



| NAME REDACTED                  | OBJECT  | Submission ID: 218329 |
|--------------------------------|---|-----------------------|
| Organisation: N/A              | Key issues: Social impacts, Visual impacts, design and landscaping, Land use compatibility (surrounding land uses), Traffic, Other issues |                       |
| Location: New South Wales 2027 |   |                       |
| Attachment: Attached overleaf  |   |                       |

Submission date: 11/25/2024 2:53:14 PM

*Subject: Strong Objection to Moss Vale Plastics Recycling Facility (SSD-9409987)*

*Dear Independent Planning Panel,*

*I am writing to express my strong objection to the proposed Moss Vale Plastics Recycling Facility (SSD-9409987). Despite previous correspondence with GHD and the Department of Planning and Environment, my concerns remain unaddressed. Below, I outline the major issues associated with this project:*

*1. Conflict of Land Use “ Braddon Road*

*Braddon Road, a recently developed residential area, is unsuitable for the proposed heavy vehicle traffic associated with this facility. The projected truck frequency of one every 7 minutes is excessive and raises the following concerns:*

*Infrastructure Damage: Significant wear and tear on a residential road not designed for industrial traffic.*

*Safety Risks: Increased danger for local residents and pedestrians, especially children.*

*Noise Pollution: Constant disruption to residents™ daily lives due to heavy vehicle movements.*

*Unregulated Truck Movements: The Department of Planning and Environment has not imposed a limit on truck movements in the consent, which is unacceptable.*

*Use of Residential Streets: Trucks are likely to use residential streets as shortcuts to avoid crossing three level crossings, further disrupting the community.*

*2. Lack of Buffer Zone*

*The absence of a buffer zone between the residential area and the proposed industrial facility is deeply concerning. This proximity will result in:*

*Noise Pollution: Persistent disturbance from truck movements and facility operations.*

*Light Pollution: Operations and truck headlights, particularly during early mornings and late evenings, will significantly impact nearby residents.*

*Negative Impacts on Residents: Reduced quality of life, diminished property values, and harm to residents' mental well-being.*

*3. Insufficient Environmental and Health Considerations*

*The environmental and health implications of this project have been inadequately addressed:*

*Sound and Light Pollution: Insufficient studies on the effects of noise and light pollution on local residents.*

*Smell and Air Quality: The facility is likely to emit unpleasant odors and fumes. Moss Vale™s frequent thick fog will trap these emissions, worsening air quality.*



*Plastic Contamination: Micro- and nanoplastics pose a significant risk of contaminating water sources, soil, and food chains, particularly given the site's proximity to riparian lands within Sydney's drinking water catchment.*

#### *4. Site Unsuitability*

*The chosen site is environmentally inappropriate for this type of industrial development:*

*Topography: Moss Vale's frequent fog increases the likelihood of air pollution lingering in the area.*

*Water Catchment Risk: The site's location on two riparian zones poses a high risk of contamination to Sydney's drinking water catchment due to potential spills, runoff, and leaching of chemicals and plastics.*

#### *5. Endangered Flora " Eucalyptus macarthurii*

*The project involves the removal of endangered Eucalyptus macarthurii. While bio-credits have been suggested to mitigate this loss, such credits are unavailable. This highlights the ecological irresponsibility of the proposal and its failure to adequately address biodiversity concerns.*

#### *6. Industrial Zoning and Emissions*

*The CO<sub>2</sub> emissions projected from this facility are comparable to those of a coal mine. Such an industrial facility should be located in a properly zoned heavy industry area with an adequate buffer zone from residential areas. Placing it in the proposed location is incompatible with the surrounding land use.*

#### *7. Lack of Genuine Community Consultation*

*Over four years, the community has struggled to obtain clear and accurate information from GHD and Plasrefine. Key concerns include:*

*Misinformation: The Plasrefine website continues to advertise the wrong haulage route and plans for outdoor plastic storage, misrepresenting the project.*

*Inadequate Notification: Notifications were issued on Christmas Eve, limiting residents' ability to engage.*

*Restricted Participation: Engagement sessions were limited to one person per household, with minimal opportunity for meaningful discussion or questions.*

*Forced Land Acquisition: Attempts at forced resumption of land have eroded community trust.*

*Documentation Changes: Altering project documentation after submission to the IPC undermines the integrity of the process.*


*These actions demonstrate a lack of respect for the local community, which has lost faith in the government process. GHD and Plasrefine will not achieve social license in the Southern Highlands.*


#### *Conclusion*

*The proposed Moss Vale Plastics Recycling Facility poses significant risks to the environment, public health, and the well-being of local residents. The location is fundamentally unsuitable for this type of industrial development. I strongly urge you to reject the current proposal and seek alternative locations that do not conflict with residential areas or endanger critical water catchments.*

*Thank you for considering my objection. I request acknowledgment of this submission and look forward to your response.*

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Sheelagh Laguna  
Principal Planning Officer  
Industry Assessments  
Department of Planning and Environment  
E-mail: 

**Subject: Moss Vale Plastics Recycling Facility SSD-9409987**

March 20, 2023.

Dear Ms Laguna

I am writing to you regarding the above SSD proposal.

I wrote to the DPIE in November (21/11/22) asking for GHD to please address the following changes to the zoning of my land next to the proposed Plasrefine Site, the reply assured me that my concerns would be forwarded to GHD and addressed in the RTS, which has not happened.

In early 2020, we submitted a planning proposal to Wingecarribee Shire Council for a rezoning of our property (from RU2 to C4), to fall into line with surrounding property zones. This was to reduce the lot size to a minimum 2ha and allow for 2 additional residential lots. This was approved and the rezoning of my property was gazetted in 2021 by the NSW Government.

We submitted a DA to council for the boundary adjustment to create the 2 additional lots and the formation of the Braddon Road in November 2021 and was granted approval November 2, 2022. (22/0811, Lot 8 Sec F DP 2810, Lot 9 Sec F DP 2810, Lot 10 Sec F DP 2810)

As you can see in the images I have supplied below, Wingecarribee Shire Council has granted legal access to the 2 new residential lots via the Braddon Road, this being the same road that Plasrefine are now proposing to use for their heavy and light vehicles 7 days a week.

## SCHEDULE 1 CONDITIONS OF DEVELOPMENT CONSENT

### ADMINISTRATION CONDITIONS

#### 1. Development Description

Development consent has been granted in accordance with this notice of determination for the boundary adjustment of three (3) existing lots to create three (3) new lots and the upgrade and construction of Braddon Road.

The development consent enables the approved development to be carried out in two (2) stages:

- Stage 1 – Creation of proposed Lot 1 and the construction of Braddon Road.
- Stage 2 – Creation of proposed Lot 2 and proposed Lot 3

**Reason:** To confirm the use of the approved development.

*Above : Approval for construction of Braddon Road*



02 November 2022



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**NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**  
Pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979

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|                                 |  |
|---------------------------------|--|
| <b>APPLICATION NO:</b>          | 22/0811  |
| <b>APPLICANT:</b>               |  |
| <b>OWNER:</b>                   |  |
| <b>PROPERTY DESCRIPTION:</b>    | Lot 8 Sec F DP 2810<br>Lot 9 Sec F DP 2810<br>Lot 10 Sec F DP 2810                   |
| <b>PROPERTY ADDRESS:</b>        |  |
| <b>PROPOSED DEVELOPMENT:</b>    | Subdivision - Boundary Adjustment (3 Lots)   |
| <b>DETERMINATION:</b>           | Approval subject to conditions   |
| <b>CONSENT TO OPERATE FROM:</b> | 02 November 2022   |
| <b>CONSENT TO LAPSE ON:</b>     | 02 November 2027   |

**Rights of Appeal**

Pursuant to Section 8.7 of the *Environmental Planning and Assessment Act 1979*, an applicant for development consent who is dissatisfied with the determination of the application by Council authority may appeal to the Court against the determination. Pursuant to Section 8.10, an appeal may be made only within 12 months after the date the decision appealed against is notified.

**Review of Determination**

You have the right to request a review of determination under section 8.2 of the *Environmental Planning and Assessment Act 1979*, subject to the provisions of Division 8.2 Reviews.



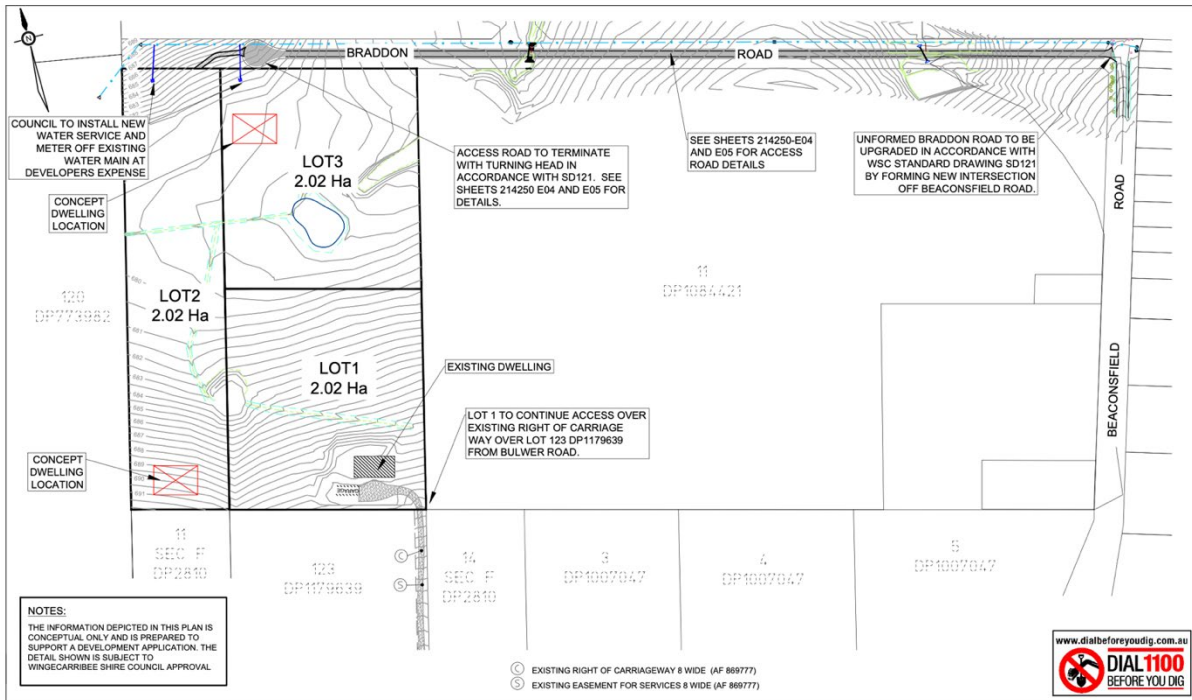
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02 November 2022  
Date of Determination

*Working with you*

WSC.NSW.GOV.AU WINGECARRIBEE - A COAL MINING FREE SHIRE

*Above: DA Approval (Nov 2, 2022)*



*Approved engineering for road construction*

(22/0811, Lot 8 Sec F DP 2810, Lot 9 Sec F DP 2810, Lot 10 Sec F DP 2810)

We have engaged a private certifier to undertake the Construction Certificate for the required formation of the Braddon Rd as per council approved engineering plans, the time frame indicated for this is 3 weeks. We have also engaged a civil contractor to undertake the construction of the new road, who is engaged to start as soon as the CC is issued.

I would respectfully request the DPIE ask the proponent to address the change in zoning and access of my land, the approved formation of the Braddon Road, the industrial development involving 200+ vehicles and the conflict of these 2 uses, particularly in respect to safety.

These issues were raised in my initial submission and again in correspondence to the DPIE late November (21/11/22). Plasrefine were notified as an immediate neighbour by WSC, they cannot claim ignorance to the DA or approval however are blatantly ignoring the issues I have presented.

I would like the following addressed immediately, given the construction certificate is imminent.

- The conflict of land usage with residential land that has been approved recently by Wingecarribee Shire Council.
- Safety of road users to and from these residential lots given the volume of traffic the proposal generates.
- Noise impacts / limits from the Heavy Vehicles on residential lots.
- Visual impacts given no landscape is proposed on that side of the site due to the formation of a North - South access road.
- Safe pedestrian access, which needs to be supplied for children walking from school on the Braddon Road, which is the legal access to these lots – footpaths etc.
- Creation of an intersection on the Braddon Road that does not assess the residential access of my property.
- How my lots will be accessed given their proposed use of Braddon Road now entails blocking access from Beaconsfield Road in the formation of a cul-de-sac mid-way on Braddon Road, effectively blocking my access.
- Access to these approved lots as GHD / Plasrefine are now indicating in their most recent plans that bollards will be placed at the western end of Braddon Road, again blocking my access to the approved 2 lots that use Braddon Road as the legal access to residential lots.
- Proposed access of the lots during factory construction should the proposal be approved.
- Noise, vibration and odour reports for the new usage of my land and the 2 approved lots by WSC, as these are not afforded the “buffer” of the C4 land attached to the proposal as claimed by GHD in their RTS.

Given our application pre-dates the Plasrefine proposal, predating the purchase of the land by *Mr Lyu Pty Ltd*, the now approval of the DA by Wingecarribee Shire Council and a road which is to be formed in a matter of weeks, I feel that it is exceeding negligent of GHD not to address the impacts of the Plasrefine Proposal to my property.

We would appreciate your earliest response to this matter as we will be undertaking the formation of the Braddon Road, as per the approved drawings by Wingecarribee Shire Council Nov 2, 2022, as soon as the construction certificate is issued.

I look forward to your response.

Kind regards

