

Modification of Development Consent

Section 4.55(1A) 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.



Cameron Sargent
Team Leader
Key Sites Assessments

Sydney

18/05/2021

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 26,751m² 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 3: the modification includes alterations to the footprint and internal layout of the basement, minor changes to the ground floor, and amendments to the subdivision plans.

SCHEDULE 2

1. The description of the approved development is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

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 ~~26,754~~ **26,953** m² 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.

2. Schedule 2, Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) in accordance with the EIS and Response to Submissions and additional information;
- (d) in accordance with the ~~approved plans in the tables below:~~ **Modification Report entitled 'SSD DA 8925 Stage 2 DA Main Works Section 4.55(1A) Modification 3 Planning Report', and accompanying appendices prepared by BBC Consulting Planners (dated March 2021);**
- (e) **in accordance with the approved plans in the tables below:**

Architectural Drawings prepared by 3XN and BVN			
Drawing No.	Revision	Name of Plan	Date
S2-A00 AAA-01	H	Cover Sheet	18/09/19
S2-A20 AAA-01	H	Site Survey	18/09/19
S2-A20 AAA-02	H	Locality/Context Plan	18/09/19
S2-A20 AAA-03	H	Site Plan	18/09/19
S2-A20 L01-01	G	Public Domain Ground	18/09/19
S2-A20 L02-01	G	Public Domain Upper Ground	18/09/19
S2-B10 L00-01	H J	Floor Plan Ground	18/09/19 18/03/21
S2-B10 L01-01	H	Floor Plan Upper Ground	18/09/19
S2-B10 L02-01	H	Floor Plan Mezzanine	18/09/19
S2-B10 L03-01	H	Mezzanine Roof Plan	18/09/19
S2-B10 L10-01	H	Roof Plan	18/09/19
S2-B10 LB1-01	H J	Floor Plan Basement	18/09/19 18/03/21
S2-C10 AAA-01	H	East and West Elevation	18/09/19
S2-C10 AAA-02	H	North and South Elevation	18/09/19
S2-D10 AAA-01	H	Cross Sections	18/09/19

S2-D10 AAA-02	H	Long Sections	18/09/19
S2-E43 AAA-01	H	Auction and Office Section	18/09/19
S2-E43 AAA-02	H	Food and Beverage Section	18/09/19
S2-E43 AAA-04	H J	Wholesale and Catering Section	18/09/19 18/03/21

Subdivision Drawings prepared by Robert S Davidson			
Reference	Sheet No.	Name of Plan	Date
78527	1 of 2	Plan of Subdivision of Lots 3,4 & 5 D.P. 1064339, Lot 1 D.P. 835794 & Lot 107 D.P. 1076596	26/09/2019
78527	2 of 2	Plan of Subdivision of Lots 3,4 & 5 D.P. 1064339, Lot 1 D.P. 835794 & Lot 107 D.P. 1076596	26/09/2019
78527STRATUM	1 of 7	Plan of Subdivision of Proposed Lot 100	30/09/2019 28/03/2021
78527STRATUM	2 of 7	Plan of Subdivision of Proposed Lot 100	30/09/2019 28/03/2021
78527STRATUM	3 of 7	Plan of Subdivision of Proposed Lot 100 – Basement Floor	30/09/2019 28/03/2021
78527STRATUM	4 of 7	Plan of Subdivision of Proposed Lot 100 – Ground Floor	30/09/2019 28/03/2021
78527STRATUM	5 of 7	Plan of Subdivision of Proposed Lot 100 – Upper Ground Floor	30/09/2019 28/03/2021
78527STRATUM	6 of 7	Plan of Subdivision of Proposed Lot 100 – Mezzanine Floor	30/09/2019 28/03/2021
78527STRATUM	7 of 7	Plan of Subdivision of Proposed Lot 100 – Roof Level	30/09/2019 28/03/2021

Stormwater Management Plan prepared by Mott Macdonald			
Drawing No.	Revision	Name of Plan	Date
MMD-385951-C-SK-CD-3000	P4	Sydney Fish Market – Stormwater Management Plan	27/09/19

Sydney Fish Market - Bridge Road Upgrade – From Wattle Street to Wentworth Park Road – Concept Design Drawings prepared by Mott Macdonald				
Drawing No.	Sheet No.	Issue No.	Name of Plan	Date
CI-GEO-A00 GE-0001	GE-0001	1	Cover Sheet and Index Sheet	25/09/19
CI-RD1-D10 RD-0011	RD-0011	1	Typical Cross Sections	25/09/19
CI-RD3-B20 RD-0301	RD-0301	1	Roadworks Plan Sheet 1 of 3	25/09/19
CI-RD3-B20 RD-0302	RD-0302	1	Roadworks Plan Sheet 2 of 3	25/09/19
CI-RD3-B20 RD-0303	RD-0303	1	Roadworks Plan Sheet 3 of 3	25/09/19
CI-RD3-D20 RD-0401	RD-0401	1	Roadworks Longitudinal Sections Sheet 1 of 3	25/09/19
CI-RD3-D20 RD-0402	RD-0402	1	Roadworks Longitudinal Sections Sheet 2 of 3	25/09/19
CI-RD3-D20 RD-0403	RD-0403	1	Roadworks Longitudinal Sections Sheet 3 of 3	25/09/19
CI-UT1-B00 UT-0011	UT-0011	1	Existing Utilities Legend	25/09/19
CI-UT1-B20 UT-0301	UT-0301	1	Drainage and Public Utilities Plan Sheet 1 of 3	25/09/19
CI-UT1-B20 UT-0302	UT-0302	1	Drainage and Public Utilities Plan Sheet 2 of 3	25/09/19
CI-UT1-B20 UT-0303	UT-0303	1	Drainage and Public Utilities Sheet 3 of 3	25/09/19
CI-PV1-B20 PV-0301	PV-0301	1	Pavement Plan Sheet 1 of 3	25/09/19
CI-PV1-B20 PV-0302	PV-0302	1	Pavement Plan Sheet 2 of 3	25/09/19
CI-PV1-B20 PV-0303	PV-0303	1	Pavement Plan Sheet 3 of 3	25/09/19

**End of modification
(SSD 8925 MOD 3)**