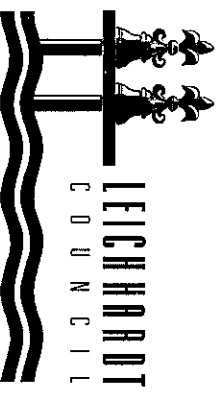


Contact: Steve Roseland
Phone: 9367 9279

25 May 2012

Mr David Rohloff
NSW Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001



ABN: 92 379 942 845
7-15 Weiherill Street, Leichhardt NSW 2040
PO Box 45, Leichhardt NSW 2040
Phone: (02) 9367 9222 Fax: (02) 9367 9111
TTY: 9566 6758
Email: leichhardt@lnc.nsw.gov.au
www.leichhardt.nsw.gov.au

**RE: Exhibition of Modification Request for Baileys Marine Refuelling
and Supply Facility, White Bay Berth 6, White Bay (06_0037 MOD 3)**

Thank you for the opportunity to comment on the modification to the original consent for the Baileys Marine Refuelling and Supply facility at White Bay.

Leichhardt Council raised concerns and objected to the original proposal for the site and believes many of those issues raised are still relevant. Council also objects to specific elements of the proposed modification. The following submission outlines and reiterates the significant concerns and objections Council has with regard to those issues which remain outstanding or that haven't been adequately addressed.

Councils previously raised concerns

As part of the original development proposal Council objected and raised a number of issues of concern including the following:

- adverse visual impacts;
- excessive bulk and scale of the building;
- impact on views and amenity of residents living in the vicinity;
- noise impacts;
- 24 hour operation of the facility; and
- cumulative impact of new development proposals within the Bays Precinct/White Bay in the absence of a long term strategic plan for the area including preparation of a revised comprehensive Master Plan for the development of the area to replace the current out-dated plan.

All these concerns raised as part of the original proposal continue to be relevant and Council would like them addressed as part of this application. The impact of the issues raised will potentially increase as part of the modification due to the proposed increase in berths and the increased mooring periods which will ensure activity in the area, including pedestrian, vehicular and vessels, will increase.

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 persona al Municipio a parlarne con un nostro impiegato, 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

Το 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

Proposed Modification implications

Council objects to the proposed modifications to the berthing area, the mooring period increase and the de-fouling and anti-fouling activities

Modifications to the berthing area

The existing approval permits the temporary mooring of up to three (3) vessels. The current modification proposes a change in configuration within the mooring area which will result in allowing eight (8) moorings.

This proposed almost tripling of vessel capacity taken into consideration alongside the proposed increase in mooring periods will not only increase additional operational impacts and raise further amenity issues but it is proposing a land use change which means the facility will be operating as a small marina. The existing approval is for a marine refuelling and supply facility with moorings of a temporary nature and this modification proposes a land use that is contrary to the original consent.

Mooring period increase

The current approval limits the vessels to occupying approved temporary moorings for a maximum of seven (7) days. The current modification proposes to increase the mooring limit for short-term stays to one-hundred and eighty (180) days.

This proposed increase in mooring period limit is twenty five (25) times that permitted within the existing consent. This proposed increase taken into consideration alongside the proposed increase in vessel capacity will not only increase additional operational impacts and raise further amenity issues but it is proposing a land use change which means the facility will be operating as a small marina. The existing approval is for a marine refuelling and supply facility with moorings of a temporary nature and this modification proposes a land use that is contrary to the original consent.

De-fouling and anti-fouling activities

The current approval specifically prohibits anti-fouling or spray painting activities at the site unless separate approval is obtained (condition F19).

The current proposal being exhibited is a modification to an existing approval and not a separate approval which should be pursued using appropriate processes.

De-fouling and anti-fouling activities have the potential to contaminate surface water runoff and result in significant air pollution. They will also likely generate additional noise impacts within the local area.

This proposed activity taken into consideration alongside the proposed increase in vessel capacity and mooring periods will not only increase additional operational impacts and raise further amenity issues but it is proposing a land use change which means the facility will be operating as a small marina. The existing approval is for a marine refuelling and supply facility with moorings of a temporary nature and this modification proposes a land use that is contrary to the original consent.

Bays Precinct/White Bay

Council's long standing position in relation to the Bays Precinct, including Baileys facility, is that there should be a moratorium on all developments until a new Master Plan is developed for the area taking into consideration all the development proposals in the area such as the Cruise Passenger Terminal.

There is no reference within any of the documentation on how the long-term vehicle access and traffic management to both the Cruise Terminal and Baileys operations are to be integrated together.

Council is currently participating and working with the re-established Bays Precinct Taskforce to develop a framework to guide long-term decision making within the Precinct. Council believes that the subject application is premature, should not be determined whilst the Taskforce is developing its framework and no further applications should be considered by the State government for the area before the aforementioned Master Plan is finalised.

Should you wish to further discuss this submission please contact Steve Roseland, Senior Strategic Planner on 0367 9279 or email steve@lmc.nsw.gov.au.

Yours sincerely



David Wilson
MANAGER ENVIRONMENT & URBAN PLANNING