

**Social Impact...a lived experience.**

(iii) The DPHI Assessment Report on Plasrefine, states in its opening paragraphs regarding the social impact of this development that they "identified several high negative social impacts...effects on peoples sense of place and surroundings, potential impacts on psychological health from stress, anxiety and fear."

Let me highlight the words 'HIGH negative impacts'

And Secondly...'potential impacts on psychological health from stress, anxiety and fear.'

This is not an irrational fear, nor a fear of the unknown, ...my stress and anxiety about my future is real and here is my lived experience.

My husband and I had been planning our retirement for many years, our home is on the [REDACTED] corner of [REDACTED] we do not look over the proposed plastic recycling factory. Our plan was to subdivide our land in half, build a new home on the vacant block and sell our home to fund our retirement, do a few trips, enjoy life. We started this process long before Plasrefine surfaced.

Things were going well, subdivision complete, new home nearing completion so we put our old home on the market in Spring 2023, initial interest was good, we had several keen buyers who had come back for a second inspection. However, once they discovered Plasrefines plans for the end of Beaconsfield Road, they were never seen again. I was told it was the same story further along Beaconsfield Road for some vacant blocks of land.

A statement from my Real Estate Agent:

"Offers tabled at the time were clouded and diluted by the prospect of the facility gaining approval.

Anecdotally and as one of the leading agents in the area, I can share on several occasions this week I've been stopped by local residents and asked about whether the facility is progressing and if so its impacts on their property values in Moss Vale.

It's impossible to mathematically quantify the impact on property prices, but it doesn't take a licensed real estate agent to determine the prospect as being negative."

The 'fear' of lower land values is real. People will not want to buy properties anywhere near this development. We had our property valued by a Certified Professional Valuer prior to putting it on the market and if we were able to sell now we are looking at a least, at least a 20% reduction or more in the valuers price. My stress and anxiety over my future is just one small story in this neighbourhood.

The proposed mitigation strategies to reduce the communities stress and anxiety are laughable:

Professor Ryan found "mitigation measures proposed by the applicant would reduce many of the negative impacts 'perceived' by the community". This is NOT a perception, this is peoples lives, heath and well being that are been tossed about so casually, it all depends on which lense you are looking through. Plasrefine were offering EAP Services, Employee Assistance Program, that is free access to a psychologist to help relieve our stress. I have nothing against psychologists, my husband is one, as is my daughter. But that is laughable and not going to help our community. OK, so we aren't going to relieve our stress and anxiety by seeing a psychologist, Professor Ryan continues that any remaining negative impacts will be sorted by implementing their Social Impact Management Plan and getting us involved in A Community Engagement Plan and a Community Consultative Committee. That will relieve all our stress and anxiety and fear.

Where are we now...Our lives our currently in a holding pattern, we can't move forward with enjoying our retirement. We have had to rent out our old house, we have moved into our new home but it is not completely finished at this stage. This has all been very stressful and worrying financially for us. I get extremely angry at how Plasrefine, GHD and now the DPHI dismiss our existance. The DPHI concludes "the proposal adequately addresses the social impacts...and the development would be unlikely to significantly impact on the local community"

YEP...SURE!

Thankyou

Dawn

**Raine & Horne.**

23<sup>rd</sup>. October 2024

Dawn and Bruce,

Thank You for letting me know of the conditional Plasrefine facility approval within proximity to your property at 69 Bulwer Rd. Moss Vale.

While I am neither qualified or expert in assessing its environmental impact, I can respond intelligently to the probable effects of the facility on property values.

Especially having marketed your property earlier this year with the intention of selling.

It was clear during the campaign (as well as to the other two agents involved) the spectre of the proposal was enough to deter potential buyers from exploring your property further. As you are aware, on several occasions several enquires resulted in questions about Plasrefine to which I had no further knowledge but was clear it was impacting adversely on your campaign.

Offers tabled at the time were clouded and diluted by the prospect of the facility gaining approval.

Anecdotally and as one of the leading agents in the area, I can share on several occasions this week I've been stopped by local residents and asked about whether the facility is progressing and if so its impact on their property values in Moss Vale.

It's impossible to mathematically quantify the impact on property prices, but it doesn't take a licensed real estate agent to determine the prospect as being negative.

Kind regards,

George Kolovos BA. Dip. Comm. (NYU) JP.  
**Licensed Real Estate / Stock and Station Agent.**