



MARK GREGORY

OBJECT

Submission ID: 216488

Organisation: N/A	Key issues: <i>Social impacts, Visual impacts, design and landscaping, Land use compatibility (surrounding land uses), Traffic, Other issues</i>
Location: New South Wales 2577	
Attachment: Attached overleaf	

Submission date: 11/21/2024 12:56:53 AM

RE: Proposed Plasrefine Plastics Recycling Facility 74-76 Beaconsfield Rd Moss Vale NSW 2577

SSD Application No 9409987

How has the DPHI Assessment FAILED this community?

DPHI ASSESSMENT NOTES:

"The Department considers the key assessment issues are:

- social impacts*
- visual impact, design and landscaping*
- impacts on the ABR facility -operational traffic*
- A number of other issues have also been considered.*

SO LET'S ADDRESS THESE:

Social Impacts - FAIL.

- no social impact assessment was done to address the economic impacts to the SHIP, should the masterplan be impacted adversely by the location of Plasrefine - this is an impact that will be generational.*
- this impact of the SHIP has not been assessed by the DPHI or addressed in the 28 conditions of consent.*
- No economic impacts have been considered*
- The Social impact assessment is incorrect and inaccurate representation of the views of this community*
- No amount of conditions by the DPHI will give Plasrefine social licence to operate in our community.*

Visual Impacts - FAIL

- No mitigation for visual intrusion has been undertaken from the west or the north of the site.*
- All visual mitigation has been undertaken off site on the southern residential portion of the land owned by Plasrefine that the DPHI note : the C4 portion does not form part of the assessment*

well it does form part of the assessment if the landscape has to be placed off site to minimise visual impact (this has not been assessed by the DPHI and is not in the conditions of consent)

DESIGN - FAIL

- 14.5m is equivalent to 5 stories not 3 as claimed.*
- The continuing visual intrusion is due to the site being too small for what is proposed.*



- NO BUFFER ZONE given the only distance between residential and industrial is the 20m Braddon Road.

Impacts to the ABR - FAIL

- Inadequate assessment of setback

- Inadequate assessment of fire protection

- Inadequate consideration of air quality impacts to operations and staff.

Operational Traffic - FAIL

1. (and it's a big one) Braddon Road IS A RESIDENTIAL ROAD! Not industrial

2. Braddon Road is NOT considered an industrial collector road in the new SHIP masterplan and does not form part of the SHIP

3. The light traffic impacts using local roads will impact the SHIP has not been assessed or conditioned anywhere.

4. No limit on trucks has been included in the 28 conditions of consent.

5. While Plasrefine trucks can't use the residential roads to access Braddon Road, there is no way to stop other businesses using the short cut into the SHIP - this has not been addressed in the assessment report or the conditions of consent.

6. No noise levels or impacts have been done from either of the roads being proposed to use (new north south road or residential road Braddon)

7. Moving the Rail Crossing to benefit only 1 private development at the expense of all existing and future business in the SHIP.

The DPHI stated to the IPC - as this is an SSD they do not have to consider the Masterplan

Yet the State Government has funded this masterplan, so by ignoring it they are wasting the tax payers money!

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Moss Vale NSW 2577
SSD Application No – 9409987**

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