



CHRISTOPHER WAITE

OBJECT

Submission ID: 206789

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

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Dear Independent Planning Commission,

I am writing to express my strong opposition to the proposed development of the Plasrefine Plastics Recycling Facility (SSD-9409987) in Moss Vale, NSW. This development, if approved, would have significant detrimental impacts on the local environment, the community, and the economic future of the Southern Highlands. I implore the Independent Planning Commission to refuse consent for this proposal based on the following key points:

1. **Environmental Concerns:**

The proposed site is situated in close proximity to highly sensitive environmental areas, including the Wingecarribee River, which is a critical water supply for both the Southern Highlands and Sydney. The potential for plastic dust residue and contaminated wastewater runoff poses a serious threat to the ecosystem and public health. Studies have shown that facilities processing plastic waste release Volatile Organic Compounds (VOCs), which are known to cause respiratory diseases and other health complications.

Further, the environmental impact of processing up to 120,000 tonnes of plastic annually is immense. The proposal includes discharging over 16,300 litres of wastewater daily into the local sewage system, and using 46,300 litres of water each day to wash plastic waste. This is a massive drain on the region's water resources and will further burden already overstretched infrastructure. Additionally, the risk of plastic microparticles contaminating the Wingecarribee River should not be understated, as it could compromise the main water catchment area for both Moss Vale and Sydney.

2. **Impact on Southern Highlands Innovation Park (SHIP) and Local Economy:**

The proposed Plasrefine facility would be located next to the Southern Highlands Innovation Park (SHIP), a key initiative designed to attract innovative businesses and industries that align with the area's reputation as a tourism and lifestyle destination. Introducing a heavy industrial plant like the Plasrefine facility into the vicinity of the SHIP will undermine the park's strategic purpose and deter new businesses from establishing operations there.

Moreover, the presence of a large-scale industrial facility, with over 200 heavy vehicle movements per day, will irreparably damage the Southern Highlands' appeal as a high-value tourism destination. The shift in land use from tourism and innovation to heavy industry could devastate the local economy, diminishing property values and discouraging investment.

3. **Incompatibility with Local Planning and Zoning Regulations:**

The proposed location is a poor fit for such a development. The facility is planned within 150-200 meters of residential homes, and only 30 meters from Bioresources Australia, a sensitive facility focused on breeding laboratory animals for medical research. This proximity raises significant concerns regarding noise, air pollution, and vibrations from 24/7 operations, which could severely affect local residents' quality of life and disrupt sensitive scientific work at Bioresources.

Additionally, according to the Wingecarribee Local Environmental Plan (LEP), the zoning of the area is meant to "minimise any adverse effect of industry on other land uses." The size and scope of this project, along with the



associated noise, traffic, and visual impact, are wholly incompatible with the surrounding land uses, including residential and rural zones. There is no sufficient buffer zone, and this will result in severe conflicts between industrial activities and the local community.

4. *Traffic, Noise, and Infrastructure Strain:*****

The proposed facility will generate an estimated 160-200 heavy truck movements and 240 light vehicle movements per day, severely congesting local roads and infrastructure. Roads in and around Moss Vale, particularly Berrima and Douglas Roads, are not equipped to handle this volume of industrial traffic. The proposal includes plans for significant upgrades, but these are far from sufficient to mitigate the noise, air pollution, and safety risks posed by such high traffic.

Noise levels during construction and operation are expected to exceed acceptable limits, with noise from 20-tonne trucks reaching over 80 dB in a predominantly rural residential area. This will undoubtedly impact both the community and the nearby Bioresources Australia facility, where noise above 60 dB is considered harmful to their operations.

5. *Social and Psychological Impact:*****

The proposal has caused significant stress and anxiety within the community. The overwhelming majority of local residents are opposed to this development, with over 647 out of 665 submissions objecting to the proposal. The establishment of such a large and intrusive facility will forever alter the character of Moss Vale, transforming it from a serene, rural town into an industrial hub. This change could result in long-term psychological impacts, as residents face constant noise, traffic, and pollution in their daily lives.

Conclusion:

The Plasrefine project is not in the public interest. The long-term environmental risks, economic damage, and community disruption far outweigh any potential benefits of the development. Approving this project would not only undermine the strategic goals of the Wingecarribee Shire but would also set a dangerous precedent for future industrial developments in sensitive rural areas.

I urge the Independent Planning Commission to carefully consider the weight of evidence against this project, including the overwhelming community opposition, environmental risks, and long-term economic damage. Moss Vale is not the right site for such a development. Please protect the Southern Highlands by refusing the approval of the Plasrefine Plastics Recycling Facility.

Yours sincerely,

Chris Waite
