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Subject: Glebe Island Concrete Batching Plant and Aggregate Handling Facility - suggested amendments to draft conditions
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Attachments: [image001.png](#)
[Document1.docx](#)

Good Morning Casey, further to the City of Sydney's consultation with Commissioners Annelise Tuor and Dr Peter Williams from the Independent Planning Commission last Thursday 6th May, 2021, please find attached some commentary and suggested amendments to the draft conditions of consent for SSD 8544.

Once again, thank you for the opportunity to provide input into this matter.

Warm regards

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the Gadigal of the Eora nation as the
Traditional Custodians of our local area.

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Recommendations regarding draft conditions of consent for SSD 8544

(1) Shore to ship power

Should the application be approved, in light of the long term plan for the area and to ensure the concrete batching and aggregate handling facility will remain harmonious with the inevitable changes that are to occur on Glebe Island with greater sensitive land uses encroaching onto the curtilage of the use, the City of Sydney strongly recommend that **Condition F5** be amended to read as follows, with amendments in **bold and italic**:

“NOISE LIMITS – GENERAL OPERATION

Condition F5:

The Applicant must source **and continually use** a dedicated vessel **or vessels** to supply raw material to the facility to ensure noise **and air quality** from ship berthing is minimised and ‘poor’ noise performing ships are not used at the site. The vessel must be maintained and operated to ensure the noise limits in Condition F4 are met. ***In this regard:***

- (a) The operator shall 5 years from the date of commencement of use, ensure the provision of sufficient on-shore infrastructure /electricity supply to enable berthed boats in association with the use are connected to an on-shore supply and turn off their engines;***
- (b) Should the operator consider compliance with subclause (a) not feasible, then this shall be clearly demonstrated in writing, including the provision of a full feasibility study, prepared by a suitably qualified person, to demonstrate the unviability, both in regards to the type of vessel(s) available as well as the provision of on-shore infrastructure;***
- (c) Such a report as outlined under (b) above, shall be submitted no less than 5 years from the date of commencement of use and no more than 6 months post this date, and be to the satisfaction of the Planning Secretary; and***
- (d) Should the report be accepted by the Planning Secretary and the provision of shore to ship power be deemed not feasible, the operator shall again submit another feasibility study within 5 years of the date of the Planning Secretary’s acceptance of the feasibility report.***

(2) Light Spill

We note **condition B6** of the draft consent requires compliance with AS4282: 1997 as well as AECOMs lighting strategy.

In the City of Sydney’s submission, we asked that all lighting be fitted with dimmers to allow areas to be dimmed or lights switched off when not in use. Our review of the 7 page AECOM report dated 22 October 2018 is that such measures are not discussed or mandated. Accordingly, we recommend Condition B6 to read as follows:

“OUTDOOR LIGHTING

B6. All outdoor lighting within the site must comply with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting and the Glebe Island Concrete Batching Plan Light Strategy (Reference: 60555976) prepared by AECOM dated 22 October 2018. Details demonstrating compliance with these requirements, ***along with details that demonstrate all new lighting are to be fitted with dimmers and movement detection sensors*** are to be submitted to the Certifier Authority prior to the issue of a Construction Certificate.”

(3) Public Art Strategy / Green Wall

Condition B26 Public Art Strategy:

The Aggregate Silos are no longer a cylindrical shape and the surface material is not going to be concrete. The EIS states it is to be of a colourbond profile – which may make the application of paint or a stencil not that easy.

We also stated that the Public Art Strategy needs to be explicit in stating that the art cannot be used for any form of advertising. Condition B26 should therefore read:

“PUBLIC ART STRATEGY

B26. Prior to the issue of the relevant Construction Certificate, the details of measures to soften the visual impact of the proposal, including the silos and proposed green wall, must be submitted to and approved by the Planning Secretary, as part of a Public Art Strategy. This must be prepared in consultation with the Port Authority, local residents and resident groups, Council and the City of Sydney Council.

In this regard,

- (a) The Public Art Strategy should make provision that if the aggregate storage silos are to be constructed with a colourbond exterior, and the profile of such material does not make for an effective application of an artist’s chosen medium, then provision shall be made for ‘art sculpture zone(s)’ of meaningful scale readily visible from identified public vantage points that will allow the effective application of the selected artists chosen medium(s);***
- (b) the Public Art Strategy shall contain a clear notation / requirement that any art applied to the aggregate storage silos shall not constitute or be for any form of third party advertising or business identification signage; and***
- (c) The PAS shall be under the guidance of artists, suitably qualified architects, landscape architects and designers, that can ensure the successful integration of the PAS into the overall development. “***

It is also recommended that Condition C40 should refer to the green wall requirement specified under Condition B26 of the draft consent. Suggested wording is:

“LANDSCAPE PLAN

C40. A detailed Landscape Plan, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by the Planning Secretary prior to the commencement of works. The Landscape Plan must include:

- (a) location of existing and proposed structures on the site including trees (if applicable);
- (b) details of earthworks, including mounding and retaining walls and planter boxes (if applicable);
- (c) location, number and type of plant species; (d) details of planting procedure and maintenance;
- (e) details of drainage and watering systems; and (f) details of maintenance.

(f) details of the green wall as required under Condition B26. “

(4) **Storage and Handling of Waste**

Condition B21 refers to an outdated City of Sydney waste policy when referring to the storage and handling of waste however, the site falls outside of the City of Sydney LGA. If referring to a City of Sydney waste policy was intentional, we would recommend that the condition be modified to reflect the current waste policy as below:

“STORAGE AND HANDLING OF WASTE

B21. The design of facilities for the storage and handling of operational waste must comply with the requirements of City of Sydney ~~**Policy for Waste Minimisation in New Developments 2005**~~ **Guidelines for Waste Management in New Developments 2018**. Details are to be submitted to the Certifier prior to the issue of a Construction Certificate.”