



Mr Greg Lin  
Development Director  
Infrastructure NSW  
Level 12, 19 Martin Place  
SYDNEY NSW 2000

28/11/2019

Dear Mr Lin

**Sydney Fish Market  
Concept and Stage 1 (SSD-8924) and Stage 2 (SSD-8925)**

The exhibition of the development applications including the Environmental Impact Statements (EIS) for the new Sydney Fish Market ended on 13 November 2019. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at [www.planningportal.nsw.gov.au/major-projects/projects](http://www.planningportal.nsw.gov.au/major-projects/projects).

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000. Please note that comments from City of Sydney Council, NSW Police Marine Area Command and Jemena are outstanding. The Department will provide you with a copy of their submissions when received.

The Department has also undertaken an assessment of the EIS and in addition to the issues raised in submissions, requires that the matters at **Attachment A** be addressed in full. Please provide a response to the issues raised in the submissions and the attachments to the letter by 27 January 2020.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Rodger Roppolo, Senior Planning Officer on 8289 6876 or at [rodger.roppolo@planning.nsw.gov.au](mailto:rodger.roppolo@planning.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anthony Witherdin'.

Anthony Witherdin  
Director  
Key Sites

**as delegate for the Secretary**

## **Attachment A – Key Issues**

### **1. Public Domain/Public Accessibility**

Please provide a comparison of the existing and proposed public domain/accessible areas, including before and after statistics on:

- the footprint of building structures over the water (m<sup>2</sup>)
- linear metres of pedestrian access along the waterfront
- the footprint of wharves/navigation structures (m<sup>2</sup> and linear metres), by type of vessel serviced: publicly accessible to all; publicly accessible (e.g. cruises); fish market use only; and private use only.

In addition, please provide plans clearly illustrating the existing and proposed public domain/accessible areas.

### **2. Urban Design**

- (a) The commentary/advice from the Design Review Panel meeting held on 23 September 2019 (Meeting 10) is to be addressed. A further meeting shall be held with the Design Review Panel prior to finalisation of the design and submission of the RtS.
- (b) Please review the presentation of the plant facilities (around 54m long or 70m with the driveways) along Bridge Road to provide greater surveillance and street activation. If this is not possible, explain why and provide details of the options considered. Otherwise, outline methods to ensure a high-quality presentation is provided along the main street frontage (at ground level), including consideration of art and heritage interpretation.
- (c) Confirm no additional utility services (substation, fire boosters) would be needed along the Bridge Road elevation at ground level. Any additional utility services shall be integrated into the design.
- (d) Clarify/confirm the glazing/façade details in terms of visual permeability to the ground level auction and trading hall to Bridge Road, given this will provide visual interest and activation to Bridge Road and to Wentworth Park.
- (e) Clarify the use of the north-eastern ground floor area (adjoining waterfront promenade to the steps), given the area will have high visibility and appears to be a long narrow circulation space.
- (f) It is noted the western public lift is partially recessed from view along Bridge Road. Measures to address safety within this area should be considered.

### **3. Heritage**

Provide a Heritage Interpretation Strategy, to help guide a subsequent Heritage Interpretation Plan, including themes, reuse opportunities, integration with the public domain and art strategy, and the active areas of the site.

### **4. Signage**

Provide a signage strategy for the proposal, with guidance from the architect(s), to ensure future signage is integrated into the building design (noting details and tenancy signage may follow in

subsequent DAs). Principles and zones for external signage should also be outlined as appropriate.

## **5. Ecologically Sustainable Development**

Clarify the commitment to use the roof structure for solar power generation, noting 'consideration' is given to solar roof cells meeting 5% of electricity load in the Ecologically Sustainable Development report.

## **6. Parking and Loading**

- (a) Provide a Loading Management Plan, including operating hours, measures to minimise noise disturbance, on-site management and safety, expected volumes, times and general management to ensure safety and reasonably mitigated impacts upon the traffic network and neighbours.
- (b) Confirm that the basement parking layout meets Australian Standards.
- (c) The Basement Plan appears to indicate a lift or pit below the ground floor lobby off Bridge Road (east of grid line 7). Please provide clarification on this item.

## **7. Operational Matters**

Confirm the toilet numbers will meet the expected demand from retail uses, public promenade use and potential public events, using BCA rates. This did not appear to be addressed in the BCA Capability report, and given the expected number of visitors, the availability of public toilets is important.

## **8. Amenity Impacts**

- (a) Provide a view impact assessment from within private properties surrounding the site, noting the visual impact assessment by Cloustone is from public areas only and private view impacts are raised as a concern in public submissions.
- (b) As noted within the Acoustic Assessment report, the project team were to further engage with the representatives of the residential apartments at 84 Wentworth Park Road to discuss the acoustic impacts and potential preferred additional mitigation measures. Details of the outcome of this engagement shall be provided.
- (c) Confirm the shadow diagrams included the survey data of existing trees and show/differentiate existing and proposed additional shadows relative to existing tree shadows as has been done for existing buildings (so the 'additional' shadows to Wentworth Park are clearer).

## **9. Fire Engineering**

A Fire Engineering Report is to be submitted and any recommendations regarding building design shall be incorporated within the architectural plans.

## **10. Owner's Consent**

Owner's consent shall be provided for all the lots.