

# Modification of Development Consent

Section 4.55(1) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.

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Amy Watson  
**Acting Director**  
**Key Sites Assessments**

Sydney

19 February 2021

## SCHEDULE 1

**Development consent:** **SSD 8925** granted by the Minister for Planning and Public Spaces on 12 June 2020

**For the following:** Stage 2 Development application for the construction, use and operation of a new Sydney Fish Market, including:

- A three-storey (4 levels) building with a GFA of 26,751m<sup>2</sup> comprising:
  - Wholesale services, product storage and processing
  - Retail, business and office premises
  - Multi-function spaces for events and functions
  - Staff amenities and end-of-trip facilities
  - Outdoor seating areas
  - Basement car park
- New public domain, including a foreshore promenade and landscaping
- Marina
- Pedestrian, cycle and road access
- Upgrade works to Bridge Road and intersections with Wattle Street and Wentworth Park Road
- Provision of services, site level adjustments and stormwater management
- Subdivision of land.

**Applicant:** Infrastructure NSW

**Consent Authority:** Minister for Planning and Public Spaces

**The Land:** 1A, 1B and 1C Bridge Road, Glebe (Lots 3, 4, 5 DP 1064339, Part of Lot 107 DP 1076596, Part of Lot 1 DP 835794, Part of Lot 3 DP 1018801)

**Modification:** **SSD 8925 MOD 2:** modification to Condition B52 and Condition B54

## SCHEDULE 2

1. Schedule 2, Part B – Prior to Commencement of Works/Issue of a Crown Building Works Certificate Conditions – Condition B52 is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

B52. Prior to the issue of the relevant Crown Building Works Certificate, the detailed design of all marine structures (public pier, waterfront promenade, wharve structures and pontoons) must be submitted to ~~and approved by~~ **the satisfaction of** TfNSW (Maritime). The drawings and specifications are to:

- (a) Comply with NSW Maritime's Engineering Standards for Maritime Structures and NSW Maritime's Guidance Note Documentation, AS 4997-2005 Guidelines for the Design of Maritime Structures and AS 3962-2001 Guidelines for Design of Marinas;
- (b) Fully and clearly describe all new works for land below the Mean High-Water Mark and all their components and interconnections;
- (c) Demonstrate the structural components have been designed by a practising structural Civil Engineer and experienced in the design of maritime structures;
- (d) Include all marine ecological aspects and initiatives within the Marine Ecological Assessment prepared by Ecological Australia dated 2 April 2019, so opportunities to increase marine biology are realised.
- (e) Include all management and mitigation measures within the Navigation Impact Assessment prepared by Royal HaskoningDHV, dated 20 September 2019.

2. Schedule 2, Part B – Prior to Commencement of Works/Issue of a Crown Building Works Certificate Conditions – Condition B54 is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

B54. Prior to the commencement of works, a Construction Vessel Traffic Management Plan (CVTMP) prepared by a suitably qualified person shall be submitted to ~~and approved by~~ **the satisfaction of** TfNSW (Maritime) and **approved by** Port Authority of NSW. The CVTMP must include the management and mitigation measures outlined in the Navigation Impact Assessment prepared by Royal HaskoningDHV, dated 20 September 2019. A copy of the CVTMP must be provided to the Planning Secretary.

**End of modification  
(SSD 8925 MOD 2)**