

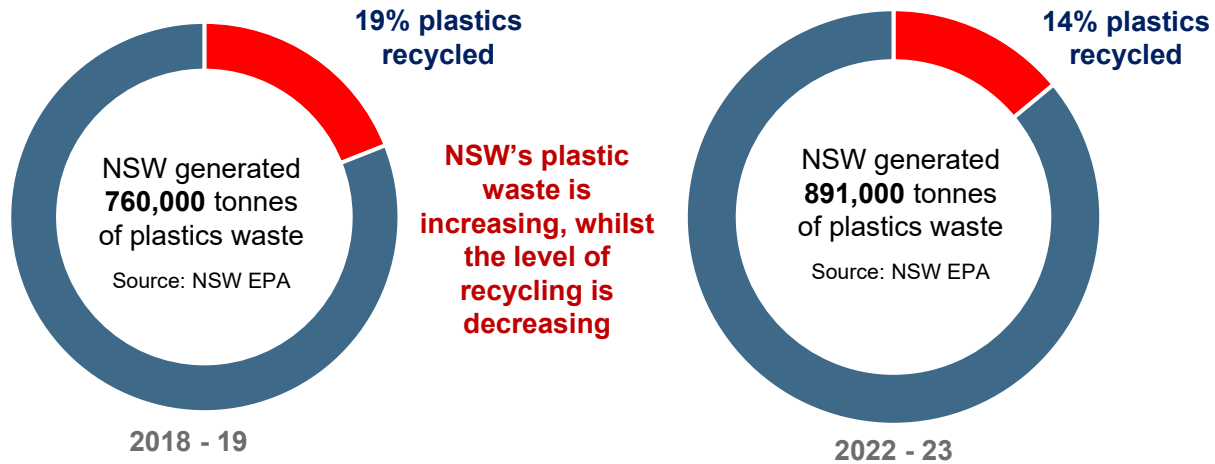


# Moss Vale Plastics Recycling and Reprocessing Facility

→ Presentation to the IPC  
28 October 2024



# Need for plastic recycling in NSW



1	2	3	4	5	6	7
PET	HDPE	PVC	LDPE	PP	PS	OTHER
POLYETHYLENE TEREPHTHALATE	HIGH-DENSITY POLYETHYLENE	POLYVINYL CHLORIDE	LOW-DENSITY POLYETHYLENE	POLYPROPYLENE	POLYSTYRENE	OTHER
Fruit trays Takeaway containers Toy packaging	Bathroom products Milk bottles Health products Medicine Condiment and sauce bottles	Cleaning products	Packaging Wrap	Frozen and refrigerated products	Not accepted	Not accepted



# Overview of Application



Aspect	Description
<b>Development Summary</b>	Construction and operation of a plastics recycling and reprocessing facility with the capacity to accept up to 120,000 tonnes of mixed plastic per annum
<b>Operation</b>	Truck movements: Monday to Friday 7am – 6pm only (not in the evening or on weekends) Total of 50 trucks per day delivering and exporting feedstock and product  Operation of the facility – 24/7
<b>Site area and development footprint</b>	Site area 7.7ha   Building footprint 3.24ha   Development footprint 6ha   New 'North-South public road – approximately 1,050m
<b>Physical layout and design</b>	<p>Building 1:</p> <ul style="list-style-type: none"> <li>Plastic receipt, sorting, cleaning, crushing and extrusion (making pellets)</li> <li>Colourbond clad, lower rendered faced wall</li> <li>Automatic fast closing doors at entry and exit points</li> <li>Floor space 22,800m<sup>2</sup> and 14.5m high</li> </ul> <p>Building 2:</p> <ul style="list-style-type: none"> <li>Reprocessing of recovered plastic into new plastic products</li> <li>Colourbond clad, floor space of 8,400m<sup>2</sup> and 14.5m high</li> </ul> <p>Multi Use Building (attached to Building 2):</p> <ul style="list-style-type: none"> <li>Workshop, office, research laboratory, 15.5m high</li> </ul> <p>Site Office Building (west of building 2), 12m high</p> <p>Water Treatment Building</p>
<b>Ancillary works</b>	Two weighbridges, emergency fire water tanks, eight truck parking spaces, 70 car parking spaces, four rainwater tanks (storage of at least 150kL each) and two-metre high security fence and CCTV system

A maximum of **5 trucks per hour** delivering baled mixed plastics feedstock and exporting finished product from **Monday to Friday** between **7am-6pm**.

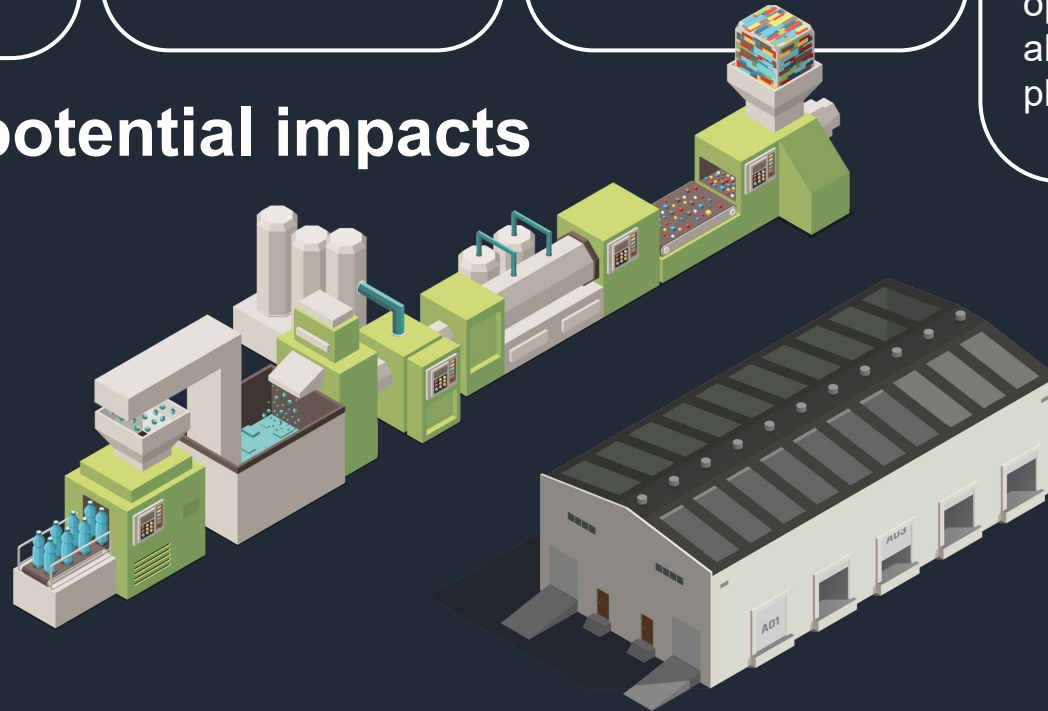
Recovering up to **120,000 tonnes** of plastic waste each year that would otherwise be disposed of to landfill.

Using advanced **optical automated sorting equipment** to identify and separate the different plastic types.

Conducting **recycling research and product development** to further drive innovation in plastics recycling. Enabling educational opportunities to learn about plastic waste and plastic recycling.

**Replanting** more than 1.4 ha of native vegetation (**more than 5 times the original area**).  
Need to clear 0.32 ha of native vegetation (currently in poor condition or exotic species).

## Benefits and potential impacts



Water consumption about 10 kilolitres / day on average.  
Equivalent to **one large household rainwater tank**.

Capital expenditure of over \$88m, with **200 construction jobs and 140 full time operational jobs**.

High quality industrial design of buildings, sympathetic to existing rural residential surroundings, **screened with planted native trees**.

Operational **air and noise emissions** well below the relevant **NSW Government guidelines**.

Turning waste into valuable resources and **avoiding greenhouse gas emissions associated with virgin plastics**.

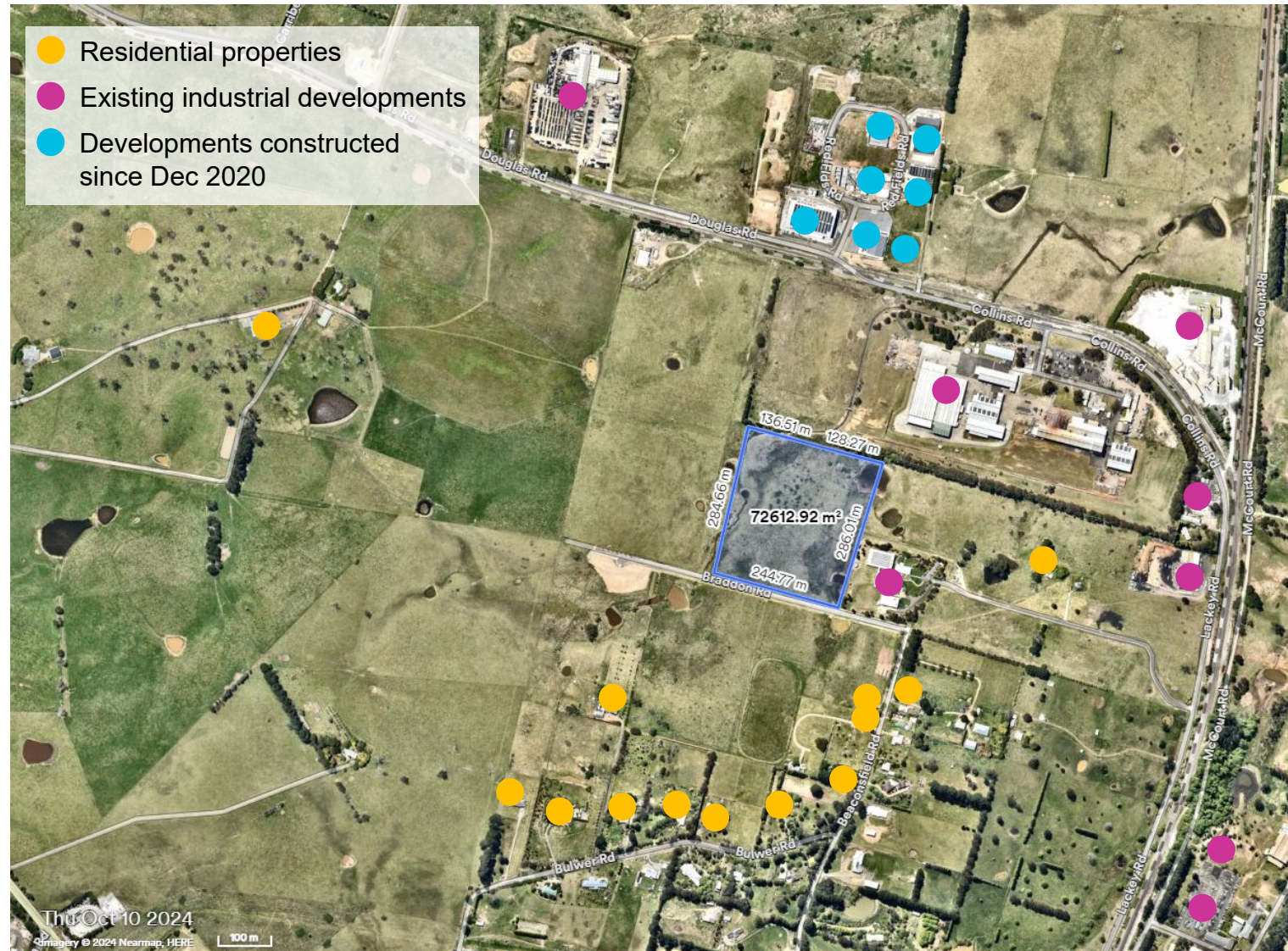
# Context: local development

## Existing industrial developments:

- Dux Manufacturing
- Australia BioResources
- Cromford Pipes
- Omya Australia
- Komatsu Mining
- Dunsteel Group HEDS Sortation
- Recycled Timber Building Centre
- A&I Coatings

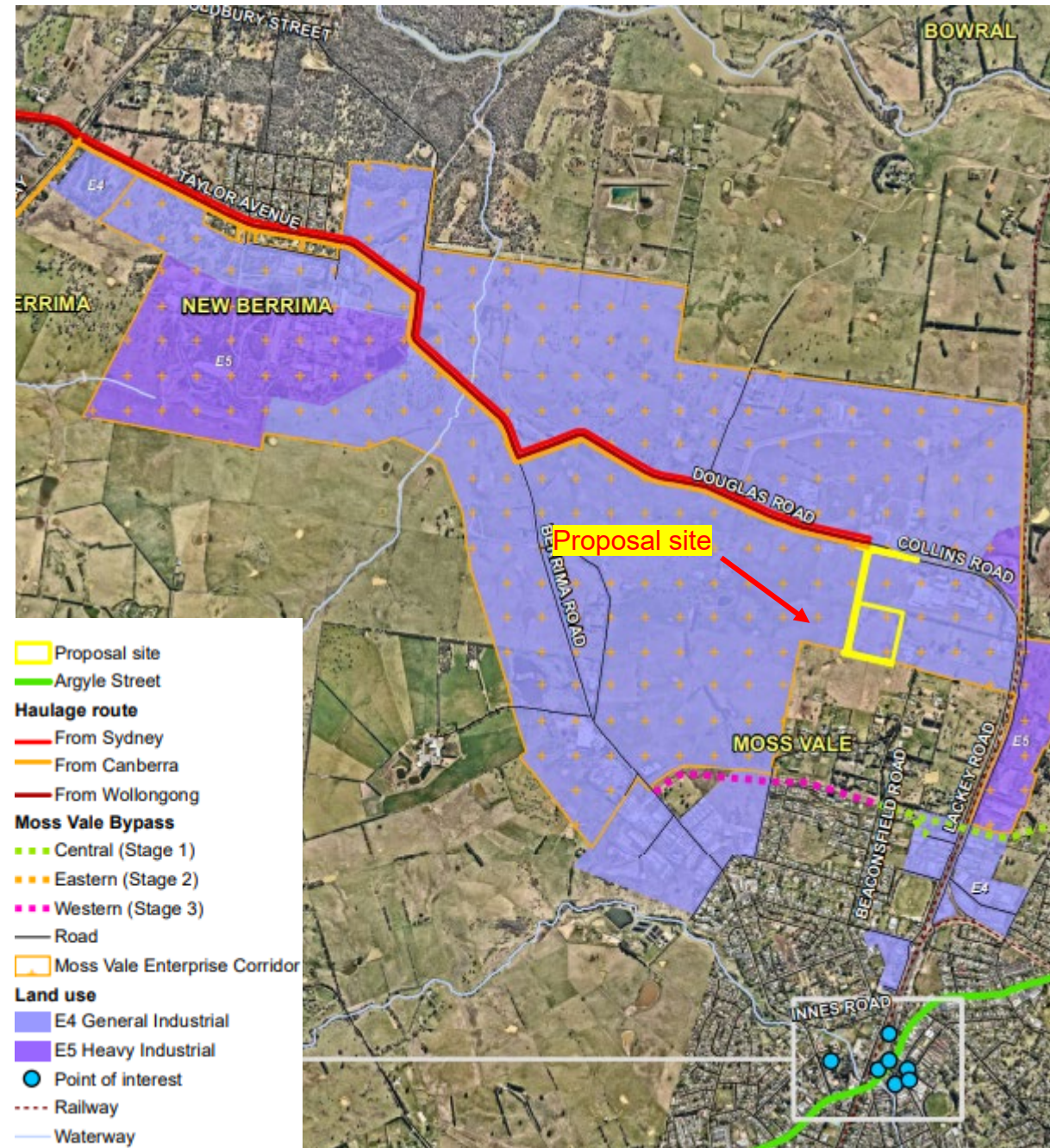
## Developments approved/constructed since Dec '20:

- Moss Vale Concrete Batching Plant
- Highlands Transport
- MV Self Storage
- Eilbeck Cranes Manufacturing
- Woodmarque Interiors
- Fast Skips Recycling

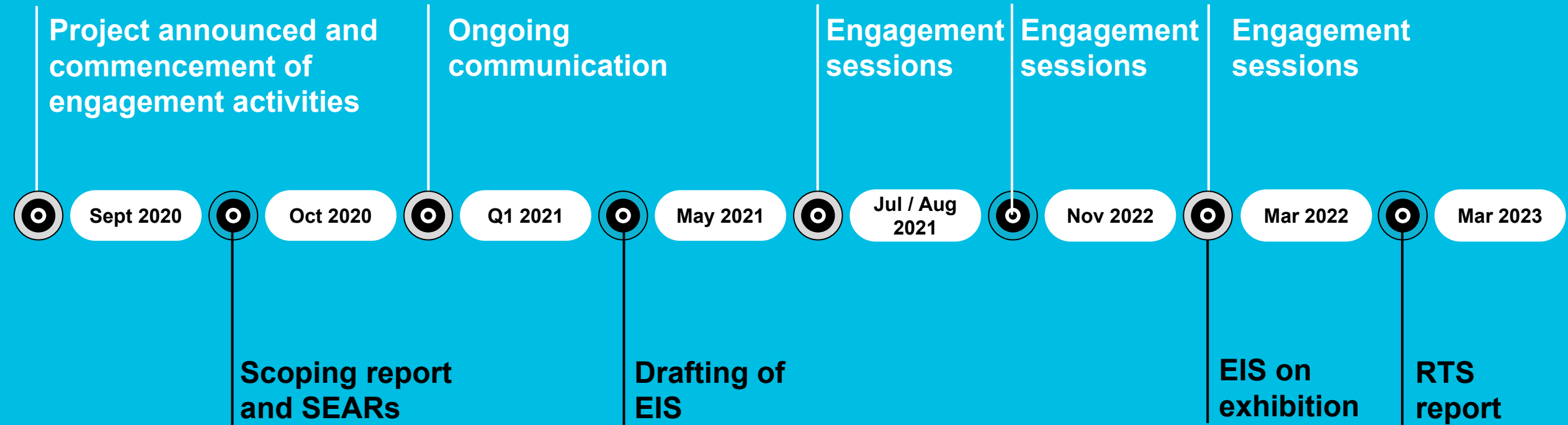


# Site compatibility

- The site is located on land zoned E4 General Industrial (within the 1,000ha MVEC/SHIP)
- Land use is permitted with consent in the zone
- The proposal is consistent with the MVEC Development Control Plan guidelines, Wingecaribee Local Strategic Planning Statement and draft Southern Highlands Innovation Park (SHIP) masterplan
- The proposal provides a satisfactory transition between rural residential areas to the south and broader MVEC/ SHIP industrial land through enclosing the building's operations, providing suitable visual mitigation through façade treatment and landscaping and managing air quality, traffic and noise amenity impacts through design and operational considerations.

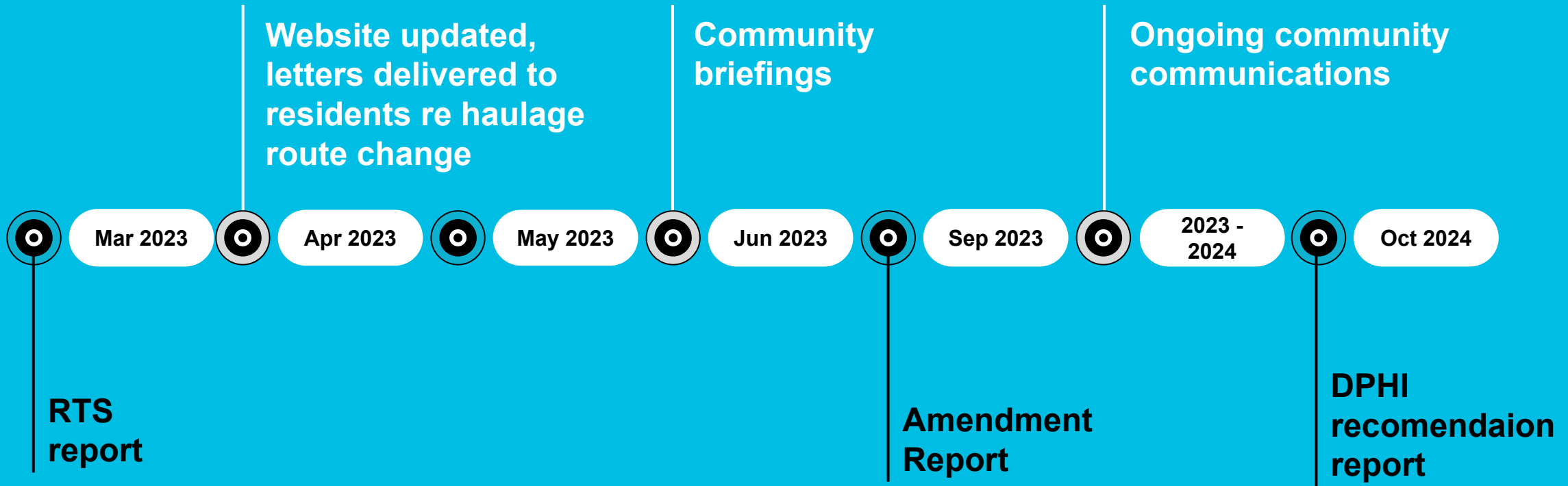


# Engagement



*Ongoing engagement with Wingecarribee Shire Council, DPHI, Australian BioResources and the community*

# Engagement



*Ongoing engagement with Wingecarribee Shire Council, DPHI, Australian BioResources and the community*



# What we heard and what was changed



Haulage routes (East-West Road to North-South Road) to accommodate stakeholder concerns



Site access (relocation of rail crossing for revised haulage route)



Height of buildings (decrease to 14.5m for 2 main buildings and 15.5m for multi use building)



Reduced number of expected daily truck movements by 50%, by using different vehicles



Relocated the delivery area to the western side after discussions with stakeholders



Wastewater discharge (decreased by 21%)

# What we heard and what was changed



Electricity connection (changed connection route based on advice from Endeavour Energy)



Development of 1m – 4m mounds to increase the efficiency of the planted screens



Over 170 mature trees (between 2.5 metres and 3.5 metres high) to provide screening while the new vegetation is established



Landscaping undertaken as early works, prior to major construction



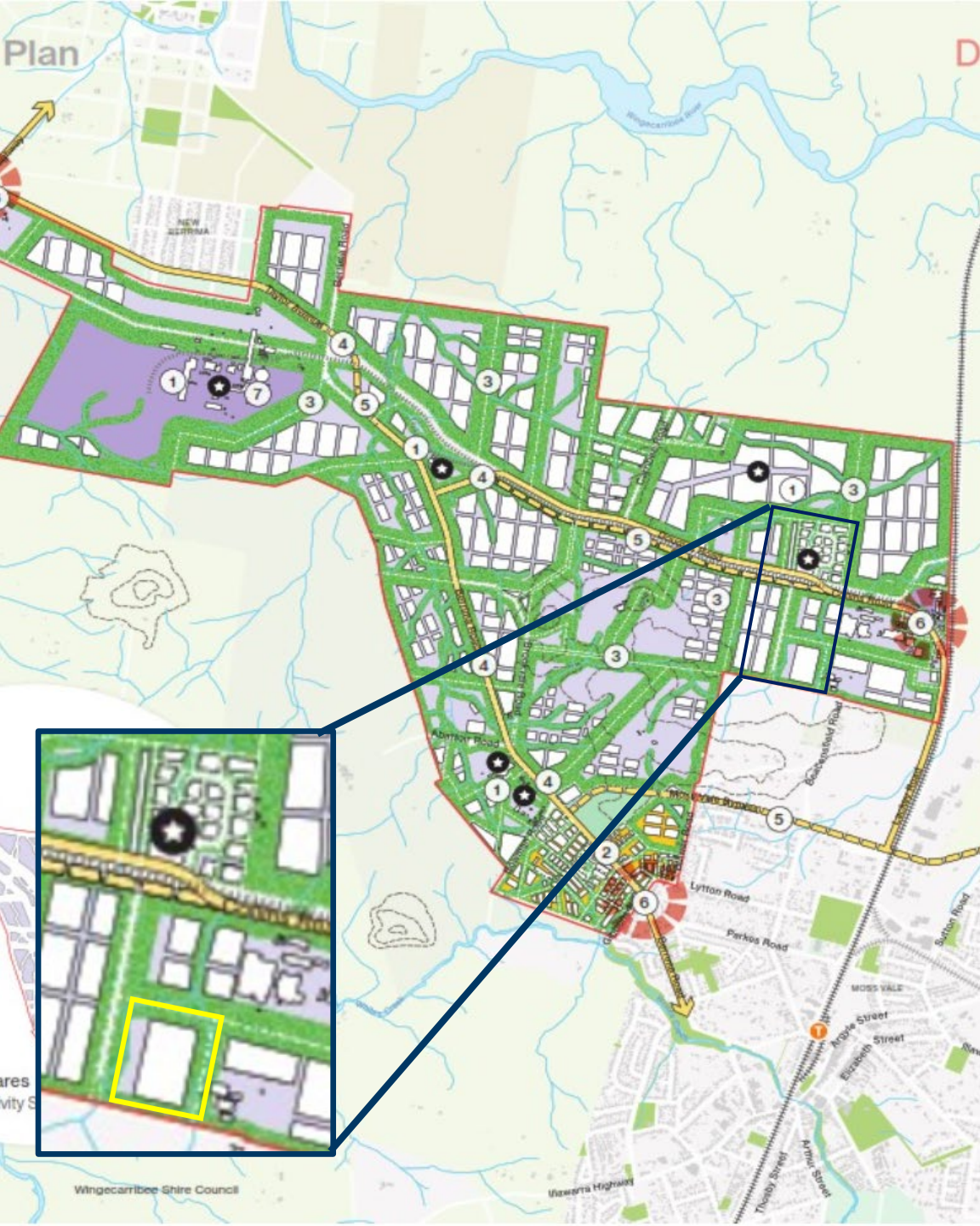
Light spill minimised and lighting designed to meet the Australian Standards for outdoor lighting



Water consumption (decreased volumes by 60%)



Stormwater management (minimised impacts on shared pond with ABR)



# Closing remarks

The Department's Assessment Report recommends **Approval, subject to conditions.**

It notes that the development:

- is consistent with the strategic planning directions of both the State and local government
- contributes to the State's target of tripling plastic recycling by 2030
- will divert waste from landfill and transform it into useable products
- will generate social and economic benefits through 140 jobs during operation and a capital investment of over \$88 million.

The Department considers that this development can be realised **without significant amenity or environmental impacts** and therefore, considers the development is in the public interest and could be approved, subject to conditions.



**\* Thank You**