

17 May 2021

Our Ref: 2021/216095
File No: R/2017/25/G
Your Ref: SSD-8925-MOD-4

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

via Planning Portal

Dear Rodger

The New Sydney Fish Market – SSD 8925 MOD 4 – Redistribution of Sediment

Thank you for your correspondence dated 30 April 2021 inviting the City of Sydney Council (“the City”) to provide comments on the proposed modification to SSD 8925 relating to the redistribution of sediment. As outlined in the submitted Modification 4 Planning Report prepared by BBC Consulting Planners, the proposed modification seeks approval for the redistribution of material to level the seabed to facilitate the construction of the new Sydney Fish Market.

In response to new information regarding sea bed levels that became apparent after the demolition of the wharves, a change in the volume of sediment requiring re-distribution to level the seabed under the basement has been identified leading to an increase in the extent of sediment that requires reprofiling within the site footprint.

It is anticipated that approximately 12,500m³ of sediment material in the basement footprint primarily under the former Hanson wharf may require movement as reprofiling to facilitate construction of the basement and ensure maintenance of culvert infrastructure performance and removal of existing rock revetment sections.

The *Acid Sulfate Soil Management Plan* prepared by JBS&G dated 4 April 2019 accompanying the application includes strategies for managing sediment adjustment. These strategies have been revised in response to the additional sediment reprofiling.

The Acid Sulfate Soils Management Plan referred to in the consent has been amended generally in the following manner:

- make reference to the additional investigations referred to above;
- provide a more detailed description of the sediment adjustment works;
- identify additional management measures to be implemented during works;
- recommend additional monitoring during the sediment adjustment process; and
- identify appropriate contingency measures to be implemented.

Based on the results and findings of this assessment, it is considered that the sediment materials assessed herein are suitable for on-site retention within the framework outlined in the Remediation Action Plan (RAP) (JBS&G 2020). Notwithstanding, further

assessment of sediments at depth may be required, should the excavation depth (to facilitate the construction of the new Sydney Fish Market building) within the investigation footprint extend beyond the depths reached as part of this investigation.

It is requested that the proponent clarify that the proposed increase amount of redistributed sediment from 55m³ to potentially over 12,000m³ and removal of 470m³ of existing rock will result in no material variations to the scope of remediation and/or validation works to be conducted at the site.

Further, the applicant must clarify that recommendations and conclusions within environmental reports and RAP prepared by JBS&G remain valid for the proposed modifications or submit a revised RAP which addresses the proposed works and make reference to the submitted revised Acid Sulfate Soil Management Plan. Additionally, a revised letter of interim advice is required which confirms that the revised RAP is adequate to render the site suitable for the proposed use.

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

Yours sincerely,



Andrew Rees
Area Planning Manager
City Planning | Development | Transport