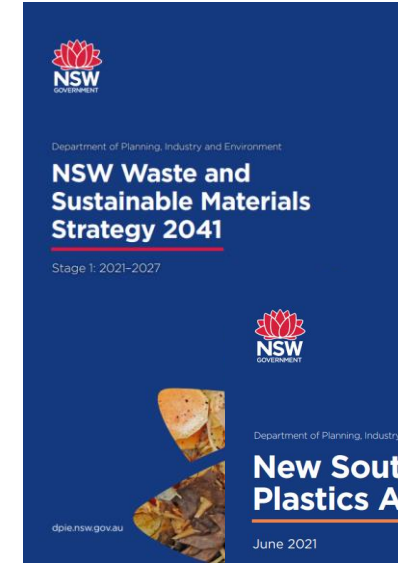
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Consistency with relevant plans and strategies

The proposal is consistent with the following strategic planning policies:

- *National Waste Policy 2018*
- *National Plastics Plan 2021*
- *NSW Waste and Sustainable Materials Strategy 2041*
- *NSW Plastics Action Plan*
- *NSW Circular Economy Policy Statement: Too Good to Waste 2019*
- *The South East and Tablelands Regional Plan 2036*
- *Community Strategic Plan – Wingecarribee 2031*
- *Wingecarribee 2040 Local Strategic Planning Statement*
- *Wingecarribee Regional Economic Development Strategy: 2018-2022*

More information on this topic can be found in Chapter 3 of the EIS





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More
information
on this topic
can be
found in
Appendix G
of the EIS

Engagement activities undertaken to date

To date, we have had over **1,000 interactions** with local residents, the community and stakeholders. This includes:



500 + emails with local residents, stakeholders and community members



60 + phone calls with local residents, stakeholders and community members



Six community engagement sessions



A project newsletter distributed to **4,628** properties via letterbox drop and door knocks to **24** residences along Beaconsfield Road and Bulwer Road



Project FAQs uploaded to the Plasrefine Recycling webpage in May and June 2021 and sent to those on our mailing list



Five stakeholder meetings and ongoing meetings and collaboration with Wingecarribee Shire Council



Project introductory letters to **19** residents and **nine** businesses within close proximity to the proposal site



Dedicated project webpage, community email and 1800 project information line

How the plastic will get to the site



Kerbside collection

(Not included as part of this proposal)



Materials recovery facility

(Not included as part of this proposal)



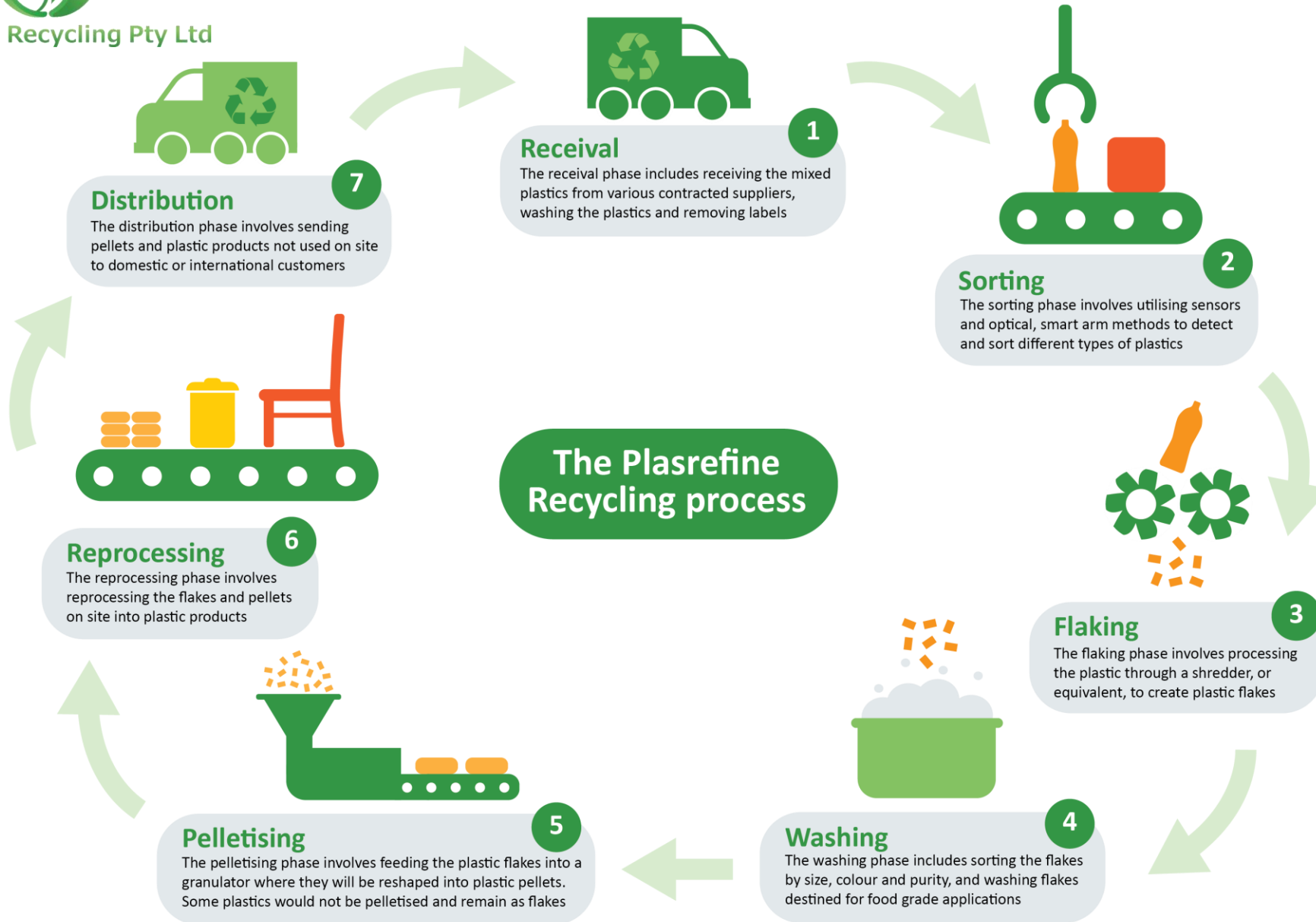
Plastics recycling and reprocessing facility

(The proposal)



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More information on this topic can be found in Chapter 7 of the EIS













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More
information
on this topic
can be
found in
Chapter 7 of
the EIS

Key considerations

	 Construction	 Receival	 Sorting	 Flaking	 Washing	 Pelletising	 Reprocessing	 Distribution
Traffic and Access	✓	✓						✓
Noise and Vibration	✓	✓	✓	✓		✓	✓	✓
Air Quality and Odour	✓	✓		✓			✓	
Water and Wastewater					✓			
Visual	✓							

Key findings from the EIS specialist studies



The air quality and odour assessment concluded that the risks to air quality and odour are low. Mitigation measures would be implemented to ensure low level emissions are maintained during operation.



The noise and vibration impact assessment concluded that the proposal has been designed to comply and operate in accordance with the requirements of the *Noise Policy for Industry* (EPA 2017).



- The proposed new access road is consistent with the future road network identified in the Moss Vale Enterprise Corridor Development Control Plan.
- The predicted road traffic noise levels from the use of this new access road are compliant with the requirements specified in the *NSW Road Noise Policy*.



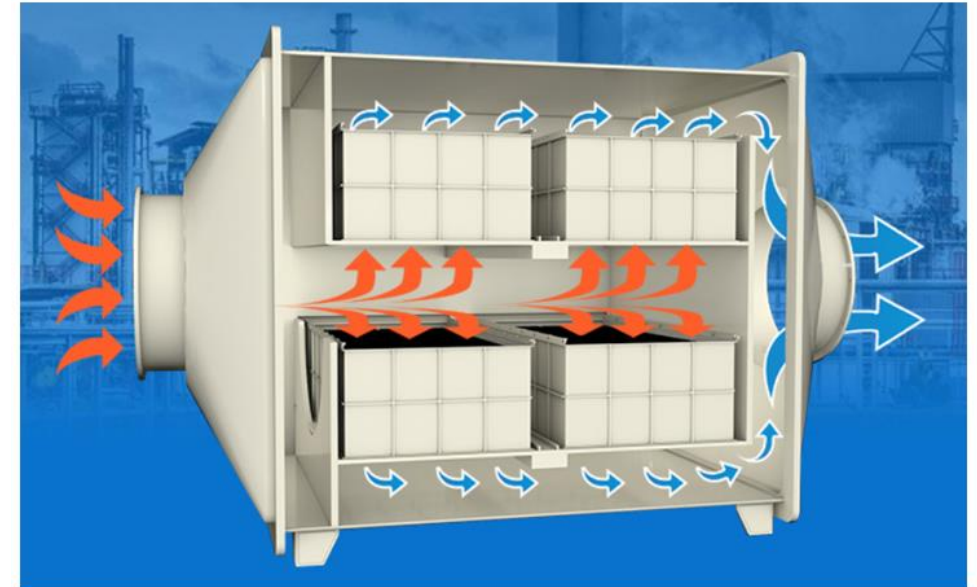
- The soils and water assessment estimated that approximately 80% of water demands during operation could be sourced from on-site water collection, on average.
- Close to 100% of the water used onsite will be recirculated
- The proposal would not significantly impact the flood conditions of the surrounding areas outside of the plastics recycling and reprocessing facility site boundary
- The proposed water management strategy is compliant with the riparian requirements specified in the *Guidelines for Riparian Corridors on Waterfront Land*.

Air quality

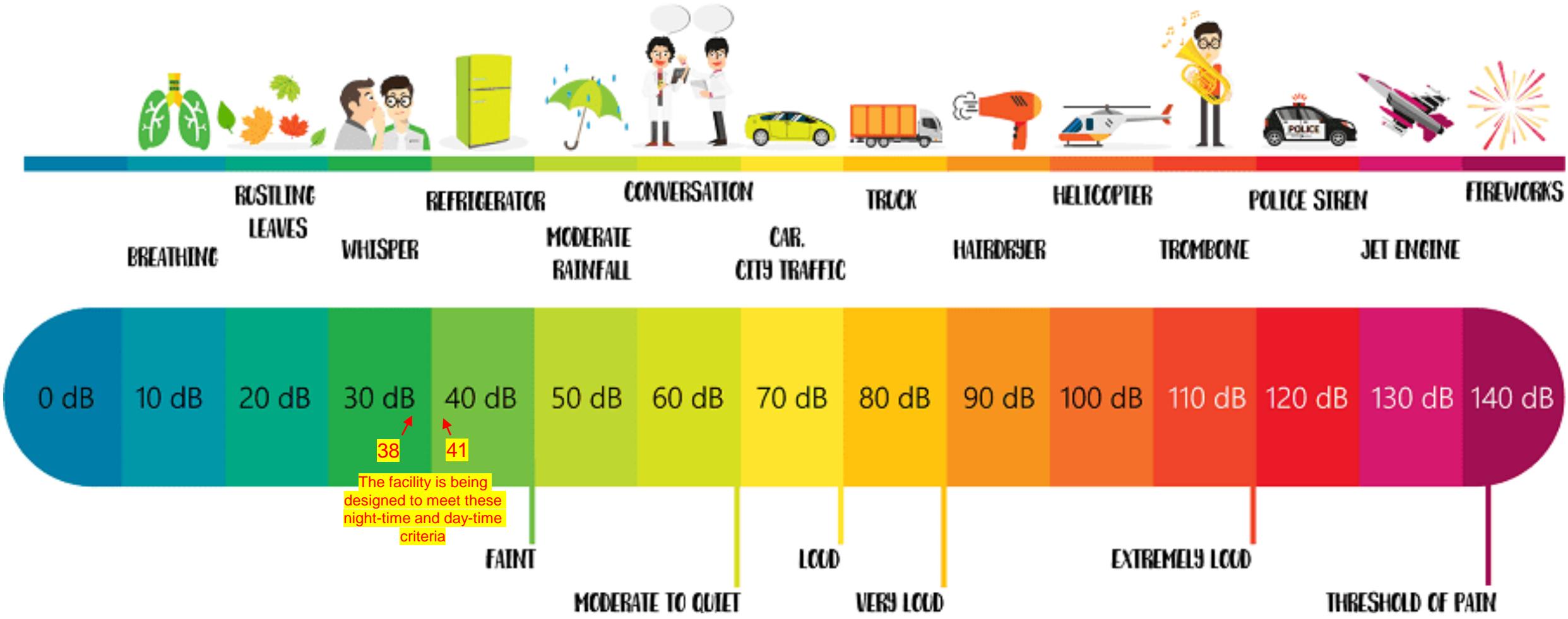
- An air quality assessment was undertaken with consideration of NSW EPA guidance and NSW Government emission limits.
- Untreated emissions from the process have the potential to include volatile organic compounds (VOCs) which include low levels of hydrocarbons, alcohols, aldehydes, ketones and acids.
- All operations are proposed to be undertaken in fully enclosed buildings, with these emissions being captured and treated using common techniques that are able to capture 99% of emissions (for example, adsorption with activated carbon).
- The facility will operate similarly to manufacturing facilities such as injection moulding, fabrication companies, pipe manufacturers, and recycling facilities. A number of similar facilities are currently located nearby, these include: Dux Manufacturing and Cromford Pipes.
- The air quality assessment identified that nearby sensitive receivers will not experience air quality impacts due to the direction of prevailing winds.



Extrusion moulding production line for PE and PP pipes (Beier Machinery)



Noise and vibration





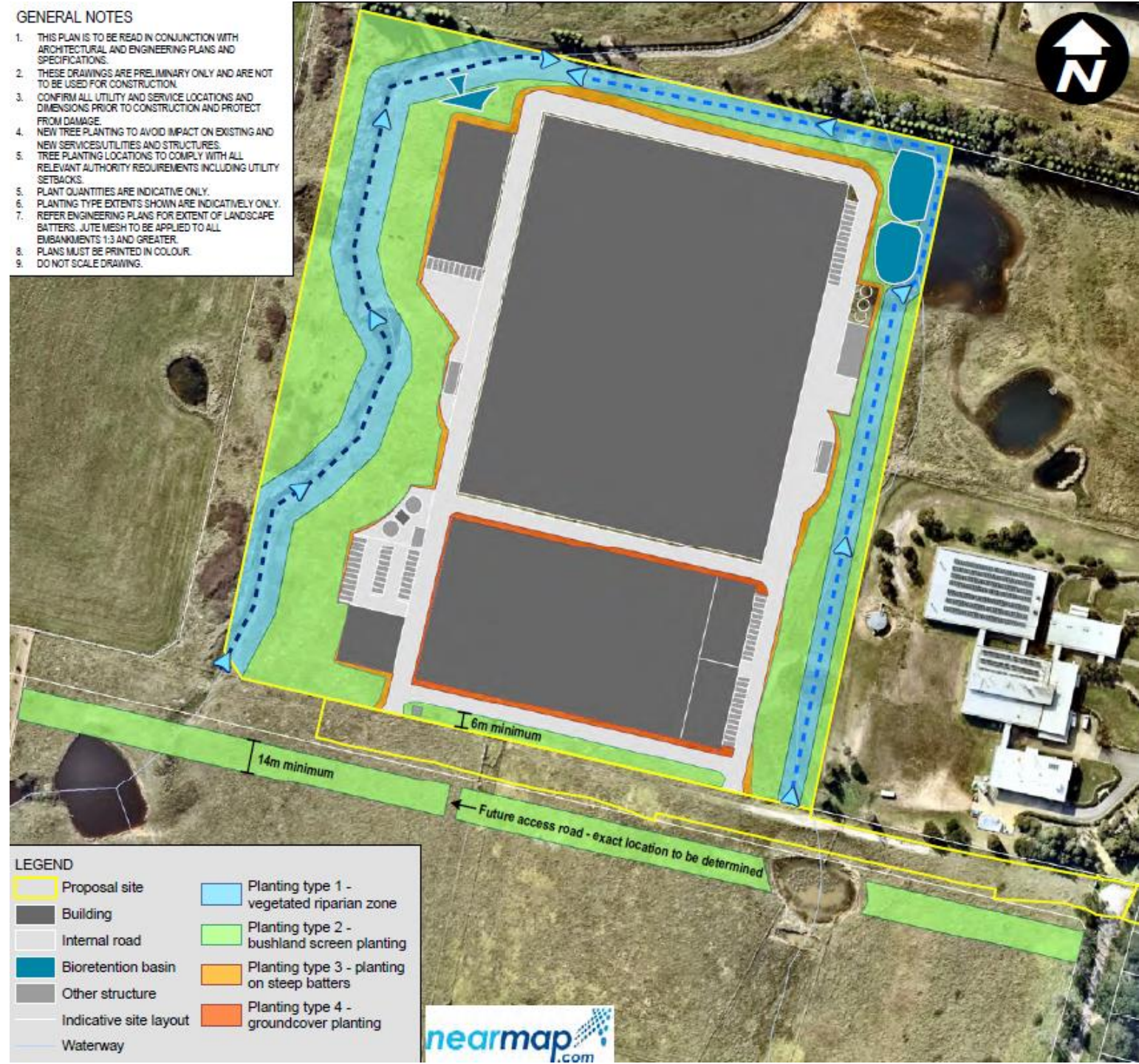
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Concept Landscape Plan

- Perimeter landscaping forms part of the proposal.
- The Landscape and Visual Impact Assessment recommends that 'early works' screening planting on the 'E4 site' be implemented at the earliest opportunity, to further reduce impacts from both the construction phase and operation phase.
- Plantings range from grasses and shrubs to trees with a mature height of 30-50 metres.

GENERAL NOTES

1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING PLANS AND SPECIFICATIONS.
2. THESE DRAWINGS ARE PRELIMINARY ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
3. CONFIRM ALL UTILITY AND SERVICE LOCATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND PROTECT FROM DAMAGE.
4. NEW TREE PLANTING TO AVOID IMPACT ON EXISTING AND NEW SERVICES/UTILITIES AND STRUCTURES.
5. TREE PLANTING LOCATIONS TO COMPLY WITH ALL RELEVANT AUTHORITY REQUIREMENTS INCLUDING UTILITY SETBACKS.
6. PLANT QUANTITIES ARE INDICATIVE ONLY.
7. PLANTING TYPE EXTENTS SHOWN ARE INDICATIVELY ONLY. REFER ENGINEERING PLANS FOR EXTENT OF LANDSCAPE BATTERS. JUTE MESH TO BE APPLIED TO ALL EMBANKMENTS 1:3 AND GREATER.
8. PLANS MUST BE PRINTED IN COLOUR.
9. DO NOT SCALE DRAWING.



LEGEND

Proposal site	Planting type 1 - vegetated riparian zone
Building	Planting type 2 - bushland screen planting
Internal road	Planting type 3 - planting on steep batters
Bioretention basin	Planting type 4 - groundcover planting
Other structure	
Indicative site layout	
Waterway	



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Photomontages

*Existing view from
Beaconsfield Road,
looking north and
west*



*Photomontage from
Beaconsfield Road,
looking north and
west, with mature
trees (at 10 years)*

More
information
on this topic
can be found
in Chapter 16
of the EIS

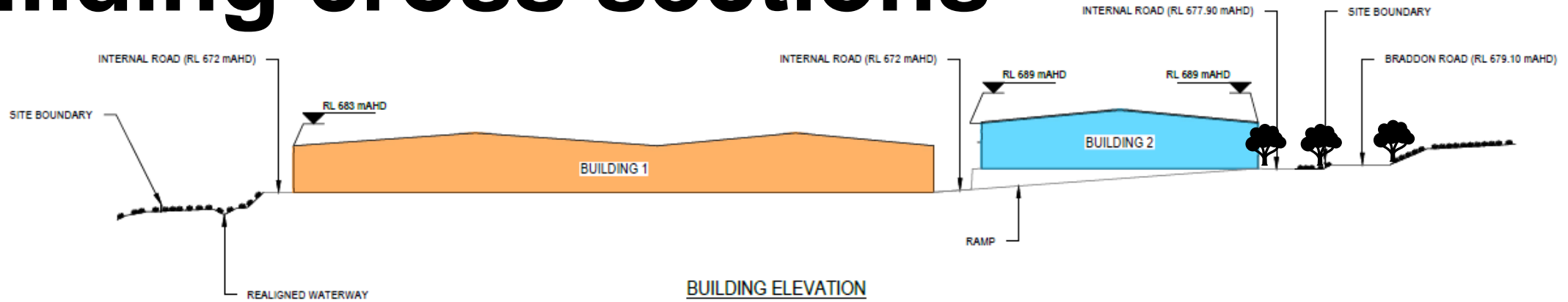
Photomontages

*Existing view from
Bulwer Road,
looking north-east*



*Photomontage from
Bulwer Road,
looking north-east,
with mature trees (at
10 years)*

Building cross sections

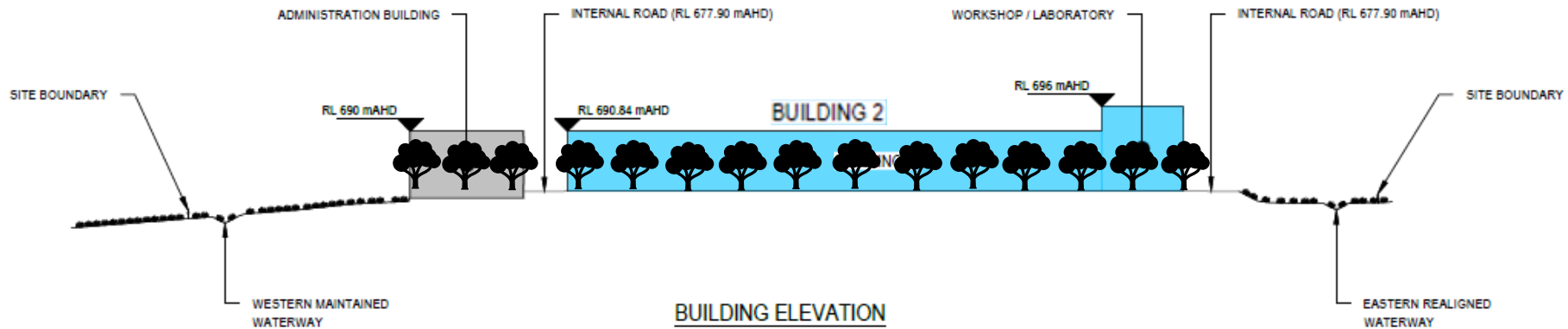


BUILDING ELEVATION

A SECTION
I.1 SCALE 1 : 1500

NOTE:

1. ALL LEVELS SHOWN ARE APPROXIMATE ONLY.



BUILDING ELEVATION

B SECTION



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How to prepare a submission during the EIS exhibition period

Anyone can make a submission about the proposal during the exhibition period and it must be made before close of the exhibition period.

1. To make a submission online, create a user account on DPIE's Major Projects website at www.planningportal.nsw.gov.au/major-projects.
2. To create a user account, click the 'Sign In' icon in the top right of the homepage or under the 'Services' tab and then click the 'Make a Submission' link.
3. When you are logged in, find the 'Moss Vale Plastics Recycling and Reprocessing' project and click the 'Make a Submission' icon.

You can also submit a hard copy of your submission.

In your letter, you need to include:

1. Your name and address, at the top of the letter only
2. The name of the application and application number: SSD-9409987
3. A statement on whether you support or object to the proposal
4. The reasons why you support or object to the proposal
5. Declaration of any reportable political donations made in the previous two years.

If you want DPIE to delete your personal information before publication, please make this clear at the top of your letter.



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Questions and answers



To keep up to date with the project, please join our mailing list by emailing community.input@ghd.com or calling 1800 810 680.





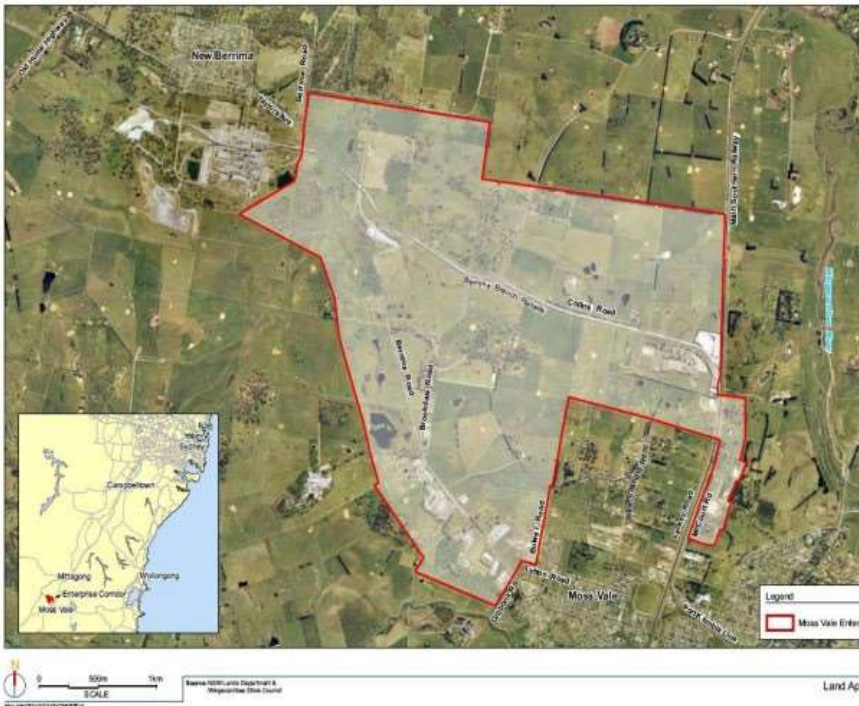
Plasrefine Recycling Pty Ltd

* Thank You

➔ ghd.com

Site suitability

#	Question – site suitability	Answer
1	What other sites did you review outside this area?	Plasrefine Recycling considered a number of locations in Sydney, however there was no suitably zoned land that was of sufficient size and available for purchase.
2	The owner is a friend of the community. Can he/she stand up and tell us why he is building here?	<p>The regional site was selected, as it is suitably zoned, suitably sized, within proximity to services such as sewer, water and electricity and accessible to a number of regions within NSW and in other States and Territories.</p> <p>Plasrefine Recycling met with Wingecarribee Shire Council planning and development officers in late 2020 and throughout 2021 to discuss the proposal. Council officers have advised that whilst certain construction and operational aspects of the proposal still need to be considered and assessed, the proposed use of the site for a plastics recycling and reprocessing facility is consistent with the desired future character of the Moss Vale Enterprise Corridor.</p>
3	When was the land re- zoned?	<p>The site (approximately 7ha) is part of a much larger area of land known as the Moss Vale Enterprise Corridor (MVEC) rezoned more than 10 years ago.</p> <p>In June 2010, the NSW Government approved a new council-wide planning regime to support the housing and employment needs of local residents in Wingecarribee Shire whilst protecting the area's distinct rural character.</p> <p>The then Minister for Planning, Tony Kelly, said <i>'the plan represents a decade of effort by Wingecarribee Shire Council to update and modernise its existing local environmental plan (LEP), which is now more than 20 years old...Through appropriate zoning, the plan also protects the Shire's valuable natural assets– including key rock and extractive resources, agricultural lands as well as Sydney's drinking water catchment, which covers 90 per cent of the local area. ...The LEP also zones 570 hectares of land for industrial purposes in the Moss Vale Enterprise Corridor, which will help to attract new industries and investment to the Shire and jobs for local residents.'</i></p> <p>18062010-government-approves-planning-future-for-wingecarribee.pdf (nsw.gov.au)</p>
4	What date was the site re-zoned?	2008
5	Was the Moss Vale enterprise corridor one block of land before being re-zoned?	No, the Moss Vale Enterprise Corridor is comprised of a number of land holdings.

		
6	Do you plan/expect to expand the worksite? Or make multiple in our town?	No. The current proposal seeks approval for a maximum processing capacity of 120,000tpa however it is not expected that this capacity will be achieved for several years.
7	Is there NO other suitable site? This is too close to home.	Refer answer to item 1 and 2
8	Why this site?	Refer answer to item 1 and 2
9	Other than land, what are you building on? Was there a building beforehand?	The site is currently vacant industrial zoned land.
10	Why place a large capacity factory amongst residential areas? Other factories given in example are in major industrial areas?	<p>The site is approximately 7ha, zoned industrial and is part of a much larger area of land known as the Moss Vale Enterprise Corridor (MVEC). The MVEC scheme is an area of land over 1,000ha in size, set aside by the Council to attract new businesses to Wingecarribee Shire. The corridor is a significant area of land and road networks, between Moss Vale and New Berrima, set aside for employment generating industrial development.</p> <p>The MVEC was recently renamed by the Council as the Southern Highlands Innovation Park (SHIP).</p>

11	<p>Is the facility suitably distanced from residents? The site is immediately next to long term residents.</p>	<p>There are seven rural residential properties located within 250 metres of the proposal site and a further 146 residences within 1.2 kilometres.</p> <p>Whilst there are no residential properties on immediately adjoining land, the nearest residence is located approximately 180m south-east.</p> <p>One of the key objectives of the proposal is to manage potential impacts associated with the construction and operation of the proposal in an environmentally and socially responsible manner.</p> <p>The key impact mitigation features that are incorporated in the design of the proposal include:</p> <ul style="list-style-type: none"> – plastic waste deliveries are restricted to between 7am and 6pm weekdays so that heavy vehicle movements do not occur in the night period or on the weekend – enclosure of all plastic waste receipt, recycling, reprocessing and storage within buildings with automatic fast opening doors to minimise the potential for noise impacts and prevent waste materials from entering the environment – design of the concept site layout to enable the main doors where waste delivery trucks would enter and exit to be placed on the western side of the building, facing away from the nearest sensitive receivers – careful selection of plant, equipment and building materials to reduce noise emissions and vibration and enable the proposal to meet strict operational noise criteria defined by the <i>Noise Policy for Industry</i> (NSW EPA 2017) – installation of air pollution control devices on all crushing, granulation and injection or extrusion moulding production lines to treat air emissions at source and therefore minimise air emissions – design of the concept site layout and access road to minimise (and avoid where possible) potential impacts to riparian vegetation and native vegetation – design of the concept site layout to enable all delivery trucks to queue entirely within the site (avoid any queuing on Braddon Road) – provision of an on-site wastewater treatment plant to recycle water used in the plastic cleaning processes in order to maximise water re-use and reduce demand on potable water – enclosure of the wastewater treatment plant and placement on the site to minimise potential for noise or odour – installation of rainwater tanks to capture roof water and further reduce potable water demand – a water quality treatment train including gross pollutant traps for primary treatment of runoff from impervious ground surfaces, lined storage basins for rainwater tank overflow and gross pollutant trap outflow and a bioretention filter basin and swale immediately downstream of storage basins to ensure all water discharged off-site would have a neutral or beneficial effect on water quality – design of the internal building layout to ensure internal plastic waste stockpile dimensions and volumes would comply with the <i>Fire safety guideline - Fire safety in waste facilities</i> (FRNSW 2020) – electricity provided through roof mounted solar panels – perimeter landscaping and early works tree planting along Braddon Road west. <p>A number of specialist studies have been prepared to identify and assess any potential impacts on nearby residents, businesses and the community. These include:</p> <ul style="list-style-type: none"> – Noise and vibration – Air quality and odour – Traffic
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	<p>– Landscape and Visual</p> <p><u>Noise</u></p> <p>The predicted noise levels from operational traffic on Braddon Road and the Braddon Road east extension, show that the predicted noise levels at the nearest sensitive receivers to the access road would be below the noise criteria.</p> <p>During operation, noise levels are predicted to comply with the noise criteria at all sensitive receiver locations. In addition, no sleep disturbance impacts are predicted.</p> <p><u>Air</u></p> <p>Construction of the proposal would have the potential for low levels of dust generation during earthworks, access road and main facility construction activities. The risk identified for all construction activities is 'Low Risk'. Notwithstanding, mitigation measures are proposed to further minimise the risks of dust impacts during construction.</p> <p>During operation there would be potential for low levels of volatile organic compound emissions from granulation and injection and extrusion moulding units. Emissions generated from the operation of the proposal are considered minor due to air pollution control devices being fitted to key potential emission sources.</p> <p><u>Traffic</u></p> <p>Operational vehicles would access the plastics recycling and reprocessing facility along Berrima Road, Douglas Road and then Collins Road and Lackey Road before turning into the new access road (Braddon Road via the proposed Braddon Road east extension).</p> <p>The proposal would result in increases in heavy vehicle and light vehicle traffic movements on the local road network during both construction and operation. The traffic assessment has determined that the existing road network has sufficient mid-block capacity and would be able to cater for traffic flow associated with construction and operation of the proposal, with negligible impact to road operation. Traffic modelling of the intersection of Lackey Road and the proposed new access road indicates that the intersection would have an acceptable Level of Service with spare capacity in both the weekday morning, evening weekday and weekend peak periods during both construction and operation.</p> <p><u>Visual</u></p> <p>– The surrounding landscape is in a state of transition, with rural land earmarked and under development for future industrial uses within the MVEC. It is anticipated that although there would be impacts, they can be partially mitigated through the proposed use of sensitive and considered architecture and landscape design that considers façade articulation, built-form setbacks, architectural screening, and high-quality landscape treatments for visual amenity and screening. The proposal would be consistent with the planned future character of the 'General Industrial - IN1' zone.</p>
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12	Why select Moss Vale for the plant when plastic waste is coming from Sydney, Wollongong and Canberra processes then shipped to China? Why not SW or Wollongong?	<p><i>The Economic Opportunities and Infrastructure Review prepared for Illawarra First – Illawarra Business Chamber by Cardno (3 May 2020) notes:</i></p> <p>'The major area of industrial zoned land in the Wingecarribee LGA is located to the immediate northwest of Moss Vale town centre. Described in strategic Council documents as the Moss Vale Enterprise Corridor (MVEC), the area comprises around 1,100 ha of industrial zoned land, most of it IN1 General Industry zoned land.... There is a competitive surplus of land to take advantage of given the location of the enterprise corridor and its strategic position in terms of regional infrastructure. This includes its proximity to the Hume Highway (which provides merge movements in both north and south directions) and being serviced by a natural gas main pipeline, an existing siding of the Main Southern Railway and a direct rail connection to Port Kembla.'</p>
13	Why place pollution based development close to housing when you could have been close to western edge of the precinct?	Refer answer to item 11
14	Does the industrial zoning include 'heavy uses' like this Plasrefine proposal? This zoning should allow for 'light' only?	<p>The IN1 zone permits a range of uses as follows:</p> <p>2 Permitted without consent</p> <p>Environmental protection works; Home-based child care; Home occupations</p> <p>3 Permitted with consent</p> <p>Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Business premises; Camping grounds; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industries; Open cut mining; Pond-based aquaculture; Residential accommodation; Restricted premises; Retail premises; Schools; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities</p> <p>The proposal involves constructing and operating a facility to sort and recycle waste plastics and meets the definition of a <i>waste and resource management facility</i> under the LEP. The proposal is not categorised as 'heavy industry'</p>
15	Are you building on land that could be used as suitable farm land?	<p>The site is zoned IN1 General Industrial.</p> <p>Use of the land for the purpose of 'agriculture' is prohibited in this zone.</p>
16	Will the E4 zoned area owned by Plasrefine be used as storage for the facility?	<p>Plasrefine Recycling owns Lot 11 DP 1084421 which contains two zonings: the northern part of the lot is zoned IN1 General Industrial and the southern part of the lot is zoned E4 Environmental Living.</p> <p>The part of the lot zoned E4 Environmental Living is not part of the development application.</p>
17	Can we have the land re-zoned?	<p>The land can only be rezoned through a formal amendment to the Wingecarribee Local Environmental Plan.</p> <p>Under legislation, Council would prepare and submit a planning proposal to the Department of Planning for consideration of an amendment to the LEP.</p>

18	How can Plasrefine be a 'good neighbour' if it ignore key objectives of the WLEP?	<p>The site is zoned IN1 General Industrial. The objectives of the IN1 General Industrial zone are:</p> <ul style="list-style-type: none"> – To provide a wide range of industrial and warehouse land uses. – To encourage employment opportunities. – To minimise any adverse effect of industry on other land uses. – To support and protect industrial land for industrial uses. – To allow a range of non-industrial land uses, including selected commercial activities, that provide direct services to the industrial activities and their workforce or that, due to their type, nature or scale, are appropriately located in the zone without impacting on the viability of business and commercial centres in Wingecarribee. – To ensure that new development and land uses incorporate measures that take account of their spatial context and mitigate any potential impacts on neighbourhood amenity and character, or the efficient operation of the local or regional road system. <p>The proposal is consistent with the objectives of the IN1 zone as it would be an industrial development that provides employment opportunities.</p> <p>The anticipated transition to an 'Enterprise Corridor' industrial zone with predominantly large industrial buildings and associated facilities will require measures to mitigate changes to the character of the area and these are proposed through the use of sensitive and considered architecture and landscape design that considers façade articulation, built-form setbacks, architectural screening, and high-quality landscape treatments for visual amenity and screening.</p>
19	Why is this so close to residential homes? Plasrefine is the only one that will pollute us with plastic.	The proposed facility is situated on industrial zoned land. The southern boundary of industrial zoned land is on the northern side of the unformed Braddon Road. The site was advertised for sale more than 12 months ago and was the only suitably sized and zoned land for sale at that time in the Moss Vale Enterprise Corridor.
20	Who authorised the rezoning?	Wingecarribee Shire Council and the NSW State Government
21	The only facility like this proposal is in Melbourne next to a freeway, railway and airport. How is Moss Vale a country town of 7,000 people appropriate for this industrial activity?	Refer answer to item 2 and 3
22	When was the land zoned industrial?	Refer answer to item 4
23	Why should the Highlands embrace the construction of a plastics factory?	<p>The proposed plastics recycling and reprocessing facility would be located on industrial zoned land, within the MVEC and Southern Highlands Innovation Park, which is land specifically set aside by Council for large-scale industrial development and sustainable and innovative businesses.</p> <p>Whilst the overall benefits of the proposal to the state of NSW include diverting waste from landfill, increasing resource efficiency and improved sustainability through the recycling and recovery of plastics, specific benefits to Moss Vale and the broader Wingecarribee Shire LGA include:</p> <ul style="list-style-type: none"> – Job creation: the proposal is expected to create up to 200 jobs at the peak of construction and up to 140 new long-term jobs in the resource recovery sector once at full scale operation – Stimulate the local economy: the proposal would increase economic activity in the Southern Highlands region with potential increases in trade at local businesses and increased demand for construction related goods and services

		<ul style="list-style-type: none"> – Drive innovation: the proposal includes advanced automated sorting and processing technologies but also includes a products manufacturing lab to conduct recycling research and product development to further drive innovation in plastics recycling – Provide education: the proposal would include facilities to enable educational activities for school groups and other interested parties to be carried out (and learn about plastic waste, plastic recycling and turning wastes into valuable resources).
	Community Comments	If a site had been out west of industrial area all issues east of traffic would be negative.
	Community Comments	Port Kembla is much for environmentally efficient. Wrong material processed in the wrong location in a rural farming community.
	Community Comments	The site is out of sequence with Council's plans for Southern Highland Industrial Park. Building height 16m is completely dominating.



Noise

#	Questions – Noise	Answer
1.	Increased traffic noise from heavy vehicles. How will this be mitigated?	The draft Traffic and Transport Impact Assessment prepared to inform the EIS has been updated to assess 50 trucks accessing the site per day (Monday – Friday). This would result in 100 truck movements per day (Monday – Friday 7am – 6pm). No trucks are proposed to access the facility on Saturday or Sunday. This equates to 3 trucks an hour (6 movements). In addition to the above, trucks will not be delivering or collecting material outside daytime working hours, or on weekends.
2.	Whilst anticipated noise/vibration/emissions during operation have been presented, what are the expected impacts during construction?	<i>The Interim Construction Noise Guideline</i> identifies that, due to the nature of construction, it is inevitable that impacts arise where construction occurs near sensitive receivers. During construction there would be noise impacts on some receivers during certain times and during certain construction activities. During worst-case construction conditions (when construction works are at the closest distance between the source and receiver), there are predicted to be exceedances of the noise management level at the closest receivers to the proposal site (exceedances of up to 19 dBA). Where noise is above the construction noise management levels, all feasible and reasonable work practices to minimise noise would be implemented, and all potentially affected receivers would be informed. No adverse human comfort, adverse cosmetic or structural damage vibration impacts are anticipated as a result of construction of the proposal. Further details of the construction impacts will be addressed in the EIS and will be available for review during the public exhibition.
3.	How can residents and the community be assured that there will not be any noise pollution?	A noise impact assessment has been undertaken. This assessment concluded that the proposal has been designed to comply and operate in accordance with the requirements of the <i>Noise Policy for Industry</i> (NSW EPA 2017). The predicted road traffic noise levels are compliant with the requirements specified in the <i>NSW Road Noise Policy</i> .
4.	Who is doing the noise and odour reports? We need an independent person to do this and report to residents.	GHD is the independent entity preparing these impact assessments, which will then be reviewed by the NSW EPA as part of the EIS assessment process.
5.	Aren't you worried about noise pollution? Scaring off wildlife and disturbing their habitats.	The noise and vibration impact assessment conducted for the proposal has shown that noise levels associated with its operation are compliant with the requirements of the <i>Noise Policy for Industry</i> (NSW EPA 2017). Mitigation measures have been included in the EIS to further minimise noise and vibration impacts at the nearest residences. These mitigation measures would also contribute to minimising potential impacts to local fauna.
6.	How will GHD mitigate the noise and trucks etc to and from the site given the winds here enable the carrying of sand across the shire?	All processing activities will take place inside buildings to minimise potential noise and other impacts. The predicted road traffic noise levels are compliant with the requirements specified in the <i>NSW Road Noise Policy</i> .

#	Questions – Noise	Answer
		Mitigation measures have also been included in the EIS to further minimise overall impacts.
7.	How do you plan to mitigate noise impacts on heritage tourism businesses on Oldbury St?	There will be no noise impacts on tourism businesses as Oldbury Street will not be used for access.
Community comments	The speakers keep talking about minimising talking about 'minimising impact' - but any impact on air/noise + water is unacceptable	
Community comments	Noise increase	
Community comments	Under EPA guidelines noise compliance specifically, how can trucks use the local residential roads outside 8am - 1pm on Saturdays, Sundays and public holidays. Why would this get approved?	
Community comments	Logistically to truck waste plastic for two hours from Sydney to Moss Vale is ludicrous. Send by rail to a site for process and export like....	
Community comments	Noise pollution from all traffic related to your truck movements are going to be detrimental to our families.	

Other

#	Question - Other	Answer
1.	What is the carbon footprint taking the truck movement into account?	A greenhouse gas study is being undertaken which would consider the carbon emissions associated with transport of the plastics to site, as well as other greenhouse gas generating activities associated with plastics reprocessing.
2.	The owner is a friend of the community. Can he/she stand up and tell us why he is building here?	<p>The regional site was selected, as it is suitably zoned, suitably sized, within proximity to services such as sewer, water and electricity and accessible to a number of regions within NSW and in other States and Territories. It is also within a much larger precinct (>1,000ha) identified by the Wingecarribee Shire Council and State Government for industrial and employment generating uses.</p> <p>Plasrefine Recycling and GHD met with Wingecarribee Shire Council planning and development officers in late 2020 and throughout 2021 to discuss the proposal. Council officers have advised that whilst certain construction and operational aspects of the proposal still need to be considered and assessed, the proposed use of the site for a plastics recycling and reprocessing facility is consistent with the desired future character of the Moss Vale Enterprise Corridor (MVEC).</p>
3.	Was the Moss Vale enterprise corridor one block of land before being re-zoned?	No, the Moss Vale Enterprise Corridor is comprised of a number of land holdings.
4.	Do you plan/expect to expand the worksite? Or make multiple in our town?	There are no plans to expand the facility on the site, nor establish multiple sites in the Wingecarribee local government area.
5.	Does the industrial zoning include 'heavy uses' like this Plasrefine proposal? This zoning should allow for 'light' only?	<p>The proposal site is zoned IN1 General Industrial and is within the MVEC. The MVEC is a significant area of land between Moss Vale and New Berrima set aside for employment generating and industrial development under the Wingecarribee Local Environmental Plan 2010 (WLEP 2010). The proposal site occupies the northern portion of an allotment that comprises two different zonings – the northern part of the lot is zoned IN1 General Industrial, and the southern part of the lot is zoned E4 Environmental Living.</p> <p>The IN1 General Industrial zone has a focus on general industrial and warehouse development whilst the E4 land provides for a restricted range of development and land use activities that provide for rural settlement, sustainable agriculture and other types of economic and employment development.</p> <p>The proposal is not categorised as 'heavy industry'.</p>
6.	Can we have the land re-zoned?	Any proposal to rezone land must be done in consultation and with the support of Council and the NSW State Government.
7.	How can Plasrefine be a 'good neighbour' if it ignores key objectives of the WLEP?	<p>The proposal is consistent with the objectives of the IN1 General Industrial zone which are:</p> <ul style="list-style-type: none"> - to provide a wide range of industrial and warehouse land uses. - to encourage employment opportunities.

#	Question - Other	Answer
		<ul style="list-style-type: none"> - to minimise any adverse effect of industry on other land uses. - to support and protect industrial land for industrial uses. - to allow a range of non-industrial land uses, including selected commercial activities, that provide direct services to the industrial activities and their workforce or that, due to their type, nature or scale, are appropriately located in the zone without impacting on the viability of business and commercial centres in Wingecarribee. - to ensure that new development and land uses incorporate measures that take account of their spatial context and mitigate any potential impacts on neighbourhood amenity and character, or the efficient operation of the local or regional road system.
8.	The applicant is Chinese - what experience do they have in Australia?	Plasrefine Recycling is an Australian registered company. The technology being used is similar to a plant that is currently operating in Victoria. Subject to the obtaining of development consent, suitably experienced staff from Australia would be employed to operate the facility in accordance with the development consent and the EPA licence conditions.
9.	Does it even matter if the community object?	Community engagement and feedback is an important function of the environmental assessment process to ensure that communities are informed and consulted and given an opportunity to share their feedback to inform the design and operational details of a proposal. The information sessions help to inform the project team and highlight areas for review, modification or improvement of the proposal. It is also an opportunity for the proponent to address any concerns from the community. Community submissions have been considered and have helped inform the design and operational details of the proposal and would be considered by the NSW Department of Planning Industry and Environment's in their assessment and determination of the proposal.
10.	Do you realise that Garvin will not be able to do testing when your site disrupts it? It's a cancer research centre!	The Garvan Institute has been consulted early in the EIS process and will continue to be consulted throughout the assessment process, both as the owner of land proposed for the new public road and as a neighbouring property and key stakeholder to this proposal. Noise monitoring has been undertaken and further considerations will be made to mitigate any negative impacts on their operations. Both the Garvan Institute site and the land adjacent to the Garvan Institute is zoned industrial, and there are a number of existing industrial facilities that have been operating in close proximity to Garvan Institute for many years.
11.	How much funding was Council promised to approve project?	No funding has been promised to Council to approve the proposal.
12.	Does Plasrefine's business case provide for mixed plastic feedstock to be sourced from outside the current nominated jurisdictions of Sydney, Canberra, Wollongong. I.e. Interstate and/or offshore jurisdictions?	Plasrefine Recycling has engaged MRA Consulting to undertake a market research study to identify potential plastic waste sources. This market research study will identify the types of plastics that the facility is likely to receive, potential suppliers of raw materials, and likely markets for the final products. Further information will be provided as soon as it is available.
13.	Can GHD provide detail of the numbers of participants who have attended their on-line sessions, excluding repeat attendees? Meeting details?	A summary of the consultation sessions will be provided to the public, via the meeting minutes, project website and will be included in the EIS.
14.	Are you considering expanding the build or area to take more waste in the future?	Refer answer to item 4.

#	Question - Other	Answer
15.	Why did GHD have to be forced to hold an in-person session tonight?	The timeline of the proposal has occurred in an environment where COVID-19 related travel restrictions have prevented in person consultation sessions for many months. All community engagement sessions were intended to be held in-person, but due to the extension of the NSW Government stay at home orders, they were moved to an online format. Fortunately, we were able to hold two sessions in person in November, to provide more detailed information to local residents and the community and to receive and answer questions. The in-person sessions were organised as soon as the NSW Government permitted in person sessions to be held in accordance with NSW Government requirements.
16.	Why does the factory have to be 16m high?	The height of the buildings is an operational requirement, due to a minimum internal height of 11m - 12m is required for the equipment. The extra height (to approximately 15 m) is to allow for the slope of the external roof. The final building heights would be determined during detailed design. Lower heights mean reduced construction cost, so there is an incentive for Plasrefine Recycling to minimise building heights. Further refinements to building heights would be carried out during the detailed design phase, but heights would not exceed those nominated in the EIS.
17.	The photos on the Q&A slide are for a facility - where is this? In China?	The images are of the Advanced Circular Polymers Facility in Somerton, Victoria. You can find out more via the website https://www.acpolymers.com.au/
18.	Which government department enforces emission compliance? From that department, how many full-time compliance employees work permanently with the Wingecarribee Shire?	Emission compliance is managed via the NSW Environmental Protection Authority (EPA). The second question would need to be answered by the EPA.
19.	What is the worst possible incident that could happen? Fire, explosion etc. What will this do to the area's air, water etc?	There are a number of regulatory guidelines and protections in place to minimise the risk of a possible incident. The NSW EPA and NSW Fire and Rescue have also designed a new set of guidelines for plastics facilities which stipulate how much of a particular material can be stored at any given time, to eliminate the potential to stockpile large amounts of combustible material on site. The facility is designed to meet these guidelines and to reduce the risk of fire by including fireproof walls, fire sprinklers and fire detectors. The design of the building has been done so that in the potential event of the fire, all water would be collected and not get discharged into an adjacent watercourse. The water collected would be disposed of to the sewer system. There is also a rigorous process for a project to get approval and an Environment Protection Licence (EPL) to operate.
20.	What is end of use?	The facility is designed to extend the life of commonly used plastics through recycling, so that the production of new plastics from fossil fuels is reduced. The materials that are used to make plastics can be reused many times before they need to be disposed to landfill.
21.	What external lighting will be used at the facility?	Details of the proposed lighting would be identified at the detailed design phase but will include: <ul style="list-style-type: none"> - lighting provided in accordance with the Australian Standards for outdoor lighting, AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting, to minimise light spill beyond the site boundary - the use of eco lighting and, where appropriate, the use of directional luminaires, shields and baffles to minimise sky glow and light spill for surrounding rural residential properties
22.	What are the hours of operation for the external lights?	Security lights would be 24/7. The proposed lighting would be identified at the detailed design phase. Refer answer to item 21.

#	Question - Other	Answer
23.	What is the height of those lights, given that the building will be 16 metres tall and what is the angle of projection?	Refer answer to item 21.
24.	How much have allowed in the budget for improving roads?	Plasrefine Recycling proposes to build a new public road from Lackey Road to the facility and would not use Beaconsfield Road for operations or construction (apart from constructing the new road). General road improvements are managed by Council and are subject to Council's approval process and budget allocation.
25.	What is the estimated economic impact? i.e Economic benefit for the SH during operation?	The EIS will provide information on anticipation economic benefits. Once the facility is at full capacity, up to 140 full time jobs (across three shifts) are expected to be provided. This provides a positive economic impact for the Southern Highlands.
26.	The scoping report that Mr Lyu has over 20 years' experience in waste treatment and water purification, but by his own admission, My Lyu himself, has no real experience in plastic waste recycling. So, who will run and operate the plant and what are their credentials for doing so? How many of these experts will be involved and where are they originating from?	Plasrefine Recycling would recruit experienced staff who have been involved for many years in the recycling and waste management industries, as well as utilise overseas based expertise in plastics recycling. The facility would comply with the requirements of any development consent and its EPA licence conditions.
27.	What type of filtration system is to be used inside the facility and what level of protection does it offer? What is the maintenance schedule for the system - how often and by whom? What is their experience and safety track record?	Mitigation measures to protect air quality include installation of air pollution control devices on all crushing, granulation and injection or extrusion moulding production lines to treat air emissions at source and therefore minimise air emissions. The specifics around the type of filtration systems and maintenance schedules would be included in the detailed design.
28.	What unintended negative impacts to the local community have been identified in planning?	The EIS will identify and provide an assessment of the environmental impacts and benefits of the proposal.
29.	Why should the Highlands embrace the construction of a plastics factory?	Plastics recycling is a significant local, regional, national and international issue. There are insufficient high technology facilities to sort mixed plastics and enable them to be converted into feedstock suitable for manufacturing new products. The Moss Vale Plastics Recycling and Reprocessing Facility would have capacity to convert recovered plastics into products such as logistics pallets, outdoor furniture, bins and totes. This would assist NSW Councils, industries and residents to close the loop on plastic waste, which has not been managed sustainably.
30.	Will you be planting understory as well as tall trees?	Yes. Details of the tree planting strategy are included in the EIS, including a landscape plan with proposed species. Vegetation screening and planting ranges from groundcover to shrubs and trees 6 m - 50 m in height.

#	Question - Other	Answer
31.	How many solar panels are planned?	The current design includes the use of solar panels on the roof of the facility to generate and use as much solar power as possible. The exact panel numbers and configuration would be determined during detailed design. Additional energy required would be purchased from the grid.
32.	How much money's electricity will this take? Will we as the community have any of your costs to bare?	Plasrefine Recycling is responsible for the costs to connect electricity to the site.
33.	How much electricity will this use and what source? A few solar panels won't be enough.	The EIS will provide details of the expected electricity consumption. The large roof areas provide significant opportunity for solar panels to be used to provide power for the facility.
34.	Energy: renewables, gas, oil, coal or grid?	Refer answer to item 31.
35.	Are you taking waste from other countries?	No plastic feedstock would be imported from overseas.
36.	How will stockpiled plastics be stored? With trucks only delivering 5 days there will have to be storage.	It would likely be stored in bags or sealed containers and kept in Building 2, ready for sale. Additional detail would be provided in the detailed design phase.
37.	What constitutes "light industrial"?	<p>Light Industrial or IN2 is a zone intended to provide a range of light industrial, general industrial and warehouse land uses.</p> <p>'light industry' is defined in the Wingecarribee Local Environmental Plan as <i>a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following—</i></p> <ul style="list-style-type: none"> (a) <i>high technology industry,</i> (b) <i>home industry,</i> (c) <i>artisan food and drink industry.</i> <p>The proposal site is zoned IN1 General Industrial. Refer answer to item 5.</p>
38.	What measures are proposed to prevent the decimation of wildlife from the extra/numerous truck movement on residential roads? i.e Oldbury Highway.	The proposal would result in 100 truck movements per day (Monday – Friday). All proposed haulages routes to the site use approved routes for heavy vehicles.
39.	For the sake of wildlife, corridors are best at 15m wide. Can you plant to this width?	Boundary planting is proposed, consistent with the requirements of the Moss Vale Enterprise Corridor Development Control Plan. A landscape plan will be provided as part of the EIS. A planting width of 15m is proposed for the southern side of Braddon Road.
40.	My property price will plummet if this factory goes ahead as well as all the properties in Bower and	The land on which the proposal would be located has been zoned industrial for many years. Land valuations can be affected by many factors, and the proposed facility would be operated in such a way to minimise impacts on residents and the environment.

#	Question - Other	Answer
	Beaconsfield Road. So, will Plasrefine compensate over losses?	
41.	Has the proposed operator been fined or investigated previously for breach of EPA?	Plasrefine Recycling has no fines or breaches and has not been investigated. An initial investor in Plasrefine Recycling is Mr Lyu, Mr Lyu has a clean business record in China (refer answer to item 42). His companies in China have won many environmental awards.
42.	The Chinese owner was stopped (shutdown) overseas for pollution in Beijing. How can he be trusted?	Credit China operates a national credit rating and blacklist system being developed by the Chinese government. The system is a broad regulatory framework intended to report on the 'trustworthiness' of individuals, corporations, and governmental entities across China. Credit reports issued by Credit China are widely accepted by many institutions in banking, insurance, accounting and legal sectors in China. A credit report was obtained for Mr Lyu's companies that includes various licences issued by Beijing Bureau of Ecology and Environment, which confirms no breaches.
43.	Is the principal of the company a citizen of the Peoples Republic of China?	The proponent is Plasrefine Recycling. The Directors of Plasrefine are Permanent Residents of Australia.
44.	Owner? Who is Mr Lu? What has his to do with the company?	The proponent is Plasrefine Recycling. Mr Lyu is one of the proposal's investors.
45.	NSW Government published in May 2014 Plastics Action Plan. How does this project align to this?	The NSW Government's <i>NSW Waste and Sustainable Materials Strategy: A guide to future infrastructure needs</i> (the Infrastructure Needs Report) identifies that to address the export ban and meet the NSW Plastics Action Plan target of tripling the plastics recycling rate, the additional infrastructure listed in table below is required in 2030 (assuming the existing pipeline facilities are brought online). This shows that by 2030, an additional 192,000 tonnes of plastics recycling / processing capacity is required.

#	Question - Other	Answer																						
		<table><tr><th>Plastics recycling infrastructure needs</th><th>Total capacity need (tonnes per year)</th></tr><tr><td>Minimum new infrastructure to address export ban requirements</td><td></td></tr><tr><td>2 x small secondary processing plants (8,000 t/yr per site), potentially aligned to MRF expansions, including regional focus</td><td>16,000</td></tr><tr><td>2 x medium secondary processing plants (16,000 t/yr per site) (likely beneficiation given lower capex, but could include chemical processing).</td><td>32,000</td></tr><tr><td>Sub-total</td><td>48,000</td></tr><tr><td>Minimum new infrastructure to meet the NSW Plastics Action Plan target of tripling the plastics recycling rate</td><td></td></tr><tr><td>4 x small (8,000 t/yr per site) secondary processing facilities (including mixed and PP, some via MRF expansions/regional)</td><td>32,000</td></tr><tr><td>2 x medium (16,000 t/yr per site) secondary processing facilities</td><td>16,000</td></tr><tr><td>3 x large (32,000 t/yr per site) secondary processing facilities (primarily PET and HDPE)</td><td>96,000</td></tr><tr><td>Sub-total</td><td>144,000</td></tr><tr><td>TOTAL</td><td>192,000</td></tr></table> <p>Source: NSW Waste and Sustainable Materials Strategy: A guide to future infrastructure needs (DPIE 2021)</p> <p>The Infrastructure Needs Report also identifies that by 2040, a further 112,000 tonnes per year of additional new capacity for mixed recycling is required (assuming all infrastructure needs to meet the 2030 capacity gap as listed in the table above are brought online). The report also acknowledges that it is not highly critical where a plastic processing facility is located. It is more important that each facility achieves critical throughput, due to the relatively high capital requirements.</p> <p>The proposal would have the capacity to recycle and reprocess up to 120,000 tonnes of plastic waste per year including mixed plastics, mixed soft plastics and used PVC pipes. This would provide just part of the required capacity needed in NSW. The proposal would use innovative separation, sorting and cleaning technologies to keep waste plastics out of landfill.</p> <p>The proposal would also provide local plastic manufacturing capacity consistent with the capacity requirements identified in the Infrastructure Needs Report. It would create a new industry and jobs through innovation and provide investment to produce circular goods in the form of reprocessed advanced plastics products.</p>	Plastics recycling infrastructure needs	Total capacity need (tonnes per year)	Minimum new infrastructure to address export ban requirements		2 x small secondary processing plants (8,000 t/yr per site), potentially aligned to MRF expansions, including regional focus	16,000	2 x medium secondary processing plants (16,000 t/yr per site) (likely beneficiation given lower capex, but could include chemical processing).	32,000	Sub-total	48,000	Minimum new infrastructure to meet the NSW Plastics Action Plan target of tripling the plastics recycling rate		4 x small (8,000 t/yr per site) secondary processing facilities (including mixed and PP, some via MRF expansions/regional)	32,000	2 x medium (16,000 t/yr per site) secondary processing facilities	16,000	3 x large (32,000 t/yr per site) secondary processing facilities (primarily PET and HDPE)	96,000	Sub-total	144,000	TOTAL	192,000
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46.	What impact will this have on the mouse breeding Facility? If negative, will Plasrefine be held accountable?	Refer answer to item 10.																						

#	Question - Other	Answer
47.	Is there a representative from Plasrefine Recycling Pty Ltd here tonight?	No. GHD presented details about the project and information on potential construction and operational environmental impacts on behalf of Plasrefine Recycling. Plasrefine Recycling propose to attend future consultation sessions.
48.	What enforcement mechanisms are proposed for the operating standards set and will they include custodial sentences for beaches?	The management and monitoring for compliance of the facility is outside the scope of the EIS proposal. Ultimately, this would be something monitored by independent agencies such as the EPA, once it was operational.
49.	Which council have you been talking with? The removed council or the temporary council?	The project team has been liaising with Council officers, not elected officials, in relation to this proposal.
50.	What is the registered name of the company on ASIC register?	Plasrefine Recycling Pty Ltd.
51.	Where does plastic once finished get moved too?	Refer answer to item 36.
52.	Where does the plastic come from?	Refer answer to item 12.
53.	Does GHD intend to encourage WSC (Council) to build the bypass/access road through to the Hume Highway?	The proposal does not rely on the Moss Vale Bypass.. However the proposal would be able to make use of the Moss Vale Bypass once the road is operational, for access from the east.
54.	Is Plasrefine taking our plastic recycling?	Refer answer to item 12.
55.	Why are you preventing the community to have a say and just lip service to a process?	Refer answer to item 15. A comprehensive community engagement process has been in place since December 2020, when the first introduction letter was mailed to nearby residences and businesses. Since then, the following activities have been completed: <ul style="list-style-type: none"> - In February 2021, early engagement with stakeholders in relation to potential road access options - March 2021 – Project newsletter distributed to 4,628 properties via letterbox drop and door knocks to 24 residents along Beaconsfield Road and Bulwer Road - May 2021 – Detailed FAQs were prepared and issued to provide the community with information on the proposal. - June 2021 – Update to the project FAQs to provide the community with updated information on the proposal - July – August 2021 – Three online community engagement sessions with local residents, community members and stakeholders. These sessions were initially intended to be facilitated in-person in Moss Vale, but subsequent to the NSW Premier's decision to extend the stay-at-home orders, they were facilitated online via Microsoft Teams. - November 2021 – Three community engagement sessions (one online and two in-person) with local residents, community members and stakeholders. Planning for the two in-person sessions commenced on 1 November, following the lifting of travel restrictions (for vaccinated residents). This session provided the community and stakeholders with the opportunity to connect directly with the project team, learn more about the proposal and share their opinions and feedback.

#	Question - Other	Answer
		<p>In this time, GHD have had well over 1,000 interactions with local residents, the community and stakeholders, including more than 500 emails and over 60 phone calls. We continue to field community questions and concerns and respond in a timely fashion. We ensure that all community updates and project collateral are shared to our mailing list and to the project website, which is publicly accessible. We have also continued to offer telephone briefings since project commencement. To date only one community member has taken us up on this offer.</p> <p>Additional community engagement will resume again in early 2022 to ensure that local residents, the community and stakeholders are adequately advised of the detailed proposal and have the opportunity to have their say.</p>
56.	Has any donations been made to any political party by operator, or its shareholders and holding companies?	Plasrefine Recycling has not made any political donations.
57.	This factory is twice the capacity of any similar facility - right? In NSW.	Refer answer to item 45.
58.	Are contracts signed with any councils to take the recycling waste?	Refer answer to item 12.
59.	Why did it take so much push from council to get this session?	Refer answer to item 15.
60.	Is it still the case that Plasrefine Recycling Pty Ltd is not registered for GST and if not, why not? Alternatively, is the trustee registered for GST? And if not, why not?	Plasrefine Recycling Pty Ltd has been registered for GST since 1 July 2020.
61.	Is there any foreign ownership in any companies including structures?	Refer answer to item 44.
62.	Any Carbon Credits?	Refer answer to item 1.
63.	How old is the technology?	Refer answer to item 8.
64.	How long has this technology been used elsewhere?	Refer answer to item 8.
65.	If it is clear that there is overwhelming community opposition, will Plasrefine push on with this project?	Plasrefine Recycling is committed to working with the community, local residents and stakeholders to inform the community of the proposal and to address their views and concerns. The proposed use of the site is permissible and is consistent with Council's strategy for the Southern Highlands Innovation Park / Moss Vale Enterprise Corridor . Plasrefine Recycling has taken significant steps to minimise impacts on the community and the environment and these are documented in Chapter 6 and Appendix G of the EIS.

#	Question - Other	Answer																													
		Community submissions will be considered in the Department of Planning, Industry and Environment (DPIE) assessment and determination of the proposal with the proposal determined on its merits, not just on community sentiments.																													
66.	Where exactly will the waste generated by this facility be taken for disposal?	Potential off-site recycling and disposal options for waste generated at the facility during operation will be included in the EIS.																													
67.	How much electricity will this use and what source? A few solar panels wont be enough.	The EIS will provide details of the expected electricity consumption. The large roof areas provide significant opportunity for solar panels to be used to provide power for the facility.																													
68.	Why not offer more plastics types rather than only plastics 1-4?	<p>The facility would have the capability to process up to 120,000 tonnes per year comprised of 100,000 tonnes per year of mixed plastic and 20,000 tonnes per year of film plastics or UPVC pipes. The expected composition of the feedstock is shown in the following table. It is anticipated that about 83% would be received as mixed plastic, comprising a mixture of plastic types and colours plus there would be paper/film for example from labels on plastic bottles etc, small amounts of recoverable metals and some residues which would need to be landfilled. The remainder would be received as mixed film plastics or UPVC pipes.</p> <table border="1"> <thead> <tr> <th colspan="2">Feedstock stream</th><th>Proportion</th></tr> </thead> <tbody> <tr> <td rowspan="8">Mixed plastics</td><td>PET</td><td>21%</td></tr> <tr> <td>HDPE</td><td>25%</td></tr> <tr> <td>PP</td><td>17%</td></tr> <tr> <td>ABS</td><td>4%</td></tr> <tr> <td>Other plastics</td><td>4%</td></tr> <tr> <td>Paper, films, etc.</td><td>8%</td></tr> <tr> <td>Metals</td><td>2%</td></tr> <tr> <td>Residual waste</td><td>3%</td></tr> <tr> <td colspan="2">LDPE films</td><td>8%</td></tr> <tr> <td colspan="2">UPVC pipes</td><td>8%</td></tr> <tr> <td colspan="2">TOTAL</td><td>100%</td></tr> </tbody> </table> <p>The mixed plastics and plastic film is expected to be received in bales.</p>	Feedstock stream		Proportion	Mixed plastics	PET	21%	HDPE	25%	PP	17%	ABS	4%	Other plastics	4%	Paper, films, etc.	8%	Metals	2%	Residual waste	3%	LDPE films		8%	UPVC pipes		8%	TOTAL		100%
Feedstock stream		Proportion																													
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69.	Have you been guaranteed that this will be going ahead no matter what by anyone connected to local, state or federal government?	<p>State Significant Development (SSD) applications are assessed by the DPIE who consider the following when assessing SSD applications:</p> <ul style="list-style-type: none"> - existing strategic plans and policies (including state, regional and local) - feedback and comments from the relevant local council - specialised and technical input and advice received from federal and state government agencies - public submissions received during the exhibition - the public interest 																													

#	Question - Other	Answer
70.	What proof is there that this project deserves SSD status?	The proposal is State significant development in accordance with the requirements of Part 4 of the <i>Environmental Planning and Assessment Act 1979</i> (NSW) (EP&A Act), as it is development for the purpose of a resource recovery or recycling facility that would handle more than 100,000 tonnes per year of waste, as well as development for the purpose of the manufacture or reprocessing of polymers, plastics, rubber or tyres with a capital investment value of more than \$30 million.
71.	Will the questions not answered at this meeting be answered in the minuted meetings? Will these be emailed?	GHD and Plasrefine Recycling have committed to releasing responses to all questions and comments raised by attendees at our face to face community information sessions on Thursday 18 November and Friday 19 November 2021. Responses have been emailed to all on our mailing list and uploaded to the Plasrefine Recycling webpage.
72.	Would all question be made available and answered to participants?	Refer answer to item 71.
73.	Will jobs come to those overseas or will they all be to Australian locals?	Subject to the obtaining of development consent, suitably experienced staff from Australia would be employed to operate the facility in accordance with the development consent and the EPA licence conditions.
74.	What has Mr Lewis's companies been fined for in Shanghai?	Refer answer to item 41.
75.	How and in what manner will information be presented as to the social cost to directly impacted residents and the wider Moss Vale/Southern Highlands communities?	Social impacts and benefits will be recorded in the EIS and made publicly available when the EIS is exhibited by DPIE.
76.	If Plasrefine is going to be a "good neighbour" why are they not undertaking a social impact assessment?	The EIS is being prepared in accordance with the SEARs issued by the Department of Planning, Industry and Environment (DPIE) in October 2020. Aspects relevant to social impacts and benefits have been included in the EIS and will be publicly available as part of the EIS released by the DPIE.
77.	How high will the building be?	The height of the majority of the structures on site would range from 11m - 15m. The workshop and office building located at the eastern end of Building 2, would be up to 16.5m high. A three storey office and reception building of approximate height 11m - 12m would be located at the western end of Building 2.
78.	140 FTE = how many permanent skilled roles?	Approximately 40 staff would be required per shift (three shifts) within the receival and processing buildings and up to 20 staff for maintenance, administration, engineering and technical support and management. With three shifts, this would be equivalent to a total of up to 140 full time equivalent staff during full scale operation. It is expected to be quite a number of years before these staff numbers are achieved.
79.	How many new permanent jobs will be guaranteed?	Refer answer to item 78.

#	Question - Other	Answer
80.	Has the plastic recycling process been approved + peer reviewed? Is it universal or specific to Australia?	<p>A similar facility (Advanced Circular Polymers) exists in Victoria. This was approved without an EIS, because the planning rules are different in Victoria than in NSW. Smaller facilities exist in NSW but have not been assessed as State Significant Projects, because of their size. An EIS was prepared for the proposed Chullora facility, which is a large scale Material Recovery Facility with plastics sorting incorporated in the overall facility, not a separate facility.</p> <p>Plastics recycling and processing plants have been operating successfully in Asia and Europe for many years. They are yet to be built on a large scale in Australia, as most plastics were previously exported. However, due to the China Sword Policy and the Commonwealth Government's export ban, there is now a demand for large-scale plastic recycling facilities – refer answer to item 45.</p>
81.	How is the recycling going to function?	<p>Refer to slide 25 at this link: http://plasrefine.com/news/detail/13/</p> <p>Plastics recycling consists of seven main processes:</p> <ul style="list-style-type: none"> - The receival phase includes receiving the mixed plastics from various contracted suppliers, washing the plastics and removing labels. - The sorting phase involves utilising sensors and optical, smart arm methods to detect and sort different types of plastics. - The flaking phase involves processing the plastic through a shredder, or equivalent, to create plastic flakes. - The washing phase includes sorting the flakes by size, colour and purity, and washing flakes destined for food grade applications. - The pelletising phase involves feeding the plastic flakes into a granulator where they would be reshaped into plastic pellets. Some plastics would not be pelletised and remain as flakes. - The reprocessing phase involves reprocessing the flakes and pellets on site into plastic products. - The distribution phase involves sending flakes and pellets not used on site to domestic or international customers.
82.	What date will the EIS be submitted? How long does the public have to comment?	The EIS will be placed on public exhibition by the NSW DPIE in early 2022 for a minimum of 28 days. During this period, local residents, stakeholders and members of the wider community will be able review the EIS and are invited to make submissions.
83.	What waste is generated and how will it be stored?	Wastes generated during operation would include recycling and reprocessing residues, filter cake effluent from the wastewater treatment plant and general waste from maintenance, offices and amenities. Until collection, these wastes would be stored in bulk bins, mobile garbage bins and other appropriate containers.
84.	Where else does this company run similar facilities?	Plasrefine Recycling does not currently have any other facilities at present.
85.	Are you aware that the council that you've had discussions with are under investigation?	Refer answer to item 49.
86.	Where will contaminated plastics be disposed? Will it add to landfill within the Wig Shire?	<p>All waste generated during operation would be managed using the waste hierarchy approach of avoidance and reuse before consideration is given to disposal. Operational waste generated by staff would be source separated to recover recyclable materials and divert wastes from landfill. Process waste including wastewater would be reduced as far as practicable through on-site treatment and re-use in processing activities.</p> <p>All wastes would be managed in accordance with the waste provisions contained within the POEO Act and other relevant legislative and policy requirements.</p>

#	Question - Other	Answer
		Should waste be found to be unsuitable for re-use or recycling, disposal methods would be selected based on the classification of the waste material in accordance with the <i>Waste Classification Guidelines</i> .
87.	When will we be able to comment on proposal?	The EIS will be placed on public exhibition by the NSW DPIE for a minimum of 28 days. During this period, local residents, stakeholders and members of the wider community will be able review the EIS and are invited to make submissions.
88.	What safety provisions will be made for employees working inside the closed facility? - toxic fumes, chemicals etc.	Any emissions from processes would be released within the enclosed buildings at concentrations that would comply with relevant workplace exposure standards for chemicals.
89.	Where will environment impact study be available?	The EIS will be made available for viewing on the DPIE Major Projects and Plasrefine Recycling websites.
90.	Can you confirm the submission date for the EIS?	Refer answer to item 82.
91.	How many of you would be happy to buy the homes neighbouring this facility?	Refer answer to item 40.
92.	So this factory is going to go 24 hours a day? How many days a week?	Plastics recycling and reprocessing would occur seven days per week, 24 hours per day. Waste delivery would take place on weekdays only, between 7am and 6pm.
93.	Who is the GHD employee who said that this will put Moss vale on the map? And was he actually serious?	<p>Whilst the overall benefits of the proposal to the state of NSW include diverting waste from landfill, increasing resource efficiency and improved sustainability through the recycling and recovery of plastics, specific benefits to Moss Vale and the broader Wingecarribee Shire LGA include:</p> <ul style="list-style-type: none"> - Job creation: the proposal is expected to create up to 200 jobs at the peak of construction and up to 140 new long-term jobs in the resource recovery sector once at full scale operation - Stimulate the local economy: the proposal would increase economic activity in the Southern Highlands region with potential increases in trade at local businesses and increased demand for construction related goods and services - Drive innovation: the proposal includes advanced automated sorting and processing technologies but also includes a products manufacturing lab to conduct recycling research and product development to further drive innovation in plastics recycling - Provide education: the proposal would include facilities to enable educational activities for school groups and other interested parties to be carried out (and learn about plastic waste, plastic recycling and turning wastes into valuable resources).
94.	What height of buildings are planned?	Refer answer to item 16.
95.	Is there any intent to supply and train local people?	Subject to the obtaining of development consent, suitably experienced staff from Australia would be employed to operate the facility in accordance with the development consent and the EPA licence conditions. In addition, Plasrefine Recycling is open to preparing a Local Employment Strategy which would include consulting with local training providers.

#	Question - Other	Answer
96.	How long is construction estimated to take?	<p>An indicative construction strategy has been developed, based on the current design, to be used as a basis for the environmental assessment. Detailed construction planning, including programming, work methodologies and work sequencing, would be undertaken subject to approval, and once construction contractor(s) have been engaged. It is estimated that the proposal would take about 15 months to construct and commission. Construction would consist of three key stages. The first stage (about one month) would involve early works and site establishment. The second and main stage (about 11 months) would include:</p> <ul style="list-style-type: none"> - site clearance - bulk earthworks - civil works including water management infrastructure, internal roads, hardstand, parking areas, foundations, and slabs - building construction - installation of equipment and fit out - services installation - road access construction - restoration works and landscaping <p>The final stage (about three months) would include testing and commissioning.</p>
97.	How will Plasrefine maintain weeds in property once built?	The proposal includes a landscape plan which proposes perimeter planting and screening. Vegetation management including weed removal and control would be part of operation of the site.
98.	Plasrefine's land is covered in weeds. Weeds spread to neighbouring properties. Can plasrefine rectify this?	Refer answer to item 97.
99.	Can you please explain how much of this facility will be automated? How many local jobs will this provide?	Refer answer to item 78.
100.	Are the investors shareholders foreign? More specifically, is this a Chinese backed initiative?	Plasrefine Recycling is an Australian registered company.
101.	Do shareholders in GHD have Australian citizenship and residence?	GHD is an employee-owned company with no external ownership. A large proportion of employee shareholders live and work in Australia.
102.	What is the name of the Australian company? Who owns it?	Plasrefine Recycling Pty Ltd is an Australian registered company owned by Australian residents.
103.	How will you ensure that any products made are not single use plastics?	On 16 November 2021, the NSW Government passed the Plastic Reduction and Circular Economy Act 2021. This legislation delivers on the government's commitment to ban certain problematic plastics, such as single-use plastics and address the problem of plastic waste.

#	Question - Other	Answer
		The facility would produce a variety of advanced plastic products from the recycled plastic pellets and flakes produced in Building 1. The exact products would be confirmed based on market demand but is anticipated to include things such as PET sheeting, plastic pallets, wood plastic composites, outdoor furniture, crates etc. Plasrefine Recycling fully supports the recent NSW Government announcement regarding the phasing out single-use plastics in NSW
104	GHD's project director said that Plasrefine have run/currently run operations of a similar size, scale and purpose overseas. Could you please forward us the details of these facilities ASAP.	<p>The proponent is Plasrefine Recycling.</p> <p>Mr Lyu is one of the proposal's investors who operates a number of similarly sized and scaled industrial facilities.</p>
105	Is the CCP going to run this facility?	No.
Community comment	If you want to become an effective communicator you will have to slow down your speech so that we can hear what you are saying - your choice.	
Community comment	Concerns about ethics of developer regarding: Environment, democracy and human rights.	
Community comment	Unlock the potential of the Southern Highlands! More like destroy the potential of the Southern Highlands. The trucks alone will stop people visiting Moss Vale will be cut off from Berrima and many parts of Southern Highland. Berrima has won an award for best small town in Australia. 400 trucks through our village everyday will destroy our community.	
Community comment	Request for economic impact assessment to area; concern about impact to Moss vale as tourism destination.	
Community comment	The rezoning and initial consultation was with a demonstrated inept council now under administration.	
Community comment	Overall great project. Wrong location. Appears covert Covid development.	
Community comment	Beijing has no experience in plastic. They have been taken to court for anti-environmental practice.	
Community comment	So this will be the largest processing plant of its kind in Australia - Almost double Melbourne.	
Community comment	Protect Riparian Zone.	
Community comment	It's a waste of time as we can hear nothing	
Community comment	We are Australian shareholders of GHD.	

Air Quality

#	Questions – Air Quality	Answer
1	Will you be burning plastic?	<p>Plastics will not be burnt at the facility.</p> <p>Plastics recycling consists of seven main processes:</p> <ol style="list-style-type: none"> 1. Delivery of mixed plastic feedstock by truck to the site and unloading of plastics within the fully enclosed buildings 2. Sorting of plastics utilising sensors and optical, smart arm methods 3. Processing the plastics through a shredder to create flakes 4. Washing and sorting the flakes by size, colour and purity 5. Feeding the plastic flakes into a granulator to reshape the flakes into plastic pellets (some plastics will remain as flakes). This involves reshaping the plastic through heating and moulding (between 60 - 230 degrees Celsius temperature) 6. Reprocessing the flakes and pellets onsite into plastic products 7. Distribution of the finished products offsite to domestic and international customers.
2	Do we have guarantees of no fires, no plastic fumes and no chronic illness?	<p>Fire and Rescue NSW has been consulted on the proposed design and operation of the facility and the facility has been designed to operate in accordance with their NSW Fire and Rescue Guidelines..</p> <p>All processing and storage will take place inside enclosed buildings. Emissions from heating of plastics will be treated by air emissions treatment systems and will not be offensive or hazardous after this treatment.</p>
3	What is the best practice technology that Plasrefine is proposing to eliminate emissions as mentioned in the scoping report?	<p>Filters will be used to prevent dust or fumes being emitted to the environment from processing equipment, and to enclose equipment where small particles of plastics might be generated. This will minimise air emissions from these processes.</p>
4	What happens with plastic emissions in the highlands?	<p>The facility will operate similarly to manufacturing facilities such as injection moulding, fabrication companies and pipe manufacturers,. Similar facilities are currently located nearby, include Dux Manufacturing and Cromford Pipes.</p>
5	What emissions will be produced from this facility?	<p>The facility will produce low levels of noise, wastewater and air emissions..</p> <p>Noise levels from the facility will meet EPA standards for operating in this type of area, where there are residents living within a few hundred meters, because all operations will be enclosed within buildings. Noise impacts associated with trucks delivering baled plastics and collecting finished product will be minimized by</p>

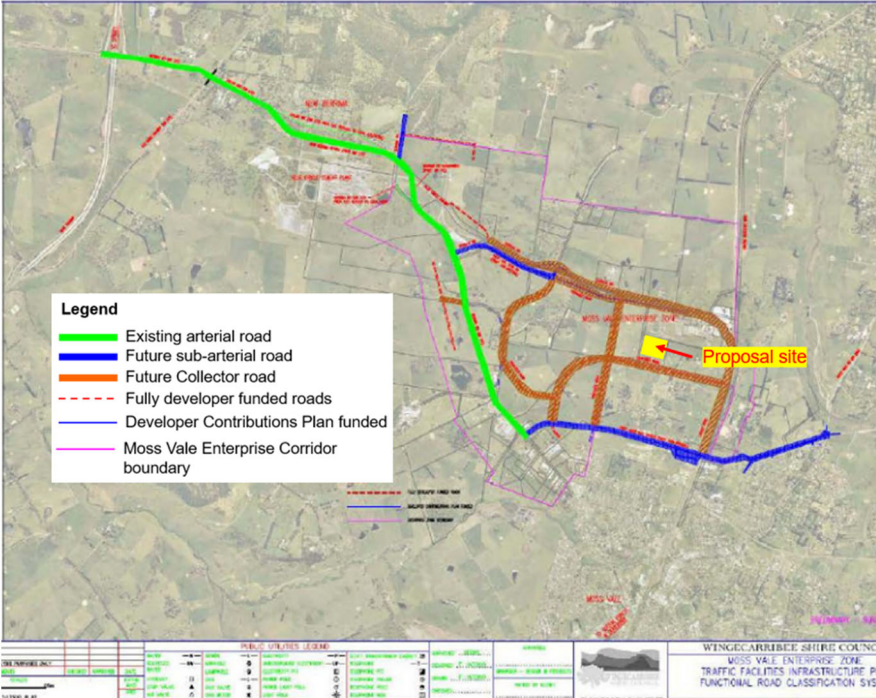
#	Questions – Air Quality	Answer
		<p>use of a new road that Plasrefine Recycling will build, to connect directly with Lackey Road and not use Beaconsfield Road.</p> <p>The predicted road traffic noise levels from the use of this new access road are compliant with the requirements specified in the <i>NSW Road Noise Policy</i>.</p> <p>Air emissions from processing activities will be treated within the buildings using filters. On this basis, the air quality and odour assessment concludes that the risks to air quality are low. Mitigation measures would be implemented to ensure low level emissions are maintained during operation. Wastewater from processing activities will be treated and re-used a number of times before being discharged to sewer.</p>
6	Will the factory emit dioxins in its emissions?	No dioxins will be emitted during heating of plastics for moulding, but volatile organic compounds will be emitted. However all emissions associated with heating of plastics will be treated using air emissions treatment systems, so that there will be minimal pollutant levels in the air leaving the filters.
7	How can the community be assured that the facility will contain all microplastics, dust and vapours?	Air emissions from processing activities will be treated within the buildings using filters. On this basis, the air quality and odour assessment concludes that the risks to air quality are low. Mitigation measures would be implemented to ensure low level emissions are maintained during operation.
8	Who is the regulatory body who will enforce the EPA guidelines? How often will this site be inspected?	The facility will be required to obtain and hold an Environment Protection Licence (EPL) issued by the NSW Environment Protection Authority (EPA). EPA officers may undertake periodic inspections of the facility. Licence renewals occur every 12 months and require submission of an Annual Return which reports on the environmental compliance of the facility.
9	What smells should we accept? And will they be harmful to us as adults, children and pets?	All processing and storage will take place within enclosed buildings with the use of air emissions treatment systems to capture odours and fumes. Odour impacts on the environment and surrounding lands are not expected.
10	Will you guarantee no change to our air quality?	Refer answer to item 2.
11	What does minimize air pollution mean?	Refer answer to item 3.
12	Can you tell us exactly what will be in the minimal emission released into the air?	The processes of crushing and granulation of plastic products are expected to result in generation particulate matter and heating of plastics to make pellets will result in volatile organic compounds. However both sources of emissions will be treated, so that there will be negligible emissions to air.
13	Air pollution from plastic recycling facilities elsewhere, have been found to be responsible for significantly increased reports of mucotaneous + respiratory symptoms among nearby residents. How can the community be assured that these negative side effects aren't going to occur?	<p>Without the detail of these facilities a direct comparison is not possible.</p> <p>Negative side effects will not occur with the proposed Plasrefine Recycling facility as all processing and storage will take place inside enclosed buildings, filters will be used to prevent dust or fumes being emitted to the environment from processing equipment, as well as the enclosure of equipment where small particles of plastics might be generated..</p>
14	Does the EIS take into account all the pollution caused by the heavy vehicles bringing the waste? What is the carbon impacts of his?	A greenhouse gas study is being prepared to consider the carbon emissions associated with transport of the plastics to site, as well as other greenhouse gas generating activities associated with plastics reprocessing. This is not yet completed.
15	How does GHD plan to minimise the release of microplastics into the environment? Given the Southern	Refer answer to item 2.

#	Questions – Air Quality	Answer
	Highlands experiences high winds, for at least 6 months every year.	
16	How much formaldehyde will be emitted and where will it go?	No formaldehyde is expected to be emitted. Any fumes resulting from heating of plastics will be captured by air emissions treatment systems.
17	There's no mention of smelting the plastic. What's the plan?	The smelting of plastic is not proposed.
18	What are the main chemicals stored on site and what controls are in place for: Spills, Fire and venting?	<p>A preliminary risk screening has been prepared in accordance with the requirements of State Environmental Planning Policy No. 33 Hazardous and Offensive Development which has considered all chemicals stored on site.</p> <p>A patented disinfectant solution is proposed to be used as part of the plastics recycling operation in Building 1. The solution comprises tea tree oil, essential oils and other natural plant-based ingredients plus 0.0015% turpentine by volume. As the turpentine content of the solution is so small, it is not classed as a dangerous good under the <i>Australian Code for the Transport of Dangerous Goods by Road & Rail</i>.</p> <p>Chemicals used for operation of the wastewater treatment plant would include:</p> <ul style="list-style-type: none"> – polyacrylamide (PAM) – polyaluminium chloride (PAC) <p>PAM and PAC are two types of water flocculants, and neither are classed as dangerous goods under the <i>Australian Code for the Transport of Dangerous Goods by Road & Rail</i>.</p> <p>The SEPP 33 screening thresholds for the on-site storage of dangerous goods or transport movements are not applicable as none of the proposed chemicals are classed as dangerous goods. As no dangerous goods are proposed to be stored on-site, the proposal is not considered to be potentially hazardous. Similarly, as there would be no site movements for delivery of dangerous goods, the transport of chemicals is also not considered to be potentially hazardous.</p> <p>All of the combustible waste stockpiles would be located within the western portion of Building 1. Each stockpile would be separated by a concrete wall with a height one metre greater than the maximum stockpile dimension and extend for two metres beyond the stockpile width. This would be in accordance with Fire and Rescue NSW Guidelines.</p> <p>No combustible stockpiles would be located in Building 2. No external stockpiles are proposed.</p>
19	Where will the toxic waste be disposed? How?	No toxic waste will be generated or stored on site.
20	What temperature will the plastic be heated at to make new products?	Temperatures at which different plastics can be formed vary. The moulding temperature of polyethylene is 180-205 degrees Celsius, while PET requires higher temperatures - approximately 270 degrees Celsius. Injection moulding of polypropylene can take place at about 60 degrees Celsius.
21	Is the waste plastic going to be incinerated on site? If so, what protections from toxic by-products of incineration?	Refer answer to item 1.
22	We are a tourist area; will tourists still want to come and stay with the stench of burning plastic?	Refer answer to item 1.

#	Questions – Air Quality	Answer
		<p>Whilst the overall benefits of the proposal to the state of NSW include diverting waste from landfill, increasing resource efficiency and improved sustainability through the recycling and recovery of plastics, specific benefits to Moss Vale and the broader Wingecarribee Shire LGA include:</p> <ul style="list-style-type: none"> – Job creation: the proposal is expected to create up to 200 jobs at the peak of construction and up to 140 new long-term jobs in the resource recovery sector once at full scale operation – Stimulate the local economy: the proposal would increase economic activity in the Southern Highlands region with potential increases in trade at local businesses and increased demand for construction related goods and services – Drive innovation: the proposal includes advanced automated sorting and processing technologies but also includes a products manufacturing lab to conduct recycling research and product development to further drive innovation in plastics recycling – Provide education: the proposal would include facilities to enable educational activities for school groups and other interested parties to be carried out (and learn about plastic waste, plastic recycling and turning wastes into valuable resources).
23	How can fast acting roller doors possibly prevent the escape of: Smell from rotting mixed plastic bales and heated plastic, noise from truck engines, reversing, vibrating machinery, forklifts and emissions from all of the above as well as toxic fume and plastic particles? Note: None of this will be monitored.	<p>All storage and processing will take place within the buildings. A ventilation system will be used in the storage area to prevent any odours from escaping from the building, in the unlikely event that they are generated. The plastic feedstock will not be rotting, and it will be baled plastics produced by material recovery facilities (MRFs), not unprocessed waste. The doors will each open for a short period to allow trucks to reverse in and drive out, during which time the ventilation system will be operating.</p> <p>Filters will be used to prevent dust or fumes being emitted to the environment from processing equipment, and to enclose equipment where small particles of plastics might be generated. All processing and storage will take place inside enclosed buildings.</p> <p>A noise study has been conducted, which shows that the facility would meet noise criteria set by the NSW EPA.</p>
24	What is the exact plan for ensuring that micro plastics are not released into the environment both atmospheric and land?	Refer answer to item 23.
25	If all operations are to be enclosed within the buildings with nothing expected to leave the facility as assured by SMJ at a previous engagement session how will the trucks be loaded and unloaded? Doors will need to be opened and closed many times each day and emissions will therefore escape into the atmosphere to be carried some distance on the almost daily prevailing westerlies.	<p>Refer answer to item 23.</p> <p>With reference to the response to question 28 in the Traffic questions, further consideration of the types of trucks servicing the site has identified that 20 tonne trucks are more likely to be used and therefore the draft Traffic and Transport Assessment has been updated to assess 50 trucks accessing the site per day (Monday – Friday). This would result in 100 truck movements per day (Monday – Friday 7am – 6pm). No trucks are proposed to access the facility on Saturday or Sunday.</p> <p>This equates to 3 trucks an hour (6 movements).</p>
Community comment		Complying with NSW Biodiversity act * Concerns that toxic emissions will have impact on the wider environment: - Human Health, Flora & Fauna

#	Questions – Air Quality	Answer
Community comment	Pollution increase	
Community comment	Melting plastics still counts as burning, even if its being re-used. It's still letting chemicals inti the air around us.	

Traffic

#	Questions - Traffic	Answers
1	Could you confirm your access road during build and when operating?	<p>1. Construction phase</p> <p><u>Construction of Braddon Road and the new East West extension to Lackey Road (the new road)</u></p> <p>Access to construct the new road will be via Beaconsfield Road (the existing road access to the site). Construction of the new road is expected to take 1- 2 months.</p> <p><u>Construction of the plastics recycling and reprocessing facility (the facility)</u></p> <p>Construction of the facility will occur after completion of the new road (Braddon Road and the new East West extension to Lackey Road) and will use the new road for site access. Beaconsfield Road will not be used to construct the facility.</p> <p>2. Operational phase</p> <p>Heavy vehicle (truck) access to the site will be via the new road (Braddon Road and the new East West extension to Lackey Road). Beaconsfield Road will not be used for heavy vehicles during operations.</p>
2	What is the logic of routing the traffic down Berrima Road, Oldbury Street and Old Hume Hwy?	<p>The primary access route is Berrima Road through to Douglas Road, then Lackey Road. This route is identified in Council's Moss Vale Enterprise Corridor Road Network Plan as an existing arterial road and future collector road.</p> 
3	If Beaconsfield Road is used by semi-trailer trucks, is the road going to be widened from the bottom of the hill to the site of development? Approximately 15 children use the road to get to the bus for school. There are no footpaths.	<p>Refer answer to item 1. Use of Beaconsfield Road is only proposed to construct the new access road, which is expected to take 1-2 months.</p> <p>A Construction Traffic Management Plan (CTMP) will be prepared prior to the commencement of works with site induction for construction personnel being undertaken to outline the requirements of the CTMP. The aim of the CTMP is to maintain the safety of all workers and road users within the vicinity site and the following are the primary objectives:</p> <ul style="list-style-type: none"> – To minimise the impact of the construction vehicle traffic on the overall operation of the road network.

#	Questions - Traffic	Answers
		<ul style="list-style-type: none"> – To provide continuous, safe and efficient movement of traffic for both the general public and construction workers. – Installation of appropriate advance warning signs to inform users of the changed traffic condition. – To provide a description of the construction vehicles and the volume of these construction vehicles accessing the construction site. – To provide information regarding the changed access arrangement and also a description of the proposed external routes for vehicles, including the construction vehicles accessing the site. – Establishment of a safe pedestrian environment in the vicinity of the site. This can include scheduling deliveries via semi-trailers to avoid school start and finish times.
4	Why trucks? It should be rail only.	The source of the plastic feedstock will come from a number of regions within NSW that are not all accessible via rail. Even if rail was possible for a portion of the route, semi-trailers would still need to transfer the feedstock from a rail siding to the site.
5	Why has the traffic route using Oldbury Street, Berrima been removed from this presentation?	<p>Feedback from one of the community webinars identified that the haulage route was not shown correctly on the plan, and this has now been corrected.</p> <p>The proposed haulage routes for heavy vehicles are:</p> <p>From Sydney: Hume motorway, Medway Road, Taylor Avenue, Berrima Road, Douglas Road/Collins Road, Lackey Road and the proposed new access road.</p> <p>From Canberra: Hume motorway, Old Hume Highway, Taylor Avenue, Berrima Road, Douglas Road/Collins Road, Lackey Road and the proposed new access road.</p> <p>From Wollongong: Princes Highway, Mount Ousley Road, Picton Road, Hume motorway, Medway Road, Taylor Avenue, Berrima Road, Douglas Road/Collins Road, Lackey Road and the proposed new access road.</p> <p>These are approved routes for use by heavy vehicles.</p>
6	Why is this project not using trains instead of trucks?	Refer answer to item 4.
7	Why not transport the plastics by rail?	Refer answer to item 4.
8	Rail vs road. Why not use rail?	Refer answer to item 4.
9	Do you have written consent from Wingecarribee Council to access block via Beaconsfield Road for construction of road and recycling facility? If so, may we see it?	<p>Written consent from Council to use Beaconsfield Road for construction of the new access road is not required. Beaconsfield Road is a public road and is the current lawful access to the site.</p> <p>Council has indicated in meetings with GHD that it did not oppose the use of Beaconsfield Road for construction of the new access road from Lackey Road.</p>
10	Traffic is unacceptable for a narrow bend-ridden lane like Oldbury Street. Will you raise the tonnage?	Refer answer to item 2 and 5.
11	Can Access Road start at Lackey Road?	Yes, this is the start of the proposed new east-west Braddon Road.
12	What will the percentage increase in traffic entering the area be? Traffic from Sydney, Canberra, Goulburn, Campbelltown?	Feedstock is expected to be sourced from a wide geographic region including Sydney, Wollongong, Canberra and the Southern Highlands/local area. The quantity of feedstock supplied from each of these regions would affect the number of heavy vehicle movements coming from any given region and would be determined during future stages of the proposal.
13	Where will the truck movements from the south	Refer answer to item 5.

#	Questions - Traffic	Answers
	coast and Wollongong come to your site? It's not going to go down the Hume Highway.	
14	Who owns the land Braddon Road is on? Is the land being resumed or acquired?	The western section of Braddon Road (west of Beaconsfield Road) is owned by the Council. The eastern section of the new access road is owned by the Garvan Institute. This land will need to be acquired to build the new public road.
15	Why is it only proposed to build Braddon Road and not a definitive commitment? Beaconsfield Road is not at all available.	The terminology 'proposed' when used in the context of an Environmental Impact Statement refers to a commitment by the proponent, subject to the EIS being approved by the relevant consent authority.
16	Are you proposing to use the 'Moss Vale Bypass' as an access route?	This is yet to be determined, however, if and when the Moss Vale Bypass is operational, heavy vehicles could use this access from the east or south.
17	Will there be traffic lights at the Braddon Road junction?	The Traffic and Transport Impact Assessment has not identified the need for traffic lights at this intersection, however there may be a need for a short designated right turn lane to be provided to enable heavy vehicles to wait to turn. This will be assessed as part of detailed design.
18	Will Taylor Avenue and New Berrima be used as a thoroughfare from the Hume Motorway for these trucks?	Refer answer to item 5. Taylor Avenue is a designated heavy vehicle route and has been included as part of the proposed haulage route in the EIS.
19	Why is it proposed to use Olbury Street to access plant?	Refer answer to item 5.
20	Are you proposing to use Oldbury Street to access Berrima Road?	Refer answer to item 5.
21	Has a right of way been granted by the Garvan Institute? What If Council refuses to compulsories acquire?	The alignment of the proposed new public road is consistent with Council's Moss Vale Enterprise Corridor Development Control Plan (August 2008) which identifies a future 'collector road' in this location. The western section of Braddon Road (west of Beaconsfield Road) is owned by the Council and is already reserved for the purpose of a public road. Discussions are taking place with the landowner of the eastern section of the proposed new public road (the Garvan Institute of Medical Research). Approval to construct and use the road is being sought as part of the development application.
22	If you cause wear and tear to the roads, will we have to pay for it? Or are we expected to contribute money to damage?	State Roads are managed and financed by Transport for New South Wales (Roads and Maritime Services Division) and Regional and Local Roads are managed and financed by the respective Council. Plasrefine Recycling will be building a new public road at its own cost for the proposal, which can be used by the local community and businesses to access the Moss Vale Enterprise Corridor/ Southern Highlands Innovation Precinct and surrounding lands.
23	Does Plasrefine have legal access from Lackey Road?	Refer answer to item 21.
24	What are the essential pathway's to your site to get to?	Refer to answer item 5.
25	How are we able to make a right hand turn out of Bulwer Road with a horse float? It has a blind corner,	Bulwer Road is not included in the proposed haulage route for construction and operation of the proposal.

#	Questions - Traffic	Answers
	and I am worried about the trucks.	
26	How can this plant not impact the surrounding environment with 45 (Heavy) truck movements each day?	<p>The public roads to be used are designed to accommodate heavy vehicles. The following is an extract from Council's Moss Vale Enterprise Corridor Development Control Plan (August 2008):</p> <p>Moss Vale Enterprise Corridor – Road Classification System and Access Rules</p> <p>The road system within the Moss Vale Enterprise Zone and the key roads connecting it to the surrounding network, has been proposed to meet the requirements of movement and access in a safe and efficient manner. The long term strategic road layout and classification system is shown on Plan 2080-CLASS.</p> <p>Traffic network modelling and intersection analysis has been undertaken to ensure that the proposed road network will operate with efficiency (to at least Level of Service C, or better, at 2031 projected volumes), especially at all key intersections, most of which are proposed single or dual land roundabouts.</p> <p>The proposed network has been developed to provide efficient access between all parts of the Enterprise Zone and the surrounding network, favouring access to the Hume Freeway via Berrima Road and Taylor Ave. the network will be physically developed, progressively, mostly determined as traffic volumes increase "triggering" efficiency improvements.</p>
27	What is the full route from proposed site to the Hume Motorway? (Not Hume Highway)	Refer answer to item 5.
28	How do 480 Vehicles each day get onto Lackey Road?	<p>The proposed heavy vehicle haulage route for operation of the proposal is: Hume motorway, Old Hume Highway, Taylor Avenue, Berrima Road, Douglas Road/Collins Road, Lackey Road and the proposed new access road.</p> <p>The draft Traffic and Transport Assessment prepared to inform the Environmental Impact Statement was based on 80-100 trucks accessing the site a day (Monday – Friday). This was a conservative estimate using initial estimates of 10 tonne average loads in trucks delivering material and removing products.</p> <p>Further consideration of the types of trucks servicing the site has identified that average loads of 20 tonnes in trucks are more likely to be used and therefore the draft Traffic and Transport Assessment has been updated to assess 50 trucks accessing the site per day (Monday – Friday). This would result in 100 truck movements per day (Monday – Friday 7am – 6pm). No trucks are proposed to access the facility on Saturday or Sunday.</p> <p>This equates to 3 trucks an hour (6 movements).</p>
29	Are heavy vehicles really going to travel up Bulwer Road? I walk that road and there are a number of areas where you cannot see the traffic coming?	Bulwer Road is not included in the proposed haulage route for construction or operation of the proposal.
30	How does GHD plan to mitigate the traffic issues in Moss Vale where the roads are already under stress?	Wingecarribee Shire Council has plans in place to alleviate traffic issues in the area, including the Moss Vale Bypass, with the road and bridge design due for completion in 2023.
31	The truck numbers you quoted in movements or single trips?	Refer answer to item 28.
32	Why is the alternate access route deemed a better option than Beaconsfield Road? It is not fit for purpose for 200 trucks a day and it has residents on it.	<p>Engagement with the Council and local community during preparation of the Environmental Impact Statement has identified that the use of Beaconsfield Road by heavy vehicles associated with the operation of the facility is not supported.</p> <p>As noted in the response to item 21, the alignment of the proposed new public road is consistent with Council's Moss Vale Enterprise Corridor Development Control Plan (August 2008) which identifies a future 'collector road' in this location.</p>

#	Questions - Traffic	Answers
33	How do you propose to get permission to route trucks through Oldbury Street when it has a 10 tonne limit?	Refer answer to item 5.
34	How will trucks entering via Lytton Road and Beaconsfield Road negotiate the narrow width Pavement - 5.4m at northern end of Beaconsfield Road (785m)	<p>Lytton Road is not included within the proposed haulage route for the proposal (refer answer to item 5).</p> <p>The draft Traffic and Transport Assessment has assessed potential impacts on Lytton Road and Beaconsfield Road and has found that the road network has sufficient mid-block capacity and would be able to cater for traffic flow associated with potential construction, with negligible impact to road operation.</p> <p>Following the construction of the new access road, site construction access would utilise the Lackey Road and newly constructed access road.</p> <p>A Construction Traffic Management Plan (CTMP) will be prepared prior to the commencement of works with site induction for construction personnel being undertaken to outline the requirements of the CTMP. The aim of the CTMP is to maintain the safety of all workers and road users within the vicinity site and the following are the primary objectives:</p> <ul style="list-style-type: none"> – To minimise the impact of the construction vehicle traffic on the overall operation of the road network. – To provide continuous, safe and efficient movement of traffic for both the general public and construction workers. – Installation of appropriate advance warning signs to inform users of the changed traffic condition. – To provide a description of the construction vehicles and the volume of these construction vehicles accessing the construction site. – To provide information regarding the changed access arrangement and also a description of the proposed external routes for vehicles, including the construction vehicles accessing the site. – Establishment of a safe pedestrian environment in the vicinity of the site. This can include scheduling deliveries via semi-trailers to avoid school start and finish times. <p>Access and egress would primarily be prior to both the AM and PM peak hour periods as construction activity generally would commence at 7:00 am and finish by 4:00 pm on weekdays.</p>
35	How will roads around and used by the plant be maintained with an extra 45 heavy vehicles using them all day?	Refer answer to item 22.
36	The Garvan 'Mouse House' is not accessed from Beaconsfield Road. Why must this be accessed from a quiet suburban road?	Refer answer to item 1.
37	What is the route from the Hume Highway to the plant? Each street.	Refer answer to item 5.
38	What route will heavy trucks take to get to Beaconsfield Road from Wollongong and Canberra?	Refer answer to item 5.
39	Has Council approved Beaconsfield Road as access for construction?	Refer answer to item 9.
40	Has Plasrefine acquired ownership of the private	Refer answer to item 21.

#	Questions - Traffic	Answers
	access route from Lackey Road?	
41	Why was the access from Douglas Road via the northern section of the Paper Road to the N/E Corner of the property not considered? No issue with railway?	<p>Three options for access were considered and assessed during development of the proposal. These include:</p> <ul style="list-style-type: none"> – Option 1: Beaconsfield Road to Braddon Road (utilising the existing access and “paper road”). – Option 2: New east-west road along the southern boundary of the ABR site connecting the “paper road” (Braddon Road) with Lackey Road – Option 3: New north-south road originating along the western boundary of the site and connecting with Douglas Road in the north. This is the option you mention. <p>Accessing the proposal site to/from the north (Douglas Road) was Option 3. During consultation with Council, Option 3 was found to be the least preferred due to the need for heavy vehicles to carry out a hook turn across a level rail crossing with the Berrima Branch Line. Reference was made to <i>Level crossing safety - Transport for NSW and National Railway Level Crossing Safety Strategy 2010-2020</i> specifically, that level crossing collisions between trains and vehicles are a major road safety risk.</p> <p>In addition, road access Option 3 would result in impacts to nine <i>Eucalyptus macarthurii</i> which is an endangered species under the <i>Biodiversity Conservation Act 2016</i> (NSW) (BC Act) and <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth) (EPBC Act), and require crossing a watercourse.</p>
42	Why not use the existing railway to transport the plastic waste to the refinery?	Refer answer to item 4.
43	Will lorries use Beaconsfield Road to get to your factory?	Refer answer to item 1.
44	What is the planned route for trucks coming from Canberra, given that they can't turn right from the freeway onto the Medway roundabout? Will they travel along the old Hume Highway through Sutton Forest and down Argyle Street to Lackey Road?	Refer answer to item 5.
45	If Plasrefine is intending to make parking room available for their 20 company trucks, where do all the incoming semis go whilst waiting to unload or reload onto local streets in queues	There will be significant queuing space included on site, with the internal ring roads provided.
46	How can you protect the safety of local residents, pedestrians, drivers and the truck drivers themselves by putting 200 heavy vehicles per day on our narrow local roads? One movement every three minutes? How will you compensate ratepayers for the destruction of our local road system?	<p>The draft Traffic and Transport Impact Assessment prepared to inform the EIS has been updated to assess up to 50 trucks per day carrying loads averaging 20 tonnes each accessing the site per day (Monday – Friday). This would result in up to 100 truck movements per day (Monday – Friday 7am – 6pm). No trucks are proposed to access the facility on Saturday or Sunday.</p> <p>This equates to 3 trucks an hour (6 movements).</p> <p>Traffic modelling undertaken as part of the Traffic and Transport Impact Assessment indicates that the analysed intersections have an acceptable Level of Service with spare capacity.</p> <p>The roads proposed for transport of material to site, and from site are designated heavy vehicle roads. Beaconsfield Road will not be used as an access road during operation.</p> <p>The maximum number of heavy vehicles per day will be of the order of 50, not 200 - refer answer to item 28.</p>

#	Questions - Traffic	Answers
47	Which trucking company will Plasrefine use and what is their safety record?	No specific trucking company has been chosen.
48	How will Plasrefine remediate the damage and impact on local roads such as: Beaconsfield Road (during construction) and Lackey Road (during operation)? Lackey Road frequently floods during mild rain events and is barely wide enough for a car and semi-trailer to pass at points... Will this fall on Wingecarribee Shire?	<p>The provisions of section 7.11 (formerly s94) of the Environmental Planning and Assessment Act 1979 relate to 'contribution towards provision or improvement of amenities or services' and enable councils to obtain development contributions from developers as a means for funding local infrastructure and services that are required as a result of new development.</p> <p>Council will seek a Section 94 levy from this and other future projects within the Moss Vale Enterprise Corridor that it can use for road maintenance.</p> <p>Lackey Road and the new road are public roads, which Council is required to maintain.</p>
49	Why has the current transport route been chosen when Oldbury Street, Berrima has an under 10 tonne load limit? Who will enforce the use of this route rather than the more direct use of the Illawarra Highway (from Canberra) and through the main street of Moss Vale to Lackey Road and Taylor Avenue, New Berrima (for Canberra and Sydney)?	Refer answer to item 2.
50	What is plan B for access if the proposed Braddon Road construction isn't possible due to land acquisition issues?	<p>The alignment of the proposed new public road is consistent with Council's Moss Vale Enterprise Corridor Development Control Plan (August 2008) which identifies a future 'collector road' in this location.</p> <p>It will be possible either through negotiated purchase, or compulsory acquisition by Council.</p>
51	How will residents of the east end of Oldbury Street safely access the west end with a constant stream of travels?	Refer answer to item 2 and 5.
52	Why would you deviate over 1/2 a kilometre up Oldbury Street which is a local access Road when the main road comes off the highway into Taylor Avenue?	Refer answer to item 2 and 5
53	Are the trucks and drivers transporting the plastic waste from sorting facilities owned by Plasrefine?	This has not been determined yet.
54	How do you propose to overcome safety issues of no footpaths on Oldbury Street, Berrima?	Refer answer to item 2 and 5.
55	Who will be paying for the new road leading to the facility?	Plasrefine Recycling would build the new public road at its own cost.

#	Questions - Traffic	Answers
56	200 travelers per day, at say 15 tonnes per truck is equal to 3000 tonnes per day equals 15000 tonnes over a 5 day week. Where will this much plastic waste come?	<p>The source of the plastic feedstock will come from a number of regions within NSW.</p> <p>Further consideration of the types of trucks servicing the site has identified that average loads of 20 tonnes are more likely to be used for trucks delivering material or removing products and therefore the draft Traffic and Transport Assessment has been updated to assess up to 50 trucks accessing the site per day (Monday – Friday). This would result in up to 100 truck movements per day (Monday - Friday). No trucks are proposed to access the facility on Saturday or Sunday.</p> <p>This equates to 3 trucks an hour (6 movements).</p>
57	Why buy land with no safe heavy vehicles access?	<p>Beaconsfield Road provides the existing lawful access to the site. Early traffic studies indicated that heavy vehicles could safely access the site subject to minor road improvement works (including widening of the road shoulder).</p> <p>However, Plasrefine Recycling has considered feedback received from the community and stakeholders and does not propose to use Beaconsfield Road for operation, instead building a new public road from Lackey Road, at its own cost, to service the site (and other adjacent sites).</p>
58	During construction of Access Road have you considered the preschool and the number of school children who have to walk to catch the school bus at Lytton Road Corner? And the road is not capable as it will be a nightmare to young mothers taking kids to preschool.	These concerns are noted. Refer answer to item 34.
59	Will trucks be travelling on Taylor Avenue through the village of New Berrima?	Yes, this is a designated heavy vehicle route.
60	Is there an easement for proposed road?	Refer answer to item 21.
61	Will Beaconsfield Road be used at all? Including during the construction of the site?	Refer answer to item 1.
62	Why have you chosen Oldbury Road for trucks access to site?	Refer answer to item 2 and 5.
63	Why have you selected Oldbury Street, Berrima instead of Taylor Street, New Berrima?	Refer answer to item 2 and 5.
64	Where is the proposed new road for entry?	Refer answer to item 1.
65	Why is the Taylor Avenue route to the site not being used?	Refer answer to item 2 and 5.
66	Why not use railway transport?	Refer answer to item 4.
67	How do you get 480 heavy trucks a day into the building without toxic emission escaping when doors open?	<p>There will not be 480 trucks per day. There will be approximately 50 trucks (100 truck movements per day (Monday to Friday only)), with no trucks on weekends.</p> <p>Refer answer to item 28.</p>
68	What strategies are planned for delays and trucks lining up?	Refer answer to item 45.

#	Questions - Traffic	Answers
69	Why Beaconsfield Road?	Refer answer to item 1.
70	How will trucks from Wollongong/Canberra access the site without using Argyle Street in Moss Vale?	Refer answer to item 5.
71	If it was determined access from Beaconsfield Road was not a suitable access, why is Oldbury Street? There has been no consultation with landholders along this road for comments - Why not?	Refer answer to item 2 and 5.
72	The traffic infrastructure is inadequate. A truck every 2 drivers. Where will they be queued? Why wait for a road development? Road improvements should be step 1.	<p>Further consideration of the types of trucks servicing the site has identified that 20 tonne loads are more likely to be used for trucks delivering material and removing products and therefore the draft Traffic and Transport Assessment has been updated to assess up to 50 trucks accessing the site per day (Monday – Friday). This would result in up to 100 truck <u>movements</u> per day (Monday – Friday 7am – 6pm). No trucks are proposed to access the facility on Saturday or Sunday.</p> <p>This equates to 3 trucks an hour (6 movements).</p> <p>There is significant queuing space on site through the internal ring roads provided.</p>
73	Why is the proposed traffic route along Oldbury Street and not Taylor Avenue? This is a 10 tonne limited road, passing heritage buildings? Also, it is not the direction.	Refer answer to item 2 and 5.
74	Your scope says 6 semi-trailers - You stated these would be 80 - 100 trucks. We have heard 150. What is the figure?	Refer answer to item 72.
75	Could trains be an option rather than trucks?	Refer answer to item 4.
76	What is/are the route/s to the proposed new road? What is the suitability of trucks on these other roads?	Refer answer to item 2 and 5.
77	Email haulage routes?	Refer answer to item 2 and 5.
78	Given that MV (Moss Vale) already has bad traffic problems, how are you going to encourage an extra 480 traffic movements per day?	Refer answer to item 46.
79	If truck does 3 shifts per day, what hours is it operating?	Whilst the fully enclosed facility is proposed to operate 24/7, truck access to the site is proposed Monday – Friday during day-time hours only (7am – 6pm). No trucks are proposed to access the facility in the evening, at night or on Saturday or Sunday.
80	What is the exact route to be taken by the heavy vehicles both entering and exiting the facility, who it is	Refer answer to item 5.

#	Questions - Traffic	Answers
	<p>proposed will be transferring waste from:</p> <ul style="list-style-type: none"> a. Sydney b. Wollongong c. Canberra d. Melbourne 	

Community comments

- Oldbury Street has a 10-tonne limit on it. No heavy vehicles.
- Dramatic increase in traffic
- No traffic on residential roads -> TRUCKS
- Request for footpath along Beaconsfield Road, if used as access road.
- Concern for safety along Beaconsfield Road, if used as an access road.
- Old Hume Highway between roundabout and Berrima bridge will not hold heavy trucks
- Moss vale is going to be clogged if trucks are on residential streets.
- Truck movements from Wollongong mean truck movements through town.
- Trucks will be arriving and departing between the hours of 6am and 4pm. This is a ten our period, or 600 minutes. If you divide that number by 200 truck movements per day, that gives you one truck movement every 3 minutes.
- Traffic list all streets and roads used from Hume Motorway to the side for construction phase and operation
- Can you honestly say you adequately scoped the transport route for BOM Construction and operation? Beaconsfield Road is not a suitable route or its joining streets.
- A rail siding permits rail site transport and unloading without trucks
- I reject use of Beaconsfield Road. For construction or operations. Of proposed factories.
- The Moss Vale by-pass won't be built in our lifetime so you can rule that out as a route.
- 200 trucks per day is one every 3 minutes. "Fast acting roller doors" will be constantly opening! Noise + pollution.
- Truck drivers always take the shortest route.

Water

#	Question - Water	Answer
1	How much of our water are you going to take?	About 46.3 kilolitres per day of water would be sourced from a combination of rainwater harvesting and potable water supply connection to the mains. About 80% of this water can be sourced from roof water captured on site.
2	Why has your company been connected to a Chinese company what very little information is known about?	The proponent is Plasrefine Recycling Pty Ltd and is an Australian company. Plasrefine Recycling is using Chinese technology for processing, as Australia does not currently have this sort of equipment and technology available.
3	Your scope says 150,000 tonnes of plastic. Your project introduction slide says 120,000. Which one is it?	When the Scoping Report was prepared, in 2020, the plant size was not certain. Since that time, it has been reduced in size to 120,000 tonnes per annum capacity.
4	What will be the impact on 'ag', particularly dairy?	The proposal site is zoned IN1 General Industrial. Agriculture is prohibited in the IN1 zone so the development of the proposal site does not represent any loss of agricultural land.
5	Who is your client?	Refer answer to item 2.
6	What waste will there be and how will it be discarded?	About 10,000 tonnes per year of residues from the sorting process would require off-site landfill disposal. A further 9,000 tonnes per year of mostly filter cake residue from the on-site wastewater treatment plant would be sent off-site for disposal at landfill.
7	How will ground water be protected?	All processing will take place in buildings with concrete floors. This will prevent any contact with groundwater.
8	Where is this water coming from?	Refer answer to item 1.
9	What happens to the water after use?	About 5.8 kilolitres per day of sewage would be discharged to sewer via a new sewer connection. Up to 10 kilolitres per day of process water would be discharged to sewer from the wastewater treatment plant. 0.5 kilolitres of water per day would be lost through wastewater plant sludge (to landfill). Additionally, water from the washing process would be treated on-site at the wastewater treatment plant and once treated, reused back into the process.
10	What is the water consumption/use?	Refer answer to item 1.
11	What happens to your waste and wastewater?	Refer answer to item 9.
12	Can you guarantee there will be no impact on water table/surface water?	All processing will take place in buildings with concrete floors. This will prevent any contact with groundwater and surface water.
13	When there is another drought, and there will be water restrictions and the community will lose gardens and farms, Plasrefine's roof top catchment will not occur. So, will Plasrefine continue to draw 20,000 litres per day of our potable water supply?	Refer answer to item 1.
14	Where will the large volume of water come from?	Refer answer to item 1.

#	Question - Water	Answer
15	What testing will be done on water before returning to river systems?	There will be an environmental monitoring program. All water (which is either excess roof water or water from roads) will be treated before it is discharged to the watercourses. Preliminary water quality modelling undertaken in accordance with WaterNSW requirements indicates that the proposed treatment system would have a neutral or beneficial effect on water quality.
16	How much of your own water will you use?	Refer answer to item 1.
17	I am very concerned about potential negative impact on local water courses. How can we be assured that there are NO negative environmental impacts?	Refer answer to item 15.
18	What guarantee is there that water for drinking will not be contaminated?	Refer answer to item 15.
19	Will there be any type of water pollution and days where we can't use water as it may not be suitable?	Refer answer to item 15.
20	How many litres of water shortage in your tanks?	This is still to be determined. But it will be enough so that approximately 80% of the site water needs can be met from rainwater captured on site.
21	How much town water will the facility use each day? Where will the wastewater from processing go? How much?	About 46.3 kilolitres per day of water would be sourced from a combination of rainwater harvesting and potable water supply connection to the mains. Approximately 80% of the site water needs can be met from rainwater captured on site. About 5.8 kilolitres per day of sewage would be discharged to sewer via a new sewer connection. Up to 10 kilolitres per day of process water would be discharged to sewer from the wastewater treatment plant. 0.5 kilolitres of water per day would be lost through wastewater plant sludge (to landfill).
22	How will dirty unsuitable plastics be stored? How will Plasrefine deter/control rodents and other pests?	Dirty and unsuitable plastics would be stored in suitable bins on site that would prevent rodents and other pests from coming into contact with the waste.
23	How much water will be used daily?	Refer answer to item 21.
24	How much water will be captured/recycled and stored on site?	Refer answer to item 21.
25	How does Plasrefine propose to mitigate any overflow of water from the pond, during heavy rain, as mentioned in the scoping report, to avoid contamination of Sydney's water catchment?	All processing will take place in buildings with concrete floors. All water (which is either excess roof water or water from roads) will be treated before it is discharged to the watercourses. Preliminary water quality modelling undertaken in accordance with WaterNSW requirements indicates that the proposed treatment system would have a neutral or beneficial effect on water quality.
26	Close to 100% of water used will be contained on site. What happens to the water which WON'T be contained on site & how toxic will the water which runs off site be?	None of the water used for processing plastics will run off site. It will all be contained within the buildings. The majority of the water used on site will be recycled after being treated at the wastewater treatment plant. About 10 kilolitres per day will be discharged to the council sewerage system, where it will combine with sewage from the Moss Vale area and be treated at the Council sewage treatment plant. Any water discharged to sewer will meet the strict guidelines for trade wastes for contaminant levels, temperature and acidity.
27	How much water will be taken from the local catchment area for use in the processing of plastic?	Refer answer to item 21.
28	How will Plasrefine Recycling guarantee no wastewater from the plant will contaminate local waterways and drinking water?	Refer answer to item 26.

Appendix H

Example statutory consultation letter



27 January 2021

[Name]
[Role]
[Organisation]
[Address line 1]
[Address line 2]
[Email]

Dear [Name]

Proposed Moss Vale Plastics Recycling and Reprocessing Facility

Project background

Plasrefine Recycling Pty Ltd (Plasrefine Recycling) has commenced planning activities to construct and operate a plastics waste sorting, recycling and reprocessing facility in Moss Vale (the proposed facility). Plasrefine Recycling is a privately-owned Australian company which has been established to meet a need for local processing of mixed plastics, which have historically been exported to China and other countries or have been landfilled with other wastes.

The proposed facility would extract mixed plastics from waste, sort the plastics into different types, and convert the various plastics to flakes and pellets, which can then be manufactured into more advanced plastic products such as polyester fibres and resins. It would assist the state of New South Wales, the local council, industry and residents to close the loop on plastics, which is a key material in food and drink packaging that has not previously been managed sustainably.

The proposed facility, if approved, would be located within the Moss Vale Enterprise Corridor, a significant area of land between Moss Vale and New Berrima set aside for employment generating development under the Wingecarribee Shire Local Environment Plan 2010.

Environmental Impact Statement

GHD is currently preparing an Environmental Impact Statement (EIS) on behalf of Plasrefine Recycling to support a State Significant Development Application for the proposed facility. The EIS will include an assessment of the potential environmental impacts of the facility in accordance with the Secretary's Environmental Assessment Requirements (SEARs) (SSD-9409987).

The key purpose of the EIS is to assess the economic, environmental and social impacts of the project, and to help the community and government agencies make informed comments and decisions on the project. It will also assess the cumulative impacts of the project.

GHD is also undertaking community and stakeholder consultation regarding project development that will supplement the statutory consultation process undertaken by the Department of Planning, Industry and Environment.

Offer of a briefing and request for feedback

Consultation is an integral component of the project as it allows relevant government agencies to stay informed and provide feedback. It also allows the project team to integrate feedback from the agencies early into the EIS document preparation. The EIS Scoping Report and SEARs are attached to this letter for your information and reference.

As part of this process, we would like to offer your organisation a briefing. Please contact our Community and Stakeholder Engagement Advisor, Lauren Xuereb on 1800 810 680 or email community.input@ghd.com to arrange a teleconference at a time that is convenient.

Alternatively, if you would like to provide written feedback for consideration during the preparation of the EIS, please feel free to email us at community.input@ghd.com.

Sincerely
GHD

Lauren Xuereb

Community and Stakeholder Engagement Advisor
1800 810 680

Attachments:

A – EIS Scoping Report

B – Secretary's Environmental Assessment Requirements



ghd.com

→ **The Power of Commitment**

Appendix H

CIV Report

7 February 2022

GHD
Level 19, 133 Castlereagh Street
SYDNEY, NSW 2000

ATTENTION: LAURA YUM

**RE: MOSS VALE PLASTICS RECYCLING & REPROCESSING FACILITY
CAPITAL INVESTMENT VALUE ESTIMATE**

As per instruction dated 4th February 2022, Muller Partnership have updated the Capital Investment Value (CIV) for the Plastics Recycling & Reprocessing Facility in Moss Vale. We confirm the estimated CIV for the above project to be **\$88,120,922 (excl. GST)**.

The proposed development is estimated to create 200 new construction jobs & 140 new operational jobs (based on advice from GHD).

This estimate has been prepared in accordance with the EPAA 2000 and State Environmental Planning Policy (SEPP) 2011 with consideration for the Planning Circular PS 21-020 issued 2 December 2021 and 'TPP 09-7 (Policy Paper)' - Guidelines for estimating employment supported by the actions, programs and policies of the NSW Government.

Should you have any queries or require any further information please do not hesitate to contact the undersigned.

Yours faithfully

MULLER PARTNERSHIP

PETER DALLY - DIRECTOR

MOSS VALE PLASTICS RECYCLING & REPROCESSING FACILITY
CAPITAL INVESTMENT VALUE ESTIMATE

7 February 2022

CAPITAL INVESTMENT VALUE COST SUMMARY

Table below provides a breakdown of CIV cost:

Areas		Cost	Jobs		
Area	GFA (m2)	Aggregate Cost (\$)	Operational Jobs	Construction Jobs	Total Jobs
Building 1	22,848	17,951,442	140	120	260
Building 2	12,384	12,616,276	INCL	62	62
Site Office	1,875	3,287,425	INCL	8	8
Wastewater Treatment Plant	1,500	1,693,990	INCL	8	8
Pump House	31	77,500	INCL	2	2
Total	38,638	35,626,633	140	200	340

Demolition & Site Preparation	2,087,000
Site Infrastructure	9,558,033
Contractor Costs	5,672,600
Professional Fees	3,176,656
Special Plant & Equipment	32,000,000

Total CIV Cost: 88,120,922

KEY ASSUMPTIONS

- Please note that this estimate has been prepared for the purpose of authority review and is preliminary in nature. Muller Partnership can provide development budgeting, scenario estimating, cost planning, or similar services on request.
- The estimate of operational jobs is based on GHD advice and construction jobs from 'TPP 09-7 (Policy Paper)' - Guidelines for estimating employment supported by the actions, programs and policies of the NSW Government.
- This estimate has been prepared in accordance with the EPAA 2000 and State Environmental Planning Policy (SEPP) 2011 with consideration for the Planning Circular PS 21-020 issued 2 December 2021.

**MOSS VALE PLASTICS RECYCLING & REPROCESSING FACILITY
CAPITAL INVESTMENT VALUE ESTIMATE****7 February 2022**

DEFINITION OF CAPITAL INVESTMENT VALUE

Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- a) Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that Division.
- b) Costs relating to any part of the development or project that is the subject of a separate development consent or project approval.
- c) Land costs (including any costs of marketing and selling land).
- d) GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)

	Quantity	Unit	Rate	Total
1	DEMOLITION & SITE PREPARATION			\$2,087,000.00
2	BUILDING 1			\$17,951,442.00
3	Building 1 Construction Cost \$/m2 [22,848m2 GFA]	\$/m2	\$785.69	
4	BUILDING 2			\$12,616,276.00
5	Building 2 Construction Cost \$/m2 [12,384m2 GFA]	\$/m2	\$1,018.76	
6	SITE OFFICE			\$3,287,425.00
7	Office Construction Cost \$/m2 [1,875m2 GFA]	\$/m2	\$1,753.29	
8	WASTEWATER TREATMENT PLANT			\$1,693,990.00
9	Wastewater Treatment Plant Construction Cost \$/m2 [1,500m2 GFA]	\$/m2	\$1,129.33	
10	PUMP HOUSE			\$77,500.00
11	WEIGHBRIDGE			\$1,000,000.00
12	EXTERNAL WORKS & SERVICES			\$8,558,033.00
13	PRELIMINARIES, OVERHEADS & MARGIN			\$5,672,600.00
14	SUBTOTAL CONSTRUCTION COST [EXCL. GST]	SUBTOTAL	\$52,944,266.00	
15	CONSTRUCTION \$/m2 GFA [38,604m2]	\$/m2	\$1,371.47	
16	IDENTIFIED RISK ITEMS			
17	CONTINGENCY			
18	PROFESSIONAL FEES			\$3,176,656.00
19	SPECIAL EQUIPMENT			\$32,000,000.00
20	AUTHORITY FEES AND CONTRIBUTIONS			
21	ESCALATION			
22	G.S.T			
23	TOTAL PROJECT COST [EXCL. GST]	TOTAL	\$88,120,922.00	
24	PROJECT \$/m2 GFA [38,604m2]	\$/m2	\$2,282.69	
			Subtotal	\$88,120,922.00
			Adjustment	\$0.00
			Total	\$88,120,922.00

		Quantity	Unit	Rate	Total
1	DEMOLITION & SITE PREPARATION				\$2,087,000.00
1.1	Demolition				
1.1.1	Demolition	1	Item		EXCL
1.2	Site Preparation				\$2,087,000.00
1.2.1	Balanced cut to fill with excess to be utilised at Braddon Rd	57,400	m3	\$35.00	\$2,009,000.00
1.2.2	Tip fees	1	Item		EXCL
1.2.3	Site clearance	78,000	m2	\$1.00	\$78,000.00
1.2.4	Cap and protect existing services	1	Item		EXCL
1.2.5	Removal and remediation of hazardous materials	1	Item		EXCL
1.2.6	Service Diversions	1	Item		EXCL
2	BUILDING 1				\$17,951,442.00
2.1	SUBSTRUCTURE				\$4,112,640.00
2.1.1	Piling	1	Item		EXCL
2.1.2	Concrete slab on ground with pad type foundations	22,848	m2	\$180.00	\$4,112,640.00
2.2	STAIRS				
2.2.1	Staircase	1	Item		EXCL
2.3	UPPER FLOORS				
2.3.1	Upper floors	1	Item		EXCL
2.3.2	Access walkways	1	Item		EXCL
2.4	COLUMNS				\$2,741,760.00
2.4.1	Portal frame steel	22,848	m2	\$120.00	\$2,741,760.00
2.5	ROOF				\$4,960,200.00
2.5.1	Roof, incl. purlins, mesh, sisalation, insulation, metal sheeting and plumbing	22,848	m2	\$150.00	\$3,427,200.00
2.5.2	Solar panels system	1	Item		EXCL
2.5.3	Skylights - 2.5% of roof area	572	m2	\$1,500.00	\$858,000.00
2.5.4	Fixed roof platform and access	1,500	m2	\$450.00	\$675,000.00
2.6	EXTERNAL WALLS				\$1,273,760.00
2.6.1	Precast concrete walls to 3.0m high	1,824	m2	\$220.00	\$401,280.00
2.6.2	External insulated wall with metal cladding - 3.0m to avg.13.25m high	6,232	m2	\$140.00	\$872,480.00
2.7	WINDOWS & EXTERNAL DOORS				\$211,000.00
2.7.1	High speed roller doors to western side of building 1	2	No.	\$25,000.00	\$50,000.00

		Quantity	Unit	Rate	Total
2.7.2	Access roller doors	7	No.	\$18,000.00	\$126,000.00
2.7.3	External doors	1	item	\$35,000.00	\$35,000.00
2.8	INTERNAL WALLS				
2.8.1	Dividing walls	1	Item		EXCL
2.9	INTERNAL SCREENS & BORROWED LIGHTS				
2.9.1	Internal screens & Borrowed Lights	1	Item		EXCL
2.10	INTERNAL DOORS				
2.10.1	Internal doors	1	Item		EXCL
2.11	WALL FINISHES				
2.11.1	Paint to internal walls	1	Item		EXCL
2.12	FLOOR FINISHES				\$114,240.00
2.12.1	Floor finish to building 1	22,848	m2	\$5.00	\$114,240.00
2.13	CEILING FINISHES				
2.13.1	Ceiling finish to building 1	22,848	m2		EXCL
2.14	FITMENTS, FITTINGS & EQUIPMENT				\$137,088.00
2.14.1	Joinery				
2.14.1.1	Joinery	1	Item		EXCL
2.14.2	Metalwork				\$137,088.00
2.14.2.1	Metalwork allowance	22,848	m2	\$6.00	\$137,088.00
2.14.3	Building 1 Equipment - Included in Special Equipment	1	Item		INCL
2.14.4	Loose furniture	1	Item		EXCL
2.14.5	Statutory Signage	1	Item		INCL
2.15	HYDRAULIC SERVICES				\$799,680.00
2.15.1	General hydraulic services	22,848	m2	\$35.00	\$799,680.00
2.15.2	Dust suppression system reticulation	1	Item		EXCL
2.15.3	Gas reticulation	1	Item		EXCL
2.15.4	Inground tanks / inspection pits, etc	1	Item		EXCL
2.16	MECHANICAL SERVICES				\$91,392.00
2.16.1	Ventilation system	22,848	m2	\$4.00	\$91,392.00
2.16.2	Air conditioning system	1	Item		EXCL
2.16.3	Odour control reticulation	1	Item		EXCL
2.17	ELECTRICAL SERVICES				\$2,170,560.00

		Quantity	Unit	Rate	Total
2.17.1	Allowance for electrical services	22,848	m2	\$90.00	\$2,056,320.00
2.17.2	Security system	22,848	m2	\$5.00	\$114,240.00
2.18	FIRE SERVICES				\$1,210,944.00
2.18.1	Dry fire services	22,848	m2	\$8.00	\$182,784.00
2.18.2	Wet fire services (standard system)	22,848	m2	\$45.00	\$1,028,160.00
2.19	LIFT SERVICES				
2.19.1	Lift	1	Item		EXCL
2.20	BUILDERS WORK IN CONNECTION WITH SERVICES				\$128,178.00
2.20.1	Builders work in connection with services 3%	1	Item	\$128,178.00	\$128,178.00
3	Building 1 Construction Cost \$/m2 [22,848m2 GFA]		\$/m2	\$785.69	
4	BUILDING 2				\$12,616,276.00
4.1	SUBSTRUCTURE				\$1,777,560.00
4.1.1	Piling	1	Item		EXCL
4.1.2	Concrete slab on ground with pad type foundations	9,792	m2	\$180.00	\$1,762,560.00
4.1.3	Lift pit	1	Item	\$15,000.00	\$15,000.00
4.2	STAIRS				\$21,000.00
4.2.1	1400mm wide staircases	6	m/rise	\$3,500.00	\$21,000.00
4.3	UPPER FLOORS				\$725,760.00
4.3.1	Suspended concrete floor (first & second floor)	2,592	m2	\$280.00	\$725,760.00
4.4	COLUMNS				\$1,486,080.00
4.4.1	Portal frame steel	12,384	m2	\$120.00	\$1,486,080.00
4.5	ROOF				\$2,061,300.00
4.5.1	Roof, incl. purlins, mesh, sisalation, insulation, metal sheeting and plumbing	9,792	m2	\$150.00	\$1,468,800.00
4.5.2	Solar panels	1	Item		EXCL
4.5.3	Skylights - 2.5%	245	m2	\$1,500.00	\$367,500.00
4.5.4	Fixed roof platform and access	500	m2	\$450.00	\$225,000.00
4.6	EXTERNAL WALLS				\$791,300.00
4.6.1	Precast concrete walls to 3.0m high	1,248	m2	\$220.00	\$274,560.00
4.6.2	External insulated wall with metal cladding - 3.0m to avg. 13.25m high	3,691	m2	\$140.00	\$516,740.00
4.7	WINDOWS & EXTERNAL DOORS				\$548,550.00
4.7.1	Windows				\$487,050.00

		Quantity	Unit	Rate	Total
4.7.1.1	Allowance for double glazed windows - 40% of perimeter wall to east elevation external wall	573	m2	\$850.00	\$487,050.00
4.7.1.2	Hi-level windows / louvres	1	Item		EXCL
4.7.2	External Doors				\$61,500.00
4.7.2.1	High speed roller doors to western side of building 2	1	No.	\$21,000.00	\$21,000.00
4.7.2.2	Access roller doors	1	No.	\$18,000.00	\$18,000.00
4.7.2.3	External doors	1	item	\$22,500.00	\$22,500.00
4.8	INTERNAL WALLS				\$257,445.00
4.8.1	Internal walls to Levels 1 & 2	2,592	m2	\$80.00	\$207,360.00
4.8.2	Internal lining to external wall to one side	1,431	m2	\$35.00	\$50,085.00
4.9	INTERNAL SCREENS & BORROWED LIGHTS				
4.9.1	Internal screens & Borrowed Lights	1	Item		EXCL
4.10	INTERNAL DOORS				\$64,800.00
4.10.1	Internal doors to Levels 1 & 2	2,592	m2	\$25.00	\$64,800.00
4.11	WALL FINISHES				\$196,992.00
4.11.1	Wall finishes to Levels 1 & 2	2,592	m2	\$76.00	\$196,992.00
4.12	FLOOR FINISHES				\$324,000.00
4.12.1	Floor finish to Ground Floor	2,592	m2	\$5.00	\$12,960.00
4.12.2	Floor finish to Levels 1 & 2	2,592	m2	\$120.00	\$311,040.00
4.13	CEILING FINISHES				\$220,320.00
4.13.1	Ceiling finish to Levels 1 & 2	2,592	m2	\$85.00	\$220,320.00
4.14	FITMENTS, FITTINGS & EQUIPMENT				\$450,720.00
4.14.1	Joinery				\$388,800.00
4.14.1.1	Joinery to Level 1 & 2	2,592	m2	\$150.00	\$388,800.00
4.14.2	Metalwork				\$61,920.00
4.14.2.1	Metalwork allowance	12,384	m2	\$5.00	\$61,920.00
4.14.3	Building 2 Equipment - Included in Special Equipment	1	Item		INCL
4.14.4	Loose furniture	1	Item		EXCL
4.14.5	Statutory Signage	1	Item		INCL
4.15	HYDRAULIC SERVICES				\$601,920.00
4.15.1	General hydraulic services to GF	9,792	m2	\$35.00	\$342,720.00
4.15.2	General hydraulic services to Level 1 & 2	2,592	m2	\$100.00	\$259,200.00

		Quantity	Unit	Rate	Total
4.15.3	Dust suppression system reticulation	1	Item		EXCL
4.15.4	Inground tanks / inspection pits, etc	1	Item		EXCL
4.16	MECHANICAL SERVICES				\$764,928.00
4.16.1	Ventilation system to GF	9,792	m2	\$4.00	\$39,168.00
4.16.2	Mechanical services to Level 1 & 2	2,592	m2	\$280.00	\$725,760.00
4.16.3	Air conditioning system	1	Item		EXCL
4.16.4	Odour control reticulation	1	Item		EXCL
4.17	ELECTRICAL SERVICES				\$1,409,760.00
4.17.1	Allowance for electrical services to GF	9,792	m2	\$90.00	\$881,280.00
4.17.2	Allowance for electrical services to Level 1 & 2	2,592	m2	\$180.00	\$466,560.00
4.17.3	Security system	12,384	m2	\$5.00	\$61,920.00
4.18	FIRE SERVICES				\$656,352.00
4.18.1	Dry fire services	12,384	m2	\$8.00	\$99,072.00
4.18.2	Wet fire services (standard system)	12,384	m2	\$45.00	\$557,280.00
4.19	LIFT SERVICES				\$150,000.00
4.19.1	Allowance for lift services - serving 3 levels	1	Item	\$150,000.00	\$150,000.00
4.20	BUILDERS WORK IN CONNECTION WITH SERVICES				\$107,489.00
4.20.1	Builders work in connection with services 3%	1	Item	\$107,489.00	\$107,489.00
5	Building 2 Construction Cost \$/m2 [12,384m2 GFA]		\$/m2	\$1,018.76	
6	SITE OFFICE				\$3,287,425.00
6.1	SUBSTRUCTURE				\$127,500.00
6.1.1	Piling	1	Item		EXCL
6.1.2	Concrete slab on ground with pad type foundations	625	m2	\$180.00	\$112,500.00
6.1.3	Lift pit	1	Item	\$15,000.00	\$15,000.00
6.2	STAIRS				\$21,000.00
6.2.1	1400mm wide staircases	6	m/rise	\$3,500.00	\$21,000.00
6.3	UPPER FLOORS				\$275,000.00
6.3.1	Suspended concrete slab	1,250	m2	\$220.00	\$275,000.00
6.4	COLUMNS				\$75,000.00
6.4.1	Columns	1,875	m2	\$40.00	\$75,000.00
6.5	ROOF				\$140,625.00
6.5.1	Roof, incl. purlins, mesh, sisalation, metal sheeting and plumbing	625	m2	\$225.00	\$140,625.00

		Quantity	Unit	Rate	Total
6.6	EXTERNAL WALLS				\$689,000.00
6.6.1	Elemental rate for walls (double glazed & composite cladding)	1,325	m2	\$520.00	\$689,000.00
6.7	WINDOWS & EXTERNAL DOORS				\$28,000.00
6.7.1	Windows				
6.7.1.1	Windows - incl. within external walls	1	Item		INCL
6.7.2	External Doors				\$28,000.00
6.7.2.1	Allowance for external doors	1	Item	\$28,000.00	\$28,000.00
6.8	INTERNAL WALLS				\$103,125.00
6.8.1	Elemental allowance for internal walls	1,875	m2	\$55.00	\$103,125.00
6.8.2	Glazed partition walls	1	Item		EXCL
6.9	INTERNAL SCREENS & BORROWED LIGHTS				\$37,200.00
6.9.1	Toilet partitions	18	No	\$1,800.00	\$32,400.00
6.9.2	Shower partitions	3	No	\$1,600.00	\$4,800.00
6.9.3	Glazed balustrade	1	Item		EXCL
6.10	INTERNAL DOORS				\$20,000.00
6.10.1	Allowance for internal doors	20	No.	\$1,000.00	\$20,000.00
6.11	WALL FINISHES				\$65,625.00
6.11.1	Wall finishes	1,875	m2	\$35.00	\$65,625.00
6.12	FLOOR FINISHES				\$178,125.00
6.12.1	Floor finishes	1,875	m2	\$95.00	\$178,125.00
6.13	CEILING FINISHES				\$183,750.00
6.13.1	Suspended ceiling tiles to ceiling	1,875	m2	\$90.00	\$168,750.00
6.13.2	EO for feature ceiling to entry	1	Item	\$15,000.00	\$15,000.00
6.14	FITMENTS, FITTINGS & EQUIPMENT				\$215,625.00
6.14.1	Joinery				\$150,000.00
6.14.1.1	Joinery	1	Item	\$150,000.00	\$150,000.00
6.14.2	Metalwork				\$37,500.00
6.14.2.1	Metalwork allowance	1,875	m2	\$20.00	\$37,500.00
6.14.3	Loose Furniture incl. desks, chairs, tables, beds, etc.	1	Item		EXCL
6.14.4	Statutory Signage	1,875	m2	\$15.00	\$28,125.00
6.15	HYDRAULIC SERVICES				\$225,000.00

		Quantity	Unit	Rate	Total
6.15.1	General hydraulic services	1,875	m2	\$120.00	\$225,000.00
6.16	MECHANICAL SERVICES				\$300,000.00
6.16.1	Allowance for air conditioning	1,875	m2	\$160.00	\$300,000.00
6.16.2	Non-conditioned space	1	Item		EXCL
6.17	ELECTRICAL SERVICES				\$262,500.00
6.17.1	Allowance for electrical services based on FECA	1,875	m2	\$130.00	\$243,750.00
6.17.2	Security system	1,875	Item	\$10.00	\$18,750.00
6.17.3	Solar power system	1	Item		EXCL
6.18	FIRE SERVICES				\$187,500.00
6.18.1	Fire protection services including fire control panels, fire alarms and smoke detectors completed based on FECA	1,875	m2	\$20.00	\$37,500.00
6.18.2	Allowance for fire sprinkler system as required	1,875	m2	\$80.00	\$150,000.00
6.19	LIFT SERVICES				\$120,000.00
6.19.1	Lift services - serving 3 levels	1	Item	\$120,000.00	\$120,000.00
6.20	SPECIAL EQUIPMENT				
6.20.1	Special equipment	1	Item		EXCL
6.21	BUILDERS WORK IN CONNECTION WITH SERVICES				\$32,850.00
6.21.1	Builders work in connection with services 3%	1	Item	\$32,850.00	\$32,850.00
7	Office Construction Cost \$/m2 [1,875m2 GFA]		\$/m2	\$1,753.29	
8	WASTEWATER TREATMENT PLANT				\$1,693,990.00
8.1	SUBSTRUCTURE				\$270,000.00
8.1.1	Piling	1	Item		EXCL
8.1.2	Concrete slab on ground with pad type foundations	1,500	m2	\$180.00	\$270,000.00
8.2	STAIRS				
8.2.1	Staircase	1	Item		EXCL
8.3	UPPER FLOORS				
8.3.1	Upper floors	1	Item		EXCL
8.4	COLUMNS				\$120,000.00
8.4.1	Columns	1,500	m2	\$80.00	\$120,000.00
8.5	ROOF				\$420,000.00
8.5.1	Roof, incl. purlins, mesh, sisalation, insulation, metal sheeting and plumbing	1,500	m2	\$280.00	\$420,000.00

		Quantity	Unit	Rate	Total
8.5.2	Solar panels	1	Item		EXCL
8.5.3	Skylights	1	m2		EXCL
8.6	EXTERNAL WALLS				\$530,400.00
8.6.1	Elemental rate for walls (double glazed & composite cladding)	1,020	m2	\$520.00	\$530,400.00
8.7	WINDOWS & EXTERNAL DOORS				\$4,000.00
8.7.1	Windows				
8.7.1.1	Windows - incl. within external walls	1	Item		INCL
8.7.2	External Doors				\$4,000.00
8.7.2.1	Allowance for external doors	1	Item	\$4,000.00	\$4,000.00
8.8	INTERNAL WALLS				
8.8.1	Internal lining to external wall	1	Item		EXCL
8.9	INTERNAL SCREENS & BORROWED LIGHTS				
8.9.1	Internal screens & Borrowed Lights	1	Item		EXCL
8.10	INTERNAL DOORS				
8.10.1	Internal doors	1	Item		EXCL
8.11	WALL FINISHES				
8.11.1	Paint to internal walls	1	Item		EXCL
8.12	FLOOR FINISHES				\$7,500.00
8.12.1	Floor finish	1,500	m2	\$5.00	\$7,500.00
8.13	CEILING FINISHES				
8.13.1	Ceiling finish to building 1	1,500	m2		EXCL
8.14	FITMENTS, FITTINGS & EQUIPMENT				\$30,000.00
8.14.1	Joinery				
8.14.1.1	Joinery	1	Item		EXCL
8.14.2	Metalwork				\$22,500.00
8.14.2.1	Metalwork allowance	1,500	m2	\$15.00	\$22,500.00
8.14.3	Wastewater Treatment Plant Equipment - Included in Special Equipment	1	Item		INCL
8.14.4	Loose furniture	1	Item		EXCL
8.14.5	Statutory Signage	1,500	m2	\$5.00	\$7,500.00
8.15	HYDRAULIC SERVICES				\$52,500.00
8.15.1	General hydraulic services	1,500	m2	\$35.00	\$52,500.00

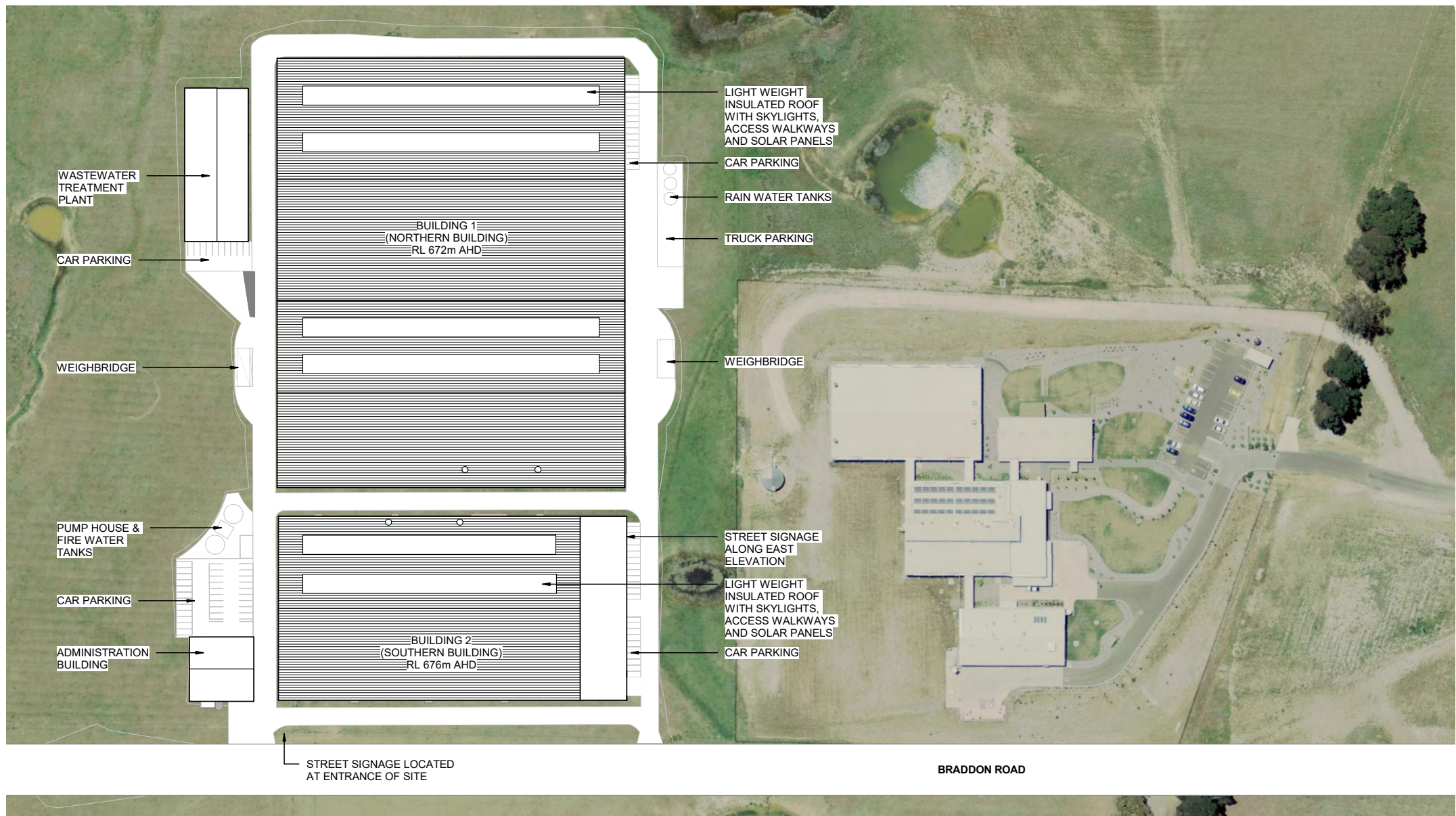
		Quantity	Unit	Rate	Total
8.15.2	Compressed air	1	Item		INCL
8.15.3	Dust suppression system reticulation	1	Item		EXCL
8.15.4	Gas reticulation	1	Item		EXCL
8.15.5	Inground tanks / inspection pits, etc	1	Item		EXCL
8.16	MECHANICAL SERVICES				\$6,000.00
8.16.1	Ventilation system	1,500	m2	\$4.00	\$6,000.00
8.16.2	Air conditioning system	1	Item		EXCL
8.16.3	Odour control reticulation	1	Item		EXCL
8.17	ELECTRICAL SERVICES				\$165,000.00
8.17.1	Allowance for electrical services	1,500	m2	\$90.00	\$135,000.00
8.17.2	Security system	1,500	m2	\$20.00	\$30,000.00
8.18	FIRE SERVICES				\$79,500.00
8.18.1	Dry fire services	1,500	m2	\$8.00	\$12,000.00
8.18.2	Wet fire services (standard system)	1,500	m2	\$45.00	\$67,500.00
8.19	LIFT SERVICES				
8.19.1	Lift	1	Item		EXCL
8.20	BUILDERS WORK IN CONNECTION WITH SERVICES				\$9,090.00
8.20.1	Builders work in connection with services 3%	1	Item	\$9,090.00	\$9,090.00
9	Wastewater Treatment Plant Construction Cost \$/m2 [1,500m2 GFA]		\$/m2	\$1,129.33	
10	PUMP HOUSE				\$77,500.00
10.1	Pump House - 31m2	31	m2	\$2,500.00	\$77,500.00
11	WEIGHBRIDGE				\$1,000,000.00
11.1	Allowance for Weighbridge - 2No. 105m2 each	2	No	\$500,000.00	\$1,000,000.00
12	EXTERNAL WORKS & SERVICES				\$8,558,033.00
12.1	Works outside boundary	1	Item		EXCL
12.2	EXTERNAL SERVICES				\$3,517,356.00
12.2.1	Allowance for external services and services connections at boundary	77,615	m2	\$45.00	\$3,492,355.42
12.2.2	In ground tanks for waste treatment plant	1	Item		EXCL
12.2.3	Rainwater tank for reuse 50 kilolitres each - 3 No.	1	Item		INCL
12.2.4	Fire water tanks - 2 No.	1	Item		INCL
12.2.5	Maintain western waterway	359	Item		INCL
12.2.6	Realign eastern waterway	460	m		INCL
12.2.7	Water storage basin	555	m2		INCL

		Quantity	Unit	Rate	Total
12.2.8	Bioretention basin	523	m2		INCL
12.2.9	Bioretention swale	43	m2		INCL
12.2.10	Fire booster hydrant	1	No.		INCL
12.2.11	External lighting	1	Item	\$25,000.00	\$25,000.00
12.3	EXTERNAL WORKS				\$5,040,677.00
12.3.1	Roads, Footpaths and Paving				\$3,227,830.00
12.3.1.1	New 8m wide driveway - Braddon Road	7,280	m2	\$145.00	\$1,055,600.00
12.3.1.2	2.5m wide road shoulder to Braddon Road on both sides	4,550	m2	\$85.00	\$386,750.00
12.3.1.3	Internal road	8,577	m2	\$160.00	\$1,372,320.00
12.3.1.4	Car parking pavement for staff and visitor parking	3,581	m2	\$110.00	\$393,910.00
12.3.1.5	Carpark paint and wheelstops	77	No	\$250.00	\$19,250.00
12.3.2	Fencing and Gates				\$202,980.00
12.3.2.1	2m high security fence	1,111	m	\$180.00	\$199,980.00
12.3.2.2	Allowance for gates	1	Item	\$3,000.00	\$3,000.00
12.3.3	External Structures				\$80,000.00
12.3.3.1	External access ladder to roof	1	Item	\$20,000.00	\$20,000.00
12.3.3.2	Directional sign	1	Item	\$10,000.00	\$10,000.00
12.3.3.3	External Wall Signage	1	Item	\$25,000.00	\$25,000.00
12.3.3.4	Bollards	1	Item	\$25,000.00	\$25,000.00
12.3.4	Landscaping and Improvements				\$100,467.00
12.3.4.1	Landscaping	33,489	m2	\$3.00	\$100,467.00
12.3.5	Retaining Walls				\$1,429,400.00
12.3.5.1	Foundation to retaining walls	567	m	\$500.00	\$283,500.00
12.3.5.2	Retaining walls to new driveway	3,274	m2	\$350.00	\$1,145,900.00
13	PRELIMINARIES, OVERHEADS & MARGIN				\$5,672,600.00
13.1	Contractors Preliminaries & Margin (12%)	1	Item	\$5,672,600.00	\$5,672,600.00
14	SUBTOTAL CONSTRUCTION COST [EXCL. GST]		SUBTOTAL	\$52,944,266.00	
15	CONSTRUCTION \$/m2 GFA [38,604m2]		\$/m2	\$1,371.47	
16	IDENTIFIED RISK ITEMS				
16.1	Identified risk items	1	item		EXCL
17	CONTINGENCY				
17.1	Allowance for general construction contingency	1	Item		EXCL
17.2	Design Development allowance	1	Item		EXCL

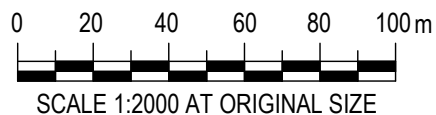
		Quantity	Unit	Rate	Total
18	PROFESSIONAL FEES				\$3,176,656.00
18.1	Professional Fees - 6%	1	Item	\$3,176,656.00	\$3,176,656.00
19	SPECIAL EQUIPMENT				\$32,000,000.00
19.1	Building 1 Equipment				\$20,000,000.00
19.1.1	Receiving and sorting equipment	1	Item	\$10,000,000.00	\$10,000,000.00
19.1.2	Crushing plant	1	Item	\$3,000,000.00	\$3,000,000.00
19.1.3	Washing plant	1	Item	\$3,000,000.00	\$3,000,000.00
19.1.4	Extrusion equipment	1	Item	\$4,000,000.00	\$4,000,000.00
19.2	Building 2 Equipment				\$10,000,000.00
19.2.1	Product line 1	1	Item	\$3,000,000.00	\$3,000,000.00
19.2.2	Product line 2	1	Item	\$4,000,000.00	\$4,000,000.00
19.2.3	Product line 3	1	Item	\$3,000,000.00	\$3,000,000.00
19.3	Wastewater treatment plant equipment	1	Item	\$2,000,000.00	\$2,000,000.00
20	AUTHORITY FEES AND CONTRIBUTIONS				
20.1	Authority Fees	1	Item		EXCL
21	ESCALATION				
21.1	Escalation	1	Item		EXCL
22	G.S.T				
22.1	GST	1	Item		EXCL
23	TOTAL PROJECT COST [EXCL. GST]		TOTAL	\$88,120,922.00	
24	PROJECT \$/m2 GFA [38,604m2]		\$/m2	\$2,282.69	
				Subtotal	\$88,120,922.00
				Adjustment	\$0.00
				Total	\$88,120,922.00

Appendix I

Detailed plans



SITE PLAN
SCALE 1:2000



PAPER SIZE ISO A4
SCALE 1:2000

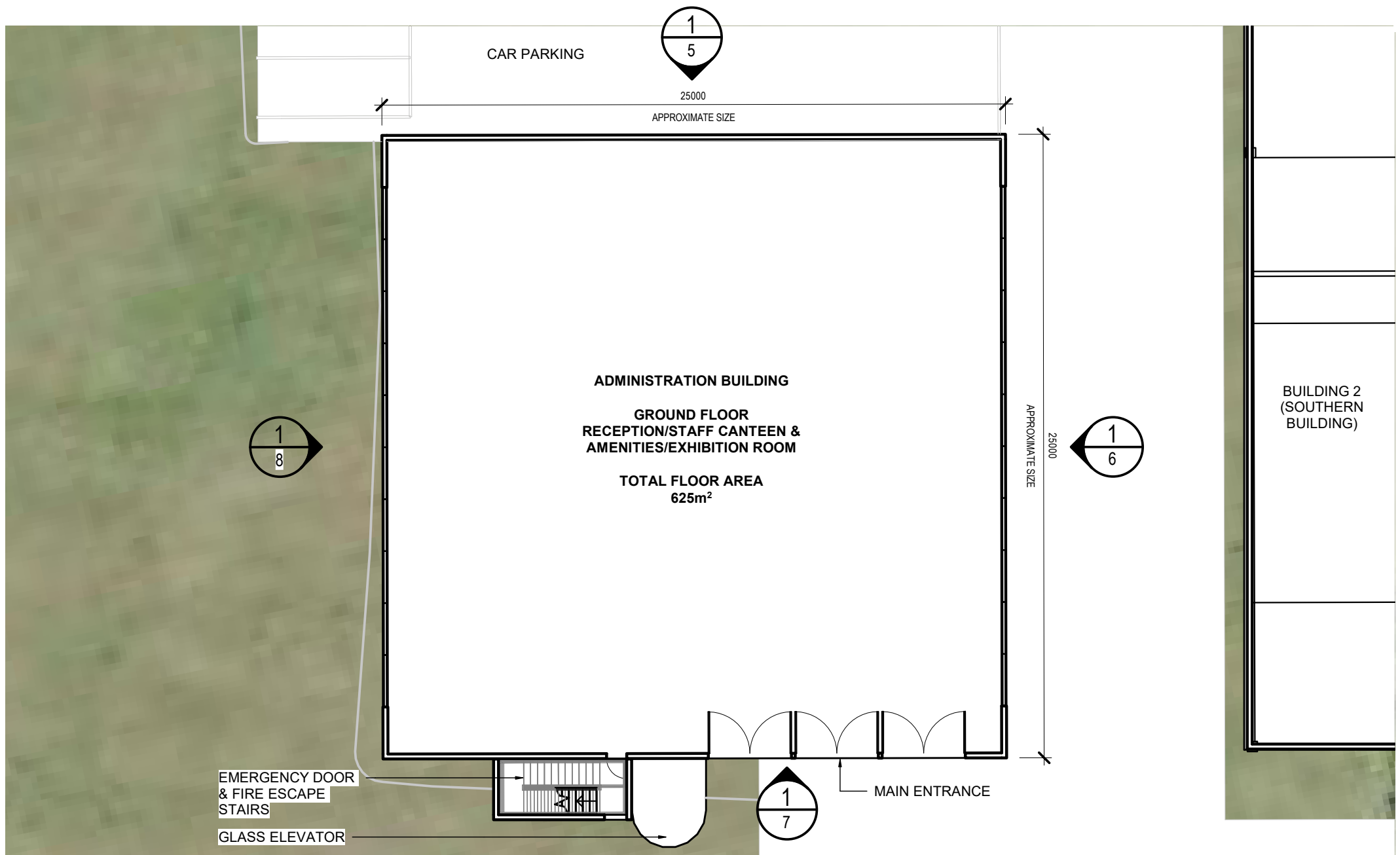
GHDWOODHEAD

PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY

SITE PLAN

Job Number 12524108
Revision A
Date 15/12/21

Figure 1



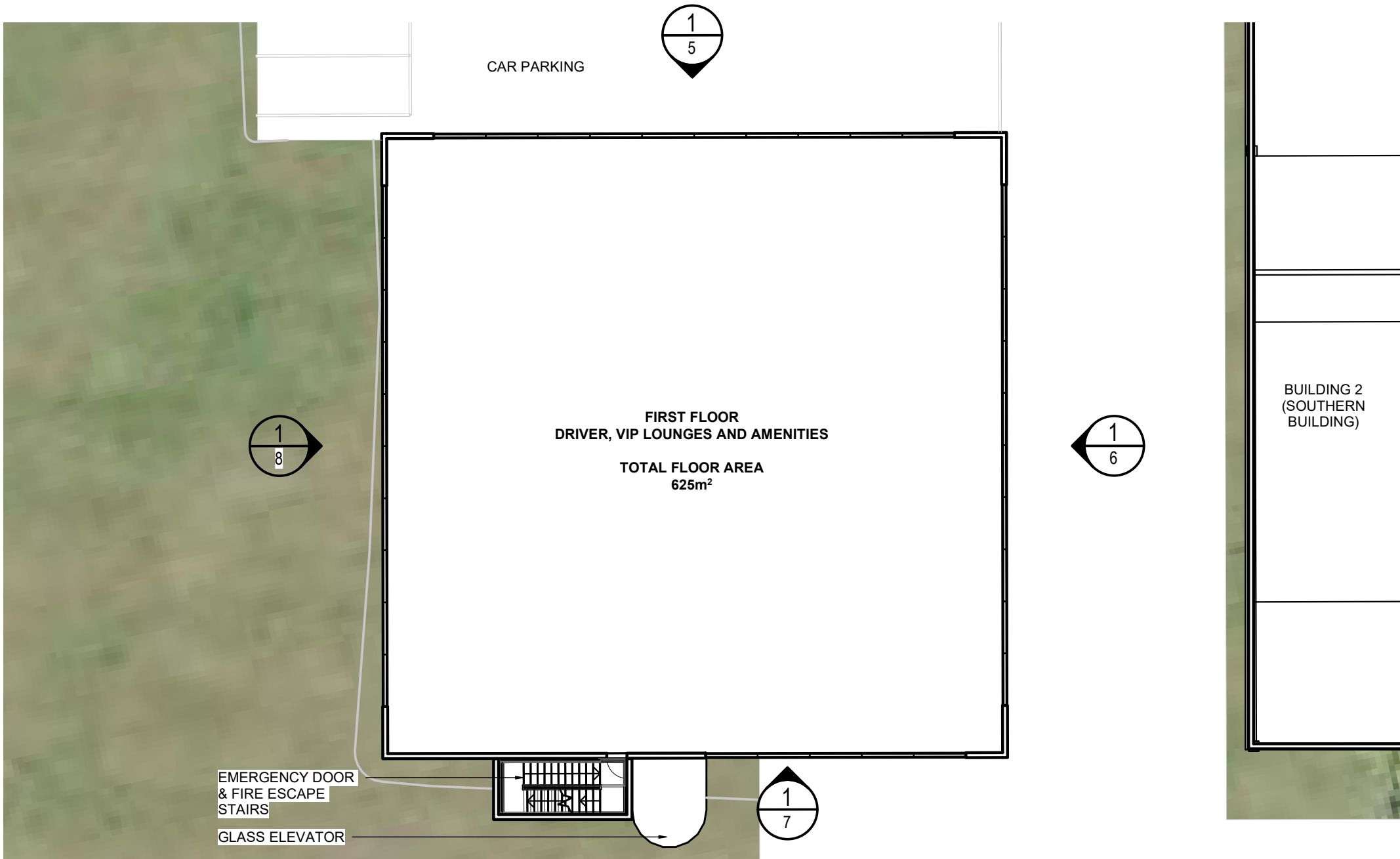
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GHDWOODHEAD

PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
ADMINISTRATION BUILDING
GROUND FLOOR

Job Number	12524108
Revision	A
Date	15/12/21

Figure 2



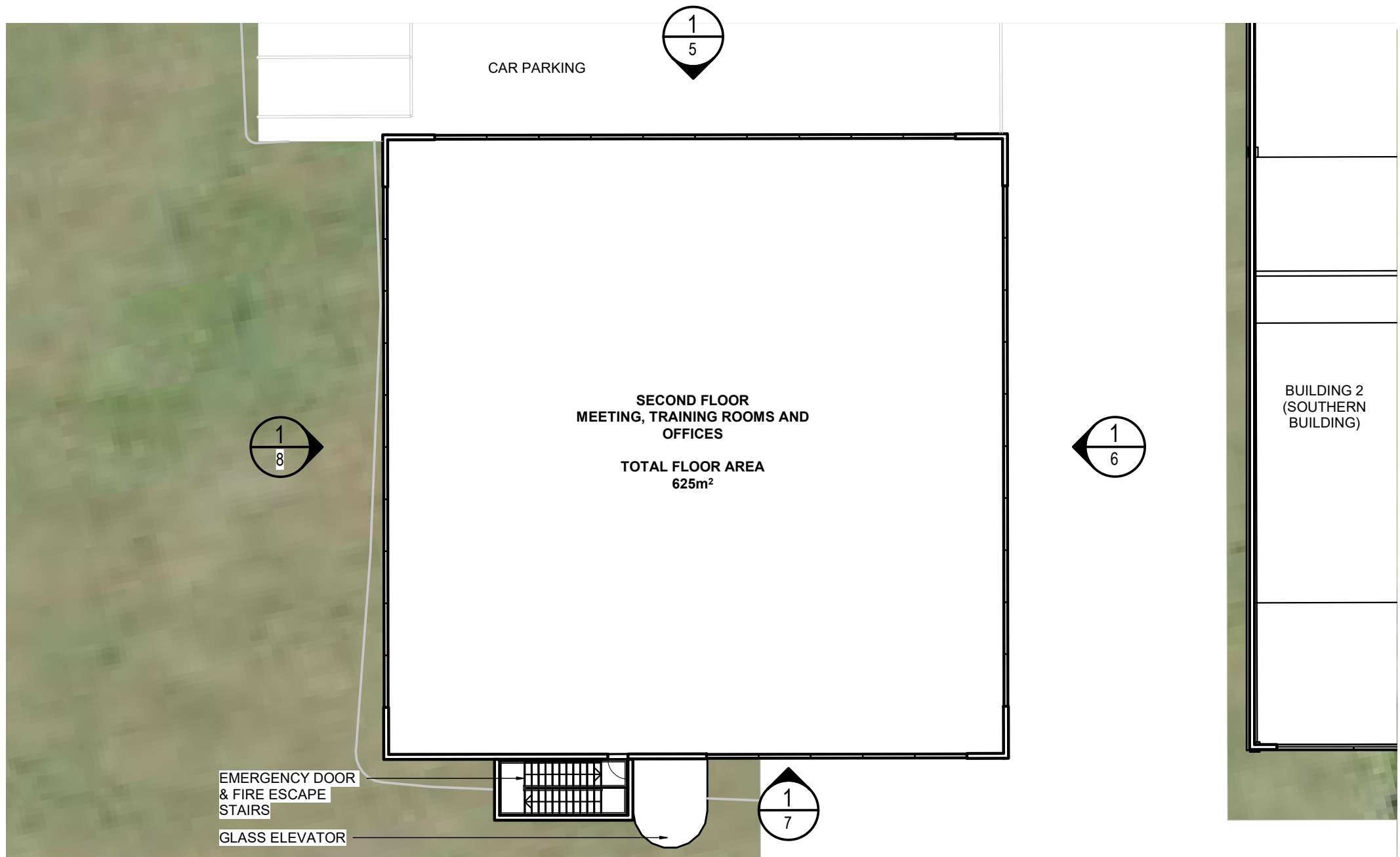
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GHDWOODHEAD

PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
ADMINISTRATION BUILDING
FIRST FLOOR

Job Number 12524108
Revision A
Date 15/12/21

Figure 3



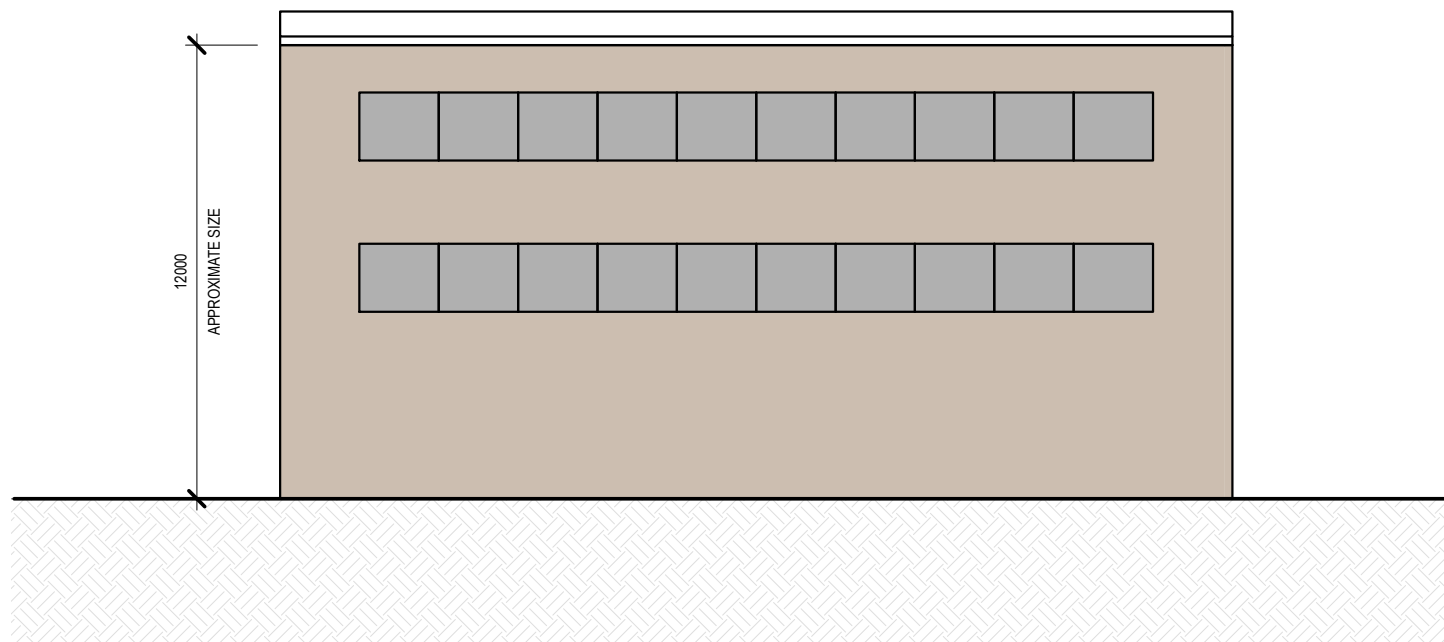
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PLASREFINE RECYCLING PTY LTD
 MOSS VALE PLASTICS RECYCLING
 AND REPROCESSING FACILITY
 ADMINISTRATION BUILDING
 SECOND FLOOR

Job Number 12524108
 Revision A
 Date 12/13/21

Figure 4



NORTH ELEVATION

SCALE 1:200

LEGEND

- PRECAST CONCRETE PANELS
- INSULATED LIGHT WEIGHT CLADDING
- GLAZING



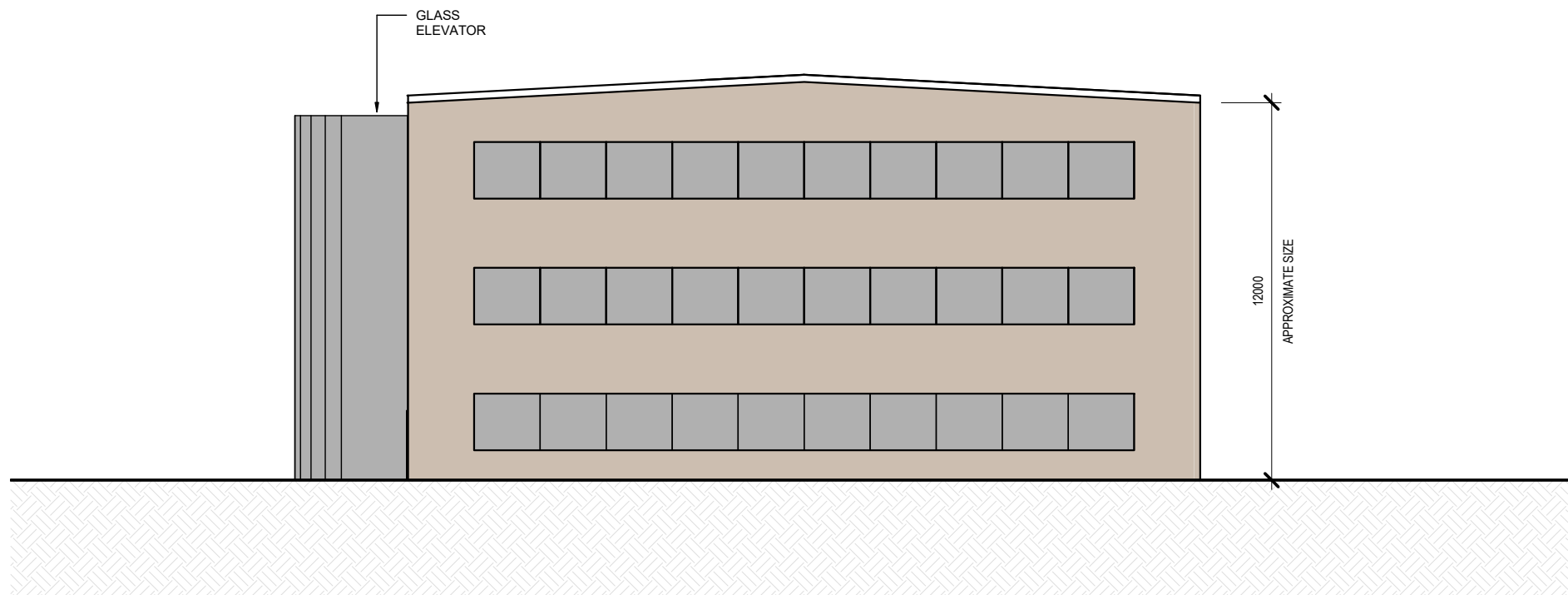
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GHDWOODHEAD

PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
ADMINISTRATION BUILDING
ELEVATION

Job Number | 12524108
Revision | A
Date | 12/13/21

Figure 5



EAST ELEVATION

SCALE 1:200

LEGEND

- PRECAST CONCRETE PANELS
- INSULATED LIGHT WEIGHT CLADDING
- GLAZING



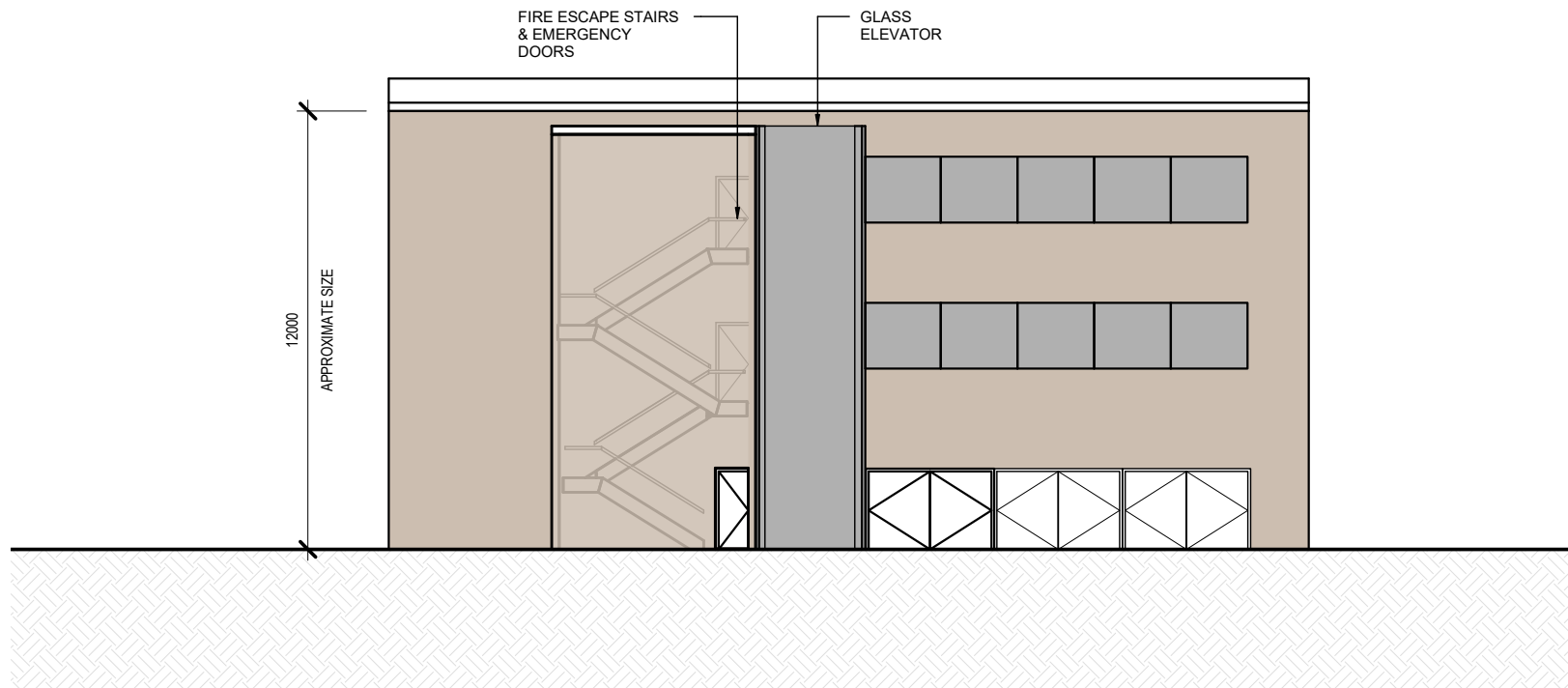
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GHDWOODHEAD

PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
ADMINISTRATION BUILDING
ELEVATION

Job Number | 12524108
Revision | A
Date | 15/12/21

Figure 6



SOUTH ELEVATION

SCALE 1:200

LEGEND

- PRECAST CONCRETE PANELS
- INSULATED LIGHT WEIGHT CLADDING
- GLAZING



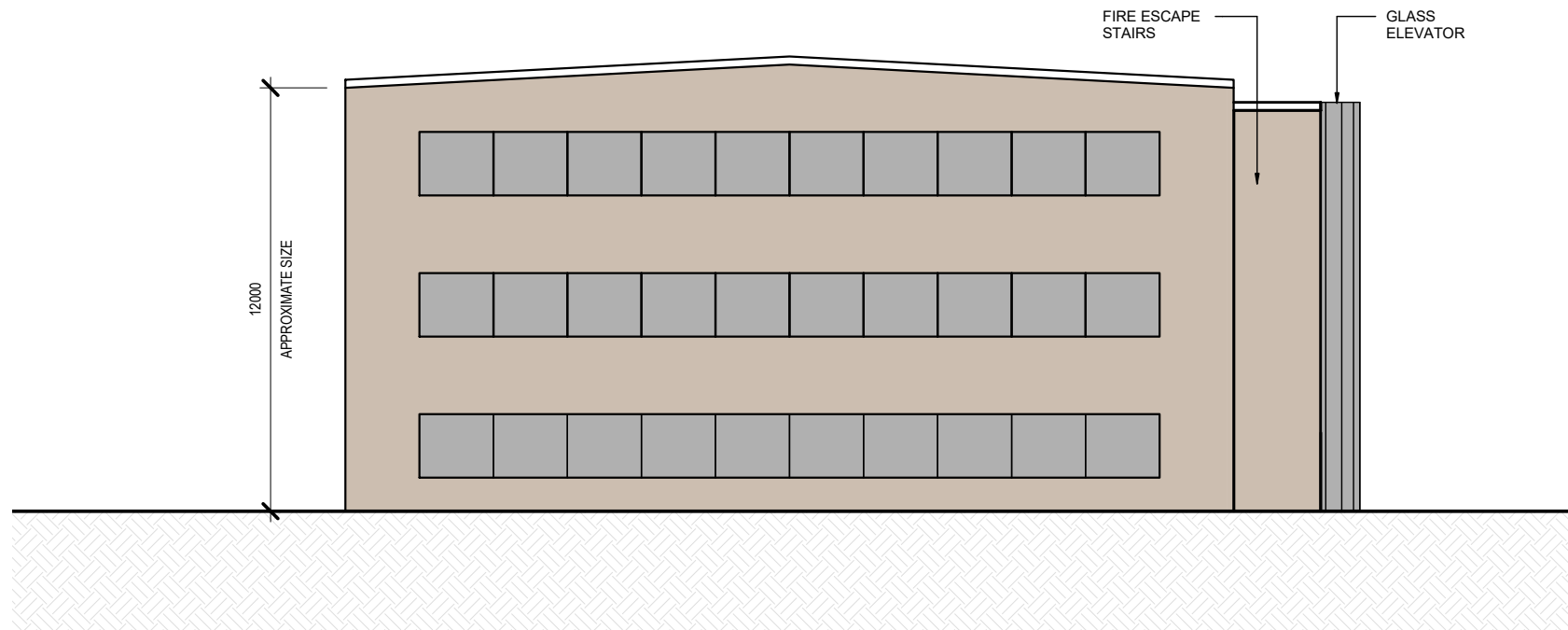
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GHDWOODHEAD

PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
ADMINISTRATION BUILDING
ELEVATION

Job Number | 12524108
Revision | A
Date | 12/13/21

Figure 7



WEST ELEVATION

SCALE 1:200

LEGEND

- PRECAST CONCRETE PANELS
- INSULATED LIGHT WEIGHT CLADDING
- GLAZING



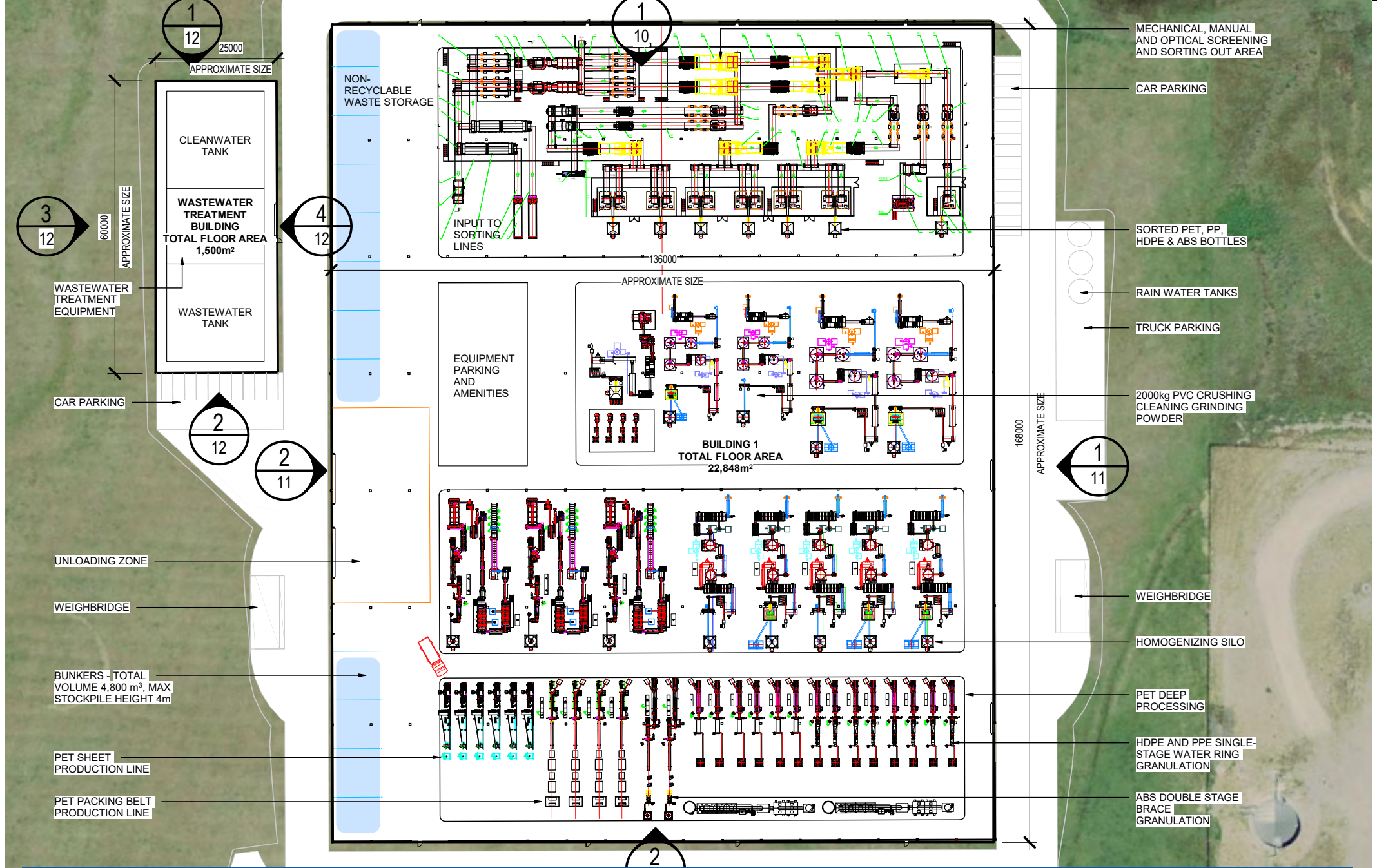
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GHDWOODHEAD

PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
ADMINISTRATION BUILDING
ELEVATION

Job Number | 12524108
Revision | A
Date | 12/13/21

Figure 8



0 10 20 30 40 50 m

SCALE 1:1000 AT ORIGINAL SIZE



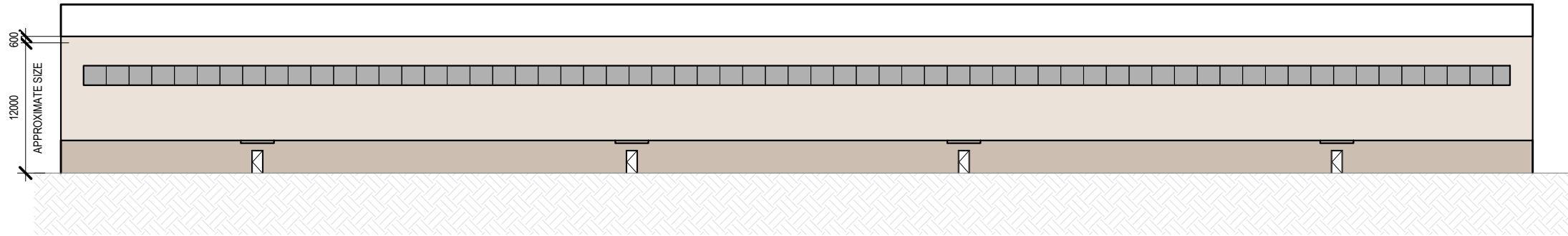
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PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
BUILDING 1
GROUND FLOOR PLAN

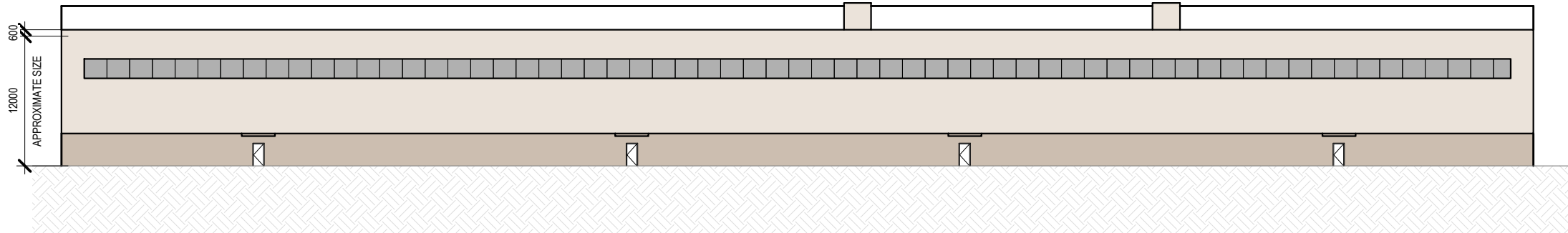
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Revision | A
Date | 15/12/21

Figure 9



NORTH ELEVATION

SCALE 1:500

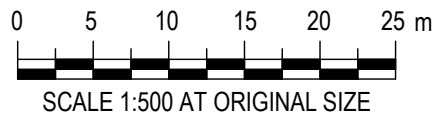


SOUTH ELEVATION

SCALE 1:500

LEGEND

- PRECAST CONCRETE PANELS
- INSULATED LIGHT WEIGHT CLADDING
- GLAZING



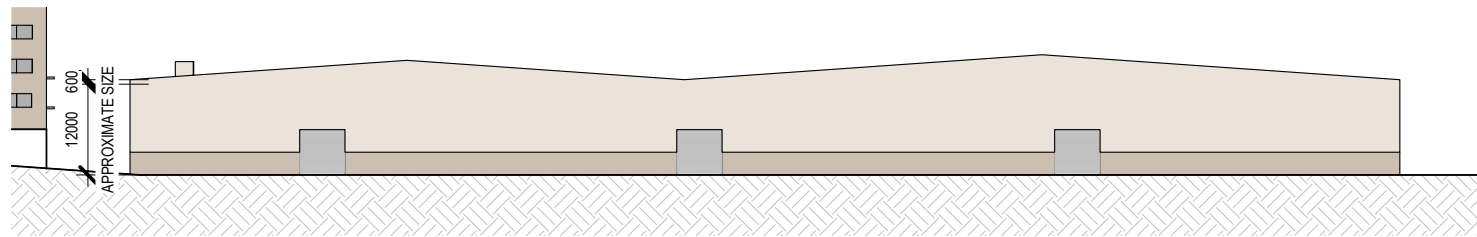
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GHDWOODHEAD

PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
BUILDING 1
ELEVATIONS

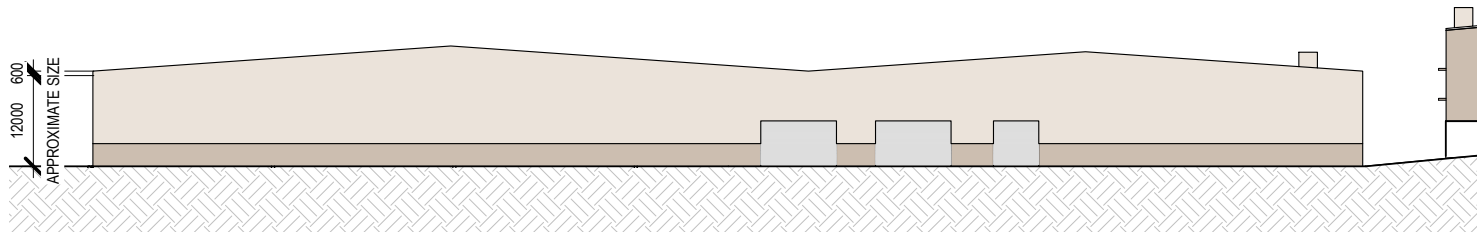
Job Number | 12524108
Revision | A
Date | 15/12/21

Figure 10



EAST ELEVATION

SCALE 1:1000

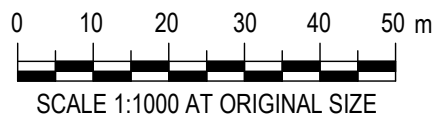


WEST ELEVATION

SCALE 1:1000

LEGEND

- PRECAST CONCRETE PANELS
- INSULATED LIGHT WEIGHT CLADDING
- GLAZING



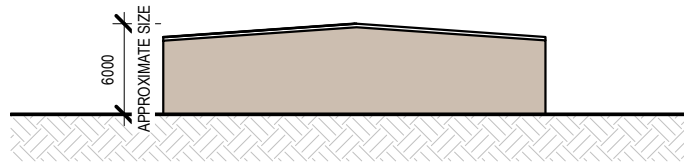
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SCALE 1:1000

GHDWOODHEAD

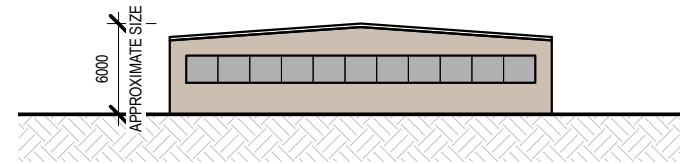
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MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
BUILDING 1
ELEVATIONS

Job Number | 12524108
Revision | A
Date | 15/12/21

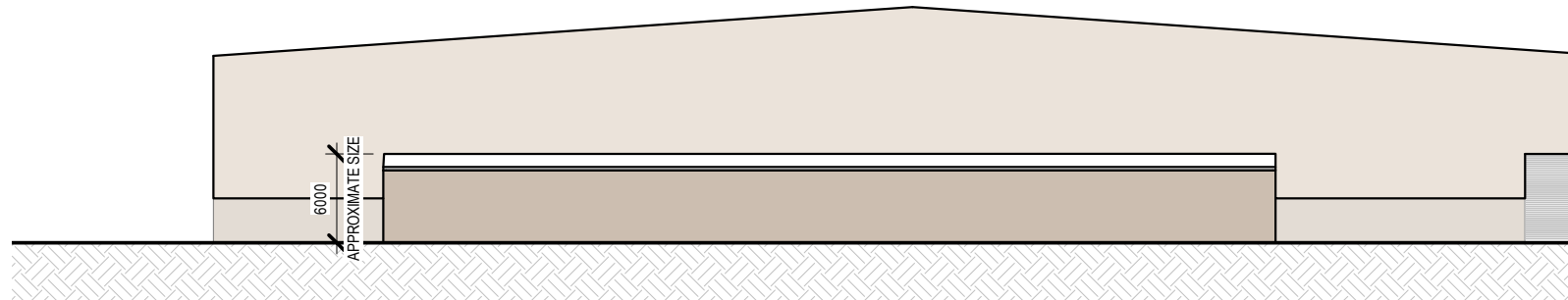
Figure 11



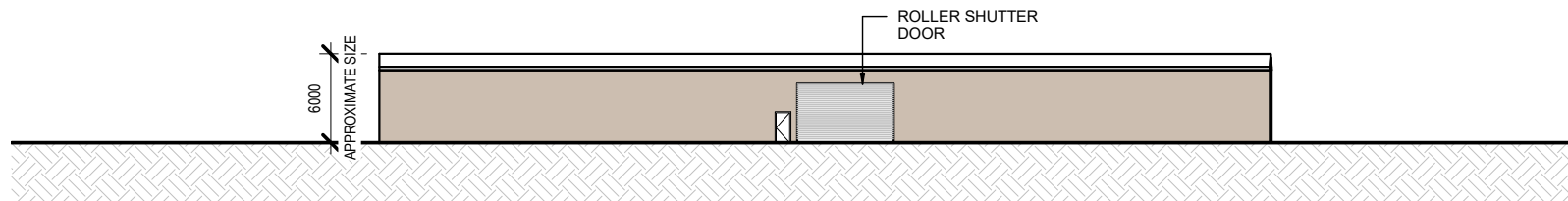
NORTH ELEVATION
SCALE 1:500



SOUTH ELEVATION
SCALE 1:500



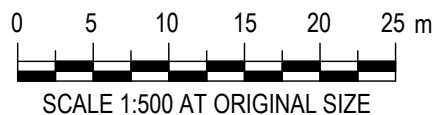
WEST ELEVATION
SCALE 1:500



EAST ELEVATION
SCALE 1:500

LEGEND

- PRECAST CONCRETE PANELS
- INSULATED LIGHT WEIGHT CLADDING
- GLAZING

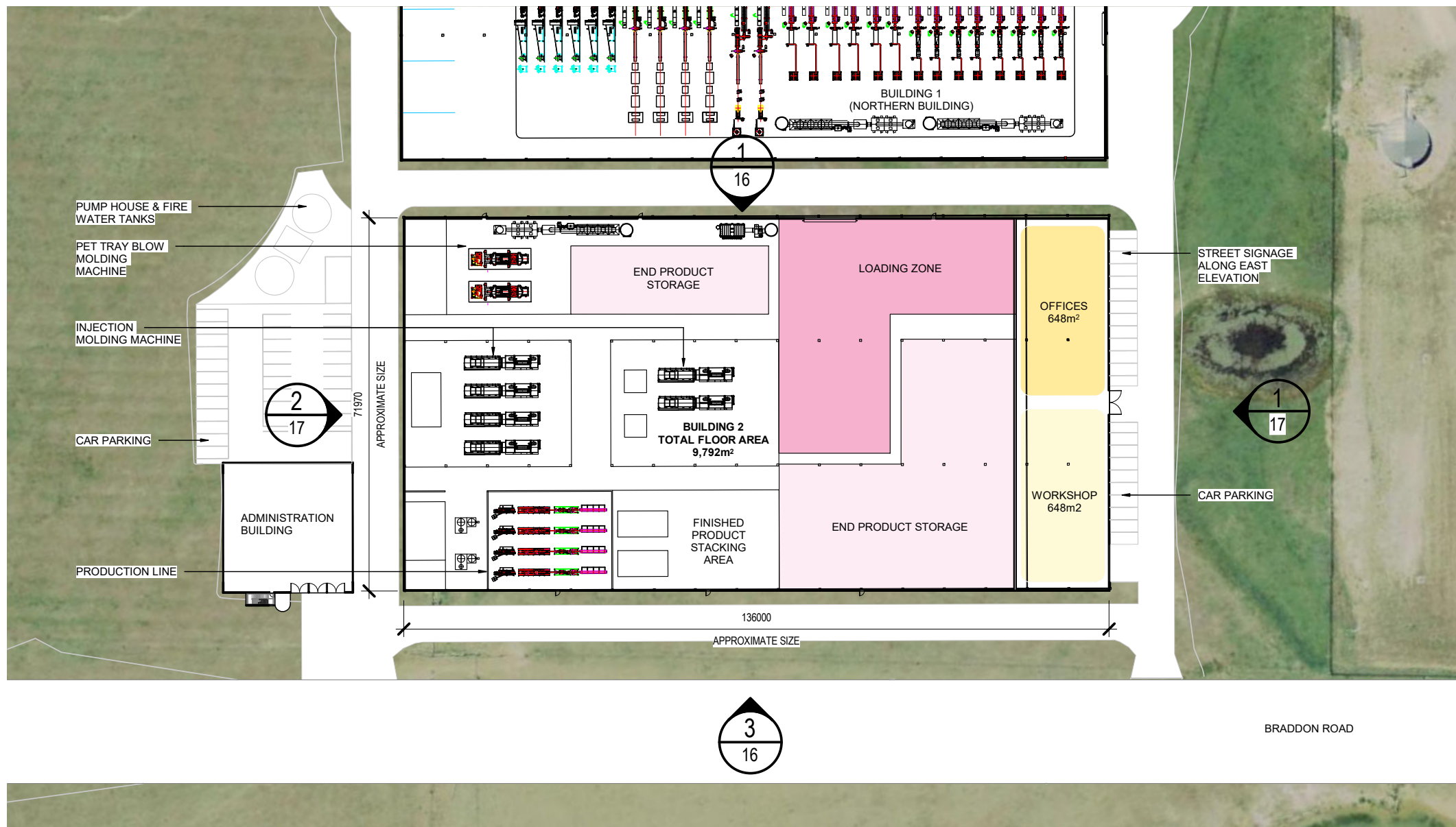


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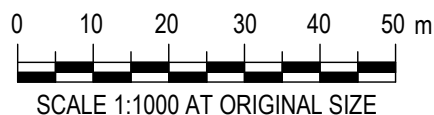
GHDWOODHEAD

PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
WASTEWATER TREATMENT
BUILDING ELEVATIONS

Job Number | 12524108
Revision | A
Date | 15/12/21
Figure 12



GROUND FLOOR
SCALE 1:1000

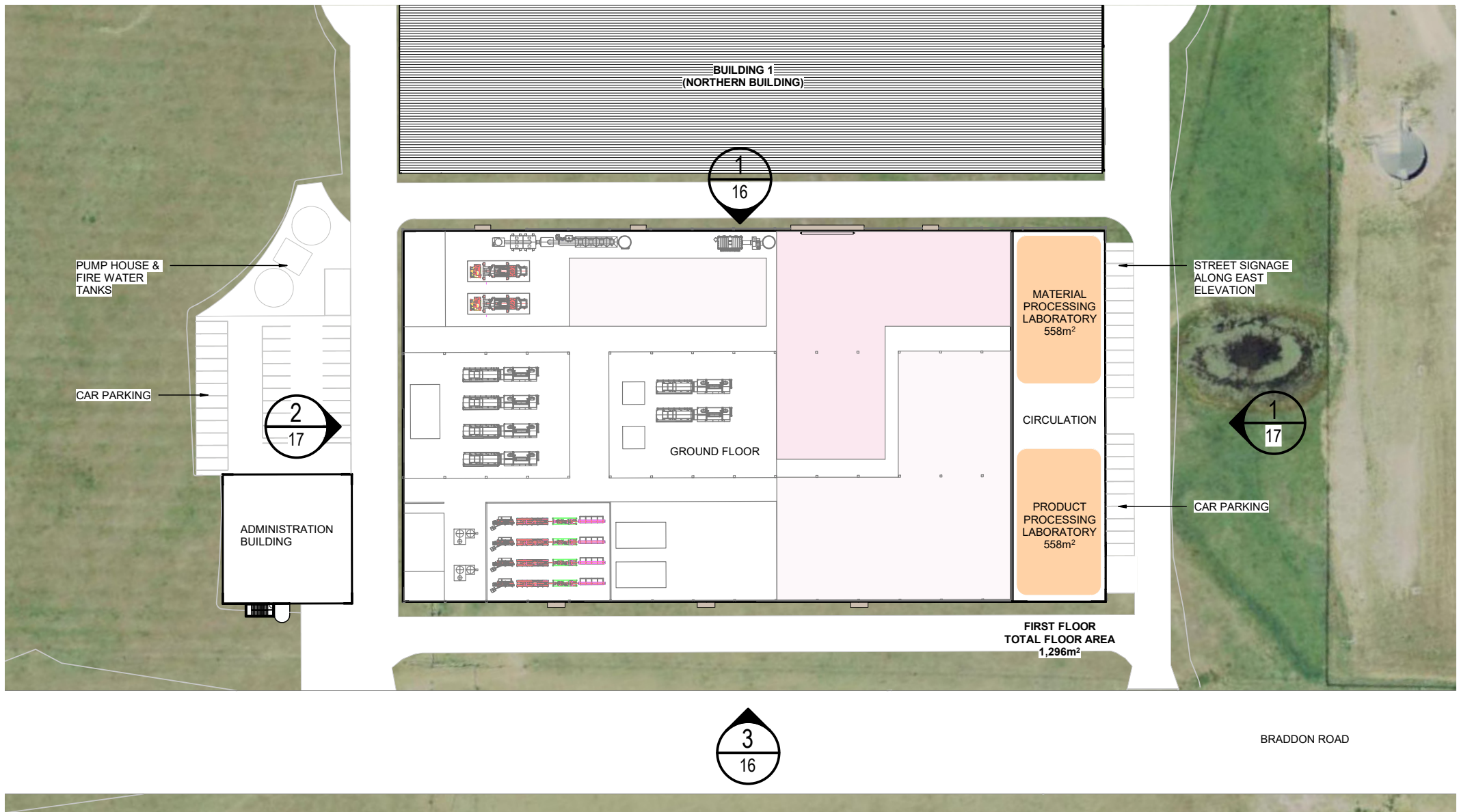


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GHDWOODHEAD

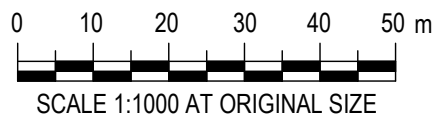
PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
BUILDING 2
GROUND FLOOR

Job Number | 12524108
Revision | A
Date | 15/12/21
Figure 13



FIRST FLOOR

SCALE 1:1000



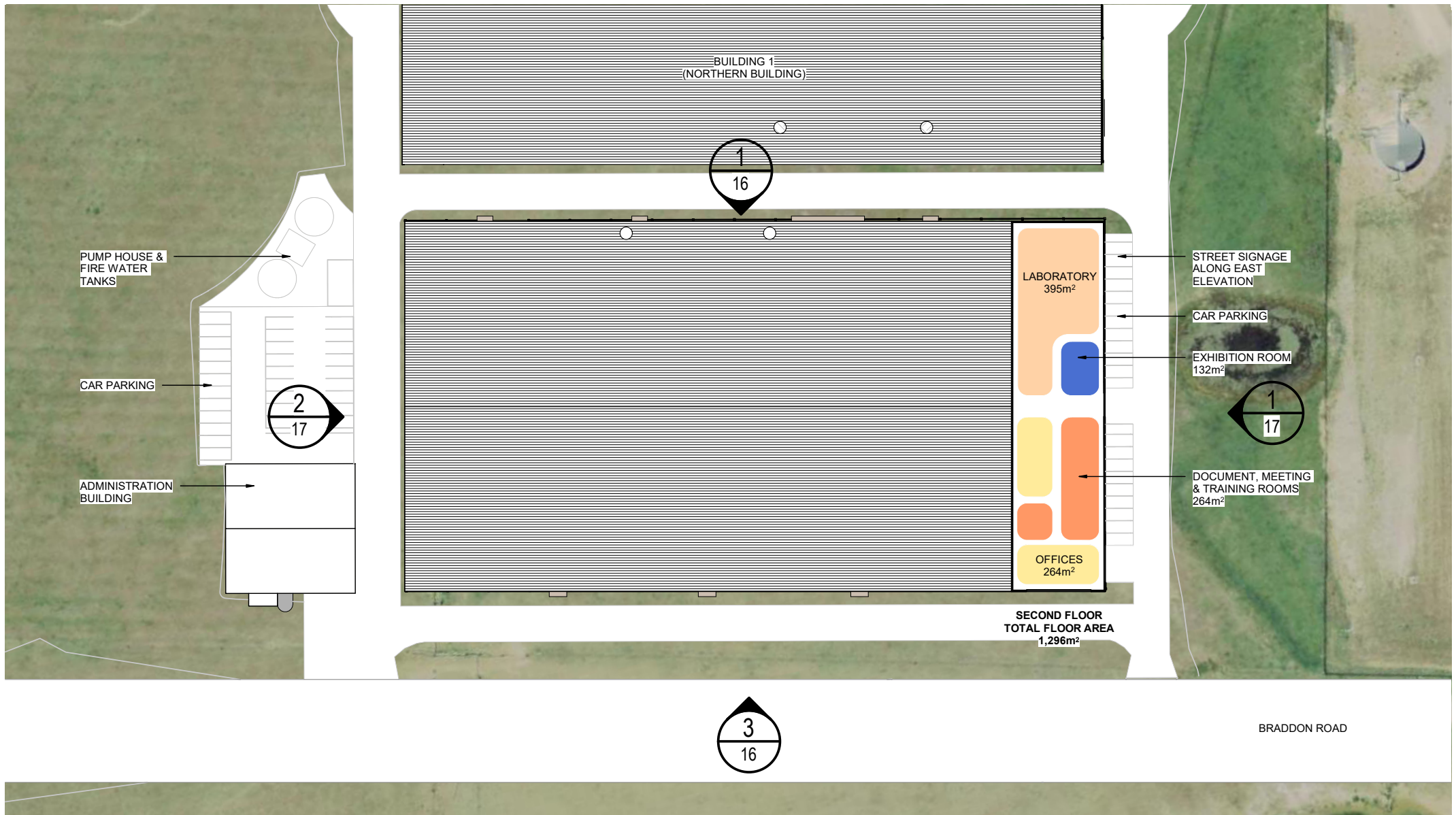
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GHDWOODHEAD

PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
**BUILDING 2
FIRST FLOOR**

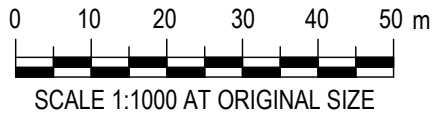
Job Number 12524108
Revision A
Date 12/13/21

Figure 14



SECOND FLOOR

SCALE 1:1000



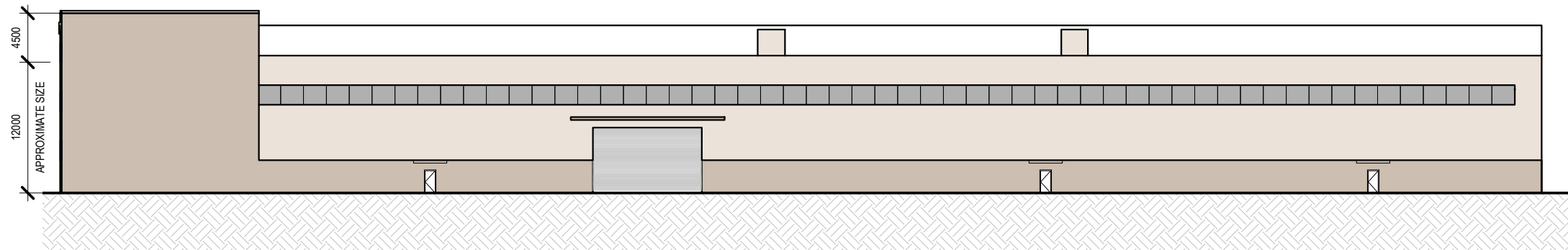
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GHDWOODHEAD

PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
BUILDING 2
SECOND FLOOR

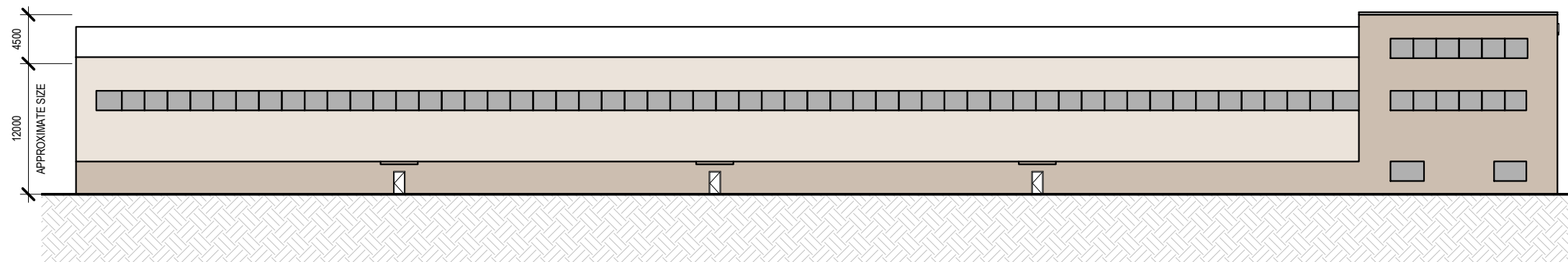
Job Number 12524108
Revision A
Date 12/13/21

Figure 15



NORTH ELEVATION

SCALE 1 : 500

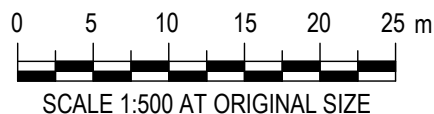


SOUTH ELEVATION

SCALE 1 : 500

LEGEND

- PRECAST CONCRETE PANELS
- INSULATED LIGHT WEIGHT CLADDING
- GLAZING



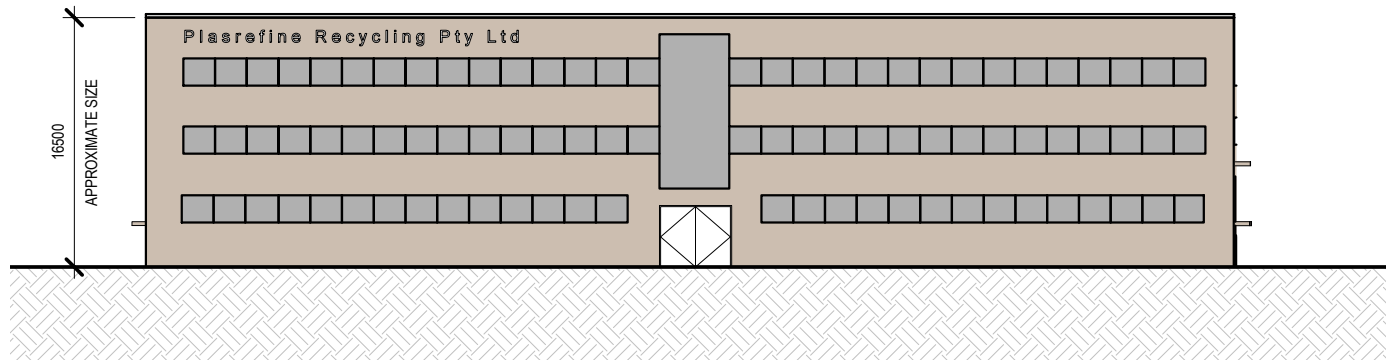
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GHDWOODHEAD

PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
BUILDING 2
ELEVATIONS

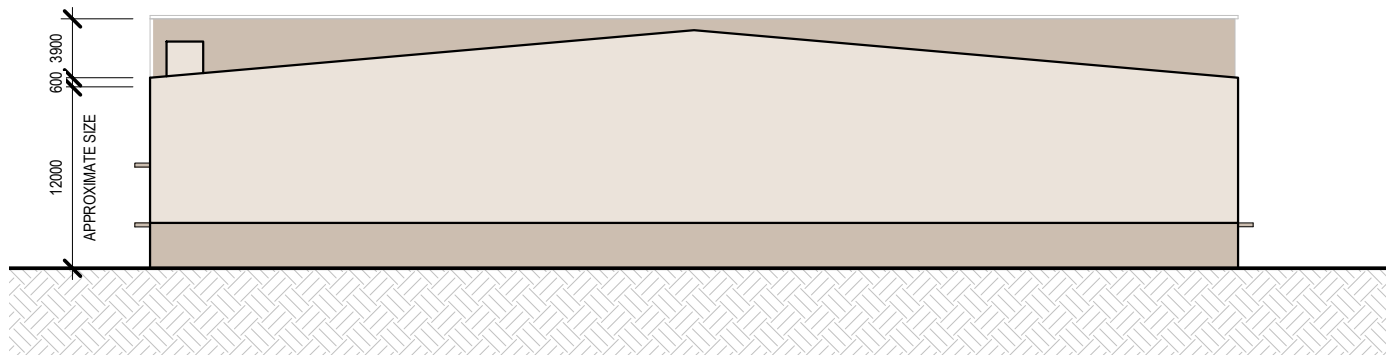
Job Number	12524108
Revision	A
Date	15/12/21

Figure 16



EAST ELEVATION

SCALE 1:500

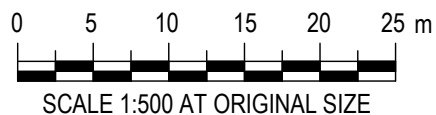


WEST ELEVATION

SCALE 1:500

LEGEND

- PRECAST CONCRETE PANELS
- INSULATED LIGHT WEIGHT CLADDING
- GLAZING



PAPER SIZE ISO A4
SCALE 1:500

GHDWOODHEAD

PLASREFINE RECYCLING PTY LTD
MOSS VALE PLASTICS RECYCLING
AND REPROCESSING FACILITY
**BUILDING 2
ELEVATIONS**

Job Number | 12524108
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Date | 15/12/21
Figure 17



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➔ The Power of Commitment