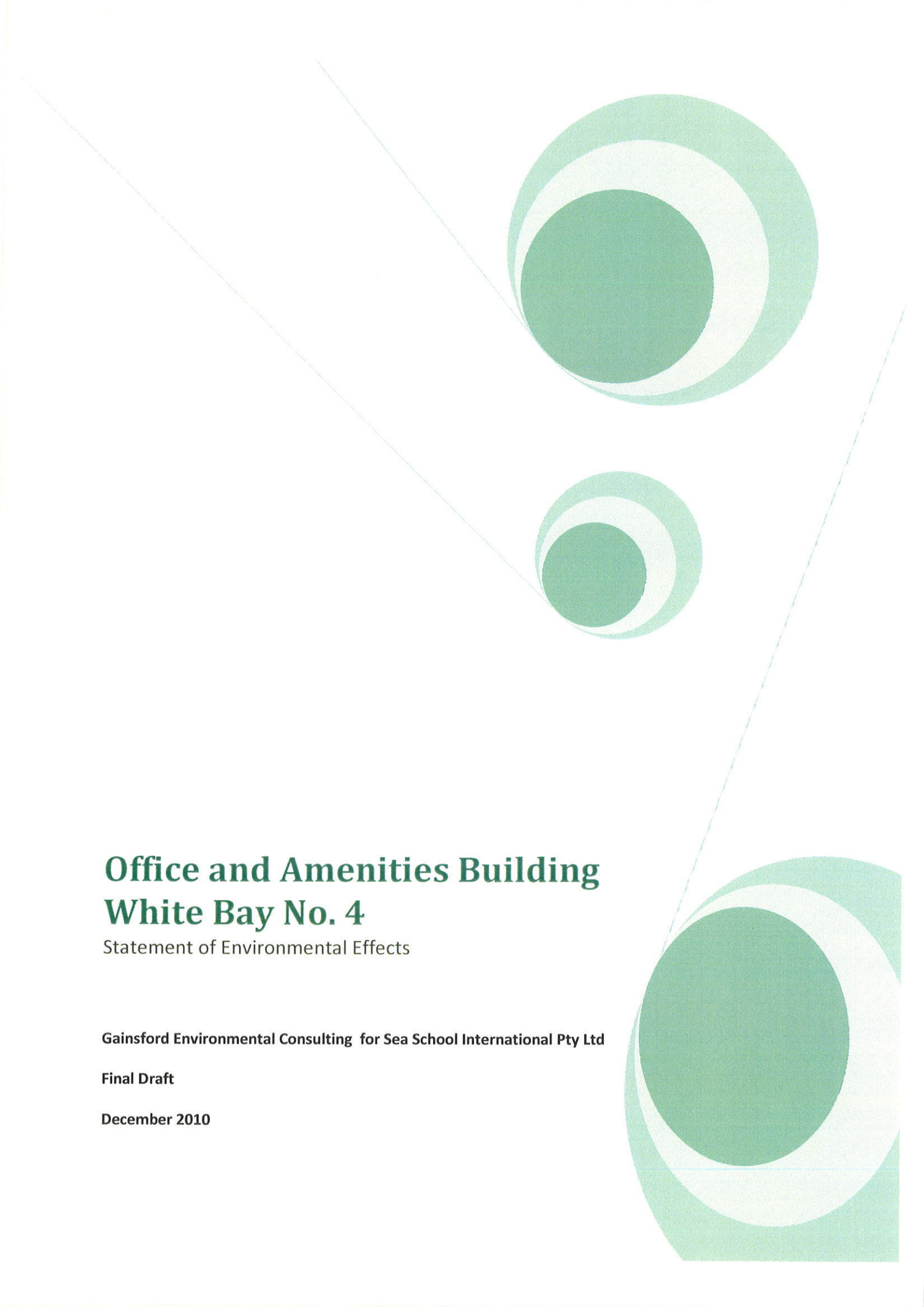




Office and Amenities Building White Bay No. 4

Statement of Environmental Effects

Gainsford Environmental Consulting for Sea School International Pty Ltd

Final Draft

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Contents

1	Introduction.....	1
1.1	Background	1
1.1.1	Proponent	1
1.1.2	Current and Previous Site Uses	1
1.2	Study Area	1
1.2.1	Locality	2
1.2.2	Land Ownership.....	3
2	Statutory Framework	4
2.1	Overview	4
2.2	State Planning Policies.....	4
2.2.1	State Environmental Planning Policy (Major Development) 2005	4
2.2.2	Sydney Regional Environmental Policy No 26 – City West	4
2.3	Planning Strategies.....	7
2.3.1	The Glebe Island/ White Bay Master Plan	7
3	Description of the Proposal	8
3.1	Overview.....	8
3.2	White Bay Port Operations.....	8
3.2.1	Baileys Marine Refueling and Supply Facility.....	8
3.2.2	Construction and operation of a Cruise Passenger Terminal (CPT)	8
3.3	Options considered	8
3.4	Facility Operational Details.....	9
3.5	Operating Hours.....	9
3.6	Employment.....	9
3.7	Access and Parking.....	12
4	Environmental Impact Assessment.....	13
4.1	Overview.....	13
4.2	Traffic and Access.....	13
4.2.1	Existing Traffic Environment	13
4.2.2	Impact Assessment.....	14
4.2.3	Safeguards.....	14



Office and Amenities Building White Bay No. 4

4.3	Noise.....	15
4.3.1	Existing environment.....	15
4.3.2	Impact assessment	15
4.4	Waste Management and Resource Minimisation.....	16
4.5	Hazardous Materials and Storage	16
4.6	Cumulative Impact Assessment	16
4.7	Other Environmental Aspects.....	16
5	Conclusions.....	18
6	References.....	19

List of Figures

Figure 1-1	Study Area and Surrounds	2
Figure 1-2	Locality Plan	3
Figure 3-1	Office and Amenities Building facing north	11
Figure 3-2	Car parking and Port entry facing west from the southern façade of the Building	11
Figure 3-3	Car Park on the western side of the Building.....	11
Figure 3-4	Eastern end of the Building with adjacent electrical supply room.....	11
Figure 3-5	Current Layout of the Office and Amenities Building.....	10
Figure 4-1	Vehicle Access routes to White Bay	13
Figure 4-2	Location of nearest residence	15

List of Tables

Table 2-1	Planning Principles for City West	5
Table 4-1	Anticipated Access Movements	14



1 Introduction

This Statement of Environmental Effects (SEE) has been prepared for Sea School International Pty Ltd (Sea School) to accompany a Development Application (DA). The proposal is for occupancy and use of an existing, vacant, office and amenities premises at White Bay, on the Balmain Peninsular, Sydney.

1.1 Background

Sea School International Pty Ltd (Sea School) is a company that specialises in providing professional maritime training courses. The company has outgrown its existing premises at Blackwattle Bay on Sydney Harbour, and is currently negotiating an operating lease with Sydney Ports Corporation for premises known as the Office and Amenities Building at Wharf 4, White Bay (the Building).

The White Bay precinct is captured under two environmental planning instruments which require the proposal to have the consent of Minister for Planning under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1.1 Proponent

Sea School is a registered training organisation for the maritime industry. The company conducts specific maritime training in areas ranging from recreational boat licensing to the many and varied commercial courses; equipping and skilling people wishing to embark into the professional maritime industry; and for those already in the industry requiring up-skilling to maintain their employment and meet with governmental agency requirements.

1.1.2 Current and Previous Site Uses

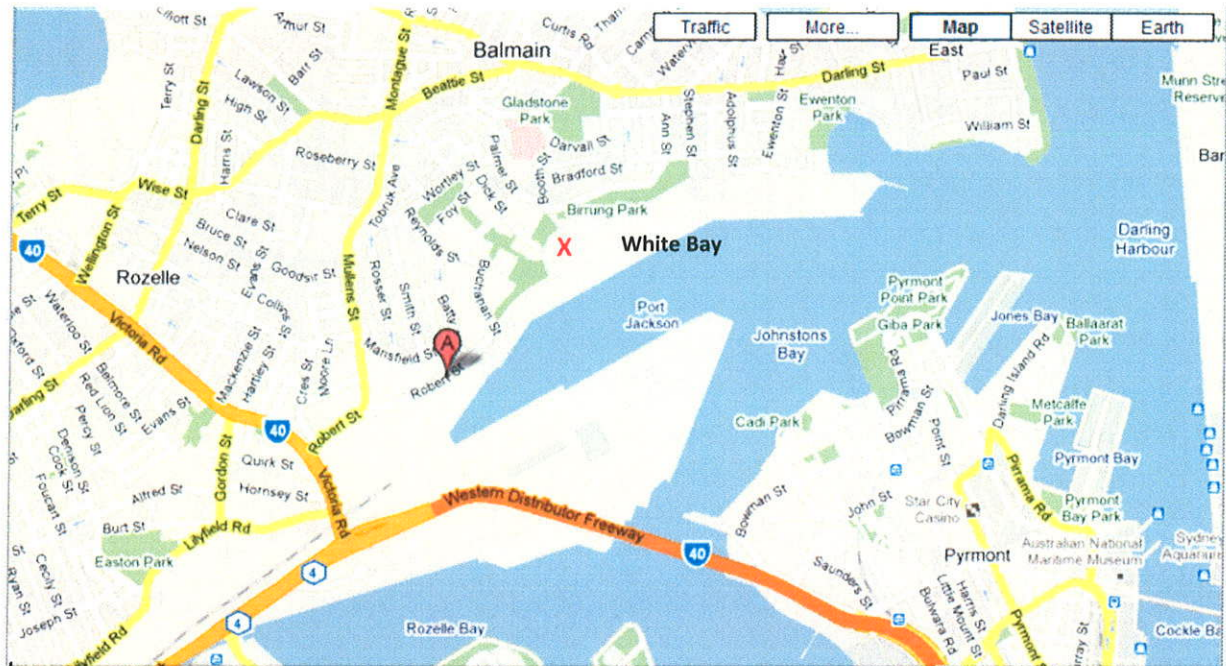
The majority of the Office and Amenities Building has been unoccupied for over five years. It previously was used by P&O, the cruise liner company, for office and amenity purposes. Small parts of the building have remained occupied by a range of small ports-related businesses such as contractors. In addition the Building has the only toilet facilities in the port precinct of White Bay, and is used for this purpose by port workers. Sea School plans to use the majority of the building for training and office space, and the existing amenities facilities will continue to be used by port workers.

Discussions with Sydney Ports Corporation (SPC) have identified that the majority of the Building has been vacant for some period of time, and no documentation is available to establish its use or any associated planning consent. As a result, the Department of Planning considers the Building to be a "vacant premises" for planning purposes.

1.2 Study Area

The study area is known to Sydney Ports Corporation as White Bay No. 4, which refers to berth No. 4 and adjacent land within the Sydney Ports Corporation's jurisdiction. White Bay is located on the Balmain Peninsular, approximately 5km west of Sydney CBD (see **Figure 1-1**).

Figure 1-1 Study Area and Surrounds



Source: Google Maps: X Office and Amenities Building

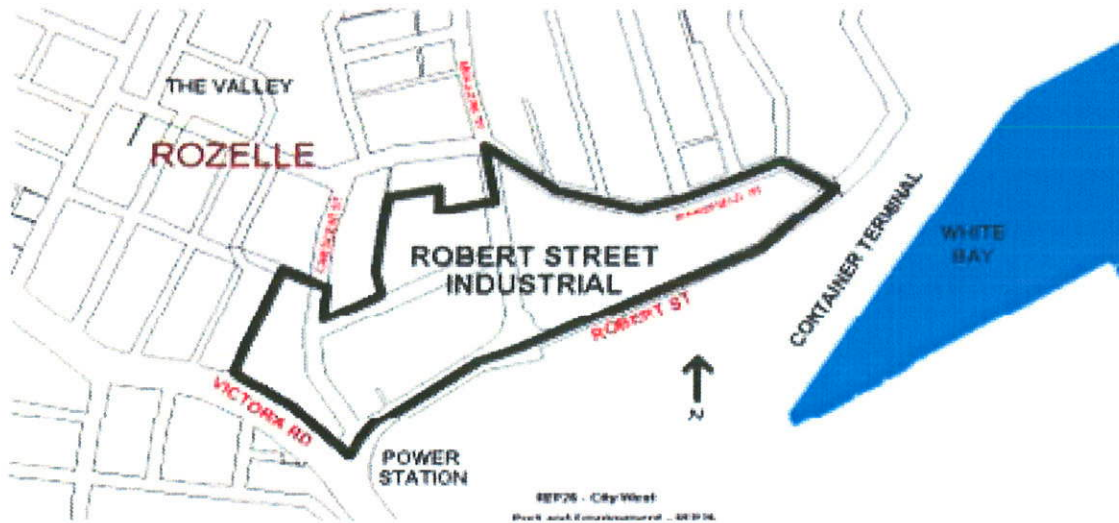
1.2.1 Locality

The White Bay port precinct Building is located adjacent to the Robert Street Industrial Neighbourhood on the south side of the Balmain Peninsula adjacent to White Bay (Leichhardt Development Control Plan (DCP), 2000). The Neighbourhood is bounded by Victoria Road, Robert Street, Mansfield Street and Loughlin Street (see **Figure 1-2**).

The main street in the neighbourhood is Robert Street which is accessed from Victoria Road, or via Mullens Street from Darling Street. The Robert Street Industrial Neighbourhood is an integral component of the maritime industrial precinct that includes Rozelle Bay, the Glebe Island silos, the White Bay Power Station and the White Bay Container Terminal.

Along the eastern end of Robert Street the scale of the built environment in the neighbourhood ranges up to 15 m wall height (with 8m wall height at the rear of the building, along Mansfield Street). Overall, the area retains a strong industrial character, with many of the original manufacturing buildings having been adaptively reused to address more contemporary industrial requirements and largely housed within the buildings themselves rather than taking place in the open, ensuring that amenity impacts are kept to a minimum.

Figure 1-2 Locality Plan



Source: Leichhardt Council, 2000.



Located adjacent to main transport routes, this industrial area is a valuable asset to the wider community in that it provides a base for local business' as well as employment opportunities. It also serves as a buffer between the residential neighbourhood and the heavy industries contained along the waterfront and within the adjacent area (Leichhardt Council, 2000).

1.2.2 Land Ownership

The study area is located in Lot 1, DP 87 52 01. The land is owned by Sydney Ports Corporation.



2 Statutory Framework

2.1 Overview

This SEE has been prepared to address the requirements of Part 4 of the EP&A Act, in particular the matters for consideration under Section 79C. It assesses the potential environmental impacts of the proposed development and recommends mitigation measures to minimise impacts and protect the environment where possible. The Minister for Planning is the consent authority for the DA.

The key environmental planning instrument associated with the White Bay study area, which includes the Office and Amenities Building, is Sydney Regional Environmental Policy No 26 – City West (SREP City West). Under this SREP, the land is zoned 20(C) Port and Employment Zone. The Building is currently vacant and the proponent is seeking occupation of the premises to operate a maritime training facility.

2.2 State Planning Policies

There are two key environmental planning instruments which cover the study area.

2.2.1 State Environmental Planning Policy (Major Development) 2005

Under clause 4(2) of Schedule 6 of SEPP (Major Development), Port and Related employment lands, the Minister for Planning is the consent authority for Part 4 development as the development is within the area identified in Map 6B in Schedule 2, being development with a capital investment value of not more than \$5 million that is carried out by a person other than a public authority.

2.2.2 Sydney Regional Environmental Policy No 26 – City West

Under SREP City West the study area is zoned 20(C) Port and Employment Zone.

The aims of this the SREP City West are as follows:

- *to establish planning principles of regional significance for City West as a whole with which development in City West should be consistent, and*
- *to establish planning principles and development controls of regional significance for development in each Precinct created within City West by this plan and by subsequent amendment of this plan, and*
- *to promote the orderly and economic use and development of land within City West.*

Under clause 11 of the SREP, the consent authority must take into consideration the aim of this plan that development within City West should be consistent with the planning principles for City West set out in **Table 2-1** to this clause before granting consent to a development application relating to land within City West.



Office and Amenities Building White Bay No. 4

Table 2-1 Planning Principles for City West

Planning Principle	Applicability of the Proposal
Regional Role	Sea School trains students from all over NSW and Australia wide as it offers nationally recognised training courses and accreditation.
Land Use Activities	A maritime training facility located in White Bay is a highly compatible land use with the port facility as would minimise the distance required to be travelled for trainees and allow for a higher skilled port workforce and continuous promotion of maritime safety.
Mixed Living and Working Environment	Sea School would provide a new employment opportunity for the area as the company will be able to expand its training capacity. One of the Sea School directors lives on the Balmain Peninsula.
Education	Sea School is a training facility and therefore provides an education function
Leisure and Recreation	The proposal is for the use of a vacant building. No modifications are required. White Bay No 4 is a secure site and not available for recreational uses.
Port Functions	Use of the Office and Amenities Building would not affect other port functions at White Bay. Access would be through the same boom gate as other heavy vehicles accessing the White Bay Port Precinct. Vehicles movements associated with Sea School would be managed through the Traffic Management Plan (see Section 4.2)
Social Issues	Sea School's training programs are in high demand and having an expanded training facilities within Sydney Harbour allows for additional employment in the area, with associated social benefits.
Environmental Issues	The primary land use will be training and office uses in an existing building. As a result, the potential for adverse environmental impacts is extremely low. Individual aspects of the environment are discussed in Section 4.
Urban Design and the Public Domain	The proposal is for the use of a vacant building. No modifications are required
Heritage	The Building is not heritage listed and the proposed operations would not affect any heritage listed items in the area
Movement and Parking	18 car spaces are available on site for Sea School operations. In addition, training participants can travel to the locality as the area is readily accessible by public transport options such as regular buses from the Sydney CBD.