


NEW SYDNEY FISH MARKET

STATE SIGNIFICANT DEVELOPMENT APPLICATION STAGE 2



DRAWING INDEX					
SHEET LIST_STAGE 2					
SHEET NUMBER	SHEET NAME	REVISION	REVISION DATE	A1 SCALE	REVISION DESCRIPTION
S2-A00 AAA-01	COVER SHEET	K	01/12/20	NTS	REVISED S2 SSDA
S2-A20 AAA-01	SITE SURVEY	H	18/09/19	1:500	ISSUE FOR SSDA
S2-A20 AAA-02	LOCALITY / CONTEXT PLAN	I	14/08/20	1:2500	REVISED S2 SSDA
S2-A20 AAA-03	SITE PLAN	I	14/08/20	1:1000	REVISED S2 SSDA
S2-A20 AAA-04	PUBLIC DOMAIN	A	14/08/20	AS INDICATED	REVISED S2 SSDA
S2-A20 L01-01	PUBLIC DOMAIN GROUND	H	14/08/20	1:1000	REVISED S2 SSDA
S2-A20 L02-01	PUBLIC DOMAIN UPPER GROUND	H	14/08/20	1:1000	REVISED S2 SSDA
S2-B10 L00-01	FLOOR PLAN GROUND	I	14/08/20	1:500	REVISED S2 SSDA
S2-B10 L01-01	FLOOR PLAN UPPER GROUND	I	14/08/20	1:500	REVISED S2 SSDA
S2-B10 L02-01	FLOOR PLAN MEZZANINE	I	14/08/20	1:500	REVISED S2 SSDA
S2-B10 L03-01	MEZZANINE ROOF PLAN	I	14/08/20	1:500	REVISED S2 SSDA
S2-B10 LB1-01	FLOOR PLAN BASEMENT	H	18/09/19	1:500	ISSUE FOR SSDA
S2-B10 L10-01	ROOF PLAN	H	18/09/19	1:500	ISSUE FOR SSDA
S2-C10 AAA-01	EAST AND WEST ELEVATION	I	14/08/20	1:500	REVISED S2 SSDA
S2-C10 AAA-02	NORTH AND SOUTH ELEVATION	I	14/08/20	1:500	REVISED S2 SSDA
S2-D10 AAA-01	CROSS SECTIONS	I	14/08/20	1:500	REVISED S2 SSDA
S2-D10 AAA-02	LONG SECTIONS	I	14/08/20	1:500	REVISED S2 SSDA
S2-E43 AAA-01	AUCTION & OFFICE SECTION	I	14/08/20	1:50	REVISED S2 SSDA
S2-E43 AAA-02	FOOD & BEVERAGE SECTION	I	14/08/20	1:50	REVISED S2 SSDA
S2-E43 AAA-04	WHOLESALE & CATERING SECTION	I	14/08/20	1:50	REVISED S2 SSDA
S2-L10 AAA-01	GFA MEASUREMENT SREP 26	H	18/09/19	1:1000	ISSUE FOR SSDA
S2-L10 AAA-02	GFA STANDARD INSTRUMENT	J	01/12/20	1:1000	REVISED S2 SSDA



Planning,
Industry &
Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No: SSD 8925 MOD 1

Granted on 7 June 2021

Signed: R.R.

Sheet No: 1 of 19

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ISSUE	DATE	FOR
A	12/09/18	ISSUE FOR SSD-DA
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J	27/11/20	REVISED S2 SSDA
K	01/12/20	REVISED S2 SSDA

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CLIENT NUMBER

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PROJECT

NEW SYDNEY FISH MARKET
19 BRIDGE RD, GLEBE NSW
BVM PROJECT NUMBER

1611013
DRAWING KEY

GRAPHIC SCALE

SCALE

@A1

STATUS

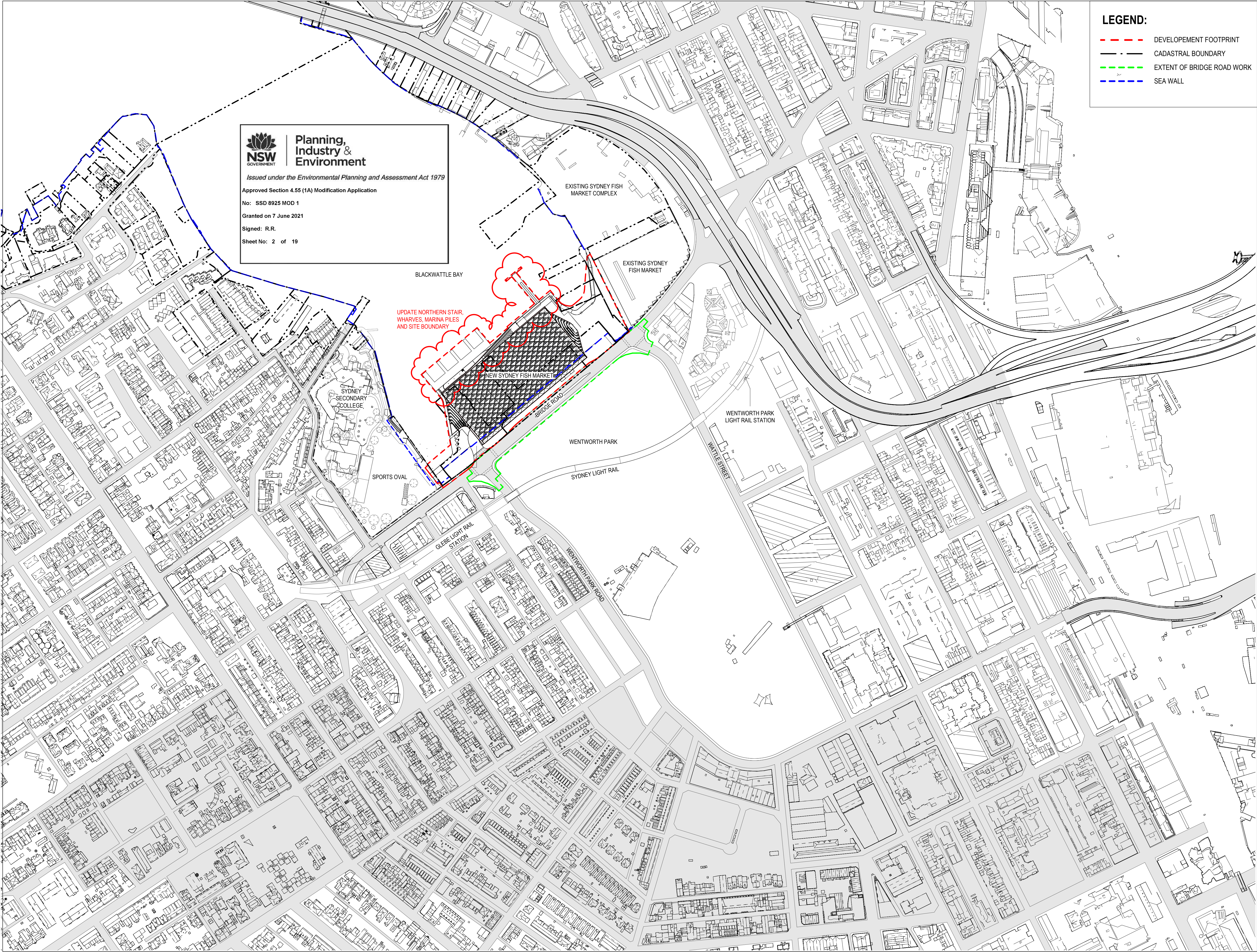
DRAWING

COVER SHEET

AR- S2-A00 AAA-01	ISSUE K
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BVM 360\NEW SYDNEY FISH MARKET\NSPM_RVT_AR001_Building.rvt

27/11/2020 3:49:22 PM



LEGEND:

- DEVELOPEMENT FOOTPRINT
- - - CADASTRAL BOUNDARY
- EXTENT OF BRIDGE ROAD WORK
- SEA WALL



**Planning,
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Environment**

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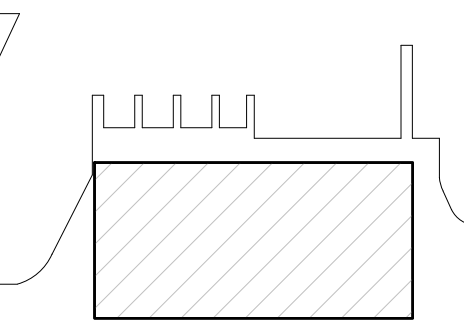
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PROJECT

NEW SYDNEY FISH MARKET
18 BRIDGE RD, GLEBE NSW
BVM PROJECT NUMBER

1611013



TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

0 5000 12500

SCALE

1 : 2500@A1

STATUS

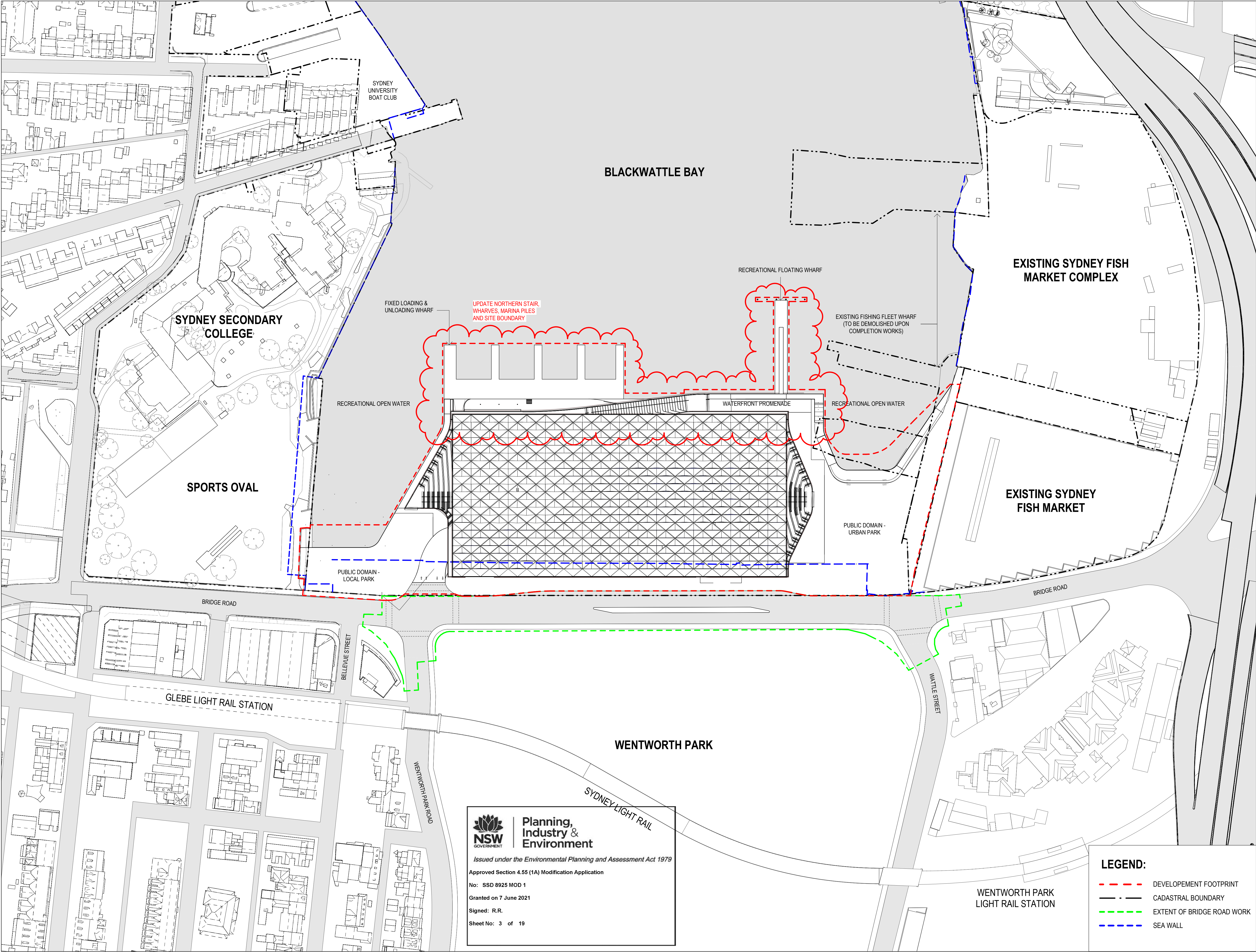
DRAWING

LOCALITY / CONTEXT PLAN

ISSUE

AR- S2-A20 AAA-02 |

BVM-NEW SYDNEY FISH MARKET-NSPM_RVT_ARCH_0001_Busings-14 8/11/2021 1:30:09 PM



ISSUE	DATE	FOR
A	12/09/18	ISSUE FOR SSD-DA
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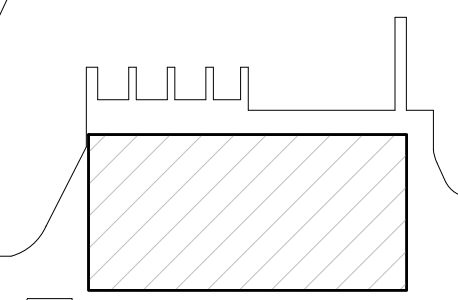
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PROJECT

NEW SYDNEY FISH MARKET
18 BRIDGE RD, GLEBE NSW
BVN PROJECT NUMBER

1611013

DRAWING KEY



TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

0 20000 50000

SCALE

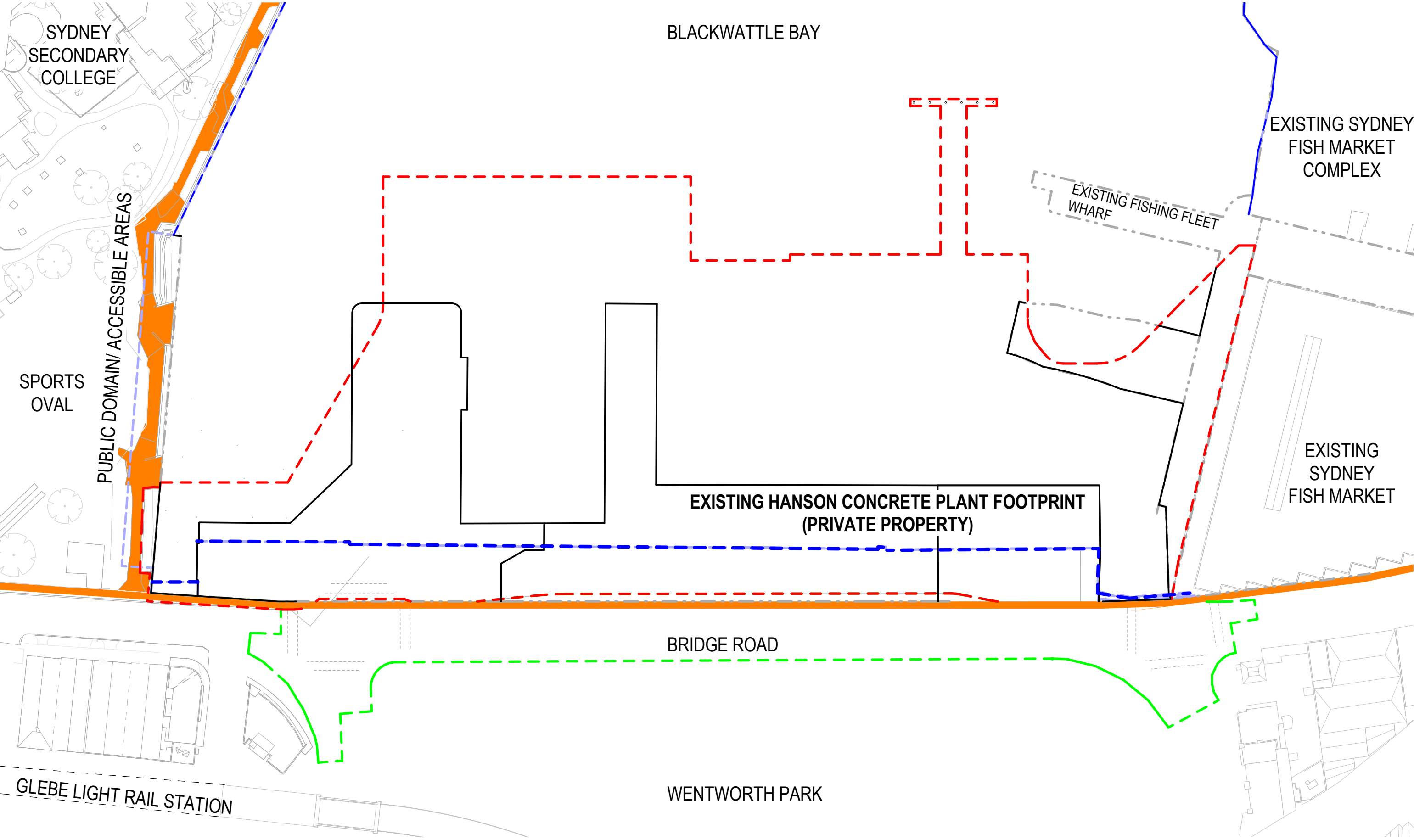
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DRAWING

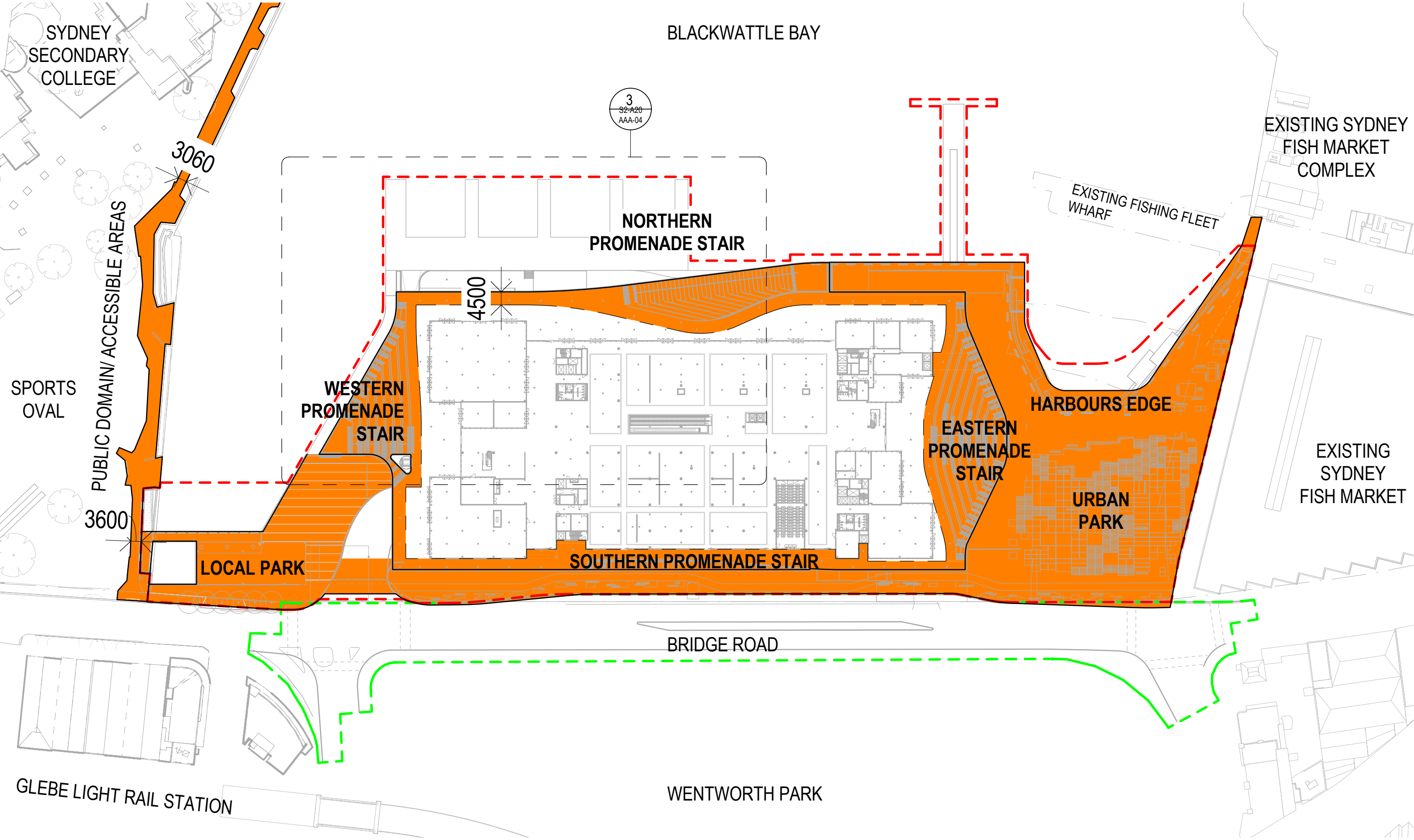
SITE PLAN

AR- S2-A20 AAA-03 | ISSUE

EXISTING AND PROPOSED PUBLIC DOMAIN/ ACCESSIBLE AREAS



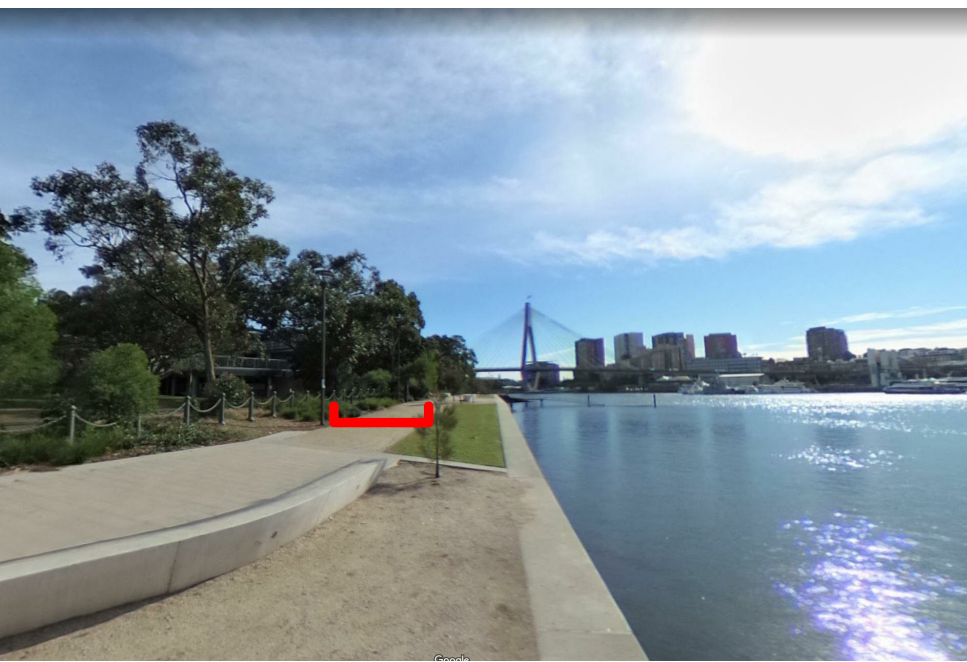
1 EXISTING PUBLIC DOMAIN / ACCESS
1: 1200



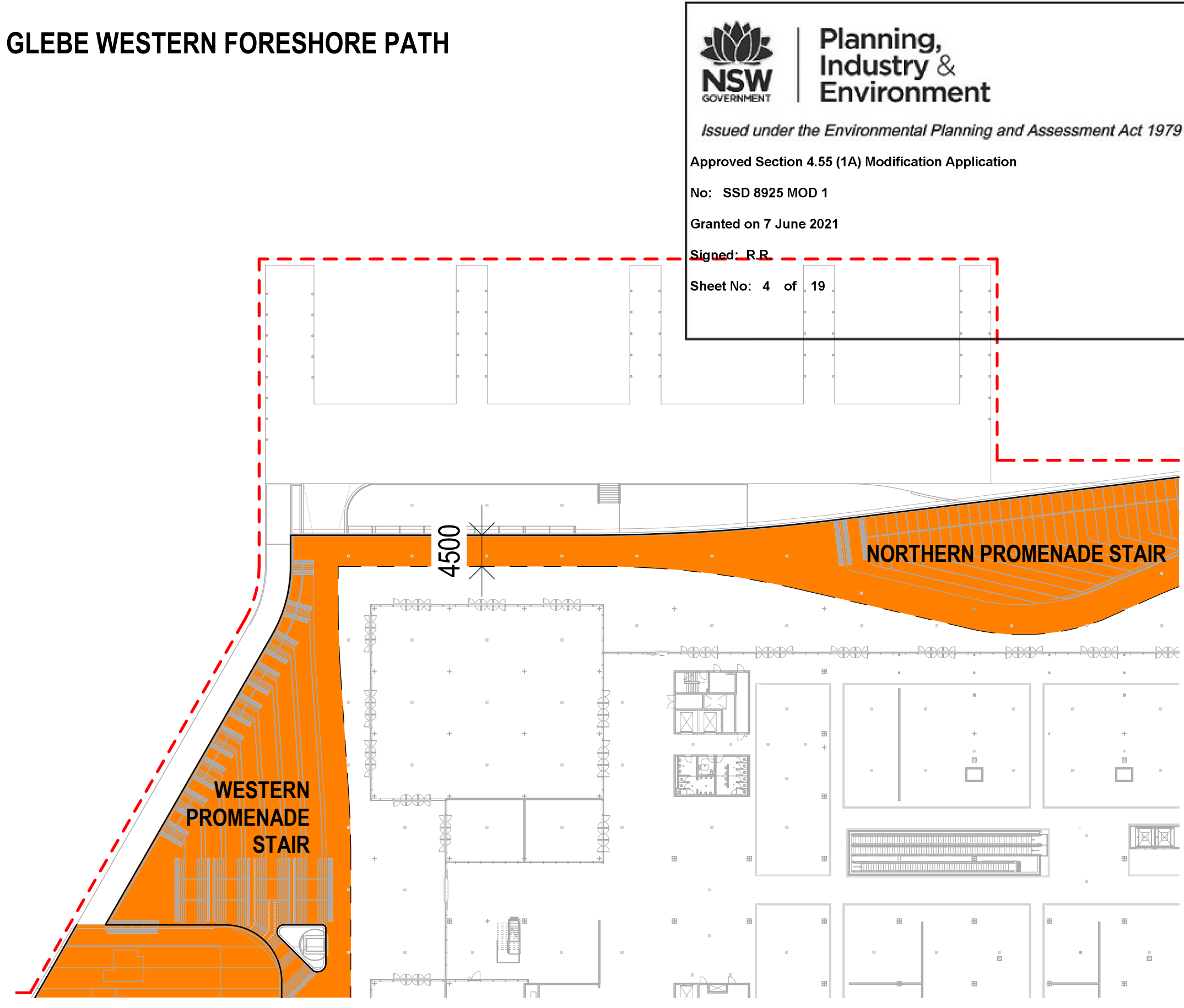
2 PROPOSED PUBLIC DOMAIN / ACCESS
1: 1200



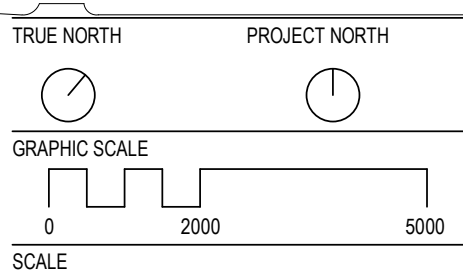
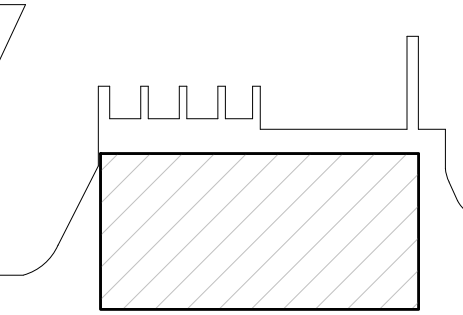
BRIDGE ROAD/ ADJACENT TO SITE AS CONCRETE PLANT (PRIVATE PROPERTY INACCESSIBLE).
EXISTING DISTANCE FROM ROAD TO FENCE/ WALL LINE IS BETWEEN 2.1 AND 2.8m.



GLEBE WESTERN FORESHORE PATH



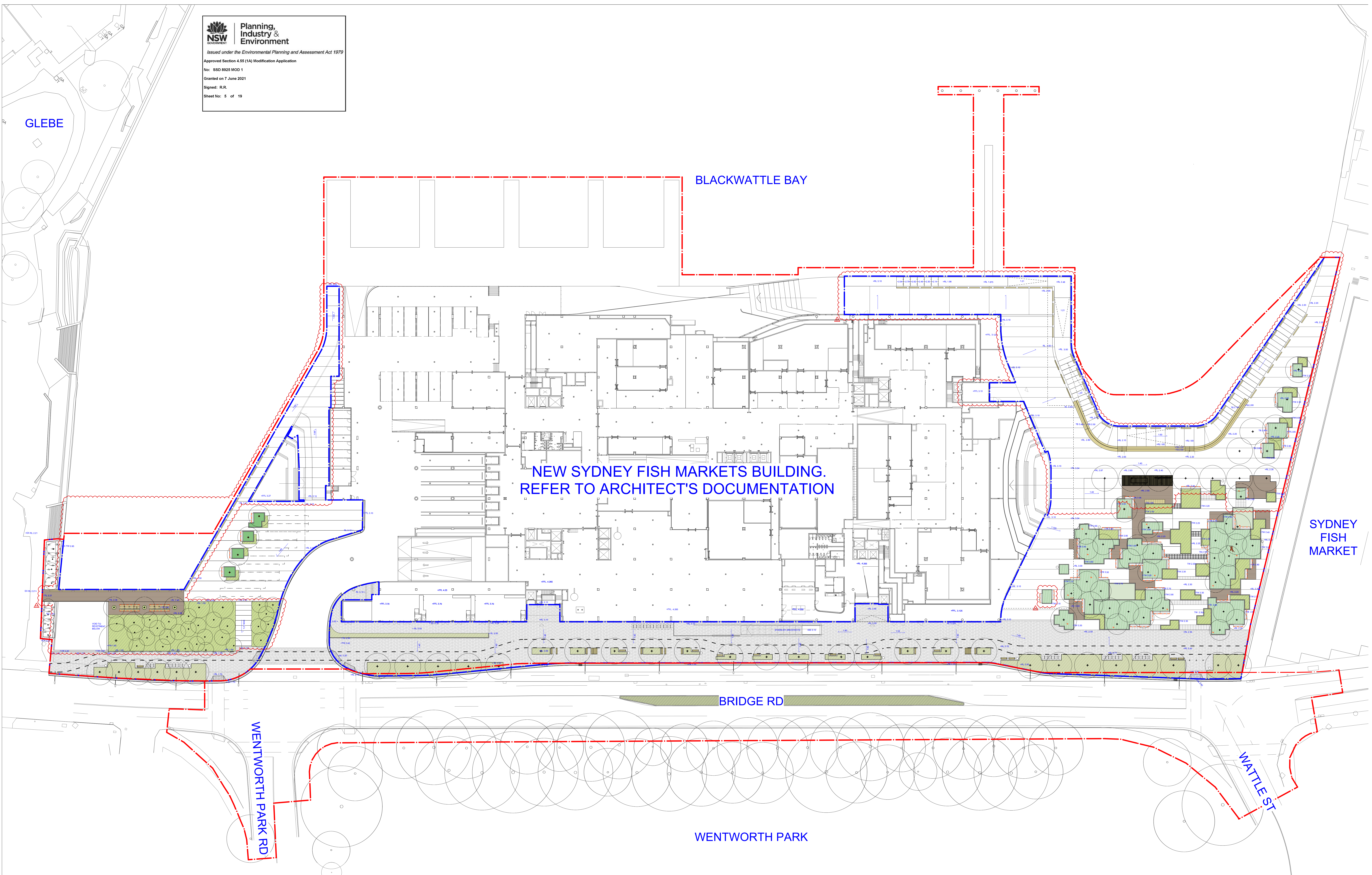
3 PROPOSED PUBLIC DOMAIN / ACCESS - NORTH WEST
1: 600



As indicated@A1
STATUS

DRAWING

PUBLIC DOMAIN	
S2-A20 AAA-04	ISSUE A



DATE	REV	AMENDMENTS
19/09/18	A	ISSUED FOR SSD-DA
12/11/18	B	ISSUED FOR SSD-DA
22/11/18	C	ISSUED FOR SSD-DA
15/04/19	D	ISSUED FOR SSD-DA
15/04/19	E	ISSUED FOR SSD-DA
17/09/19	F	ISSUED FOR SSD-DA
18/09/19	G	ISSUED FOR SSD-DA
13/08/20	H	ISSUED FOR REVISED S2 SSD-DA

NOTES / KEY PLAN

- All services should be referred to on the qualified engineers drawings. Landscape drawings do not include service information. Provision has been made for in landscape systems and build up for services to be installed once finished.
- Final coordination with structural engineering has not been included in this set of drawings. Please refer structural engineers drawings for all detailed structural information.
- Levels and grading plans require final coordination with civil and hydraulic engineers. Final levels and drainage will depend on final flood modelling, sign-off by M&E for bridge flood design and responses to SSD-DA comments and conditions.
- Servant Plans are subject to finalisation of structural and civil engineers drawings and have not been included in this documentation.
- Detail of infiltration planters subject to future approvals and direction from NSW Final Planting Plan indicating plant layout and species will be provided based on the finalisation of the above.

WARNING

DIAL BEFORE YOU DIG

Services shown on this drawing are approximate only. The exact location is to be confirmed on site by contractor prior to commencement of work.

These coloured drawings shall be read in digital format or colour hardcopy.

These drawings shall be read in conjunction with all relevant information (not limited to legends, schedules, specifications).

Check all dimensions and site conditions prior to commencement of any work or procurement or fabrication of any services, materials, fittings or equipment.

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NOTE:
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Australia
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ABN 11 120 219 561

PROJECT
NEW SYDNEY FISH MARKET
1B Bridge Road, Glebe, NSW

CLIENT
inSW Infrastructure
New South Wales

STATUS
State Significant Development Application Stage 2

NOT FOR CONSTRUCTION

DRAWING NO.
AR-S2-A20 L01-01

REVISION
H

DRAWN
AT / TL

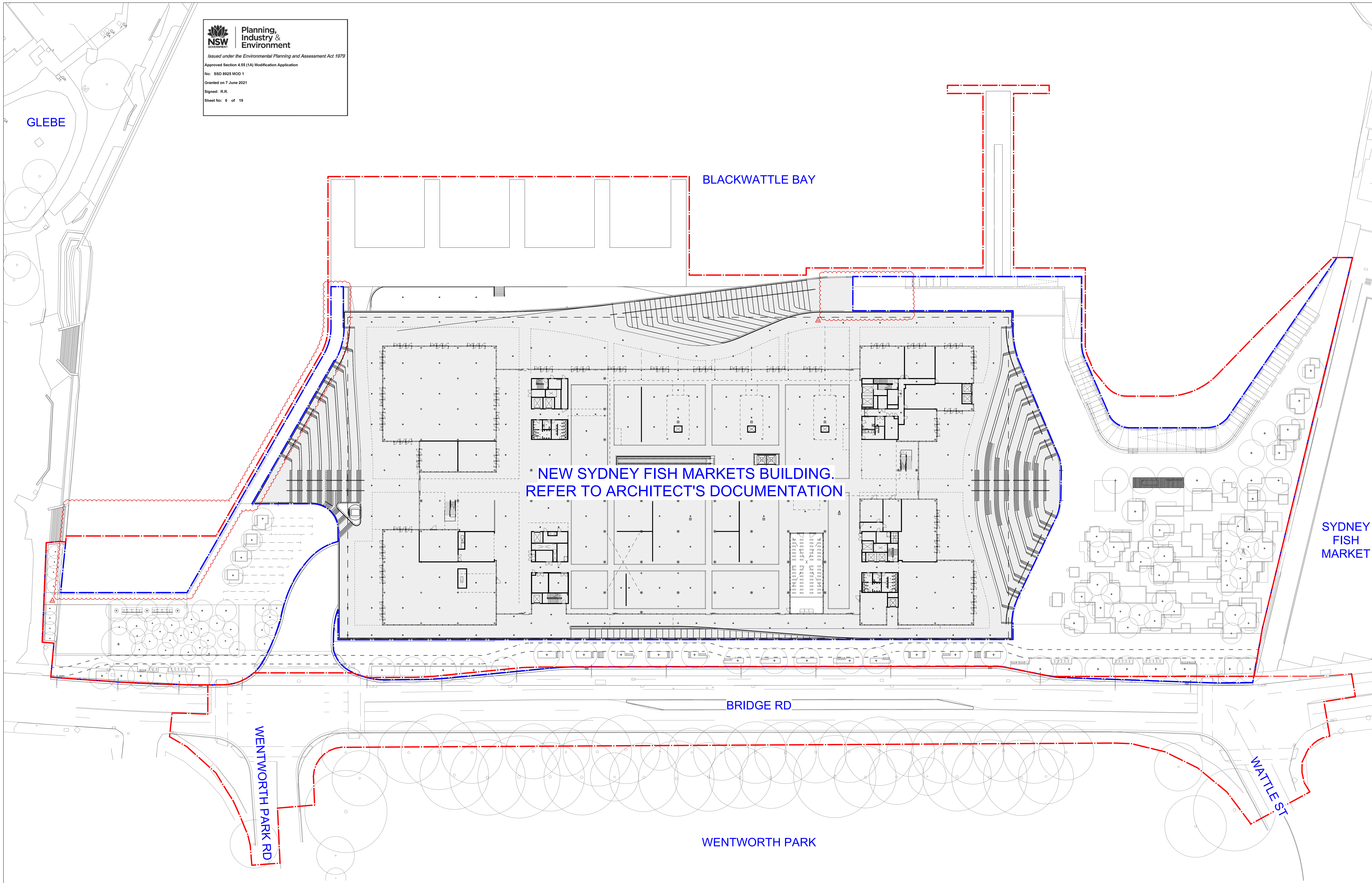
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EW


DRAWING
MASTERPLAN

SCALE A0 | SCALE A2
NOT TO SCALE

NORTH
N

8170045 PRODUCTION01_Plan01_CADPackage_Final





Planning,
Industry &
Environment

Issued under the Environmental Planning and Assessment Act 1979
Approved Section 4.55 (1A) Modification Application
No: SSD 8925 MOD 1
Granted on 7 June 2021
Signed: R.R.
Sheet No: 6 of 19



WARNING

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These drawings shall be read in conjunction with all relevant information (not limited to legends, schedules, specifications).

These drawings shall be read in conjunction with any Engineers, Architects or other consulted information (not limited to drawings, legends, schedules, specifications).

Check all dimensions and site conditions prior to commencement of any work or procurement or fabrication of any services, materials, fittings or equipment.

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NOTES / KEY PLAN

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DATE

REV

AMENDMENTS

19/09/18

A

ISSUED FOR SSD-DA

12/11/18

B

ISSUED FOR SSD-DA

22/11/18

C

ISSUED FOR SSD-DA

15/04/19

D

ISSUED FOR SSD-DA

15/04/19

E

ISSUED FOR SSD-DA

17/09/19

F

ISSUED FOR SSD-DA

18/09/19

G

ISSUED FOR SSD-DA

13/08/20

H

ISSUED FOR REVISED S2 SSD-DA

NOTE:

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PROJECT

NEW SYDNEY FISH MARKET

1B Bridge Road, Glebe, NSW

CLIENT



Infrastructure
New South Wales

STATUS

State Significant Development Application Stage 2

DRAWING NO.

AR-S2-A20 L02-01

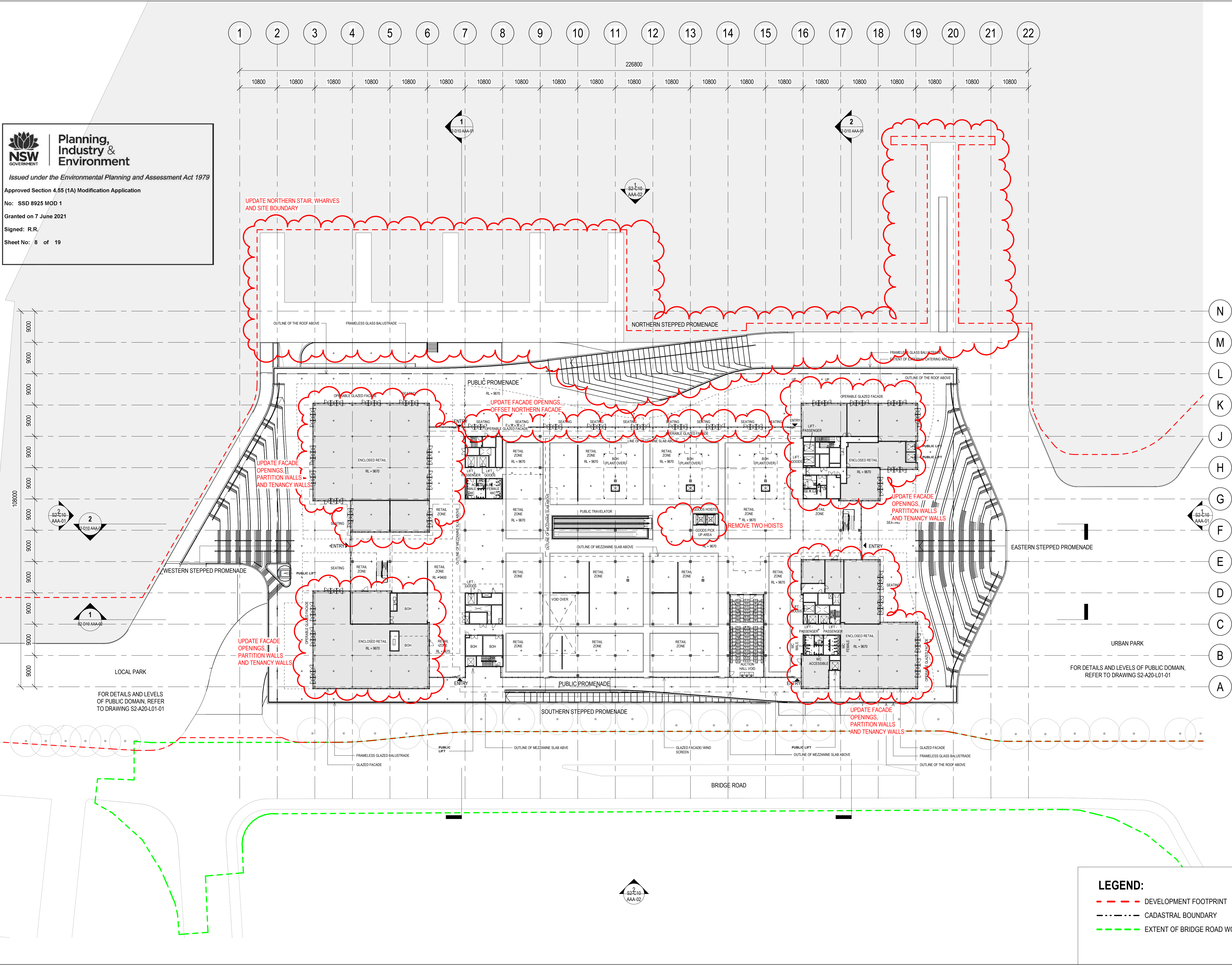
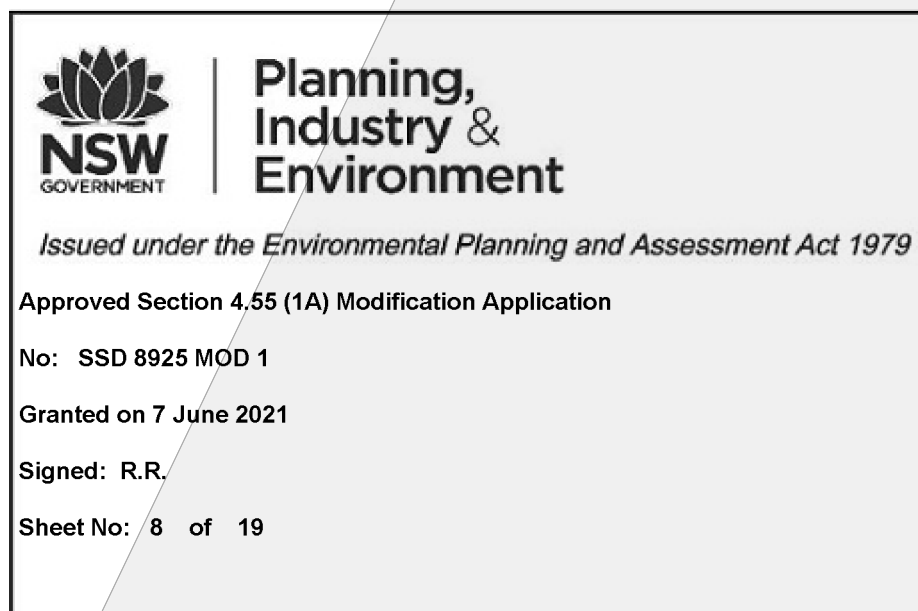
REVISION

H

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8170045 PRODUCTION01_Plan01_CADPackage_Final

REVIEW 31/8/2020



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CLIENT

CLIENT NUMBER

PROJECT


NEW SYDNEY FISH MARKET
1B BRIDGE RD, GLEBE NSW

1611013

7

A compass rose with a circle. A line points to the top of the circle, labeled 'TRUE NORTH'. Another line points towards the top-right, labeled 'MAGNETIC NORTH'.

GRAPHIC SCALE



0 10000

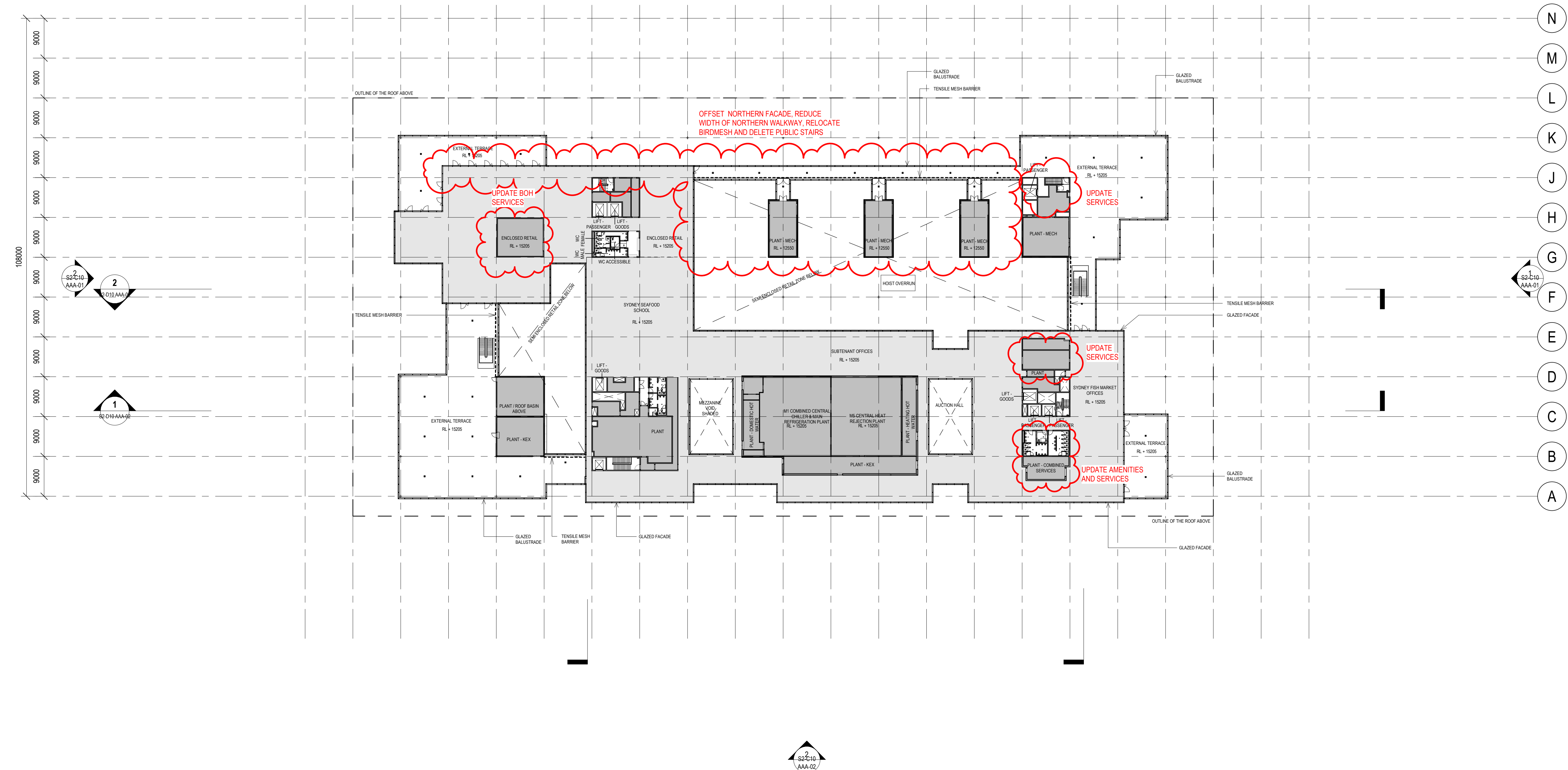
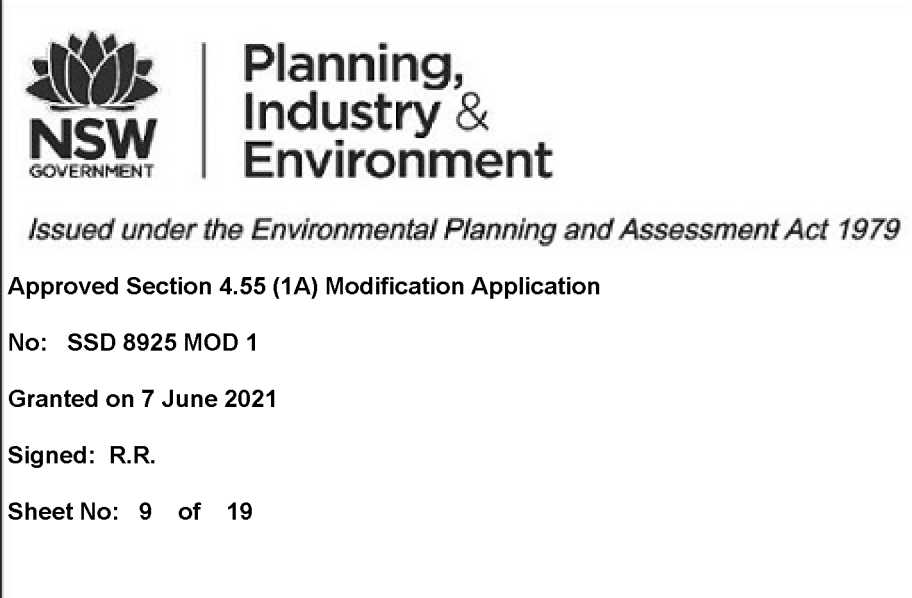
SCALE

STATUS

DRAWING

FLOOR PLAN UP

AR- S2-B10 L01-



3XN BVN

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TEL +45 7026 2648
WWW.3XN.COM
ADD 19A BOUNDARY STREET SUITE 509,
DARLINGHURST, NSW 2010

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H	18/09/19	ISSUE FOR SSDA
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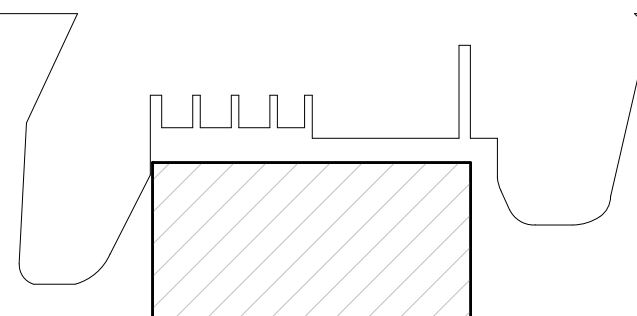
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1B BRIDGE RD, GLEBE NSW
RVN PROJECT NUMBER

1611013

DRAWING KEY



TRUE NORTH

PROJECT NORTH



GRAPHIC SCALE

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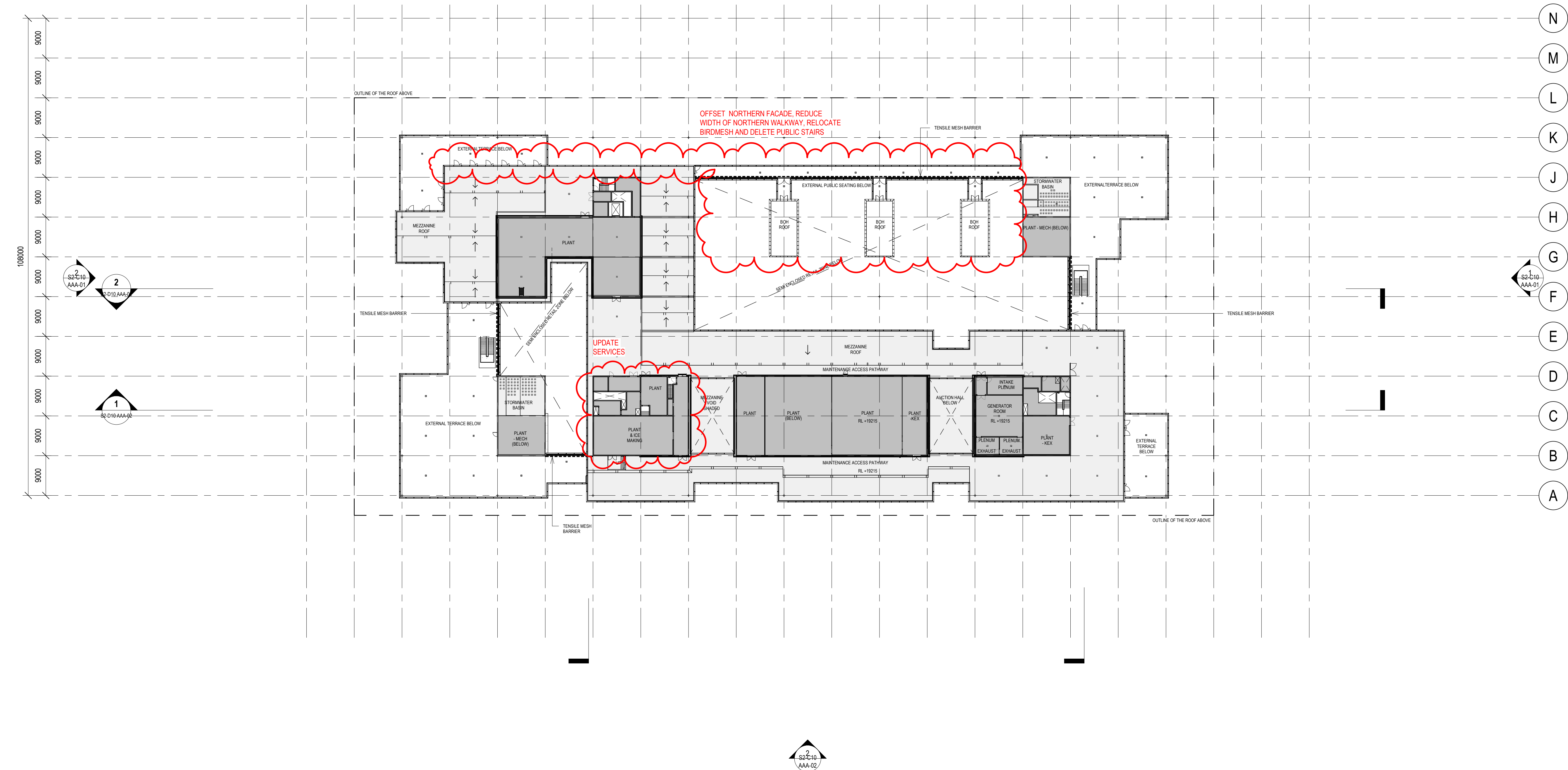
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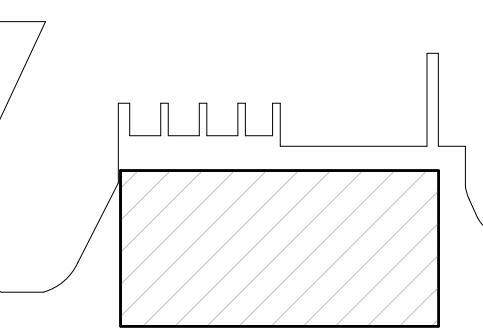
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DRAWING KEY



TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

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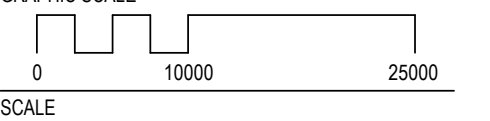
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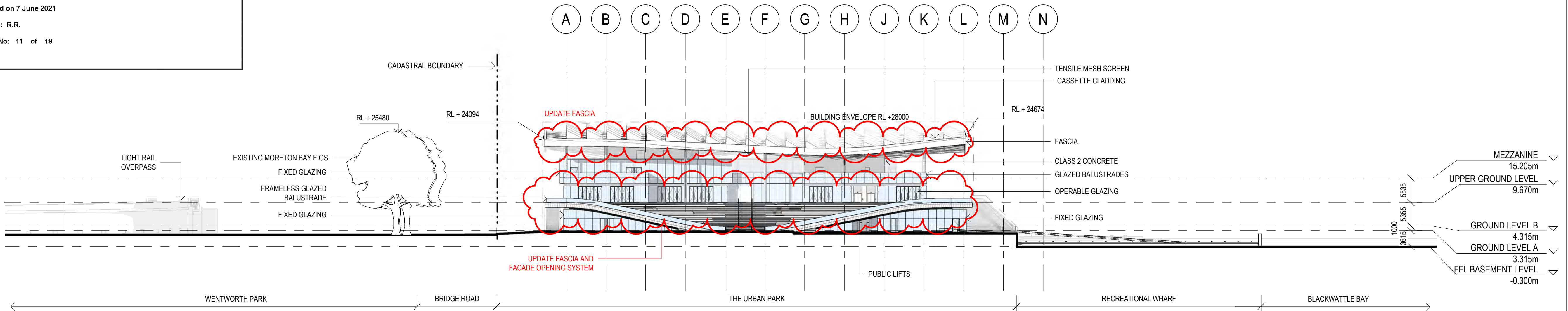
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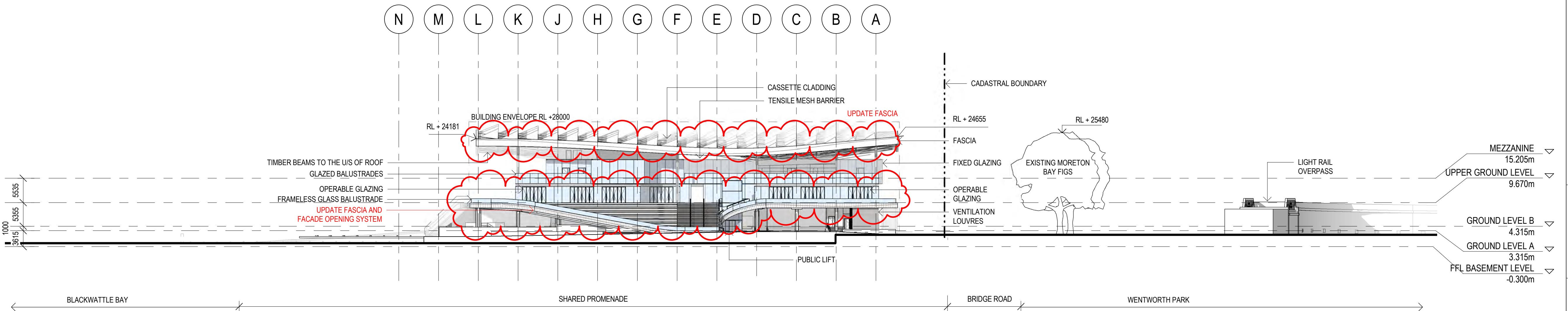
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EAST AND WEST ELEVATION

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1 : 500



2 S2 - WEST ELEVATION
1 : 500



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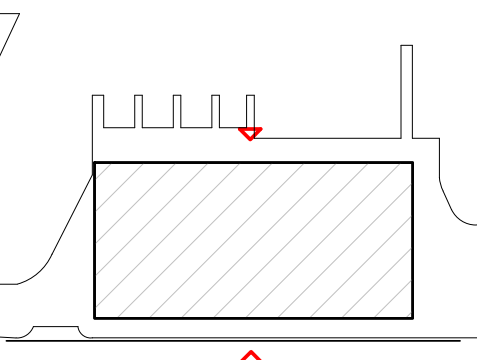
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BVM PROJECT NUMBER

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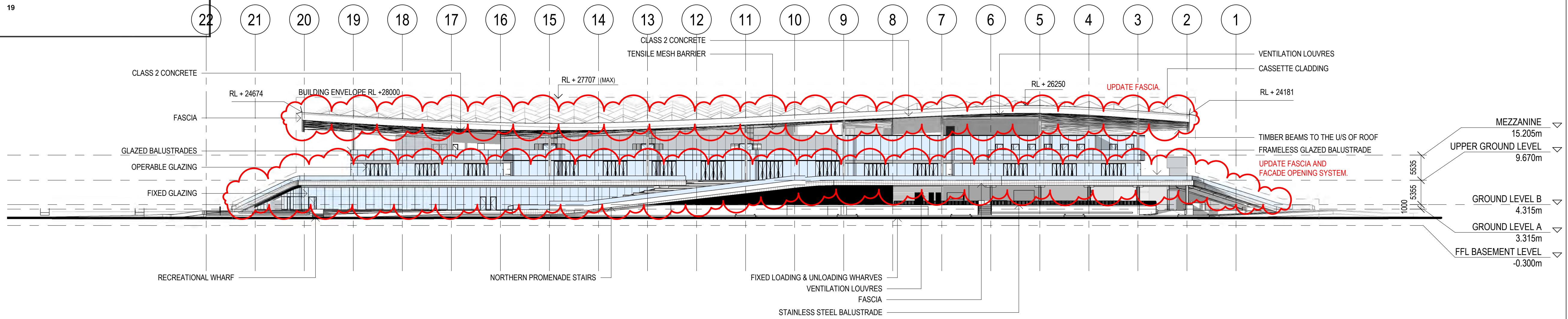
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NORTH AND SOUTH ELEVATION

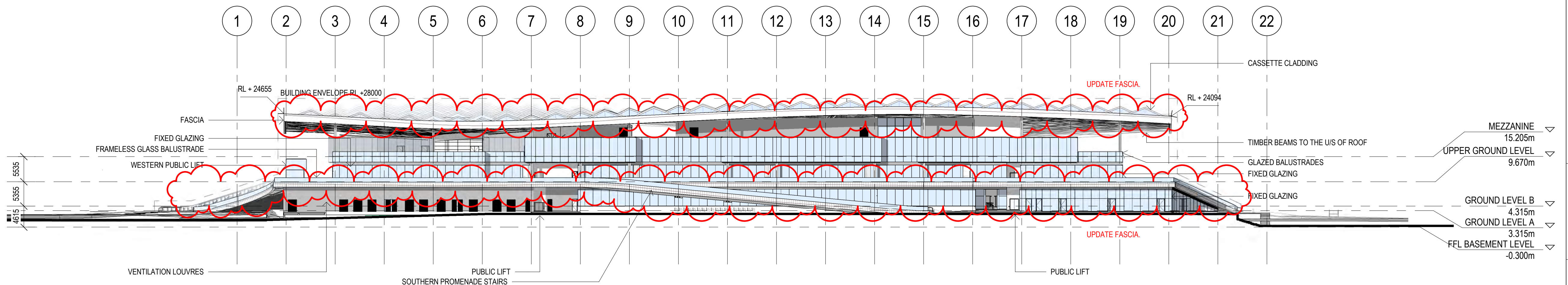
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2 S2 - SOUTH ELEVATION
1:500



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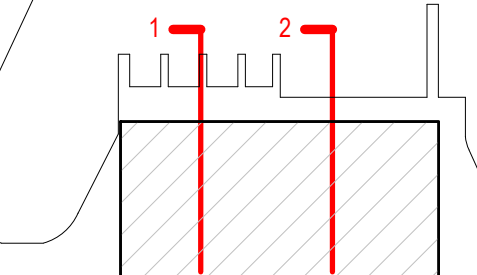
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NEW SYDNEY FISH MARKET
18 BRIDGE RD, GLEBE NSW
BVM PROJECT NUMBER

1611013

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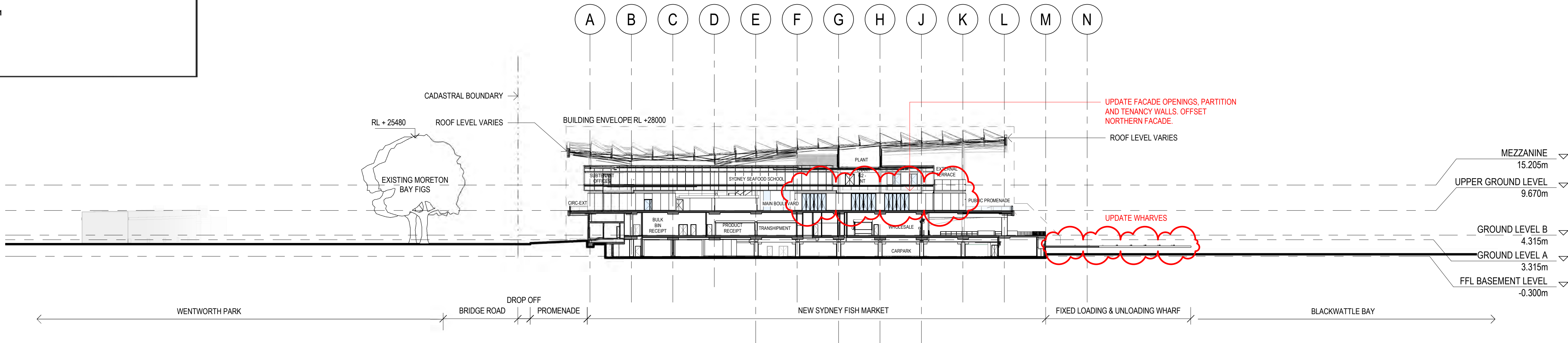
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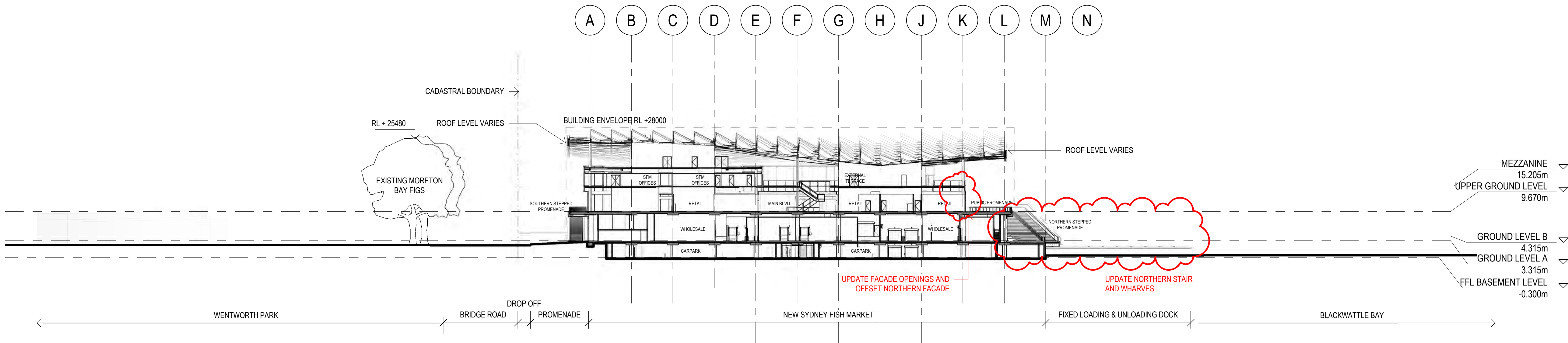
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CROSS SECTIONS

AR- S2-D10 AAA-01	ISSUE
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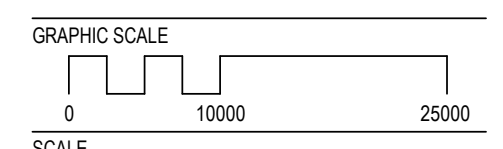
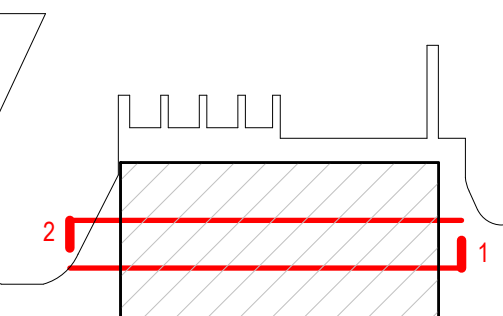
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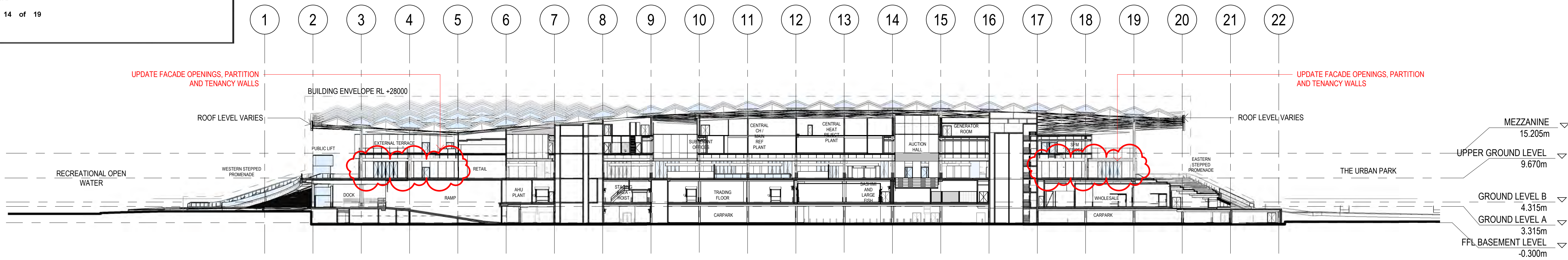


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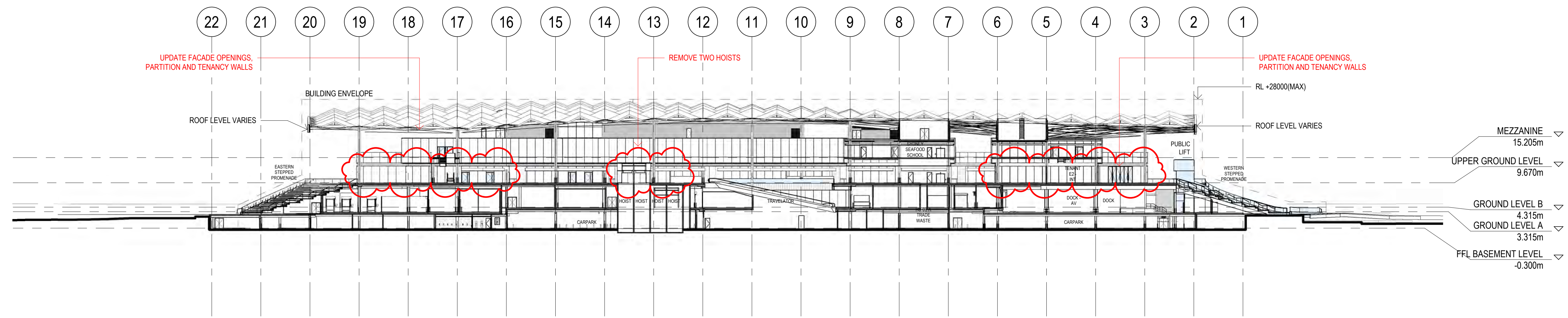
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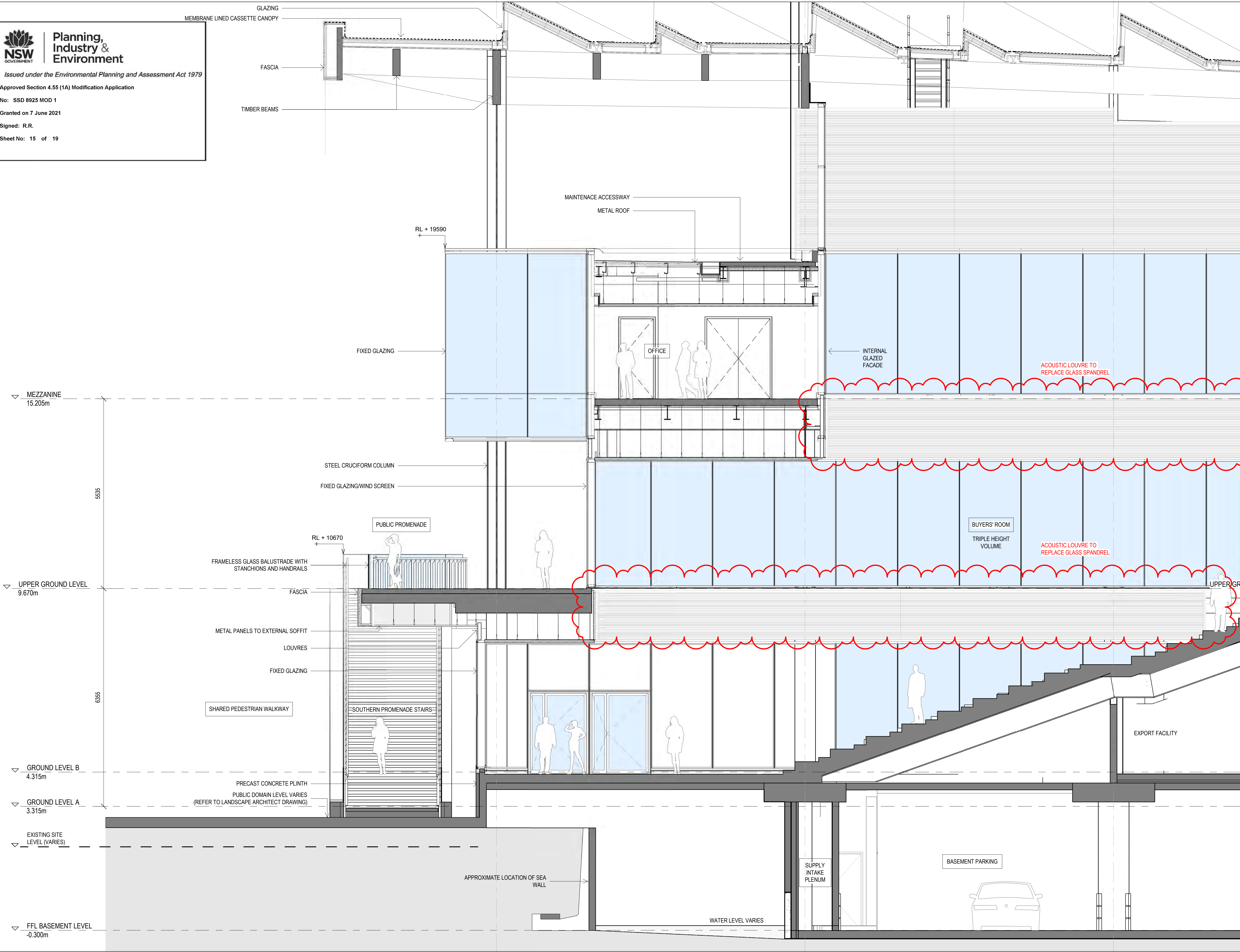
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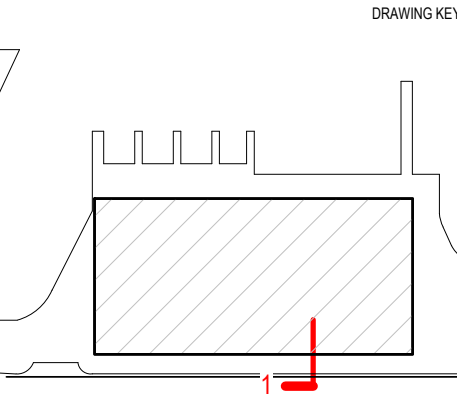
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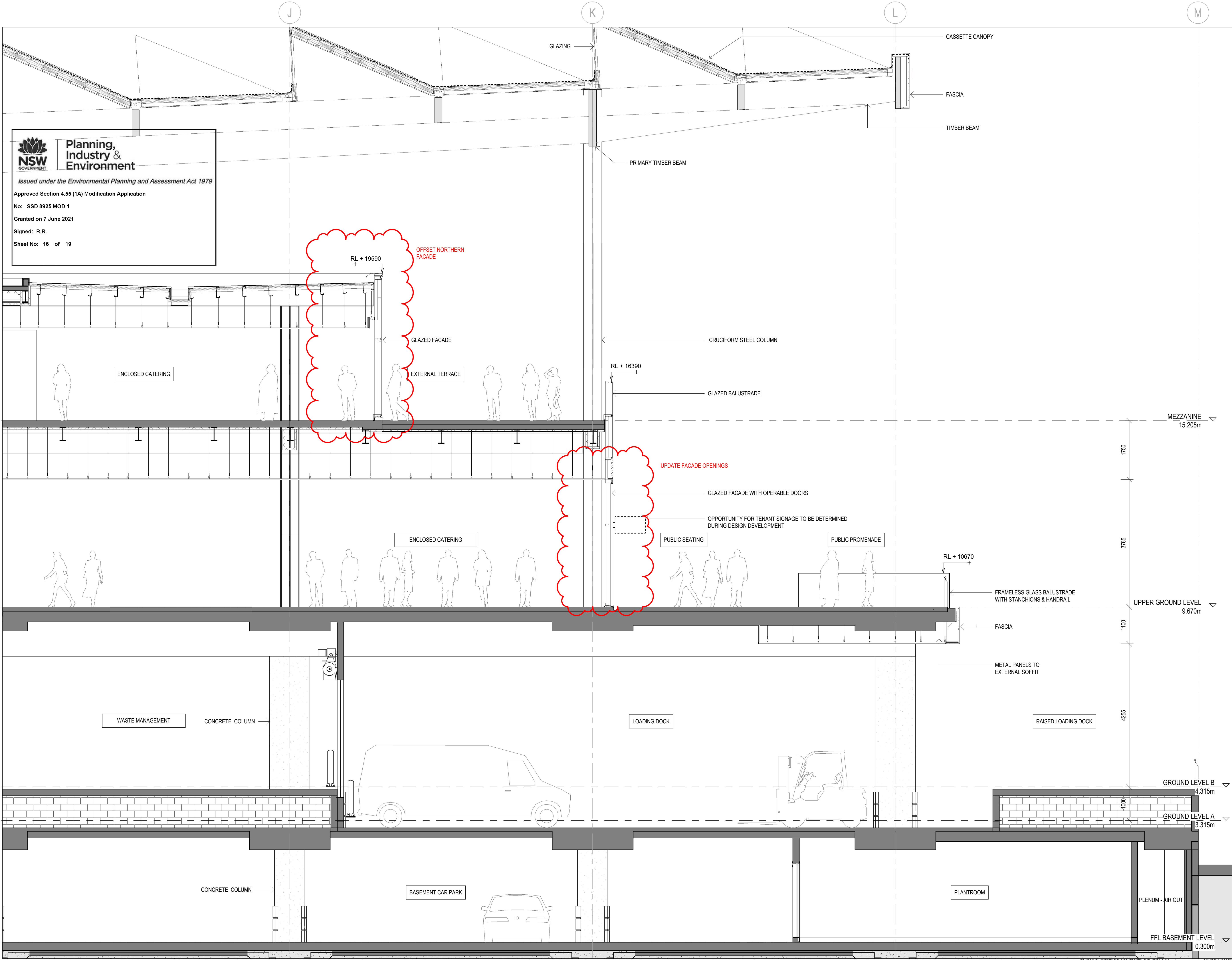



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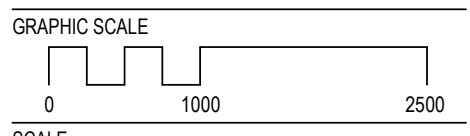
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PROJECT

NEW SYDNEY FISH MARKET
18 BRIDGE RD, GLEBE NSW
BVM PROJECT NUMBER

1611013
DRAWING KEY



1 : 50@A1
STATUS

DRAWING

FOOD & BEVERAGE SECTION

ISSUE
AR- S2-E43 AAA-02

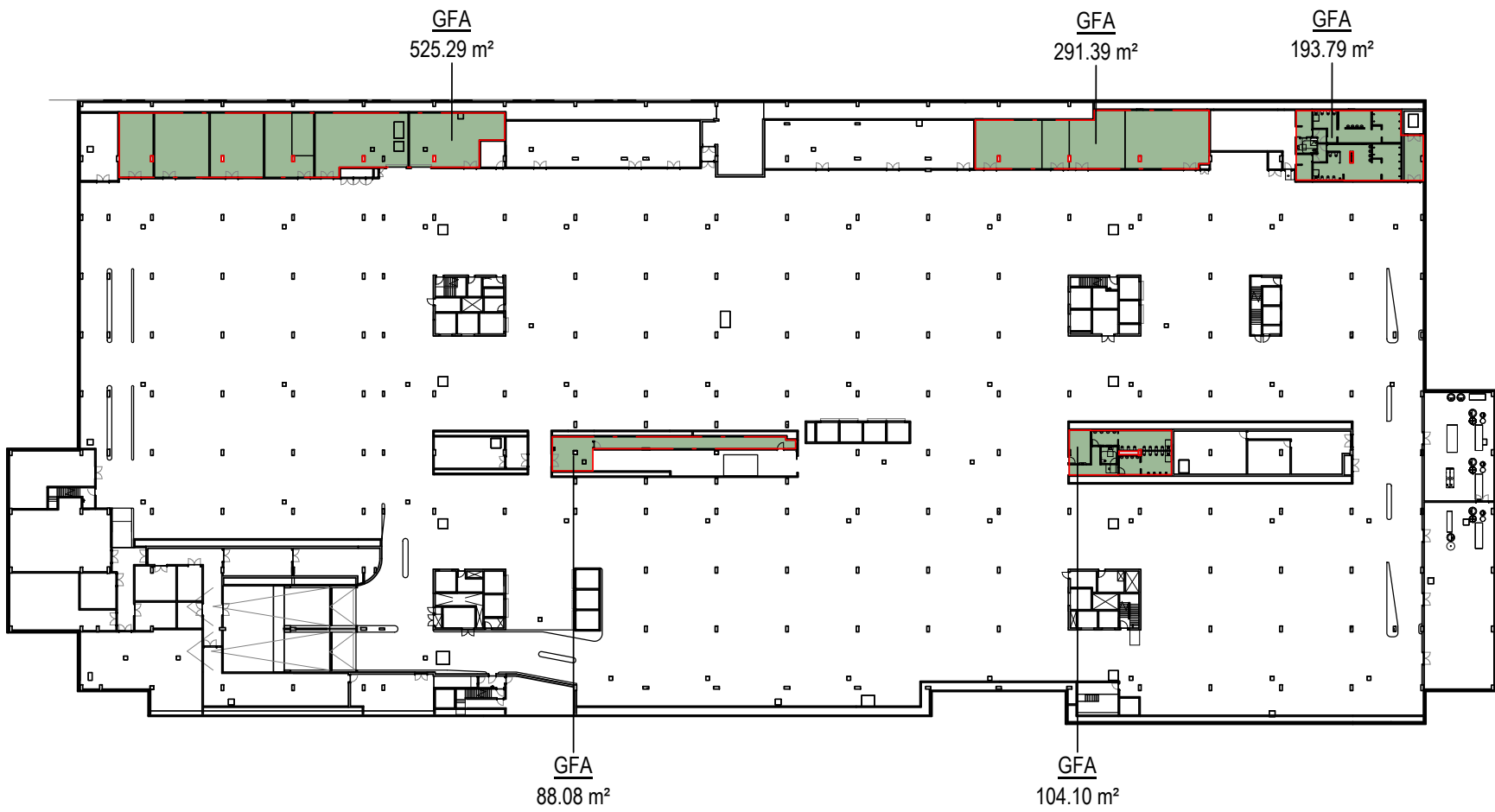
Sheet No: 17 of 19

BCP_A-AREA (GFA-SREP 26)_STAGE 2	
LEVEL	AREA
UPPER GROUND	4025.29 m²
BASEMENT	1202.64 m²
GROUND	10962.23 m²
UPPER GROUND	6061.65 m²
MEZZANINE	4583.44 m²
	26835.25 m²

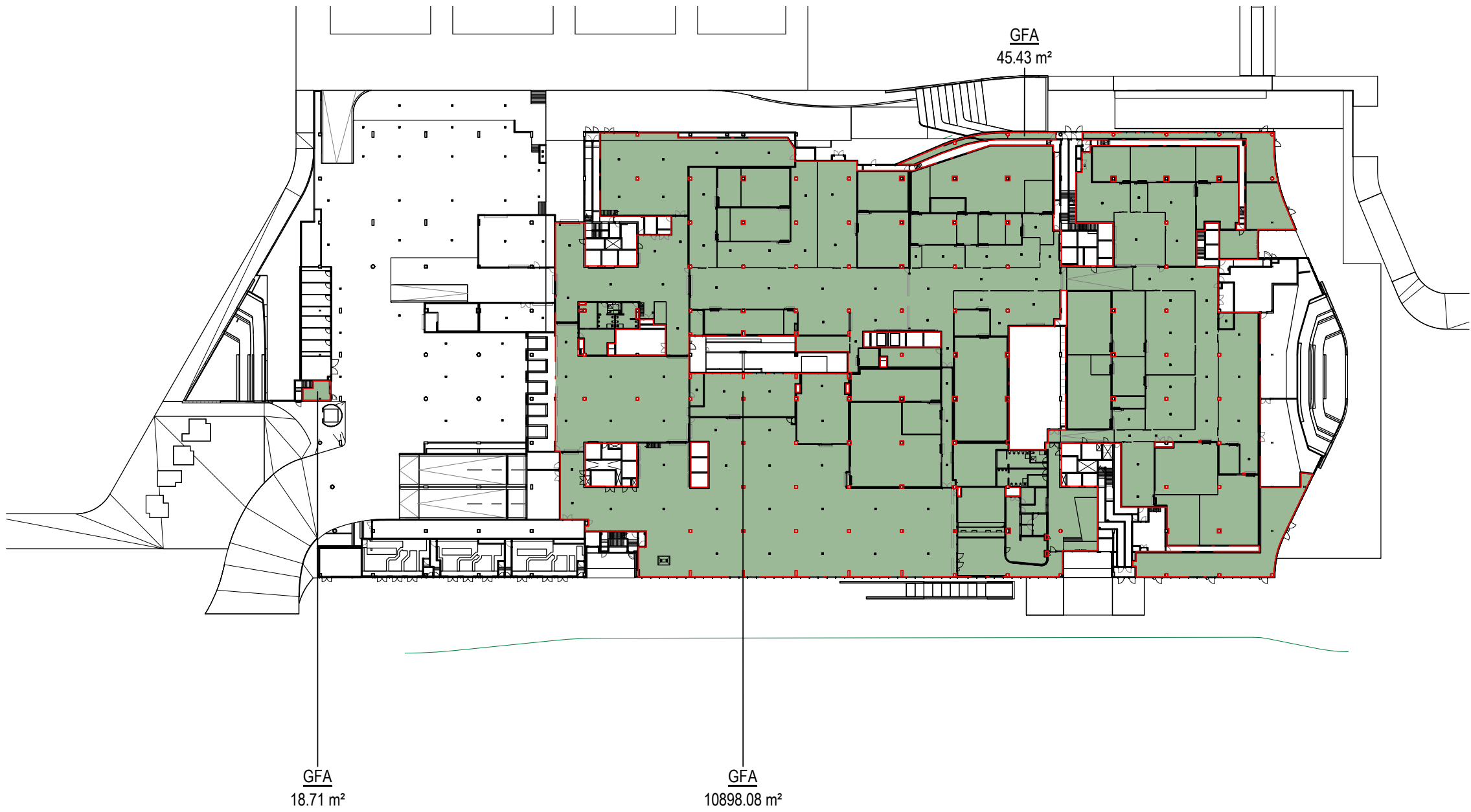
From SREP 26

Gross floor area means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the inner faces of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level, excluding:

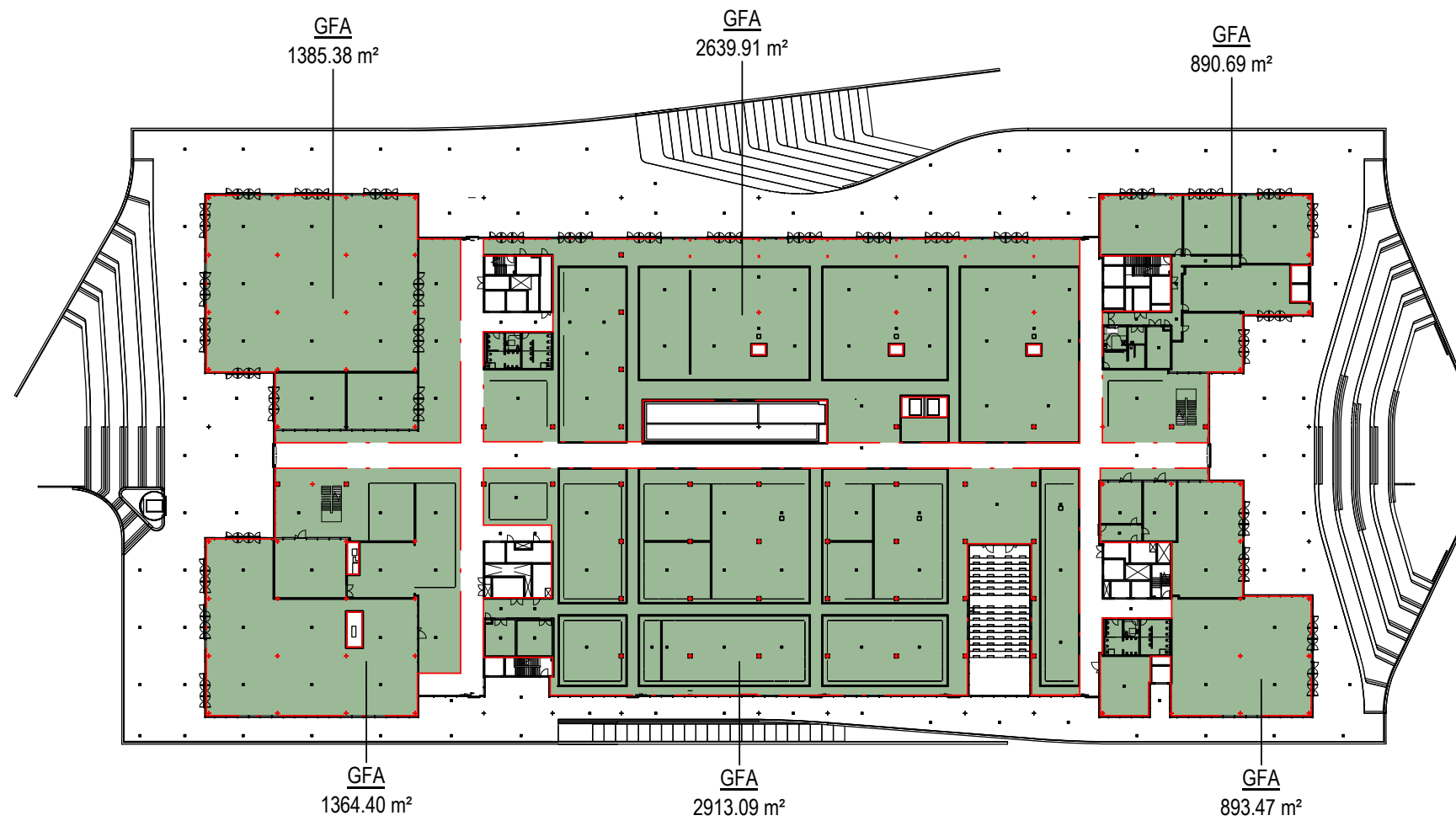
- columns, fin walls, sun control devices, awnings and any other elements, projections or works outside the general lines of the outer face of the external wall, and
- lift towers, cooling towers, machinery and plant rooms, and air conditioning and ventilation ducts, and
- ancillary car parking and any associated internal designated vehicular and pedestrian access thereto, and
- space for the loading and unloading of goods, and
- internal public areas such as arcades, atria and thoroughfares, and terraces and balconies with outer walls less than 1,400 millimetres high.



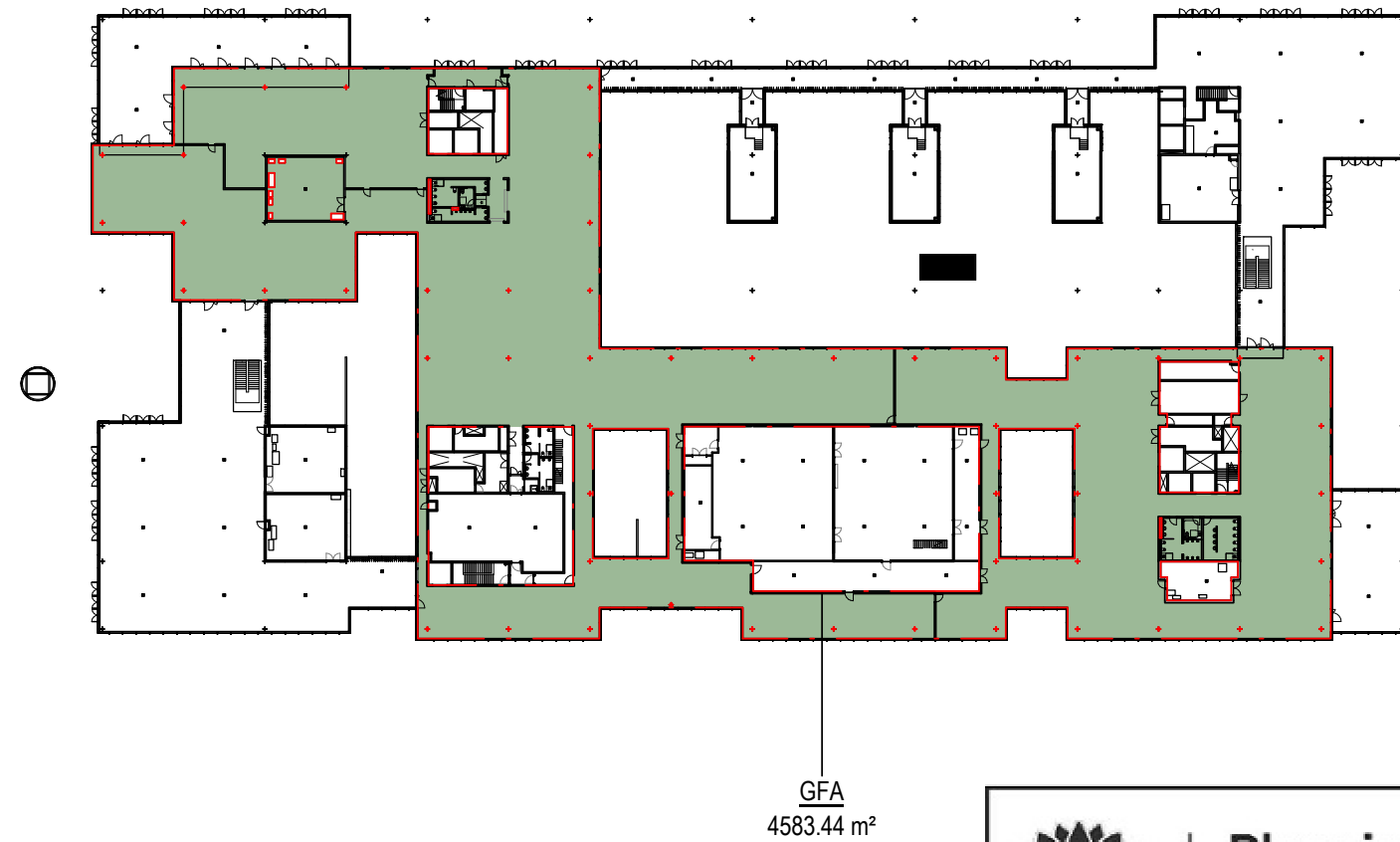
1 BASEMENT LEVEL



2 GROUND LEVEL



3 UPPER GROUND LEVEL



4 MEZZANINE



Planning,
Industry &
Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No: SSD 8925 MOD 1

Granted on 7 June 2021

Signed: R.R.

Sheet No: 18 of 19

3Xn BVM

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WWW.3XN.COM
ADD 18A BOUNDARY STREET SUITE 509,
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ISSUE	DATE	FOR
A	12/09/18	ISSUE FOR SSD-DA
B	12/11/19	ISSUE FOR SSD-DA
C	22/03/19	ISSUE FOR SSD-DA
D	15/04/19	ISSUE FOR SSD-DA
E	16/04/19	ISSUE FOR 50% DD
F	18/04/19	ISSUE FOR 50% DD
G	27/08/19	ISSUED FOR REVIEW
H	18/09/19	ISSUE FOR SSDA

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FACADE ENGINEER - APEX
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BCA/DCA - GROUP DLA
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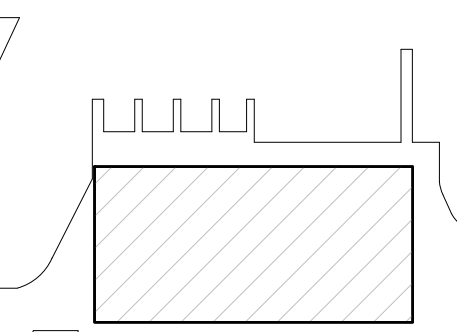
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INFRASTRUCTURE NSW
CLIENT NUMBER

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NEW SYDNEY FISH MARKET
18 BRIDGE RD, GLEBE NSW
BVM PROJECT NUMBER

1611013



GRAPHIC SCALE
0 20000 50000
SCALE

1 : 1000@A1

STATUS

DRAWING

GFA MEASUREMENT SREP 26

AR- S2-L10 AAA-01

ISSUE

H

BVM 360/NEW SYDNEY FISH MARKET/NSPM_RVT_AR001_Building.rvt

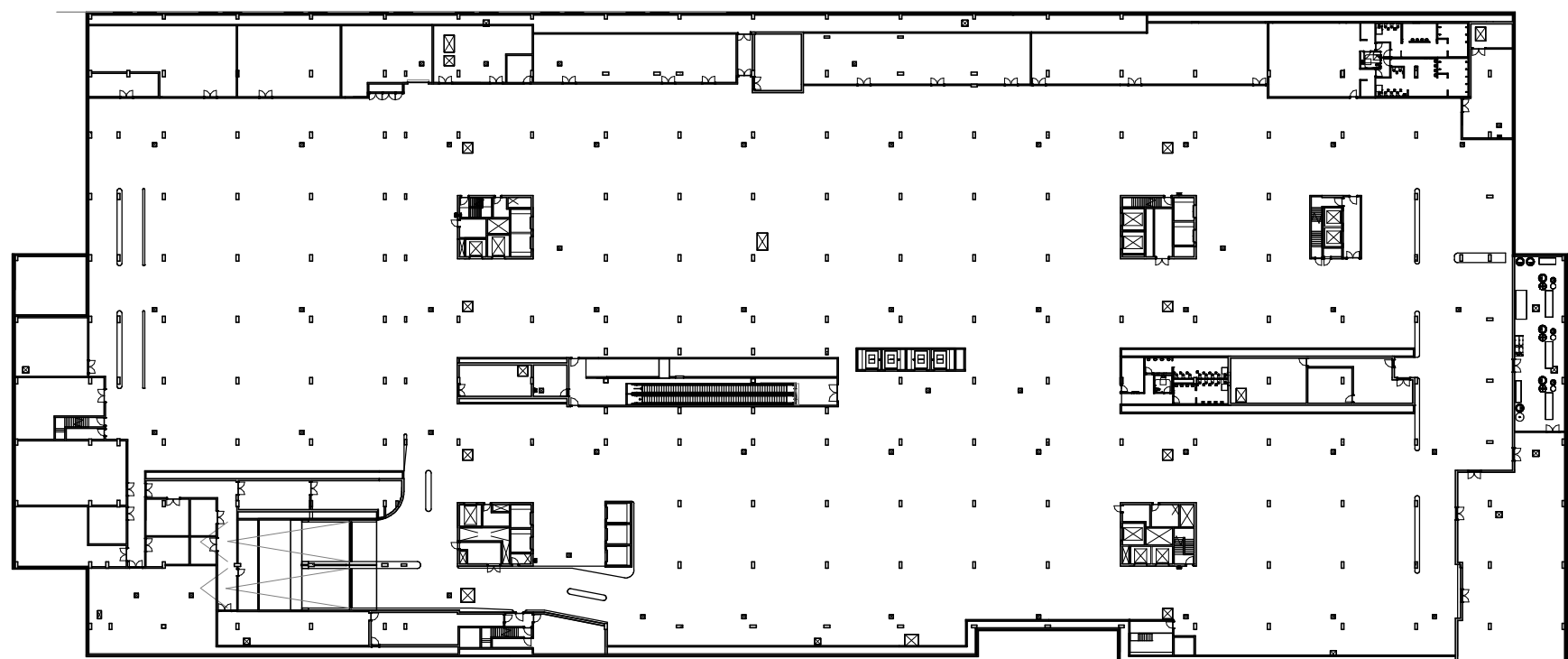
8/11/2020 1:48:38 PM

BCP_A-AREA (GFA-STANDARD)_STAGE 2	
LEVEL	Area
GROUND	11042.09 m ²
UPPER GROUND	11284.98 m ²
MEZZANINE	4600.53 m ²
	26927.60 m ²

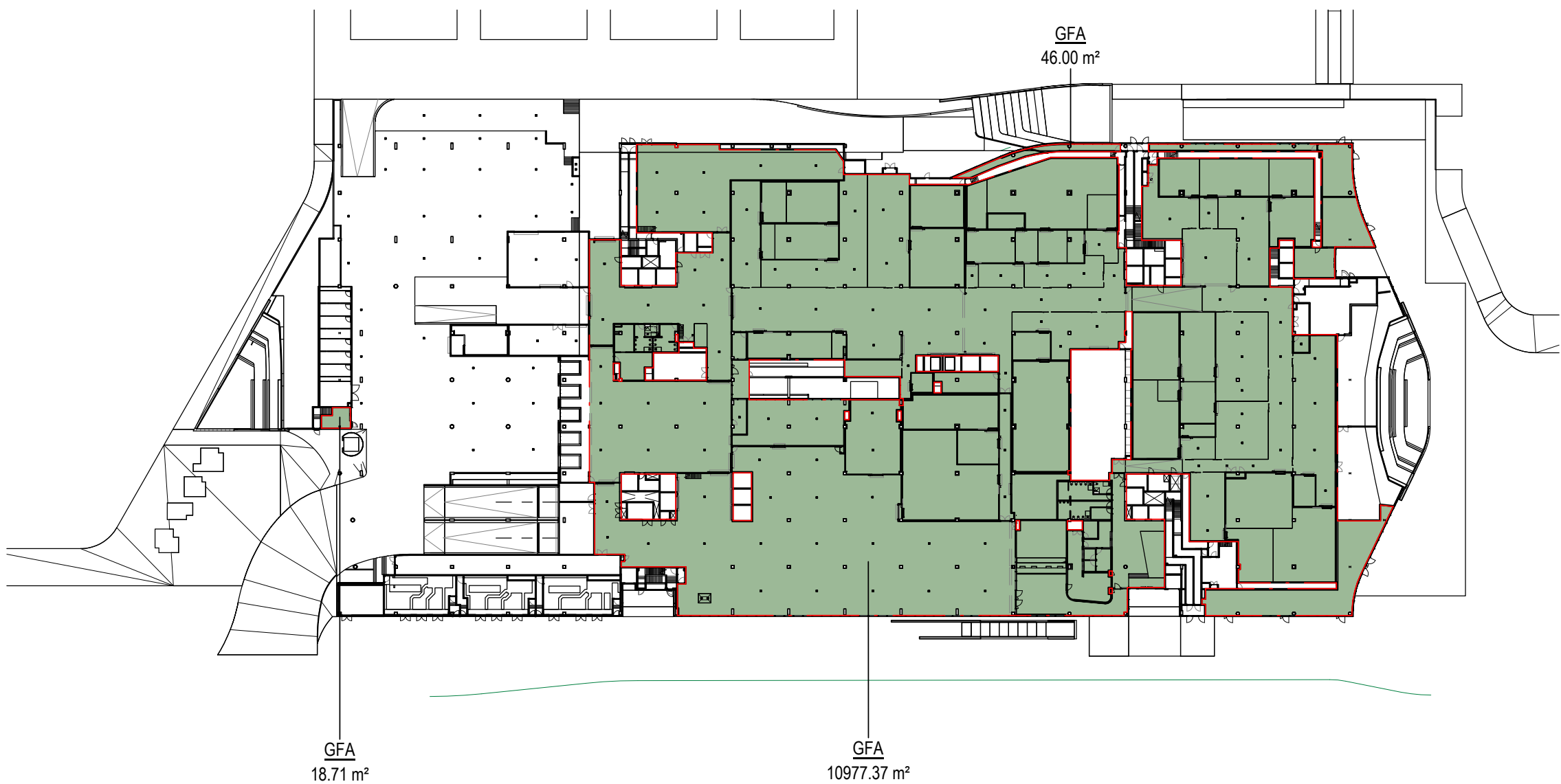
From the NCC instrument

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

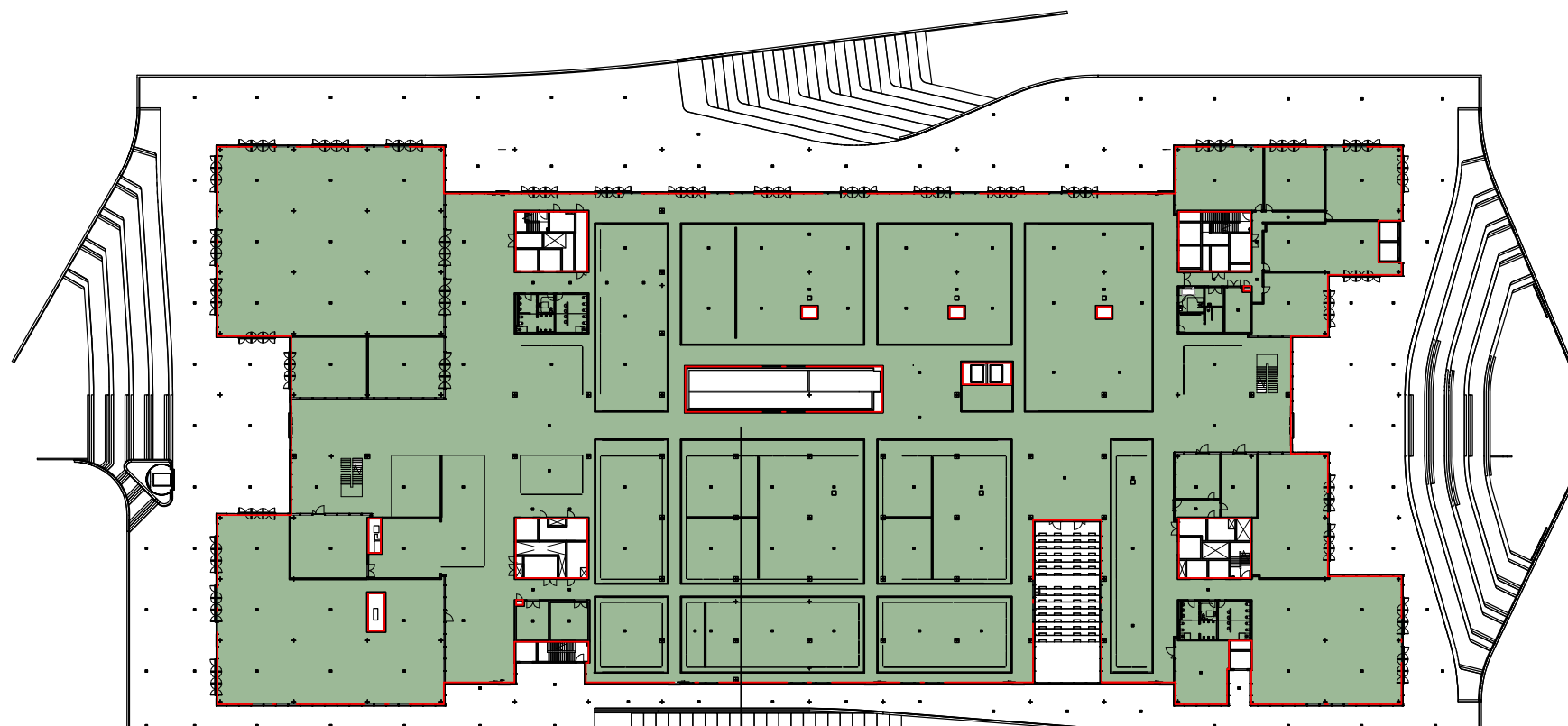
- (a) the area of a mezzanine, and
 - (b) habitable rooms in a basement or an attic, and
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.



1 BASEMENT LEVEL
1:1000




2 GROUND LEVEL A
1:1000



4 UPPER GROUND LEVEL
1:1000



3 MEZZANINE
1:1000



**Planning,
Industry &
Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No: SSD 8925 MOD 1

Granted on 7 June 2021

Signed: R.R.

Sheet No: 19 of 19

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I	14/08/20	REVISED S2 SSDA
J	01/12/20	REVISED S2 SSDA

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PROJECT MANAGER

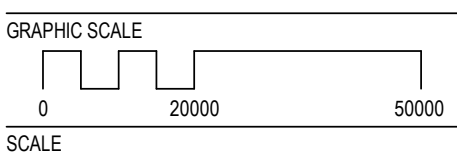
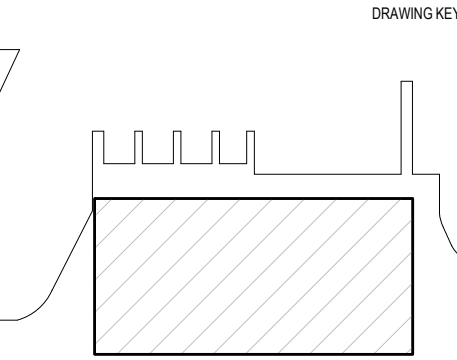
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PROJECT

NEW SYDNEY FISH MARKET
1B BRIDGE RD, GLEBE NSW
BVM PROJECT NUMBER

1611013



1:1000@A1
STATUS

DRAWING

GFA STANDARD INSTRUMENT

AR- S2-L10 AAA-02 J