

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP10_0060
Project	Redevelopment of the Sydney Fish Market
Location	Sydney Fish Market, Bank Street, Pyrmont
Proponent	Conybeare Morrison International Pty Limited / Reilly Design Group
Date issued	20 May 2010
Expiry date	2 years from the date issued (above). If the Environmental Assessment is not exhibited within 2 years of the date these requirements are issued, the Proponent must consult further with the Director-General in relation to the preparation of the Environmental Assessment.
Key issues	The Environmental Assessment (EA) must address the following key issues: 1. Relevant Environmental Planning Instrument's, Policies and Guidelines, including: - the planning provisions applying to the site, including permissibility, and the provisions of all plans and policies including an assessment against: - objects of the <i>Environmental Planning and Assessment Act 1979</i>; - relevant State Environmental Planning Policies, including (<i>State Environmental Planning Policy (Major Development) 2005</i> and <i>State Environmental Planning Policy No. 55 – Remediation of Land</i> and <i>State Environmental Planning Policy (Infrastructure) 2007</i>; - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; - Sydney Regional Environmental Plan No. 26 – <i>City West</i> and approved Sydney Fish Market Master Plan (2005); and - the NSW State Plan, the Sydney Metropolitan Strategy and Draft Sydney City Subregional Strategy; - consideration of the <i>Sydney Local Environmental Plan 2005</i> and applicable policies and plans; and - the nature, extent and justification for any inconsistencies or non-compliance with relevant environmental planning instruments, plans and guidelines, including the relevant Development Control Plans. 2. Built Form and Urban Design, including: - consideration of the height, bulk and scale of the proposed development within the context of the locality (detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, layout and siting of the buildings achieve optimal design and amenity outcomes); - a detailed description of the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain (including an assessment against the Crime Prevention Through Environmental Design Principles); and - the provision of a view analysis inclusive of photomontages and perspectives of key elements and views of the development and to the harbour from key locations (including, but not limited to, from Pyrmont, Blackwattle Bay and the opposing Glebe foreshore area). 3. Environmental Amenity and Public Domain, including: - consideration of the impacts of the project on solar access, acoustic privacy, visual privacy and views; - consideration of design quality with specific consideration of the massing, waterfront interface (including waterfront access and safety), setbacks and visual impacts of any proposed structures, including views;

- identification of proposed open space, public domain and linkages with and between other public domain spaces, including the waterfront and Wentworth Park, the light rail stop on Bank Street and the greater Pyrmont suburb;
 - details on the interface between the proposed uses, public domain, and the relationship to and impact upon the existing public domain;
 - consideration of existing and future opportunities for public access to and along the foreshore, including details on how public access along the foreshore will be provided and maintained: e.g. dedication of land, registration of easement on title or other;
 - details of the width of unobstructed public access along the foreshore including the area in front of the existing building at the southern end of the site;
 - details of hours of public access, including any restrictions and how restrictions will be enforced (signage, fencing or other);
 - details on how public domain works will be resolved to prevent conflict between vehicles and pedestrians entering and leaving the site, and consideration of how the design and location of pedestrian and vehicle entry points can be redesigned to reduce conflict between user groups;
 - consideration of how links can be upgraded to improve the pedestrian and cycle experience accessing the site, particularly to the area under the overpass, with consideration also given to improved lighting, artwork, paving, signage and the like; and
 - consideration of the provision of soft landscaping throughout the site including shade trees to soften large areas of hard surface areas (car park, promenade and pedestrian paved areas).
- 4. Ecologically Sustainable Development (ESD), including:**
- a detailed description of how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development; and
 - a description of the measures that would be implemented to minimise water and energy consumption.
- 5. Transport, Access and Parking, including:**
- a Transport & Accessibility Impact Assessment prepared with regard to the RTA's Guide to Traffic Generating Developments and making reference to the Metropolitan Transport Plan – Connecting the City of Cities, NSW Planning Guidelines for Walking and Cycling and the Integrating Land Use and Transport policy package, considering the following issues:
 - an estimate of the trips generated by the proposed development, including a breakdown of vehicle types;
 - traffic generation including:
 - daily and peak traffic movements likely to be generated by the project;
 - the impact on the safety and capacity of the surrounding road network and nearby intersections, including Pyrmont Bridge Rd/Wattle St, Pyrmont Bridge Rd/Western Distributor on/off ramps, Pyrmont Bridge Rd/Harris St and Fish Market access; and
 - the need and provision of upgrade, road improvement works, or funding (if required);
 - parking (including justification of proposed quantum of parking spaces), access and loading dock arrangements, in accordance with relevant Australian Standards and including appropriate levels of onsite car parking having regard to the relevant planning controls, RTA guidelines and public transport accessibility of the site;
 - details on whether currently used areas on Bank Street will continue to be used for overflow car parking;
 - details on internal access and circulation arrangements, with particular regard to pedestrian safety; and
 - measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages.
 - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements.
 - details of construction vehicle access, movements and queuing.

	6. Soil and Water, including: - proposed erosion and sediment controls during construction; - stormwater management during operations, with details of the proposed stormwater infrastructure and connections to Council's system, and incorporating Water Sensitive Urban Design measures; and - identify whether groundwater would be encountered during excavation, whether dewatering would be required and, if it is likely to be encountered, the existing groundwater quality and an assessment of the potential impacts on groundwater including degradation. 7. Noise and Vibration, including: - a quantitative assessment of the potential construction, operational and traffic noise impacts of the project. 8. Waste and Odour, including: - identify, quantify and classify the likely waste streams to be generated during construction and operation; and - describe the measures to be implemented to minimise, reuse, recycle and safely dispose of this waste and minimise offensive odours associated with the daily operation of the Fish Market. 9. Services, including: - the capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure that will service the project. 10. Flora and Fauna, including: - consideration of potential impacts on any terrestrial and aquatic flora and fauna. 11. Staging, including: - details of any proposed staging, the extent of the works proposed for each stage and the predicted timing for each stage. 12. Contamination, including: - demonstration of compliance with the requirements of SEPP 55, including as a minimum providing a Phase 1 Environmental Site Assessment. 13. Heritage, including: - assessment of the likely impacts of the proposal on heritage and archaeological items and proposed conservation – including the existing sea wall– and mitigation measures.
Consultation	During the preparation of the Environmental Assessment, you should consult with the relevant local, State and Commonwealth Government authorities, service providers, community groups and affected landowners. The consultation process and the issues raised must be described in the Environmental Assessment.
Deemed refusal period	60 days