

# PRE APPLICATION MEETING MINUTES

## Meeting with NSW Department of Planning, Housing and Infrastructure for Glebe Island Silos Application

To discuss a 3-year extension to the display of the Glebe Island Silos sky signage.

### HELD

30<sup>th</sup> July 2024 on Microsoft Teams

### IN ATTENDANCE:

- Mary Garland (DPHI)
- Glenn Snow (DPHI)
- Cameron Sargent (DPHI)
- Lucinda Craig (DPHI)
- Ryan Bennett, Ports Authority (PA)
- Anita Burgermeister, oOh!media (oOh!)
- Belinda Barnett, Urban Concepts (UC)

### PURPOSE

- Provide understanding of any specific information requirements the Department would like addressed in the SEE.
- Discuss the appropriate planning pathway for the extension of consent.
- Discuss the application timeline and the impact of the impending strategic context determination of the Silos land.
- Confirm the residential timelines of Bays West Stage 1 will not coincide with the 3-year extension of the sign display.
- Provide understanding that the application is only seeking an extension to the display duration, no physical works are proposed.

### KEY MATTERS

- DPHI suggested that the application be lodged once the strategic context of Glebe Island is finalised by the NSW Government.
- The application will need to address the new land use scenario envisaged for the Bays Precinct by the NSW Government and provide justification as to why the signage is still appropriate.
- A Development Application was suggested by the DPHI as the appropriate planning pathway.
- Urban Concepts indicated that no residential development would occur within the 3-year consent extension. DPHI agreed with this comment.
- The DPHI indicated that the application will need to address the structural soundness of the signage structure to demonstrate that it complies with all relevant standards.
- The lighting impact assessment should be against *AS/NZS 4282:2023 Control of the obtrusive effects of outdoor lighting* and not *AS/NZS 4282:2019*.
- The Site falls under the SEPP (Biodiversity and Conservation) 2021. A report is required to address the relevant Sections of the Biodiversity and Conservation Act 2016 (BC Act). Specifically, the Ecological Assessment Report must include reference to Section 7.2 and 7.3 of the BC Act.

- It noted If the proposed development is likely to significantly affect threatened species, the application will require accompanied by a biodiversity development assessment report (BDAR) as is per Section 7.7 of the BC Act.
- It is also noted that the DPHI acknowledges that there is no vegetation on top of the silos, and it is assumed that there are no threatened species. Notwithstanding this assumption, the Modification will need to demonstrate that the proposal will not significantly affect threatened species and why.