

White Bay Stratas Committee

PO Box 197
Rozelle NSW 2039

Attention: NSW Independent Planning Commission

21 May 2021

Glebe Island Concrete Batching Plant and Aggregate Handling Facility: SSD-8544

The White Bay Stratas Committee (WBSC) represents some 2000 lot owners and residents of the four strata schemes adjacent to the White Bay and Glebe Island ports area. We are the only group authorised to speak on behalf of these residents. The WBSC has been consulting with the NSW Government (including at ministerial level in all major political parties) on the Bays Precinct since 2005.

We have reviewed the various documents related to the proposed concrete batching plant and aggregate handling facility on Glebe Island and members of our Committee attended the site visit on Friday 30th April and the electronic Public Meeting on Monday 17th May. We recommend that the proposal be rejected for the following reasons:

- **Inappropriate activity** - Port activities include loading/unloading ships and associated handling and storage. Concrete batching and aggregate handling is not a port activity; it is a heavy industrial activity. Industrialisation of Glebe Island is inconsistent with the Government's strategic intention of *'rejuvenating 5.5 kilometres of Sydney Harbour foreshore and create new contemporary and dynamic places for cultural, maritime, recreational, retail, residential, research and development, education, and commercial uses while drawing on the authenticity and local charm of the well-established nearby suburbs'* as stated in the Bays Precinct Transformation Plan (Urban Growth NSW, 2015). Heavy industrial activity is incompatible with existing and proposed residential and recreational use of the area. If water access is required, then Port Botany is better suited and is also well served by roads.

A decision to locate a concrete batching plant on Glebe Island would result in a single, isolated, heavy industrial activity in an area clearly destined for other, less industrial land uses over the years ahead. All recent Government plans and strategies envisage a transformation of the broader Bays precinct towards retail, commercial, residential, educational and cultural land uses. Approving a concrete batching facility now would disrupt and impede the clear direction of future development for decades to come.

- **Leasing arrangements** – Given the proposed redevelopment of Bays West starting in 2025-6, long term leases and inappropriate operations at Glebe Island and White Bay could stifle the regeneration of the area. If the Batching Plant & Aggregate Handling Facility is allowed to go ahead we would like to see it on a short term lease with a view to relocating to Port Botany at end of lease if not earlier.

- **Air pollution** –The intensive truck movements and increased shipping movements will substantially increase air pollution for all residents in the precinct. Air pollution is now recognised to be a major environmental health hazard. As the WHO recently (2021) spotlighted: “The health effects of air pollution are serious – one third of deaths from stroke, lung cancer and heart disease are due to air pollution. This is having an equivalent effect to that of smoking tobacco” (How air pollution is destroying our health: <https://www.who.int/news-room/spotlight/how-air-pollution-is-destroying-our-health>). The increase in particulate emissions from diesel truck and ship engines are of particular concern. The Development Consent report address air quality but completely ignores this key health issue. This is a major and irresponsible omission that the IPC must address. The NSW Government cannot neglect the health of its citizens. Added to this, the proposal fails to include a ventilation system with dust extraction filters. So, the large scale of the operations will substantially increase the level of the dust in the atmosphere.

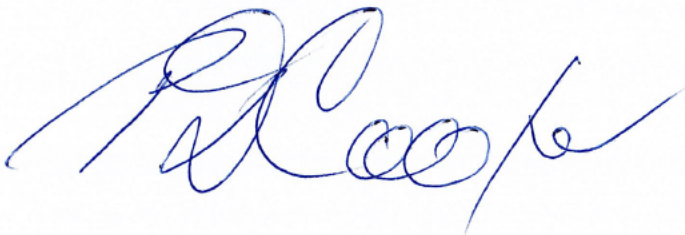
Substantially poorer air quality will be problematic for all residents and especially those with respiratory issues, and will detract from the quality of life for all of us.

- **Noise and light at night** - We note that the external walls of the plant do not include noise-reduction materials and that there are no light barriers on the White Bay side. So, 24 hour / 7-day operation of the plant will result in unacceptable levels of noise and light pollution every night, including truck headlight beams entering our apartments.

The lack of shore to ship power is also an issue as this will require the ships to run their engines all night thereby exacerbating the pollution and noise (c.f. the cruise terminal).

- **Traffic congestion** - The ‘reduced’ peak traffic from the plant of 182 trucks per hour (one every 20 seconds) will exacerbate congestion at the intersection at the City West Link and the Crescent and on the Anzac Bridge and other local roads.

We hope a solution can be found that is suitable to all parties. To this end, we believe the infrastructure provided at Port Botany would deliver the best outcome for everyone, including Hanson and their many customers operating in and around Sydney.



Paul Cooper
Chairman - White Bay Stratas Committee