

Ms Emma Barnet  
Infrastructure and Industry Assessments  
NW Department of Planning and Environment  
GPO Box 39  
Sydney, NSW 2001

22<sup>nd</sup> March 2022

**RE: SSD-9409987 MOSS VALE PLASTICS RECYCLING FACILITY**

Dear Ms Barnet,

I wish to register my objection to the Plasrefine Recycling Pty Ltd development at Beaconsfield Rd Moss Vale NSW, on the following grounds:

Unsuitability of Site

- The site is situated within the town boundary of Moss Vale and not 2.8km North of Moss vale as stated
- It is within 150m of existing homes
- Moss Vale and the Southern Highlands are tranquil, quiet locations, attracting residents who appreciate the rural ambience and wish to move away from cities and large scale industrial sites
- The proposed buildings (of which there are only concepts provided, no detailed architectural drawings) have an extremely large footprint, taking up 6 hectares out of 7.7 hectares. This is an overdevelopment of the land, and leaves little room for any type of landscaping to screen the buildings, given the riparian zone restrictions
- The scenic quality of the existing rural landscape will be forever lost
- No assessment has been undertaken on light spill

Local road safety

- The roads proposed for use whilst construction of Braddon rd is underway are not suitable
- Two months for the construction of Braddon rd seems immensely unrealistic
- The roads in the vicinity of the site are narrow and do not have paved footpaths for pedestrian traffic, and are mostly without formed concrete guttering. Pedestrians use the roadway in these streets, namely Beaconsfield rd, and Lytton rd.
- The traffic study fails to take account of the school bus routes. Bus stops in the Southern Highlands are mostly unmarked (unlike big cities), and there are several stops along Lytton rd (not just at the intersection with Berrima rd).
- Children use these streets to walk to their homes to and from the bus stops, with parents also dropping off/picking up in their vehicles.
- Lytton Rd and Beaconsfield road are direct walking/cycling routes to St Paul's Primary in Garrett St, with parents with prams needing to walk along the road due to the lack of paved footpaths
- There is a long daycare centre in Beaconsfield rd, near the intersection with Bulwer rd
- The report mentions these roads would be used for site access, if there are delays to the building of Braddon road
- The traffic report fails to take account of the school bus route using Lackey Road
- The report mentions that construction vehicles will use Berrima Rd, Lytton rd, Beaconsfield rd, but does not make any mention of how these vehicles will arrive onto Berrima rd – are

they expecting all construction vehicles to be coming from Sydney and therefore travel via the Hume highway through via New Berrima?

- Argyle Street Moss Vale (main street) is already heavily congested during morning, lunchtime, and afternoon peaks, and there is no capacity for further traffic adding to this, in order to access either Lackey rd or Waite St/Berrima Rd
- Population and traffic has increased significantly due to Sydney migration during COVID – traffic study was undertaken during COVID times when residents were working from home, and traffic flows would have been less than usual

#### Water and Air Quality

- The volume of increased traffic both during construction and in operation of the facility will have a direct input on our air quality, due to increased exhaust emission
- There are inconsistencies within the report with regards to how much waste will be processed into the local sewage system
- The amount of water required for the daily processes of the facility is unacceptable for a rural area often facing water restrictions in time of drought
- Emission levels in the report are models only
- No details provided on the proposed air filtering system and residual levels of plastics in the exhaust emission
- The local waterways find their way into the Wingecaribee River, which flows to Warragamba Dam and Sydney's drinking water

#### Noise and Vibration

- 24hr operation over 7 days of the week, 44 weeks of the year with the nearest resident only 150m away
- Directly next door to noise sensitive scientific research facility

#### Social/Economic Impacts

- Opportunities for local employment are not quantified, nor the extent of untrained/specialised roles available. The forecast 140 fulltime jobs is projected to take “a number of years” to achieve.
- The construction itself would likely be undertaken by specialised builders from Sydney, and the opportunity for local employees is not quantified
- No Social Impact Statement has been undertaken
- Benefit to the community from “increased business” is not quantifiable, and is speculative at best

#### Community Engagement

- The representatives of this development have not made serious attempts at community engagement – the supposed letterbox drop did not arrive at my address, despite living within the directly impacted Bulwer/Lytton/Beaconsfield boundary
- The first I was made aware of this development (despite living nearby) was when the letter was received regarding the Exhibition of the State Significant Development Application
- Early community meetings were highly dictated, with residents not being allowed to ask questions in a public forum
- Further community meetings held during the exhibition stage were held in the town of Exeter, in the middle of a significant weather event. This had a direct impact of the ability of Moss Vale residents to attend, especially those who work full time

The proposed site is **Not the Right Site** for this type of development, given the lack of easy access, and its immediate vicinity to residential housing. The proponents have shown scant regard for the

local residents, community, and Southern Highlands as a whole, and appear to have done little research into our community and its values.

Regards,

██████████