



RECORD OF SITE INSPECTION

Susan SITE INSPECTION NOTES		
Project:	Moss Vale Plastics Recycling Facility (SSD- 9406687)	
Project Site:	74-76 Beaconsfield Road, Moss Vale	
Meeting Location:	The Project Site and surrounding area	
Date:	21 October 2024	
Time:	1:30pm	
ATTENDEES		
Commissioners:	Andrew Mills Janett Milligan Clare Sykes	Panel Chair Panel Member Panel Member
Office of the IPC:	Kendall Clydsdale Stuart Morgan Tahlia Hutchinson	Principal Case Manager Manager Public Participation Senior Planning Officer
Applicant:	Nancy Zhang David Gamble Sophie Mason-Jones Lauren Xuereb	Executive Manager, Plasrefine Recycling Pty Ltd Senior Technical Director – Waste Infrastructure, GHD Regional Market Leader – Sydney/Senior Technical Director – Planning and Environment, GHD Senior Environmental Planner, GHD
Wingecarribee Shire Council Representatives:	Michael McCabe Deniz Kilic Susan Stannard	Director Communities and Place Executive Manager Strategic Outcomes Coordinator Strategic Policy
LOCATIONS AND KEY OBSERVATIONS		
<i>Note: Numbering refers to Observation Points on Site Inspection Map</i>		
1) Meeting Point – Collins Road, Douglass Road and Red Fields Road Intersection		
<ul style="list-style-type: none"> Panel Chair Opening Statement and Acknowledgement of Country GHD provided a brief overview of the Project and locality Panel observed the locality, surrounding existing developments and the existing low-level rail crossing Panel proceeded to walk to Point 2 		
2) Northern End of Proposed New North-South Road Alignment		
<ul style="list-style-type: none"> Panel observed the proposed road alignment, looking south towards the Project Site GHD provided an overview of the proposed road, explaining its connection to Braddon Road The following items were discussed: <ul style="list-style-type: none"> Nearby land uses to the west of the site The proposed new rail crossing, its height and related drainage matters Road development standards Panel returned to vehicles and proceeded to Point 3 		
3) Beaconsfield Road and Braddon Road Intersection		
<ul style="list-style-type: none"> Panel observed the Australian Bio Resources Facility from the road which adjoins to the east of the Project Site Panel observed land opposite to the South of the Project Site which is owned by Plasrefine Pty Ltd (Applicant) Panel proceed to walk west along Braddon Road to Point 4 		
4) Braddon Road – Front of Project Site		
<ul style="list-style-type: none"> Panel observed the Project Site from the road, including proposed access points, existing dams and the 		



surrounding locality

- The following items were discussed:
 - Project Site access points
 - Visual impacts
 - Building design
 - Proposed recycling process and production line
 - Water discharge from the recycling process
 - Proposed north-south road and its alignment in relation to existing riparian corridor
 - Air quality and filtration systems proposed
 - Landscaping
 - Scale of proposed development and its proposed operations
 - First order stream which drains to a concrete channel after leaving the Project Site
- Panel proceeded to walk to Point 5.

5) Braddon Road – Southern End of Proposed New North-South Road Alignment

- Panel observed the southern end of the proposed new north-south road alignment
- Panel observed a recent Council approved three (3) lot subdivision of land to the south-west of the site
- The following items were discussed:
 - Plastic sources and processing
 - Project Site earthworks
 - Proposed building heights
 - Height of adjoining development to the east of the Project Site
 - Prevailing wind direction
 - Proposed location of building roller doors
 - Manufacturing of niche plastic products
 - Availability of proposed facility to the public and other businesses
- Panel proceeded to walk back to Point 3 where the following items were discussed:
 - The Australian Bio Resources Facility's concerns with the proposed development's noise and vibration
 - An east-west road originally proposed to the south of the Australian Bio Resources Facility, no longer proposed
 - Fire risks and consultation with Fire and Rescue NSW
 - Nearest land which is capable to having a dwelling constructed on it
- Panel proceeded to walk to Point 6.

6) Beaconsfield Road

- Observed the nearest dwelling with a direct line of sight to the Project Site
- Discussed the original proposal using Beaconsfield Road, however no longer required
- Discussed the construction period proposed, being approximately 15 months, which includes 3 months of earthworks
- Panel proceeded to walk to Point 7

7) Plasrefine Land, Adjacent to 72 Beaconsfield Road, Moss Vale

- Panel observed the Project Site, looking north and the surrounding locality
- Panel walked back to Point 6 and the Site Inspection was concluded by the Panel Chair

Meeting closed at: 2:50pm



SITE INSPECTION MAP





SITE PHOTOGRAPHS

Please refer to *Site Inspection Map* for Observation Point Locations



Figure 1: Looking north-west to existing industrial development from Observation Point 1



Figure 2: Looking south along proposed new road alignment from Observation Point 2



Figure 3: Looking west along Braddon Road from Observation Point 3



Figure 4: Looking north at the Project Site from Observation Point 4



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Figure 5: Looking north-west towards the Project Site from Observation Point 6



Figure 6: Looking north from Observations Point 7