

Sydney Fish Market site, Blackwattle Bay Precinct

This document answers frequently asked questions about the Rezoning Proposal for the Sydney Fish Market site currently on public exhibition

What is the Rezoning Proposal?

Infrastructure NSW (INSW) has prepared a Rezoning Proposal for the existing Sydney Fish Market site (known as Area 17) in the Blackwattle Bay Precinct. The Department has identified the proposal as an appropriate site for a State Assessed Planning Proposal under the State Significant Rezoning Policy.

This new Rezoning Proposal removes a clause in the *Sydney Local Environmental Plan 2012* that requires a minimum amount of non-residential floor area to be included in future development of Area 17 in the Blackwattle Bay Precinct.

The project will deliver approximately 320 new homes and contribute to housing supply in close proximity to infrastructure, public transport, open spaces and jobs.

The Rezoning Proposal strategically aligns with local, state and federal initiatives to grow regional cities and local centres and deliver more housing for the community.

What is the State Significant Rezoning Policy?

The NSW Government introduced a State Significant Rezoning Policy in September 2024 to identify and deliver strategically important rezonings under 2 state-based pathways – state-led rezonings and state-assessed planning proposals.

The policy is aimed at identifying land to address the housing and employment needs of NSW's growing population. The policy will help streamline planning efforts of local councils and the Department, cutting rezoning timeframes by up to 200 working days.

The assessment criteria will focus on public benefits, contribution to housing targets, social and affordable housing provision, infrastructure availability and investment certainty.

For more information visit [State Significant Rezoning Policy | Planning \(nsw.gov.au\)](https://www.nsw.gov.au/state-significant-rezoning-policy)

Where is the site located?

This site is located at the existing Sydney Fish Market site (known as Area 17) in the Blackwattle Bay Precinct. The site includes the main fish market building, car park, exterior public seating area, annex buildings surrounding the carpark and several small wharf structures which extend into Blackwattle Bay.

What is the community being asked to comment on?

The proposal involves amending planning controls to allow for additional housing in Area 17 and the land use mix to be determined at the development application (DA) stage.

The Rezoning Proposal is on exhibition and the Department would like feedback from the community to inform the final plans.

Why wasn't this included as part of the 2022 rezoning?

Since the finalisation of the 2022 rezoning, and the impact of COVID-19 pandemic on patterns of work, demand for employment floorspace has declined consistently. Employment growth is already well catered for in the Sydney CBD, Central Precinct and new employment uses around the Pyrmont Metro Station. There is also an increased need for new housing in Sydney.

This Rezoning Proposal presents an opportunity to contribute to the National Housing Accord targets with additional housing on government owned land in close proximity to infrastructure, housing, open space and employment.

How can you have your say?

Public exhibition and feedback for the proposal will close on 31 January 2025. To review the proposal and have your say, go to

<https://www.planningportal.nsw.gov.au/ppr/blackwattle-bay> and click on 'Make a submission'.

Infrastructure NSW has been working closely with the local community and private landowners for several years and will support the Department by leading consultation during exhibition. For more information, please visit their website at <https://blackwattlebay.insw.com/insw/blackwattle-bay>.

What will happen next?

Feedback received during the exhibition period will inform the finalisation of the plan. A submission report outlining how the feedback was taken into consideration will be developed.

A decision on the proposed rezoning will be made in 2025.

[Contact us](#)

For more information contact 1300 420 596 or email
rezoningpathways@dpie.nsw.gov.au .