

31 January 2020

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Our Ref: R/2017/25/C
Your Ref: SSD-8924-Mod-1 & SSD-8925-Mod-1

Rodger Roppolo
Planning Officer – Key Sites Assessments
Department of Planning, Industry and Environment

via Planning Portal

Dear Rodger

The New Sydney Fish Markets – Stage 1 SSD 8924 Mod 1 – Building envelope and development footprint amendments & Stage 2 SSD 8925 Mod 1 – Internal and External Amendments

Thank you for your correspondence dated 23 December 2020 inviting the City of Sydney Council ('the City') to comment on proposed design modifications to the Stage 1 and Stage 2 consents for the new Sydney Fish Markets development.

The City has reviewed the proposed modifications to the development and note several design changes on submitted drawings that are not discussed in sufficient detail or adequately justified in the written documentation. The City is concerned about the potential reduction of public generosity and ecological benefit that may result from the modifications, particularly to the western plaza. We raise the following issues for your consideration.

1 Western plaza

A review of the submitted modification documents does not provide sufficient information to justify significant changes to the layout and activation of the western plaza park.

These include:

- The amendments to the sea wall at the edge of the western plaza;
- The deletion of the grass area, seating areas, activation, amenity and range of uses;
- The replacement garden bed results with additional trees of small sizes being too close together and are unlikely to reach canopy maturity;
- Unclear plans showing how levels are resolved as the previous design included a series of ramps in the public domain;
- No information about whether the amended plaza design retains WSUD design functions that previously included mangroves with a boardwalk, and wetlands for flood management;
- No response to how stormwater and flood mitigation is resolved;

- Details about the storage of additional containers for events like Easter and Christmas seafood (previously earmarked in Western Plaza park/ public domain);
- The orientation of bike racks being perpendicular to shared bike / pedestrian path causing potential safety conflicts on key commuter cycleway.

It is noted that the changes to the plaza are said to be in response to comments from the Design Review Panel, however, it is unclear what these comments were and to what extent changes needed to be made. Further, it is unclear whether the amended landscape design has been made in consultation with landscape designers and whether the placement of additional trees will be successful. A comprehensive landscape package is requested for review.

The amended boardwalk between the base of the western staircase and the Blackwattle Bay foreshore walk appears to have narrowed significantly and may require visitors to use the footpath along Bridge Road. This causes increased pedestrian and cyclist safety issues.

2 Northern stairs, promenade and fascia details

The proposed modification includes the extension of the northern facade by approximately 1.24m to the north. It is recommended that the width of the public walkway, free from obstructions (such as private restaurant seating) is not reduced as a result of facade changes and amendments to the geometry of the northern stairs. It is imperative to secure a generous walkway width to maintain unimpeded continuous public access along the foreshore that can cater for high volumes of foot traffic.

Further, the tiled fascia detail that formed part of the original approval was designed in a way that wrapped around the underside of the fascia to the soffit edge. The submitted amended plans are unclear in showing whether the replacement Lamella finish does the same. Further clarification is requested. Overall, the City is hesitant to support any changes to landscaping within the outdoor spaces without the inclusion of a detailed response and justification that addresses all design amendments to the plaza area, an adequate stormwater management response and a detailed landscape management plan. This additional information and clarification are requested for review.

Should you wish to speak with a Council officer about the above, please contact Marie Burge, Planner, on 9265 9333 or at mburge@cityofsydney.nsw.gov.au

Yours sincerely,



Graham Jahn AM AM LFRAIA Hon FPIA
Director
 City Planning | Development | Transport