



GLEBE ISLAND CONCRETE BATCHING PLANT GIVEN GO AHEAD

23 July 2021

Plans for a major concrete plant on Sydney's Glebe Island have been modified and conditionally approved by the state's Independent Planning Commission.

Hanson Construction Materials Pty Ltd sought development consent for a \$22-million concrete batching plant and aggregate handling facility in the Bays Precinct.

Under its proposal, up to one million tonnes of aggregate would be shipped to the port facility each year to produce about one million cubic metres of concrete for use in big infrastructure projects across Sydney's CBD and inner suburbs. The materials were to be stored on site in a number of silos up to 34m tall.

A whole-of-government assessment by the Department of Planning, Industry & Environment concluded in April the Project was approvable with conditions; however, the Independent Planning Commission is the consent authority for the state significant development application because the Department received objections from the Inner West Council and more than 50 members of the public.

Opponents raised concerns about the permissibility and strategic justification for the development; its bulk and scale; visual and amenity impacts, including air and noise pollution; as well as traffic and parking.

After carefully considering all the evidence and weighing the community's views, Commissioners Annelise Tuor (Panel Chair) and Dr Peter Williams have today (Friday 23 July 2021) determined to grant development consent for the facility, as modified by the Commission and subject to conditions which mitigate its impacts.

"[T]he Commission acknowledges that the Application will potentially result in noise, visual and other amenity impacts for the occupants of residential buildings in Jackson's Landing and Pyrmont, and users of the public domain," the Commission's Statement of Reasons for Decision reads.

"[T]he Commission has modified the application and imposed conditions to better address these and other community concerns. These include a limitation on non-port-related activities, a reduction in the height of the aggregate storage silos, a restriction on night-time ship deliveries, a time limit to the consent until the end of 2040, and further noise, air quality and traffic mitigation measures."

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“The Commission considers that subject to the imposition of these conditions, the matters raised in public submissions do not preclude the granting of development consent”, it concluded.

The Commission found the SSD application is a “reasonable and acceptable development expectation for the site” given the Application, as modified by the Commission:

- is permissible with consent in the zone and will promote port and employment uses
- is consistent with State, regional and local strategic planning objectives for the precinct, in the short to medium term
- will create 90 construction jobs and 67 full-time operational jobs; and
- will supply concrete to facilitate development in inner-Sydney and surrounding locations, including major infrastructure projects.

The Commission’s Statement of Reasons for Decision is available here:

<https://www.ipcn.nsw.gov.au/projects/2021/04/glebe-island-concrete-batching-plant-and-aggregate-handling-facility-ssd-8544>

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