

FINAL MINUTES OF MEETING

Meeting # 20

Glebe Island White Bay Community Liaison Group

Leichhardt Town Hall – Supper Room

Marion St, Leichhardt

5.30pm-7.00pm

Monday 15 August 2011

Attendees	
Community Representatives	Ann Bastock – Resident Damian Cogley-Finch – Resident George Cooper – Resident Elizabeth Elenius – Resident Mary Mortimer – Resident Jane Marceau – Resident Christina Ritchie – Resident
Lessees	Frank Boyes – Gypsum Resources Australia Phillip Lane – Lubrizol Guy Bailey – Bailey's Marine Liza Sharpe – Cement Australia Pty Ltd
Agencies	Rachel Josey – Leichhardt Council Simon Lawton – NSW Maritime
Guest	Phillip Roope – Bazmark Film III Pty Ltd
Sydney Ports Corporation	Shane Hobday Mark Ireland Daniela Vujic
Minutetaker	Sandra Spate
Apologies	John Fisk – Resident Ben Chamie – City of Sydney Christopher McLaughlin – Gypsum Resources Australia

MEETING RECORD

1. Welcome and apologies

Shane welcomed members to the meeting and introduced Liza Sharpe from Cement Australia and Phillip Roope from Bazmark Films.

2. Minutes of the last meeting and actions arising

The minutes from the May meeting were accepted.

Actions from previous meetings included:

Action: Simon to respond by email to Elizabeth regarding the status of the letter from Maritime to the City of Sydney regarding the parcel of land at Bank St recreation area.

Simon reported that NSW Maritime after writing to the City of Sydney had received a response that the City of Sydney was interested in engaging around the development of the proposed reserve. They asked that Maritime provide an environmental site assessment of the site. The RTA currently has a depot on part of the site and are undertaking a site assessment of this location. NSW Maritime asked that this assessment be expanded to include the whole site. This report has now been completed and has been received by NSW Maritime. A copy of the final report has been provided to the City of Sydney for comment. NSW Maritime are now waiting to hear back from the City of Sydney.

Mary asked who on City of Sydney Council had jurisdiction in this matter.

Simon indicated that they had been corresponding with the acting General Manager. He stated that he should be able to provide more information by the next meeting.

Action: Simon to raise with NSW Maritime for forwarding to the Integrated Transport Authority the suggestion from the CLG that ferries run to White Bay with a stop off at Pyrmont Point. He will also notify the CLG of who to contact on the committee.

Simon informed the meeting that the 'super agency' for transport, Transport for NSW, is in the process of formation, and will have a customer service focus. It will be an avenue for submissions regarding ferry planning for additional ferry stops. Hopefully the necessary legislation will be passed by next meeting and divisional heads appointed. Simon reported that NSW Maritime will also be amalgamated with the RTA.

3. Update on Bays Precinct consultation

Shane reported that the NSW Government has announced that Leichhardt Council and the City of Sydney as well as a community representative have been invited onto the Bays Precinct Steering Committee. No meeting has been held to date.

Jane Marceau has accepted the role of community representative.

Jane indicated that no meetings had been held to date with the main reason being that both Councils haven't yet agreed on who their representatives on the Committee will be.

Action: Rachel will provide information by email to CLG members about representation from Leichhardt Council to the Bays Precinct Steering committee.

4. White Bay Cruise Passenger Terminal

Shane updated the CLG on the action taken by Leichhardt Council in the Land and Environment Court against the Minister for Planning challenging the validity of the development consent for the Cruise Passenger Terminal. Sydney Ports has since met with Council to discuss the matter and has reached agreement regarding modifications to the project. Sydney Ports has since lodged a modification application with the Department of Planning & Infrastructure (DP&I). This modification is not yet publically available. Shane stated that the modifications will not change the project significantly.

The Barangaroo Review was also completed on the 1st August 2011 and has been provided to the NSW Government for consideration. The Review concluded that a Cruise Passenger Terminal was not compatible with the mixed use development planned for Barangaroo.

CLG members asked whether detail of modifications to the White Bay Cruise Passenger Terminal project could be provided.

Daniela responded that the details could not be provided at this stage, as the agreement was reached in confidence with Council during a mediation session. The details will be available once the modification is made publically available on the Department of Planning & Infrastructure's website.

Christina asked whether these modifications were made subsequent to the Barangaroo Review.

Shane answered that the meeting with Leichhardt Council was held prior to the preparation of the Review. The modifications were agreed to independently by Leichhardt Council and Sydney Ports prior to the Barangaroo Review being finalised.

Christina then provided the CLG with excerpts from the Review that the community was concerned with: the community planning process in relation to the move of the Terminal to White Bay has not been adequate; traffic issues need to be addressed; that the community would be disadvantaged by the location of the terminal at White Bay; that the function centre should not proceed; that a ferry terminal should be considered; that there should be foreshore access, landscaping and good public space; and that lower rates for the cruise ship industry be considered. She then noted requests from the cruise ship industry that seem to be supported by the Review for competitive fee rates; hassle-free processes for passengers; traffic management; equipment storage space; long and short term parking for up to 1,000 vehicles; and isolation of the foreshore within 30 metres of the berth. She said it was the community's view that these demands aren't compatible with the location of the Terminal at White Bay. If issues in the Review are to be dealt with, and requirements of the cruise ship industry met, how can this be done at White Bay and still be financially viable?

Shane and Daniela then asked Christina to clarify if this was in fact the community's view.

Christina stated that the Review report was not available in time to be debated at the Precinct meeting. She had since discussed the Review Report with other Precinct members and this was the view resulting from those discussions. The matter will be raised at the next Precinct meeting.

Ann noted comments about the lack of motels for passengers in the White Bay area.

Shane reiterated information that has previously been provided to the CLG in that cruise ships are typically domestic – ie, for Sydneysiders going on a cruise, not international tourists visiting Sydney. The domestic market has indicated that they want to be able to travel from home direct to the Terminal, board the ship – and then on their return go directly home. Passengers are generally not looking for hotel accommodation. It is the equivalent of the domestic terminal at the airport.

This is the market the new Cruise Passenger Terminal will service.

Shane also advised the CLG that the Cruise Ship industry currently pays \$250 an hour to berth at Barangaroo or the Overseas Passenger Terminal. It is therefore unlikely that these fees will be lowered, as they have been the same rate for the last 15 years. If anything, the rates may increase so that they equate to the real cost of using these facilities.

Shane advised that the Review is now with the state Government and that it is up to the Minister to make any further recommendations.

Christina asked whether the Terminal would still be financially viable for Sydney Ports if the function centre doesn't proceed.

Shane and Daniela replied this would need to be reviewed if it arises. The Terminal at White Bay has been designed as a like-for-like facility for the Terminal that Sydney Ports previously operated at Darling Harbour. This facility was able to be used as a function centre – therefore Sydney Ports would also like to use the new Terminal for functions as well.

Christina suggested the conclusions from the Review are that the Terminal would be more viable at Barangaroo. The Review didn't appear to exclude it from the centre or northern end of Barangaroo. It only talked about incompatibility with the Lend Lease proposal at the southern end.

Shane indicated again the Review concludes that a Cruise Passenger Terminal is incompatible with the mixed land uses proposed at Barangaroo.

Daniela noted the Review did not preclude options for future use as the deep water berth is being kept.

Simon suggested the berthing area is more to do with special events such as the tall ships. NSW Maritime has been successful in ensuring some berthing areas are retained at Barangaroo. Simon also indicated that the headland is to be a natural landscape, not a berth for shipping.

Elizabeth asked about the tender for the demolition of the white shed at White Bay 5.

Shane replied that the preferred tenderer for demolition of the white shed and for construction of the proposed Cruise Passenger Terminal at 5 White Bay has been selected, and Sydney Ports is awaiting on advice from the state Government on whether to proceed.

Elizabeth asked when the modifications would go on public exhibition. At present there is no way of knowing whether modifications will have noise or visual impacts across the water. Most mitigation measures appear to protect Balmain residents only and there are concerns about the Pyrmont side. She asked whether the City of Sydney Council had been involved in mediation discussions.

Shane replied the discussions were only with Leichhardt Council as it was Leichhardt Council who lodged the claim. Without going into specific detail, Shane indicated that the modifications were more likely to mitigate the impacts on Pyrmont residents than increase them. The CLG will be notified when the modifications is made publically available.

Action: Sydney Ports inform the CLG when the modifications are publically available.

5. Report on activities from Sydney Ports Corporation including:

- Expression of Interest (EOI) process for Glebe Island

Shane detailed the Expression of Interest (EOI) process for Glebe Island that occurred after the last CLG meeting.

Sydney Ports noted community concerns regarding community consultation around the process and detailed where Sydney Ports has identified areas for improvement – in particular, provision of timely and accurate advice to the community.

Damien asked whether procedures are now in place to ensure that this doesn't happen in future.

Shane replied that community concerns have been taken on board and Sydney Ports will ensure the community is provided with timely and accurate advice.

Mary asked whether Sydney Ports has the ability to lease without Ministerial approval.

Shane replied that Sydney Ports has an ability to call for Expressions of Interest for Glebe Island for leases to 2020. Expressions of Interest have been called for and the intention is for leases to be offered till 2020.

Mary asked whether this meant any decisions made by the Bays Precinct Committee would only apply after 2020.

Shane replied this is the case for Glebe Island. There is support from the Government to offer leases till 2020.

Jane expressed concerns regarding the short decision time for tenders.

Shane agreed and stated that the response time included in the documentation was ambitious. In reality, the leasing process will take longer as each submission must go through an evaluation process then be provided to the Sydney Ports Board for approval. The Minister is also informed

and negotiations with those who made the submission begin. Sydney Ports reiterated that the uses would be limited to port and maritime uses only.

Christina asked when the CLG would hear about leases being signed.

Shane replied that the aim of the Expression of Interest process was to identify parties who are interested in entering into leases for Glebe Island – it is not a lease signing process. If these parties are successful in obtaining an agreement to lease, they would still need to go through an appropriate planning assessment for their proposed use.

Shane indicated that he may be able to provide further details at the next meeting. If something noteworthy arises meantime, he will let members know.

- New Year's Eve Concert at Glebe Island

Shane noted that as previously reported Sydney Ports had been approached to provide Landowners Consent for two concerts at Glebe Island on New Year's Eve and January 3rd 2012.

Mary raised concerns about the proposed use of a helicopter at the concerts.

Shane and Daniela stated that, in their understanding, the helicopter would be used mainly for potential emergencies and to fly in the main act on New Year's Eve. It is not the intention that flights would be coming and going. From discussions held with the promoter, Daniela understands that the helicopter would land around 9pm and midnight.

Elizabeth thought it unsatisfactory that there are no details about the helicopter in the Development Application (DA) and she has been unable to get satisfaction from the Department of Planning & Infrastructure (DP&I). Details on take-offs and landings need to be spelt out.

Daniela suggested that if Elizabeth or any other community member had concerns with the proposal, then they lodge these with the Department of Planning & Infrastructure (DP&I) and include details of what they felt to be reasonable if no detail could be obtained.

Christina asked whether a Traffic Management Plan will be included.

Shane replied there is a copy of the Traffic Management Plan in the documentation included on the Department of Planning & Infrastructure (DP&I) website. Shane indicated that it is his understanding that the promoter is currently working with the police and emergency services as well as RTA.

The website location for the documentation which is on public exhibition has already been sent to the CLG.

Shane reiterated that this is not a Sydney Ports proposal – we have simply been asked to provide the site.

Christina indicated concerns regarding potential noise on the 3rd January 2012 as this would be outside the holiday period.

Liza noted that Cement Australia will be back at work before the 3rd January 2012 and have trucks operating.

Shane noted these issues regarding the concert on the 3rd January 2012 and indicated that the promoter has advised that these will be worked out with the tenants.

- The Great Gatsby film set at White Bay

Phillip Roope from Bazmark Films addressed the meeting and outlined plans for the use of White Bay as a set for the upcoming filming of *The Great Gatsby* starring Leonardo de Caprio. Phillip provided details of the recreation of the *Valley of the Ashes* located outside of New York in the 1920's and provided images of the proposed set. He noted that the scenes to be shot at White Bay are quiet in nature (most dialogue scenes with no explosions, loud noises, etc). Detailed

Traffic Management Plans have been developed to minimise the impacts on the area, with construction vehicles traveling through Robert St and support vehicles through Gordon St. A security guard from Sydney Ports contract security provider will be on the gate with direct contact details for Phillip if residents should raise concerns. CLG members will be informed prior to filming.

Rachel also noted signs would be placed at Robert St with a contact number in case residents are concerned.

- Vessel activity and short term use at Glebe Island/White Bay

The bulk carrier *Geosand Max* berthed at Glebe Island 2 on 31 May 2011 for bunkering. The vessel departed later that day.

The ex-Sydney Ferry *Lady Wakehurst* left White Bay on 5 June 2011 to travel to the Solomon Islands to provide medical assistance.

The bulk carrier *CSL Pacific* berthed at Glebe Island 1 on Thursday 21 July 2011. The vessel unloaded salt which is used by Orica's Botany plant to produce various chemicals including chlorine. The vessel departed on Saturday 23 July 2011.

The container vessel *Maersk Radford* arrived at White Bay 4 on the morning of Tuesday 2 August 2011. The vessel was berthed for minor repairs. The vessel departed Wednesday 3 August 2011.

Sydney Ports is proposing to use Glebe Island for processing passengers from the *Pacific Jewel* on the 18 September. This is in response to the Blackmores Running Festival which occurs on this date and will require the closure of Hickson Road at Barangaroo. The CLG will be provided details of this once they are confirmed.

The Sea Shepherd vessel *Bob Barker* is still berthed at White Bay 3.

Christina reported a question from a precinct member regarding the unloading of salt at Glebe Island during heavy rain. The resident had concerns regarding contamination from runoff and impacts of dust.

Shane noted that the salt is composed of large, stable crystals similar to rock salt. It is stored outside at Botany opposite residents so impacts of rain are minimal/negligible. There are jersey kerbs located at the edge of the berth to restrict any runoff. However, it is important to note that the product is sea salt so any concerns about contamination of the adjacent waterway at Glebe Island are unwarranted.

Jane asked what was happening currently at White Bay 2 and 3.

Shane indicated that harbourside construction contractors have equipment located at White Bay so this may be the activity that Jane has seen.

Guy suggested it may be material for construction of the Rose Bay Marina. Pontoons are constructed here, lowered into the water and barged to Rose Bay.

Action: Shane to email a response to Jane and Christina regarding activities currently occurring at White Bay 2 and 3.

- Other developments

Shane reported that plans for a Marine Training School had been on exhibition in June and July and are still being assessed by the Department of Planning & Infrastructure (DP&I). Mark informed CLG by email after the last meeting.

6. Report on activities from Lessees

Baileys has conducted a ferry refueling exercise at night at his facility and is happy with results. They are currently in the early stages of planning for other facilities at the site.

Lubrizol had a ship last month and expects another next month.

Cement Australia's shipping is running to plan.

Elizabeth asked whether the *Claudia* is being decommissioned.

Shane replied it is Hansons' ship and has already been decommissioned. He thinks they were looking for a replacement.

Elizabeth suggested it is appalling to think lorries are being used instead.

GRA reported a break down resulted in the vessel being berthed for seven days instead of the usual three days.

7. Report on activities from Community Members

Mary noted concerns from the Pyrmont side that other activities will impact on Pyrmont residents. Sydney Ports needs to understand noise travels across water, and there are concerns about activities such as rides and ferris wheels which will be opposed.

Christina reported the main focus of Balmain White Bay Precinct is for the Bays Precinct Plan to fit in with nature of the peninsula.

Simon reported NSW Maritime had met with Lend Lease and SHFA regarding the replacement of the old CSR wharf. A plan will be submitted after consultation with the community.

Elizabeth raised the issue of Blackwattle Bay 1 and 2. NSW Maritime had awarded a tender to All Occasions Cruises, which she thought a ridiculous tender. The architect subsequently withdrew the right to use their designs. She hopes NSW Maritime will work with the proponents for a suitable plan and keep the CLG updated.

Action: Simon to provide the CLG with further information regarding plans for Blackwattle Bay.

Christina asked whether NSW Maritime had concerns regarding the possible privatisation of ferry services or with issues related to this.

Simon replied that NSW Maritime is sitting on a review panel regarding franchising Sydney Ferries. The major agencies are on the review panel.

Elizabeth indicated the community is not happy with the Sydney Heritage Fleet's huge development proposal for Bank St. She asks that Sydney Ports and Maritime work together to find more a suitable location.

Simon replied that NSW Maritime had previously undertaken to find a home for the fleet but the proposal has changed. NSW Maritime is not the consent authority.

Simon reported that NSW Maritime are in discussions with SHFA regarding 1 Bank St. Maritime is looking to take transfer from SHFA and is undertaking an environmental site assessment of the site.

Jane asked whether the CLG could be briefed more fully on Transport for NSW when more information is available.

Simon will arrange to do that, or bring someone else to do so.

Shane noted that the three ports (Newcastle, Sydney & Port Kembla) will report through the Freight division of the new Transport for NSW. Jane hopes this will lead to more cooperation between agencies.

Simon suggested the main focus will be for customers.

Action: The CLG to be briefed more fully on Transport for NSW when additional information becomes available.

8. Complaints reports for Office of Environment & Heritage licenses:

- White Bay berth 4 - nil

- Glebe Island berth 1 - nil

- Glebe Island berth 7 - nil

Summary of all GI White Bay complaints;

There were no complaints for the licensed berths in the months of June and July 2011. The copies of the updated Complaints Summaries will now be provided electronically to members of the CLG.

9. Next meeting date

The next meeting will be Monday 14 November 2011.