



GEMMA BROOKS

OBJECT

Submission ID: 206501

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	

Submission date: 10/20/2024 3:24:15 PM

I vehemently oppose the proposal for the 'Plasrefine' development in Moss Vale! To my knowledge, based on information provided to me by interested people during earlier stages of the development application process:

The site is situated within the town boundary of Moss Vale and not 2.8km North of Moss Vale as stated and is completely unsuitable for this kind of development. It is within 50m of existing homes. Moss Vale and the Southern Highlands are tranquil, quiet locations, attracting residents who appreciate the rural ambience and wish to move away from cities and large-scale industrial sites. The proposed buildings (of which there are only concepts provided, no detailed architectural drawings) have an extremely large footprint, taking up 6 hectares out of 7.7 hectares. This is an overdevelopment of the land and leaves little room for any type of landscaping to screen the buildings, given the riparian zone restrictions. As a result, the scenic quality of the existing rural landscape will be forever lost. Not the Right Site.

The development jeopardises local road safety. The roads proposed for use whilst construction of Braddon Rd is underway are not suitable and the estimation of two months for the construction of Braddon Rd seems immensely unrealistic. The roads in the vicinity of the site are narrow, do not have paved footpaths for pedestrian traffic and are mostly without formed concrete guttering. Pedestrians use the roadway in these streets, namely Beaconsfield Rd and Lytton Rd. The traffic study fails to take account of the school bus routes. Bus stops in the Southern Highlands are mostly unmarked (unlike big cities), and there are several stops along Lytton Rd (not just at the intersection with Berrima Rd). Children use these streets to walk to their homes to and from the bus stops, with parents also dropping off/picking up in their vehicles. Lytton Rd and Beaconsfield Rd are direct walking/cycling routes to St Paul's Primary in Garrett St, with parents with prams needing to walk along the road due to the lack of paved footpaths. There is a long day-care centre in Beaconsfield Rd, near the intersection with Bulwer Rd. The report mentions these roads would be used for site access, if there are delays to the building of Braddon Rd. The traffic report fails to take account of the school bus route using Lackey Road. The report mentions that construction vehicles will use Berrima Rd, Lytton Rd and Beaconsfield Rd, but does not make any mention of how these vehicles will arrive onto Berrima Rd Argyle Street Moss Vale (the main street) is already heavily congested during morning, lunchtime, and afternoon peaks, and there is no capacity for further traffic adding to this, in order to access either Lackey Rd or Waite St/Berrima Rd. The population of the area, and subsequently the traffic, have increased significantly due to Sydney migration during COVID "the traffic study was undertaken during COVID times when residents were working from home, and traffic flows would have been less than usual.

The proposed development will negatively impact water and air quality. The volume of increased traffic, both during construction and in operation of the facility, will have a direct input on our air quality, due to increased exhaust emissions. No assessment has been undertaken on light spill. There are inconsistencies within the report with regards to how much waste will be processed into the local sewage system. The amount of water required for the daily processes of the facility is unacceptable for a rural area often facing water restrictions in time of drought. Emission levels in the report are models only. No details have been provided on the proposed air filtering system and residual levels of plastics in the exhaust emission. The local waterways find their way into the Wingecaribee River, which flows to Warragamba Dam and Sydney's drinking water.

The noise and vibration on the development site will have an adverse effect on the surrounding area and residents. The proposed 24hr operation over 7 days of the week, 44 weeks of the year, with the nearest



resident only 150m away, is unfair and detrimental. Furthermore, it would be directly next door to a noise sensitive scientific research facility.

Opportunities for local employment are not quantified, nor the extent of untrained/specialised roles available. The forecast 140 fulltime jobs is projected to take a number of years to achieve. The construction itself would likely be undertaken by specialised builders from Sydney, and the opportunity for local employees is not quantified. No Social Impact Statement has been undertaken. The proposed benefit to the community from increased business is not quantifiable and is speculative at best.

The representatives of this development have not made serious attempts at community engagement. Early community meetings were highly dictated, with residents not being allowed to ask questions in a public forum. Further community meetings held during the exhibition stage were held in the town of Exeter, in the middle of a significant weather event. This had a direct impact of the ability of Moss Vale residents to attend, especially those who work full time.

The proposed site is Not the Right Site for this type of development, given the lack of easy access, and its immediate vicinity to residential housing. The proponents have shown scant regard for the local residents, community, and Southern Highlands as a whole, and appear to have done little research into our community and its values.
