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To: [IPCN Enquiries Mailbox](#)
Subject: Jessica Ryall - Notes from Presentation (MossVale Plastics)
Date: Wednesday, 13 November 2024 10:37:33 AM

Hi IPC,

Please see my notes below from my online presentation yesterday. I believe the in-person meetings collected everyone's notes and other documents, hopefully this is the online equivalent of handing mine in!

Regards,

Jessica Ryall (Moss Vale - Speaker 116)

Thank you Commissioners. My name is Jess and I live in Moss Vale, close to the proposed factory. I am a mum to two young children and I work in residential architecture.

We moved here in 2015. One of the first of the work-from-home families that now call this town home. Back then, Moss Vale was a sleepy country town with vacant shops, cheap housing and silent streets.

In 2019, we immediately secured two days at the daycare on Beaconsfield St for our son. BUT- by the time our daughter was born four years later, the waitlist had exploded out to twenty months. It's now over two years.

In my time here, I have seen the demographics in Moss Vale shift radically. Especially in this corner of town where it's safe, the backyards are large and it's easy to occasionally commute to Sydney or Canberra for work. The truth is this - The information you've been given about this community's demographics is wrong.

Ethos Urban's 'Social Impact Assessment', says Moss Vale has a lower socioeconomic, largely stagnant population and an aged community. Their 2021-based population projections estimate a laughable 20 additional residents per year here— totally ignoring the work-from-home revolution post-COVID. Meanwhile, there's a 49 lot subdivision (Application #23/1110) currently under DA assessment right on the edge of the proposed factory's 1km blast zone. There are an additional 21 lots completed on the new 'Horseshoe Lane', a mere 900m from the factory - five have been put on the market so far, with two of those already sold.

According to Ethos Urban's projections, these lots should take over a decade to sell - assuming 3 people per dwelling and ZERO growth elsewhere. Not a chance. Median house prices in Moss Vale have risen 45.5 per cent in the past five years, reaching a one million dollar median in July this year. Moss Vale is in her Renaissance with new cafes and shops. Our excellent schools and, parks and daycares are at capacity. This town is filling with families. The signs are everywhere: Bikes in front yards, a dropped baby sock at the supermarket, heads down in the library.

These and other inconsistencies from the application noticed by our community raise serious questions about the credibility of the entire enterprise. Much of what we've seen and heard from these paid consultants seems designed to persuade rather than inform. Everything needs a rigorous fact check. And not just by our community, but by government. This is your job. I am at a loss to understand why basic errors were blindly

accepted as fact by the Department of Planning.

Yet, here we are. A few hundred meters away from my home, up the end of the road where my daughter's daycare sits, we have two smashed up old busses that stick out like alien forms in our green landscape- strange and shamefully unprofessional headquarters for what is to come. A giant plastics facility that doesn't belong here.

If approved, the backdrop to my childrens' childhood will be the rumble of large trucks, a sprinkling of toxic microplastics and the constant threat of an unstoppable chemical fire.

All day. Every day.

My kids will never escape it. At home, at daycare, or school, they'll be within a few hundred meters of those smoke stacks. No more open bedroom windows on windy days. No more walking the pram through town. We don't have footpaths – thanks, Council – so we walk (and ride kid bikes) on the road, which will be dangerous with increased traffic from staff and, most likely, large trucks cutting through to avoid the level crossing.

I know, first hand, what this life will be like. I grew up in Botany Bay council. Right above the ORICA Groundwater Contamination site. The worst case of groundwater pollution in Australia. We had rules, when I was a kid. No digging in the garden. If you're outside playing and you get thirsty, come inside for a drink. Don't drink the bore water. The cleanup project that started in my childhood still runs today. If much of what we have already heard at these meetings is true, we could not just end up with contaminated groundwater; the air that we breathe may also be at risk. And we cannot tell our children not to breathe the air. How long will this clean up take?

Many locals still don't know about this factory. Our old council was sacked for incompetence back in May 2022 and we have only just gotten our democracy back in the last few months. With no one to inform or lead us, we have been unable to organise until now. Make no mistake: what you've seen so far is just a fraction of the resistance to come if this proceeds.

The science is not settled on what this facility, and its potential outputs and fire risk will do to the families of Moss Vale or those in Wollondilly & Sydney who will ultimately drink the affected water downstream. The precautionary principle applies. You three sitting here today - your, and your team's decision to approve or deny this factory may affect our children for life. Andrew, Clare and especially you, Janet. As the Director of Barnardos you know that "every child needs a champion". And there's a whole town of children here, begging you for help. Give this decision the weight it deserves. The lives of my kids may indeed be in your hands.

So I say no. Not again. Not this facility. Not this site. For clean air, safe water, and safe roads – for all local kids, and mine. For Delphi and Wolf. Please.

I'll leave you with this:

In the 1860's, Sir Joseph Bazalgette ('Basil-Jet'), a Planner and Engineer was head of the project that would install London's first sewers. While he designed the system Bazalgette calculated an overly generous diameter of pipe needed, based on population.

He then said, "We're only going to do this once and there's always the unforeseen" and doubled the diameter of the pipes.

If Bazalgette had used the smaller pipes, the city's sewers would have overflowed in the

60's. Instead, they've coped, and are still working today.

'There's always the unforeseen'. But in this proposal, I would argue that the potential for harm is ENTIRELY foreseeable. I can see it. You can see it. Our entire community can see it. The stakes may be higher than we know. Be a Bazalgette. Think ahead - not only for the foreseeable but also the unforeseen. For the duration of our lives and beyond. For the children of Moss Vale - our children. Please, don't let them down.

Thank you.

—

- Jessica Ryall

[Redacted signature]