

RELEVANT INFORMATION FOR CENTRAL SYDNEY PLANNING COMMITTEE

FILE: S053518 **DATE:** 06 December 2012
TO: Central Sydney Planning Committee Members
FROM: Graham Jahn, Director Planning Development and Transport
SUBJECT: Information Relevant To Item 14 – Public Exhibition – Planning Proposal:
Amendment to Sydney Local Environment Plan 2012 – Sydney Fish
Market – 50-60 Pyrmont Bridge Road Pyrmont - At Central Sydney
Planning Committee 06 December 2012

Revised Recommendation

That the recommendation contained in the subject report to the Central Sydney Planning Committee on 6 December 2012 be adopted, subject to the addition of the following new clause:

- (D) the Planning Proposal, as shown at Attachment A to the subject report, be amended to include the zoning map, as shown at Attachment A to the Memo Relevant To the subject report dated 6 December 2012 from the Director City Planning, Development and Transport, circulated prior to the meeting of the Central Sydney Planning Committee.

Background

The purpose of this Planning Proposal is to amend the land use table for the *B3 Commercial Core* zone to permit in addition to other permitted uses *warehouse and distribution centres*. This additional use would apply to six other B3 zoned areas within Pyrmont as well as the Sydney Fish Market site, a zoning map extract from the City Plan LEP is at Attachment A to this memorandum. In addition, it is proposed to reinstate the floor space ratio of 2.5:1 on the Sydney Fish Market site at 50-60 Pyrmont Bridge Road, Pyrmont. At its briefing on 29 November 2012 the Central Sydney Planning Committee requested maps showing all land parcels within the local government area zoned *B3 Commercial Core* under the *Sydney Local Environmental Plan 2012*. The maps were requested to provide clarity during the exhibition process.

The Sydney Fish market is located at the south western end of the Pyrmont peninsula along Blackwattle Bay. The Sydney Fish Market site is zoned *B3 Commercial Core* under the *Sydney Local Environmental Plan 2012*. The primary objective of the zone is to provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community. The zone permits a wide range of commercial uses and prohibits residential development.

The *B3 Commercial Core* zone is the most closely aligned Standard Instrument zone to the previous zoning under *Sydney Local Environmental Plan 2005*. To enable the continuation of the current functions of the Sydney Fish Market, it is recommended that “*warehouse and distribution centres*” is moved from the prohibited development to the permitted with consent in the *Land Use Table* for the *B3 Commercial Core* zone.

The addition of this use will not have any adverse impacts on other areas of the City of Sydney Local Government Area zoned *B3 Commercial Core*. Under the City Plan LEP the same zoning applies to Star Casino and the wharf areas on the eastern side of Pymont, an extract of the zoning map appears at **Attachment A** of this memorandum. It is recommended that this map be incorporated in to the Planning Proposal to provide clarity during the exhibition process.

Following a similar Relevant To memorandum to the Planning and Development Committee on Monday 3 December a similar resolution has been referred to Council for consideration at its meeting on Monday 10 December.

Graham Jahn, Director Planning Development and Transport

Prepared by: Andrew Thomas, Executive Manager City Plan

TRIM Document Number: 2012/383965

Approved



**Graham Jahn, Director Planning Development
and Transport**