



KATHY BARNSELY

OBJECT

Submission ID: 217664

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

Submission date: 11/24/2024 1:50:00 PM

My objections to the development are outlined in the letter I have uploaded here.

24 November 2024

New South Wales Government
Independent Planning Commission

To Whom it may Concern,

**OBJECTION to Proposed Plasrefine Plastics Recycling Facility 74-76
Beaconsfield Rd Moss Vale NSW 2577 SSD Application No – 9409987**

I am a licensed practicing architect in NSW (registration no 5940). I obtained my architecture degree from Syracuse University in New York in 1989. I married a born and bred Southern Highlands native in 1992 and I have lived in Sutton Forest for 33 years. I have headed an architectural consultancy in the Southern Highlands for 26 years since 1998, and have had an office located in Moss Vale for 21 years, since 2003. My architectural work is done exclusively in the Southern Highlands, and this is the community in which I live.

I am writing to express my strong objection to the recommended approval of the Plasrefine plastic recycling facility in Moss Vale. I have reviewed the Department of Planning, Housing and Infrastructure's (DPHI) assessment, have attended the public meetings and have discussed the proposal with the many interested parties in the community, many of whom represent a wide variety of skills and knowledge that have enabled a detailed assessment of the proposal by the community. I am appalled that the DPHI has recommended approval of this application. It only takes a cursory consideration of the proposal to see the glaring issues, and I am frankly astounded that it is up to the community to tease out all of these problems for the DPHI.

The grounds of my objection to this proposal are as follows:

I. Permissibility of the Site.

According to the Wingecarribee Local Environmental Plan (WLEP), the site is split between E4 (General Industrial) and C4 (Environmental Living) zones, despite being a single property. These two zonings have completely different objectives; one being industrial development and the other low-impact residential use on environmentally sensitive land. There is not a clear objective covering this land due to its different zones, but the mere fact that part of the subject lot is zoned C4 Environmental Living should warrant the site unusable for this industrial use. An extract from the WLEP clearly states that "Industries" are **prohibited** in the C4 Environmental Living zone:

Zone C4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in :
- To ensure that residential development does not have a
- To encourage the retention of the remaining evidence of
- To provide for a restricted range of development and local recreation and community amenity in identified drain
- To manage land in a way that minimises impact on its
- To minimise the proliferation of buildings and other structures

2 Permitted without consent

Environmental protection works; Extensive agriculture; and

3 Permitted with consent

Agritourism; Bed and breakfast accommodation; Cellar conversions; buildings; Farm stay accommodation; Flood mitigation works; Recreation areas; Recreation facilities (outdoor); Roads; and

4 Prohibited

Industries; Local distribution premises; Service stations; and

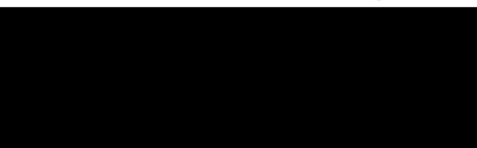


2. **Proximity to Residential Properties/ Environmental Risks.** The site is directly proximate to residential properties, inclusive of a child care centre, and a vineyard from which produce is prepared for public consumption. Additionally, directly next door is the Garvan Institute's research facility for the breeding of lab mice, a critically important facility. It is completely inappropriate that this type of heavy industry, with the likelihood of producing environmentally harmful microplastic emissions should be located near these uses. There is no buffer zone between the proposed facility and these sensitive uses. Telling the local residents to just "stay inside" if the wind is blowing the microplastics in their direction is not acceptable! Further, the potential pollution of a water system that recently won the "Best-tasting Tap Water in NSW" is ironic at best, criminal at worst. (<https://www.wsc.nsw.gov.au/News/Media-Release/Wingecarribee-Water-Best-Tasting-Tap-Water-in-NSW-and-ACT>)
3. **Fire Risks.** It has also been clearly proven that this site is subject to a high fire risk. The availability of fire fighting infrastructure is minimal and insufficient for the size and scale of this facility. Should a fire break out, it would have monumental consequences with the potential for loss of life and property.
4. **Insufficient Road Infrastructure.** Braddon Road is a residential road, not an industrial road! The Southern Highlands Industrial Precinct (SHIP) has long been in the planning stage to take industrial uses, including the development of infrastructure (including roads) appropriate for those purposes. Why wouldn't this facility be located there? Moss Vale has struggled for years with traffic congestion, and the mix of heavy vehicles and pedestrian uses have cost lives. There is only going to be more pressure placed on this road network with the Ashbourne Estate shortly coming on line, another development that was forced on this local community over the heads of the local Council. A Moss Vale bypass has also been in the planning stages for many years, with no date in sight for its implementation. A potential development of this huge scale is quite simply not advisable in this already overloaded environment.

The answers given by the proponents to the many questions that have been raised do not give any comfort to the community. The company planning this development clearly has no experience in this field; for them to be setting up the largest of this type of facility in Australia is patently ridiculous. The scale is astounding, and the flimsy supporting information is dismaying.

The fact is that representatives of all three levels of government covering this area, including the local Wingecarribee Shire Council (all councillors unanimous), our state government member Hon. Wendy Tuckerman MP (Goulburn) and our federal government member Hon. Stephen Jones MP (Whitlam) have all **opposed** this development. This is in addition to the hundreds of community members who spoke to the public meetings (that had to be expanded across three days to accommodate everyone) and the thousands of submissions received against this development. I sincerely hope that the DPHI listens carefully and makes the right decision to protect our community and determines that this is **not the right site.**

Yours sincerely,



KATHY BARNSLEY, AIA BArch

