

White Bay Hanson Batching Plant

Presentation to: IPC Glebe Island Concrete Batching Plant and Aggregate Handling Facility.

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1. We purchased in 2010 an apartment in the Distillery – 45 Bowman Street – the yellow fin building in Jacksons Landing opposite Glebe Point Island and the proposed Hanson Batching Plant - therefore directly affected by whatever goes on in the Bay area.
2. This is public land – albeit a working port – this Hanson proposal would effectively be giving over public land to a Public Company to make money at the expense of the quiet enjoyment of 1000's of residential residents and their children and families in and around Glebe and Pymont.
3. NSW State Government has allowed and encouraged Pymont to become one of the mostly densely populated residential areas in Sydney.
4. I am not against working ports and enjoy the vibrancy a well run working port can bring to the city – in fact like Elizabeth we see appropriate working port activity as a positive – however what is now proposed by Hanson is way in excess of what would constitute a sensible adaptive use for Glebe Island now the NSW State Government has allowed so much residential building to take place nearby.
5. There must come a point in time when industrial uses in a growing city are modified or adapted to recognise the other uses in and around them.
6. I sat through Andrew's Hanson presentation and respect his sale pitch but what he has outline – if approved – is horrifying and significantly greater in potential disruption to Pymont and Glebe's residential quiet enjoyment.
7. Hanson outlined a significant number of current and upcoming development projects which Hanson claimed would ALL be supplied from the Glebe Point with inference they would ALL be at risk if Hanson Glebe Point is denied – firstly the quantum proposed – if approved - would turn Glebe Point Batching into one of the busiest and noisiest parts of Sydney FULL STOP.
8. I cannot imagine ALL the projects Hanson outlined will be stopped if Hanson does not get its approval – I am 100% sure either Hanson will find another location for its batching plant and/or a Hanson competitor will certainly step in and competitively quote to provide the required concrete from alternate locations.
9. I am curious as to why Port Botany and the industrial area around Botany is not the preferred location for this type of Batching Plant – it has all of the same attributes with port, wharves and plenty of industrial land – not surrounded by residential – and Botany has some of the very best road network linkages across all of Sydney – I cannot understand how it is not a realistic alternative?
10. There seems to be a lot of discussion on the visual amenity of the proposed Batching Plant – to be blunt it's a working port and we already have the dilapidated White Bay Power station, the existing silos and the new White Bay Overseas Passenger terminal – so in my opinion the visual amenity within reason is not the challenge with this development proposal.
11. It all comes down to NOISE, DUST AND LIGHT POLLUTION.
12. White Bay is a natural amphitheatre and during the day ambient noise effectively cancels ship and batching plant noise out – however at night there is minimal

- ambient noise and the batching plant, truck movements and moored ships all provide a dull throb or grinding sound which then reverberates around the bay.
13. I would have less issue with the Batching Plant if its hours were restricted to daytime use – however I understand and appreciate from Hanson this is not financially economic for Hanson – hence I think this identifies the whole issue.
 14. Hanson want it to be financially robust with substantial 24/7 use – but if this was approved this is then going to result in the maximum disruption and disadvantage to all the 1000's of residential residents who live in the Bay area.
 15. In respect to dust pollution the best example of this is in and around the existing Hanson Batching plant near the Fish Markets – there is noticeable build up of dust in and around this plant – so unfortunately Hanson assurances on dust should be taken with grain of salt as they are obviously incapable to control dust – not out of incompetence but because dust is nearly impossible to control.
 16. In respect to Light – it is a little under appreciated form of pollution and the 24 hours lighting systems can have very detrimental effect on nearby residents particularly if the light angle just happens to hit someones rooms – I have known people who have had to keep a curtain drawn to block out a spotlight.
 17. I suppose my analogy is if BHP decided NOW to setup a new Steel Works in Newcastle harbour and were then surprised to find out all the residential residents who have now build homes around the Newcastle harbour got up in arms and very agitated.
 18. There has to be a point where the working port uses are modified to reflect what has developed around them and in this case the addition of a Hanson Batching Plant with its 24/7 noise, dust and traffic will be very detrimental to the overall quality of life of 1000's Pyrmont and Glebe residential residents and their families and children.