

9th May 2018

Mr. Marcus Ray

Deputy Secretary Planning Services
GPO Box 39
SYDNEY NSW 2001

Dear Sir

**Re: Proposed Multi-User Facility & Hanson Concrete Plant
GI B1 & B2 Adjacent land, James Craig Road, Rozelle. (Glebe Island)**

I hereby lodge my objection to the proposed development on the above property namely the establishment of a Multi-User Facility and a concrete plant to be operated by Hanson's.

The proposed development will have adverse impact by with regards

NOISE

The proposed 24/7 operation will significantly raise noise omissions generated by ships & trucks will these increases will be detrimental to sleeping patterns particularly at night and will thus have severe health consequences.

Whilst many Jackson's Landing residents were aware that the Sydney Harbour was to remain a working harbour. It was never envisaged that Glebe Island would be used for intense material handling & manufacturing operations as is now proposed by the this development.

POLLUTION & AIR QUALITY

Ships manoeuvring into and when berthed GB1 & 2. and trucks servicing the facility will give rise to an increase in exhaust emissions. The handling of cement sand and fine aggregate will produce dust level over and above to those that presently exists.

HEALTH & AMENITY

Increases in fuel & dust omissions will adversely effect the health and wellbeing of residents in the vicinity. The large number of elderly persons that reside at Jackson's Landing are more likely to be affected by any reduction in air quality.

TRAFFIC

Increased traffic movements by trucks servicing the facilities will result. The cumulative effect of vehicles servicing the Multi-User facility, Hanson's concrete plant and cruise ships when at berth will result unacceptable levels of congestion along James Craig Road, at the James Craig Road /City West Link intersection and at the City West Link /Victoria Road intersections.

MARINE SAFETY

The marine traffic coming and going to Blackwattle Bay and Rozelle Bay via the narrow channel under the old Glebe Island Bridge will be become more hazardous when GI 1 & 2 berths are occupied by ships servicing the proposed Multi-User Facility & the Hanson's Plant and will escalate the congestion and increase occurrence of serious accidents.

AESTHETIC QUALITY

Both facilities lack any aesthetic qualities, building and structures proposed will be an eyesore comprising of over-scaled buildings that will be totally out of character to the present Rozelle and Pyrmont landscape. The NSW Urban Transformation Programme for the Bays Precinct nominated Glebe Island as a Innovative District. Its objective were in support economic activities, marine industries combined with a high-tech hub. The proposed developments will not achieve these objectives and the high quality urban design and improvements sought by the NSW Urban Transformation Programme will, if the current proposal is approved result in an unsightly, noise and pollution emitting industrial development.

CONCLUSION

The fact is that the proposed development will have severe adverse impacts on the environment and amenity of the area caused by excessive noise, and a reduction of air and water quality. These negative impacts will diminish the health and well-being of those residing at Jackson's Landing

The increase in traffic volumes will increase congestion at major intersections to an unprecedented levels. The use of the GI 1 & 2 berths when occupied by ships servicing the proposed development will be hazardous to vessels wanting to access Blackwattle bay and Rozelle Bay.

The structures proposed are severely lacking in aesthetic value and will appear as dirty, noisy and pollution emitting industrial buildings which is contrary to the objectives of The NSW Urban Transformation Programme for the Bays Precinct.

Glebe Island by way of its location forms the western gateway to the Sydney CBD. If this development is approved, visitors arriving by cruise ship and by motor vehicles via the Anzac Bridge will be confronted by dirty and ugly industrial development. The opportunity to develop Glebe Island for uses that satisfy the aims and objectives The NSW Urban Transformation Programme for the Bays Precinct will be lost.

My apartment was purchased ten years ago on the understanding that the new vehicle facility was to be relocated at Port Kembla and that the port uses of Glebe Island (Johnson Bay) would be only of a passive nature. This information assisted in my decision to proceed with the purchase. The proposed development seeks approval for a high volume of material handling and concrete batching. Had I known this at the time I would not have proceeded. The approval of the development will result in a substantial reduction of the market value of the unit and discourage potential purchasers.

I currently suffer from a terminal neurological condition. The thought of this development proposal being approved imposes undue stress which is severely affecting health

Glebe Island needs to be developed in a manner that the City of Sydney is proud to present to visitors as being clean and of high quality design and not a dirty and ugly industrial development.

I respectfully request that the proposed Multi-User Facility & Hanson's Concrete Plant on Glebe Island be determined by the Department of Planning as being unsuitable and that **BOTH PROPOSALS BE REJECTED**

Yours faithfully

