

JOANNE GORDON OBJECTION TO SSD 8544

In October 2019, on the Home Page of the NSW Port Authority website, in large bold font across the page, Mr. Grant Gilfillan, the then PA CEO, described the redevelopment of Glebe Island as “The Jewel in the Crown for Sydney Harbour”. Really? How could the massive industrialisation of Glebe Island with the Hanson Concrete Batching Plant and the PA’s Multi User Facility both emitting pollution and noise across Pyrmont and surrounding areas, be regarded as a “jewel”?

The Sydney Opera House and the new Sydney Fish Markets could well fit that description as might the Coal Loader site at Waverton redeveloped as an exceptional place for people to visit, relax, tend community gardens, view art shows, revive their spirits while looking at our magnificent harbour. Across the water one can see the equally world class redevelopment of Ballast Point from a huge industrial complex to a place where people can walk and relax. There are numerous other exceptional redevelopments I could list. Some former industrial areas have been redeveloped as residential, e.g. Breakfast Point and The CSR Sugar Refinery in Pyrmont, developed by Lend Lease for Jacksons Landing. Both residential developments by the water provide open parklands and walking areas for residents and the general public to keep fit, socialise, take a break from the fast pace of life in the 21st Century. It is a known fact that being by the water can have a soothing effect on the mind. These places provided respite during the Covid Lockdown. They were filled with people keeping their minds and bodies healthy. Open green spaces and promenades are promoted by the NSW Government, so where does the Hanson Concrete Batching Plant fit as being in the Public Interest? Certainly not in any of these places.

Over the past 12 years living in Jacksons Landing we have had relatives and friends stay or visit from France, Canada, The U.S.A, South America, New Zealand, Interstate and country regions, all amazed at what has been achieved at Jacksons Landing. When we tell them about the plan for the Hanson Concrete Batching Plant to be built on Glebe Island their response is utter disbelief. Their comments are “how can a Government allow such a thing to be built so close to residential areas”?

We have been betrayed by the NSW Government.

There has been no manufacturing industry on Glebe Island for over 100 years. The unloading and loading of cars conducted on Glebe Island could not be classed as heavy industry. Manufacturing industry on the scale of the proposed Hanson Concrete Batching Plant has not occurred anywhere in Sydney Harbour or on the foreshores of major Sydney rivers for many years. And yet the NSW Government now deems it desirable to reindustrialise a major part of Sydney Harbour. Jacksons Landing was developed as a residential and small business area over a period of 20 years with no mention of industrialisation of Glebe Island. I have read Master Plan documents dating from as far back as 2000 to the current Bays West Place Strategy Plan and the Bays Precinct Transformation Plan, all with grand ideas for Pyrmont, the surrounding area and the heritage listed Glebe Island Bridge. Each succeeding Master Plan written by consultants at huge cost to the taxpayer. In 2018 there were retrospective re-writes of NSW Government websites purporting that Glebe Island was always going to be industrialised.

If this redevelopment proceeds not only will residents of Pyrmont, Glebe, Rozelle, Balmain and Ultimo be affected but so will residents from just about any part of Sydney plus visitors from International, National and Regional areas of NSW. If these same visitors take a ferry ride across the harbour to Darling Harbour or East Balmain and in the not too distant future all the way to the new Fish Markets, they will have a wonderful view of the Anzac Bridge, one of the most outstanding bridges in Australia. If the heritage Glebe Island Bridge, the last remaining single span operating bridge in Australia, is actually restored they would see that as well. However, what they will see is a set of 34 metre high silos reaching above the carriageway of the Anzac Bridge. Below will be the largest Concrete Batching Plant in Australia belching out pollution and noise. Crossing Anzac Bridge by bus, car, bicycle or on foot also affords wonderful views of the Harbour as far as the Sydney Harbour Bridge. Hanson have suggested these are transient. Having being stuck in traffic on Anzac Bridge in both cars and buses, I can tell you it is far from transient.

To operate the largest Concrete Batching Plant in Australia 24 hours a day 7 days a week 365 days a year in the middle of one of the most densely populated areas of Sydney without a curfew is a total disregard for the amenity of life for residents in Pyrmont and surrounding areas. My husband and I have lived in two different buildings in Jacksons Landing. One with noise attenuated windows and one without. The NSW Government had to pay millions of dollars on noise attenuation for residents of Balmain affected by noise from Cruise Ships. Just image how much it would cost the Government to compensate the number of residents who will be affected by the noise of tugs, ships docking at all hours of the night, ships' generators, trucks manoeuvring, the operation of machinery, on the ships and ashore. Our bedroom, with noise attenuated windows closed at night at approximately 175 metres from a ship berthed at Glebe Island during the stillness of the night is not impervious to the noise. Some time ago noise monitoring machines were installed at various points around Pyrmont and Rozelle. The readings suggested noise was within specification for non-disturbance of residents. I would suggest that lived experience is more reliable, different sounds are emitted from different types of tugs, ships and machinery. We have lived in this building for 8 years, the monitoring machines were in operation no longer than a week at any one time.

The majority of buildings in Jacksons Landing do not have noise attenuated windows and without them the noise can be intolerable.

The air pollution coming from ships discharging sand and aggregates, with the added dust from the Hanson Plant, will be detrimental to the health of residents and visitors alike. We were told by a representative from the Port Authority to keep our doors and windows closed. Hanson also expects we do the same. When we came to live in Jacksons Landing Glebe Island was not to be the site of a Concrete Batching Plant. We did not envisage living locked up inside an apartment. The seals on the windows and doors still allow dust into our apartment, this will only increase with the operations of the Hanson Plant and the Multi User Facility.

Commissioners, in your determination please give consideration to my objections. Please do not approve the Hanson Concrete Batching Plant on Glebe Island.

Thank you for the opportunity to express my concerns in this submission.

