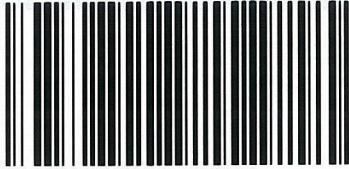




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**JAMIE PARKER MP**  
Member for Balmain



PCU078678

Attn: Director – Key Sites Assessments  
Planning and Assessment  
Dept. of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

Department of Planning  
Received  
18 NOV 2019  
Scanning Room

Wednesday, 13 November 2019

Dear Director,

***Submission on new Sydney Fish Market - SSD-8924 and SSD-8925***

Thank you for the opportunity to make a submission on the development applications for the new Sydney Fish Market – Stages 1 and 2.

While it is clear that the Fish Markets need to be improved, the enormous scale and cost of this retail development makes it more like a shopping centre than a traditional market.

I am concerned that this particular proposal doesn't prioritise public access to greenspace, isn't sufficiently sustainable, and will put extra pressure on public transport and local streets.

In addition, the government plans to offset the enormous \$750 million cost of this redevelopment by building up to 2,750 new apartments on the site of the current Fish Markets but that development has been excluded from this public consultation process.

There should also be a fully costed Master Plan for this site before this 'ad hoc' proposal is even considered.

Please see my concerns in detail as follows:

**Transport, traffic and local parking**

- Once the new Sydney Fish Market is constructed, visitor numbers are expected to double to 6 million a year but there is no plan for major additional local public transport improvements. The plan lists public transport options as:
  - A single new on-demand ferry stop - this ferry only has the capacity to carry 60 passengers and will not be able to accommodate a majority of new visitors.



- Existing three light rail stops - light rail services are already often at or over capacity especially through Pyrmont into the city.
  - New, undescribed bus routes – Environmental Impact Statement lists that this will be 'investigated' but provides no detail or commitment.
  - Planned Sydney Metro stop at White Bay – this stop is over 30 minutes' walk away and doesn't provide a realistic transport option for most visitors.
- Without significant public transport improvements, visitors will be forced to drive, causing increased traffic and congestion in Bridge and Wentworth Park Roads. This intersection will be the only point of entry and exit for all cars, taxis, Ubers, coaches, emergency, delivery and service vehicles.
  - The current proposal will not include any additional parking spaces, keeping the parking on site at 417 spaces only. This means additional visitors are likely to park in Glebe's residential streets.
  - There is no provision for waiting coaches to park, other than in local residential streets.
  - The transport modelling that has been completed for this project does not account for the impact of the proposed development of over 2,700 new apartments on the site of the old Sydney Fish Market which will add to local traffic congestion, public transport over-crowding and local parking stress.

### **Environment and sustainability**

- The building will have 6-star 'green star' rating. While this green building certification sounds good, it is not audited meaning that this rating is predictive only. This rating system also doesn't use exhaustive sustainability parameters meaning things like access to public transport are not even considered when the rating is issued.
- The Environmental Impact Statement details a plan to 'consider' installation of rooftop solar that could be designed to provide just 5% of the total building electricity load. This is despite the building design featuring a wide, flat roof – perfect for solar.
- Direct habitat destruction and alteration by man-made structures is a major cause of ecosystem decline in coastal areas. The Environmental Impact Statement states that the proposed site currently has limited 'biological diversity' given that it is a carpark and boat jetty. This project provides an opportunity to revitalise the local aquatic ecosystem but the EIS sets out only to 'conserve' biological diversity, not improve it.
- The Environmental Site Assessment reveals that sediments underneath the proposed site have contain heavy metals, Polycyclic Aromatic Hydrocarbons and Total Recoverable Hydrocarbons, this includes arsenic, cadmium, copper, lead, mercury, nickel and zinc. The proposed construction carries a serious risk that contaminated sediments will be released into Blackwattle Bay. If they are allowed to



escape, these pollutants pose a serious environmental risk and carry a heavy remediation cost.

#### **Development of site and public access to the foreshore**

- The new Sydney Fish Market should be built on the existing site as the new location restricts public access to the harbour and the motivation for moving is simply to profit from the development of thousands of new apartments on the old site.
- This public consultation does not consider in any way the proposed development of over 2,700 new apartments on the site of the old Sydney Fish Market. This development will be necessitated by the relocation and redevelopment of the current Fish Market and must be considered alongside it so the cumulative impacts can be established.
- The current design severely restricts public access to the foreshore in Glebe. The building has been billed as part of a daylong walking experience from Woolloomooloo through Darling Harbour to Glebe but the foreshore walk actually forces pedestrians into the Fish Markets building rather than continuing outside.

I hope you will consider these concerns closely. If you would like further information on any of the points I have mentioned, please contact me directly on 9660 7586 or at [jamie.parker@parliament.nsw.gov.au](mailto:jamie.parker@parliament.nsw.gov.au)

Yours sincerely,



Jamie Parker MP  
**Member for Balmain**