



7 May 2021

Andrew Driver
Development Manager
Hanson

via email: andrew.driver@hanson.com.au

Dear Mr Driver

**Glebe Island Concrete Batching Plant and Aggregate Handling Facility (SSD 8544)
Questions on Notice**

I refer to the above application and the meeting with the Independent Planning Commission (**Commission**) on 6 May 2021.

As discussed at the meeting and as a result of other stakeholder meetings, the Commission requests the Applicant provide the following information:

1. Further height and plan details
 - a) The RL height of the heritage silos (to top of concrete) and the Multi user facility surrounding the Project Site;
 - b) The RL of the ANZAC Bridge deck at the pylon structure closest to the proposed development;
 - c) The dimensions (including RL height, depth and width) and setbacks of all proposed buildings at the Project Site;
 - d) Details of the minimum height possible for the aggregate handling building, and the impact on capacity from a reduction in height (for example a height reduction of 1.0m would equate to how many cubic metres of aggregate?).
2. Visual Impact
 - a) Confirmation that the photomontages submitted with the Visual Impact Assessment (VIA) are accurate and have been prepared in accordance with best practice guidelines, for example the Land and Environment Court's Photomontage Policy;
 - b) Provide accurate photomontages for the plans submitted with the Response to Submissions (RTS) from locations 4, 6 and 7 in the VIA.
3. Traffic
 - a) The intersection delays that have been identified at The Crescent/City West Link Road intersection are expected to result in a reduced Level of service (LoS) and resultant queuing impacts, with or without the proposal. The Commission seeks information to understand the developments that are included in this assessment of the cumulative impact and the length and location of queuing, particularly during the AM and operational peak periods;
 - b) The truck route for the development includes The Crescent, which passes through residential areas. Further information is sought on the truck routes and potential impacts;
 - c) Information relating to the volume and frequency of sand deliveries by truck.



4. Noise / Enclosure of structures

- a) At paragraph 6.4.4, the Assessment Report describes how concrete batching will be undertaken in a partially enclosed building. Can the Applicant please confirm the extent of enclosure of all structures proposed.
- a) The Applicant has indicated that the silos may be constructed of concrete of other material, such as metal cladding. Please confirm whether the Noise Assessment for the project specified whether the buildings need to be a specific material or acoustically treated to meet noise criteria.

5. Landscaping

- a) Please provide further details regarding the practicality of providing a green wall attached to the shipping container wall, ongoing maintenance challenges and its effectiveness in mitigating visual impacts.

Please ensure that the information listed above, is provided by **Friday, 14 May 2021**.

If you require any clarification in relation to the above, or wish to discuss further, please contact Ms Casey Joshua, casey.joshua@ipcn.nsw.gov.au or (02) 8289 6913.

Yours sincerely,

Stephen Barry
Planning Director