

5 July 2017

Cameron Sargent
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Cameron

SSD 8544 Concrete Batching Plant Glebe Island – SEARs referral

Thank you for your referral the above mentioned SEARs application by Hanson Construction Materials Pty Ltd and your draft SEARs.

This letter provides our comments and requests some amendments to the draft SEARs.

Proposal Clarification

Clarification of what is proposed is needed for the SEARs. The geographic location, nature and extent of the proposal is unclear. These details could have implications on the SEARs requirements. For example, the applicant has stated that the proposed shipping terminal facility will support the Hymix Concrete Batching Plant at Pyrmont. It is unclear:

- how it will support the Hymix concrete batching plant,
- what vehicle/vessel movements there will be between the two sites,
- if there will be associated intensification at the Hymix Concrete Batching Plant, and consequently,
- if the Hymix concrete batching plant site needs to be included in the application.

Amendments to SEARs

We request that the Department include the following amendments in the final SEARs:

1. General requirements

Add: The EIS must provide a detailed overview of the proposed facility and its operation, including vehicle movements and marine operations, transfer of operations from existing nearby facilities, details of extent of expansion/intensification from existing facilities and other facilities involved in the operations. Details must also be provided on the intended timeframe of operation (define mid to short term) and tenure details.

2. **Environmental Planning Instruments, Policies and Guidelines**

Add *The Bays Precinct Transformation Plan* to the list of documents required to be considered.

3. Add new section **Growth Centres (Development Corporations) Act 1974**

As of 1 July 2017, The Bays Precinct was made a Growth Centre under the *Growth Centres (Development Corporations) Act 1974*. UrbanGrowth NSW Development Corporation is a 'Development Corporation' under the Act and is charged with promoting, co-ordinating, managing and securing the orderly and economic development of The Bays Precinct. The applicant must consider Part 3 of the Act in their proposal.

4. Add new section **'Strategic and Cumulative Impacts'** with following matters:

- a. Demonstrate the strategic need for the concrete batching plant to be located on Glebe Island, particularly having regard to the Transformation Plan
- b. Outline how the proposal demonstrates an appropriate use of the land ahead of other potential uses and users
- c. Assess the cumulative impacts of the proposal, considering for example, the adjacent Port operations, marine contractors and other local industrial and commercial operations.

5. Add new section **'Water Based Activities and Impacts'**

- a. Consider the location of existing and future wharves, maritime safety for vessels accessing any wharves/berths including any maritime navigational impacts or considerations, particularly if water based transport is proposed to shift aggregate. Provide details of navigational movements including frequency and vessel sizes.
- b. Consideration of, and assessment of, potential impacts of the development on adjoining waterways.
- c. Identification of mitigation and management measures including mitigation of views to the batching plant from important locations in The Bays Precinct Growth Centre (land and water based views).
- d. Consider and address the operations of the co-located port facility on Glebe Island, in consultation with the Port Authority of NSW.

6. **Noise and Vibration**

Amend requirement to include impacts of both land and marine based activities, considering existing and future land uses (as per The Bays Precinct urban renewal objectives).

7. Consultation

Add UrbanGrowth NSW Development Corporation and the Port Authority of NSW to the list of authorities to be consulted during preparation of the EIS.

In order to carry out its responsibilities under Section 7 of the *Growth Centres (Development Corporations) Act 1974*, UrbanGrowth NSW Development Corporation requests referral of the application during assessment to advise and make recommendations to the Minister with respect to the development.

Should you wish to discuss the matter further, please do not hesitate to contact Eric Brodie on (02) 9391 2958.

Yours sincerely,



Steve Driscoll

Interim Chief Executive Officer
UrbanGrowth NSW Development Corporation