



JEAN MCKERN

OBJECT

Submission ID: email07

Organisation: N/A	Key issues: <i>Social impacts, Land use compatibility (surrounding land uses)</i>
Location: New South Wales 2577	
Attachment: Attached overleaf	

Submission date: 11/7/2024

Part two submission

SSD-9409987 Plasrefine Plastic Waste Recycling Facility

ADRESSING THE GHD SUBMISSION

As I could not attend the IPC Public Meeting on 28th October, I am addressing the IPC transcript of GHD/Plasrefine's submission:

I have followed GHD closely since receiving their unwelcome Xmas letter in December 2020 informing me of the proposed Plastic Waste Recycling Facility. In January 2021 I contacted Garvan/ABR who appeared not to know anything about the Proposal. Wingecarribee Council, when approached, didn't know anything either so the GHD meeting with Council in December 2020 had obviously made no impact and was not apparently of major concern. There have been three GHD public meetings. There has been no communication with GHD since September 2023.

Apart from the Xmas letter I have never received a letter box drop. A delightful young couple from GHD visited my home and said they were planning a letterbox drop to residents. I suggested they widen the drop to include all premises contained by Argyle Street, Lackey and both sides of Berrima Road. To this day I have not heard of anyone receiving one of GHD's 4.5 thousand fliers or letters!!

GHD was literally forced into Ethos Urban's SIA by Wendy Tuckerman MLA and an ever-growing community unrest. GHD meetings with the public have been unpleasant in the extreme with GHD treating residents almost with disdain and absolutely no respect from the very beginning.

According to Wingecarribee Council, it has never in any form, given Plasrefine/GHD any reason to think it supports its application. To the contrary, it has looked for every avenue to oppose the Development which is not in keeping with its plans for its Southern Highlands Innovation Park and support of its constituents.

The land was cheap, inaccessible. It was also undersized for such a huge 7.7 (under regulation) industrial development and was not – still isn't - subdivided from the C4 block which is owned by Nancy's family. The Site had conveniently fallen into the SHIP. Due to industrial regulation not having been updated to exclude hazardous industries such as a PWRf, GHD/Plasrefine found a loophole. Absolutely no thought was given to the impact the Proposal would have on the Southern Highland and Moss Vale in particular. Proponents thought that their trucks and employee vehicles could travel through the streets of Moss Vale, up Beaconsfield Road (a long uphill climb) and enter the Site via Braddon Road (a paper road only at that time) with impunity. The Moss Vale Matters Facebook page was formed by concerned residents. A petition was drawn up and attracted over 5000 signatories. Council said **NO** to access via Beaconsfield Rd. Over 300 submissions to the now DPfI followed the first EIS which was full of inaccuracies NOT the "more than 50" mentioned in the DPfI recommendation to the IPC. Over 300 submissions were made after the second and over 400 submissions were made to Ethos Urban SIA.

When asked why GHD/Plasrefine had chosen that particular site the answer has only ever been **BECAUSE WE CAN.**

That the design of the roads and the level crossing was made in consultation with the Council is misleading and unfounded. As far as I can see the plans for the rail crossing are still under review by Council. When contacting Boral as to the efficacy of such a plan. I was told that "Boral really didn't care either way and anyway we can still oppose it by following the Process!!"

e Western riparian area



One of my greatest delights in walking the paddocks, before they were bought by the Proponents, was experiencing the changing landscape, in drought or pouring rain, with frosts carpeting the grass, with pristine white mist hovering over the valley. I say "was" because the new owners locked the gate despite Braddon Road being a Council paper road. I was told by the manager that I would be had up for trespassing and the proponent herself denied me permission to enter her land as it would be too dangerous!!! So much for being a good neighbour!!. When the manager had cattle on the Plasrefine land [REDACTED] and I were the first to notify him of any concerns.

Despite the intended plantings the line of sight from our homes at the top of the hill will still take in the buildings and stack(s) due to the location of a small dam on [REDACTED] five-acre subdivision land.

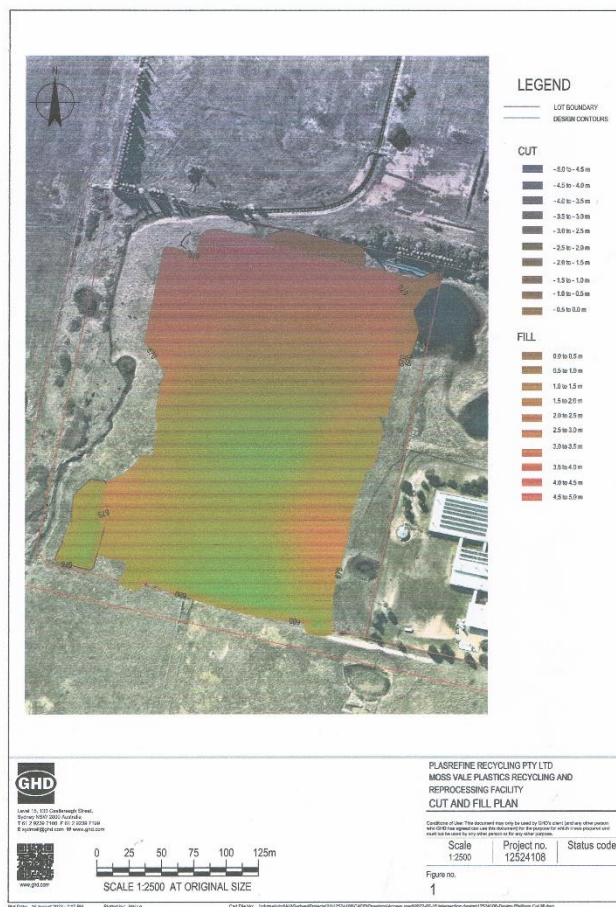
There is a resident group of about 20 kangaroos which are often spotted roaming the site and coming up to my gate onto the Plasrefine property. Where will they go?



As you, the Panel saw for yourselves, **the Site is not flat as GHD says.** It is undulating in a downhill northerly direction and bounded by two riparian zones which drain the land to the South. Any building would be undermined by the position of the water table in the eastern riparian area. The land would be unstable **due to the cut and fill** intended.

The shaded area shows the large area of land affected by the flow from the water table.

GHD diagram attached showing cut and fill.



You will note that most of the Site is FILL. Having grown up in a builder's family I know that no amount of fill can withstand the force of underground and surface water

eastern stream is a first order stream. On leaving the site, the western stream flows in a north-easterly direction through farm dams into a concrete channel. The eastern stream crosses the eastern boundary of the site through the north-eastern dam shared with the neighbouring site and enters the same concrete channel as the western stream. The combined flow of water travels in a north easterly direction, under Collins Road, until it reaches the Wingecarribee River. The Wingecarribee River flows to Wingecarribee Reservoir which supplies drinking water to nearby towns, Goulburn and Sydney.

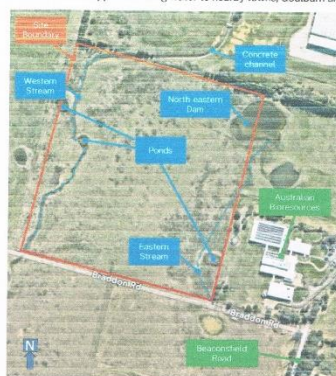


Figure 2 | The Site

6. The remaining part of Lot 11 DP 1084421 is located to the south of the site and is zoned C4 (Environmental Living). It is also owned by the Applicant but does not form part of the application.
- 1.3 Site Access
7. The site is currently accessed via Braddon Road, which runs along the site's southern boundary. Braddon Road was formerly an unformed road reserve, and its eastern section has recently been reconstructed as a residential access road under a consent (DA 22/0811) granted by Wingecarribee Shire Council (Council). Braddon Road connects to the end of Beaconsfield Road to the east of the site.
8. An unformed council road reserve approximately 1,050 m long runs along the western boundary of the site from Braddon Road in the south towards Douglas Road and the Berrima Branch Line (a private rail line operated by Boral) in the north. A row of nine *Eucalyptus macarthurii* are located within the road reserve.

This GHD diagram shows quite clearly that the heavy duty north south road runs through part of the riparian zone and not along the current fence line as implied by GHD transcript.

It also states that when the water reaches the Wingecarribee River it flows **uphill** to Wingecarribee Reservoir, not **downhill** into Sydney Water, carrying with it micro and nano plastics to be imbibed my all manner of fish, birds, fauna and humans!

Is there a case for adding even more toxins to an already threatened Sydney Catchment area?

In past submissions I have spoken about all the pollutions, noise, sight, vibration, emissions; **real** fire hazards not imagined; truck movements **which vary between 50 and a 100 a day depending on which EIS you are reading!!!**

GHD says that rubbish from Building 1 is going to be stored in the Manufacturing Building 2? If that is so, there will be more vehicle movements going on between them. More noise with vehicles continually beeping when reversing and more traffic congestion along what seem to be quite narrow corridors. Chaos waiting to happen.

GHD EIS clearly states that buildings are up to 15.5 meters. Not 14m. No mention of stacks. We still don't know if there are one, two, three, or four!! For comparison, the Eilbeck Crane building in Redfields Road is 15m high. Imagine the Plasrefine Buildings extrapolated at the same height.

Even if Plasrefine were to lower the floorplate by reducing the hump in the middle of the site, the height of the buildings would still be confronting in the extreme.

Imagine if you were a visitor to the Southern Highlands, standing on Mount Gibraltar looking out over the countryside. What would be the first impression? Not our beautiful countryside, but stacks fit for an Oil Refinery or an Oil Smelter and the largest Plastic Waste Recycling Factory in Australia!!!! Is it not surprising then that those residents, who have chosen to make the Highlands their home, want to protect what is such a unique environment which welcomes visitors from all over the world?

GHD has stated that the Site is not in a Bush Fire Zone. Not according to the local RFS which says that the bush fire zoning has been changed since GHD drew up their plans, necessitating changes to Application? The Site is now IN the bush fire zone. I have been in two bush fires and felt the affects/effects of others. Particulates travelled from the Bundanoon fires into my house in Moss Vale during the 2019 bush fire on a Southerly Change. Particulates carried from the Buxton Fire on a North Westerly Wind. Bush Fires are terrifying and dangerous. Residents and businesses surrounding the Plasrefine Project are already concerned. No attempt has been made by the Proponent to limit the risk of fire on its property.

GHD has attempted to blind us with science regarding the operation of the facility but nothing takes away from the fact that **THIS IS NOT THE RIGHT SITE** for the Plasrefine Plastic Waste Recycling Facility.