

Moss Vale Plastics Recycling Facility

SSD-9409987

Department of Planning,
Housing and
Infrastructure

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Industry Assessments

October 2024



Acknowledgment of Country

I acknowledge the Traditional Custodians of the lands that we are meeting here today. I pay my respects to Elders past, present and emerging and celebrate the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW.

I also acknowledge and pay my respects to our Aboriginal and Torres Strait Islander people/colleagues joining us today.



Proposed Development

- Plasrefine Recycling Pty Ltd
- 74-76 Beaconsfield Road, Moss Vale (Wingecarribee LGA)
- Construction and operation of:
 - Plastics Recycling Facility – recycle up to 120,000 tpa of mixed plastics
 - Plastics Reprocessing Facility – manufacture of new plastic products
- Enclosed buildings

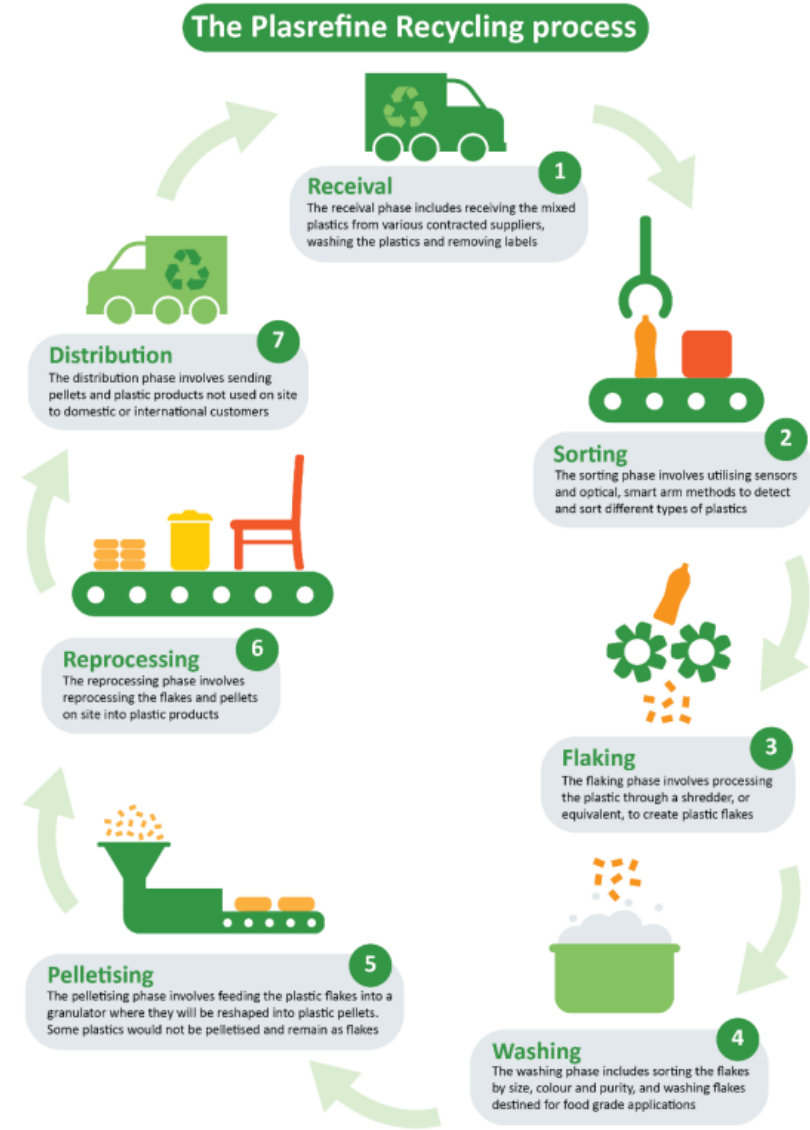


Operating Hours	Investment	Ongoing operational jobs
<ul style="list-style-type: none"> • 24/7 recycling and product manufacture 	\$88,120,922	140
<ul style="list-style-type: none"> • 7am to 6pm Monday to Friday (truck movements) 		
<ul style="list-style-type: none"> • 9am to 5pm Monday to Friday (administration) 		

Proposed Development



Reprocessing to form new plastic products



Plastic recycling and reprocessing

Site Location

- 2.8km north-west of Moss Vale town centre
- Other industrial businesses nearby to east and north
 - Recycling
 - Manufacturing
 - Transport
 - Medical research
- Surrounding area will be developed over time
- Department site inspection in May 2022
 - Visited nearby properties including ABR
 - Met with residents

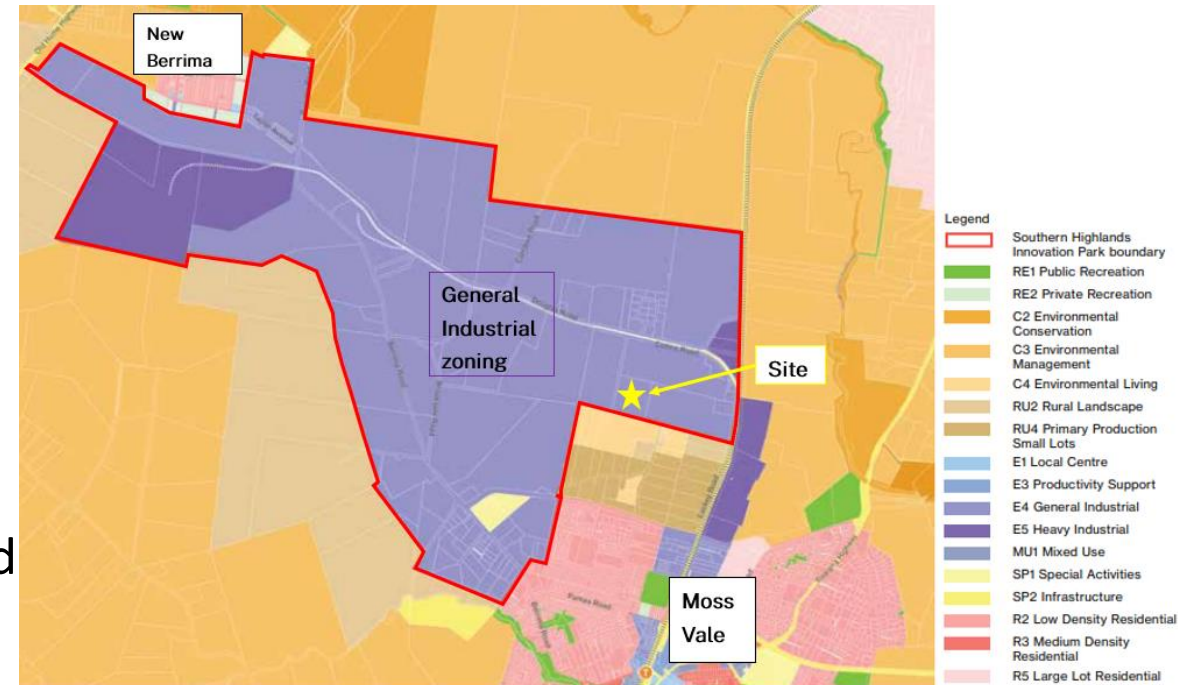


Development Layout



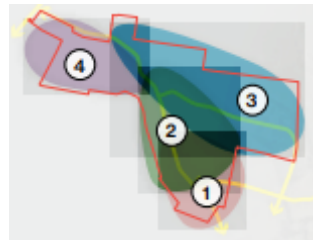
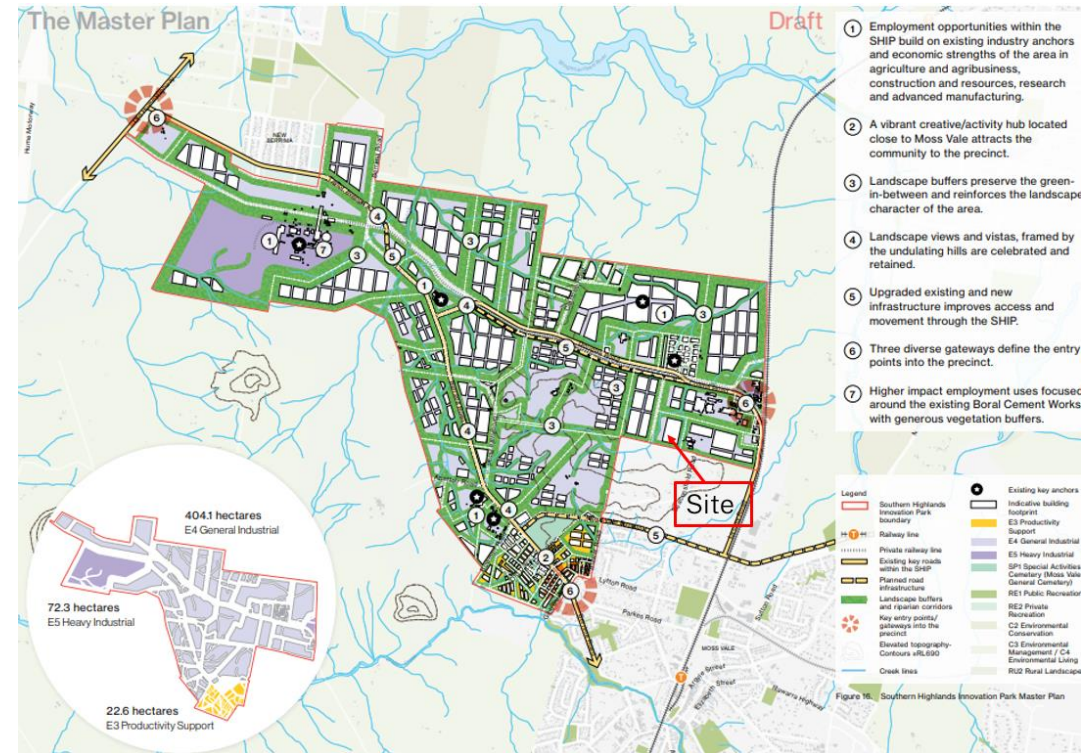
Moss Vale Enterprise Corridor

- Zoned General Industrial since 2010
- Permissible in zoning with consent
- Development is general industrial in nature
- DCPs do not apply to SSD
- Enterprise Precinct
 - Light and general industrial development
- Development controls
 - Height of buildings, setbacks, building materials and building footprint
 - Minor deviation – landscaping at frontage



Southern Highlands Innovation Park (SHIP)

- SHIP Masterplan is under development and not in effect
- SSD application was lodged in early 2022 - SHIP Masterplan does not apply
- Draft SHIP Masterplan vs MVEC DCP
 - Provides more detail of vision
 - ‘Green in between’
 - Retains E4 General Industrial zoning
 - Research, training & advanced manufacturing precinct (area 3)



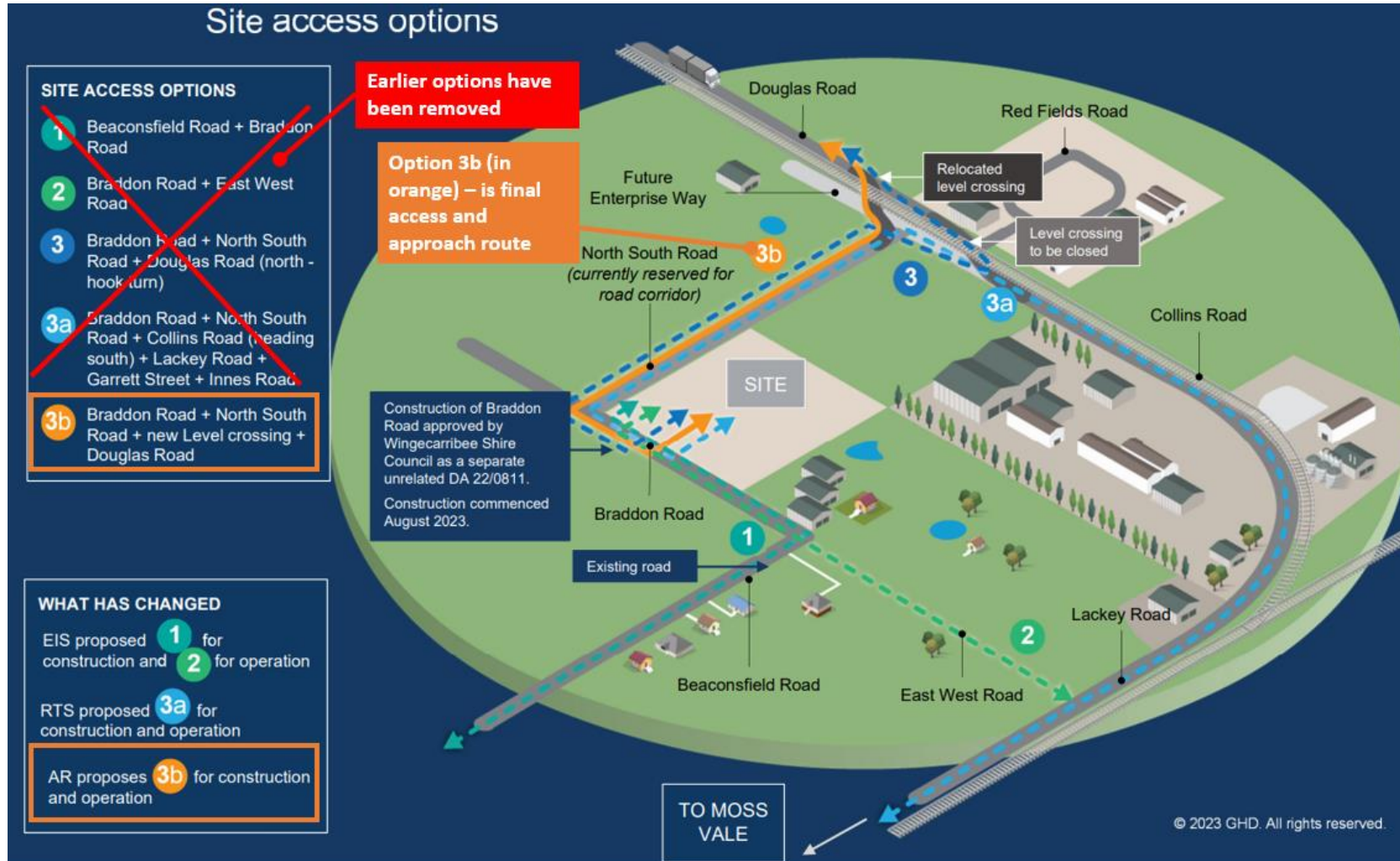
Amended Development (October 2023)

- In March 2023, the RTS included a revised heavy vehicle approach route and site access:
 - New site access road connected with Collins Road (the ‘north-south’ access road).
 - Heavy vehicle approach route through parts of Moss Vale to approach from the east - to avoid hook turn at level crossing
- RTS approach route would pass schools and residences
 - Noise, traffic and safety concerns were raised by Department and the public
- Department recommended the Applicant formally amend the development to address these concerns

- Via Hume Highway (M31) → Medway Road / Taylor Ave → Berrima Road →
- Innes Road (Garrett Street) → Lackey Road → Collins Road → new north-south public access road (*and vice-versa*)

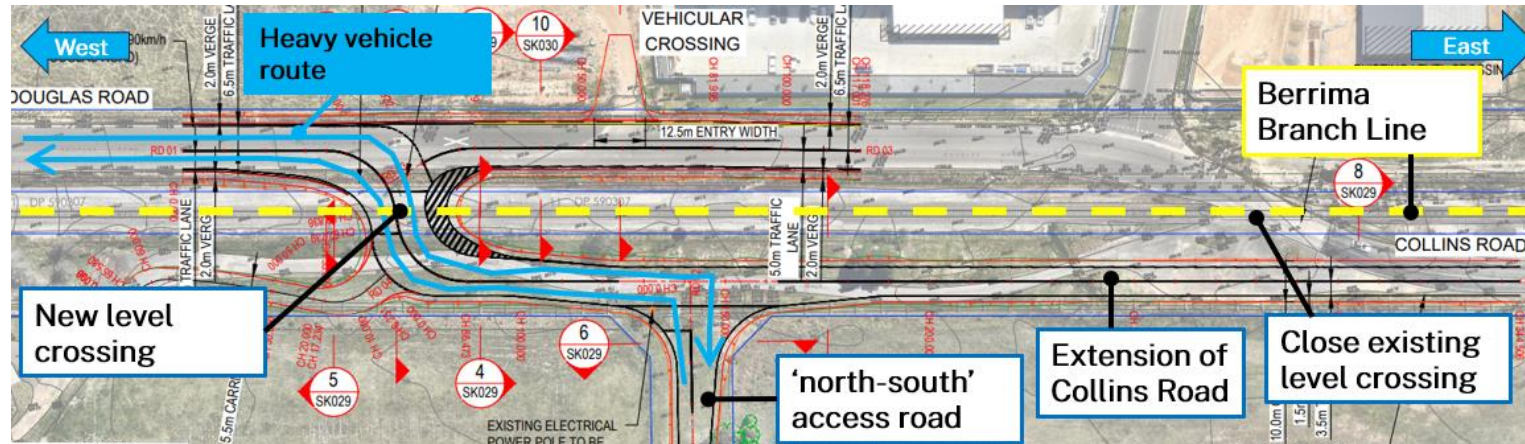


Amended Development – approach changes over time



Amended Development

- Amended development included another change to the heavy vehicle approach route: **Other key changes**
 - Approach from the west via Douglas Road
 - No hook turn required due to relocation of level crossing (180 m to west)
 - Extension of Collins Road
 - Connecting to 'north-south' access road
 - Reduced water usage
 - Reduced discharge to sewer, only discharging at night until new STP comes online
 - Reduced building height to 15.5m
 - Improved stormwater management

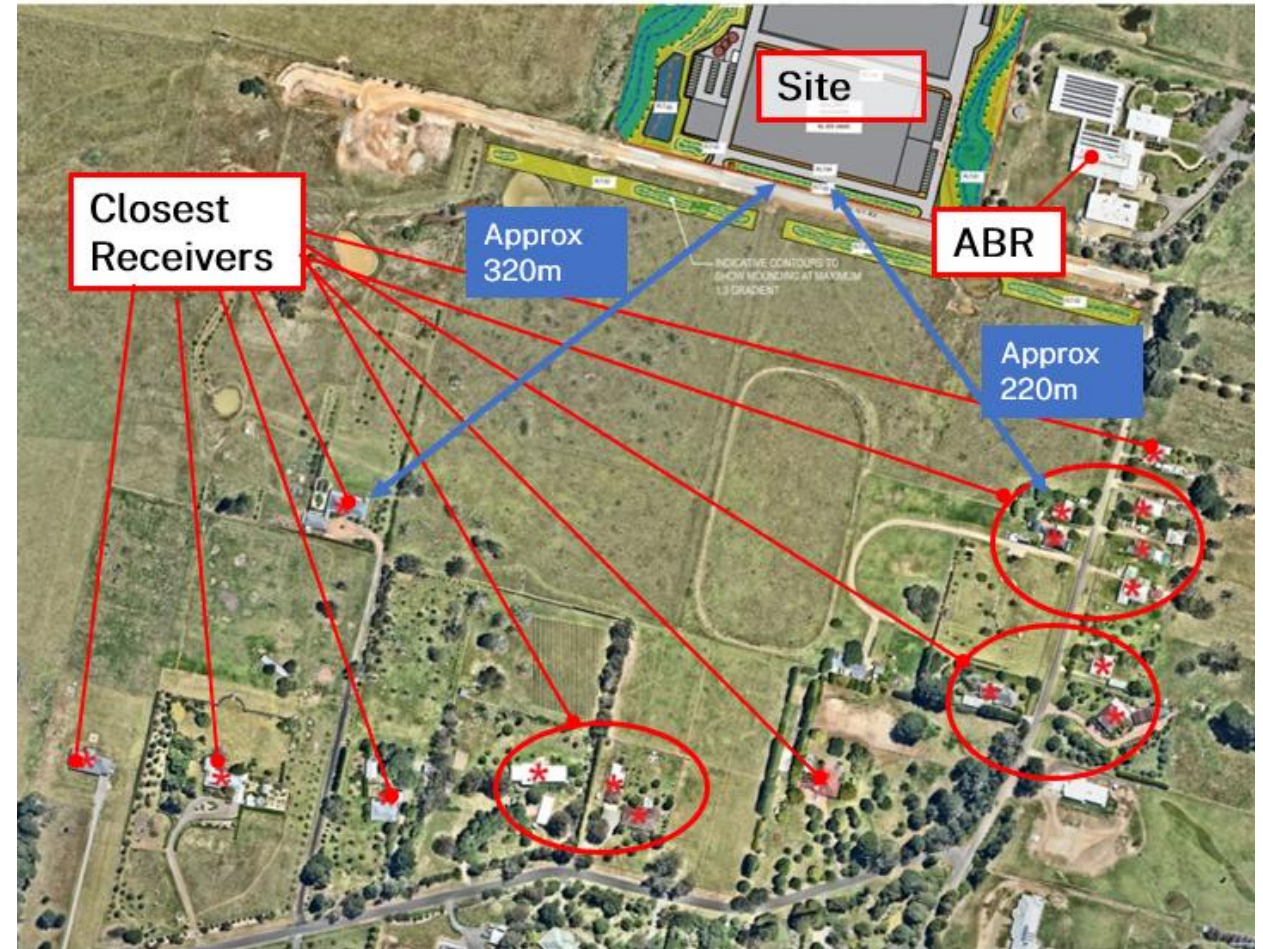


Assessment Issues

- Social impact
- Visual, design and landscaping
- Impact on Australian BioResources
- Operational traffic

Other Issues

- Microplastics
- Fire & hazards
- Water
- Air quality
- Noise & vibration
- Biodiversity
- Aboriginal cultural heritage
- Contamination



Social Impact

- **Department engaged two experts to assist:**
 - WSP to ensure robust SIA documents and clear identification of impacts
 - Dr Roberta Ryan to independently assess the outcomes of final SIA documents
- **Dr Ryan advice:**
 - Applicant's mitigation measures and amendments would reduce many of the high and medium impacts identified by the community and stakeholders
 - Residual impacts could be managed via conditions

Social Impact

Conditions

1. Social Impact Management Plan

- How mitigation measures would be managed, monitored and reviewed
- Includes measures to reduce negative impacts and enhance positive impacts

2. Community Consultation Plan

- How community would be kept informed

3. Community Consultative Committee

- Independently chaired, engage community and consult with them, receive feedback

4. Environmental Representative

- Additional layer of control
- Independent review of environmental management plans

Visual, Design and Landscaping

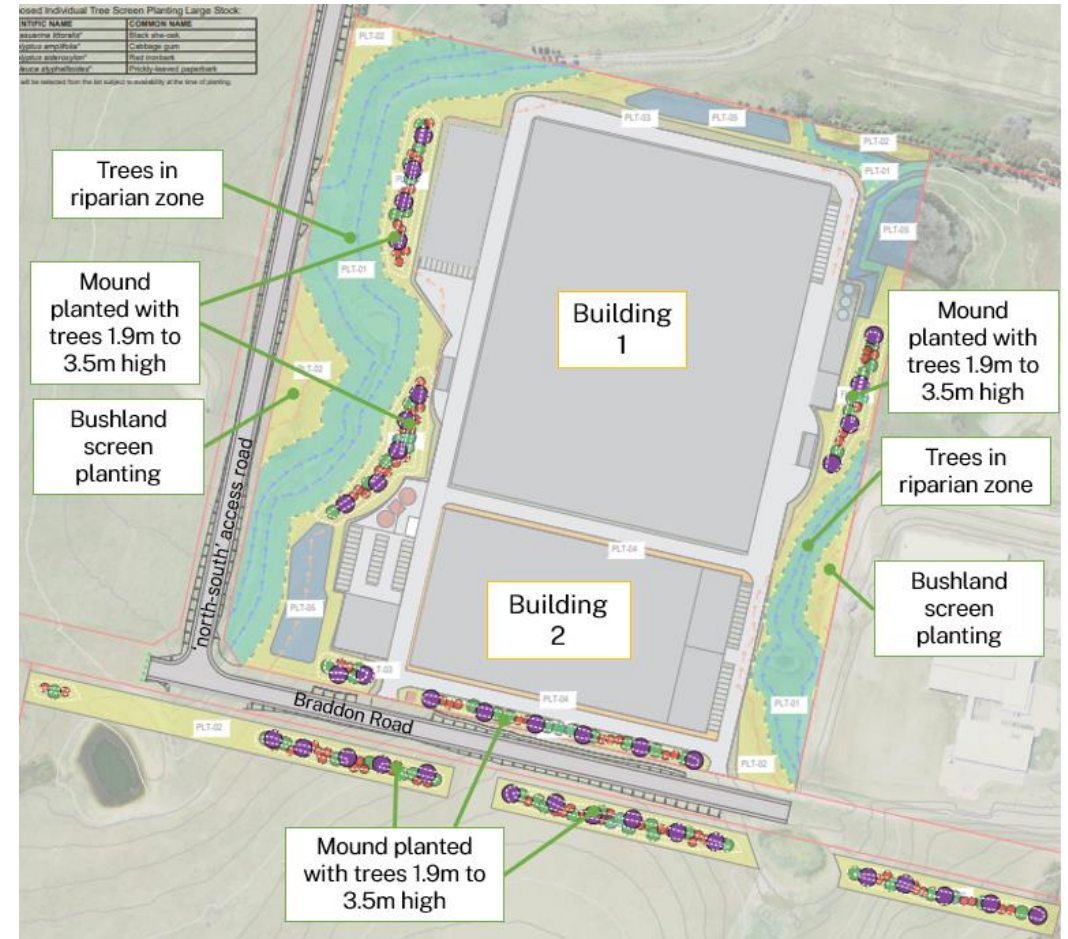
- **Bulk and scale**
 - ensuring building footprint limited to essentials
 - height reduction
- **Building appearance**
 - façade improvements (muted colours and articulation)
 - screened by increased landscaping and vegetated mounding 1m-4m high



Visual, Design and Landscaping

Conditions

1. Landscape Management Plan
 - details of all planting, including timing
 - maintenance of planting
2. Offer of landscaping at residential receivers to the south
3. Covenant to ensure retention of 15 m buffer on lot to south



Australian BioResources

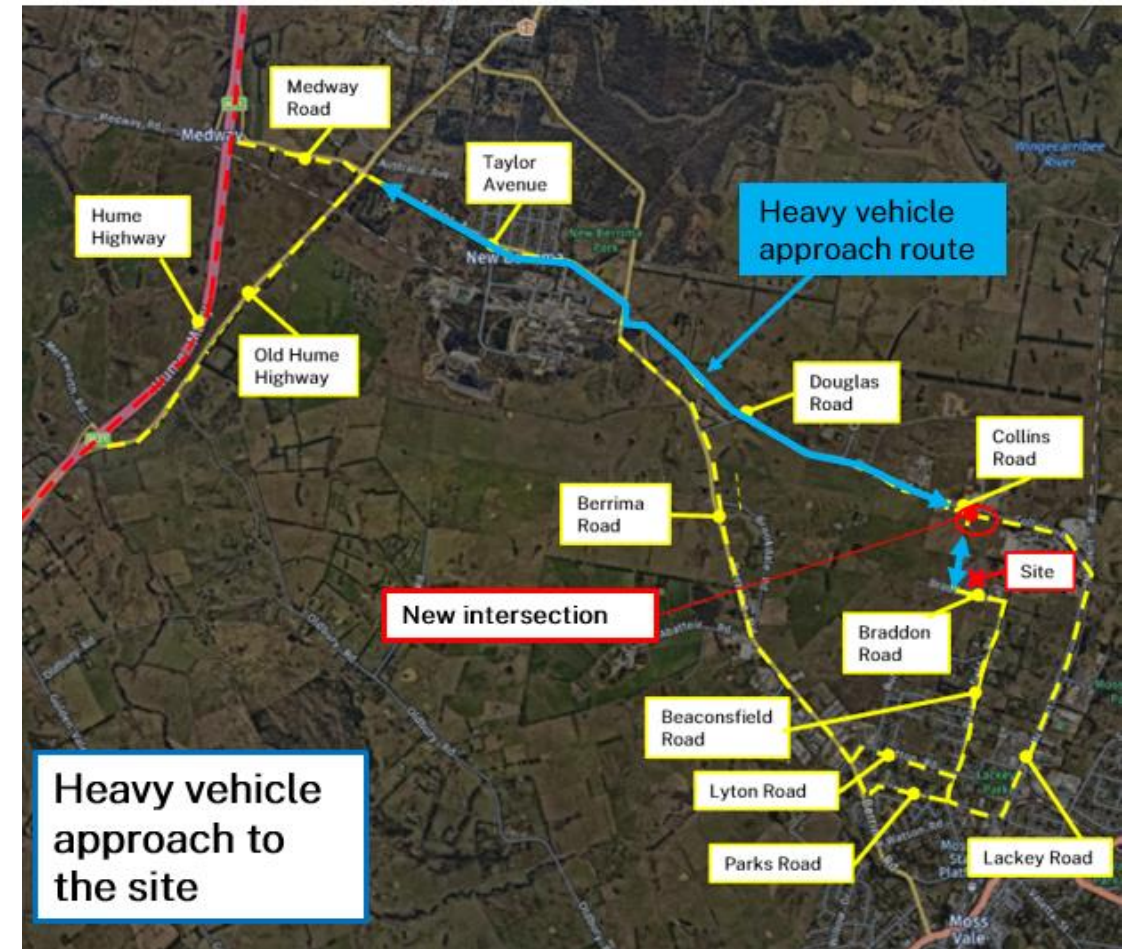
- Department consulted ABR staff throughout assessment and visited the facility
- Fire and construction vibration identified as greatest risk in terms of mouse health and wellbeing

Conditions:

1. Emergency Plan
 - procedures to notify the ABR in case of fire
2. Construction Noise and Vibration Management Plan
 - prepared in consultation with ABR
 - managing high vibration works

Operational Traffic

- Final heavy vehicle approach designed to minimise impacts on residences:
 - Avoid Beaconsfield Road during both construction and operation
 - Approach from northwest avoiding schools and residents to the south
- Low heavy vehicle numbers
- HV movements only during daytime
- No impacts on road network



Operational Traffic

Conditions:

1. Level Crossing
 - Road Safety Audit and Australian Level Crossing Assessment Model
 - Final design of crossing to provide for A-Double trucks
 - Design and construct to the satisfaction of Council and Boral
2. Finalise all roadworks prior to operations
3. Operational Traffic Management Plan:
 - Document heavy vehicle approach route
 - Heavy Vehicle Monitoring Plan

Microplastics

- Plastic recycling and reprocessing in enclosed buildings
- Present only in operational water - 90% of microplastics captured in filter cake before discharge
- Operational water discharge to sewer under trade waste agreement with Council. Council advised microplastics can be treated at STP
- Microplastics in air captured in particulate matter
- WaterNSW and EPA did not raise concerns
- Department has carefully considered this issue and is satisfied of low impacts
- **Conditions:**
 1. Finalise detailed design of WTP in consultation with EPA
 2. Regular review of water treatment technology

Stormwater

- No stormwater in contact with plastic
- Site located in Sydney Drinking Water Catchment
- NorBE requirement met

- WaterNSW, BCS and EPA were satisfied

Operational water

- Cleaned at onsite Water Treatment Plant (WTP)
- Excess water discharged to sewer at night (Moss Vale STP to be upgraded)

Flood

- Pad height above flood level
- Minimal offsite impacts

Conditions:

1. Finalise stormwater design with WaterNSW
2. Management plans detailing water disposal, monitoring and contingencies
3. Floor levels above 100-year flood level

Air Quality

- Enclosed building
- Hoods collect air from all processes and direct to range of air pollution control systems
- Particulate Matter and VOCs comply with Approved Methods criteria
- Emission limits in EPL
- EPA and NSW Health satisfied

Conditions:

1. Air Quality validation and review (3 times) to ensure as predicted
2. Operational AQMP detailing controls

Consultation with Wingecarribee Shire Council

- The Department consulted with Council throughout assessment process
- Responses from Council were fragmented
- Acknowledge staff changes
- Department always pro-actively followed up but did not always receive a response
 - Council did not provide advice on SEARs or RTS
- Various responses received on Amendment and Amendment RTS
 - Formal objection vs advice on operational matters (water, roads etc)
- Council has a key role and input in a number of conditions

Conclusion

- Department is satisfied that development is suitable for location
- Strict conditions in consultation with agencies and Council:
 - Monitoring throughout construction and operation
 - Verification of predictions for air and noise
 - Range of management plans – to ensure effective management of issues
- Site will operate under an EPL
- Changes have contributed to addressing community concerns:
 - No use of Beaconsfield Road
 - Revised heavy vehicle site approach and access road
 - Reduced height of buildings
 - Increased landscaping
- Employment – 140 local jobs ongoing
- Infrastructure improvements
- Recycling benefits – diversion of 120,000 tpa of plastic from landfill
- Activates the SHIP in line with the zoning
- In line with Government policy - Circular Economy and need for plastic recycling infrastructure