

36 Wigram Rd,

Glebe, NSW 2037

12 November 2019

Planning and Assessment

Department of Planning, Industry and Environment

**Attention: Director – Key Sites Assessment**

Re: SSD – 8924 The new Sydney Fish Market Concept and Stage 1

SSD – 8925 The new Sydney Fish Market Stage 2

Dear Ms or Sir,

I am **objecting** to both DAs on the following grounds:

**SITE SELECTED** – This was presented as a *fait accompli* without adequate community consultation about alternatives. It has not been explained why it is necessary to build “over water” at great cost, rather than on the current fish market parking area with the “Hanson’s site” for temporary parking. Furthermore, possible risks of contamination of waters in the bay from disturbance of acidic sediments during construction have not been excluded.

The proposed new structure would create a huge visual barrier between Wentworth Park and the Bay, degrading the amenity of the Park, which is already under pressure from the ‘temporary’ school located there and new high-rise blocks nearby, with more likely to follow. Noise generated from activities at the new site (traffic, boats unloading, late night revellers...) would affect adversely the adjacent school and nearby residents.

Moreover, shops, cafés and restaurants in this development would have negative effects on the viability of businesses on Glebe Point Rd, already under intense competitive pressure from the “Broadway Centre” and the “Tramsheds” development.

**ACCESSIBILITY** – this also relates to inappropriate site selection. Large increases in visitor numbers are projected for the new site, but the light rail stations for Glebe, Wentworth Park and Fish Markets would not provide ready access for people who have difficulty walking. Bus routes in Harris St are also too distant to be of use for all. Metro west stations in Rozelle and (perhaps) Pyrmont are projected, but are even further away. An integrated transport plan is essential but is absent from the present proposal.

**COST** – I attended several information sessions, but heard nothing about how this overdevelopment will be paid for or what will happen to the existing fish market site and parking, though it was said ‘a Master Plan is being prepared’. As a result, there are rumours that the project is “developer-driven”, and that >2500 high-value apartments will be constructed there to cover all or part of the costs of the “new Sydney Fish Market”. Surely citizens and rate-payers are entitled to some clarification on this point.

Sincerely,

D Watson

(ADJ WATSON)