

RE: NEW SYDNEY FISH MARKET – GANSW RESPONSE TO MODIFICATIONS - 08.02.21
Stage 1 SSD 8924 – Building Envelope & Development Footprint Amendments and
Stage 2 SSD 8925 – Internal and External Amendments

Hi Rodger, thank you for the opportunity to respond to the Modifications. Section 1 of this email provides the GANSW response to the request for comments on the Modifications (email of 23.12.20) and Section 2 provides background on the proposed actions of the Design Integrity Panel to address the Modifications under the project's *Design Excellent Strategy*.

1) SUMMARY

GANSW has two areas of concern, consistent with the design advice letters of the project's Design Review Panel (pre D.A lodgement), these areas are:

- diminished quality of public domain outcomes, including associated opportunities for public benefit and sustainability. Specifically, at the locations of the Western Plaza, upper ground-floor public walkway and the base of western stairs.
- the apparent low level of integration and Landscape Architect expertise applied to the design of the Western Plaza. The modified design does not appear to offer a level of expertise and integration commensurate with other areas of the project's public domain design.

Regarding these concerns and the Modifications generally, GANSW supports the City of Sydney (CoS) comments (dated 31 January 2020).

GANSW defers its review and commentary at this time to the project's Design Integrity Panel (the Panel). The remit of the Panel (and its expertise and continuity) under the project's *Design Excellent Strategy* is the best forum to address the overall design excellence of the project, including the Modifications. GANSW is available to discuss in detail with the DPIE assessments team the Panel's advice and recommendations relative to the Modifications.

2) MODIFICATIONS - THE DESIGN INTEGRITY PANEL

It is proposed that the design scope of the Modifications be taken to the Panel for finalisation, review and endorsement, this aligns with the intent of the *Design Excellent Strategy* and the conditions of approval (SSD 8925 – *Instrument of Determination* of 12.06.20).

GANSW is currently finalising the *Terms of Reference* (ToR) for the Panel in conjunction with INSW. The finalised (ToR) is central to the endorsement of the *Design Integrity Process* (under condition B4). The Panel's ToR requirements will 'lock in' the Panel's role in addressing the design excellence of the Modifications. It is proposed that the Panel be required to;
"*review and endorse any design amendments that are the subject of a Modification Application.*" (refer page 6 of the ToR)

With a process focus, Conditions of Determination B5, B7 & B55 refer to the role of the Panel relative to design finalisation, review and endorsement, however the extent of design elements for review and endorsement by the Panel in conditions B6 & B7. B6 & B7 does not fully capture the design scope of the Modifications.

The Panel requirement (outlined above) intends to cover both the design scope of the Modification and the actions/role of the Panel in a manner that is complementary to the relevant Conditions of Determination.

I have appended the draft *Terms of Reference* to this email for your reference and note we are very close to their finalisation with INSW.

I trust this assists at this time, please don't hesitate to contact me on these matters.

regards

Angus Bell
Senior Design Advisor
(Monday to Thursday)
