

# White Bay Stratas Committee

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## **SYDNEY METRO WEST – RAIL INFRASTRUCTURE, STATIONS, PRECINCTS AND OPERATIONS APPLICATION NO: SSI-22765520**

**This submission is with reference to: Sydney Metro West – The Bays Station EIS**

The White Bay Stratas Committee (WBSC) represents some 2000 Lot Owners and Residents of the four strata schemes adjacent to the White Bay & Glebe Island. Our Committee has been a major contributor to the overall planning of the Bays Precinct. Based on our contribution, Committee Member Professor Jane Marceau (now deceased) was the only Community Member invited onto the Bays Precinct Taskforce by the Baird Government. We are well acquainted with the enormity of planning that has already taken place with these lands owned by the people of NSW.

The White Bay Stratas Committee welcomes the Metro. It has much to commend it from residents' point of view, not just within the four strata complexes that we represent but the surrounding community.

It adds important transport services and accessibility to our neighbourhood and is the type of development renewal most people would like to see in our area. It will ultimately improve access for local residents to a what is currently a run-down area from which we are excluded and will likely add to property values.

However, having read the supporting documentation for the Bays Station Precinct we have the following comments and concerns:

- **Absence of a released and sanctioned Master Plan**
- **Excessive height and bulk of the Metro Station**
- **Traction Substation negative impacts to WBPS**
- **The big unknown: area marked "Future Development"**
- **Cumulative Noise**

Each of these concerns are addressed in more detail below:



## Absence of a released and sanctioned Master Plan

- The WBSC has lobbied the need for a White Bay and Glebe Island master plan for many years and it is disappointing to find the EIS for The Bays Station released in the absence of a sanctioned Master Plan for the precinct.
- We appreciate a draft master plan for the precinct is currently in progress and the Bays Station EIS tells us the current plan as proposed, has been informed by the work currently underway for the master plan. However, please appreciate our community has not yet had the opportunity to review and provide feedback to the draft master plan for our local precinct.
- We strongly suggest that the development of the Bays Station needs to be a keystone for the master plan and for the architectural developments yet to be designed. In other words what happens to the Bays Station will be a key influence on the shape and character of all the development that follows. To this end, we feel it is important that the Bays Station design is contemporary, exciting, and inspirational and lays creative foundations for a local redevelopment and revitalisation that will be proudly supported by the local community long into the future.

## Excessive height and bulk of the Metro Station

- The scale and footprint of the Metro Station in proximity to the heritage-listed White Bay Power Station (WBPS) is of particular concern. WBPS is on the Heritage NSW State Heritage Inventory. There are sight lines associated with it and none should be obstructed or compromised. The importance of the WBPS is outlined on the National Heritage NSW website and needs to be kept in mind by architects and designers alike.
- We also cannot see any justification for such a large structure so close to the waterfront and would like to see a reduction in bulk and height.
- Being the first new building in Bays West the Metro station will set the precedent for future buildings. Therefore, it must be:
  - designed to take the surrounding heritage infrastructure into account, giving space to the heritage WBPS and conforming to National Heritage guidelines
  - Of innovative design - Bays West requires something more than an office block on the top of the metro station and other design possibilities should be investigated.

## Traction Substation negative impacts on the WBPS

- The Substation appears to be nestled within close physical proximity to the power station and will change the visual and emotional impact provided by the heritage listed WBPS. We question how a substation relates to a cultural centre and given it is still in the design stage we request that the impact on the WBPS is minimised.



## The big unknown: area marked “Future Development”

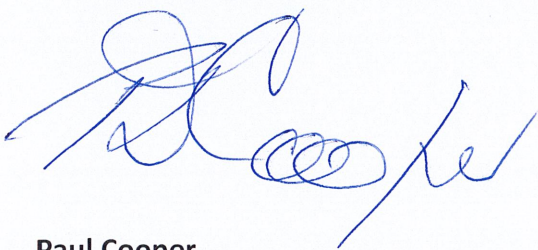
- This is a significant missing piece and makes it very difficult for the community to comment on this plan as a whole. We continue to lobby against piecemeal planning at Bays West. We reserve our final judgement on Bays Station Precinct until we see what is planned for “Future Development” and how it integrates into a sanctioned masterplan for the precinct.

In the meantime, we would like to see a considerable reduction in height and bulk of both the Metro Station and the Traction Substation structures currently proposed.

## Cumulative Noise

- A number of development applications involving Glebe Island and White Bay port land have been approved over the last few years each with their assessment of the impact of noise on the community and the Bays Station is no different.
- Presenting the noise impact of the work on the Metro is meaningless to residents if the noise emanating from all the other operations at the port is not taken into consideration.
- We live with the cumulative impact of noise and we find it impossible to comment on noise from this project alone. Please include noise emissions associated with all concurrent activity at Glebe Island and White Bay in the noise assessments for both the construction and operational phase of the Bays Station.

**In summary**, we believe The Bays Station has the potential to be a great asset to our community. Given its close proximity, it will impact the way we all live, work and play and as such we are heavily invested in the planned outcomes of this project. We trust our concerns will be taken into consideration and we would welcome the opportunity to work with Sydney Metro West in integrating our feedback into current plans and resolving our concerns.



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