



INNER WEST COUNCIL

Contact: S.Roseland
Phone: 9367 9279
4 June 2018

Att: C.Sargent
Key Sites Assessments
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

RE: Modification to Marine Refuelling & Supply Facility, White Bay (MP06_0037 MOD 5) Response to Submissions

Thank you for the opportunity to comment on the Response to Submissions report relating to the proposed modification to the existing consent for the Marine Refuelling and Supply Facility at White Bay.

Council's previous submission, dated 13 November 2017, raised a range of issues and concerns. Council's requests for a moratorium on all new developments until a Master Plan is developed, and for a public inquiry to be held to better inform the local community, have not been addressed in the report.

Cumulative developments around the Bays Precinct/White Bay and preparation of Masterplan

Council's long standing position in relation to the Bays Precinct, including White Bay, 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 developments in the area such as the Cruise Passenger Terminal, the proposed Glebe Island Sand Storage and Distribution Facility, Rozelle Superyacht Facility and Baileys.

Council was a member of the Bays Precinct Taskforce and participated in the development of the 'Bays Precinct Strategic Framework Report to the NSW Government' to guide long term decision making within the Precinct. Council believes that no further applications should be considered by the State government for the area before the aforementioned Master Plan is finalised.

Proposed Public Hearing

Over the last 10 years Council has been asked to review and comment on dozens of development proposals, development applications and modifications to existing approvals for the Bays Precinct Area.

Customer Service Centres

Petersham | P (02) 9335 2222 | E council@marrickville.nsw.gov.au | 2-14 Fisher Street, Petersham NSW 2049

Leichhardt | P (02) 9367 9222 | E leichhardt@lmc.nsw.gov.au | 7-15 Wetherill Street Leichhardt NSW 2040

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To provide certainty for local residents, property owners and business operators Council has been calling for a Master Plan for the area to provide a holistic vision for land use in the Precinct, now and into the future. This would allow for consistency in decision-making and achieve clarity for those who reside in residential dwellings within close proximity of a Precinct subject to ongoing development pressures and ad-hoc development facilitated by the Department of Planning and Environment.

Given the ongoing uncertainty Council requests a public hearing be held to allow for the NSW Government and Department of Planning and Environment to explain to the local community how they see the Bays Precinct changing over the next decade and beyond and what land uses can be expected to change or intensify further.

Council also reiterates concerns previously expressed that additional traffic impacts should not grow as the Bays Precinct/White Bay area is going to be under increasing pressure over the next few years due to infrastructure developments currently under construction and proposed such as the proposed Glebe Island Sand Storage and Distribution Facility and concrete batch plant, and works sites and vehicle stabling areas associated with the WestConnex project.

It is also noted that the response to submissions states that annual compliance noise monitoring is undertaken and it is expected that the requirement would continue into the future but that this has not been considered as a commitment specific to the proposed modification. Council is concerned to ensure that this monitoring takes place.

If you have any further questions please contact Steve Roseland (Senior Strategic Planner) on 9367 9279 or via email at steve.roseland@innerwest.nsw.gov.au .

Yours sincerely



David Birds
GROUP MANAGER – STRATEGIC PLANNING

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