

# Moss Vale Recycling Facility

## Adverse and irreversible visual Impacts

- We own a house on 15 acres, with a corner that is within 50 metres of the proposed site.
- Our property pending DA approval to build two homes within 100 metres of the proposed facility. Outdated zoning maps were used in the EIS. Our property is now Conservation (C4) and this was not taken into consideration in the EIS.
- We run a Bed and Breakfast. Our property has the most magnificent views in the southern highlands. The proposal has not taken this into consideration and if this facility goes ahead our small business will be severely effect and our family will go into financial ruin.
- The visual Impact Assessment is inadequate. Our livelihood will be destroyed yet a photomontage was not done to show the severe impact that the development will have on our daily life or to show the destruction of our rural neighbourhood.
- The factory is completely oversized and does not fit into the landscape or is conducive to the neighbourhood

Please see a photo from the our living room of our home.



Inadequate Visual Impact Assessment

**No assessment of lighting impacts** – We are sensitive receivers. No consideration has been taken of the lighting of the amenity and the impact this will have on our properties. The effects of the truck movements during night hours with significantly disrupt our livelihood.

## Economic Impacts on tourism –

Moss Vales tourism will be severely impacted. We run a very profitable and successful Bed and Breakfast. Many guests stay with us because of our tranquillity, beautiful surrounds and natural

environment. The facility poses serious negative impacts to our livelihood. The physical impacts of the facility on scenery will destroy our amenity. Increased traffic, noise and light pollution from the proposed facility will result in the loss of association and perception of Moss Vale being a scenic, quite place to visit.

*What the Guests that have stayed at our Bed and Breakfast have commented on;*

#### **Tania's Review**

##### *Tania's Public review*

*This home is a hidden gem. The photos can't do it justice. The home is stunning, with a glorious kitchen, fireplace, mud room and 2 fabulous baths for soaking. What you can't convey in the pontoons is the serenity, the scent of roses wafting through the windows and **the birds/local wildlife** that will check in and make sure you are making the most of your stay. We will be back.*

##### *Amys Public review*

*Vanessa's home was stunning. It is exactly what you picture when you're thinking of a Southern Highlands getaway. Some of our highlights included the location, huge space, fireplace, amazing kitchen, the bathrooms, comfy beds, the finer details like beautiful botanical soaps, washroom accessories, plenty of firewood **and of course the view!** Honestly you'd find it pretty hard to fault this home or the host Vanessa who was so kind, warm and responsive. We will be keeping this on our list of go-to homes for future Southern Highlands trips!*

##### *Stevens Public review*

*Great house to stay in. Really enjoyed the fireplace and how large not only the house but the property itself was, **as well as its' rolling hill surroundings**. Pictures don't quite capture how large and roomy the entire stay is. I highly recommend!*

#### **Impact on people's personal and property rights –**

Neighbour notification was delivered Christmas Eve. This proposal has caused stress and anxiety to our entire family. Huge amounts of stress has resulted from the proposal as we will lose our Bed and Breakfast Business. Our properties will be devalued as a direct result of being faced with the possibility of living with a large waste facility next door. We will be unable to sell our property. Our way of life will be greatly affected, and our community is distraught; this also effects culture, health and wellbeing.

If the facility goes ahead, we will lose our livelihood.

#### **Traffic Impacts-**

- The creation of a road in a rural setting will adversely affect our quite rural neighbourhood. The echo of trucks will travel up the rural valley to our home 24/7. 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.

- The WCSC Planning Panel has granted us road access to our two residential lots via Braddon rd. The EIS has not addressed the conflict/safety of local traffic and heavy industrial usage

### **Water and Air Quality**

- There will be Odour from plastic waste bales, storage, processing and wastewater facility. Plastic waste facilities are renowned for having a strong odour regardless of where the waste is stored. We have visited a waste facility in Liverpool and researched Somerton plastic recycling in Victoria. The smell is unbearable. We need a buffer between the factory and residents.
- 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.

### **Fire**

Plastic will be heated to a high temperature and many flammable chemicals will be kept on site. Fire reports or strategies are not included in the EIS. Fire agencies will not comment until the facility is approved.

- This is a concern. In the event of a fire the region does not have the resources if a plastic fire was to break out. In the event of a large-scale chemical fire, how will the run off from extinguishing the fire be stopped from entering the riparian land ie sydney's drinking water.

As seen around the world plastic fires are devastating to a region. It does not make sense that a fire assessment would not be finalised with the EIS,

### **Company history/ safety experience with enterprises of a similar scale**

- According to the EIS Scoping Report, Plasrefine Recycling Pty Ltd was only recently registered in Australia for the purpose of building this facility in Moss Vale.
  - Who has the 70 million dollars to fund this facility?
  - The land of the proposed site is infested with noxious weeds, broken fences and the property has not been managed since it was purchased. How can Plasrefine be trusted with such a huge development?
  - There is a lack of evidence of previous safety approaches, due diligence or social licence.
  - Will plasrefine be a publicly listed company? Will the investors come from china? Will the company need to go to the foreign investment review board?

### **Zoning**

Technical studies have not acknowledged the change of zoning of our land to Conservation (C4). The EIS has worked on outdated zoning maps. 2 incompatible zones, Conservation (C4) and 7.7ha of General Industrial (IN1) The industrial zoning of the land appears to be relied on as the sole reason or justification for maintaining building envelopes of uncharacteristic bulk and scale despite the numerous adverse impacts this design 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.