



LEONIE MOORE

OBJECT

Submission ID: 213876

Organisation: N/A	Key issues: Social impacts, Visual impacts, design and landscaping, Land use compatibility (surrounding land uses), Traffic
Location: Western Australia 6152	
Attachment: Attached overleaf	

Submission date: 11/14/2024 2:20:31 PM

Thank you for the opportunity to provide a submission to the NSW Independent Planning Commission regarding the Moss Vale Plastics Recycling Facility (SSD-9409987), Plasrefine Recycling facility currently being considered for Moss Vale NSW.

Whilst I no longer reside in Moss Vale, I grew up on Beaconsfield Road, where my [REDACTED] Mother still resides, having lived in her home there for over sixty years. The proposed site is [REDACTED] from my Mother's home. I have many family members living in the Southern Highlands, including my brother, several aunts and uncles, cousins, nieces, and my nephew and his family. My nephews' sons currently go to Moss Vale Public School. My family history in the Southern Highlands can be traced back many generations.

The Beaconsfield Road site is the wrong site for this facility. To build a heavy industrial facility adjacent to a residential area with no buffer zone between the factory and residents is inappropriate. The "localized" air pollution that will be emitted by this facility will not only affect the residents of Moss Vale, but the whole of the Southern Highlands, and when the wind comes (and it does in Moss Vale!) this pollution will spread. I am also concerned about the impact the factory will have on waterways, with Moss Vale being the catchment area for the Sydney water supply. I have also issues with the noise pollution being emitted by the factory, especially so close to a residential area.

The proponent has indicated that all plastic waste products will remain contained inside the factory buildings. However, to receive the plastic waste, it will be opening the large roller doors fifty times per day to receive the trucks. What plans are there to ensure there is no waste products come out into the environment. Are there any airlocks to contain the waste matter? Are the trucks fully covered? Based on the constant opening of the doors, there is no way that the facility can remain contained and pollution is a given outcome. I understand the current design has the roller doors facing west. The prevailing winds in the Southern Highlands are westerly. Opening the doors will see a lot of wind getting into the buildings causing major problems with containment of the waste products. Any waste that comes out of the factory could also end up in the surrounding ripian area, adjacent to the proposed location. Opening of the doors will also see the noise pollution being emitted into the local environment.

PlasRefine plans on running over fifty truck movements per day, each way, through a residential area which has not been constructed for such heavy truck movements. Added to that will be around 120 employees traffic movements and more trucks removing the finished products and waste products which cannot be recycled. Whilst it is proposed that truck movements be undertaken on a new purpose built road, there is no mitigation strategy to prevent the trucks from using the most convenient roads available to the drivers. The plastic waste will be coming from Sydney, Canberra and Wollongong. The roads leading from Hume Highway to Moss Vale are narrow, windy, and pass over an unmanned rail line at the Boral site. Any extra movements along these roads can have an adverse affect on the local residents along this route, both from the noise, but also the additional greenhouse gas emissions and air pollutant emissions being trapped by the sun, emitted from the trucks.

Will the trucks from Wollongong be going on Hume Highway, or the Illawarra Highway, which goes through many residential areas, including the main street of Moss Vale. Staff movements do not seem to be restricted to the proposed new road. There are many other industrial sites within Sydney or Wollongong which could accommodate the proposed factory.



The Southern Highlands is the major source of drinking water for Sydney, Goulburn, and other areas. The source of this water is within close proximity of the proposed site, which is located on a Riparian area. The runoff of water from the streams within ten metres of the facility runs into the Wingecarribee River. The Wingecarribee River feeds into the Warragamba Dam, which provides the drinking water for Sydney, Goulburn and other major population centres. There does not seem to be a plan to mitigate any pollution from the proposed site from getting into this catchment area, affecting over 5 million Sydney residents. This is a major issue and needs to be considered seriously by the NSW Independent Planning Commission.

The proponent has advised it will be releasing up to 10,000 litres per day into the local waste water, which will include micro plastics which have been proven to be cancer causing. The associated health issues from this release of micro plastics into the community through both airborne pollution and the waterways could ultimately end up in our food, as the Southern Highlands is a rural farmland area. What is stopping this water release not affecting the Sydney water catchment area?

There are 26 school, early learning and sporting facilities within five kilometres of the proposed site. Attendees will be affected by the air and noise pollution which will be emitted from the proposed facility. If the waterways are also polluted, where is our drinking water to come from for this younger generation?

Having this factory within close proximity of residents will see property values plummet, causing mental stress and declining enjoyment of their rural properties. By way of contrast, a similar facility in Parkes NSW is at least seven kilometres from any residential areas.

Whilst the current site is considered to not being in a fire risk area, this is only because the Wingecarribee Shire Council has not updated its fire risk assessment for the local area for many years, while the Council was in Administration. It is now understood anecdotally this area is now fire prone (remember the fires of 2019-20). It is also well known this type of facility has a reputation of being fire-prone with 19 devastating fires in Australian facilities since 2019. Moss Vale has one fire truck, at an unmanned fire house, operated by Volunteers. Should these volunteers risk their lives for this facility, which history has shown the only way the fire can end is by letting it burn out, while sending more toxic air pollution across the Southern Highlands? Overall, there are four fire trucks and one HazMat unit in the Southern Highlands. Support fire services are available around an hour away, at Goulburn and Campbelltown. In other words, there is very little fast support for a potential fire at this high risk proposed factory.

The Proposal has been opposed by the Wingecarribee Shire Council on two separate occasions, firstly in 2023 (Council Report 19 July 2023 - Moss Vale Plastics Recycling Facility Update, attached), and secondly at an extraordinary meeting on 30 October 2024. (Council Submission to the NSW Independent Planning Commission 5 November 2024, attached). The reasons cited include environment impact, social impact, broader economic impact, culture issues and governance issues. In summary, the rejection of the site is based on:

MN 2024/312 MOTION moved by the Cr Russell, seconded by Cr Farrell THAT Council:

1. Reiterate its strong opposition to the proposed State Significant Development (SSD-9409987) for the Moss Vale Plastic Recycling Facility, on fundamental grounds that the proposal:

1. Is an unsuitable location at a residential interface on Braddon Road creating long term land use conflict issues.

2. Compromises and sterilises land for future employment-generating land uses across the broader Southern Highlands Innovation Park (SHIP) with excessive truck movements across the entire precinct, from the highway traversing available heavy industrial lands, available general industrial lands and navigating 3 level rail crossings to reach a well-established residential interface.



3. *Undermines Council's State-funded strategic framework, including a Master Plan, Governance Strategy and Strategic Positioning Paper for the Southern Highlands Innovation Park (SHIP) to foster an emerging biotechnology sub-precinct at that location.*

4. *Still presents unresolved matters in NSW Department of Planning Housing & Infrastructure (DPHI) Assessment Report and Recommended Conditions of Consent, that are unresolved and in their current form deemed unworkable and irreconcilable to Council.*

5. *Does not accept DPHI's risk assessment relating to known and emerging microplastics (airborne and water) contaminants, as the site is immediately adjacent to a riparian corridor in a Sydney Drinking Water Catchment Area. This environmental impact requires further rigorous assessment, independent evidence-based validation and assurances from State Agencies including DPHI and EPA that residents' health would not be compromised.*

6. *Endorse the draft Submission at Attachment 1 for lodgement with the NSW Independent Planning Commission. 4. Lodge the exhibited SHIP strategic work, including Master Plan, Governance Strategy and Strategic Positioning Paper at Attachment 2, in support of its formal Submission to the NSW IPC.*

7. *Highlight the significant community impacts and unaddressed matters associated with the current Proposal by writing to the NSW Minister for Planning requesting a statutory Public Hearing into this matter, with the Hearing to consider:*

** The environmental impacts of the proposal*

** All submissions received on the proposal*

** Any relevant expert advice*

** Any other relevant information*

CARRIED UNANIMOUSLY

Whilst the first rejection was undertaken while the Town Council was in Administration, the second rejection was by elected representatives of the local community, who live in the community, know the area, and the long term goals of the community. The Wingecarribee Shire Council is responsible for managing the strategic framework for future development within the South Highlands Innovation Park (SHIP). The premature recommendation of support for the Plasrefine proposal undermines the intent and value of this comprehensive state funded strategic effort. The aim of the SHIP is to attract cleaner high value industry such as biotech, agri-science research, and other research facilities, along the lines of ABR/Garvan which is already in situ.

The Southern Highlands is a tourism and residential growth area providing an idealic lifestyle for retirees (tree-changers) and families alike, away from the cities, which has provided an economic benefit to the Southern Highlands. The Highlands enjoys the benefits of low impact, high value tourism. The town population is growing at the same pace as Greater Sydney (refer Census 2016 and 2021) where both Moss Vale and Greater Sydney have grown by 8% during this period. The district is family friendly, has a high density of schools including boarding students coming from all other the State and overseas. The district also has a significant amount of farmland which could potentially be affected by the air and water pollution being emitted by the proposed site.

I would like to make mention of comments made at the Applicant Meeting between representatives of PlasRefine and the Planning Commission at a Zoom meeting on Tuesday 22 October 2024. The comments I am referring to are shown in Appendix A. Claims that there is only a small minority of local people having an issue with the proposed facility, claims that there are "people who live more than 40km away and 'are rallying the troops, ...fearmongering,many members of the Moss Vale Matters group live more than 10km away from the proposed facility".



This goes to the heart of the people living in the Southern Highlands. By way of example, the driving distance from Wingello to Mittagong is 54km. We all went to school together, played sport against each other and as such are a closeknit community. Whether you live in Wingello (where my Mother was raised), Robertson, Mittagong, Bowral or any other 'satellite' town, many of these people came to school in Moss Vale, still go there for their shopping, employment, and send their kids there for schooling. As such, for people more than 40km away from the proposed site having a vested interest in Moss Vale is important from a community perspective. Further, with the number of submissions being made opposing the proposed facility shows that it is not a small minority of the local residents being concerned with the proposed facility.

Another comment made at the same Applicant meeting regarding the shared pond between ABR/Garvan and the proposed facility (Appendix B) regarding "a new sort of solution" has been proposed to ensure that water contamination will not occur. How is this going to be achieved during times of flooding, with water run-off. The ABR facility work is saving people's lives. Co-location does not fit with this environment.

The Southern Highlands is a strong united community. The long term risks to health, both physical and mental, social and economic, environmental impact cannot be measured, let alone the stress that is being caused by the current site being considered for this factory. In the end, the validity of this project must be judged on whether the community has a guarantee mistakes will not be made, and the lives of residents will not be affected. If approving this project cannot make this guarantee to the people of the Southern Highlands, there is no choice, decline the project. The proposal is a reminder of asbestos issues from the 1940's.

Addendum: In the ABS Census 2016, the population of Moss Vale was 8,579. (<https://www.abs.gov.au/census/find-census-data/quickstats/2016/SSC12739>). Subsequently in 2021, the population was 9,310 (<https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL12750>), a growth of 8%. In comparison, Greater Sydney's growth during the same period was also 8%, 4,823,991 in 2016, and 5,231,147 in 2021.

Appendix A:

p17 MS CAVALLO: Yes. So from a community point of view, there's a lot of sensitivity around their local area and I have to say that we have been talking to an extremely vocal crowd but it's not the majority. We haven't heard from that silent majority a lot either. The outrage, it really started when it was proposed because I'm going to talk very freely here in a community perception, it was in somewhere that was zoned correctly but they didn't understand that that could've been part of what was allowed on that site.

p18: There are people who live 40 km away who are rallying the troops. It's a waste project, there was concern about who the proponent was and the connection with [Redacted]. I'm going to say that here because that came out in the town hall. There was some clear very spiteful and vindictive comments made. So it's a waste project, it's divisive to start with, who the proponent is and then a fearmongering. And it's been very tricky because even going slowly with the [Redacted] with [Redacted], we've gone and spoken within our consultation teams and social impact teams have spoken with the nearest receivers who started at a point of wanting to know information to now a Facebook frenzy and a Moss Vale Matters Group of many people who don't live within 10 km of the site, don't want it, don't want the change, don't want the Southern Highlands to be an industrial dumping ground. So there is misinformation circling, there are people who won't have any interaction with this site at all who are fuelling fire with comments around PFAS and microplastics and there is now a storm that we are not invited to share the actual content into. And so I think that that's just it's grown and it's grown and it goes down when there's no change to the project and it's flared back up again because the project has now been referred to IPC.

Appendix B:



p10 Mr Gamble: One of the issues that was raised early by the ABR was what would be the impact on the shared pond that is on the boundary. So after discussions with them, a new sort of solution was arrived at which was to put a bypass channel past the shared pond. So the shared pond will not receive any water from the facility but the water will be diverted to a filtration device on the northern side of the site. That's been relocated. It was going to be where the shared pond was. The electricity connection has changed.

WINGECARRIBEE SHIRE COUNCIL

SUBMISSION TO NSW INDEPENDENT PLANNING COMMISSION

RE: State Significant Development (SSD-9409987) Proposal for Moss Vale Plastics Recycling Facility

MN 2024/312

MOTION moved by the Cr Russell, seconded by Cr Farrell

THAT Council:

1. Reiterate its strong opposition to the proposed State Significant Development (SSD-9409987) for the Moss Vale Plastic Recycling Facility, on fundamental grounds that the proposal:

1. Is an unsuitable location at a residential interface on Braddon Road creating long-term land use conflict issues.

2. Compromises and sterilises land for future employment-generating landuses across the broader Southern Highlands Innovation Park (SHIP) with excessive truck movements across the entire precinct, from the highway traversing available heavy industrial lands, available general industrial lands and navigating 3 level rail crossings to reach a well-established residential interface.

3. Undermines Council's State-funded strategic framework, including a Master Plan, Governance Strategy and Strategic Positioning Paper for the Southern Highlands Innovation Park (SHIP) to foster an emerging biotechnology sub-precinct at that location.

4. Still presents unresolved matters in NSW Department of Planning Housing & Infrastructure (DPHI) Assessment Report and Recommended Conditions of Consent, that are unresolved and in their current form deemed unworkable and irreconcilable to Council.

2. Does not accept DPHI's risk assessment relating to known and emerging microplastics (airborne and water) contaminants, as the site is immediately adjacent to a riparian corridor in a Sydney Drinking Water Catchment Area. This environmental impact requires further rigorous assessment, independent evidence-based validation and assurances from State Agencies including DPHI and EPA that residents' health would not be compromised.

3. Endorse the draft Submission at Attachment 1 for lodgement with the NSW Independent Planning Commission.

4. Lodge the exhibited SHIP strategic work, including Master Plan, Governance Strategy and Strategic Positioning Paper at Attachment 2, in support of its formal Submission to the NSW IPC.

5. Highlight the significant community impacts and unaddressed matters associated with the current Proposal by writing to the NSW Minister for Planning requesting a statutory Public Hearing into this matter, with the Hearing to consider:

* The environmental impacts of the proposal

* All submissions received on the proposal

* Any relevant expert advice

* Any other relevant information

CARRIED UNANIMOUSLY

SUBMISSION

Executive Summary

On 11 October 2024, the Council received the SSD proposal for the Plasrefine site and the Council's concerns are set out below.

Council's concerns are set out in the attached report and the Council's decision is based on the following grounds:

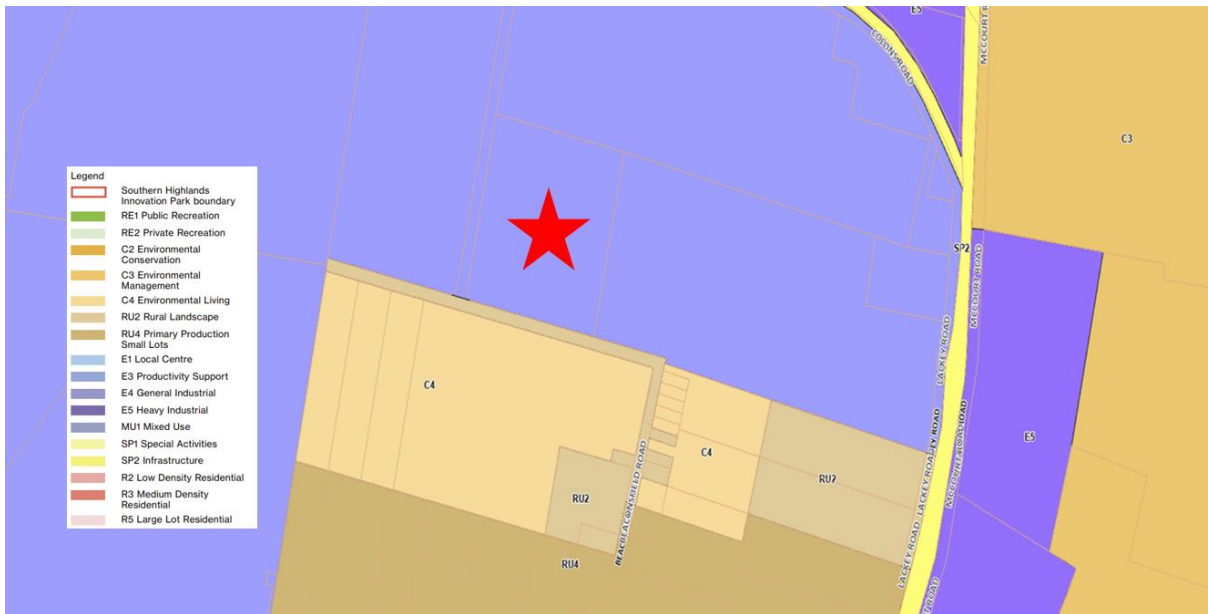
- The proposed site is not suitable for the proposed use.
- The proposed site is not in the correct zoning.
- The proposed site is not in the correct location.
- The proposed site is not in the correct size.
- The proposed site is not in the correct shape.
- The proposed site is not in the correct orientation.
- The proposed site is not in the correct proximity to other land uses.
- The proposed site is not in the correct proximity to infrastructure.
- The proposed site is not in the correct proximity to the community.
- The proposed site is not in the correct proximity to the environment.
- The proposed site is not in the correct proximity to the water table.
- The proposed site is not in the correct proximity to the flood plain.
- The proposed site is not in the correct proximity to the bushland.
- The proposed site is not in the correct proximity to the wetlands.
- The proposed site is not in the correct proximity to the heritage sites.
- The proposed site is not in the correct proximity to the archaeological sites.
- The proposed site is not in the correct proximity to the cultural heritage sites.
- The proposed site is not in the correct proximity to the historical sites.
- The proposed site is not in the correct proximity to the natural heritage sites.
- The proposed site is not in the correct proximity to the scientific heritage sites.
- The proposed site is not in the correct proximity to the aesthetic heritage sites.
- The proposed site is not in the correct proximity to the social heritage sites.
- The proposed site is not in the correct proximity to the spiritual heritage sites.
- The proposed site is not in the correct proximity to the cultural heritage sites.
- The proposed site is not in the correct proximity to the historical sites.
- The proposed site is not in the correct proximity to the natural heritage sites.
- The proposed site is not in the correct proximity to the scientific heritage sites.
- The proposed site is not in the correct proximity to the aesthetic heritage sites.
- The proposed site is not in the correct proximity to the social heritage sites.
- The proposed site is not in the correct proximity to the spiritual heritage sites.

The Council's decision is based on the following grounds:

- The proposed site is not suitable for the proposed use.
- The proposed site is not in the correct zoning.
- The proposed site is not in the correct location.
- The proposed site is not in the correct size.
- The proposed site is not in the correct shape.
- The proposed site is not in the correct orientation.
- The proposed site is not in the correct proximity to other land uses.
- The proposed site is not in the correct proximity to infrastructure.
- The proposed site is not in the correct proximity to the community.
- The proposed site is not in the correct proximity to the environment.
- The proposed site is not in the correct proximity to the water table.
- The proposed site is not in the correct proximity to the flood plain.
- The proposed site is not in the correct proximity to the bushland.
- The proposed site is not in the correct proximity to the wetlands.
- The proposed site is not in the correct proximity to the heritage sites.
- The proposed site is not in the correct proximity to the archaeological sites.
- The proposed site is not in the correct proximity to the cultural heritage sites.
- The proposed site is not in the correct proximity to the historical sites.
- The proposed site is not in the correct proximity to the natural heritage sites.
- The proposed site is not in the correct proximity to the scientific heritage sites.
- The proposed site is not in the correct proximity to the aesthetic heritage sites.
- The proposed site is not in the correct proximity to the social heritage sites.
- The proposed site is not in the correct proximity to the spiritual heritage sites.
- The proposed site is not in the correct proximity to the cultural heritage sites.
- The proposed site is not in the correct proximity to the historical sites.
- The proposed site is not in the correct proximity to the natural heritage sites.
- The proposed site is not in the correct proximity to the scientific heritage sites.
- The proposed site is not in the correct proximity to the aesthetic heritage sites.
- The proposed site is not in the correct proximity to the social heritage sites.
- The proposed site is not in the correct proximity to the spiritual heritage sites.

Reasons for Recommended Refusal of SSD Proposal

1. Lack of Broad Strategic Merit



The red star represents the proposed Plasrefine site

The objective of the Environmental Planning & Assessment Act 1979 is "to promote the orderly and economic use and development of land". The generally accepted process for doing so is to ensure that the proposed use is in the correct zoning, location, size, shape, orientation, proximity to other land uses, infrastructure, community, environment, water table, flood plain, bushland, wetlands, heritage sites, archaeological sites, cultural heritage sites, historical sites, natural heritage sites, scientific heritage sites, aesthetic heritage sites, social heritage sites, and spiritual heritage sites.

The Council is concerned that the proposed development is not in line with the objectives of the Wingecarribee Local Environmental Plan 2010 and the Southern Highlands Regional Environmental Plan 2010.

The Council is also concerned that the proposed development is not in line with the objectives of the Wingecarribee Local Environmental Plan 2010 and the Southern Highlands Regional Environmental Plan 2010.

The Council is also concerned that the proposed development is not in line with the objectives of the Wingecarribee Local Environmental Plan 2010 and the Southern Highlands Regional Environmental Plan 2010.

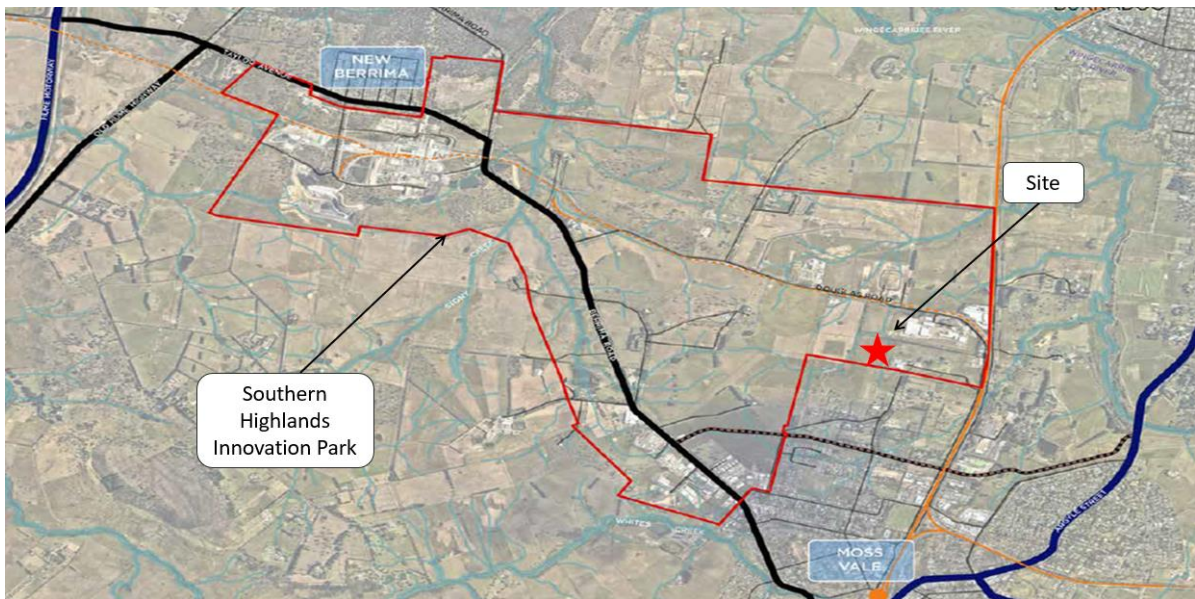
The Council is also concerned that the proposed development is not in line with the objectives of the Wingecarribee Local Environmental Plan 2010 and the Southern Highlands Regional Environmental Plan 2010.

The Council is also concerned that the proposed development is not in line with the objectives of the Wingecarribee Local Environmental Plan 2010 and the Southern Highlands Regional Environmental Plan 2010.

The Council is also concerned that the proposed development is not in line with the objectives of the Wingecarribee Local Environmental Plan 2010 and the Southern Highlands Regional Environmental Plan 2010.

The Council is also concerned that the proposed development is not in line with the objectives of the Wingecarribee Local Environmental Plan 2010 and the Southern Highlands Regional Environmental Plan 2010.

The Council is also concerned that the proposed development is not in line with the objectives of the Wingecarribee Local Environmental Plan 2010 and the Southern Highlands Regional Environmental Plan 2010.



2. Lack of precinct specific merit

The proposed development is a significant project for the Wingecarribee Shire Council and the community. It is a development that is consistent with the Council's strategic vision and direction. The Council has recommended the development for the following reasons:

The development is a significant project for the Wingecarribee Shire Council and the community. It is a development that is consistent with the Council's strategic vision and direction. The Council has recommended the development for the following reasons:

The development is a significant project for the Wingecarribee Shire Council and the community. It is a development that is consistent with the Council's strategic vision and direction. The Council has recommended the development for the following reasons:

The development is a significant project for the Wingecarribee Shire Council and the community. It is a development that is consistent with the Council's strategic vision and direction. The Council has recommended the development for the following reasons:

The development is a significant project for the Wingecarribee Shire Council and the community. It is a development that is consistent with the Council's strategic vision and direction. The Council has recommended the development for the following reasons:

The development is a significant project for the Wingecarribee Shire Council and the community. It is a development that is consistent with the Council's strategic vision and direction. The Council has recommended the development for the following reasons:

The Structure Plan provides the key structuring moves for the Southern Highlands Innovation Park. This provides a high level structure identifying proposed industries and character areas, key existing and new roads, and approach to landscape and views.

The structure plan is further detailed through the master plan (See chapter 4).

Key features of the structure plan

- Upgrade and reinforce the key vehicle movements within the precinct
- Deliver new road infrastructure
- ⋯ Provide green landscape setbacks and buffers between adjacent lots and land uses
- Activity node at the southern entry point into the SHIP with easy access to Moss Vale
- Consider areas of high environmental value/constraints
- Celebrate the vast landscape views from along Berrima Road and Collins/Douglas Road
- Protect and celebrate views towards the elevated topography
- Create defined and memorable gateways into the precinct
- Activity Node/Creative Hub at southeastern interface with Moss Vale centre
- Agribusiness/Agri-Innovation Precinct
- Heavy Industry and Construction Precinct focused around Boral Cement Works
- Research, Training and Advanced Manufacturing Precinct

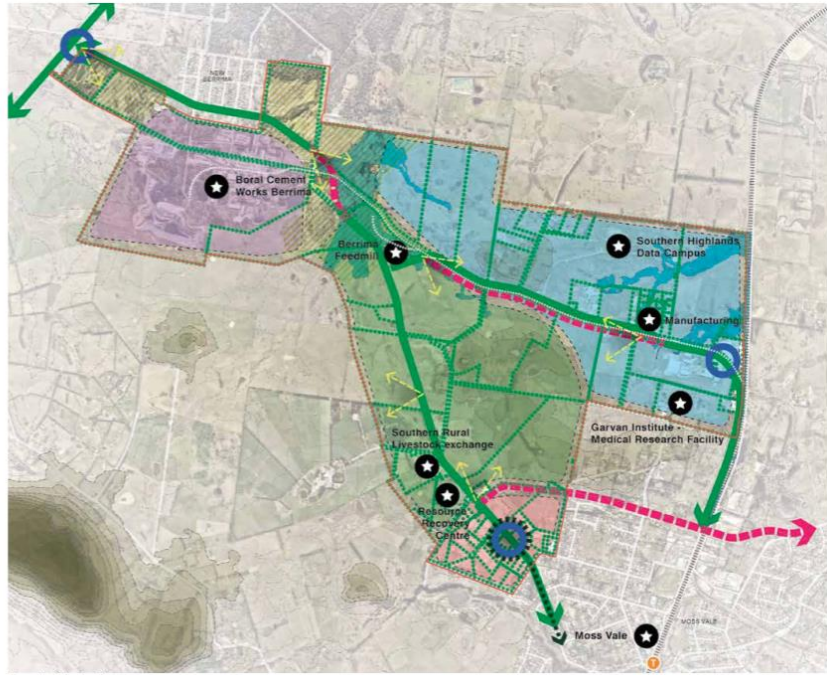
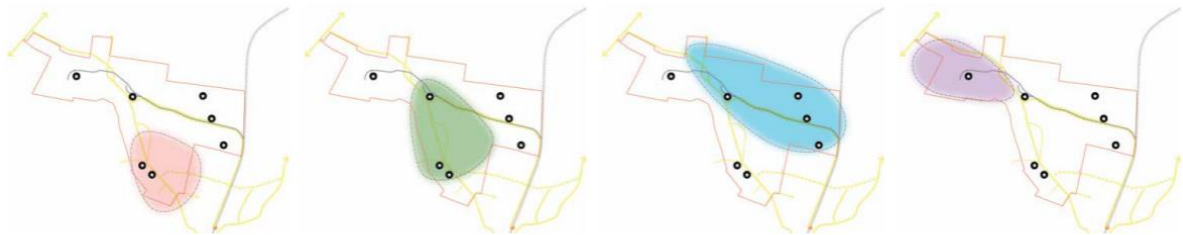


Figure 15. Structure Plan



Activity Node/Creative Hub

- Create a key attractor for the SHIP in close proximity to Moss Vale.
- Create a synergy between industry and community.
- Locate public facing uses next to existing community and away from heavy industrial uses.
- The existing smaller lot pattern is well-suited to support smaller retail and light industrial tenancies.

Agribusiness/Agri-Innovation

- Location of agribusiness and agri-innovation precinct complements the existing Livestock centre and Feed Mill.
- Adjacent to activity node where it can contribute to growers markets.
- Recommended uses are more likely to be compatible with areas that have environmental value.
- Maintains the landscape character of the SHIP.

Research, Training and Advanced Manufacturing

- Locate research and development uses near infrastructure and access.
- Build on existing industries in manufacturing and technology.
- Location provides employment opportunities in proximity to research and training.

Heavy industry and Construction

- Cluster heavy industrial or more high impact uses around the Boral Cement Works anchor.
- Future industries should not impinge on the cement works buffer.
- Location along rail line enables future opportunities to connect to the rail freight network for distribution.
- The rail line provides a natural separation buffer from other uses and serves as a point of transition.

er e o de o o der o re e o r ed r o o e dr M o er o e b e e e e e e b m e o e r e o o e e e o d e o o r o e o r o e o r e o d e r o e o o b e m e r o d r o e e o v o v e o d e r o o o r e o o d v e o o o m o e v o m o o d e o r e o o b o r m o o o b e o e r e e o d d o e o o e r e r e o o d o e v e o o

e r o o ed o o r e e o o o o d o e o o r e e e e e d e o o o r o o o d o o o o o d e r m e e b o o o r e o o o e o o o o d e v e r e e d e d e o o o d o o o o o b e i v e d e o e d e o e M o e r o o o o o o r o o o r o o e r o o o e b e o o o e o o o r e o o o e o o o e e e e e e e e e e o o o o o o o m e d e o o o o o e o r o m o o r e d e o o o d e o m e o o o

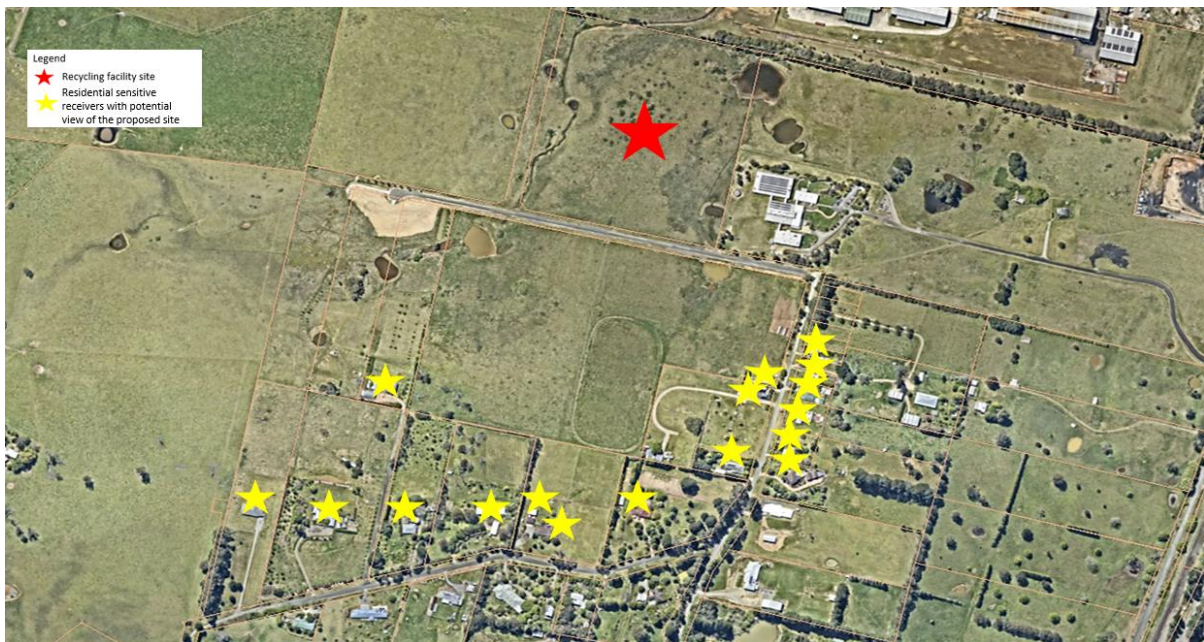
These concerns are reflected in the resolution of Council that the proposal be rejected on the basis that it:

** Undermines Council's State-funded strategic framework, including a Master Plan, Governance Strategy and Strategic Positioning Paper for the Southern Highlands Innovation Park (SHIP) to foster an emerging biotechnology sub-precinct at that location.*

3. Lack of site specific merit

The proposed location for the Plasrefine development is on the northern portion of Lot 11 DP 1084421 which is zoned E4 General Industrial and is located within the SHIP. The southern portion of Lot 11 DP 1084421 is zoned C4 Environmental Living and is located outside of the SHIP.

The two zones which comprise Lot 11 are separated by a road reserve of some 20 metres containing the newly formed Braddon Road. This road reserve also serves as the only separation between the SHIP and a residential area to the south of some 90 hectares which currently contains some 30 dwellings with a potential for a further 15 lots resulting from a local residential strategy undertaken by Council in 2019. Braddon Road has also been identified as the primary egress point from the site.



Yellow stars represent current dwellings

On page 4 of the Department of Planning, Housing and Infrastructure's State Significant Development Assessment Report (SSD-9409987) it is stated that the nearest existing dwelling from the Plasrefine site is around 240m to the south-east of the site. However, DA22/0811 was approved on 2 November 2022 creating a new three lot subdivision on Braddon Road which can facilitate residential dwellings. These lots are approximately 90 metres to the south-west of the Plasrefine site.

Additionally, DA25/0454 was lodged on 25 September 2024 and is currently under assessment for a single residential dwelling on one of the newly created lots derived from DA22/0811.

The SHIP Master Plan recognises this interface and therefore identifies the proposed site as most suitable for a Research, Training & Advanced Manufacturing Precinct comprising lower intensity and less intrusive uses which do not have the potential for further negative impacts on an already existing and growing residential community.

The Plasrefine proposal provides a master class in the crucial significance of assessing both strategic and site-specific merit. The objectives of the E4 zone, specifically the following, are considered central to both the strategic and site-specific merit of the proposal and include:

- *To ensure the efficient & viable use of land for industrial purposes*
- *To minimise any adverse effect of industry on other land uses*
- *To ensure new development and land uses incorporate measures that take into account the spatial context and mitigate potential impacts on neighbourhood amenity and character and the efficient operation of the local and regional road system.*

Council does not consider that the use of the subject land for a plastics recycling facility represents the efficient and viable use of the site. Council does not consider that the use of the subject land for a plastics recycling facility will minimise any adverse effect of industry on other land uses.

Attempts to meet the objective that *new development and land uses incorporate measures that take into account the spatial context and mitigate potential impacts on neighbourhood amenity and character and the efficient operation of the local and regional road system*, are currently contained within a 28 page document drafted by the NSW Department of Planning, Housing & Infrastructure setting out conditions of consent covering matters of such importance, and on occasion, complexity, that it causes Council to question the fundamental viability of the proposal, let alone its merits. Council considers that such a document would not be required if the proposal could demonstrate genuine strategic and site-specific merit.

These concerns are reflected in the resolution of Council that the proposal be rejected on the basis that it:

** Is an unsuitable location at a residential interface on Braddon Road creating long-term land use conflict issues*

4. Heavy Vehicle Access Movements



The current road system across the SHIP already needs to accommodate rail movements. Of particular concern are the Department's recommended Conditions of Consent B17 (Level crossing Roadworks & Access) and B22 (Operational Traffic Management Plan), which Council regards as unworkable and unacceptable to be delegated to post-consent design solutions.

In accordance with Rail Safety National Law (NSW) 2012, any level crossing upgrade requires the road manager (Council) and rail infrastructure manager (Boral) to assess risks associated with the level crossing, determine suitable mitigation measures of the risks and enter into an on-going interface agreement. It is entirely inappropriate to defer resolution of this item to post-consent, given the fundamental viability of the site is predicated on the resolution of this matter.

Design of the proposed level crossing upgrade is still in its preliminary stages with no road safety audit, no Australian Level Crossing Assessment Model (ALCAM), no swept paths for A-double trucks and no written commitment from the RIM or Road Manager. The level crossing upgrade may therefore still prove to be an unworkable outcome which would necessitate a significant reworking for much of the proposal.

Council is unwilling to facilitate a road outcome for an SSD proposal that it does not support, is as yet unproven as workable, and which undermines the strategic vision of an entire precinct with all the long-term implications associated with such a premature decision.

Council believes the Department needs to take responsibility for undertaking the necessary investigations to adequately assess and resolve road and rail interface issues regarding the level crossing relocation.

These concerns are reflected in the resolution of Council that the proposal be rejected on the basis that it:

** Compromises and sterilises land for future employment-generating landuses across the broader Southern Highlands Innovation Park (SHIP) with excessive truck movements across the entire precinct, from the highway traversing available heavy industrial lands, available general industrial lands and navigating 3 level rail crossings to reach a well-established residential interface.*

5 Traffic Impacts on surrounding roads

5.1 Braddon Road

It is to be expected that the development of the site will result in increased traffic on Braddon Road.

The proposed development on Braddon Road for the extraction of aggregate from the site will increase the volume of traffic on the road and increase the risk of accidents. The proposed development will also result in increased noise and vibration. The proposed development will also result in increased air pollution. The proposed development will also result in increased visual intrusion. The proposed development will also result in increased traffic on the surrounding roads.

The proposed development will also result in increased traffic on the surrounding roads. The proposed development will also result in increased noise and vibration. The proposed development will also result in increased air pollution. The proposed development will also result in increased visual intrusion.

5.2 Douglas Road

The proposed development will result in increased traffic on Douglas Road. The proposed development will also result in increased noise and vibration. The proposed development will also result in increased air pollution. The proposed development will also result in increased visual intrusion.

5.3 Beaconsfield Road

The proposed development will result in increased traffic on Beaconsfield Road. The proposed development will also result in increased noise and vibration. The proposed development will also result in increased air pollution. The proposed development will also result in increased visual intrusion.

add to the road to improve the road to 2000 odd to improve the movement of the road to the road

6 Prominent Wind Direction & Airborne Microplastics

One of the key concerns raised by the community is the discharge of microplastics into the environment and the potential impact this will have. Council has consistently raised these concerns in previous submissions and do not consider that the issue has been fully quantified and therefore not resolved.

Discussion of the environmental discharge of microplastics in the application and planning assessment has been centred on particulate matter health criteria only. There is no assessment of where the microplastic dust will settle out, and what the cumulative impact would be once it has settled across the community. Over the course of time, settled microplastics would reasonably expect to accumulate into substantial quantities. There has been no description of where this is expected to occur and what the impacts would be.

In the absence of clear data, Council believes the application of some form of precautionary principle would be appropriate and appreciated. Council firmly believes that the application should not be determined without a full assessment of the potential impact of microplastics on human health, on local agriculture, including livestock, crops, and feed supplies, on food chains, on nearby land uses, on water catchments and water courses on ecology and the local economy.

7 Microplastics adjacent to a first order riparian corridor in a Drinking water Catchment area

Microplastics are an emerging and complex contaminant. Although there is currently no specific framework or requirement within the EPA licence conditions of the Moss Vale Sewage Treatment Plant (STP) for the complete removal of microplastics in wastewater – it is understood that requirements will likely be imposed and thresholds introduced by the EPA once it is attainable and practical to measure microplastics in wastewater.

Given the emerging nature of the contaminant, the current Moss Vale STP has no specific treatment element in the process to remove microplastics. Augmentation and upgrade of the Moss Vale STP is also in progress (forecast completion June 2026), primarily catering for growth and increasing hydraulic capacity. However again, with this design, there is no specific treatment mechanism for microplastics removal.

The proposed Plasrefine development expects to discharge up to 400g/day of microplastics to the Moss Vale STP. This has the potential to double the amount of microplastics likely being received by the Plant. This will inevitably result in a subsequent increase in microplastics making their way into the environment in treated effluent which is wholly within the Sydney Water Drinking Catchment.

Therefore, any industrial-scale source for microplastics, such as the proposed Plasrefine development, should be wholly addressed and resolved at the source rather than at the Council sewage treatment plant. Again, Council believes the application of some form of precautionary principle would be appropriate.

These concerns are reflected in the resolution of Council that the proposal be rejected on the basis that Council:

** Does not accept DPHI's risk assessment relating to known and emerging microplastics (airborne and water) contaminants, as the site is immediately adjacent to a riparian corridor in a Sydney Drinking Water Catchment Area. This environmental impact requires further rigorous assessment, independent evidence-based validation and assurances from State Agencies including DPHI and EPA that residents' health would not be compromised.*

8 Built Form & Visual Amenity Impacts



Council understands that visual amenity impacts will occur as the area transitions from a rural landscape to an employment-generating hub. However, much can be done to ameliorate these impacts through sensitive design, appropriate building location and appropriate land use clusters.

It has always been Council's expectation that less-intensive land uses at this industrial-residential interface location would attract well-articulated buildings, with a moderate footprint and generous landscape buffers and setbacks to create acceptable built form outcomes. The adjacent Garvan Institute Australian Bioresources building demonstrates acceptable visual amenity impacts, particularly when viewed from Braddon Road and Beaconsfield Road.

The SSD proposal remains monumental in scale with expansive floorplates, due to the inherent nature of operations inside the facility. That is why the fundamental issue of location is paramount. These built form outcomes would be acceptable in many other areas of the SHIP

away from a residential interface location. The adjacency to a residential interface of the Plasrefine proposal creates insurmountable design challenges for a facility that requires, by its inherent nature of operations, a bulky, expansive footprint with no façade articulations.

9 Unreasonable Compliance Burden

It is highly questionable whether a satisfactory assessment of both strategic and site specific merit can result in a 28 page document containing administrative, environmental, social, heritage, and risk conditions which need to be met prior to construction, many of which cannot be resolved and most of which will require sign off, and/or ongoing compliance confirmation by Council.

So many of these unresolved matters will result in ongoing and burdensome compliance obligations on the part of Council. It does not have the resourcing for such compliance and nor should Council be responsive for the ongoing management of a matter which Council does not support.

These concerns are reflected in the resolution of Council that the proposal be rejected on the basis that it:

** Still presents matters in NSW Department of Planning Housing & Infrastructure (DPHI) Assessment Report and Recommended Conditions of Consent, that are unresolved and in their current form deemed unworkable and irreconcilable to Council.*

Recommendation

Wingecarribee Shire Council strongly opposes the proposed SSD and advocates for the NSW IPC to reject the proposal on the grounds outlined in this Submission.