

15 May 2018

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Our Ref: R/2018/5
Your Ref: SSD 85444

Cameron Sargent
Team Leader – Key Sites Assessments
NSW Department of Planning and Environment
GPO Box 39, Sydney NSW 2000

Attention: Karl Fetterplace
Email: karl.fetterplace@planning.nsw.gov.au

Dear Karl

Glebe Island Aggregate Handling and Concrete Batching Facility – SSD 8544

Thank you for your correspondence dated 9 April 2018 which invites the City of Sydney (“the City”) to provide comment on the proposal.

Detailed consideration of the cumulative impacts of all activities in the proposed location, including the proposed Ports Authority multi-user facility located immediately adjacent to the site should be considered by the Proponent and the Department in the assessment of the application. Consistent operational details must be considered in each specialist report.

The cumulative impacts of the proposed operation that need to be aggregated and taken into account in any assessment are (but not limited to):

- Ships docking and ship’s engines running during port time
- Lighting and hours of port handling areas and ships in port
- Trucks arriving, idling and leaving plant facilities
- Operations between ships berth and batching plant handling facilities
- Operations and containment of the batching plant itself

The impact of the proposed operations are made difficult for any one authority to assess and manage because different approvals are required to achieve the complete operation. However, the assessment of the operational batching plant is the key opportunity for assessing the cumulative impacts of the proposed operation including whether the site is the appropriate option, the batching plant design is best practice design given its proximity to sensitive receivers.

In addition, the City has received a number of objections from the community regarding this proposal. Key issues relate to noise impacts, traffic congestion, pollution and environmental degradation. The City shares these concerns and requests further consideration of the following and other related matters.

Drawings

The three 'Technical Drawings' submitted are limited in details and not of the standard expected with a development application. For example, there is no height nominated for the silos and other tall structures, there are no materials and finishes nominated, there is no north point etc.

Noise

Given the proposed 24 hours operation, all activities should be fully enclosed in the proposed building. This building should be fully acoustically insulated to prevent escape of offensive noise.

Further preventative and mitigation measures should be considered to reduce impacts to sensitive receivers including the provision of sufficient on-shore infrastructure such as an appropriate electricity supply to enable berthed boats to connect to an on-shore supply and turn off their engines.

Lighting

The night time lighting measures including directional and adjustable lighting should be implemented to reduce lighting impacts on surrounding properties and Sydney Observatory.

Visual

As noted earlier, the submitted drawings are lacking in detail. Nevertheless, landscaping and public art strategies should be required to mitigate the visual impacts of the proposal. Public art should not include advertisements.

Air Quality

The implementation of mitigation measures and ongoing monitoring should be included as part of any approval.

Operational management plans addressing the above potential impacts should be implemented and kept on site to minimise compliance issues. Surrounding residents should be provided with copies of the plan(s) and the details and procedures for complaint management.

Heritage

Details of the proposed '7.8m high green wall' should be considered so as to appropriately reference the character of the site and area.

Excavation has the potential to expose piles or other remains from first Glebe Island Bridge. An appropriate monitoring condition should be included as part of any consent to prevent damage to any encountered relics.

Should you wish to speak with a Council officer about the above, please contact Shannon Rickersey, Senior Planner, on 9265 9333 or at srickersey@cityofsydney.nsw.gov.au.

Yours sincerely,



Graham Jahn AM
Director

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