



RE: OBJECTION TO SUBMISSION SUB-39492823 – Plaserfine Moss Vale Plastic Recycling Facility

I object as an individual living in the Moss Vale area and generally do not object to the need for such a facility but the location in a greenfield site close to residential homes, childcare and one that ignores the fact that Moss Vale is being overdeveloped with no suitable infrastructure.

I object for my family and my families family.

The proposed Development is not suitable use under the State Environmental Planning Policy 2011 No 511 and includes the Chapter 6B of the *Occupational Health and Safety Regulation 2001* for the following reasons:

The proposed development is located:

- Less than 2 km from the Town Centre of Moss Vale.
- Less than 1 km from the residential suburbs of Moss Vale.
- Less than 200 m to the first residences.
- Directly adjoining Primary Production Small Lots area.
- Less than 1 km from Early Childhood Learning Centre.
- There are a number of archaeological sites including Aboriginal Sites of heritage values.
- There are only local roads and no any major thoroughfare easy accessible.

The Environmental Impact Statement (EIS) does not address adequately any possible hazard:

- No buffer zone for air quality and odour.
- No buffer zone for noise and vibration.
- No buffer zone for fire hazard
- No plan for evacuation in case of any accident including surrounding residences as well as future employees.

Access and Site

- Beaconsfield Rd not suitable for heavy vehicles
- The factory is proposed to be located within 150m - 200m from homes, off Beaconsfield Road
- Site has 2 incompatible zones, Conservation (C4) and 7.7ha of General Industrial (IN1)
- This is not 3kms North of Moss Vale, as stated by Plasrefine, but within the town boundary - GPO in Argyle St to the end of Beaconsfield Rd is 2.17kms as the crow flies, for emissions
- Lack of infrastructure

Unsuitability of Site

- The proposal is to be located in an unsuitable location having regard to:
- Uncertain and unsuitable access arrangements for the anticipated vehicle movements;
- The unacceptable noise impacts it poses for nearby sensitive residential receivers;
- 38,638 square metres of buildings, a 6ha complex over 5 storeys (18 m) in height
- No detailed plans, architectural drawings and diagrams of the factory complexes, only basic concept plans
- No reference of scale on any concept plan
- The proposal constitutes an overdevelopment of the site, particularly taking into account its excessive site coverage
- The design of the proposal fails to alleviate the visual intrusion of building bulk on neighbouring properties and the overall scenic quality and amenity of the rural landscape having regard to its excessive height and bulk. This is a greenfield, local community, not a suburb of an industrial area

- The industrial zoning of the land appears to be relied on as the sole reason/ justification for maintaining building envelopes of uncharacteristic bulk and scale despite the numerous adverse impacts this design then has on the environment, neighbouring properties and the amenity of the landscape.
- The proposal fails to provide a suitable balance between landscaped areas and built form and therefore fails to minimise the impact of the bulk and scale of the buildings.
- survey plan / No contour plan / No cut and fill plans.

Unacceptable bulk and scale

- The design of the proposal fails to alleviate the visual intrusion of building bulk on neighbouring properties and the overall scenic quality and amenity of the rural landscape having regard to its excessive height and bulk
- The proposal constitutes an overdevelopment of the site, particularly taking into account its excessive site coverage
- The proposal fails to minimise the visual impacts from adjoining and nearby residential properties
- The industrial zoning of the land appears to be relied on as the sole reason/ justification for maintaining building envelopes of uncharacteristic bulk and scale despite the numerous adverse impacts this design then has on the environment, neighbouring properties and the amenity of the landscape.
- The proposal fails to provide a suitable balance between landscaped areas and built form and therefore fails to minimise the impact of the bulk and scale of the buildings.

Safety / Construction use of Local roads

- Narrow access along Beaconsfield Rd with no Pedestrian access
- Residents need to walk on the road – no footpaths (Beaconsfield and Lytton rds)
- Childcare Centre on Beaconsfield Rd and within vicinity of 2 schools
- Deterioration of local roads due to increased use and offset developer contributions therefore council / ratepayers become responsible for upgrade and ongoing costs.

Noise and Vibrations

- 24hr operation, 7 days per week for 44 weeks per year and 8 weeks for maintenance
- Only metres from Australian Bio Resources (the Garvan Institute)
- 150 metres from closest resident

Roads and Traffic

- There is no detail of the required construction for the proposed access road from Lackey Road - how can this have been costed
- The lack of detail would suggest that any negotiations with Garvan for purchase of the required land would, of necessity, be very high level.
- Traffic Impact Assessment undertaken Dec 2020, during covid and pre covid migration / increased Sydney migration.
- No adequate assessment of Lackey road.

ANYONE who knows the area knows that the access into and around, new or old is stretched beyond breaking point. If any of this application or applicants had knowledge of the local area they we immediately acknowledge how unsuitable the location is.

Traffic Impacts

- Increased traffic on local roads – poses safety related risks for existing residents/local road users and businesses. This significant increase in traffic will be directly generated by the proposal.
- Increased traffic-related noise - Even if the proposal complies with relevant traffic-related noise requirements, residents will still experience adverse noise impacts having regard to the current rural ambience and quiet that form the soundscape of the area. The highly concentrated traffic flows will adversely impact on this quiet soundscape, particularly for residents along the proposed construction

and operational routes. The increase in traffic related noise will compound the increase in noise from the facility's 24/7 hour operations.

- Inadequate existing road infrastructure – Multiple roads will need to be upgraded to sustain the increased traffic that will be generated by the proposal. Whilst the proponent appears to promote any such road works as upgrades for the community's benefit, these upgrades are necessitated purely for the private purpose of the proposal. Such works are simply a facilitator of the traffic-related noise and safety impacts that will eventuate if the proposal is approved.
- Land-use conflicts - approval of the proposal will intensify existing land-use conflicts in the area. The EIS has failed to address existing land-uses and how the proposed traffic management plan and construction and operation routes will impact these.

Water and Air Quality

- Odour from plastic waste bales, storage, processing, wastewater facility
- Toxic residues, toxins in plastic dust, emissions on prevailing westerlies
- Emissions are currently modelled as no machinery has been specified
- Category 2 riparian waterway that flows directly into the Wingecarribee River,
- Located in the SYDNEY Drinking Water Catchment!
- Proposing to use 46,300L of water every day to wash plastic waste sourced from a combination of rainwater harvesting and potable town water.
- Only 150,000L of water in storage = 3 days supply
- Proposing to pump 16,300L of contaminated water a day into our already overloaded sewage system.

Social/Economic Impacts

- Inconsistent references to employment numbers. Unclear as to extent of localised employment.
- Known impacts of micro plastics on general health including the release of emissions into the surrounding atmosphere, carried to other Highlands towns and villages on prevailing westerlies.
- Adverse social impacts have not been genuinely or adequately addressed in the EIS – it follows that these cannot be known for these to then be properly assessed and (if and where possible) mitigated, noting that no Social Impact Assessment has been provided. It follows that there has been no consideration given to the following impacts likely to be associated with the proposal:
 - Changes to sense of community – refers to the adverse changes in the composition, cohesion, character and
 - function of community and people's sense of place in Moss Vale and the Southern Highlands more broadly.
 - Changes to "way of life" – highly questionable whether the positive social benefits of local employment referenced in the EIS will be realised, having regard to increased automation and digitalisation of the waste recycling industry that has labour displacing effects.
 - Impacts on tourism - associated with adverse impact on natural environment. The proposal poses serious negative impacts to local economy due to its potential to impede growth and development of industries and businesses that depend on a clean and green environment (such as tourism and agri-tourism) and population growth from people attracted by the clean and green environment and quiet rural character moving to Moss Vale to live, work and play. The physical impacts of the proposal on scenery and amenity, the particulate, traffic, noise and light pollution from the proposal, the increased traffic along roads associated with the facility, result in the loss of association and perception of Moss Vale as being a scenic and lovely place to live.

These fears about the future for residents, their community and their surroundings have caused and will continue to cause social impacts

Changed access to and use of local infrastructure, services and facilities - impact on social infrastructure capacity, including childcare, healthcare, community services and facilities, employment and housing, impact on local infrastructure including roads in particular Impact on people's culture – including shared beliefs, customs, values and stories, as well as connections to land, places and buildings (including both Aboriginal and European culture and heritage.) The proposal will impact negatively on the value of Moss Vale and the Southern Highlands generally as a heritage-scenic place.

Many of the people of Moss Vale who are opposed to the proposal have a strong conception of Moss Vale/Southern Highlands as a place of high scenic value which contributes to people's sense of place.

Impact on people's health and wellbeing – this relates to health and wellbeing and incorporates both physical and mental health. The proposal will cause dust and particulate emissions, noise emissions (from the vehicles accessing the site daily and also the facility's 24/7 operates and also night lighting impacts (the extent of which has not been assessed in the EIS and which therefore remains unknown).



This is the land that my family live on, traditional Gundungarra Land.

THIS IS NOT THE CORRECT LOCATION FOR SUCH A FACILITY

