

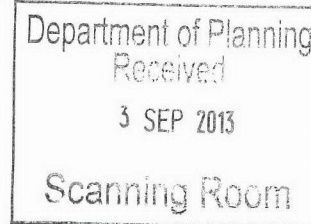
PCU047645

**Contact:** Peter Conroy  
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**Date:** 29 August 2013



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Heather Warton  
Director- Industry, Social Projects and Key Sites  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2000



Dear Ms Warton

**RE: Modification to Baileys Marine Refuelling and Supply facility consent at Berth 6, White Bay for the purpose of dry boat storage (MP06\_0037MOD4)**

I am writing to advise you of Leichhardt Councils submission in relation to Baileys Marine Refuelling and Supply facility at Berth 6, White Bay for the purpose of dry boat storage (MP06\_0037MOD4). Council would like to make the following points in relation to the proposed development:

- 1) the proposal represents a significant change of use on the site. Council recommends that additional information be provided, as outlined in points (8) to (15) and that all stakeholders be given a further opportunity to consider and comment on the proposal once that information has been made available;
- 2) intensification of activity on site as proposed may impact on neighbouring areas and may ultimately lead to further amendments and expansion of the development, onsite activities and hours of operation;
- 3) a further traffic analysis should be carried out to predict and demonstrate the likely impacts of the proposed development and assist with understanding their cumulative impacts. This should be undertaken in light of existing and approved development in the vicinity including the White Bay Cruise Liner Terminal, the Glebe Island Temporary Exhibition Centre and the Super Yacht Marina. Council is concerned that all traffic will access the site via Roberts Street which will exacerbate traffic issues at the Victoria Road/Robert Street and Robert Street/Mullens Street intersections;
- 4) there is a need for a Masterplan for the White Bay area which addresses issues such as adverse visual, bulk, scale, amenity, noise and cumulative impacts of development in the vicinity including the White Bay Cruise Liner Terminal, the Glebe Island Temporary Exhibition Centre and the Super Yacht Marina;
- 5) the need for an on-going noise assessment and monitoring program to be implemented to ensure compliance with acceptable levels and in accordance

## **IMPORTANT**

This letter contains important information. If you do not understand it please ask a relative or friend to translate it or come to Council and discuss the letter with Council's staff using the Telephone Interpreter Service.

English

## **IMPORTANTE**

Questa lettera contiene delle informazioni importanti. Se non capisce il contenuto è pregata di chiedere aiuto ad un parente o un amico, oppure La Invitiamo di venire in prersona al Municipio a parlarne con un nostro implegato, utilizzando il Servizio Interprete Telefonico.

Italian

## **IMPORTANTE**

Esta carta contiene información importante. Si usted no la entiende, pídale a un familiar o a un amigo que se la traduzca, o venga a la Oficina de la Municipalidad y hable acerca de la misma con el personal de la oficina a través del Servicio Telefónico de Intérpretes.

Spanish

## **TIN QUAN TRỌNG**

Tin tức trong thư này rất quan trọng. Nếu bạn không hiểu, hãy nhờ thân nhân hoặc bạn bè dịch cho bạn nghe hoặc tới văn phòng Hội Đồng Thành Phố để thảo luận với nhân viên qua dịch vụ thông ngôn điện thoại.

Vietnamese

## **ΠΡΟΣΟΧΗ**

To γράμμα αυτό περιέχει σπουδαίες πληροφορίες. Αν δεν το καταλαβαίνετε, παρακαλέστε ένα συγγενή ή φίλο να σας το μεταφράσει, ή ελάτε στο Δημαρχείο και συζητήστε το γράμμα με το προσωπικό του Δημαρχείου χρησιμοποιώντας την Τηλεφωνική Υπηρεσία Διερμηνέων.

Greek

## **重要信息**

此信包含重要內容。若有不明白之處，可請親戚或朋友幫助翻譯。或請到市政會來，通過電話傳譯服務與市政會人員討論信的內容。

Chinese

with approved hours of operation. It is noted that the proposed hours of operation are:

- 7:00a.m. to 6:00p.m Monday to Saturday
  - 8:00a.m. to 6:00p.m. Sunday
- No boats are to be stored after 6:00p.m on any day.

- 6) in relation to the introduction of caretaker accommodation at the eastern end of Building 1, no information has been provided in relation to how the caretakers accommodation is consistent with the objectives of the zone or how the site may need to be remediated to accommodate a residential use in accordance with *State Environmental Planning Policy No.55 – Remediation of Land*.
- 7) Council supports opportunities for public access to the White Bay foreshores and requests that objective be pursued to ensure that the design for Berth 6 (Baileys Marine) can accommodate future access arrangements. No public access to the foreshore currently exists in this location although Council has consistently argued that public access should be provided and achieved through master planning for the area and redevelopment of sites. Further Master planning for this site should demonstrate opportunities/options for the provision of public access to the foreshore, opportunities that could be implemented both now and over time.

***Request for further information***

The proponent should be required to provide the following additional information:

- 8) multiple three-dimensional (3D) rendered images of the proposal illustrating multiple views of the Modification Request (MOD 4) development that illustrate architectural design and potential impacts from surrounding locations, particularly loss of views from residential dwellings and public open space. Specific images illustrating potential loss of views are required from the following locations:
1. Grafton Street – from both public areas and adjacent residences
  2. Killeen Street / Broadside Street / Ternan Street Boardwalk Park
  3. Ewenton Park / Jubilee Place / Cameron's Cove
- 9) the installation of shade cloth screening on the existing elevated crane gantry to demonstrate the height and bulk of the proposed development;
- 10) the proposed illumination of the site including the location, direction, type and hours of operation of lighting proposed to be used on site;
- 11) the hours of operation of the proposed showroom;
- 12) how the objectives of the zone relate to the proposed showroom and the caretakers accommodation. The objectives of *State Regional Environmental Plan No. 26 City West* do not make provision for retail or residential uses on the site. Further information is required to be able to ascertain if the

objectives of the zone allow for the proposed use of the land for those purposes;

- 13) traffic generation data for individual components of the proposal including the dry boat storage and the showrooms and the cumulative impact of development;
- 14) the proposed floorspace for each component of the proposal;
- 15) amendments to the building design to improve the visual appearance, and investigation of changing the bulk, scale and configuration of buildings onsite to minimise building height and bulk and reduce loss of views. An improved architectural / landscape design response for the development, within the expectations of a dry boat storage facility, is sought. The built form design should be amended as follows:
  - incorporate the existing heritage elevated crane gantry structures into the design and/or rhythm for the dry boat storage structures;
  - lower the building heights to improve the retention of views through the site;
  - consolidate the number and separation of dry boat storage buildings to reduce overall bulk and scale;
  - orientate and/or break-up the dry boat storage to allow views through the site;
  - consider the use of louvered / slatted / transparent / meshed / timber / glass / attractive walls and roofs to improve the architectural appearance of the buildings
  - incorporate additional landscape elements/screening to soften the visual appearance and enhance the site;

If you require any further information please do not hesitate to contact Peter Conroy, Council's Director of Environmental and Community Management on 02 9367 9298.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Peter Conroy', with a stylized flourish at the end.

Peter Conroy  
**Director Environmental and Community Management**