



New South Wales Government
Independent Planning Commission

TRANSCRIPT OF PROCEEDINGS

RE: GLEBE ISLAND SILOS - PART 4 SIGNAGE DA PROJECT
(DA-21/13182)

DEPARTMENT MEETING

COMMISSION PANEL: PROF. RICHARD MACKAY AM (Chair)
 DR PETER WILLIAMS

OFFICE OF THE IPC: CASEY JOSHUA
 JANE ANDERSON

INNER WEST COUNCIL: DANIEL EAST

LOCATION: VIA VIDEO CONFERENCE

DATE: 10.00AM, WEDNESDAY, 10 AUGUST 2022

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PROF. MACKAY: Good morning and welcome. Before we begin, I would like to acknowledge that I am speaking to you from Gadigal land and I acknowledge the traditional owners of all of the Country from which we virtually meet today and I pay my respects to Elders past and present. Welcome to the meeting today to discuss the Glebe Island Silos - Part 4 Signage DA Project, that is DA21/13182, which is currently before the Independent Planning Commission for determination, and I welcome Mr Daniel East from Inner West Council. The applicant, Eye Drive Sydney Pty Limited, is seeking approval for the ongoing use of two existing advertising signs on the Glebe Island Silos.

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My name is Professor Richard Mackay, I am the Chair of this Commission Panel. I'm joined by my fellow Commissioner, Dr Peter Williams. We are also joined by Casey Joshua and Jane Anderson from the Office of the Independent Planning Commission. In the interests of openness and transparency and to ensure the full capture of information, today's meeting is being recorded and a complete transcript will be produced and made available on the Commission's website. The meeting is one part of the Commission's consideration of this matter and will form one of the sources of information upon which the Commission will base its determination.

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It is important for the Commissioners to ask questions of attendees and to clarify issues wherever it is considered appropriate. If you're asked a question and are not in a position to answer, please feel free to take the question on notice and provide any additional information in writing which we will then put up on the Commission's website. I request that all participants here today introduce themselves before speaking for the first time and for all members to ensure that they do not speak over the top of each other to ensure accuracy of the transcript. And we will now begin.

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So welcome again, Daniel, and I think the Commissioners have been through the documents in this matter including the submission from Council. So I think we'd particularly like to focus on the back-end of the application and invite you, if you would, to make a few comments about Council's response to the Department's assessment report and the proposed conditions please.

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MR EAST: Certainly, Commissioner. Hello everyone, my name's Daniel East, I'm the Manager of Strategic Planning at the Inner West Council. Gill Dawson extends her apologies, she is the assessment officer in my team. So in terms of Council's issues, a lot of them have been resolved. Council was concerned around the lighting curfew till 1.00am, as was originally proposed. We did support the change to 11.00pm because that reduces the impacts to the surrounding residents. We were also supportive of the reduction of the term of the consent down to three years. We do note that there are aspects pertaining to the deed of agreement for the public benefit offer to

council and if that was extended beyond the three years then that would be beyond the general manager's financial delegations but as it stands, the three years we thought was reasonable.

In terms of the heritage matters and the interpretation matters, we support the proposal from the Port Authority of NSW to install some heritage interpretation signage at the lookout above the Glebe Island just to – our position is that that should be included as a condition of consent. So that's supportive. And then in terms of the public-benefit offer, we are – part of the transport corridor outdoor advertising signage guidelines, which we will be benefitting from, and so that revised letter of offer has been given to Council and we don't raise any issues in that regard.

PROF. MACKAY: Daniel, thank you. And I think you've very efficiently progressed into the next item on the agenda, which is just the question of the public-benefit considerations. There's a revised offer on the table from the Applicant through the RTS process. I'm presuming that Council has seen that and from your earlier comments that Council believes that that is appropriate in the circumstance. Have I understood that correctly?

MR EAST: Yes, that is correct.

PROF. MACKAY: Okay. Peter, do you have any questions or comments relating to that? You're on mute.

DR WILLIAMS: Yes, sorry. I keep thinking I've unmuted myself. Sorry, Daniel. Peter Williams here. So Council's happy with the public-benefit considerations now, Daniel. Just any further matters in relation to draft conditions of consent that might be related to that or to any other conditions?

MR EAST: Yeah, certainly. So in the draft conditions of consent there was a date, the 25th of May, 2021. We received it exactly a year later, so 25th of May, 2022. So that's the only change that we're looking for, to officially update that date.

DR WILLIAMS: So, sorry, Daniel, yes, there's no other issues in relation to the public-benefit considerations or the draft conditions?

MR EAST: Not that I'm aware of.

DR WILLIAMS: Thanks, Daniel.

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PROF. MACKAY: Thank you for that. And could I just clarify, obviously this is within a precinct that is subject to some proposed future land-use and zoning changes. Given the recommendation in the Department's report for the three-year term of consent and the rest of the conditions. can I just confirm to be sure that Council is comfortable with the strategic planning context in the event that consent were to be granted?

10 MR EAST: We did have one amendment in that regard. Obviously we are aware of the precinct's strategic planning work that the state government is undertaking at this point in time. So we are of the opinion that if that work proceeds, and we understand it is, that the consent should also reflect the fact that if the Applicant wishes to extend this consent further beyond the three years that they need to gain a further approval from the Department's secretary to actually continue to use the advertising signage, given that the Bays West precinct is undergoing generational change potentially in the future.

20 PROF. MACKAY: Thank you. It's helpful to have that clarification of Council's position. Look, as you said in your preliminary remarks, Council raised a number of issues which do seem to have been addressed and resolved through the submissions, response to submissions process. So in a fit of efficiency that concludes the matters that the Commission wished to ask. Can I just ask the open question, Daniel, whether you've got any other concerns or comments that council would like to put before the Commission?

MR EAST: No further concerns, Commissioner, of course subject to the feedback that was in our submission and then what we've discussed today.

30 PROF. MACKAY: Thank you for that. Peter, can I ask you, have you got any further questions or comments?

DR WILLIAMS: No, I think that's all, thanks, Richard. Thanks, Daniel, that was very helpful.

PROF. MACKAY: And look, finally I'd just invite the officers from the Independent Planning Commission Secretariat if either Casey or Jane has something to ask or contribute?

MS JOSHUA: Nothing from me, thanks.

40 MS ANDERSON: Or from me, thank you.

PROF. MACKAY: Well, as I said, it's been an extremely efficient meeting. I guess that is reflective of the process that has already happened through the course of the application. Look, nevertheless, Daniel, it is important as part of the Commission's process to have direct contact with key stakeholders so we do appreciate you making the time available this morning and for briefing us personally on the sort of Council position with these few residual issues. So look, thank you for that. In the absence of any other questions, comments I just thank everyone who's participate in the meeting and wish you well for the rest of the day. Thank you.

10 MR EAST: Thank you very much and we appreciate the opportunity to speak to you.

PROF. MACKAY: Thank you. Well, I declare the meeting closed.

MR WILLIAMS: Thanks for your time, Daniel.

MS JOSHUA: Thank you.

MR EAST: Thank you very much. Bye-bye.

20 MS ANDERSON: Thank you.

MEETING CONCLUDED

[10.12am]