

Dear Sir/Madam

## **OBJECTION**

### **Development Applications SSD 8924**

### **The new Sydney Fish Market - Concept and Stage 1**

I object to the proposed relocation of the Sydney Fish Market (SFM) for the following reasons:

- **Traffic & Parking** - The impact on local traffic and parking for residents of Glebe
- **Contamination** - The risk of disturbing toxic substances, including heavy metals such as mercury which exceed safe levels in the sediment below the site
- **Small Business** - Impact on small businesses, local fresh food retail & dining located on Glebe Point Road
- **Logic** - There is no valid reason not to redevelop the fish market on its current site.

## **Detailed objections**

### **Traffic and parking**

The DA states that currently there are three million visitors a year to the existing SFM and that this number is expected to double with the new fish markets.

The reality is that people will always drive and if the number of visitors doubles then the number of cars will double and so should the parking. I am a local resident of this area and parking has become increasingly difficult over the years to the point where we must drive around the block several times to find something and mostly a few streets away. This is particularly challenging when families have young children.

Further the local parking will be impacted not only by the visitors but by the commuters working at the fish market taking advantage of un metered parking in the surrounding streets of Glebe.

How is the DA going to address this issue?

**Contamination** - The risk of disturbing toxic substances, including heavy metals such as mercury which exceed safe levels in the sediment below the site

I have reviewed the contamination report commissioned by JBS&G and the levels of mercury and lead are all exceeding safe levels. As a Construction Manager, this is a significant concern for the health and wellbeing of residents and school students at Glebe High School adjacent. In addition, how this may affect the fish and marine life in Blackwattle bay. When construction begins and the piles are driven into the ground this will certainly disturb toxic elements and contaminate the water.

How is the DA going to address this issue?

**Small Business** - Impact on small businesses, local fresh food retail & dining located on Glebe Point Road

As a local resident of Glebe for over 13 years we try to support the many small businesses on Glebe Point Rd to buy fresh food such as fruit & veg, meat and deli produce. In addition, dining out at the locally ran eateries. With a world class fresh food and dining destination so close I am concerned how this may impact the local businesses on Glebe Point Rd which are already struggling due to impacts by large retailers such as Broadway Shopping Centre nearby.

How is the DA going to address this issue?

**Logic** - There is no valid reason not to redevelop the fish market on its current site

I work in construction and development myself and I have reviewed the plans in detail. I can see no valid reason to move the fish markets from its current site except for profiteering and private commercial interests. The existing outdoor parking at the current fish market site is larger than the fish market itself. There is no reason why the project could not be staged in a manner which allows the current fish market to continue trading during construction. This would require the new fish markets to be built in the carpark and as new sections are open for trade the old sections would progressively close and get demolished. This is not uncommon in retail.

How is the DA going to address this issue?

### **DA conditions**

No matter the eventual location of the SFM, the DAs must be subject to conditions that address the needs of neighboring residents & businesses and must include but not limited to:

- Enough off-street parking facilities specifically for fish market commuters & waiting coaches including appropriate controls & tariffs to deter people from driving and parking in local streets
- Environmental management to ensure no impact to the residents, waterways and marine life
- Controls to ensure local small businesses and retailer livelihoods are protected
- Appropriate controls to ensure residents are not impacted by operations such as noise, odors, security/ crime and so on
- The real estate of a redeveloped SFM is not to be sold to foreign ownership, whose drive for profit is at the expense of the public good.

Personally, I would support the Redevelopment of the SFM on its current site, and for the foreshore of Blackwattle Bay along Bridge Road to be restored, as far as possible, and opened to the public. I believe this presents a wonderful opportunity to improve the amenity and landscape of a heavily populated area, and to greatly improve the quality of the lives of those who live there and those who visit.

**Recommendation 1**

The NSW State Government does not proceed with the relocation of the SFM to the new site, for the reasons listed above.

**Recommendation 2**

The SFM to be redeveloped on its current site, and for the foreshore of Blackwattle Bay along Bridge Road to be given back to the public as open space. I believe this presents a unique opportunity to improve the amenity and environment of the area, and to improve the live ability of local residents and visitors.

Yours faithfully,

Michael Morrison  
morrison.eng@bigpond.com  
0477 733 813