RESULTS OF THE SURVEY ON THE MARKET DISTRICT OF THE BAYS PRECINCT OR THE FISH MARKET PROPOSALS

JUNE 2017

High-rise at the fish markets?

Do you want this?

Urban growth projects 2760 dwellings at Bays Market District

Bays Market District

300M
Introduction

The Glebe Grapevine and Hands off Glebe Inc, spurred on by a successful public meeting about the Bays Precinct, the Fish Market and associated issues, decided to conduct a survey of Glebe and Ultimo residents using the hand delivered Grapevine. We also provided an electronic survey for people outside the suburb. The questions are the work and responsibility of the committee. Our chief concern was to find out what the people of the area think about these issues.

We had a 2% survey responses were received. The responses were in the majority from Glebe 84% while we received 3% from Ultimo, 3% from Drummoyne, 3% from Leichhardt, 2% from Annandale and the remaining 5% from other suburbs.

Question 1 sought to check out what the locals thought the impacts would be on the area. The question was: Which of these possible impacts of the new 'Market District' are you most concerned about? Circle up to 3

Cutting down some of the trees that line Wentworth Park, losing some green space in Wentworth Park, Wentworth Park being shaded by high rise on 4 sides, Increased risk of pollution into Blackwattle Bay, Problems parking/entering the water/foreshore and other amenities, Threat of fish markets noise/smell entering the school Traffic and parking /lack of public transport

The results show that issues around Wentworth Park concerned 60% of respondents while traffic concerned 30% and pollution and the threat to the school concerned 6% each. There are some comments which are listed below bringing up other concerns.

-not being able to walk all around the foreshore, awful high rise alienating "people" from the landscape, Wentworth Park was the first park ever opened after 1788 - it should be preserved and promoted as such. Bay being covered by buildings, impact on accessible tranquil bayside and green spaces, nimbys and lack of political will - would prevent it from happening 2 suggest underground parking under Wentworth Park, loss of air movement due to buildings loss of views eg of the harbour bridge etc
Green space lost to development can never be recovered

Loss of Dragon Boat site at 1 Bank street
Q2. High Rise or Not?
This asked a simple yes or no question.

Those in the community opposing high rise outnumber those supporting or accepting high rise by 11% which is a considerable gap. Comments included:

prefer that the markets stay
look to Amsterdam and Paris some development but no high rise
the Glebe Ultimo Pyrmont area is already overdeveloped
only if 20% is affordable housing provided
Foreshore is owned by the people! Not developers.
What’s wrong with original site?
will create shade
How high?
insufficient space for new fish market
Absolutely necessary
high rise of less than 5 storeys
Must be low rise
Depends on height, remember Barangaroo?
Park please
10 Levels only!
Leave fish market where it is.
if low rise
want beach & parks
Already over developed
We have enough retail
3-5 levels only.
Question 3  If high rise housing is built at the old Fish Market site, what percentage of affordable and social housing would you like to see included?

Most residents indicated that they wanted to have affordable and social housing in any new residential towers by a massive 93% versus only 7% who rejected any affordable and/or public housing.

Comments included:
50% affordable, 50% public housing
50% public housing
no high rise on shoreline
10% affordable and 10% public
33% private, 33% public 33% affordable
enough social housing in Glebe already
public housing indefinitely not for example for 7 years as at Green Square.
build somewhere else
No public housing; improve social status of glebe
One-third public housing
All Public
between 5-20% affordable
100% public housing, don’t sell public land
All public land, do not sell
offset with suitable affordable housing in another location not on waterfront
10% each to public & affordable housing
Only affordable for all especially for essential workers
All public housing
A third to affordable, public and private
Question 4 Where would you prefer to see the fish markets moved from its current location?

The Government favoured site for the Fish Market next door to the school only scored 35% while other locations totaled 65%. This view is confirmed by the responses received to question 5 below.

Other comments made were:
- move along but not close to school
- not sure does it need to move?
- WHY DOES it have to be moved?
- where it is now, why move
- leave it where it is
- redevelop where it is
- somewhere else
- somewhere else more accessible
- where it currently is
- Do not move fish markets
- Don't move it at all
Q 5. What do you think should be done with the old Hanson cement site?

This open ended question elicited the following trends: 49% wanted the area converted to open space for walking, cycling etc. A further 16% were prepared to have low rise community buildings plus restaurants plus a walkway. This adds up to 65% not wanting the Fish Market to move there. 27% did want the Fish Market there and a further 9% mentioned a ferry wharf, a town beach, and a bus depot.

Nearly 100 comments were received to this question. They included:
- close down and convert to pedestrian precinct
- parkland and walkway
- fish market
- public access
- fish market
- no development over 3 storeys
- move to western sydney
- open space - reclaim bay
- redevelopment into apartments, retail or fish market
- open waterfront public space for recreation
- fish market
- fish market
- foreshore walk
- community area cafes and greenery
- retail space
- open space - community function spaces, outdoor music and film spaces
Question 6: What do you think of the idea of having a pedestrian bridge connecting Wentworth Park to the foreshore?

Respondents added comments including:

- Any development must accommodate a bike lane to reduce/remove the motorist/cyclist danger on Bridge Road
- build a flyover
- sink Bridge Rd and extend Wentworth Park above it - no buildings
- the park should not be touched
- small footprint
- ferry wharf for fish market
- move road underground and connect park to fish market
- pedestrian bridge good idea
- footbridge never for cars
- the park should not be touched
- on the proviso that the footprint is small
- move the traffic underground, connect the park to the foreshore
- ok if it stays a footbridge and never used for cars in the future
- depends on the location, design and impact
- probably not needed just have traffic lights and pedestrian crossing on the road.
- footbridge for larger numbers of pedestrians
- depends on the ultimate alignment of Bridge Road -- if the road is to be realigned to south of the light rail viaduct then a bridge may be moot or at least a short term palliative.
- is it just for market/hi rise dwellers
Q7 How would you like to see the location of the current Fish Markets and the area along the Wentworth Park foreshore developed?

This open ended question elicited only a small response in favour of UrbanGrowth’s position of moving the Fish Market to the Hanson site and building high rise commercial and retail building on the old Fish Market site. Most replies opted for low rise, small commercial and open space.

Comments included:
- community space public and affordable housing - NO High Rise
- small commercial and recreational
- retail and restaurants
- no high rise residential on the shore line. Public walkways
- public space no high rise
- no high rise
- renovate the existing buildings
- more space for fishing boats
- residential - expand Wentworth Park
- redevelop fish market
- continuous foreshore walk
- cafes and apartments
- medium density - unimpeded public foreshore access
- no high rise
- public use - some cafes - no high rise
- mixed use - shops cafes - foreshore walk
- foreshore walk and mixed use
- update fish market - more outdoor grassed areas for eating outdoors
- cafes and restaurants - like Darling Harbour
- retail apartments - marina
- green corridor, walking bicycle track - no High Rise, café
- keep as is or community shared space
- environmentally and pleasing way
- keep fish market no high rise no expensive private housing restaurants cafes etc
- extend foreshore walk from glebe low rise building terraced as at Glebe Pt
- foreshore walk from Annandale to Wooloomooloo
- don’t move fish market
Question 8 Do you use Wentworth Park now?

78% of respondents said they used the park regularly for walks, sports, training, exercising dogs and picnics.

22% reported that they did not use the park, citing age and fear of the homeless living under the viaduct. However, many of these people also stated that they value Wentworth Park because green space is important for a city and that Sydney does not have enough of it.