



| NAME REDACTED | OBJECT | Submission ID: 218189 |
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| Organisation: Novm Pty Ltd | Key issues: <i>Social impacts, Land use compatibility (surrounding land uses)</i> | |
| Location: New South Wales 2576 | | |
| Attachment: N/A | | |

Submission date: 11/25/2024 12:18:01 PM

Re: Opposition to the Proposed Moss Vale Plastics Recycling Facility at Moss Vale, NSW

Novm (Australian Property Group) <https://novm.com.au/> wish to formally oppose the establishment of the Moss Vale Plastics Recycling Facility at Moss Vale due to significant concerns regarding its suitability as a site for such an industrial operation.

1. Impact on Housing Development and Regional Growth:

Novm, through its development of Ashbourne, a masterplanned housing estate in Moss Vale begun in 2018, will provide approximately 1,200 homes over the next eight years to the Moss Vale precinct. We have worked diligently to address the State Government's call for additional housing capacity and decentralisation to regional areas. This development, well underway with more than 220 lots already sold (180 registered/completed) is pivotal in providing significant additional capacity to this growing region and is attracting families from wider Sydney and Canberra to the Southern Highlands by offering high-quality housing options in a historically significant and scenic region.

However, in the past few months, since the public consultation for the proposed plastic recycling facility began, many prospective buyers are expressing serious reservations about moving to Moss Vale. This undermines efforts to increase housing capacity in this regional area and risks stalling the decentralisation strategy that is critical to relieving pressure on metropolitan centres.

2. Environmental Impact on a historic rural region:

Moss Vale is characterised by its pristine environment, agricultural focus, and proximity to sensitive ecosystems. The introduction of a recycling facility poses a risk of pollution, including potential chemical runoff and air emissions, which could have detrimental effects on the local environment and critical water systems. This is incompatible with the area's current rural and semi-urban land use.

3. Incompatible with Local Planning and Land Use:

The Southern Highlands region is a community-oriented area with a focus on tourism, agriculture, small businesses, education and family living offering a healthy, outdoor lifestyle. Heavy industrial operations like the proposed facility do not align with the region's strategic planning or the community's long-term aspirations for healthy, sustainable development.

4. Community Health and Safety concerns:

Recycling facilities, particularly those handling plastics, are often associated with risks of toxic emissions and fire hazards. Locating such a facility close to residential areas could compromise air quality and increase risks for local residents, raising significant health and safety concerns.

5. Transport and infrastructure burdens:

The facility will necessitate the transport of waste materials into Moss Vale, significantly increasing heavy vehicle traffic which we understand will be more than 100 truck movements per-day, on regional roads and



suburban roads that are not designed for high-capacity industrial use. This will lead to significant road degradation, traffic congestion, and severe safety issues, adversely affecting local residents and businesses.

6. *Lack of Justification for Moss Vale:*

Given the environmental, economic and logistical challenges, alternative sites in established industrial precincts with appropriate infrastructure should be considered. Moss Vale lacks the industrial capacity and suitability to support a facility of this nature without drastically compromising its historic rural character, appeal and amenity, and the physical and mental health well-being of local residents.

We urge the State Government to reject the proposed Moss Vale Plastics Recycling Facility at Moss Vale in favour of identifying a more appropriate location that aligns with industrial land use and does not jeopardise the environmental, social, and economic fabric of the Southern Highlands. The wonderful regional and historic character of Moss Vale, along with its significant contributions to housing development and decentralisation, must be preserved for the benefit of current and future residents.
