



# White Bay Stratas Committee

PO Box 197  
Rozelle NSW 2039

Planning Services  
Department of Planning and Environment  
GPO Box 39  
SYDNEY  
NSW 2001

14 May 2018

Attention: Director – Key Sites Assessments

Dear Sirs,

## **Glebe Island Aggregate Handling and Concrete Batching Facility (SSD 17\_8544) – Glebe Island, James Craig Road, Rozelle**

With regards to the above proposal, I write on behalf of the White Bay Strata's Committee representing 2000 Owners and Residents, to object to the following:

- Absence of a Master Plan for Bays Precinct Development
- Piecemeal Planning
- Re-industrialisation of Sydney Harbour

## **Bays Precinct Re-Development**

**A Master Plan for the whole of Bays Precinct that protects residential amenity should be completed before any additional development takes place.** Without a Master Plan, ad hoc planning like this proposal for Glebe Island will continue to the detriment of the best public outcome for all stakeholders.

In 1997 the NSW Government decided to convert our region from 'heavy industrial port use' to residential and passive working harbour.

Our Committee was set up in 2005 by the four residential strata plans in White Bay. We have been heavily involved in the planning of the Bays Precinct. In 2010, we presented Government with a well-researched 'Community' submission on the potential of the region. Government then established the Bays Precinct Taskforce with one Community representative. Fellow committee member, Prof Jane Marceau, was that representative.

Since then, along with the rest of the community, we have attended many events held by UrbanGrowth to showcase the potential of Bays Precinct and have continued to funnel ideas into the

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White Bay Stratas Committee represents the collective interests of the 2000 Lot Owners and Residents of the four strata schemes (Balmain Terraces, Dockside, Somerset Mews and Waterdale) adjacent to the White Bay and Glebe Island ports area



planning process. We have participated in the UrbanGrowth Community Reference Group Meetings to support Government in producing a world class outcome.

**For Government to do a complete U-turn on all the promises for Bays Precinct in the near future, lacks vision and completely dismantles all the collaborative efforts of local communities to support Government in this regard over the past ten plus years.**

## **Piecemeal Planning**

**It is impossible to assess the environmental impact of multiple proposed developments because of the current piecemeal planning approach.**

We require comprehensive analysis of the cumulative effects of pollution such as dust, noise, light etc. and the impact of many truck movements on our already congested roads by proposed operations using the same routes 24/7. This should be completed and shared before the public are asked to comment but ad hoc planning prevents it from happening.

As we understand it, approval has already been given to use the grounds of the heritage listed White Bay Power Station for WestConnex and Metro operations but there appears to be no mention of the combined environmental impact of that project with the proposed Aggregate Handling and Concrete Batching Facility.

For example, whilst the Aggregate Handling & Concrete Batching Facility will alleviate some Sydney roads of trucks by bringing goods in by ship, it will actually put a burden on our already congested local roads and the Anzac Bridge and yet we have no idea what the effect will be when they are sharing James Craig Road with the WestConnex trucks.

Similarly, there is no assessment of the cumulative environmental impacts with the proposed adjacent 24/7 Glebe Island Multi-user Facility that is expected to add 1200 or more two-way truck movements per day - heavy industrial use that will create serious noise, air and light emissions.

We are also aware of White Bay wharves being considered as a potential construction site for the Western Harbour Tunnel Project – another project in the immediate vicinity as the current proposal that has the potential for significant noise, air, and light emissions.

## **Re-industrialisation of Sydney Harbour**

**It is unacceptable to us that the plans for Bays Precinct should not only be shelved but Glebe Island and White Bay turned into an industrial zone.**

This proposal appears to be the beginning of the re-industrialisation of the harbour and a signal from Government that heavy industry can now be shoehorned into White Bay. We are being returned to the Victorian era of environmental pollution on a scale not tolerated by other international cities.

Successive NSW governments have encouraged people to reside next to land owned by Sydney Ports. These areas are now heavily populated and what were once industrial sites are now residential. Whilst other First World countries are moving industry away from populated areas and converting

industrial sites into residential zones, NSW now appears to want to move heavy industry back on an unprecedented scale.

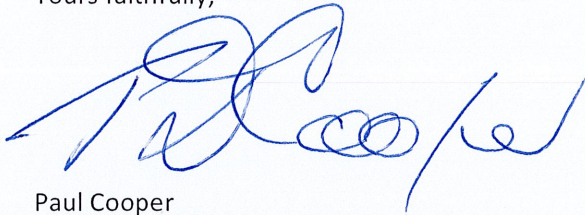
In doing so, the NSW government will be exposing the wellbeing of tens of thousands of local residents to the adverse health and amenity impacts that accompany the heavy industry activities proposed for Glebe Island and surrounding areas.

There is much talk about retaining a "working harbour" but anyone can walk to the nearest ferry wharf and watch the harbour at work. Many people are going about their business on the harbour every day. It provides a popular mode of transport and many recreational opportunities for all who live and work in Greater Sydney. Support for a "Working harbour" does not translate to support for re-intensifying industrial uses. We currently have a wonderful "working harbour" and do not want it returned to a heavy industrial port.

We feel that this development application for Glebe Island, along with others proposed for the area, demonstrates a lack of vision by the NSW government. The community has repeatedly been promised a holistic vision for the Bays Precinct. Instead the Government is currently delivering a piecemeal approach that jeopardises the protection of existing residential amenity and the future direction of development and land use in our region.

What we need on Sydney Harbour is innovation not industrialisation.

Yours faithfully,



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