



6 December 2024

Chris Ritchie
A/Executive Director Energy and Resource Assessments
Department of Planning, Housing and Infrastructure

via email: [REDACTED]

Dear Chris,

Moss Vale Plastics Recycling Facility (SSD-9409987)
Request for Information

I refer to the State significant development application for the Moss Vale Plastics Recycling Facility Project (SSD-9409987) (**Application**) located at 74-76 Beaconsfield Road, Moss Vale (**the Site**), currently before the Independent Planning Commission (**Commission**) for determination.

After consideration of the Department's referral materials and the matters raised by the Community during the Public Meeting for the Application, the Commission is seeking a response from the Department on the following matters:

1. During Day 3 of the Public Meeting on the Application, the Department took a question on notice from the Commission's Panel regarding the cumulative opening time of the proposed facility's roller doors. The Commission subsequently received correspondence from the Applicant, addressed to the Department (**Attachment A**). Please advise if the Department has any further comments in addition to Attachment A.
2. Throughout the Public Meeting, community members raised concerns about the operational capacity of local fire agencies to adequately respond to a potential fire event at the site. The Commission notes that the Department's recommended conditions of development consent include a requirement for operational capacity to be considered in the fire safety study for the project, as recommended by Fire and Rescue NSW (**FRNSW**). The Commission requests that the Department seek advice from FRNSW on what specific local operational capacity is likely needed for the development proposal and if it is achievable.
3. The Commission heard several community members raise concerns about potential bush fire hazards associated with the project site. The Commission notes that in October 2020 the RFS advised the Department during the Secretary's Environmental Assessment Requirements (SEARs) input process that the Site is not bush fire prone land. The Commission however notes the following:
 - Whilst the development site itself (Part Lot 11 in Deposited Plan (DP) 1084421, north of Braddon Road) is not mapped as bush fire prone land per the Wingecarribee Bush Fire Prone Land Map (**Map**), the south-western corner of Part Lot 11 in Deposited Plan (DP) 1084421 (south of Braddon Road), is mapped as bush fire prone land comprising Category 1 vegetation and a 100m buffer;



- Landscaped mounds proposed on the northern boundary of Part Lot 11 DP 1084421 south of Braddon Road would contain up to 178 mature trees; and
- The Map was last updated in 2011 and does not identify any Category 3 vegetation (Grasslands), which were introduced into the Bush Fire Prone Land system in 2015.

The Applicant has provided a bush fire assessment in its submission to the Commission, dated 25 November 2024. In consideration of the above points and the Applicant's bush fire assessment ([found here at Appendix C](#)), the Commission requests that the Application be referred to the NSW RFS for review and any subsequent advice.

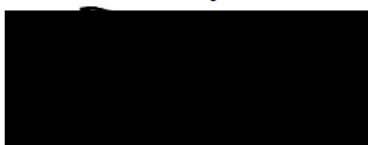
4. The Commission requests that the Department respond to issues raised in item 4 of Wingecarribee Shire Council's (**Council's**) submission to the Commission dated 5 November 2024, regarding the project's proposed level road crossing. Council's submission can be [found here](#).
5. Please provide a response to issues regarding the Department's recommended conditions of consent as raised in the submission from Garvan Institute of Medical Research and Australian BioResources Pty Ltd dated 2 December 2024, which can be [found here](#)
6. During the Commission's stakeholder meeting with the Department, NSW Health, the Environmental Protection Agency (EPA) and WaterNSW the following questions were taken on notice. The Commission requests that these are included in the Department's response:
 - a. EPA – The Commission heard a lot of concern from the community about environmental impacts arising from a potential fire. Has the EPA had any experiences with a similar event and resulting impacts?
 - b. NSW Health – Can NSW Health please provide comment on the following statement from the submission from Garvan Institute of Medical Research and Australian BioResources Pty Ltd dated 2 December 2024:

“ABR is a one-of-a-kind facility in New South Wales, which is crucial to the achievement of the State's health and medical research priorities in supporting research infrastructure (as per the NSW Office for Health and Medical Research)”

The Commission requests that the Department provide a response by **5pm, Monday 13 January 2024**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Kendall Clydsdale at [REDACTED] or at [REDACTED].

Yours sincerely,



Stephen Barry
Planning Director