



Prepared for
Infrastructure NSW

Date
26 June 2026

Review of Environmental Factors

architectus™

Demolition of the Former Sydney Fish Markets

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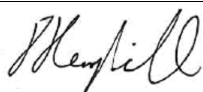
Declaration

This Review of Environmental Factors (REF) has been prepared for Infrastructure NSW and assesses the potential environmental impacts which could arise from the proposed demolition of the existing buildings at the former Sydney Fish Market, located at 56-60 Pyrmont Bridge Road, Pyrmont NSW 2009, within the Blackwattle Bay Precinct.

This REF has been prepared in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act), the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), and State Environmental Planning Policy (Transport and Infrastructure) 2021.

This REF provides a true and fair review of the activity in relation to its likely impact on the environment and the information it contains is neither false nor misleading. It addresses to the fullest extent possible all the factors listed in Section 3 of the Guidelines for Division 5.1 Assessments (March 2026) and any relevant addendum (the Guidelines), the EP&A Regulation and the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).

Based upon the information presented in this REF, it is concluded that, subject to adopting the recommended mitigation measures, it is unlikely there would be any significant environmental impacts associated with the activity. Consequently, an Environmental Impact Statement (EIS) is not required.

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Appendix E	Site Plan, prepared by Woods Bagot
Appendix F	Demolition Plan, prepared by Woods Bagot
Appendix G	Demolition Environmental Management Plan, prepared by Mirvac
Appendix H	Pre-Demolition Hazardous Building Materials Survey, prepared by JBS&G
Appendix I	Aboriginal Cultural Heritage Assessment Report, prepared by Artefact
Appendix J	Blackwattle Bay State Significant Precinct European Heritage Assessment and Impact Statement, prepared by CityPlan
Appendix K	Environmental Site Assessment, prepared by JBS&G
Appendix L	Geotechnical Assessment, prepared by JK Geotechnics
Appendix M	Erosion and Sediment Control Plan, prepared by AT&L
Appendix N	Construction Noise and Vibration Impact Assessment, prepared by SLR Consulting
Appendix O	Arboricultural Impact Assessment, prepared by treeIQ
Appendix P	Flora and Fauna Assessment, prepared by EcoLogical

1. Introduction

Infrastructure NSW (INSW) proposes to demolish the existing buildings at the former Sydney Fish Market, located at 56-60 Pyrmont Bridge Road, Pyrmont NSW 2009 (the site), within the Blackwattle Bay Precinct.

This Review of Environmental Factors (REF) has been prepared by Architectus Australia Pty Ltd (Architectus) on behalf of INSW to determine the environmental impacts of the proposed activity. For the purposes of these works, INSW is the proponent and the determining authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this REF is to describe the proposed activity, identify its likely environmental impacts, and set out measures to avoid, minimise, or mitigate those impacts. In doing so, it examines, to the fullest extent possible, all matters affecting or likely to affect the environment as a result of the proposed activity.

The description of the proposed activity and associated environmental impacts have been undertaken in the context of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation).

The assessment contained within the REF has been prepared having regard to:

- Whether the proposed activity is likely to significantly affect the environment and therefore the necessity for an Environmental Impact Statement (EIS) to be prepared and State Significant Infrastructure approval to be sought from the Minister for Planning and Public Spaces under Part 5 of the EP&A Act; and
- The potential for the proposed activity to significantly impact Matters of National Environmental Significance (MNES) on Commonwealth land and the need to make a referral to the Australian Government Department of Environment and Energy for a decision by the Commonwealth Minister for the Environment on whether assessment and approval is required under the EPBC Act.

The REF is required under the EP&A Regulation, and is prepared to fulfil the requirements of Section 5.5 of the EP&A Act, which requires that INSW examine, and take into account to the fullest extent possible, all matters affecting, or likely to affect, the environment by reason of the proposed activity.

1.1 Need for the Proposed Activity

The former Sydney Fish Market closed to the public in early 2026 when operations relocated to the new Sydney Fish Market facility at the head of Blackwattle Bay. The former Sydney Fish Market buildings and structures have since been decommissioned and reached the end of their useful life.

INSW therefore needs to proceed with demolition of the buildings as a matter of priority. Demolition of the former Sydney Fish Market buildings supports the NSW Government's long-term plan to renew Blackwattle Bay with new public open space, improved waterfront access, and a mix of housing, community, and commercial uses.

2. Site Analysis and Description

2.1 The Site

The site is located at the former Sydney Fish Market at 56-60 Pyrmont Bridge Road, Pyrmont within the City of Sydney local government area (LGA). The site has an approximate area of 3.5 hectares.

The legal description and ownership of the site are detailed in **Table 1** and the Title Searches at **Appendix B**.

Table 1 Legal description and ownership details

Lot and DP	Ownership
Lot 2 in Deposited Plan 827434	Infrastructure NSW
Lot 1 in Deposited Plan 734622	Infrastructure NSW
Lot 2 in Deposited Plan 125720	Infrastructure NSW
Lot 1 in Deposited Plan 74155	Infrastructure NSW
Lot 1 in Deposited Plan 836351	Infrastructure NSW
Lot 1 in Deposited Plan 125720	Infrastructure NSW
Lot 1004 in Deposited Plan 1321226	Transport for NSW, licensed to Infrastructure NSW



Figure 1 Lot and Deposited Plans
Source: Nearmap with Architectus edits (2026)

Existing Development

The site comprises the former Sydney Fish Market, containing a range of buildings and structures, including:

- Building A: One storey building that was split between three (3) separate tenancies: Vic's Meat Market (butcher), a Box Recycling Warehouse (polystyrene box recycling), and Doyles Warehouse (seafood distribution and processing).

- Building B: Two storey structure that was split between three (3) former tenancies: Net & Tackle (fishing tackle supply shop), All Seas (seafood distribution), and Get Fish (freezer storeroom) below the Net & Tackle tenancy.
- Building C: Two storey structure that was split between four (4) former tenancies and a public toilet: Sea Emperor Restaurant (converted into a processing and storage area for Get Fish), Poulos Bros Seafood Supplier, the Salty Squid Café, and the Get Fish seafood processing/distribution/ market.
- Building D: The main former Sydney Fish Market building which included cool rooms and the primary auction floor within its eastern portion. The western portion accommodated restaurants, fishmonger tenancies, office and administrative spaces, and associated amenities across the ground and upper levels.
- Two separate buildings located north of Building D, previously occupied by Claudio's Seafood and Musumeci Seafood.
- Ancillary structures including a kiosk and security offices.
- A large at-grade car park.



Figure 2 Existing development on site
Source: Nearmap with Architectus edits (2026)



Figure 3 Building A
Source: JBS&G



Figure 4 Building B
Source: JBS&G



Figure 5 Building C
Source: JBS&G



Figure 6 Building D (main former Sydney Fish Market building)
Source: JBS&G



Figure 7 Building located north of Building D, previously occupied by Claudio's Seafood
Source: JBS&G



Figure 8 Building located north of Building D, previously occupied by Musumeci Seafood
Source: JBS&G



Figure 9 Kiosk
Source: JBS&G

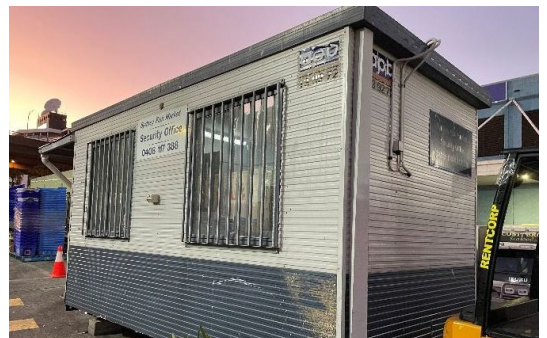


Figure 10 Security Office
Source: JBS&G

Topography

The site falls approximately 3.55m from 6m RL in the north west to RL 2.45m in the south east. Refer to the Survey Plan prepared by Beveridge Williams at **Appendix C**.

Vegetation

The vegetation within the development site is highly modified and structurally simplified, limited to planted landscaping species, native species, and common cosmopolitan exotic weeds. The site does not have any existing trees.

Twenty (20) trees are located in close proximity to the site boundaries, primarily along Bank Street to the east and within the former outdoor dining area associated with the former Sydney Fish Market to the west. The trees range from good to poor health and good to poor structural condition. Refer to **Figure 11** for their location.

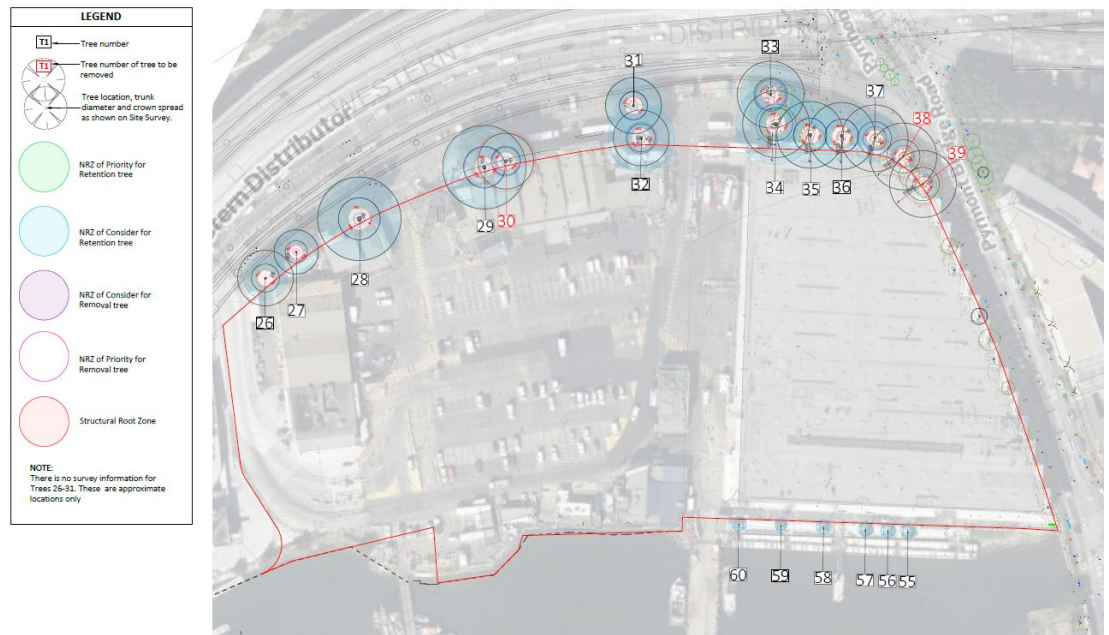


Figure 11 Tree location plan
Source: treeIQ

Heritage and Archaeology

Aboriginal Heritage

An Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared by Artefact (January 2021) prepared for the broader Blackwattle Bay State Significant Precinct, confirms that no registered Aboriginal objects are located within the site.

Non-Aboriginal Heritage

The site does not contain any listed heritage items and is not located within a heritage conservation area under the Sydney Local Environmental Plan 2012.

Anzac Bridge, located approximately 400 metres north of the site, is listed as an item of State significance on the Transport for NSW Section 170 Heritage and Conservation Register.

A number of heritage items are also located in proximity within Wentworth Park, located south west of the site opposite Pyrmont Bridge Road, including:

- Glebe and Wentworth Park Railway Viaducts — listed on the NSW State Heritage Register (Item No. 01034)
- Glebe Viaducts (Jubilee Park/Wentworth Park) — listed on the State Rail Authority Section 170 Heritage and Conservation Register (Item No. SRA104)
- Glebe/Ultimo (Wentworth Park Road) Underbridge — listed on the Section 170 Heritage and Conservation Register
- NCA Entry Tower, Wentworth Park — listed under Schedule 4 of the City West Regional Environmental Plan No. 26 (Item No. 15)
- NCA Steward's Building, Wentworth Park — listed under Schedule 4 of the City West Regional Environmental Plan No. 26 (Item No. 13)
- Store Building, Wentworth Park — listed under Schedule 4 of the City West Regional Environmental Plan No. 26 (Item No. 14)
- Wentworth Park — listed under Schedule 4 of the City West Regional Environmental Plan No. 26 (Item No. 16)
- Wentworth Park – Tower and Kennels — listed under Schedule 4 of the City West Regional Environmental Plan No. 26 (Item No. 16)
- Wentworth Park, excluding Stadium — listed under Schedule 5 of the Sydney Local Environmental Plan 2012 (Item No. I168)

- Street trees, Wentworth Park Road — listed under Schedule 5 of the Sydney Local Environmental Plan 2012 (Item No. I816)

Assessment of non-Aboriginal heritage impacts is provided in **Section 6**.

Aboriginal Archaeology

The Blackwattle Bay State Significant Precinct ACHAR prepared by Artefact (January 2021), identifies one Aboriginal Potential Archaeological Deposit (PAD) on site within a portion of the former Fish Market carpark. It is assessed as having high archaeological potential, with an approximate area of 5,000 sqm.

Assessment of Aboriginal archaeological impacts is provided in **Section 6**.

Non-Aboriginal Archaeology

The site has historically supported a range of industrial uses.

The Blackwattle Bay State Significant Precinct European Heritage Assessment and Impact Statement prepared by CityPlan (June 2021), provides there is potential for archaeological remains present beneath the ground surface associated with these activities.

Assessment of non-Aboriginal archaeological impacts is provided in **Section 6**.

Traffic and Access

Vehicular access to the site will be from Bank Street.

Public transport access to the site is available from Bank Street light rail station, approximately 100 metres away.

Acid Sulfate Soils

The site is identified as containing Class 2 Acid Sulfate Soils under the Sydney Local Environmental Plan (LEP) 2012, as shown in **Figure 12** and Section 10.7(2)&(5) Planning Certificates at **Appendix D**.



Figure 12 Acid sulfate soils map with the site outlined in black

Source: Sydney LEP 2012 with Architectus edits

Flooding

The Section 10.7(2)&(5) Planning Certificates at **Appendix D** identifies that the land is within the flood planning area and is subject to flood related development controls. Additionally, the land is also between the flood planning area and the probable maximum flood, and is subject to flood related development controls.

Assessment of flood impacts is provided in **Section 6**.

Bushfire

The site is not identified as bushfire prone land, as shown in the Planning Certificates at **Appendix D**.

2.2 Surrounding Development

The surrounding development is as follows:

- North-west: Privately owned industrial uses. Further to the north west, Bank Street Park is currently under construction.
- East: Bank Street forms the site boundary.
- South: Existing mixed-use developments, including residential uses along Wattle Crescent.
- South-west: The new Sydney Fish Market (operational since January 2026) and Wentworth Park.
- West: Blackwattle Bay adjoins the site.

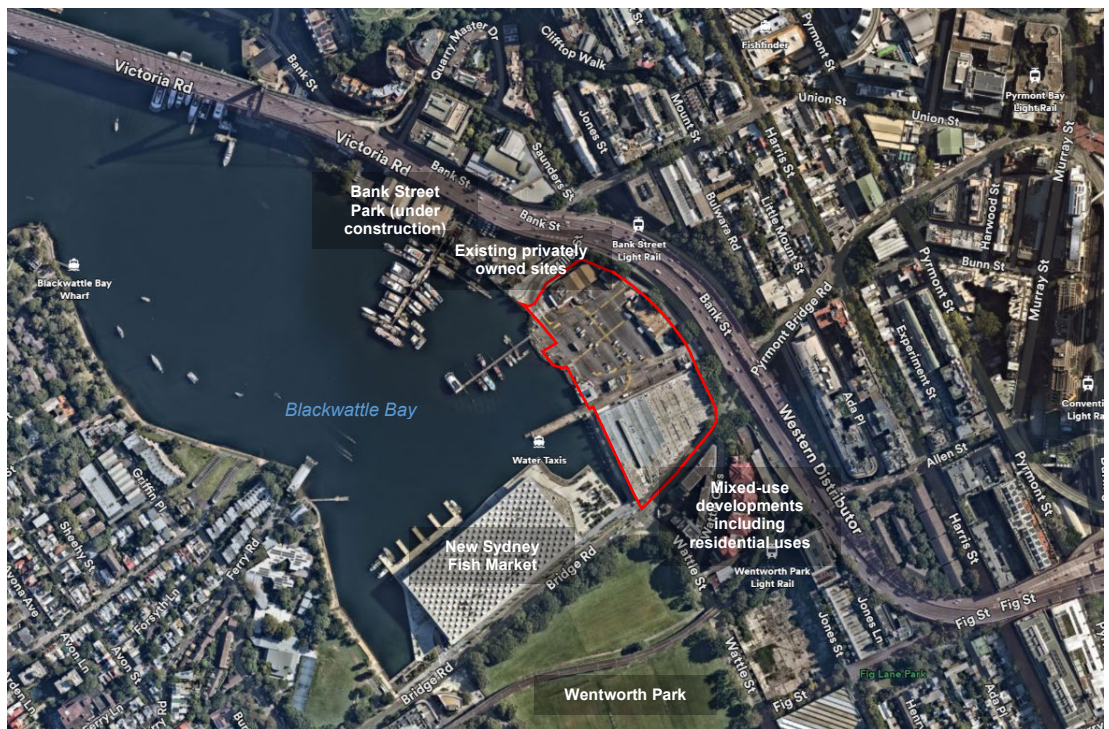


Figure 13 Surrounding development
Source: Nearmap with Architectus edits

2.3 Blackwattle Bay Precinct

The site forms part of the Blackwattle Bay Precinct, which is an area of predominantly government owned land located on the western edge of the Pyrmont Peninsula and adjoining the waters of Blackwattle Bay.

The precinct was rezoned in December 2022 to facilitate an exciting urban renewal opportunity, transforming over 10 hectares of industrial land into a sustainable world-class harbourfront destination. It will become a connected and dynamic cultural, residential, commercial, and civic hub.



Figure 14 Blackwattle Bay Precinct
Source: INSW

3. Description of the Proposal

3.1 Overview of the Proposed Activity

The proposed activity includes:

- Demolition of existing buildings and structures at the former Sydney Fish Market to slab level including:
 - Building A;
 - Building B;
 - Building C;
 - Building D;
 - Two separate buildings located north of Building D, previously occupied by Claudio's Seafood and Musumeci Seafood; and
 - Ancillary structures including kiosk and security offices.
- Demolition of suspended floors, blockwork, and other structural elements above the ground floor slab level.
- Site clearing and establishment works, including installation of temporary site hoarding, scaffolding, and temporary facilities and amenities associated with the demolition works.
- Site infrastructure works, including capping all redundant services back to the site perimeter.

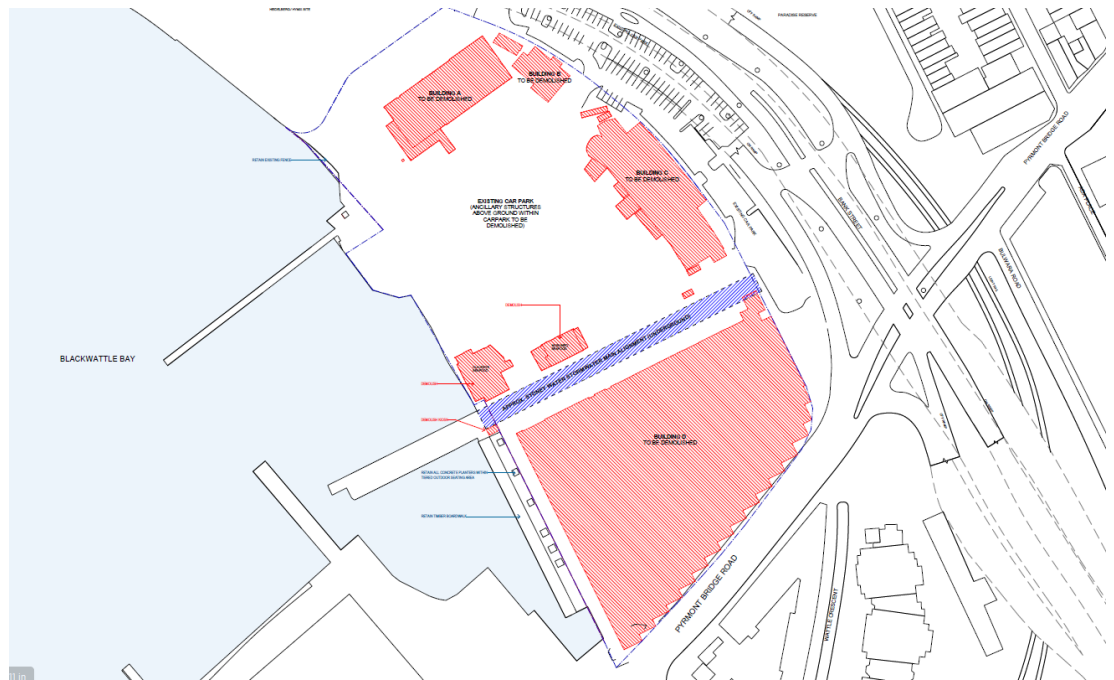


Figure 15 Proposed demolition plan
Source: Woods Bagot

For further detail, refer to the Site Plan prepared by Woods Bagot at **Appendix E** and Demolition Plan prepared by Woods Bagot at **Appendix F**.

3.2 Construction Activities

The anticipated demolition activities and associated timeframes are outlined in **Table 2**. Construction works will be undertaken by Mirvac on behalf of INSW. Further detail is provided within the DEMP at **Appendix G**.

Table 2 Project Timeframes and Construction Activities

Construction activity	Description
Commencement Date	Construction works are currently anticipated to commence in late 2026.
Work Duration	Approximately 7 months
Work Hours	– Monday to Friday: 7am to 6pm – Saturday: 8am to 1pm – Sunday and Public Holiday: No work
Sequencing	The following is the general sequence of demolition works: 1. Hazardous materials removal will be undertaken first. These works will occur internally within the buildings and will generally comprise an internal strip-out. 2. Building D will then be demolished progressively from north to south, with the blue precast panels retained in place for as long as practicable. Scaffolding will be erected on hoarding along this frontage. 3. Internally, suspended slabs and blockwork walls will be removed using excavators and subsequently broken down into smaller sections for loading onto trucks and removal from the site. 4. Where possible, and subject to temporary engineering requirements, a saw-cut and lift methodology may be adopted. 5. Trucks will utilise the existing site driveway, entering the site, turning within the site, and exiting in a forward direction. 6. Ground slabs, asphalt surfaces, and footings will remain in place following completion of the demolition works.
Workforce/Employment	It is anticipated that there will be a maximum of 50 workers on site.
Earthworks	No earthworks are proposed given demolition is to slab level.
Plant Equipment	– Articulated flatbed truck for delivery of site sheds and hoarding materials. – Articulated float / low loader for delivery of earth moving equipment such as excavators, dozers, dump trucks and piling rigs. – Truck and trailers for the exportation of excavated material off site. – Concrete trucks for delivery of ready-mix concrete. – Mobile cranes, of various size, for erection of site amenities, miscellaneous lifting. – Prime mover and enclosed flatbed trailer for delivery of materials. – Medium rigid vehicles, small rigid vehicles, vans and couriers to deliver smaller materials.
Waste Management	A Construction Waste Management Plan forms part of the Demolition Environmental Management Plan at Appendix G. Debris (brick and concrete), metals, general waste, and synthetic mineral fibre will be generated from the proposed activity. Refer to Section 6 below for further detail on waste generation. A specialist Waste Management Contractor will be engaged to coordinate waste recycling, recovery and disposal of all waste during all stages of the project. Waste and litter stockpiles and storage areas will be carefully controlled and managed.

Construction activity	Description
Traffic Management and Access	– Vehicle access to the site shall be provided by the existing roadway, which adjoins Bank Street at a signalised intersection. – It is proposed to close the footpath along Pyrmont Bridge Road along the site boundary, between Wattle Street and the signalised crossing at the commencement of the on-ramp to the ANZAC Bridge. This is intended to minimise risk for pedestrians travelling in proximity to the site during demolition works. Appropriate signage shall be provided to alert and guide pedestrians of the detour route. – All site workers and visitors shall enter and exit the site via designated pedestrian access points around the site. – Parking for site workers during the demolition phase will be provided on site, within the existing car parking adjoining Bank Street. Workers will be encouraged not to park in neighbouring streets to minimise the impact of the development to surrounding areas. Refer to the Construction Traffic Management Plan prepared by PTC within the DEMP at Appendix G.

3.3 Sustainability and Climate Resilience

The proposed activity is for demolition works and does not propose any ongoing site operations.

As outlined in the DEMP at **Appendix G**, sustainability initiatives will be incorporated throughout the demolition work, such as:

- Implement a Workplace Risk Management Plan that is certified to AS/NZS ISO 14001, which establishes clear environmental objectives & targets for the site works.
- Examine opportunities to reduce electricity and water consumption and the use of alternative systems implemented for site amenities.
- Training and education of site personnel on sustainability initiatives and environmental management measures.
- Ongoing review of project processes to identify opportunities for improved sustainability outcomes.

4. Statutory Framework

4.1 Planning Approval Pathway

Section 4.1 of the EP&A Act provides that where an environmental planning instrument (EPI) specifies that development may be carried out without development consent, that development may be undertaken in accordance with the relevant EPI on land to which the provision applies. Where this applies, the development is subject to environmental assessment and is classified as an Activity for the purposes of Part 5, Division 5.1 of the EP&A Act.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) aims to facilitate the effective delivery of infrastructure across the State. The TI SEPP enables certain works to be undertaken as “Development without Consent” by or on behalf of public authorities, with the public authority also acting as the determining authority.

Division 12 under the TI SEPP outlines development permitted without consent for parks and other public land. Division 12 Clause 2.73(3)(c) of TI SEPP provides that demolition of buildings may be carried out by or on behalf of a public authority without development consent on land owned or controlled by the public authority, other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area. INSW, as a public authority and owner of the site, may undertake demolition of buildings at the former Sydney Fish Market site without development consent.

The proposed works are therefore to be assessed under Part 5, Division 5.1 of the EP&A Act, and are subject to an environmental assessment through a REF prior to being carried out.

4.2 Environmental Planning and Assessment Act 1979

The proposed activity is consistent with the objects of the EP&A Act as outlined in the table below.

Table 3 Consideration of the Objects of the EP&A Act

Objects of the EP&A Act	Assessment
<i>(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources</i>	The proposed activity supports the orderly renewal of the former Sydney Fish Market site by facilitating redevelopment of the broader Blackwattle Bay precinct. Demolition of redundant buildings will enable future public domain, housing, community and commercial outcomes that will contribute to the social and economic welfare of the community.
<i>(b) to promote the supply, delivery and maintenance of housing, including affordable housing</i>	The proposed activity will facilitate the future redevelopment of the site and surrounding precinct, including the delivery of housing in Blackwattle Bay precinct.
<i>(c) to promote productivity through the development and management of the State and its resources</i>	The proposed activity supports the redevelopment and reuse of a strategically located site that is no longer required for its former use. Removal of redundant infrastructure will facilitate future productive land uses and investment within the precinct.
<i>(d) to protect the environment, including the conservation of threatened species of native animals and plants and ecological communities and their habitats</i>	The proposed demolition works will not have a significant impact on threatened species, populations, or ecological communities, provided standard safeguards and recommended mitigation measures are implemented. Refer to Section 6 for an assessment of flora and fauna impacts.
<i>(e) to promote resilience to climate change and natural disasters through adaptation, mitigation, preparedness and prevention</i>	The proposed activity will incorporate environmental management and site safety measures to minimise environmental risks during demolition works.
<i>(f) to promote the sustainable management of built and cultural heritage, including Aboriginal cultural heritage</i>	The site is not a heritage item, is not located within a conservation area and is not identified to have any Aboriginal cultural heritage on the site. There is one Aboriginal PAD within the site boundary within a portion of the former Fish

Objects of the EP&A Act	Assessment
	Market car park; however, this is not subject to demolition works. Appropriate procedures and mitigation measures will be implemented to manage any unexpected heritage finds during the works. Refer to Section 6 for an assessment of heritage impacts.
<i>(g) to promote good design, amenity and the proper construction and maintenance of built environments, including the protection of the health and safety of the occupants of buildings</i>	The proposed activity will remove redundant buildings and structures from the site and facilitate future redevelopment of the precinct.
<i>(h) to provide opportunities for participation in environmental planning and assessment</i>	This REF will be put on INSW's website for public review and comment.
<i>(i) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment</i>	The REF has considered the potential environmental, social and economic impacts of the proposed activity and identifies mitigation measures to minimise adverse impacts.
<i>(j) to promote a proportionate and risk-based approach to environmental planning and assessment</i>	The proposed activity has been assessed under Part 5 of the EP&A Act, and the environmental impacts of the proposed activity are not likely to be significant. Refer to Section 6 for further detail.
<i>(k) to promote the orderly and economic use and development of land</i>	The proposed activity will facilitate the orderly redevelopment of the former Sydney Fish Market site and broader Blackwattle Bay precinct by removing obsolete buildings and preparing the site for future land uses consistent with the NSW Government's strategic planning objectives.

Duty to Consider Environmental Impact

Part 5 of the EP&A Act applies to activities that are permissible without consent. Such activities are generally carried out by or on behalf of a public authority. Activities under Part 5 of the EP&A Act are assessed and determined by the public authority, referred to as the 'determining authority'. INSW is a public authority and is the proponent and determining authority for the proposed activity.

The EP&A Act requires a determining authority, in its consideration of an activity and notwithstanding any other provisions of the Act or the provisions of any other Act or of any instrument made under the EP&A Act or any other Act, to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity (refer to Subsection 1 of Section 5.5 of the EP&A Act).

Section 171 of the EP&A Regulation defines the factors which must be considered when assessing the likely impact of an activity on the environment under Part 5 of the EP&A Act. **Section 6** of this REF specifically responds to the factors for consideration for the activity.

Table 4 below demonstrates the effect of the proposed activity on the matters listed for consideration in Section 5.5 of the EP&A Act.

Table 4 Compliance with Section 5.5 of the EP&A Act 1979

Matter for consideration	Impact of activity
(1) For the purpose of attaining the objects of this Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of this Act or the provisions of any other Act or of any instrument made under this or any other Act, examine and take into account matters affecting or likely to affect the environment by reason of that activity.	This REF examines and takes into account to the fullest extent possible all matters affecting or likely to affect the environment by the activity.

Matter for consideration	Impact of activity
(3) Without limiting subsection (1), a determining authority shall consider the effect of an activity on any wilderness area (within the meaning of the <i>Wilderness Act 1987</i>) in the locality in which the activity is intended to be carried on.	No effect as the site is not located within or in the vicinity of a wilderness area as defined under the <i>Wilderness Act 1987</i> .

4.3 Environmental Planning and Assessment Regulation 2021

Section 171(1) of the EP&A Regulation requires that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the guidelines that apply to the activity.

These factors are considered at **Section 6** of this REF.

4.4 Environment Protection and Biodiversity Conservation Act 1999

The provisions of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) do not affect the proposed activity as it is not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by a Commonwealth agency or development on Commonwealth land, nor does the proposed development affect any matters of national significance. An assessment against the EPBC Act checklist is provided at **Table 5**.

Table 5 EPBC Checklist

Consideration	Yes/No
Will the activity have, or likely to have, a significant impact on a declared World Heritage Property?	No
Will the activity have, or likely to have, a significant impact on a National Heritage place?	No
Will the activity have, or likely to have, a significant impact on a declared Ramsar wetland?	No
Will the activity have, or likely to have, a significant impact on Commonwealth listed threatened species or endangered community?	No
Will the activity have, or likely to have, a significant impact on listed migratory species?	No
Will the activity involve any nuclear actions?	No
Will the activity have, or likely to have, a significant impact on Commonwealth marine areas?	No
Will the activity have any significant impact on Commonwealth land?	No
Would the activity affect a water resource, with respect to a coal seam gas development or large coal mining development?	No

4.5 Other Acts

The following table lists other Acts that are required to be considered for the proposed activity.

Table 6 Assessment against other Acts

Legislation	Comment	Relevant? Yes/No
State Legislation		
<i>Biodiversity Conservation Act 2016</i> (BC Act)	The BC Act outlines the assessment requirements for determining whether a proposed development is likely to significantly affect threatened species, ecological communities or their habitats under section 7.3 of the BC Act, known as the 'test of significance'. For activities assessed under Part 5, Division 5.1 of the EP&A Act, the Biodiversity Offsets Scheme threshold does not apply, as specified under section 7.2(2) of the BC Act. However,	Yes

Legislation	Comment	Relevant? Yes/No
	declared areas of outstanding biodiversity value under section 7.2(1)(c) of the BC Act must still be considered. The Flora and Fauna Assessment undertaken by EcoLogical at Appendix P concludes that the proposed activity is unlikely to result in a significant impact upon threatened species listed under the BC Act and therefore a Species Impact Statement (SIS) or Biodiversity Development Assessment Report (BDAR) is not required. The development site is not located within declared areas of outstanding biodiversity value.	
<i>Water Management Act 2000</i>	The proposed activity is being undertaken by a relevant State body and is therefore eligible for an exemption from a controlled activity approval.	No
<i>Contaminated Land Management Act 1997</i>	The site is not listed on the register of contaminated sites.	No
<i>Heritage Act 1977</i>	The site does not contain any listed heritage items and is not located within a heritage conservation area under the Sydney LEP 2012. Anzac Bridge, located approximately 400 metres north of the site, is listed as an item of State significance on the Transport for NSW Section 170 Heritage and Conservation Register. A number of heritage items are also located in proximity within Wentworth Park, located south west of the site opposite Pyrmont Bridge Road. However, given the separation distance from the site, these items are not anticipated to be affected by the proposed activity.	No
<i>Fisheries Management Act 1994 (FM Act)</i>	The FM Act is the principal piece of legislation protecting aquatic habitat in NSW. The act aims to conserve fish stocks, key fish habitat, aquatic vegetation, and threatened species, populations and communities. DPI Fisheries has identified the area within Blackwattle Bay as key fish habitat; however, the proposed activity does not involve works within the key fish habitat. Therefore, no Permit under Part 7 is required.	No
<i>Marine Safety Act 1998</i>	The proposed activity does not contain any works to Sydney Harbour.	No
<i>Section 171A of the Environmental Planning and Assessment Regulation 2021</i>	There will be no impacts to catchments as defined for consideration under Section 171A of the EP&A Regulation. Erosion and Sediment Control measures will be implemented during construction to mitigate impacts to the Sydney Harbour catchment, as detailed in Appendix M.	Yes
<i>Rural Fires Act 1997</i>	Not applicable.	No
<i>Roads Act 1993</i>	No road closures or vehicular detours are proposed. The footpath along Pyrmont Bridge Road will be temporary closed during construction works. A clearly signed pedestrian detour will be provided. The required approvals under Section 138 of the Roads Act 1993 will be obtained.	Yes
<i>Local Government Act 1993</i>	Not applicable.	No
<i>National Parks and Wildlife Act 1974</i>	Not applicable.	No

Legislation	Comment	Relevant? Yes/No
<i>Crown Land Management Act 2016</i>	Not applicable.	No
<i>Protection of the Environment Operations Act 1997</i>	A DEMP is provided at Appendix G to establish the relevant management measures which, once implemented, will ensure the proposed activity will not have a significant environmental impact on the surrounding area.	No
<i>NSW Reconstruction Authority Act 2022</i>	Not applicable.	No

4.6 State Environmental Planning Policies

The table below outlines applicability of, and compliance with, State and Environmental Planning Policies (SEPPs).

Table 7 Assessment of State Environmental Planning Policies

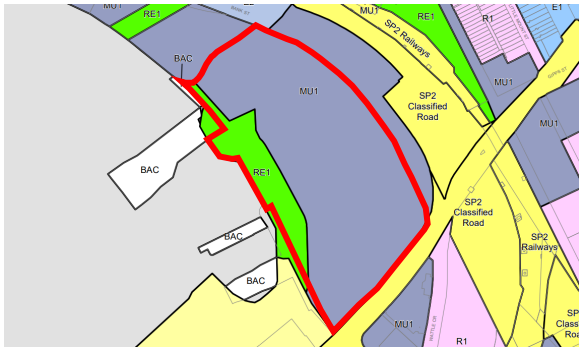
Legislation	Comment	Relevant? Yes/No
<i>State Environmental Planning Policy (Planning Systems) 2021</i>	The proposed activity is not classified as State or Regionally Significant Development, the land is not owned by an Aboriginal Land Council, and there are no concurrent consent authorities.	No
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	The Flora and Fauna Assessment prepared by EcoLogical at Appendix P provides that the proposed demolition works will not have a significant impact on threatened species or endangered ecological communities. Refer to this discussion in Section 6 below. Erosion and Sediment Control measures will be implemented during construction to mitigate impacts to the Sydney Harbour catchment, as detailed in Appendix M.	No
<i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>	Chapter 3 does not apply to the proposed development as it does not result in the erection of a new building of \$5 million or more and does not alter an existing building of \$10 million or more.	No
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	Section 4.6(1) of the Resilience and Hazards SEPP requires the consent authority to consider whether the subject land is contaminated and, if so, whether it is suitable or can be made suitable for the proposed use. An Environmental Site Assessment for the former Sydney Fish Market site was previously prepared by JBS&G and is included at Appendix K. The assessment identified that further contamination management would be required prior to any future redevelopment of the site. Notwithstanding, the proposed activity is limited to demolition to slab level and does not involve any ground disturbance works. As such, consideration of the site's suitability for any future redevelopment is not required as part of this assessment. A Pre-Demolition Hazardous Building Materials Survey prepared by JBS&G identified and/or suspected hazardous materials on the site through visual inspections and laboratory testing. The survey recommends that all hazardous materials be appropriately removed, remediated, or managed prior to demolition works commencing.	Yes

Legislation	Comment	Relevant? Yes/No
	Mitigation measures have been included in the unlikely event of encountering contamination during construction.	
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	As above in Section 4.1, the proposed activity is undertaken as development permitted without consent under Clause 2.73(3)(c). Accordingly, statutory exhibition of the proposed activity is not required under Part 2.2, Division 1 of the TI SEPP. Notwithstanding this, the REF was made available for comment on INSW's Blackwattle Bay website with regard to DPHI's Stakeholder Community Participation Plan (October 2024).	Yes

4.7 Sydney Local Environmental Plan 2012

Compliance with the relevant provisions and development standards set out in the Sydney LEP 2012 is demonstrated in **Table 8**.

Table 8 Assessment of Sydney Local Environmental Plan 2012

Legislation	Comment	Relevant? Yes/No
Land Use Zone	The site is zoned MU1 Mixed Use and RE1 Public Recreation.  Figure 16 Land Use Zoning with the site outlined in red Source: Sydney LEP 2012 The proposed activity is consistent with the objectives of both zones, as it will facilitate the future redevelopment of the site as part of the broader Blackwattle Bay precinct. The precinct is envisaged to deliver new public open space, enhanced waterfront access, and a mix of residential, community, and commercial uses, which are consistent with the intended outcomes of the MU1 and RE1 zones.	Yes
Clause 2.7 Demolition requires development consent	Clause 2.7 of the Sydney LEP 2012 provides that demolition requires development consent. However, the proposed activity is permissible without consent pursuant to Division 12, Clause 2.73(3)(c) of the T&I SEPP. In accordance with Section 3.28 of the EP&A Act, the provisions of a SEPP prevail over those of a LEP to the extent of any inconsistency. Accordingly, the proposed demolition works may be carried out without development consent under the T&I SEPP.	Yes
Clause 4.3 Height of Buildings	The site is subject to maximum building heights ranging from 32.9 RL to 141 RL. The proposed activity does not seek approval for any built form as it relates to demolition work.	No
Clause 4.4 Floor Space Ratio	The site is not subject to a floor space ratio (FSR) control.	No

Legislation	Comment	Relevant? Yes/No
Clause 5.10 Heritage Conservation	The site does not contain a heritage item nor is it within a heritage conservation area under Sydney LEP 2012.	No
Clause 5.21 Flood Planning	The site is identified as being located within a flood planning area, and between the flood planning area and the probable maximum flood, in the Section 10.7(2)&(5) Planning Certificates at Appendix D . As the proposed activity involves only demolition, consideration of flood impacts for future redevelopment is not warranted at this stage. Refer to the assessment of flooding impacts at Section 6 for further detail.	No
Part 6, Division 7 Blackwattle Bay Precinct	The site is located within Blackwattle Bay Precinct. However, the proposed activity does not require assessment under any of the provisions, which relate to the erection of buildings, foreshore promenade development of affordable housing development, or propose general industries.	No
Clause 7.14 Acid Sulfate Soils	The site is identified as containing Class 2 Acid Sulfate Soils. The proposed activity does not involve groundworks; hence it is anticipated that the acid sulfate soils will be unlikely to be disturbed or exposed as a result of the proposed demolition works. Accordingly, no adverse impacts associated with acid sulfate soils are expected.	No
Clause 7.10 Foreshore development	The proposed demolition works will facilitate the future redevelopment of the site. The works will not adversely impact on natural foreshore processes or affect the significance and amenity of the area. Further detail is provided within Section 6 and within the appendices documents such as the Flora and Fauna Assessment at Appendix P , Erosion and Sediment Control Plan at Appendix M , and Construction Management Plan at Appendix G .	No

4.8 Strategic Plans

As summarised in **Table 9**, the proposed activity is found to be generally consistent with the relevant strategic plans at State, local and precinct levels.

Table 9 Assessment of Strategic Plans

Strategic Plan	Assessment
The Sydney Plan (Draft), Department of Planning, Housing and Infrastructure	The proposed activity supports the strategic directions of the draft Sydney Plan by facilitating the demolition of obsolete buildings and structures at the former Sydney Fish Market site, thereby enabling future redevelopment opportunities within the Blackwattle Bay precinct. The proposed activity will assist in unlocking land for future housing, employment, public domain and waterfront activation outcomes in a highly accessible inner-city location.
Our Greater Sydney 2056: Eastern City District Plan, Greater Sydney Commission	The Eastern City District Plan establishes a 20-year vision to guide the economic, social and environmental growth of the Eastern City District. The proposed activity is consistent with the objectives and priorities of the District Plan as it facilitates the orderly transition and renewal of the former Sydney Fish Market site within the broader Blackwattle Bay precinct. The demolition works represent an interim step toward the future redevelopment of the precinct and support urban renewal, efficient land use and place-based planning outcomes identified within the District Plan.
City Plan 2036: Local Strategic Planning Statement (LSPS), City of Sydney Council	The City Plan 2036: LSPS provides the strategic planning framework for the sustainable growth and liveability of the City of Sydney. The proposed activity is consistent with the strategic directions of the LSPS as it facilitates the continued renewal and transformation of the former Sydney Fish Market site and surrounding Blackwattle Bay precinct. The proposed activity supports the orderly redevelopment of

Strategic Plan	Assessment
	underutilised urban land within an accessible inner-city location and contributes to the long-term vision for the Pyrmont Peninsula as a vibrant mixed-use precinct.
Pyrmont Peninsula Place Strategy	The Pyrmont Peninsula Place Strategy guides the long-term revitalisation of the Pyrmont Peninsula and supports the evolution of the Western Harbour precinct as a major employment, cultural and innovation hub. The proposed activity is consistent with the Place Strategy as it facilitates the removal of obsolete buildings and structures at the former Sydney Fish Market site, enabling future redevelopment and supporting the transformation of Blackwattle Bay into a vibrant mixed-use waterfront precinct.
Blackwattle Bay Design Guidelines	The Blackwattle Bay Design Guidelines supplement the provisions of Sydney LEP 2012 by providing detailed guidance for future development within the precinct. The proposed activity is consistent with the intent of the Design Guidelines as it facilitates the removal of obsolete buildings and structures, enabling future redevelopment of the site in accordance with the strategic vision for Blackwattle Bay, including the delivery of community facilities, open space, retail, commercial and residential uses.

5. Consultation

5.1 Consultation / Public Notification

While statutory exhibition of the proposed activity is not required under the TI SEPP, the REF and supporting documents were made available for public comment on INSW's Blackwattle Bay website for a two-week period from 28 May 2026 to 12 June 2026. Posters and QR codes were installed at the site to inform visitors and the local community.

The website included an option to “chat to a planner” for people interested in understanding more.

INSW also contacted key stakeholders to advise that the REF was available for comment, and to offer briefings. This included:

- Transport for NSW;
- Placemaking NSW;
- Sydney Fish Market Pty Ltd;
- Residents and strata at 1 Wattle Crescent and 2-26 Wattle Crescent;
- Poulos Bros Seafood;
- Hymix;
- Celestino; and
- Sydney Secondary College.

There were no requests for briefings or “chat to a planner” sessions. A total of three (3) written submissions were received, comprising:

- Sydney Fish Market Pty Ltd;
- Placemaking NSW; and
- TfNSW.

Further, members of the Yamba community have expressed interest in salvaging and retaining the existing tiled mural in Building D depicting the New South Wales fishing industry, designed by Australian artist and previous Yamba local, Keith Howland.

The REF has been updated to address matters raised in submissions. An overview of the key matters raised, and corresponding responses is provided in **Table 10**, with detailed responses contained within the Submissions and REF Update Report prepared by Architectus, dated 26 June 2026.

Table 10 Summary of key matters raised in submissions and the respective response

Key Matters Raised	Response
Construction Noise, Vibration and Respite	
Sydney Fish Market Pty Ltd and Placemaking NSW raised concerns regarding: – the adequacy of the Construction Noise and Vibration Management Plan in assessing impacts on the new Sydney Fish Market as a sensitive commercial receiver; – potential noise impacts during peak trading periods of the new Sydney Fish Market, particularly between 11am and 2pm;	The Construction Noise and Vibration Impact Assessment (CNVIA) has been undertaken in accordance with the NSW Interim Construction Noise Guideline, and the assessment methodology is considered appropriate. The new Sydney Fish Market has been assessed as a commercial receiver, and while predicted worst-case noise levels may exceed the relevant NML, these exceedances are expected to be intermittent and will be managed through feasible and reasonable controls rather than a fixed daily shutdown. The REF includes clear mitigation measures to ensure construction noise impacts are appropriately managed, including the requirement to prepare a detailed Construction Noise and Vibration Management Plan prior to the commencement of works. This will include noise and

Key Matters Raised	Response
- requests for noisy works to be restricted or subject to respite during peak trading hours of the new Sydney Fish Market; - the need for noise monitoring near outdoor dining areas and vibration monitoring at the new Sydney Fish Market boundary; and - the need for mitigation comparable to that proposed for other nearby receivers.	vibration management levels, monitoring requirements, stakeholder notification, complaint management and procedures, and how respite would be applied where ongoing high impacts are seen at certain receivers. Noise monitoring will be undertaken near the outdoor dining area at the commencement of demolition and periodically during use of noise-intensive equipment, while attended vibration monitoring will be undertaken at the commencement of vibration-generating works. These matters are addressed through Mitigation Measures 4, 17, 18 and 19, including revisions to Mitigation Measure 17 to capture the relevant Construction Noise and Vibration Management Plan (CNVMP) requirements and allow targeted mitigation or respite where appropriate.
Access, Traffic and Movement	
Access, traffic and movement matters were raised by Sydney Fish Market Pty Ltd and Transport for NSW, including: - temporary closure of the Pyrmont Bridge Road footpath between Wattle Street and the Anzac Bridge on-ramp; - potential impacts on pedestrian and cyclist access to the new Sydney Fish Market; - the need for safe, accessible and clearly signposted detours, including for people with prams, mobility aids and other accessibility requirements; - consultation on detour arrangements and advance notice of access disruptions; and - preparation of the CPTMP in consultation with Operations Planning, including assessment and management of construction traffic, pedestrian, cyclist and public transport impacts.	Temporary footpath closures are required to maintain public safety during demolition. Alternative pedestrian and cyclist routes will be identified before works commence and will be designed to provide safe, accessible and clearly signposted connections, including for people with prams, mobility aids and other accessibility requirements. Detour arrangements and any changes to public access routes will be communicated to Sydney Fish Market Pty Ltd and other affected stakeholders before implementation. The DEMP and CPTMP will be reviewed and updated, where necessary, to address construction traffic movements, pedestrian and cyclist access, public transport interfaces, stakeholder liaison and relevant TfNSW requirements. Road and footpath closure approvals will be obtained through the relevant road authority and landowner processes. These matters are addressed through Mitigation Measures 4, 5 and 10 to 16, with Mitigation Measure 14 specifically addressing pedestrian and cyclist access arrangements.
Dust, Asbestos and Hazardous Materials	
Dust, asbestos and hazardous materials matters were raised by Sydney Fish Market Pty Ltd and Placemaking NSW, including: - dust monitoring at or near the new Sydney Fish Market during dust-generating works; - asbestos air monitoring during asbestos-containing material removal works; - consultation on dust mitigation measures, given Placemaking	Dust, asbestos and hazardous materials will be managed in accordance with the HAZMAT Report, Asbestos Management Plan, Air Quality Management Plan and Demolition Environmental Management Plan. Dust monitoring will be undertaken at the site boundary during dust-generating activities and asbestos air monitoring will be undertaken where required during ACM removal works, in consultation with the project hygienist. The DEMP includes air quality controls to minimise dust generation and manage potential impacts on adjoining receivers, including the new Sydney Fish Market.

Key Matters Raised	Response
NSW's role as adjoining landowner and precinct stakeholder; – implementation of appropriate air quality controls through the DEMP and Air Quality Management Plan; and – immediate notification of any unplanned or suspected hazardous materials release.	Specific issues raised by Placemaking NSW through stakeholder engagement will be considered during refinement of the Demolition Environmental Management Plan prior to works commencing. Any unplanned or suspected hazardous materials release will be managed in accordance with the relevant hazardous materials and asbestos procedures, including notification requirements. These matters are addressed through Mitigation Measures 8, 20 to 24, and 28 to 30.
Dilapidation, Vermin and Site Condition	
Dilapidation, vermin and site condition matters were raised by Sydney Fish Market Pty Ltd and Placemaking NSW, including: – pre- and post-demolition dilapidation surveys of the new Sydney Fish Market premises; – surveys of adjoining public domain areas, including concrete slabs and paved surfaces, to establish a baseline for potential vibration-related impacts; – rectification of any damage attributable to the proposed activity; – implementation of vermin control before demolition commences; and – ongoing vermin monitoring and management during demolition to reduce the risk of displacement to neighbouring properties.	Pre- and post-construction dilapidation surveys will be undertaken for areas that may be affected by demolition works, including relevant adjoining public domain areas such as the eastern portion of the new Sydney Fish Market urban park. A vermin management requirement has also been incorporated to minimise the risk of pest displacement before and during demolition, with management measures and relevant monitoring outcomes to be communicated through regular stakeholder engagement. These matters are addressed through Mitigation Measure 51 for dilapidation surveys and Mitigation Measure 52 for vermin management.
Stakeholder Engagement and Communication	
Stakeholder engagement and communication matters were raised by Sydney Fish Market Pty Ltd, including: – formal recognition as a directly affected neighbouring operator; – appointment of a dedicated stakeholder liaison contact; – advance notice of high-impact works and disruptions to adjoining access routes; – regular coordination meetings with Sydney Fish Market Pty Ltd management; and – communication of monitoring outcomes, management measures and any relevant changes to construction arrangements.	Sydney Fish Market Pty Ltd is a key stakeholder and will be consulted as part of ongoing stakeholder engagement activities. A project contact will be provided to facilitate timely communication, and regular stakeholder meetings will be held with the proponent and contractor during the works. Advance notification will be provided for relevant high-impact works, changes to access arrangements and other activities likely to affect adjoining operations. Monitoring outcomes, management measures and relevant changes to construction arrangements will be communicated through ongoing stakeholder engagement. These matters are addressed through Mitigation Measure 47, which requires ongoing stakeholder engagement and communication arrangements.

Key Matters Raised	Response
Site Presentation, Wayfinding and Future Works	
Site presentation, wayfinding and future works matters were raised by Sydney Fish Market Pty Ltd and Placemaking NSW, including: – the need for high-quality hoarding and site presentation given the site's proximity to the new Sydney Fish Market and public domain areas; – use of printed imagery, artwork or other visually engaging treatments on hoarding where practicable; – regular maintenance of the site perimeter so it remains clean and free of visible waste and debris; – updates to public transport information and wayfinding signage to direct visitors to the new Sydney Fish Market; and – clarification on the future status of the boardwalk and associated structures adjacent to the demolition site.	A Hoarding Strategy is being developed for the entire site as part of the precinct redevelopment. As part of the strategy, high pedestrian footfall areas will include engaging content, such as commissioned artwork. Details will be shared with SFM Pty Ltd as part of regular stakeholder engagement activities. Public transport and wayfinding updates are outside the scope of the REF and are being addressed separately by TfNSW, Placemaking NSW and the City of Sydney. In addition, a precinct-wide wayfinding strategy is required as part of the broader Blackwattle Bay redevelopment and will be prepared by Mirvac as part of a future development application. The existing section of boardwalk located in front of the former Sydney Fish Market main building (Wharf 4) is proposed to be demolished as part of the future redevelopment of the site. Approval for these works will be sought by Mirvac through a separate development application and does not form part of the current REF.
Community Value of the Keith Howland Mural	
Concern regarding the potential loss of the Keith Howland tiled mural within the former Sydney Fish Market, including its importance to members of the Yamba community.	INSW has engaged with community representatives to investigate opportunities to retain the mural. Mitigation Measure 50 requires investigation of the feasibility of salvaging and conserving the mural prior to demolition. Where salvage is not feasible, the mural will be documented and an interpretive outcome provided to acknowledge its history and community value.

5.2 Early Community and Stakeholder Engagement

Consultation was conducted by INSW and Elton Consulting, to inform the revitalisation of Blackwattle Bay SSP between May and June 2020 to inform the revitalisation of the Blackwattle Bay State Significant Precinct. The engagement strategies included a community survey, webinars, written submissions, and a community panel survey.

Further consultation was undertaken as part of the public notification of the Blackwattle Bay SSP between July and August 2021, during which more than 2,400 submissions were received.

While there were varying views on future development outcomes and built form within the Precinct, submissions generally supported the redevelopment of Blackwattle Bay and the renewal of the Sydney Fish Market, recognising the opportunity to revitalise the precinct and transform the character of Blackwattle Bay.

6. Review of Environmental Factors

A review of other environmental factors associated with the proposed activity, and the measures required to mitigate any adverse impacts to the environment, are provided below.

6.1 Traffic, Access, and Parking

A Construction Pedestrian and Traffic Management Plan (CPTMP) for the proposed activity has been prepared by PTC and incorporated within the DEMP (refer to **Appendix G**). Mitigation measures are outlined within the CPTMP and DEMP at **Appendix G**, which will be implemented during construction works to minimise disruption to traffic, pedestrian, and cyclist movements within the vicinity of the site.

Traffic Generation

During the construction phase, the proposed activity is anticipated to generate approximately 25 average daily vehicle movements and up to 50 peak daily vehicle movements associated with High Rigid Vehicles (12.5m), truck and dog combinations (19m), and articulated vehicles (19m). These movements will primarily relate to the delivery of construction materials and the removal of waste. To minimise impacts on the surrounding road network, non-essential deliveries will, where practicable, be scheduled outside peak traffic periods and restricted traffic times.

Constructions hours are as follows:

- Weekdays: 7.00am – 6:00pm
- Saturdays: 8.00am – 1.00pm
- Sundays and Public Holidays: No work permitted.

Based on an approximate 11-hour construction day, the average traffic generation would equate to approximately two to three vehicles per hour, with peak traffic volumes equating to approximately five to six vehicles per hour. These traffic volumes are considered reasonable and are generally consistent with other development within the locality.

Construction Vehicle Routes

Multiple approach and departure routes have been identified (refer to **Figure 17** and **Figure 18**) to distribute construction traffic and minimise impacts along any one route. These routes are suitable for vehicles up to and including 19-metre semi-trailers and utilise exclusively the surrounding state road network (Bank Street, Pyrmont Bridge Road, Wattle Street and Harris Street), thereby minimising traffic or operational impacts on local streets and surrounding land uses.

Given the capacity and function of the surrounding state road network, the proposed construction traffic is also not anticipated to adversely affect the ongoing operation of surrounding uses, including the adjacent Heidelberg / Hymix site operations to the north of the site.



Figure 17 Construction vehicle routes – access
Source: PTC



Figure 18 Construction vehicle routes – egress
Source: PTC

Construction Worker Parking

Parking for site workers during the demolition phase will be provided on site, within the existing car parking adjoining Bank Street. In addition, local public transport options will be provided to all workers

during site inductions. Workers will be encouraged not to park in neighbouring streets to minimise the impact of the development to surrounding areas.

Pedestrian Footpath Closure

A temporary pedestrian footpath closure is proposed along Pyrmont Bridge Road due to the proximity of the demolition area to the footpath. The closure is intended to minimise risks to pedestrians travelling adjacent to the site, particularly pedestrians and cyclists accessing the new Sydney Fish Market using the shared path.

Existing pedestrian crossing infrastructure at the following intersections can be used to form of a detour for pedestrians:

- Pyrmont Bridge Road and Wattle Street; and
- Pyrmont Bridge Road and Bank Street.

Appropriate signage shall be provided to guide pedestrians of the detour.



Figure 19 Proposed pedestrian detour
Source: PTC

6.2 Noise and Vibration

Noise

A Construction Noise and Vibration Impact Assessment has been prepared by SLR at **Appendix N**.

There are a small number of nearby sensitive receivers that may experience noise impacts during demolition works, primarily during higher impact activities such as the use of large hydraulic hammers, jackhammers and concrete saws in proximity to the site boundary. The most affected receivers include Residential Receiver R14 at 1 Wattle Crescent, Pyrmont, Residential Receiver R12 at 6–10 Wattle Street, Pyrmont, and Industrial Receiver R18 at 41–45 Bank Street, Pyrmont, as shown in **Figure 20**. No significant noise impacts are predicted at the nearby Sydney Secondary College.

The predicted impacts represent a conservative worst-case scenario and would generally only occur intermittently and occasionally, during specific high-impact demolition activities where equipment is operating at assumed maximum sound power levels. Such impacts would be temporary in nature and are typical of demolition works. Where less noise-intensive equipment is used, or equipment operates for shorter durations, noise levels are expected to reduce accordingly.

Appropriate mitigation and management measures will be implemented to minimise impacts, including respite periods for sensitive residential receivers where required. Demolition works will be undertaken during standard construction hours only (refer **Table 2** above), with no evening works proposed. In

addition, the existing blue precast panels along Pyrmont Bridge Road will be retained for as long as practicable to provide acoustic shielding and assist in reducing noise impacts to surrounding receivers.

A CNVMP will be prepared by a suitably qualified acoustic consultant prior to the commencement of works. This will include attended noise monitoring at the commencement of demolition works within the outdoor dining area of the new Sydney Fish Market and periodically throughout the works when noise-intensive activities are undertaken.

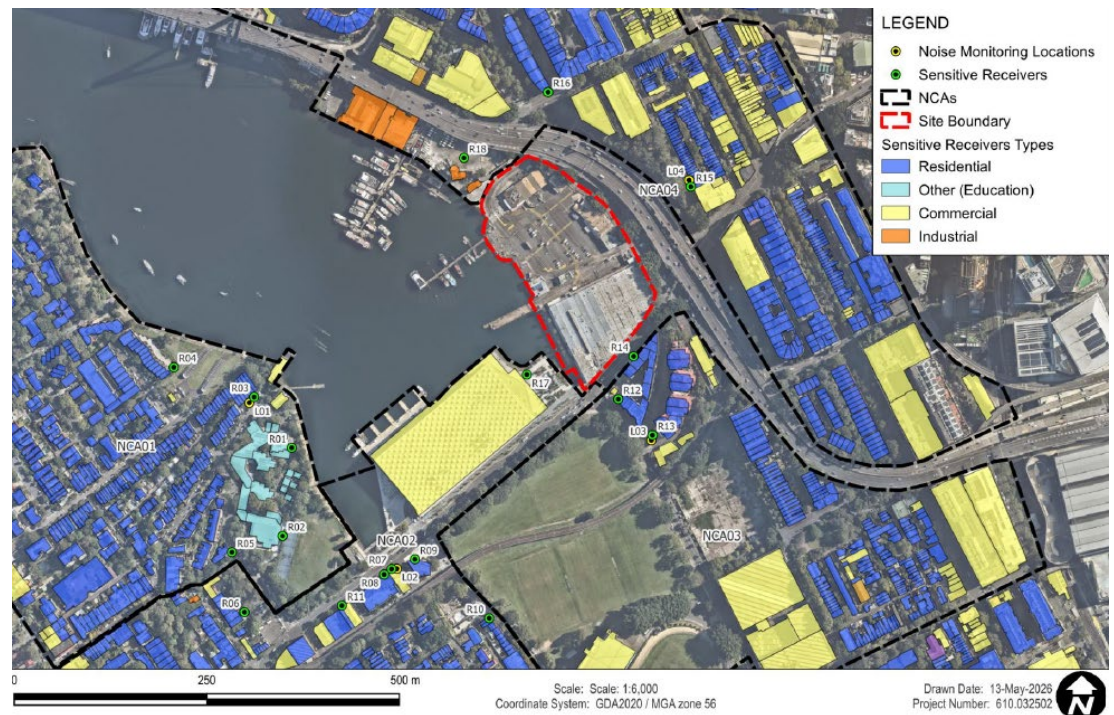


Figure 20 Location of Noise Catchment Areas and nearby sensitive receivers
Source: SLR

Vibration

Nearby sensitive receivers, including residential properties along Wattle Street, industrial premises north of the site, and users of the western boundary of the new Sydney Fish Market, may experience vibration impacts during demolition and construction works. Potential impacts are most likely to occur during demolition of the existing buildings, including the southern wall of Building D, and during the operation of vibration-intensive equipment such as hydraulic hammers and jackhammers.

Vibration offset distances have been established in accordance with the Transport for NSW Construction Noise and Vibration Guideline (CNVG) minimum working distances for cosmetic building damage and human comfort criteria. Given that large hydraulic hammers and jackhammers may operate within the same work areas, the offset distances shown in **Figure 21** have been conservatively based on the use of large hydraulic hammers, representing the maximum likely vibration levels that may be experienced by nearby receivers during works undertaken in close proximity.

The mitigation measures identified at **Appendix A** and the Construction Noise and Vibration Impact Assessment at **Appendix N** will be implemented throughout demolition and construction works where exceedances of the nominated Noise Management Levels (NMLs) or vibration criteria are predicted.

A CNVMP will be prepared by a suitably qualified acoustic consultant prior to the commencement of works. The CNVMP will identify appropriate vibration monitoring locations and require attended vibration monitoring at the commencement of vibration-generating activities to verify compliance with the applicable criteria for cosmetic building damage.

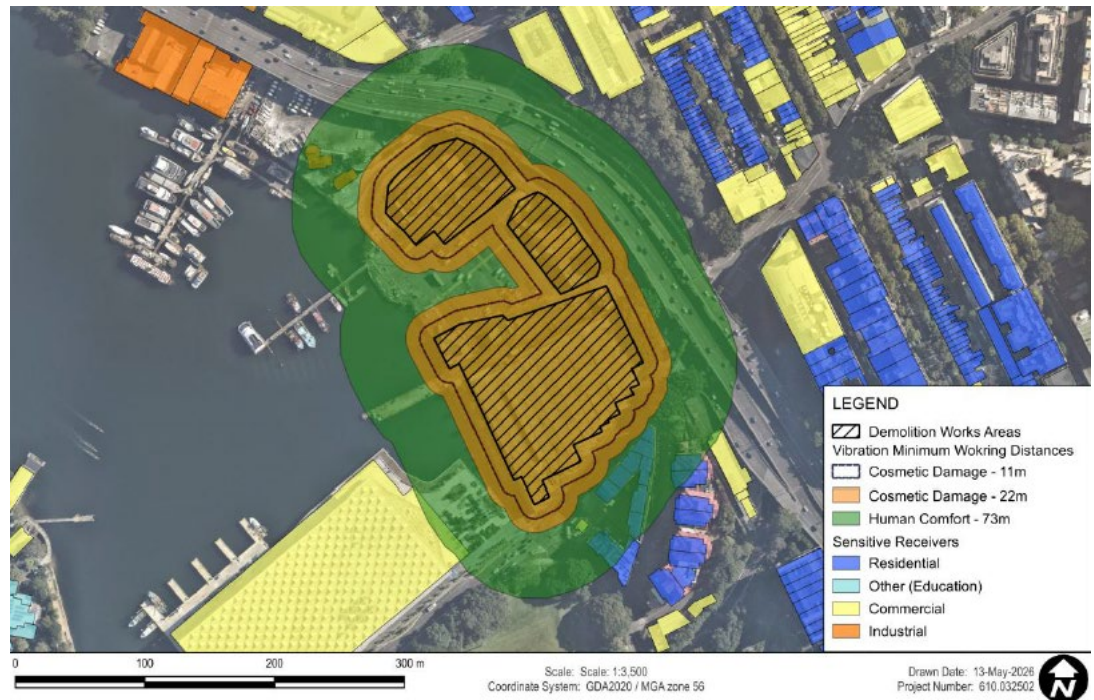


Figure 21 Construction Vibration Minimum Working Distances – Large Hydraulic Hammer
Source: SLR

6.3 Air Quality

An Air Quality Impact Assessment has been prepared for the proposed activity by JBS&G and incorporated within the DEMP (refer to **Appendix G**).

Dust emissions are anticipated to be generated during demolition activities, truck loading operations, vehicle movements, material stockpiling, and the transport of waste materials from the site to disposal or reuse locations. However, with the implementation of standard mitigation and management measures, the works are considered to present an overall low air quality risk.

An Air Quality Management Plan is recommended to provide guidance to site personnel in the management and mitigation of potential air quality impacts and emissions risks.

A summary of the recommended mitigation measures is provided at **Appendix A** and within the Air Quality Impact Assessment at **Appendix G**.

6.4 Soils and Geology

A Geotechnical Assessment was prepared by JK Geotechnics for the site at **Appendix L**.

The boreholes penetrated a cover of pavement and fill overlying (in some locations) marine/estuarine soils and then weathered sandstone bedrock at depths ranging from approximately 0.4 metres to 12.8 metres below existing surface levels, or between approximately RL-15.7m and RL6.0m.

Groundwater is assumed to be tidal with a high tide level below about RL1m, although groundwater levels may fluctuate higher during periods of heavy rainfall.

The proposed activity is limited to demolition works to slab level only and does not involve any excavation or intrusive ground disturbance. Accordingly, it is not anticipated that the underlying soils, groundwater, or geological conditions would be disturbed by the proposed activity.

6.5 Site Contamination

An Environmental Site Assessment was previously prepared by JBS&G for the future redevelopment of the former Sydney Fish Market site at **Appendix K**. It identified a number of issues that will require management from a health and/or ecological risk viewpoint prior to/during site redevelopment activity.

Notwithstanding, the proposed activity is limited to demolition works to slab level only and does not involve significant excavation or other intrusive ground disturbance. Accordingly, consideration of the suitability of the site for future redevelopment is not warranted at this stage. Any hazardous materials

on site will be appropriately removed, remediated, or managed prior to the commencement of demolition works.

6.6 Hazardous Building Materials

A Pre-Demolition Hazardous Building Materials Survey was prepared by JBS&G at **Appendix H**. Hazardous building materials were identified and/or suspected at the site through visual inspections and laboratory analysis, including:

- Asbestos Containing Materials (ACMs): Both friable and non-friable ACMs were identified on site.
- Lead Containing Dust: Areas impacted by lead-containing dust were identified within the All Seas portion of Building B, the ceiling cavities throughout Building C, and the substation switch room located to the rear of Building C.
- Lead based paints: Lead-based paints were identified on site, and were generally in good to fair condition.
- Polychlorinated biphenyls (PCB): Fluorescent light fittings within the Musumeci Seafoods building were identified as potentially containing PCB capacitors in accordance with the ANZECC (1997) *Identification of PCB-Containing Capacitors* guideline.
- Synthetic Mineral Fibres (SMF): SMF were identified on site at Building B, Building C, and Claudios Seafood.

The Pre-Demolition Hazardous Building Materials Survey includes a range of recommendations to ensure, so far as is reasonably practicable, that all identified hazardous materials are appropriately removed, remediated, or managed prior to the commencement of demolition works.

6.7 Hydrology, Flooding and Water Quality

The site is identified as being located within a flood planning area, and between the flood planning area and the probable maximum flood, in the Section 10.7(2)&(5) Planning Certificates at **Appendix D**.

The proposed activity consists of demolition works and will remove all buildings on site. Measures will be in place, as detailed in the Sediment and Erosion Control Plan at **Appendix M**, to ensure that runoff, sediment and erosion generated by the works are appropriately managed and contained.

It is considered unlikely that a flood event would result in release of pollutants into catchments or have an adverse impact on the natural flow of floodwater into wetlands.

6.8 Visual Amenity

The proposed activity will result in short-term visual impacts to the surrounding area during the demolition phase. However, the removal of the existing buildings will not give rise to any long-term adverse visual impacts on the locality.

The site perimeter will be secured with temporary fencing to ensure public safety and prevent unauthorised access. This will also assist in deterring illegal dumping, vandalism, and other anti-social behaviour.

As such, the proposed demolition will not have any unacceptable visual impacts.

6.9 Aboriginal Heritage

No Aboriginal heritage impacts are anticipated given there are no registered Aboriginal objects on site.

Recommended mitigation measures have been included should any item of Aboriginal heritage be discovered during works.

6.10 Non-Aboriginal Heritage

No non-Aboriginal heritage impacts are anticipated given the site has no non-Aboriginal heritage significance.

While Anzac Bridge (an item of State significance on the Transport for NSW Section 170 Heritage and Conservation Register) is in proximity, the approximately 400 metre separation from the site ensures that the proposed works will not result in any non-Aboriginal heritage impacts.

Similarly, the heritage items within Wentworth Park are an appropriate distance away from the site to not have a significant impact on the heritage value of these sites.

Recommended mitigation measures have been included should any item of non-Aboriginal heritage be discovered during works.

6.11 Aboriginal Archaeology

One Aboriginal site, identified as a Potential Archaeological Deposit (PAD) (The Bays Precinct PAD01 45-6-3339), is located within a portion of the former Fish Market carpark and is assessed as having high archaeological potential, with an approximate area of 5,000 sqm.

While this PAD is within the site boundary, it is outside the extent of all proposed construction works including the proposed demolition to slab level. No ground disturbing works are proposed. Therefore, no further archaeological assessment or testing is required in accordance with the ACHAR recommendations, and no impacts to Aboriginal archaeology are expected.

Recommended mitigation measures have been included should any Aboriginal archaeological item be discovered during works.

6.12 Non-Aboriginal Archaeology

The *Blackwattle Bay State Significant Precinct European Heritage Assessment and Impact Statement* prepared by CityPlan (June 2021) identifies the potential for archaeological resources beneath ground surface relating to earlier industrial activity on site.

The proposed works are limited to demolition to slab level and will not involve ground disturbance. Accordingly, no further archaeological investigation is required, consistent with the recommendations of the assessment. No impacts to non-Aboriginal archaeological heritage are anticipated.

Recommended mitigation measures have been included should any non-Aboriginal archaeological item be discovered during works.

6.13 Flora and Fauna

Tree Protection

An Arboricultural Impact Assessment was prepared by treeiQ at **Appendix O**. While there are no trees located within the site, there are twenty (20) at site boundaries. All twenty (20) trees are to be retained as part of the proposed activity, with works proposed within the NRZ areas of Trees 26-30 and 32 and 34-39. The proposed works are unlikely to result in significant direct root impacts, as the existing in-ground slabs and structures adjacent to the trees are to be retained and no ground disturbance is proposed. However, there is potential for indirect impacts to occur as a result of demolition works, machinery access, scaffolding installation and clearance pruning if these works are not appropriately managed.

The trees should be protected in accordance with the recommendations provided within the Arboricultural Impact Assessment at **Appendix O** to minimise adverse impacts.

Ecology

A Flora and Fauna Assessment has been prepared by EcoLogical at **Appendix P**.

Field surveys confirmed that only a small area of native vegetation is present within the development site, located along the foreshore. This vegetation is consistent with Swamp Oak Floodplain Forest and contains *Casuarina glauca*, a characteristic species of this endangered ecological community. While this community is listed as endangered under the BC Act and meets the listing criteria under the EPBC Act, the proposed demolition works will not directly or indirectly impact the vegetation. Accordingly, no Test of Significance or Assessment of Significance was required for this ecological community.

The remainder of the site comprises hardstand areas, existing buildings, and exotic or planted vegetation that does not form part of a recognised Plant Community Type. These elements will largely be retained or do not contribute to biodiversity values protected under relevant legislation.

The existing buildings were identified as having the potential to provide habitat for microchiropteran bats. Six threatened microbat species listed as Vulnerable under the BC Act were identified as having potential to occur within the site:

- *Myotis macropus* (southern myotis)
- *Scoteanax rueppellii* (greater broad-nosed bat)
- *Falsistrellus tasmaniensis* (eastern false pipistrelle)
- *Micronomus norfolkensis* (eastern coastal free-tailed bat)
- *Miniopterus australis* (little bent-winged bat)
- *Miniopterus orianae oceanensis* (large bent-winged bat).

Targeted microbat surveys did not identify the presence of any threatened microbats. One microbat species was identified within the development site, being the non-threatened Gould's wattie bat. This species was only observed flying over the development site but may utilise the potential roosting and breeding habitat that is present within it. Therefore, mitigation measures have been included with consideration to this fauna species' presence. Since no threatened microbats were identified, a Microbat Management Plan is not required. Tests of Significance undertaken for these species concluded that the proposed activity are unlikely to result in a significant impact, subject to implementation of recommended mitigation measures.

The site is also located adjacent to land identified as important habitat for migratory shorebirds, including *Limosa lapponica baueri* (bar-tailed godwit) and *Calidris ferruginea* (curlew sandpiper), which are listed under the BC Act and EPBC Act. However, no such habitat occurs within the impact area, and demolition works will not directly impact these species. Assessments of Significance determined that significant impacts are unlikely.

Overall, the assessment concludes that the proposed demolition works will not have a significant impact on threatened species, populations, or ecological communities, provided standard safeguards and recommended mitigation measures are implemented.

6.14 Bushfire

Section 10.7(2)&(5) Planning Certificates issued by City of Sydney Council at **Appendix D** advise that the land is not bushfire prone.

6.15 Waste Generation

A Construction Waste Management Plan has been provided within the Demolition Environmental Management Plan at **Appendix G**.

Table 11 outlines the waste materials expected to be generated from the proposed activity.

Table 11 Estimated waste generation

Waste	Total (approximately)	% Recycled
Debris (brick and concrete)	16,500 m ³	100%
Metals	1,050 m ³	100%
General waste	1,500 m ³	75%
Synthetic mineral fibre (SMF)	50 m ³	Nil

A specialist Waste Management Contractor will be engaged to coordinate waste recycling, recovery, and disposal of all waste during all stages of the project. Waste and litter stockpiles and storage areas will be carefully controlled and managed.

Any prescribed waste (e.g. hazardous or contaminated materials, asbestos, or aqueous waste such as paint washout residue/sludge) will be removed by a suitably licensed contractor. Waste dockets will be provided to the client confirming that all hazardous materials removed from the site have been transported to and disposed of at an EPA-approved facility.

6.16 Community and Social Impact

The proposed activity will facilitate the NSW Government's long-term plan to renew Blackwattle Bay with new public open space, improved waterfront access, and a mix of housing, community, and commercial uses. It will enable this underutilised part of the site to be transformed for the benefit of future residents, workers, and visitors.

There are currently no operations on site, as these ceased following the opening of the new Sydney Fish Market in January 2026. Accordingly, there are no existing tenants or occupants that would be directly affected by the proposed works.

Typical temporary impacts associated with demolition works, such as traffic, noise, and amenity effects, can be appropriately managed and mitigated through the implementation of measures outlined in the DEMP at **Appendix G** and the recommendations in the Construction Noise and Vibration Impact Assessment prepared by SLR at **Appendix N**.

The DEMP outlines the proposed approach to community engagement during the work including:

- Advance notification of higher-impact works, including noisy or disruptive operations and estimated durations
- Individual stakeholder meetings on request
- Community information sessions or webinars prior to the commencement of major works as required
- Monthly reporting;
- Site signage with 24-hour contact details; and
- Online registration for digital project updates via the project website.

A tiled mural designed by Australian artist Keith Howland, a Yamba local, depicting the New South Wales fishing industry, was identified during consultation as being valued by members of the Yamba community due to its association with the artist and its representation of the region's fishing heritage.

In response to this feedback, INSW engaged with representatives of the local community to explore opportunities to retain the mural. A mitigation measure has been included requiring all reasonable and practicable investigations into the feasibility of salvaging and conserving the mural prior to demolition, supported by specialist advice on its removal and long-term conservation. Where feasible, the mural, or components of it, will be carefully removed for future incorporation into an appropriate public location or display.

Overall, the proposed works are not expected to result in any significant adverse community or social impacts.

6.17 Cumulative Impact

The proposed activity is not likely to have singular or cumulative environmental impacts which would result in unacceptable adverse effects.

The CPTMP incorporated within the DEMP at **Appendix G** has considered any potential cumulative traffic impacts of surrounding development including Harbourside Redevelopment, Pyrmont Metro Station, and Bank Street Park. Given the proximity of the site to the state road network, there is likely negligible impact due to cumulative construction activity in the area.

7. Summary of Mitigation Measures

The recommended mitigation measures to address any potential adverse environmental impacts arising from the proposed activity are outlined in **Appendix A**.

7.1 Summary of Impacts

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed development, it is determined that:

- The extent and nature of potential impacts are low and will not have significant adverse effects on the locality, community and the environment;
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality, community; and
- Given the above, it is determined that an EIS is not required for the proposed development activity.

8. Justification and Conclusion

The proposed demolition of the existing buildings at the former Sydney Fish Market, located at 56-60 Pyrmont Bridge Road, Pyrmont NSW 2009 within the Blackwattle Bay Precinct, is subject to assessment under Part 5 of the EP&A Act. The REF has examined and taken into account to the fullest extent possible all matters affecting, or likely to affect, the environment by reason of the proposed activity.

As discussed in detail in this report, the proposed activity will not result in significant or long-term adverse impacts. The identified impacts can be appropriately avoided, minimised, or managed through the adoption of suitable site practices and adherence to accepted industry standards.

As outlined in this REF, the proposed activity can be justified on the following grounds:

- It responds to an existing need within the community;
- It generally complies with, or is consistent with all relevant legislation, plans, and policies;
- It has minimal environmental impacts; and
- Adequate recommended mitigation measures have been proposed to address these impacts.

The activity is not likely to significantly affect threatened species, populations, ecological communities, or their habitats, and therefore it is not necessary for a Species Impact Statement and/or a Biodiversity Development Assessment Report to be prepared. The environmental impacts of the proposed activity are not likely to be significant and therefore it is not necessary for an EIS to be prepared and approval to be sought for the proposed activity from the Minister for Planning under Part 5 of the EP&A Act.

On this basis, it is recommended that INSW approve the proposed activity under Part 5 of the EP&A Act, subject to the adoption and implementation of the mitigation measures identified in this report.