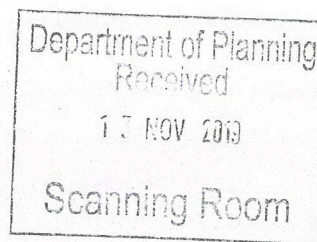


PCU078643

Department of Planning Industry and Environment  
Attention; Director, Priority Sites Assessments  
GPO Box 39  
Sydney 2001.



Dear Sir / Madam,

**NEW SYDNEY FISH MARKET – STAGE 2 – MAIN WORKS – APPLICATION NO.SSD-8925**

Infrastructure NSW has submitted two Development Applications (DAs) to the Department of Planning for a new Sydney Fish Market, to be built **over** Blackwattle Bay, to the west of the existing fish market.

This submission refers to Stage 2 - Main Works – Application No. SSD-8925.

**I am opposed to the Application.**

I am not convinced that the public supports the proposed New Sydney Fish market, despite the 2014 “International Summit”, the 2015 “Bays Precinct Discovery Day”, the 2015 “Transforming City Living”, the 2015 “Great Ideas”, the 2015 “Sydney Siders Summit”, the 2017 masterplan consultation, and the 2018 “design release” participation described in the NSW Government's 32-page brochure dated October 2019. None of those exercises justifies the size of this project, which is a gross over-development on a narrow waterway.

If the 2018 on-line survey of 1027 residents of Greater Sydney found “85% considered it important to have an authentic fish market on the harbour” then it is likely there was something “fishy” about the selection of respondents or the survey question.

The current DA and Environmental Impact Statement (EIS) wholly and consistently defend the proposal, to the exclusion of all other options.

The word “iconic” is overused.

There has been no fully developed plan to remove the existing structures on the Blackwattle Bay foreshore and extend Wentworth Park to the waterfront. This DA boasts about the improved public access to the waterfront. That access will no doubt be supervised by security personnel employed by the fish market leaseholders. A genuine public access to the waterfront would not suffer the same supervision.

Such is the hyperbole in the DA, the very restricted views of the bay from Wentworth Park, caused by the proposed development, are depicted as a “positive”.

Assertions that the fish market will “re-vitalise Blackwattle Bay” and “provide panoramic views of Anzac Bridge” are nonsense.

The DA for the “early works” suggests that “off-street car parks in close proximity will be used to accommodate overflow parking demand”. There are no off-street car parks in the vicinity.

I am informed that only about 5% of fish which passes through the present market arrives via Blackwattle Bay on boats. The other 95% arrives by road in refrigerated trucks. By any economic, social, or other criterion, the building of a new fish market over the waters of Sydney Harbour is



therefore absurd. It should be built where it can function most efficiently and at minimal disruption to the community. The analysis of feasible alternative sites for a fish market which appears in the DA is so weak I repeat the claims here, in full, for the record, -

- Unacceptable to Sydney Fish Market due to impacts on their business and brand
- Costly due to acquisition of land and likely business interruption
- Expected negative impacts on tourism to NSW
- Lack of provision of an authentic fish market as a key attractor for the area.

My response to the above is .....

The cost of land in western Sydney would be much less than the cost of building over Blackwattle Bay.

The amount of money spent on tourism in NSW is essentially stable. If it is spent at a fish market then it is not spent somewhere else, and vice versa.

I can get quality fish at any number of suburban fish shops. Who, apart from businesses at the fish market, are the supposed beneficiaries of an "attractor" in Pyrmont? If this project proceeds there will be no compensation for loss of patronage at suburban fish shops.

I am informed that fish auctions at the current site occur on five days a week, from about 5.30am till 8.00am. and that the quantity of fish auctioned over recent years has been declining. If that is the case, then this proposal is primarily for a shopping centre, not a fish market.

I have made no declarable political donations in the last two years.

Kevin Eadie  
21 St Georges Cres.  
Drummoyne, NSW, 2047.

FishMkt3.doc

11/11/19