

Sydney Fish Markets Project

Project Application

The Project Application seeks approval for the redevelopment of the northern portion of the Sydney Fish Markets, including:

- demolition and remediation works;
- construction of a 4 storey building for retail, restaurant and car parking purposes;
- construction of a 2 storey building for retail, restaurant and tavern purposes;
- construction of a new urban foreshore plaza, waterfront park and promenade; and
- associated works.

Delegation to the Commission

As a result of the Proponent having declared a reportable political donation, the Director-General of the Department of Planning referred the project application to the Commission for determination under the Ministerial delegation of 18 November 2008.

The Commission consisted of Ms Gabrielle Kibble AO as chair, and Mr Lindsay Kelly.

Key Issues Considered

The Director-General's Environmental Assessment Report (the DG's Report) provided an assessment of the following key issues:

- Transport and Access;
- Built Form and Urban Design;
- Public Domain;
- Contamination and Remediation;
- Noise, Waste and Odour;
- ESD Measures;
- Section 94 Contributions;
- Construction Management; and
- Public interest

The DG's Report found the proposal to be in the public interest as it would contribute to an improved public domain and provide greater amenity; and these improvements would encourage a high level of patronage, supporting the local fishing and tourism industries.

Meeting with the Department of Planning and Infrastructure

On 23 May 2011 the Commission met with staff from the Department for a briefing on the project. Heritage and parking issues were discussed during the briefing. The Commission also questioned the level of Section 94 Contributions required. The Department noted that the project would be providing public domain and road works and that the project would be unlikely to significantly contribute to the need for additional community services. The Department decided to further consider the level of Section 94 contributions required for the project.

Additional Information provided to the Commission

Following the briefing with the Commission, the Department prepared a supplementary Director General's report which provided further information on funding sources, the Section 94 Contributions and the road upgrade and car parking issues. In particular the Department advised that the State Property Authority will be undertaking the public domain improvements included as part of this project and also that the State Government has allocated \$5.07 million to the Proponent to assist with the modernisation of the Fish Markets.

The Department considers that the commercial component of the project, to be developed by the Sydney Fish Markets, should still be levied in accordance with the S94 Contributions Plan and has recommended conditions of approval requiring S94 contributions of approximately \$500,000. The Commission understands that this is less than originally quoted due to an error in the original calculations.

The Department also noted issues with the road upgrades and operation of the car park are being resolved through the purchase of Jones Street and has consequently modified the conditions to remove requirements for further approvals, replacing this with a requirement for a car park management plan.

Commission's Determination

The Commission has examined the documents and plans provided by the Department, including the supplementary report.

The Commission is satisfied with the Department's assessment and has determined that the project should be approved, subject to the Department's revised recommended conditions.



Gabrielle Kibble AO
PAC Chair



Lindsay Kelly
PAC Member