



Ultimo, 12 November, 2019

DEVELOPMENT APPLICATION FOR THE NEW SYDNEY FISH MARKET

SUBMISSION

“Friends of Ultimo” is an information-sharing network with 280+ subscribers, most of whom are local Ultimo residents. The following submission includes some of their views on the proposed development.

FAVORABLE POINTS

- The existing Fish Market (and car park) are ugly, shabby, outdated and frequently emit unpleasant odours. They should definitely be replaced by modern, efficient, visitor-friendly facilities.
- The proposed design of the new Fish Market is acceptable/ inoffensive.
- The building will have a 6-star green rating (*even though this rating will not be audited making it only indicative*).
- The proposed location for the new Fish Market is currently occupied by derelict structures and a concrete batching plant. The local community will be pleased to see them go.
Note: A cruise ship maintenance wharf adjacent to the concrete plant was moved about two years ago. While this was an improvement for the Fish Market area, the wharf was relocated close to Jackson’s Landing, and has seriously degraded the quality of life of residents there.

UNFAVORABLE POINTS

- It is not yet clear why the Fish Market need to be relocated. The explanation we were given, that this would avoid having to close the markets temporarily which would be bad for business, was weak and unconvincing.

The construction of the new Fish Market appears to be primarily a pretext for freeing up the land currently occupied by the existing market, in order to construct (10?) high rise apartment towers (2,760 apartments?) <http://www.smh.com.au/nsw/equivalent-of-10-highrise-towers-for-sydney-fish-markets-say-greens-20161001-grsu2x.html>

- The initial budget has escalated three-fold, from \$250M to \$750M.
While the original (\$250M) project was to build a modernised, upgraded version of the existing Fish Market, the revised (\$750M) proposal is to construct a vast shopping mall. It is inappropriate for the Government to be involved in this type of commercial venture.

- The project completely fails to deliver **Urban Growth’s promise of “seamless” continuity with Wentworth Park.**

No provision has been made for a pedestrian “bridge” over, or a tunnel under, Bridge Road
Only minor alterations to Bridge Rd pedestrian crossings are proposed.

- The project will bring more traffic into an already congested area, with no consideration for public transport other than that the new development will be within 400m of 3 light rail stations.

Note: Light Rail is already running at over-capacity.

- The project will see 2,760 more apartments built in Australia's most densely populated suburb, but the question of amenities and services (transport, schools, sporting and recreational facilities, etc...) has not been considered.

Note: The projected capacity of the new Ultimo Public School did not take this development into account and Wentworth Park is already over-used.

- The Project does not take into account the adjacent proposed Wattle St Depot re-development which will also put pressure on transport and amenities in the vicinity (Wentworth Park and Ultimo Public School in particular).

*Points above show this is yet another case of a “**project-based approach over a place-based approach to planning outcomes**” and that “**there is no coordinated spatial plan to guide assessment of competing project priorities to deliver place-making outcomes**” (RE: recent “Overview of the Greater Sydney Commission’s Planning Framework Review for the Western Harbour Precinct and Pyrmont Peninsula”).*

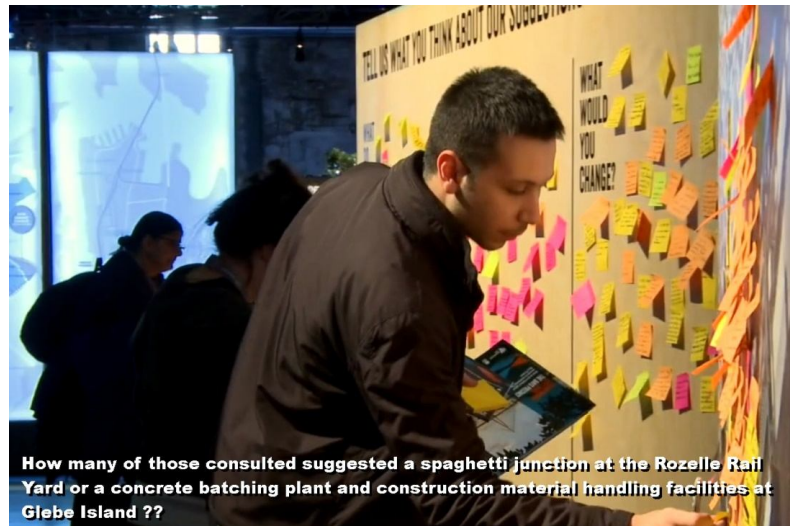
- The building “fish-scale” roof is attractive (although it will be seen mostly by a happy few flying over the building!) but will only deliver 5% of the electricity used by the site. It would be advantageously replaced by solar panels which could make the building energy-neutral.

Overall this is yet another failure to deliver the commitments of the (now defunct) Urban Growth “Bays Precinct” project (<https://vimeo.com/177322843> and <https://vimeo.com/177327485>).

Pyrmont/Ultimo Peninsula residents and people around the Bay have been systematically cheated:



- The promised luxury apartments and marinas along the north of the bay were replaced by a WestConnex “spaghetti junction”.

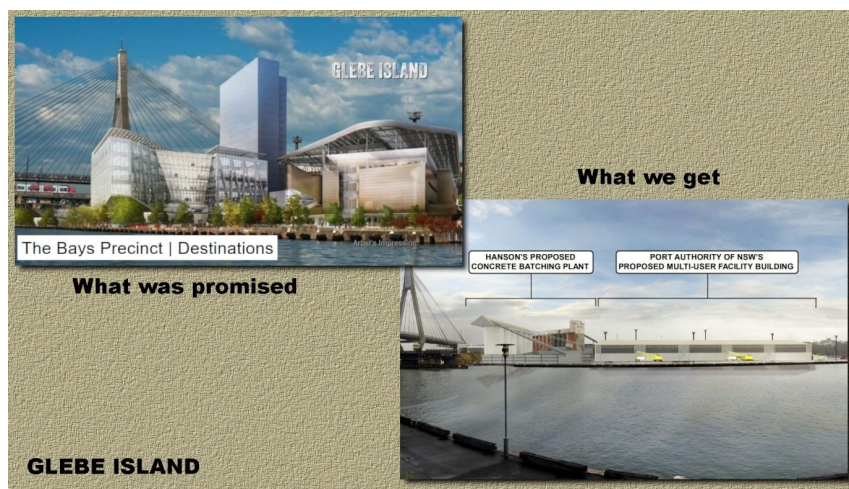


- Transformation of the White Bay old power plant into a prestigious IT centre did not happen and the old plant remains the post-industrial eyesore it has been for decades.



White Bay Power Station transformation into a high-tech hub never eventuated

- Glebe Island, which was to be part of the promised IT precinct will now accommodate a noisy, dusty construction material import complex, a large concrete batching plant and tunnel- mucking handling facilities for the next 10-20 years.



- The promised uninterrupted Glebe-Rushcutters Bay shore walkway will now take walkers through the new Fish Market compound and then along a 2000+ apartment development.

- not forgetting the still possible Star casino super-tower just a few hundred meters away!

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