



7 May 2021

Anthony Witherdin
Director
Key Sites Assessments
Department of Planning, Industry & Environment

via email: [REDACTED]

Dear Mr Witherdin

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

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

As discussed at that meeting and as a result of other stakeholder meetings, the Commission requests the Department provide further information on the following matters:

1. Strategic Context

- a) The Department's Assessment Report includes Figure 9 - 'Bays West Structure Plan 2040 and beyond' from the *Draft Bays West Place Strategy* (Strategy), which shows public access on the site with an elevated public domain. Please provide advice on the implications of SSD-8544 on the Bays West vision as outlined in Figure 9.
- b) The Department's Assessment Report identifies the proposal "*is consistent with the Draft Bays West Place Strategy's designation of the site as a concrete batching facility that would utilise the existing berths, whilst allowing for potential future uses to coexist within the precinct*" (page V). Please provide some more detail regarding the coexistence of the proposal with potential future uses in the Precinct.
- c) What are the likely time frames in the Strategy for development of the Glebe Island East Sub Precinct?

2. Height 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 RL height of all proposed buildings at the Project Site;

3. Landscaping

- a) The Applicant and NSW Port Authority have commented that it is impractical to provide landscaping on the Site other than the green wall attached to the containers and small plants. The Department's Assessment Report states that "*...the Applicant proposed a Landscape Plan to mitigate visual impacts. The Department supports the provision of landscaping on the site to help soften and screen the development where practical to do so and recommends a condition...*" (paragraph 6.3.18). The Commission seeks further assessment of the visual impact, on the basis that the



applicant has stated that it is not practical to provide landscaping of sufficient size/quantity to “screen” and “soften” the proposal, particularly the silos.

- b) 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.

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 Department please confirm the extent of enclosure of all structures proposed.
- b) The Applicant has indicated that the silos may be concrete or 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. 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.

6. Construction period

- a) The Applicant has indicated that the construction period would be 18-24 months with completion around 2024. Please confirm this is the period that the Department based its assessment on and provide any further comments, if necessary.

The Commission would appreciate a response to the above queries 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, [REDACTED] or [REDACTED]

Yours sincerely,

Stephen Barry
Planning Director