

**MINUTES OF MEETING**  
**Meeting #15**  
**Glebe Island White Bay Community Liaison Group**  
**Leichhardt Town Hall**  
**Marion St, Leichhardt**  
**5.30pm-7.00pm**  
**Monday 12 April 2010**

<b>Attendees</b>	
<b>Community Representatives</b>	Ann Bastock Damian Cobley-Finch Elizabeth Elenius Mary Mortimer Jane Marceau Christina Ritchie
<b>Lessees</b>	Phillip Lane – Lubrizol Chris McLaughlin – Gypsum Resources Australia
<b>Agencies</b>	Marie Ierufi – City of Sydney
<b>Sydney Ports Corporation</b>	Shane Hobday Christa Sams Daniela Vujic
<b>Minutetaker</b>	Sandra Spate
<b>Apologies</b>	John Fisk – Resident George Cooper – Resident David Hamilton – Lubrizol David Martin – Sugar Australia Ltd Paul Weaver – Gypsum Resources Australia Rachel Josey – Leichhardt Council Shayne Wilde – NSW Maritime Peter Zangari – SPC

## MEETING RECORD

### 1. Welcome and apologies

Shane welcomed everyone to the meeting. He reported that Brigid Kelly is no longer with the City of Sydney (CoS) Council. Marie Ierufi from CoS City Plan Development unit will attend meetings on behalf of the CoS. Chris McLaughlin is representing Gypsum Resources Australia. Apologies were received from John Fisk, George Cooper, David Martin, Paul Weaver, Rachel Josey, Shayne Wilde, and Peter Zangari.

### 2. Minutes of the last meeting

The minutes from the last meeting were accepted. All final minutes are placed on Sydney Ports' website at:

[http://www.sydneyports.com.au/community/consultative\\_committees/glebe\\_islandwhite\\_bay\\_clg](http://www.sydneyports.com.au/community/consultative_committees/glebe_islandwhite_bay_clg)

#### Actions arising from the previous minutes

- Christa has followed up with NSW Maritime the issue of the use of the former water police area at Pyrmont Park, and noise problems caused by intoxicated people disembarking in residential areas. Shayne Wilde will follow these issues up internally and advise the next CLG meeting of the outcome.
- Regarding the stockpile near Glebe Island Bridge, Sydney Slipways are still in the process of developing the property, and construction activities are occurring.

- The land near the Liquidity site at Rozelle is to be developed as a dry boat storage facility. The lease is being finalised. The area will be developed progressively, with the boat launch to be developed first.
- Responses have been forwarded by Christa to Christina and Elizabeth regarding the Sydney Slipways Community Liaison Group. As there are few community concerns, there will be no formal meetings but liaison with community members as needs be around issues such as night noise and boating activity.

### **3. Update on Bays Precinct consultation**

Shane reported that the Bays Precinct Community Reference Group (CRG) meetings had now concluded. Sydney Harbour Foreshore Authority (SHFA) was preparing a brochure to summarise community input. This would be sent out to community members. A document presenting concepts for future uses should be publicly available and open for comment by the middle of the year.

Elizabeth reported that she had a draft of the executive summary prepared by John Brooks and Lesley Lynch, which includes the outputs of three working groups. She noted that the CRG had recommended ongoing dialogue with the Taskforce. Elizabeth reported that a meeting would be held on April 19 with CoS councillors regarding outcomes of the CRG.

Christina hopes all planning documents will be discussed. She thought dialogue had not been satisfactory up to now and the process had been undermined by ongoing development approvals. There needed to be dialogue with the Taskforce and Cruise Ship Steering Committee. What has happened is not good consultative practice.

For the information of the CLG, Jane passed around a copy of a prepared submission "Future of the Bays Precinct, Sydney" which contains a set of options for the Bays Precinct.

Shane noted that SHFA will produce an overall brochure of outputs to be posted on the website. The Taskforce will consider inputs from the CRG.

Jane asked who the Sydney Ports representative on the Taskforce is. She noted it does not include the RTA. It is proving hard to talk to the Taskforce as is hard to know who is on it. Shane replied that the SPC representative is the CEO, Grant Gilfillan.

### **4. White Bay Passenger Cruise Terminal**

Daniela noted the announcement last December for a permanent domestic cruise ship terminal at White Bay No. 5 with a second berth at No. 4. An architect is currently being engaged to design the new facility. The Environmental Assessment will be prepared with the aim of submitting to the Department of Planning by mid year as a Part 3A development.

Damian asked whether it would be a multi-purpose building.

Daniela replied that SPC is looking at a passenger terminal which could be used for other purposes such as functions and exhibitions, similar to the existing facility at Darling Harbour No. 8, however public access issues are still being considered.

Elizabeth asked how the recommendations of the working groups are being incorporated into what the architect will be doing.

Daniela requested that members pass on anything they would like considered so it can be passed on to the architect.

Jane asked whether all the recommendations of the Bays Precinct CRG would be made available to the architect.

Daniela replied that the architect needs to develop a design as a starting point, taking into consideration interaction with the community and surrounding land uses. The Environmental Assessment process will consider this further. Relevant sections of all available documents would be considered by the architect.

Mary suggested that it would be too late at that stage to incorporate community suggestions regarding the design.

Elizabeth cited the experience with Star City, where once the architect did their thing community suggestions were ignored.

Daniela replied the architect needed to start to develop the concept to allow the Environmental Assessment process to begin.

Jane asked whether the design for the building would be different if there was to be a new ferry terminal and light rail was to go ahead. There is a need to build these into the concept in case these things happen. There needs to be particular elements included in the design of the building. The architect needs to talk to the government about ferry stops and light rail before designing the building. Shane replied that the design of the facility would need to be flexible to incorporate these elements.

Elizabeth suggested the main principle needed to be integrated planning.

Christina suggested it also needed to be integrated with Barrangaroo where decisions were made without looking at the whole area. The original concept included a cruise passenger terminal at Barrangaroo. She thought the decision to relocate it was a bad one. The hotchpotch approach won't satisfy anyone. The current developer of Barrangaroo has not yet provided a plan.

Shane noted the decisions regarding Barrangaroo were not made by SPC but were a whole of government decision. All relevant information will be made available to the architect for the cruise terminal at White Bay. SPC has to vacate No. 8 Darling Harbour by mid year and will move to a marquee at No. 5 Darling Harbour for approximately two years. He suggested the key for the design is not to eliminate the chance of incorporating suggestions for land uses such as ferry stops and light rail.

Daniela reported a bike plan for Glebe Island White Bay had been received from a resident last week. She asked that members speak to their communities and pass on information to SPC so input can be taken on board early.

## **5. Report on activities from Sydney Ports Corporation:**

An updated map of existing and future developments at Glebe Island/White Bay was provided to members. This is attached to the minutes. Mary requested dates be included on future maps.

### **- Baileys**

Shane reported that the signing of the lease is imminent. As soon as this is done Baileys are expected to develop on Wharf 6.

### **- Australia Day Jazz on the Water Concert**

Shane noted questions had been raised regarding the Australia Day concert, which was attended by some members of the CLG.

Mary reported that residents of Jacksons Landing had raised questions about the setting up and testing of equipment for days in advance of the concert. There was no criticism of the concert, just the disturbance for days prior to the concert. She asked whether a DA is required for this. Shane noted that while SPC are principal sponsors, the Australia Day Council organises the event as part of Australia Day program. SPC has a contract to support the concert, but the Australia Day Council organise it. SPC meets with the Council during the year.

**Action:** SPC will pass on residents' concerns regarding the setting up of the Australia Day concert to the Australia Day Council.

## **Other developments**

### **- CBD Metro**

Shane reported that the discontinuation of the CBD Metro would assist options for providing access around the back of White Bay for the new cruise ship terminal. The exact path was still being determined.

Christina asked if the access road would go along the foreshore all the way. It would not necessarily have to be along the edge, as there was an opportunity here for public access to the foreshore.

Shane replied that it had to go around the foreshore as this was the only way to access James Craig Road, but there were now more options regarding the route as the plans for the Metro would have pushed it closer to the edge.

Elizabeth noted there had been suggestions for a parallel road along Roberts St.

Shane replied the government decision to go ahead with the terminal was conditional on access for the cruise passenger terminal primarily being via James Craig Road. Daniela noted there had been community opposition to Robert St as an access road for the passenger terminal previously. The use of Roberts St as the only access point to the terminal was not an option.

Daniela said that Baileys and other operators have access to Robert St.

Jane supported the suggestion for use of Robert St. She suggested it not need be right up to Victoria Road but up the back to avoid duplicate road and junction issues.

Elizabeth asked whether options for the road would also consider how it would tie in with the White Bay power station, assuming it would eventually be either redeveloped or a re-use found.

Jane emphasized there needed to be a decision regarding the whole area including the power station. Her preference would be that another road isn't built, given that a road exists already. Resources would be better invested in by-passing the bottleneck. Once the road was embarked on, it would be difficult to undo. Money would be better spent adjusting the intersection. Options should be left open for future decisions. A road here precludes a lot of activities. Could SPC go back to the Minister and ask if it can be done more sensibly?

Christina suggested a decision regarding the road couldn't be made till we know what is happening regarding the power station. There needs to be a Masterplan and we haven't got it. Shane suggested that there may be other options as a result of the CBD Metro decision. SPC will take feedback from the CLG on board and hope to be in a position at the next meeting to discuss the proposal in more detail.

**Action:** SPC to present proposal regarding the passenger terminal access road to the CLG at next meeting.

### **- Empty Container Storage**

Shane noted that at the last meeting it was proposed that an empty container park be established at the back of Glebe Island. The area is shown on the map. The temporary facilities would be used as an overflow facility, and have now been approved.

Sydney is mainly an import port so we export a lot of empty containers. Towards the end of year around Christmas, container parks get full. This is a contingency plan for storage of empty containers.

Damien suggested that he thought it would also be rare for this container reserve to be full of containers.

Shane replied all of the other container park operators would need to be verging on full before this area was used. This would be a facility of last resort.

Elizabeth enquired about access to the area.

Daniela reported that operating hours would be Monday to Saturday 7am-10pm, and 8am-10pm on Sundays and public holidays. Any repairs to containers would only be allowed before 6pm.

Trucks would only move in a forward direction. Containers would be stacked on the perimeter first to form a noise barrier. There would be training required for drivers. It would be used for a number of weeks or months during peak periods and only if other container parks were full.

Christina asked how long would this activity continue on this site?

Daniela replied it would continue to happen while the area is not used for other activities.

Christina asked whether this would be a disincentive to other companies extending the container storage facilities they have.

Shane noted there are other facilities currently being developed at Enfield and Moorebank, but the area at Glebe Island is an interim arrangement as Enfield is a year away and Moorebank approximately two years.

Christina asked whether in two years the facility would no longer be needed.

Shane said this couldn't be guaranteed.

Elizabeth asked whether a brief synopsis of the project could be supplied to members, for easier reporting to their communities.

**Action:** a project summary is attached to the minutes.

#### **- Temporary Bus Layover Facility**

Shane reported on a proposal for which SPC had been approached. Hillsbus is looking for a temporary layover facility during the day for buses from the north west which come to the city during the morning peak and then go back during the afternoon peak, instead of driving out to their depot after the morning and returning to the city for the afternoon peak.

Daniela noted that SPC had met with Hillsbus who were preparing a DA which would go to the Department of Planning for approval. It was expected this would be submitted in coming weeks. There would be the normal public exhibition as a Part 4 planning approval process. The area would be to the south of the empty container storage facility, adjacent to the old Glebe Island Bridge away from wharf edge. The facility would only be used during the middle of the day. Approximately 50 buses would be brought in and left on site, to continue their operations in the afternoon peak. It would be used primarily during the week and on odd occasions for special events such as New Years Eve.

Damien noted this would save on pollution by reducing bus trips.

Christina asked how long was this use expected for.

Shane replied until there was another proposal for that area, it could be used.

Daniela noted it is a temporary use, but the length of time hasn't been specified. This will be included in the planning application. SPC is looking at the area for ongoing port activities, and therefore will enter into a shorter term lease.

#### **- Other Activities**

Shane reported that SPC had received an application for a film shoot at Glebe Island on April 20 and 21 involving a car chase and a fire. There will be a crew of 40 on site. A reminder will be sent to the CLG closer to the date.

**Action:** Christa to send reminder regarding this activity closer to the date.

Vessel activities: the Nebula has gone from White Bay; the salt discharge has occurred at Glebe Island and is expected every 6 months; the Energy Australia tug at Glebe Island 1 is expected to leave at the end of April or early May. A court hearing is underway regarding the scuttling of the ex-HMAS Adelaide, which will be in port until this is resolved.

#### **6. Report on activities from Lessees**

Chris reported for GRA that 67,000 tonnes have moved through since last meeting. The next ship arrives this Saturday.

Phil reported from Lubrizol that there was one ship in March with a 24 hour turnaround and another is expected in May.

Chris asked whether it was intended to continue to use Glebe Island 1 for salt discharge, as this interfered less with their operations than use of Glebe Island 7.

Shane reported that while No. 7 was previously used there is now the option of either No. 1 or No. 7. He noted that No. 7 was more restricted in terms of space.

## **7. Report on activities from Community Members**

Elizabeth reported Banks St issues continue.

Bays Precinct activities were occurring.

Christina advised no White Bay precinct meeting was held in April, with the next to be held in May

Elizabeth noted the fish markets announcement was the most significant event and they were pleased with this.

## **8. Complaints reports for Department of Environment, Climate Change and Water licences:**

Complaints reports for licensed activities White Bay berth 4, Glebe Island berth 1 and Glebe Island berth 7 were distributed.

### **- White Bay berth 4**

No complaints for January, February and March

### **- Glebe Island berth 1**

No complaints for January, February and March

### **- Glebe Island berth 7**

No complaints for January, February and March

## **Summary of all Glebe Island White Bay complaints**

### **January Total = 2** (since last meeting)

- 1 noise complaint from grinding works by Waterways Constructions at White Bay. This was investigated by SPC, contractors were found to be working within their permitted hours.

- 1 noise complaint from sound test for Australia Day concert in Pyrmont Park.

### **February Total = 4**

- 3 noise complaints from pipe-laying vessel *Nebula* at White Bay. After SPC investigation only one of these complaints could be confirmed to be due to vessel operations. The vessel's generators were subsequently turned off, which eliminated the noise. Vessel's agent agreed that the use of the generators should not be allowed after 9pm.

1 - noise complaint related to White Bay, source could not be ascertained by SPC.

### **March Total = 4**

- 3 noise complaints regarding generator and bunkering noise from the tug *Kendrick* (associated with *Nebula*) at 6 White Bay. SPC's investigation found the noise to be within normal operational levels.

- 1 noise complaint at 3 White Bay from the vessel *Azul Glory* (bulk cargo ship under repair). SPC's investigation found the noise to be within normal operational levels.

### **April Total = Nil** to date

## **9. General Business and Next meeting dates**

The next CLG meeting will be held on Monday 19 July at 5:30pm at Leichhardt Town Hall, unless otherwise notified.

Elizabeth tendered her apology for this meeting.

As Mary may also be unable to attend, she asked whether she and Elizabeth could nominate a replacement from their area to attend.

Christa replied they could and asked them to inform her if this was the case.

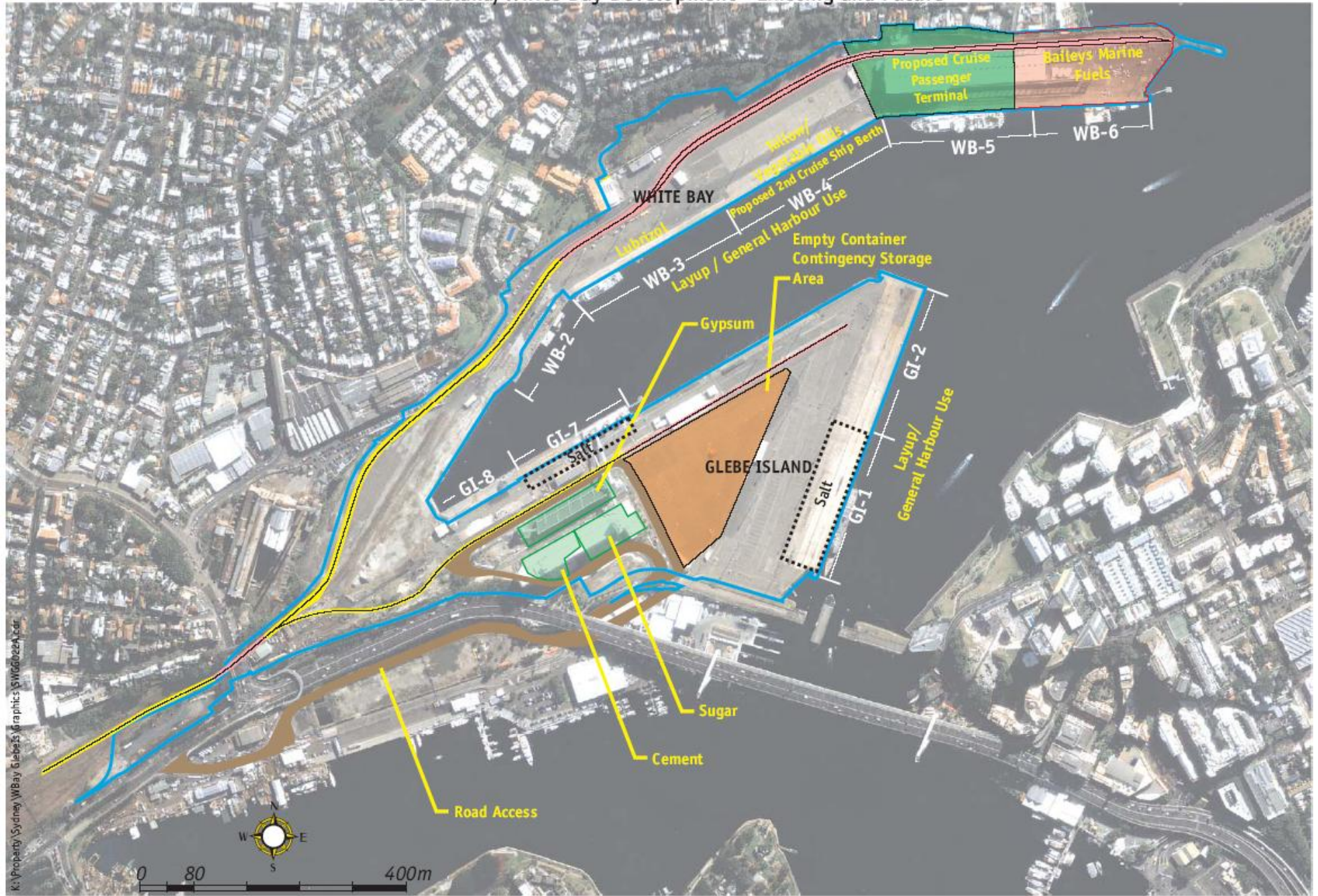
Christa is unlikely to be at this meeting as she expects to be on maternity leave then.

The group thanked Christa for her work with the CLG to date.

Elizabeth asked whether an extra effort could be made to get a representative from NSW Maritime to the next meeting.

**Action:** SPC will follow up NSW Maritime to try and ensure they send a representative to future meetings.

# Glebe Island/White Bay Development - Existing and Future



Drawing Dated April 2010