



PCU078615

Judith Paul
294 Glebe Point Road
Glebe NSW 2037
6 November 2019

Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001
Attention: Director – Key Sites Assessment



RE **SSD – 8924 – The new Sydney Fish Markey Concept and Stage 1**
SSD – 8925 – The new Sydney Fish Market Stage 2

LETTER of OBJECTION

Dear Sir/Madam,

I have lived in Glebe for the past 40 years and am very familiar with both the current site of the Fish Markets and the proposed new site.

This letter of objection to both DAs is made on the following grounds:

1. Impact on the local community.

The impact on traffic flow, congestion and disruption to people's lives in the immediate and nearby surroundings will be enormous. For example, if there isn't enough parking for visitors to the site, what are the management plans that will nullify this impact? No-one managing the site, i.e. benefitting from the site, will have responsibility for visitor's choices with regard to transport options and/or parking options. It will be left to those affected to raise these matters with the appropriate authorities.

Bridge Road is an access road for many people travelling to the city centre and north of the city. It is simply inevitable that traffic flow on this road will increase significantly, including heavy vehicles. Less than 10% of the current fish trade arrives by water and this figure is likely to decrease as fish are sourced further afield. Current road access to the Fish Markets site is virtually off-road under a flyover to the Anzac Bridge – far less intrusive to the local community in terms of congestion, noise and emissions pollution.

It is well known that the amplification of noise over smooth water is considerably increased to that of noise over land. The proposed site is in the middle of smooth water, a protected natural bay. The facility will include motorised components that will run 24/7. It will also include entertainment areas. I live in Glebe, on the Jubilee Park side of Rozelle Bay and ten houses up from the park. The (former) Liquidity Restaurant and Bar in James Craig Road Rozelle was on the opposite side of Rozelle Bay, a good 500 metres from my house. I could clearly hear speeches (usually weddings) when the 'restaurant' doubled as a function centre, not to mention the cacophony of happy participants enjoying a good night out, usually accompanied by loud and highly intrusive music. Was the matter resolved by management plans to mitigate or to minimise the impacts on the affected

community? No. It was resolved by Liquidity's closure, many years after its approval to function as a restaurant/bar for the 2000 Olympic Games. And before any entertainment starts at the proposed new Fish Market site, there is the building phase. Sure, there'll be a number to ring in the event of abuses to the building conditions.....

2. Environmental issues

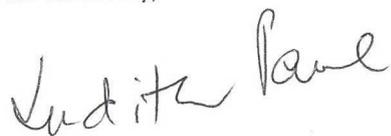
In addition to noise pollution mentioned above, it is widely known that this part of Sydney Harbour is highly toxic. What guarantees do we have that this situation will not be further exacerbated, by either the building process and/or the subsequent usage? Can you truly tell me that the fragile fish life around the proposed site will not be further diminished?

3. Lost opportunity

There is a real opportunity to turn the proposed new site into a public recreational space. Everyone would benefit from this long promised foreshore access. Navigating the foreshore via a huge retail facility, which may, or may not be mobility friendly and may, or may not, be truly accessible 24/7, is a betrayal.

I fully understand that the current site of the Fish Market is in a deplorable condition. Did any of the community most affected by the new proposal contribute to this neglect? No, but they will pay dearly if the proposal goes ahead. This proposal is for a giant tourist attraction, indifferent to the far-reaching impact on the local community. I simply do not understand why this proposal could not be adapted to the current site – waterfront access already exists, a light rail station already exists, traffic flow and management is already configured. A multi-storey above ground parking facility would have far less environmental impact than the current proposal and provide a real chance to match capacity and usage, especially for the tourist buses that now use Bridge Road as a drop off and collection point.

Yours sincerely,

A handwritten signature in cursive script that reads "Judith Paul". The signature is written in dark ink and is positioned below the typed name.

Judith Paul