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REVISED BLACKWATTLE BAY PLAN

OBJECTION

I have lived less than 200 metres from Blackwattle Bay for more than 40 years. I have seen the Glebe side of the Bay transform from a series of industrial sites to open space, parkland and a wonderful foreshore walk. I use that walk daily, and having access to the Bay has been enormously important to my physical and mental health.

I was, and remain, strongly opposed to the construction of the new Sydney Fish Market. The Fish Market should have been rebuilt on the current site.

I was strongly opposed to the initial Blackwattle Bay State Significant Precinct Study. I objected to virtually every detail of the plan: the fact it is (largely) on publicly-owned land; the massive overdevelopment of the site; the height of the buildings; the density; the narrowness of the foreshore walk; the percentage of public open space; the future impact of residents and business people on local transport and traffic infrastructure; and the impact on the aquatic environment.

I remain opposed to the revised plan. Yes, the buildings are not so tall or crowded, and at least we get a foreshore walk. But it remains severely overdeveloped and soulless.

I would urge the powers that be to study the development planned for the other side of the Bay, the Bays West Stage 1 Master Plan. It proposes buildings of four to 20 storeys (with just one at 20 storeys) and most around eight storeys. It will have 4.16 hectares of open space. And it has an enviable Connecting with Country Framework which underpins the entire development, rather than just being an add-on.

The Bays West Stage 1 Draft Master Plan and Urban Design Framework is an incredibly comprehensive document, which documents in detail the indigenous and colonial history of the site, as well as the environmental considerations. I was filled with envy when I read it. Why do the people

of Balmain get such a wonderful document while we get a revised plan that proposes further overdevelopment (not to mention a number of errors and inconsistencies)?

Reducing the tallest building from a ridiculous 45 storeys had to happen. But 35 storeys is still too high. Again I point out that across the Bay the tallest building is 20 storeys.

Why doesn't the plan conform to the height controls in the current Sydney City Council LEP?

And I note that a number of the proposed buildings are on privately-owned land. Will these owners sell? A close reading of the report indicates they are reluctant. Does this mean the building on the northern edge of the Fish Market site be next to an operating concrete plant?

As I mentioned, I walk along the Glebe foreshore daily. It is a wonderful walk with one major drawback: the path is shared with pedestrians and cyclists commuting to work. This combination does not work. Pedestrians have been injured, and there are daily near-misses. Having cyclists on a footpath severely compromises the safety and pleasure of the pedestrians. There must be separate paths for pedestrians and cyclists.

I was astonished to see the plans for the proposed parks included *Celtis australis*, or hackberry. This is known locally as the Glebe Weed. It is a fast growing tree that shades out others. Its roots have damaged countless footpaths and pipes (I write from experience) and it drops copious quantities of hard seeds, which are like walking on ball bearings. It is a highly invasive species, listed as a weed by the NSW Department of Primary Industries. It should never be planted in the inner city.

Why not plant Tjerruing or blackwattle trees (*Callicoma serratifolia*)? It would be wonderful to see the plants growing in the place named for them again.

I wish to register my strong objection to the revised plan.

The revised plans threaten the amenity of the whole Bay. They will tower over the Bay, overshadowing it (and no, I do not want a sight line to One Barangaroo, that is one view I'd prefer to have blocked). The site would still be significantly over developed, to the detriment of the local community, including Glebe.

Yours faithfully,

Asa Wahlquist