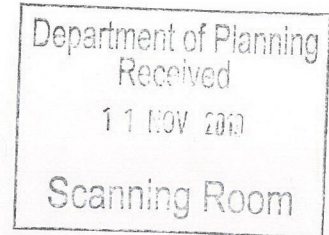


Director  
Key Sites Assessments  
Planning and Assessment  
Dept of Planning, Industry and Environment

Susan Cleary OAM PSM  
2 Leichhardt Street  
Glebe NSW 2037  
8 November 2019

Dear Madam/Sir

**Re: New Sydney Fish Market-Concept proposal and Stage 1 Works  
SSD-8924**



I am making the following submission to voice my strong concerns about the traffic and parking impact of the proposed development on the surrounding environment and road system. For this reason I cannot support the Development Application even though the design of the new facility has much to commend it.

I have looked at The Transport Impact Assessment and note the following:

It is stated that:

Apart from the Wentworth Park/Bridge Road Intersection no intersection is forecast to experience more than a 5% increase in traffic flows compared to current levels.

Private vehicles make up 45-50% of all journeys to the site.

An assessment of likely travel demands has confirmed that the supporting transport network has the ability and capacity to accommodate future travel requirements.

It is also noted in the DA that over the next 10 years the visitation numbers to the new facility are forecast to double from the current 3.5million pa. This increase in visitors is not proposed to be as a result of increased retail activity relating to the sale of fish market produce but the provision of far more restaurants and other tourist related outlets. It is also assumed that because of these tourist related attractors the increase in numbers will be spread over many more hours than is currently the case with the existing fish market.

Having noted the above the suite of transport measures proposed to support the development and mitigate the impacts on the transport network are piecemeal as no opportunities exist to improve the road system and increase near by parking facilities.

It is proposed that the possible transport chaos will be abated with improved public transport with the station at The Bays Precinct as part of Sydney Metro West, improved bus services and increased levels of bicycle parking. The numbers of car parking spaces will remain the same as for the existing markets noting that staff who park on site will increase with the new tourist/visitor outlets and



coaches will increase in numbers. It is proposed also that use of off-street car parks in close proximity to the Fish Markets will accommodate overflow parking demand during busy periods. Where are these off-street car parks?

I find interesting the emphasis on increased bicycle parking as I visit the Fish Markets nearly every week end and visitors on bicycles do not feature at all. I don't recall having seen patrons arriving on bicycles.

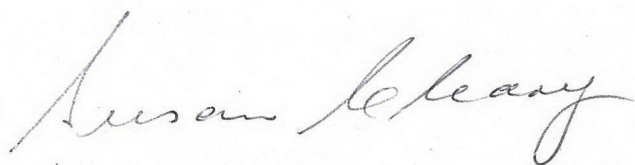
People who shop at the Fish Markets rely on taking their cars to transport their fish etc home in eskies and/ or cold bags. Many people shopping at the fish markets do so for special occasions and so the quantity of produce they buy is often significant.

Bridge Road is currently clogged with cars during week days and week- ends and there is no way that many of the proposed increased number of visitors will choose to travel by bicycle, bus, light rail or even the new metro.

Therefore as a result of my observations I find it difficult to believe the claims that no intersection is forecast to experience more than a 5% increase in traffic flows compared to current levels and that the supporting transport network has the ability and capacity to accommodate future travel requirements.

#### **Additional Traffic Impacts from new Redevelopments on the Existing Road System**

Of major concern is the assessment of a DA for the new Fish Market without taking in to account major traffic impacts which will result from the redevelopment of the existing Fish Market site and the recent sale for redevelopment of the nearby Council Depot site for residential and commercial uses. Undoubtedly the existing Fish Market site will be rezoned for high rise development and as the Government is relying on the development of this site to offset the costs of the new Fish Market then in all likelihood newspaper reports of maybe 2000 plus units on the site are not farfetched.

A handwritten signature in cursive script, reading "Susan Leahy". The signature is written in dark ink on a light-colored background.