

21 March, 2022

Attn: Emma Barnet

Director Industry Assessments

Planning Group

Dept of Planning & Environment

Re: Moss Vale Plastics Recycling Facility SSD-9409987 – we strongly object!

As residents (in a family household) living within walking distance (1.2km from the proposed site) we are alarmed and deeply concerned by this development proposal.

We choose to live in Moss Vale for its quiet, semi-rural existence and surrounds. Our ability to live away from a visually and audibly noisy environment, with minimal physical and light pollution where we can access picturesque wide-open spaces on daily basis has improved our mental health and wellbeing significantly since moving to the area. We understand and accept the light industrial pockets in our surrounds, we understand the proposed development too is zoned in a “light industry” area. So it is with much surprise and dismay to review the application and learn of the large scale industrial nature of this proposed development on our quiet semi-rural suburban doorstep.

Below are a list of our primary concerns we request be taken into consideration as local residents living in walking distance to proposed facility.

Scale and nature of development - inappropriate for the area

The landscape character assessment zones identified in the submission are a narrow (and selective) reflection that doesn't truly capture the charm and socially appealing aspects of Moss Vale town, neighbouring residential streets, rural landscapes and views. This development is absolutely not in keeping with the Moss Vale landscape and environment local residents enjoy and are accustomed to.

The size of built complex (6ha!) with 16m high buildings (!), so close to semi-rural and residential housing is excessive by any standards and not in keeping with other “light industry” in the area, or region. The proposed concept (photomontage) demonstrates little more than an entirely blocked view with inadequate landscape mitigation measures (buildings remain highly visible in 10 yrs time). Without detailed lighting, architectural plans or drawings how are we to know the true scale and visual impact, other than an absolute blight, to this ordinarily scenic natural landscape?

The assessment provided also fails to address the volume of residents who use Beaconsfield & Bulwer Road as exercise corridors many of whom take pleasure & reward in taking in the Beaconsfield Road landscape views (overlooking the proposed site location). The physical and mental health benefits for many local residents (beyond immediate neighbouring private properties) who regularly access the landscape for daily exercise & enjoyment has not been considered in the submission at all.

The scale of this development for this location is both inappropriate and unacceptable for Moss Vale residents including those who live beyond the assessment radius (where many of us live).

#### Other negative impacts - environmental, health & wellbeing

Living only 1.2km from the proposed site, our property is not included in assessment radius. Regardless we remain deeply concerned about our proximity to emissions, toxic residues, odours, and plastic dust particles carried by wind. With one in our household with highly compromised lung function we live as and where we do to avoid the likes of city / heavy industry induced pollution, we simply cannot afford to be breathing toxins in on a daily basis.

We are alarmed to learn the developments close proximity to category 2 riparian waterway which flows directly into Wingecarribee River and impacts Wingecarribee & Sydney Drinking Water catchment. With so much research surrounding plastic leaching & negative impacts on health, how can this development even be considered for this site?

Only two years ago the region was advised to limit household water consumption (incl. drinking & showering) due to low reservoirs during drought & bush fires. Further housing developments have also been capped due to our already overloaded sewage system. The facility proposes pumping excess of 16,000L of contaminated water through our already overloaded sewage system, every single day. 7 days per week. Is Wingecarribee infrastructure up to the task of supporting this facility water and wastage needs without compromising the quality of residential drinking water, water reserves and sewage treatment processing?

#### Access during construction period – inappropriate & unsafe

As residents on Lytton Road we are deeply concerned about the proposed use of Berrima, Lytton & Beaconsfield roads for construction access.

Anyone using these roads can plainly see they are not designed for heavy vehicle thoroughfare, let alone the volumes (of heavy & light vehicles) proposed for this development. As it stands Berrima Road is already a crumbling mess, leading up to and at Lytton Road entry points. Are we rate payers expected to cover the repair cost of further deterioration caused by heavy-duty thoroughfare?

Aside from the cost, and potential impact & damage to our own vehicles from deteriorating roads, we have other significant concerns about the use of the proposed route for construction thoroughfare:

- 1) Noise & vibrations – Lytton & Beaconsfield (& Bulwer) roads are currently quiet, family friendly, suburban & semi-rural streets. They are not subject to general thoroughfare beyond residents and their service providers. We choose to live here for this very reason. The noise and vibrations of construction traffic would negatively impact residents on these streets including the elderly, people working from home (such as ours), families (many of whom have young children), the childcare centre, St Paul's Public School, household pets and livestock on agistments.
- 2) Safety – None of these roads have pedestrian footpaths, most sections haven't even gutters to separate the verge from the road. Like many who live here, on a daily basis our kids ride bikes along these streets & walk to school, pedestrians use these roads to walk into town and to access the train station. Like many local residents, we walk our dog up Beaconsfield Road to the proposed site every single morning. On our walk we pass the daycare centre with its steady flow of families travelling in and out, the occasional child slipping past mum in the car park. The prospect of multiple heavy-duty vehicles regularly passing this site is

concerning, as is the Beaconsfield Road hill itself. As it stands the Beaconsfield Road hill section of road is a goat track and problematic when a single car and pedestrian use it at the same time with a narrow roadway, blind corners and zero verge or footpath. A single heavy-duty vehicle will take up a good portion of this road width. How will it pass through this section without compromising the safety of on-coming residential car and/or pedestrian foot traffic? To propose multiple heavy-duty (& light) vehicles travel this route daily during construction is both negligent & dangerous.

As persons who reside on and use these roads daily, we attest the proposed construction thoroughfare route to be highly inappropriate & unsafe for local residents.

#### Traffic impact – once operational

Traffic surveys used to assess impact were conducted during quiet periods in late 2020 where COVID lock downs and pre-christmas exodus naturally resulted in fewer cars on our roads. The estimates used for modelling therefore appear to be misleading.

They also fail to take into account the influx of new housing & tree change population which have significantly increased since time of assessment (courtesy of Sydney COVID migration). Today roads in the region are more congested than ever, road conditions already worsening & our infrastructure already unable to accommodate the increase in cars on Wingecarribee roads. Argyle road (main road through Moss Vale town centre & only point of access to Lackey Road) is already under duress, causing significant bottle necks along and from all side access roads, such as Lackey Road. With only a single set of traffic lights for pedestrian crossing in the town centre, the proposed volume of trucks to enter this roadway will be both dangerous and traffic congesting causing concern for main street businesses, thoroughfare, pedestrians, local residents and tourists looking to experience our quiet country town.

Lackey Road presents its own risks and safety concerns with a narrow single lane in each direction dog legging around tight bends (not appropriate for high volumes of heavy-duty vehicles). Pedestrian foot traffic is high on this road as it is primary access route for the local public high school, town centre & train station foot bridge. Our house is only 550m from Lackey Road, the noise & vibration from proposed passing trucks will most certainly negatively impact our current quality of life, daily.

Positioning this development so far from the highway and so near to local residential areas makes no sense. The proposed location insists high volumes of heavy-duty vehicles travel through residential towns & roads on a daily basis which is both highly disruptive & dangerous for local residents. The traffic impact alone will reduce quality of life for all Moss Vale residents.

So many negative impacts, literally, on our doorstep:

- Significant increase in traffic, noise, vibration & pollution on ill-equipped suburban roads
- Unsafe and inappropriate construction & operational thoroughfares routes for multitude of light & heavy vehicles
- Road degradation and compromised road safety (incl. pedestrians) during construction and operational phases
- Large scale industrial development inappropriate for location, not in keeping with the area or region
- Overdevelopment of building site with inadequate visual impact measures including little to no landscape mitigation

- Industrial scale emissions, odours, toxic residues, plastic dust particles pollutants in close proximity to neighbouring residents and Moss Vale town centre
- Questionable impact on town water supply (incl. drinking water) and sewage infrastructure
- Negative impact on mental health, wellness & quality of life for neighbouring residents and the wider community due to loss of scenery, peace & residential road safety and increased heavy-duty vehicle traffic, congestion, noise and particle pollution

It is for the reasons above that we wholeheartedly object to the Moss Vale Plastic Refinery proposal development on the 74-76 Beaconsfield Road site.

Thank you for taking the time to consider our position.

Yours sincerely,

Lytton Road Residents (single abode)

Please note no political donations have been made by anyone in our household in the past 2 years (or beyond)