



22 November 2017

Carolyn McNally
Secretary General
Department of Planning and Environment
320 Pitt Street
Sydney NSW 2000

Dear Ms McNally,

New Fish Market - Request for Secretary's Environmental Assessment Requirements

UrbanGrowth NSW Development Corporation requests Secretary's Environmental Assessment Requirements (SEARs) for the construction of a new fish market at the head of Blackwattle Bay.

The project is a State Significant Development as the development site is within the area mapped as the 'Bays Precinct' under State Environmental Planning Policy - State and Regional Development and the capital investment value of the works exceeds \$10 million.

The project is proposed to be constructed in stages. Accordingly, we intend to submit:

- a Concept Development Application and concurrent detailed first stage of works comprising demolition of existing wharf and marine structures; and
- a Development Application for the construction of a new fish market and associated works.

In addition to the above, we propose to submit a proposal to rezone the land on which the fish market is proposed to be constructed. Whilst it is understood that the Minister for Planning may consider (and approve) a partly permissible development under the provisions of the *Environmental Planning and Assessment Act, 1979*, we are seeking to reconcile the underlying land use zone with the proposed development.

An overview of the project, the statutory context and the expected key issues for each aspect of the rezoning and development proposals is attached.

The NSW Government has identified the Bays Market District as an immediate priority within the broader Bays Precinct. In April 2016, the then Minister for Planning announced the Bays Market District as a potential State Significant Precinct. The technical studies to determine the future land use and development controls for the precinct are being progressed.

A new fish market at the head of Blackwattle Bay is the first catalytic step in commencing the renewal of the Bays Market District. Construction of the new fish market also offers the following benefits:

- creation of a new purpose-built world class food and dining attraction to replace the outdated and inefficient Sydney Fish Market;
- provision of an improved and wider range of wholesale and retail functions that showcase Australian produce;
- opening up the head of Blackwattle Bay to the public for the first time in over 100 years through new walking and cycling facilities, and a public foreshore access overlooking Sydney's iconic harbour;
- potential to contribute more than \$4 billion to the NSW economy over the next 10 years through increased international, domestic and local visitors; and
- delivery of sustainable technologies and improved water quality outcomes.

Should you have any queries about this matter, please do not hesitate to contact Greg Lin on (02) 9391 8657.

Yours sincerely,



Barry Mann
Chief Executive Officer

Enclosures:

- 1 Request for SEARs Sydney Fish Market SSD Concept DA
- 2 Request for SEARs Sydney Fish Market SSD Main Works DA
- 3 SREP26 Amendment request