

**Director-Industry Assessments  
Planning Group  
DEPARTMENT OF PLANNING AND ENVIRONMENT  
Moss Vale Plastics Recycling Facility  
SSD-9409987 EXH-37082456**

3-3-2022

**I am AGAINST this proposal**

**My reasons are as follows.**

My name is David John Baxter and I am approaching 73 years of age, all of which has been spent in Moss Vale. My family have been in the area since 1834. I have been married for 51 years and my wife Maree has lived in this home of ours for 70 years. The home was built by her father and we bought it from him after we married and have lived here ever since as have our three children and our grandchildren. I have 5 acres of land that have extensive gardens and overlooks the proposed Plasrefine site. The views that I have looked at for the past 50 plus years will be gone in a few short months if this factory goes ahead.

I am the local Moss Vale historian and have an extensive knowledge of everything Moss Vale. I have been researching and documenting Moss Vale for about 50 years. I also leased all of the Plasrefine land for decades and know every inch of it. I also know the history of all the previous landowners back to the 1880s.

I am not against industry coming to our town (I worked in many industries during my working life, Abattoirs, Council, Harness Racing, retail and Dux manufacturing) but this proposal does not tick any boxes for being a suitable industry at this site. The only reason that this site was chosen is because of the sale price of 3.55 million dollars, no other reason. I have known the vendor for many years and as he is elderly and wanted the land sold he informed me that he would have sold it at an even lower price.

On perusal of the EIS I have found that GHD have shown that they are a very amateur and incompetent company, they contradict and repeat themselves on so many points throughout their presentation along with many grammatical and spelling mistakes.

**TRAFFIC issues:-** I would hate to see Beaconsfield Road to be used in either the paper road (Braddon Road) construction nor the factory construction and operations. This road is a narrow 4 to 5.3 metre wide dead-end road that is used daily by people walking dogs, riding horses, people exercising, motorised wheelchairs, children playing on the roadway and most importantly it has a child care centre on it. It is totally unsuitable for large truck movements, especially the amount of heavy vehicle that GHD announce (this amount changes at every meeting they have with us, they drop the number of trucks but increase the size of the trucks), I know we are a bit out of the Metropolis but we are not as stupid as GHD think we are. The construction of the new proposed eastern section from Lackey road (yet to be purchased) could be started from Lackey Road to the proposed factory site without the usage of Beaconsfield Road.

If Beaconsfield Road is allowed to be used during any of the construction phases then Plasrefine will continue to use it throughout the manufacturing operations.

The Braddon Road construction MUST be fully completed and operational before any factory construction commences and Beaconsfield Road retain its dead-end road status.

GHD also states that the 915 metres of Braddon Road would take a month to build?

One month to build a road which will have a 4 metre retaining wall drop at the end of Beaconsfield Road and a 7 metre retaining wall drop at the top of the ridge, buffers all along the road, a dam to fill and consolidate, come on, the road they are proposing will take 6 to 12 months to build (weather permitting).

The traffic routes proposed will only work for trucks from the Sydney area which is via Medway rd, Taylor Ave, Berrima Rd, Douglas Rd, Collins Rd, Lackey Rd, Braddon Rd, alternatively Berrima Rd to Innes Rd to Lackey Rd to Braddon Rds but this is unlikely as it is a longer route, (EIS Technical Report 6 page 45)

Any trucks from Canberra or Victoria will turn off the Hume Motorway at the Illawarra Highway and travel to Argyle St (main street) Moss Vale to either Waite Street or Lackey Road to the factory saving many kilometres that would occur if they have to go through to Taylor Avenue New Berrima.

Trucks from Wollongong/Port Kembla will use Illawarra Highway and Macquarie Pass to Argyle Street (main street) Moss Vale to Lackey Road then to Braddon Road until the proposed bypass is built (possibly in 6-8 years time). The route from Wollongong via Mt Ousley, Picton Rd to Hume Motorway is 92 klms whereas the Illawarra route is only 75klms. Truck drivers always take the shortest possible route (as stated in the EIS by GHD), it's their business to make money by using the shortest possible route.

### **VISUAL IMPACT.**

My next concern is the visual impact of this building, it is huge, both in the size but most importantly, the height. At 18 metres it will be visible from almost any part of Beaconsfield, Bulwer, Collins, Douglas and Carribee Roads. Vegetation screening will take at least 15 years to block only some of the factory.

On my property I have a private museum which overlooks directly onto the factory site of which I have always had unrestricted views towards Morrice's Hill, Berrima ranges (Cockatoo Hill), Oxley Hill and Mount Gibraltar. If this is built I will only be able to see a small line of the Oxley Hill range.

I trained Harness Racing horses for 36 years on this property (Plasrefines) and I recall one morning whilst training our horses on a crisp morning as the fog was commencing to rise from the dams on the proposed site when a lady employed by me said, "Where else in the World would you get an office like this?" Those views will be gone forever.

### **CONSTRUCTION.**

Page 158 EIS 12.1.4 States:- "No construction works are proposed during the night period 10pm to 7am Monday to Saturday and 10pm Saturday to 8am Sunday. As such no sleep disturbance impacts are anticipated during construction."

Yet they also say on page 102 at 7.7.3 that construction times will be 7am to 6pm Monday to Friday and Saturday 8am to 1pm? Some people actually need more hours of sleep than what Plasrefine are allowing us on page 158.

### **WATER**

Even though the EIS says that there will be many kilolitres of rain water captured and used in

the processes it will still be using the town water supply (46.3kilolitres). Beaconsfield Road water pressure is low at any given time with the extra water being used at this factory our pressure will possibly drop even more.

The waste water of 5.8 kilolitres flowing into a sewer system which is already running at capacity and will not be upgraded until at least 2025/26 (as per Council projections). Other waste water will flow though the drainage system to Wingecarribee River and onto Warragamba Dam for the Sydney people to drink.

An estimated 10,000 tonnes of process waste will require off site landfill facilities (more trucks) as well as 9,000 tonnes of mostly filter cake residue (sludge) from onsite waste water would also be sent offsite for further processing or landfill.

### **EMMISSIONS/TRANSMISSION**

The potential fear and reality of toxic fumes and plastic micro-fibres escaping into the atmosphere are real and cannot be safely contained at all times.

We were never told by GHD that Plasrefine would also be producing 9,000 tonnes of milled UPVC plastic POWDER. The prevailing winds we get in this precinct will blow odour and escaping micro-fibres in every direction. The mainly westerlies we get will cover Burradoo and Bowral and the schools of Chevalier and Oxley College's, Bowral primary and high schools. Southerly wind will hit the historic Berrima whilst nor-westerly winds will cover Moss Vale township.

### **POSSIBLE ASBESTOS CONTAMINATION**

This covers the land belonging to Dux Manufacturing directly behind Plasrefine's land.

On page 132 of the Main EIS. 10.3.1 states "two ponds north of the site were backfilled with unknown materials and then capped in circa 2010".

In EIS Technical Report 4 page 21 then states:- "Earthworks were taking place immediately to the north of the site. The two off-site ponds had been backfilled and white material, likely a liner, covered the ground in that area. It appeared that the white material was capped with red soil. Earthworks had occurred near the industrial buildings to the north-east of the site."

These two ponds (dams) and surrounding lands were there from the James Hardie Asbestos Pipe factory days (1977 to 1993) and were used as a dump for broken pipes and waste. My two boys and neighbouring children would play wars with their air rifles amongst the pipes and swim in the ponds arriving home covered in blue sludge where they would just shower it off (c.1980s), no asbestosis or asbestos knowledge back then.

During 2010 Dux Manufacturing (Hardie Dux) removed all the asbestos on the plant and after draining and enlarging the ponds into large pits they then buried all the asbestos on the property. Years later after the grass had grown, we also leased that land for our horses and there were still traces of broken pipes popping out of the ground at times.

On page 102 at 7.6 It states the factory will have a life span of only 25-30 years before it would be decommissioned.

In closing I wish to reiterate that I am not against industry or recycling coming to our town and I am definitely not a NIMBY. I was 100% behind the Garvan establishment in 2008.

In my opinion this is the right factory but on the wrong site.

Yours Sincerely



