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Terrace 8, 15 Bowman Street  
Pyrmont NSW 2009

13 May 2018

The Honourable Anthony Roberts MP  
Minister for Planning  
Planning Services  
Dept of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Minister

**Re: Proposed Hanson concrete plant project**

Application number: SSD 8544. Berth 1 and land adjacent, Glebe Island, James Craig Road, Rozelle (lot 10 DP 11 707 10)  
Applicant: Hansons Construction Materials Pty Ltd  
Council Area: Inner West  
Consent: Authority Minister for Planning

Hanson Concrete proposes the construction and operation of a concrete facility for the import, storage and distribution of concrete materials at Glebe Island Berth 1. It would operate 24 hours per day, seven days per week.

The relocation of the Hanson concrete plant from Blackwattle Bay to Glebe Island will be in adjacent to the proposed Glebe Island multi-user facility.

We reside in the terraces at 15 Bowman Street, Jacksons Landing, Pyrmont, which is located approximately 200 metres from the proposed facility. As a resident, we have the following concerns about the proposed facility:

- The proposal to operate the facility 24 hours, 7 days a week is of great concern. This facility will increase the noise, reduce air quality from the current levels enjoyed by residents (lack of ship-to-shore power means that ships berthed will run their engines continuously leading to increased level of noise and air pollution above the EPA limits). Put simply, this proposal will have a negative impact on the enjoyment and quality of our lives. It's all well and good that the EIS stipulates the estimated noise and air quality levels, but we will go from a situation of very little noise at night to a higher level of noise 24/7, 365 days a year.
- Due to the proposed operation at night means that the entire wharf is likely to be artificially lit at night. This lighting will impact our quality of sleep.
- The proposed facility includes a large and unsightly storage facility and concrete mixing facility as well. The operation of a significantly high number concrete trucks transporting

concrete from this site will further exacerbate the noise and air pollution and traffic congestion in surrounding areas of the Anzac Bridge, City West Link and Crescent Street.

- There are no restrictions on ship and truck volume and movements at night or on weekend.
- The proposal does not stipulate what control measures are in place to constantly monitor the noise and air quality and how breaches will be enacted upon. This is a fundamental issue. These noise and air quality levels should be regularly monitored by the EPA, with punitive remedies able to be enforced on the operator of the facility, the vessels and the transport companies involved.
- The proposed location is incompatible with existing and proposed public foreshore and open space development including existing promenades around Pyrmont point, Pirrama park and Jones Bay wharf. On the foreshore directly opposite the proposed facility (borders Bowman St and Refinery Drive), currently there is a park with children playground amenities. It is a beautiful location frequented by families with young children. It would be inconceivable that these residents would want their children playing about 200 metres from substantial noise and air pollution generated by this facility.
- While Glebe Island is part of the Bays Precinct, it has been over the years subject to multiple proposals on its future use. The current proposal does not set a holistic vision against the backdrop of the extensive residential and commercial development, high density of population in the surrounding Pyrmont area.

Glebe Island is not a suitable location for manufacturing plants and numerous cargo ships unloading bulk materials. Its future is in commerce, technology, tourism and maritime services, as described in the Bays Transformation Plan objectives.

As this is a significant project, we urge the NSW Department of Planning to appropriately oversee and assess the project viability with public consultation input. For Sydney to be a vibrant city and world leader in an environmentally sustainable future, this new facility needs to be gauged against the impact on the broader and modern Pyrmont and surrounding communities and not be gauged against historical usage provisions that permits archaic noise and air level tolerances and allows 24/7 365 days usage availability.

For residents like the both of us, this proposal will have a significant impact on the quality of our lives compared to our current levels of noise, air, water and light pollution.

Thank you for the opportunity to provide input and taking these comments on board.

Yours Sincerely

A handwritten signature in dark ink, appearing to read 'Pragasen Pillay', with a stylized flourish at the end.

Pragasen Pillay