

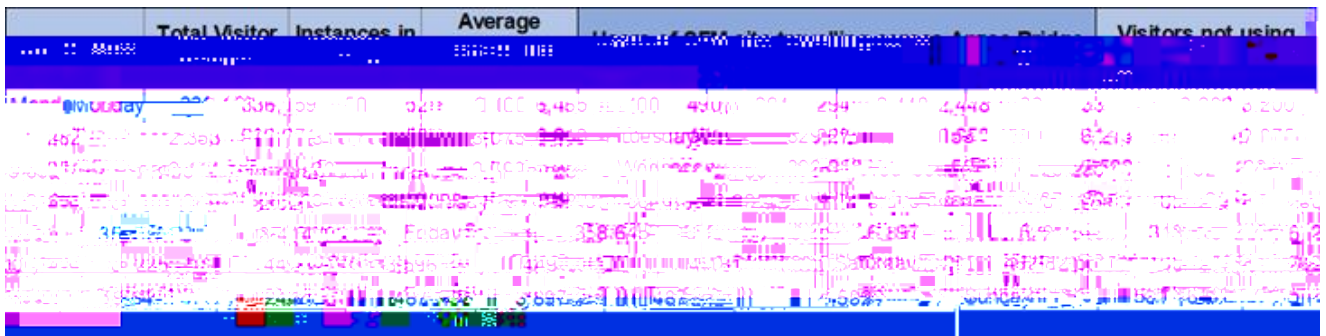


25 October 2022

Sydney Fish Market (SFM) is an institution in the NSW and wider Australian fishing industry, providing a secure and reliable marketplace for Australian seafood since 1966.

SFM was first operated as a wholesale fish market by the Fish Marketing Authority, a state-run body. 1994 saw the significant transformation of SFM's structure, as the New South Wales Government privatised the marketing of seafood, and Sydney Fish Market Pty Ltd was formed. Since 1994, SFM has been owned equally by the harvest and post-harvest sectors of the NSW seafood industry - the Catchers Trust of NSW and SFM Tenants and Merchants Pty Ltd.

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Using credit card and postcard data we can reliably use the above data as a realistic indication of direction of travel to Sydney Fish Market. The data suggests that about half of our daily visitors arrive by car, travelling over the ANZAC bridge, before exiting at the Pymont Bridge Road off-ramp to enter SFM.

We note that the Western Distributor project team have acknowledged the significant impact that the closure of this off-ramp would have on our visitors by stating in the Review of Environmental Factors that the closure will not occur until SFM relocates to its new location. We agree that this staged timing is essential, however SFM's agreement with the NSW Government includes the continued access to our existing carpark for up to 12 months post move to help accommodate the expected increase in visitation. Therefore, we anticipate that the continued need for the Pymont Bridge Road off-ramp will remain high while this carpark continues to be used.

Given that the project may also face delays beyond SFM's control, we stress that the closure of this off-ramp mustn't occur until at least one year after the actual opening of the new Sydney Fish Market (likely 2026), not the proposed completion date of 2024.

Furthermore, we urge Transport NSW to consider the future traffic and access requirements of the current SFM site once its redeveloped, including the potential need for retained access to the Pymont Bridge Road off ramp. There may be significant traffic movements related to the mixed-use redevelopment which need to be factored in – otherwise we'll have traffic in the precinct trying to access the new development intersecting with our visitors to the new Sydney Fish Market building.

We would also like to state that we believe the reported rate of four incidents at this intersection per year is in fact, very low and should not be the primary driver for such a significant, costly and impactful change to this intersection.

Sydney Fish Market strongly opposes the proposed use of any of our carpark as a construction compound. Our site visitation already far exceeds carpark availability, with customers frequently having to wait extended periods for a carpark – especially during weekends at which visitation often exceeds 10,000 people per day.

We encourage the use of public transport to the site, however given the options are limited and our retailers trade in perishable product, private car is the preferred mode of transport to the site. We

have a mere 417 car parking bays, with carpark data demonstrating we receive an average