

19 March 2022

Director
Industry Assessments
Planning Group
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Dear Sir/ Madam,

I am a resident of Moss Vale, living within 3.5km of the proposed Plasrefine Plastic Waste Recycling Facility at Beaconsfield Road. I live in Argyle Street, Moss Vale. I am writing this submission to object to the proposed facility.

The proposal is inappropriate development for the location within the town boundaries. It is located adjacent to residential properties and is accessed via residential streets. This will have a severe impact on the immediate residents, and the town as a whole.

The proposal has negative impacts in the following regard:

Unacceptable bulk and scale:

- Uncharacteristic bulk and scale – here are no submitted architectural plans to demonstrate size (other than overall height), design or any physical characteristics. The plans submitted have no scale or contours, reference to cut and fill, or any survey information.
- There is no planned minimisation of the bulk of the building within the landscape.

Construction period:

- The proposed 18 month construction period will involved construction traffic 6 days a week along residential roads, which are already compromised roads with no gutters or pedestrian pathways. The existing roads are not suitable for the increased traffic load, nor is there any provision for reducing the noise impacts these construction hours will have on nearby residents.

Noise and vibrations:

- The proposed factory will operate 24 hours a day, 7 days per week for 44 weeks per year. This is an unacceptable burden and intrusion on the neighbouring residential properties.

Traffic during operation:

- There is no detail of the proposed vehicle sizes which will be used for the transport of the plastic waste to and from the facility.
- The traffic assessment was undertaken during Covid when traffic was reduced due to restrictions, therefore giving a false assessment that the roads had capacity for more vehicles.
- Vehicles coming and going 24 hours a day pose a significant noise impact to immediate residents, and an additional load on the roads which in turn impact all town road users.
- The proposed route to the site involves vehicles needing to complete a number of right hand turns onto major roads, including turning off Lytton Road onto Berrima Road. Berrima Road is

heavily trafficked, and right hand turns into that road are already difficult due to existing traffic exiting Moss Vale along Berimma Road to the Hume Motorway.

Water and air quality:

- Emissions into the existing landscape will include toxins and by product emissions, increased dust, and odour.
- There are no machinery specifications for the actual manufacturing equipment, so emissions have been modelled on guesswork.
- The proposal is located in the Sydney drinking water catchment, and needs to show a negative or neutral impact to be approved by Sydney Water.
- Additional impact and loading of 16,300L of waste water into the existing sewage system.
- Drawing from the existing potable water supply more than 43,000L of water every day to wash plastic, yet only having 150,000L of on-site rainwater harvesting available. This is less than 4 days supply before the reserve is depleted and 100% of supply is drawn from the local catchment.

Social and economic impacts:

- The impact on the immediate environment, the local roads, and the landscape can not be underestimated. These all impact the town as a whole, through property prices, tourism, and access through the town.
- These impacts have not been adequately addressed in any of the submitted documents.

Visual impact:

- Views of the proposed building from the immediate neighbours and the public domain have not been assessed in terms of acceptability.
- No assessment of the impact of the lighting of the facility and the light spill on surrounding properties and in the night sky has been undertaken.

For these reasons the proposal is completely unacceptable in the proposed location, and the supplied document with the submission do not adequately address these negative impacts. This facility is inappropriate for this location, regardless of the zoning. The proximity to residential homes and the township of Moss Vale as a whole make this site unacceptable for this type of development.

Please take my submission as an objection to the proposal on the strongest possible terms.

Regards,
Moss Vale resident.