

22 October 2010

Daniel Cavallo
A/Director, Government Land & Social Projects
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attn: Ms Amy Ravitz-Williams

Via email: amy.ravitz-williams@planning.nsw.gov.au

Dear Mr Cavallo

**Major Project – MP10_0060 – Exhibition of Environmental Assessment –
Redevelopment of Sydney Fish Markets**

Reference is made to the above application referred to NSW Maritime on 17 September 2010 for comment.

As land owner of the bed of Blackwattle Bay up to the Mean High Water Mark, NSW Maritime's interests relate primarily to any works that may directly or indirectly affect the Bay and adjoining foreshore lands.

NSW Maritime generally agrees with the key issues that have been identified by the proponent and has no objection to the proposed development, however prior to the determination of the application the following matters should be further addressed:

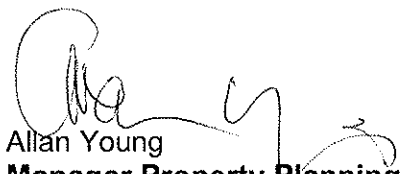
1. The proposed bio-retention system (reed bed) and contiguous area of the promenade boardwalk, extending west, directly adjoins the NSW Maritime (NSWM) site for the proposed Blackwattle Bay Marina (BBM). Prior to finalisation of the application the following additional and further information is requested:
 - a) Details of the scheduling for the construction of these elements. In order to permit the timely progression of the adjoining development site, scheduling of these works should be done in consultation with NSW Maritime to ensure that the westerly sea wall does not become obstructed and prevent remedial works;
 - b) Detailed design of the proposed reed bed and the boardwalk interface, including levels, demonstrating that adequate and ongoing access to the adjoining westerly sea wall is maintained. Any design should be coordinated with NSW Maritime;
 - c) Plans detailing the levels of the interface between the Sydney Fish Market (SFM) site and the adjoining BBM. The finished level of the boardwalk should be suitably managed to create a public space that will comply with the *Disability Discrimination Act* and that does not require handrails; and

- d) Throughout construction the applicant should ensure the public interface provided by the (boardwalk) link to the adjoining BBM site is managed to ensure safety to members of the public using Sydney Fish Markets.
2. If any works require the delivery or removal of materials via the waterway, such operations should be fully detailed and supported by suitably prepared management plan. The plan should ensure that all users of Blackwattle Bay are provided suitable and unobstructed access throughout all phases of construction.
3. The ecological impact statement prepared by Environmental Resources Management Australia dated 5 July 2010 should be modified to include management methods to be implemented during construction works to ensure that sediment loads are reduced and contained (i.e. installation of silt containment devices) in relation to works occurring with the Bay. The plan should also include monitoring and reporting measures on key management actions as well as incident response measures.

The subject development and the redevelopment of the adjoining NSW Maritime site for the Blackwattle Bay Marina are inextricably linked. The design and future construction of this area should only occur in close consultation and coordination with NSW Maritime.

Thank you for the opportunity to comment on the Project Application. If you require any further information, please do not hesitate to contact NSW Maritime's, Planner, Ms. Rachael Snape on 9563 8511.

Yours sincerely,



Allan Young
Manager Property Planning
Property, Planning & Infrastructure Division