



HANDS OFF

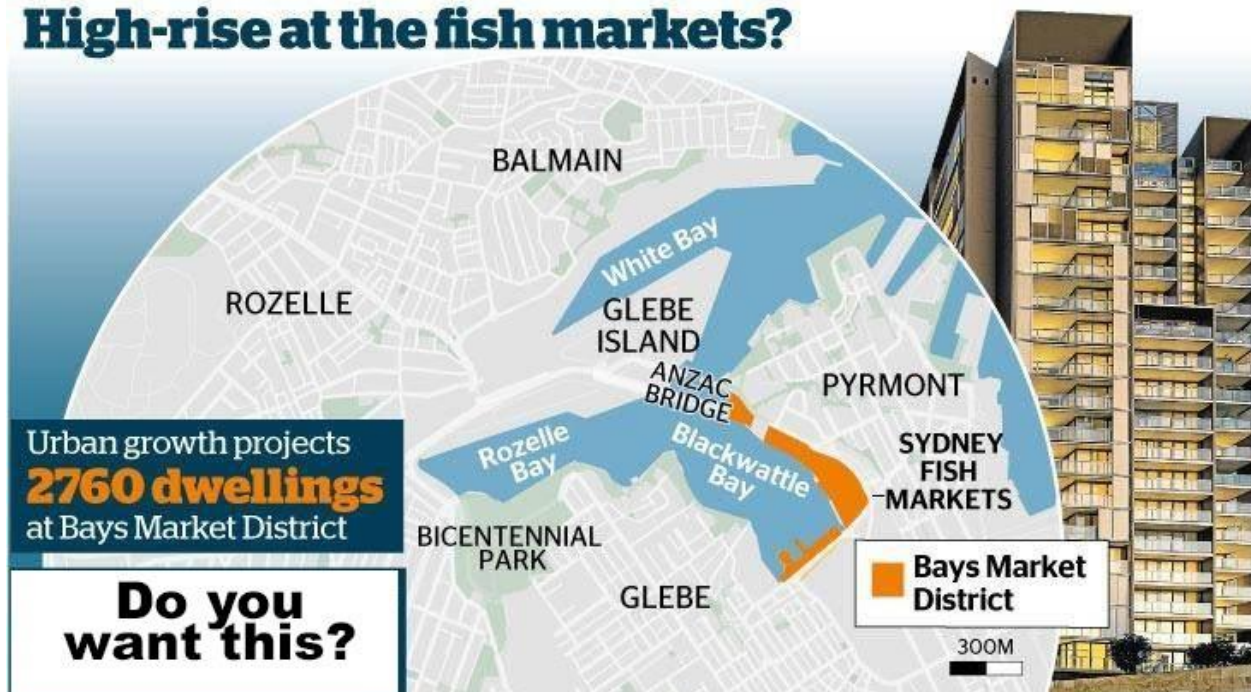


Glebe

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?



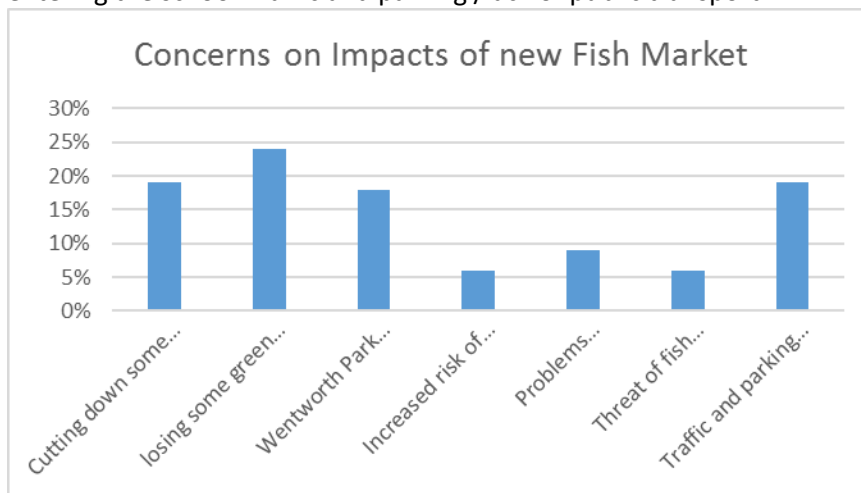
Introduction

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



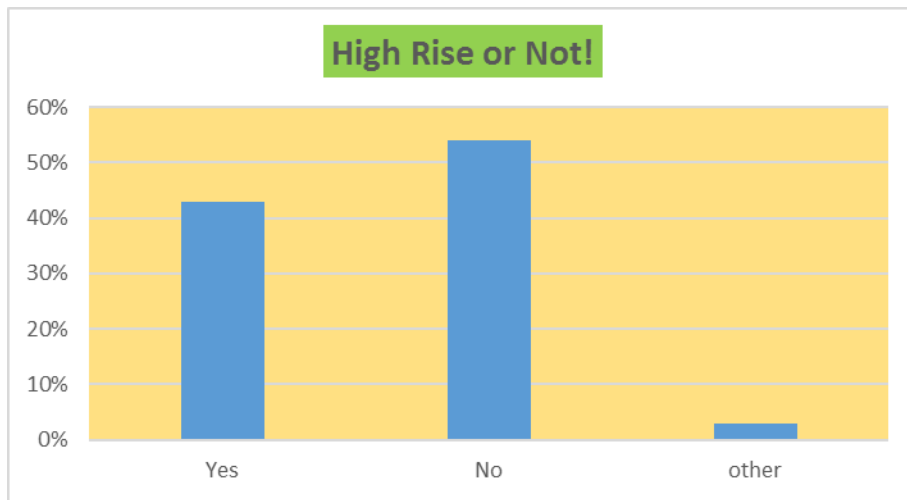
The results show that issues around Wentworth Park concerned 60% of respondents while traffic concerned 30% and pollution and the threat to the school concerned 6% each. There are some comments which are listed below bringing up other concerns.

*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 Pymont 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

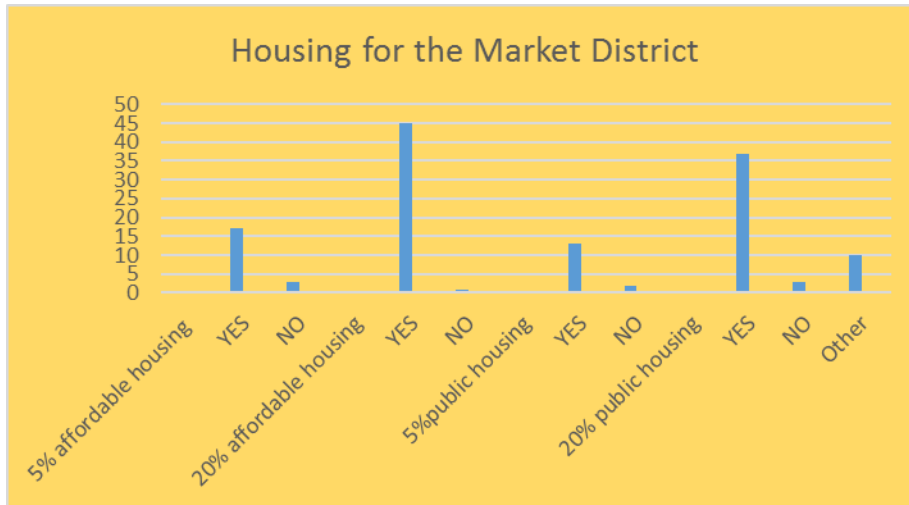
want beach & parks

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

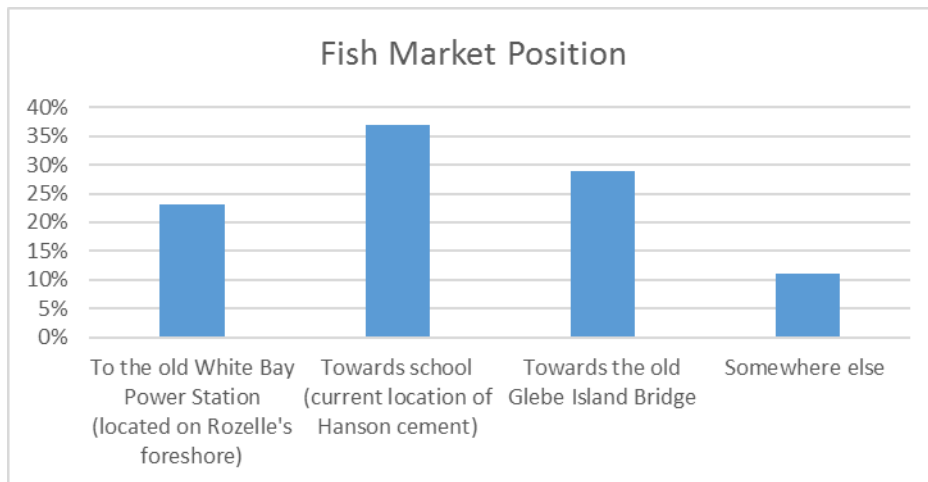
10% each to public & affordable housing

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

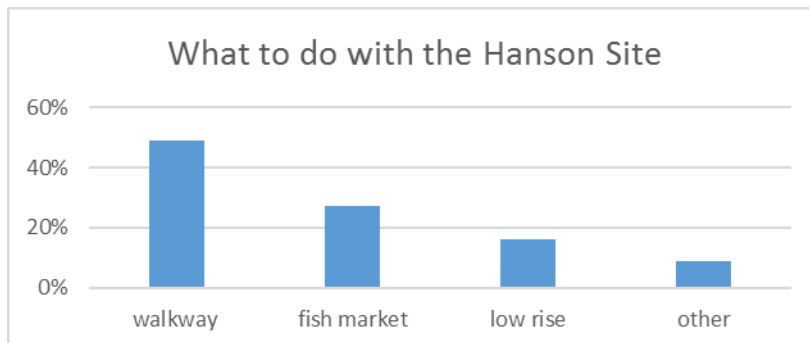
where it currently is

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

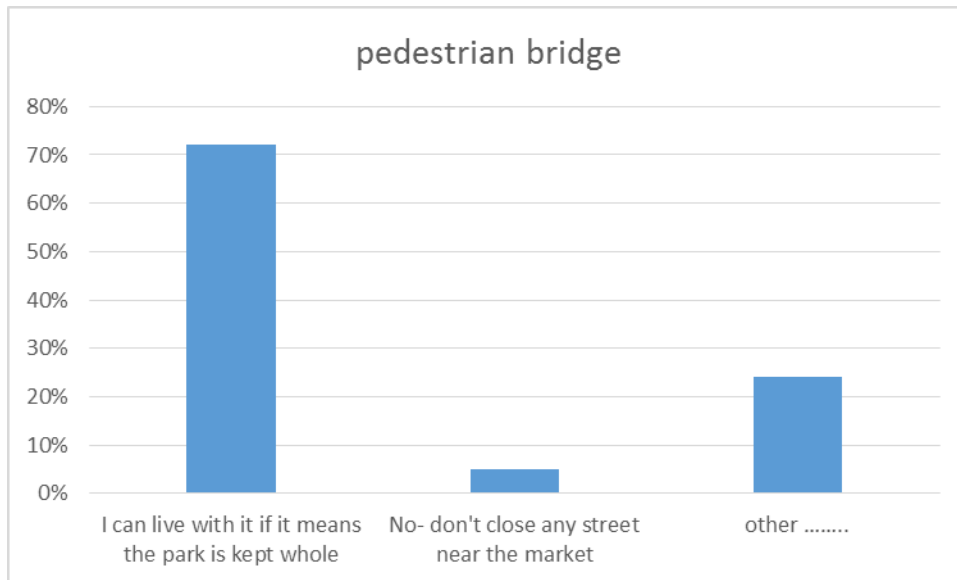
foreshore walk

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

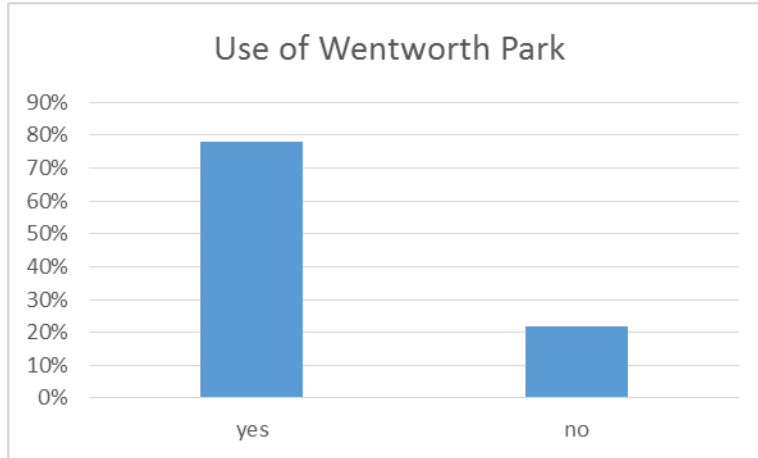
keep fish market no high rise no expensive private housing restaurants cafes etc

extend foreshore walk from glebe low rise building terraced as at Glebe Pt

foreshore walk from Annandale to Woolloomooloo

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.