



**DANIELA ROSE**

**OBJECT**

Submission ID: 216024

Organisation: <i>N/A</i>	Key issues: <i>Social impacts, Traffic, Other issues</i>
Location: <i>New South Wales 2577</i>	
Attachment: <i>Attached overleaf</i>	

Submission date: 11/20/2024 11:08:58 AM

*Please refer to attached submission*

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Daniela & Cameron Rose

[REDACTED]

[REDACTED]

19<sup>th</sup> November 2024

Independent Planning Commission

Suite 15.02, 135 King Street

Sydney, NSW, 2000

To the Independent Planning Commission,

I am writing on behalf of myself and my husband to express our objection to the proposed Plasrefine Recycling Site in Moss Vale.

My husband and I are new residents to Moss Vale, we achieved a dream of ours this year when we were finally able to make the move from Sydney to the Southern Highlands in the beautiful town of Moss Vale. Like many Sydneysiders we have long been weekend visitors of the Southern Highlands, enjoying the expansive nature, wildlife and boutique cafes, restaurants and wineries on offer. We were fortunate in a post-COVID world that our jobs became more flexible, and we were offered the opportunity to have a hybrid work model. In July of this year, we achieved our dream of many years and made the move. Moss Vale was an easy decision for us. The town itself is rich in history and has the perfect blend of country charm and convenience. We found our dream home on Stables place, nestled amongst quiet streets and a short walk away from hobby farms where we have the pleasure of walking our dogs every day, enjoying the birds, trees, cows and horses. So beautiful and peaceful that we each endure a 5 hour round trip on the train to Sydney 2-3 times per week.

To our dismay not long after we moved, we became aware of the Plasrefine proposal. It was unimaginable to us that our new picture-perfect home would be in such close proximity to a potentially health compromising facility and a potential disrupter of the peaceful countryside we and so many residents of Moss Vale treasure.

I intend to outline some points for your consideration which I hope you take with gravity as you endeavor to decide on a matter which will impact an entire township and shire.

Moss Vale is a growing country town, with property prices achieving exponential growth, increasing development of amenities and new property development zones which could all be under risk if the Plasrefine proposal goes ahead.

Moss Vale and the broader Southern Highlands region has been a beneficiary of the post-COVID flexibility many of us corporate workers have been awarded. In fact, Moss Vale property prices increased by 56% from 2019 to 2022<sup>1</sup> as many Sydneysiders like us, migrated for a tree-change. Unfortunately, we weren't lucky enough to buy our home before the boom, but many residents here have made a substantial amount of equity.

The town has also had some incredible businesses open recently, including *Flour Bar* and *The What If Society*, described by SMH as a 'tongue-wowling food at a zero-waste food co-operative in a country town'<sup>2</sup>. Businesses like these can only prosper as the town does, with locals and tourists alike supporting their growth and development.

Moss Vale is also contributing to housing development in the Southern Highlands, with new development areas across the town creating more housing for future residents. Notably, Darraby Estate a 300-lot subdivision<sup>3</sup> located on the southern end of town. There's also a subdivision of land just off Beaconsfield Rd near our home of which almost all blocks have been sold and await construction of their new homes. Development of housing in regional NSW is a priority for the government with \$6.8M of funding invested since August 2022<sup>4</sup>.

Under the Plasrefine proposal there is potential impact on all these factors. Existing residents risk losing equity on their properties. Existing businesses and the prospect of new ones comes under threat with uncertainty of what shifts in population and tourism come with the proposal. Lastly

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<sup>1</sup> <https://www.yourinvestmentpropertymag.com.au/top-suburbs/nsw/2577-moss-vale>

<sup>2</sup> <https://www.smh.com.au/goodfood/sydney-eating-out/trust-the-chef-for-tongue-wowling-food-at-this-zero-waste-country-food-co-op-20240816-p5k335.html>

<sup>3</sup> <https://cdsolutions.com.au/darraby-estate/>

<sup>4</sup> <https://www.planning.nsw.gov.au/policy-and-legislation/housing/regional-housing/regional-housing-strategic-planning-fund>

housing developments could lose their appeal as future-residents or home buyers in the area are weary of what comes with Plasrefine.

As I've endeavored to express some of the broader potential impacts above, I'd also like to take a moment to give some personal concerns that my husband and I have experienced with the news of this proposal, in an otherwise joyful period of purchasing our new home.

We live reasonably close to the proposed site, approximately 1km away. Whilst we are trying to maintain an optimistic outlook that traffic won't run directly past us, we are potentially far away enough that sound pollution may not be an impact, we are majorly concerned by health risks under the current proposal. We moved into this home with no intention of leaving, it's our dream home, our forever home. From our understanding under the current proposal there is a genuine risk to air-quality and water. This, in my opinion is by far the worst risk factor outlined. This risk factor alone has the potential knock-on effect to diminish housing prices, businesses profitability and general prosperity of the town. We should not have to compromise on health due to air-quality concerns living in a country town. The site is quite simply too close to residential areas and frankly would never be approved if it were close to affluent residents in Sydney.

We are also majorly concerned by what does the potential pollution will do to wildlife in the area. In our short time here, we have shared our new home with an abundance of native birds and other wildlife who have called this area their home long before us. The animals have the blissful ignorance of not knowing what the potential development holds but unfortunately also don't have the voice to speak against it.

The potential impact of noise and traffic are also concerning. We have tried to be as optimistic as possible about these factors under the proposal, however given the expansive operation which is proposed it's undeniable there will be some impact. We moved away from Sydney with the intention of escaping these two factors, many residents have done the same. This is not a major industrial area like Wetherill Park, the town is simply not equipped for this movement, and we don't believe we should have to live through our peaceful home being disturbed by noise and traffic pollution.

These few aforementioned concerns, of many, have been whirling around our heads since we moved here. Selfishly, this should be a happy time for us, as we bought our dream home, but it's been dampened by the uncertainty of what will come with the Plasrefine proposal if it goes ahead.

Unfortunately, we have both had bouts of anxiety, questioning did we do the right thing moving here? What will we do if it goes ahead? Are we going to have our health compromised if we stay? Questions we wish we didn't have to ask ourselves.

Moss Vale is a beautiful town, as is the entire Southern Highlands region. If you haven't been to visit, I recommend the trip not just to see what's at stake but to enjoy it for yourself, like we do every day in our own personal piece of paradise. And with that I implore you, please consider what I've mentioned above, and the in-detail responses and concerns outlined by other members of the community.

With your decision, please ask yourself...

*Is Moss Vale, a picturesque town, going to lose its prosperity because of the proximity of this proposal?*

*Can I be 100% certain that the air-quality and water will not be affected, or am I going to be indirectly responsible for critical health conditions for potentially thousands of people?*

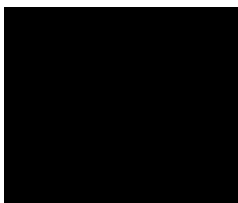
*Is there a better location for this proposal?*

Thank you, sincerely, for taking the time to read this letter.

I appreciate that you will consider the concerns that not just I have raised, but the entire community in determining *whether or not this is the right site*.

Settlement Day, 5<sup>th</sup> July 2024

Sincerely,



Daniela Rose

