

Welcome

Blackwattle Bay, where life gathers at the water's edge

Concept Masterplan SSDA and first Building SSDAs

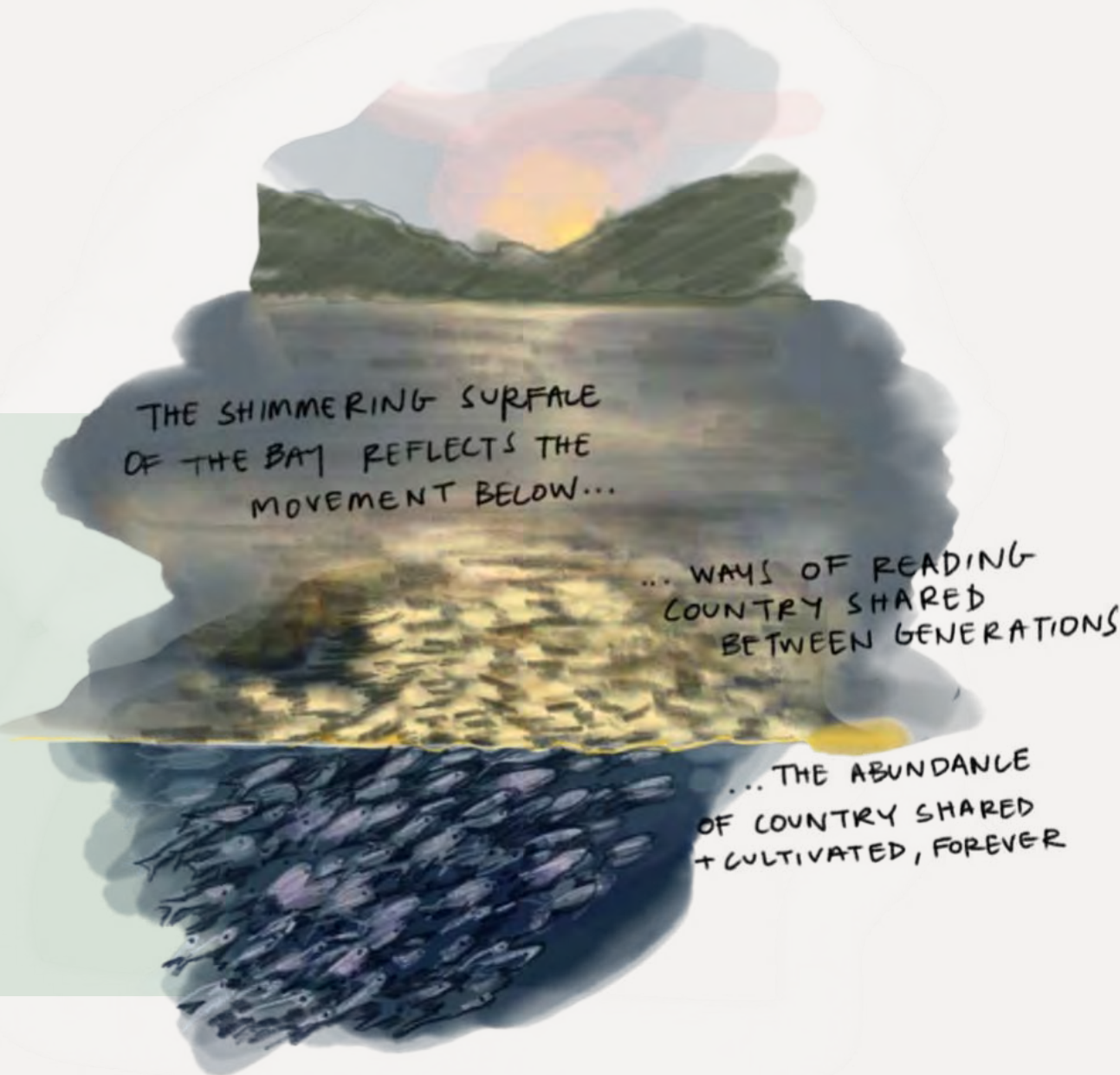
Today's session focuses on the next planning stage for Blackwattle Bay: the overall Concept Masterplan SSDA and the first Building SSDAs. Today's information explains what is proposed, design considerations, and how you can provide feedback before the applications are finalised and lodged with the Department of Planning, Housing and Infrastructure (DPHI) later this year.

Session focus

- 1 Concept Masterplan: land use mix, building envelopes, public spaces, access and movement
- 2 Buildings 3 and 6 by Mirvac: residential towers above a mixed-use podium
- 3 Buildings 4 and 5 by Mirvac: mid-rise residential buildings with ground floor retail
- 4 Building 1 by Scape: co-living accommodation

Acknowledgement of Country

We acknowledge the Gadigal People and the Ancestors of Coastal Sydney clans, their Elders both past and present and the people who still live on Country and maintain their cultural connections to Country.



Blackwattle Bay at a glance

- **29,000 m² of new public domain***
Including parks, a foreshore promenade, streets and open space
- **Around 1,400 new homes**
Including apartments and co-living accommodation
- **Ground-level places for the community**
Retail, small-scale workplaces and community uses
- **Around 1,200 m² of cultural and creative space**

*Figure excludes the boardwalk, which would deliver additional public domain area.

Planning process

Planning for Blackwattle Bay is being progressed in stages so feedback can be considered before each application is lodged. Infrastructure NSW (now called Bays West Delivery Authority) has completed the demolition REF process. Mirvac has already consulted on the Foreshore SSDA and Early Works SSDA. This consultation now focuses on the Concept Masterplan and the first building SSDAs.



There will be another opportunity to comment when DPHI places the lodged SSDAs on formal public exhibition.

What is being assessed

Concept Masterplan SSDA

The Concept Masterplan SSDA seeks approval for the overall framework for the old Sydney Fish Market site, including:

- building locations, scale and envelopes
- land uses and floor space
- public open space and foreshore connections
- pedestrian, cycling and vehicle access
- sustainability, design and public domain outcomes.

It will guide future building applications but will not approve the detailed design or construction of individual buildings.

First Building SSDAs

The first Building SSDAs will seek approval for the detailed design, construction and use of the initial buildings, including:

- building design, height, materials and appearance
- residential and co-living uses
- ground-floor uses and public space interfaces
- landscaping, communal areas and amenities
- access, parking, servicing and waste
- technical assessments and construction management.

About the proposed Concept Masterplan

The proposed Concept Masterplan is the organising framework for the former Sydney Fish Market site.

A concept masterplan does not approve the detailed design of any building. It sets the framework for the site including building envelopes, land uses and their distribution, floor space, open space, and pedestrian and vehicle connections. Detailed applications for individual buildings are then assessed against this framework. The first detailed applications, for Buildings 1, 3&6, 4&5, are being prepared concurrently.

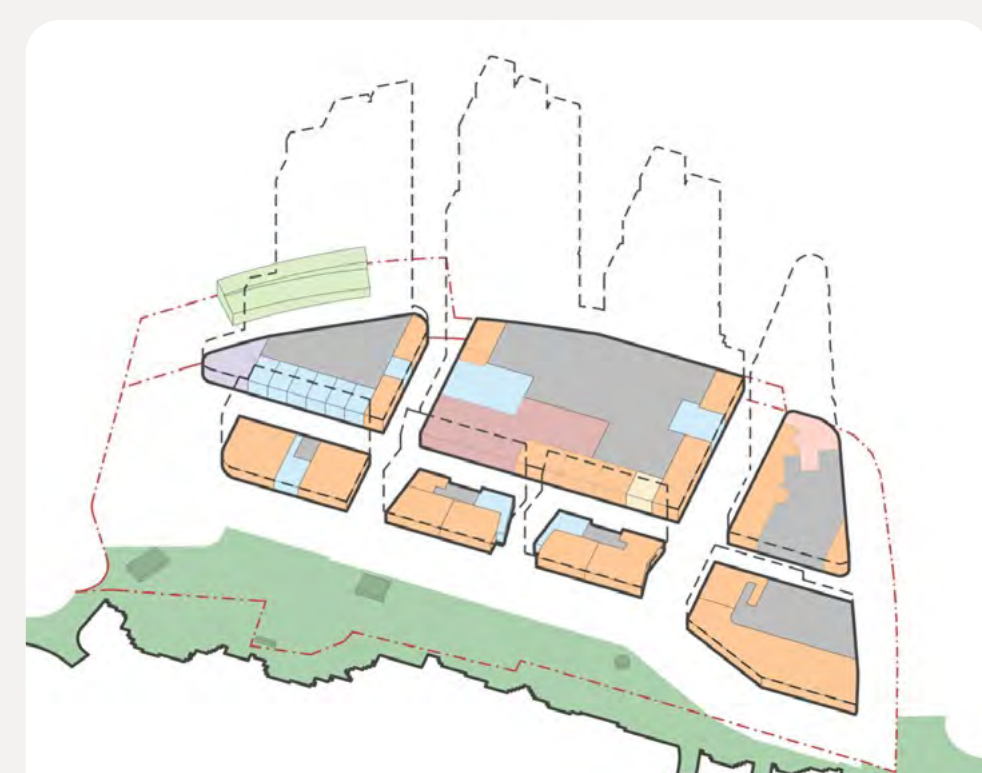
What the Concept Masterplan proposes

A mix of four taller buildings above podiums and five mid-rise buildings across the site, incorporating:

- Residential apartments and co-living housing
- A mix of retail, small scale workplaces and community uses
- Cultural and creative space
- Car parking

An internal street network designed to prioritise pedestrians and active transport, including a dedicated cycleway, improved connections throughout the precinct, and convenient drop-off bays/parking.

Vehicle access from Wattle Street/Pymont Bridge Road and Bank Street.



Ground floor use mix



Podium use mix



Tower use mix



Accessible site

A highly accessible inner-city location close to transport.

Daily needs

Retail, cafés, community uses and ground-floor activity.

Workplaces

Small-scale workspaces supporting local employment.

~1,200sqm

Cultural and creative space supporting local identity.

~29,000sqm *

New public domain, including parks, foreshore promenade and streets.

~1,400 homes

Around 800 Mirvac apartments and around 600 Scape co-living units.

*Figure excludes the boardwalk, which would deliver additional public domain area.

Design evolution

Key improvements in the Mirvac Proposed Concept Masterplan (2026) compared with the Infrastructure NSW Rezoning Reference Scheme (2022)

Infrastructure NSW led the rezoning of Blackwattle Bay, which was approved in December 2022 following public consultation. This process established the planning framework for the precinct, including a set of design guidelines and an accompanying reference scheme to guide future development.

Working within that framework, Mirvac has refined the proposed Concept Masterplan to deliver a greener, more open and more welcoming waterfront precinct.

What's changed and improved

INSW Rezoning Reference Scheme (2022)	Mirvac Proposed Scheme (2026)
3 broader towers	4 slimmer towers
Higher podiums	Lower podiums
28,000 sqm public domain	29,000 sqm public domain*
Sky view – 45% public domain, 56% foreshore promenade	Sky view – 47% public domain, 59% foreshore promenade
Solar access – 3.8 hours public domain, 7.7 hours foreshore promenade	Solar access – 4.1 hours public domain, 7.2 hours foreshore promenade**
54% average canopy cover	More than 55% average canopy cover
Fewer trees	Over 150 new trees planted, more fig trees retained



Slender towers. Lower podiums. Better outcomes.

*Includes 2,000 sqm at Miller Street Reserve; excludes the boardwalk.
**The promenade figure reflects the addition of a public toilet block.



Built form, massing and solar envelope

Proposed building envelope compliant within solar envelope

Planning controls protect solar access to key public spaces surrounding the site – mostly measured on 21 June, the winter solstice, when shadows are the longest.

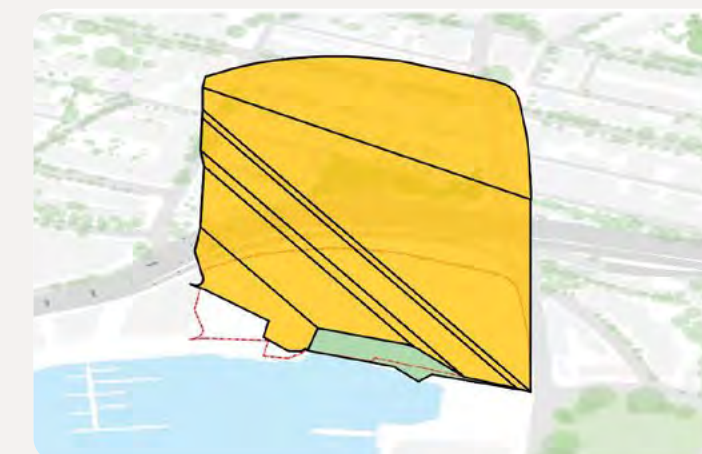
1 What the controls protect



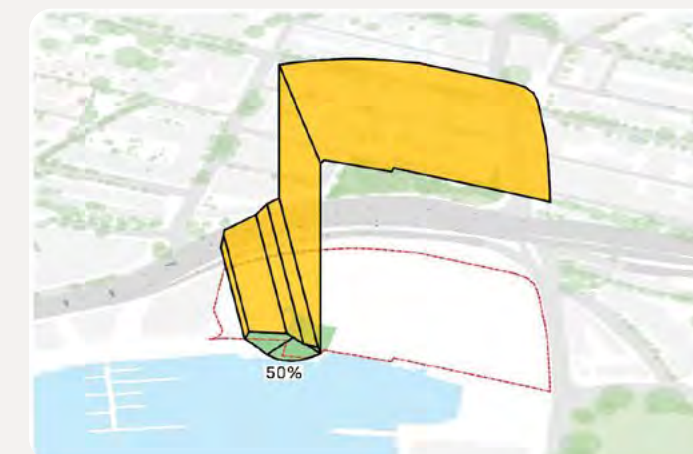
Wentworth Park
Sunlight all year, 10am – 2pm
LEP – Clause 6.18



Sydney Fish Market Urban Park
21 June, 2pm – 2pm
LEP – Clause 6.18

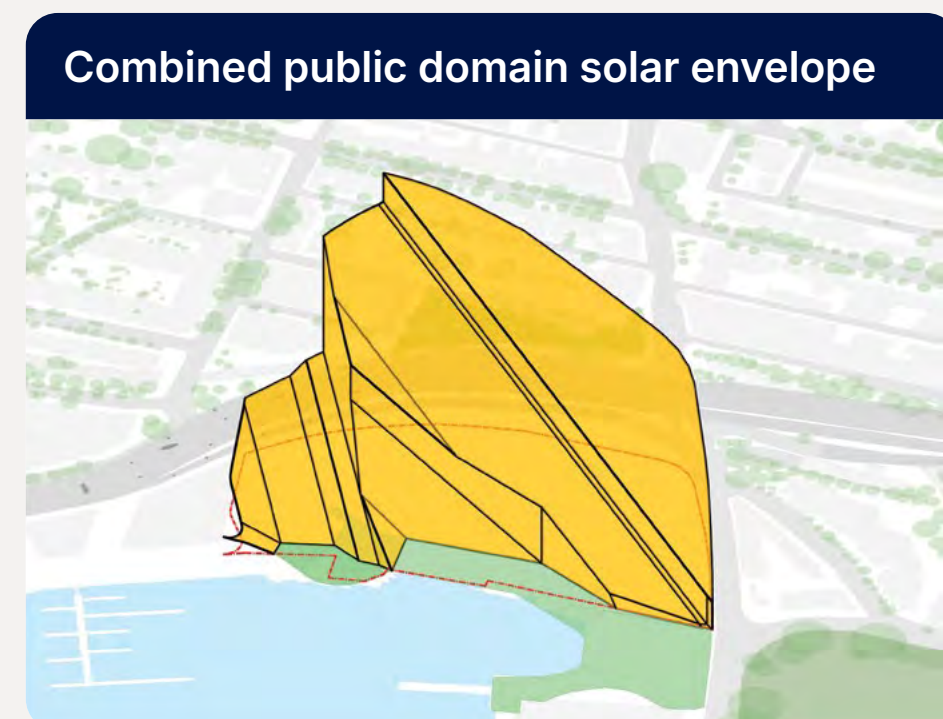


Southern Promenade
2 hours on 21 June, (nom. 1pm – 3pm)
Blackwattle Bay Design Guideline

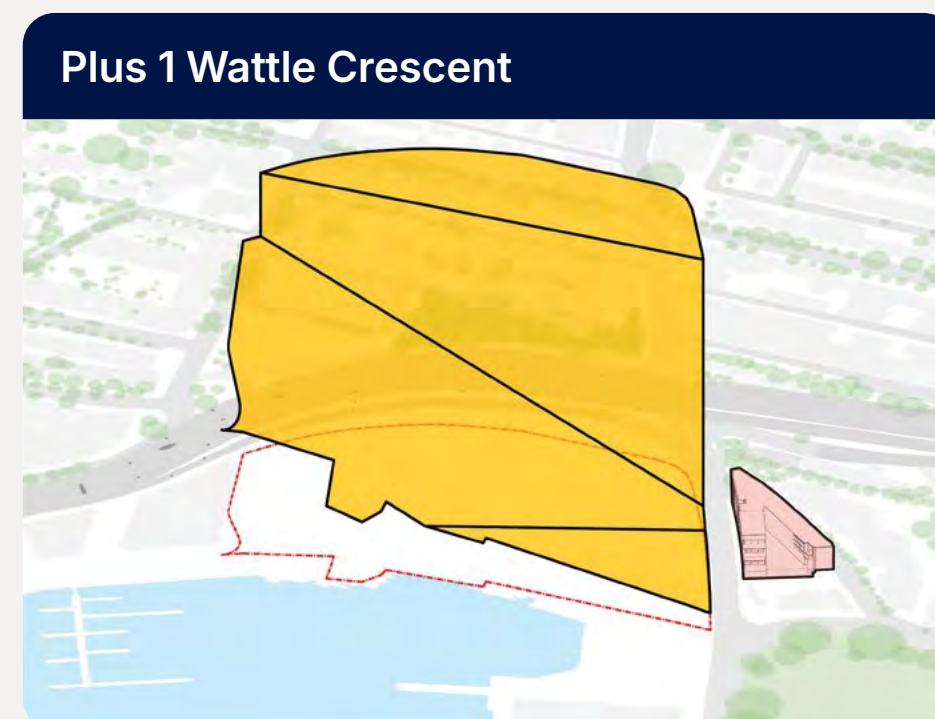


Sydney Fish Market Urban Park
50% receives 4 hours on 21 June
(nom. 10am – 2pm)
Blackwattle Bay Design Guideline

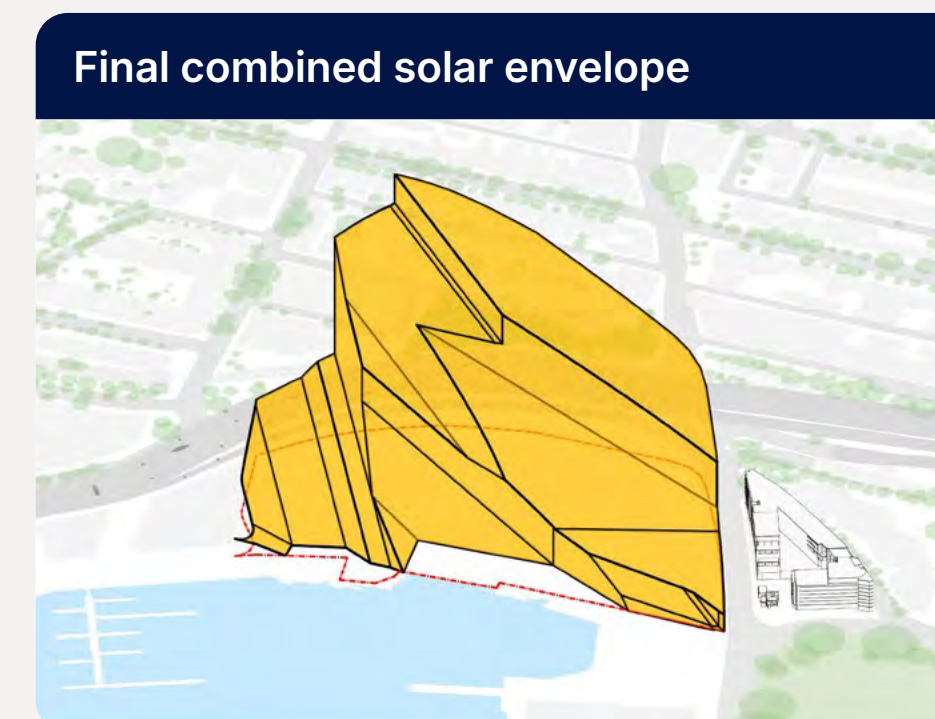
2 Combining them into one envelope



The four requirements above, combined.

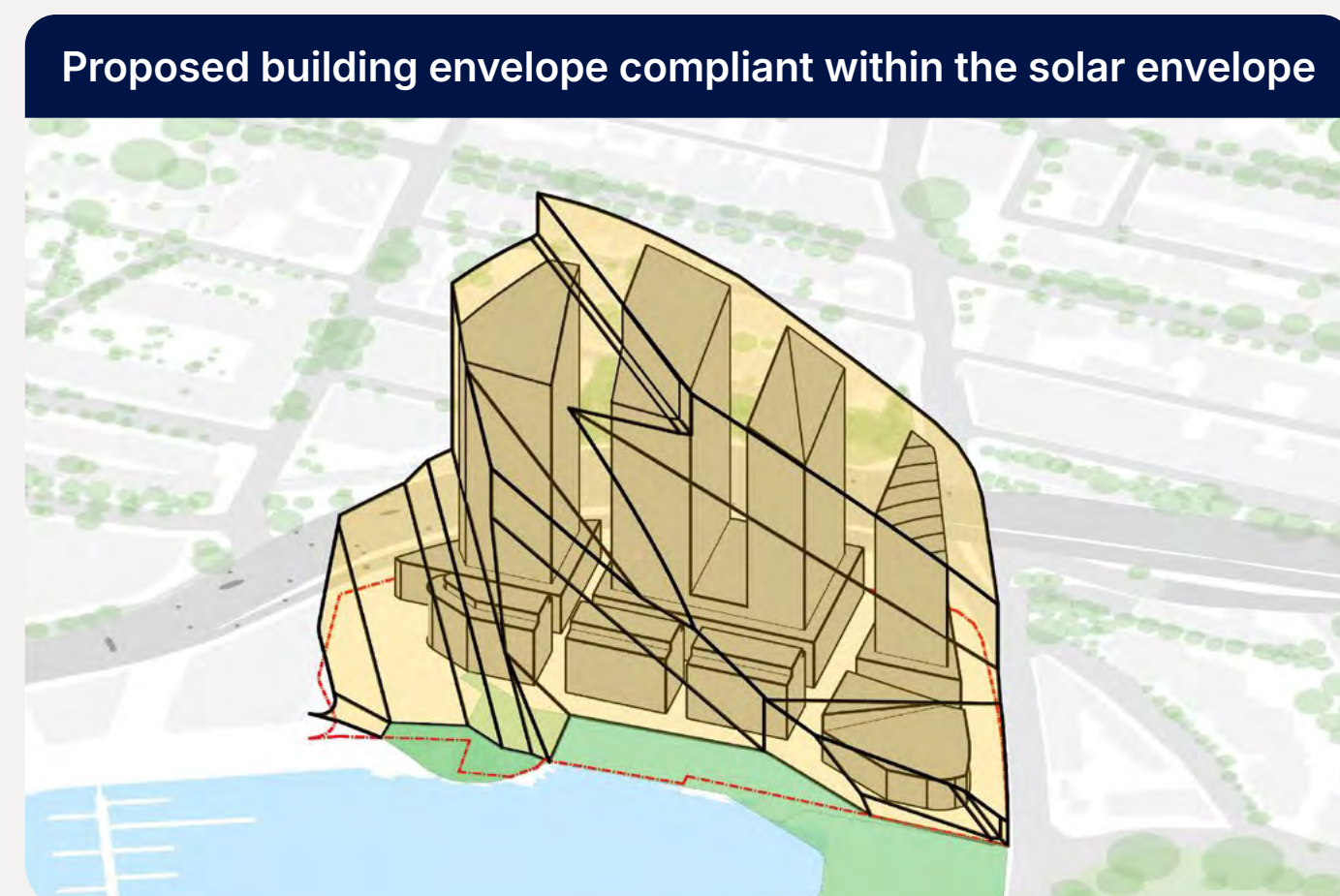


A further envelope protecting the neighbouring building.



Combined solar envelope.

3 The proposed buildings within the envelope



The outcome

The proposed buildings remain within the planning controls that protect solar access to the public spaces around the site – so there is no additional overshadowing of those spaces beyond what the controls allow.

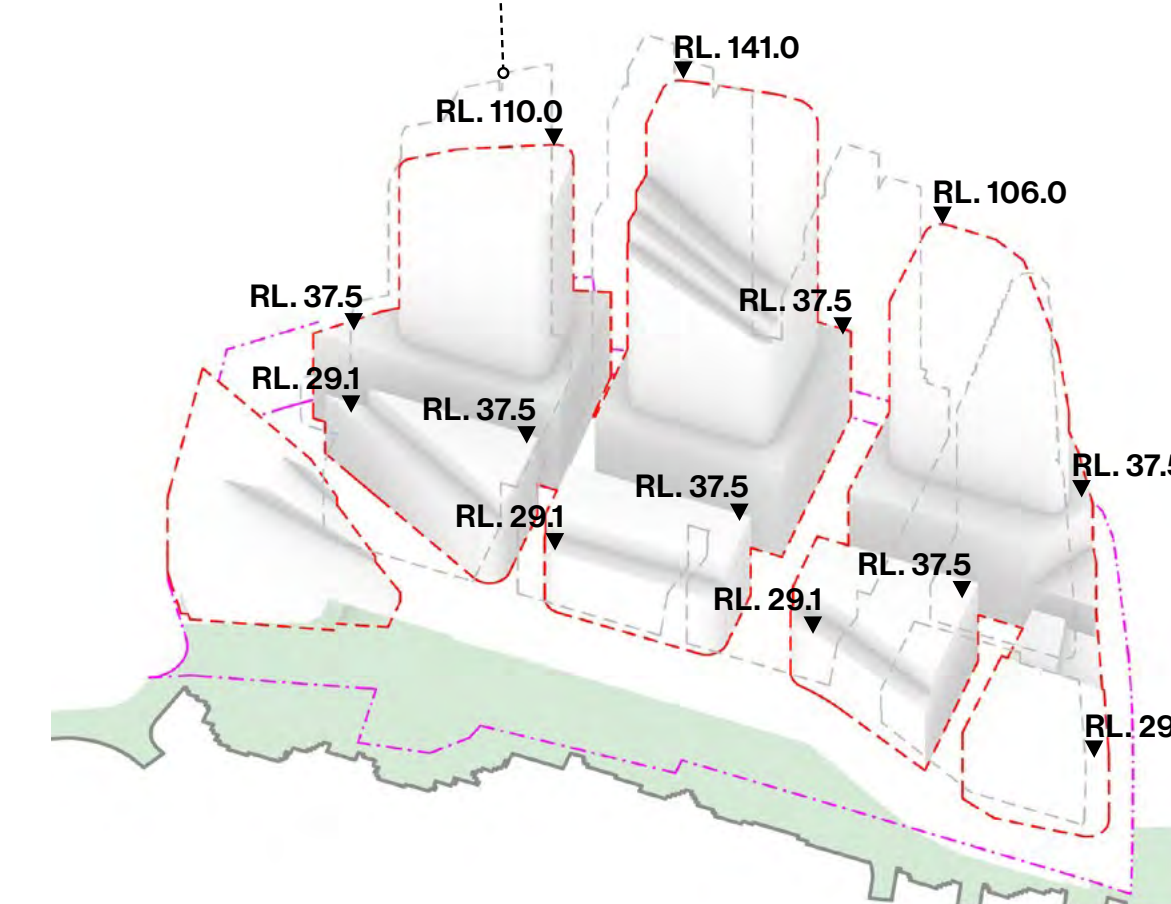
Indicative building massing

MASSING UPDATES - COMPARISON TO REFERENCE SCHEME

- Lower podiums for a more welcoming street edge
- Reduced building heights along the foreshore
- Three towers split into four taller and slimmer towers (within approved solar envelope)
- More public open space and sky views through reduced visual bulk

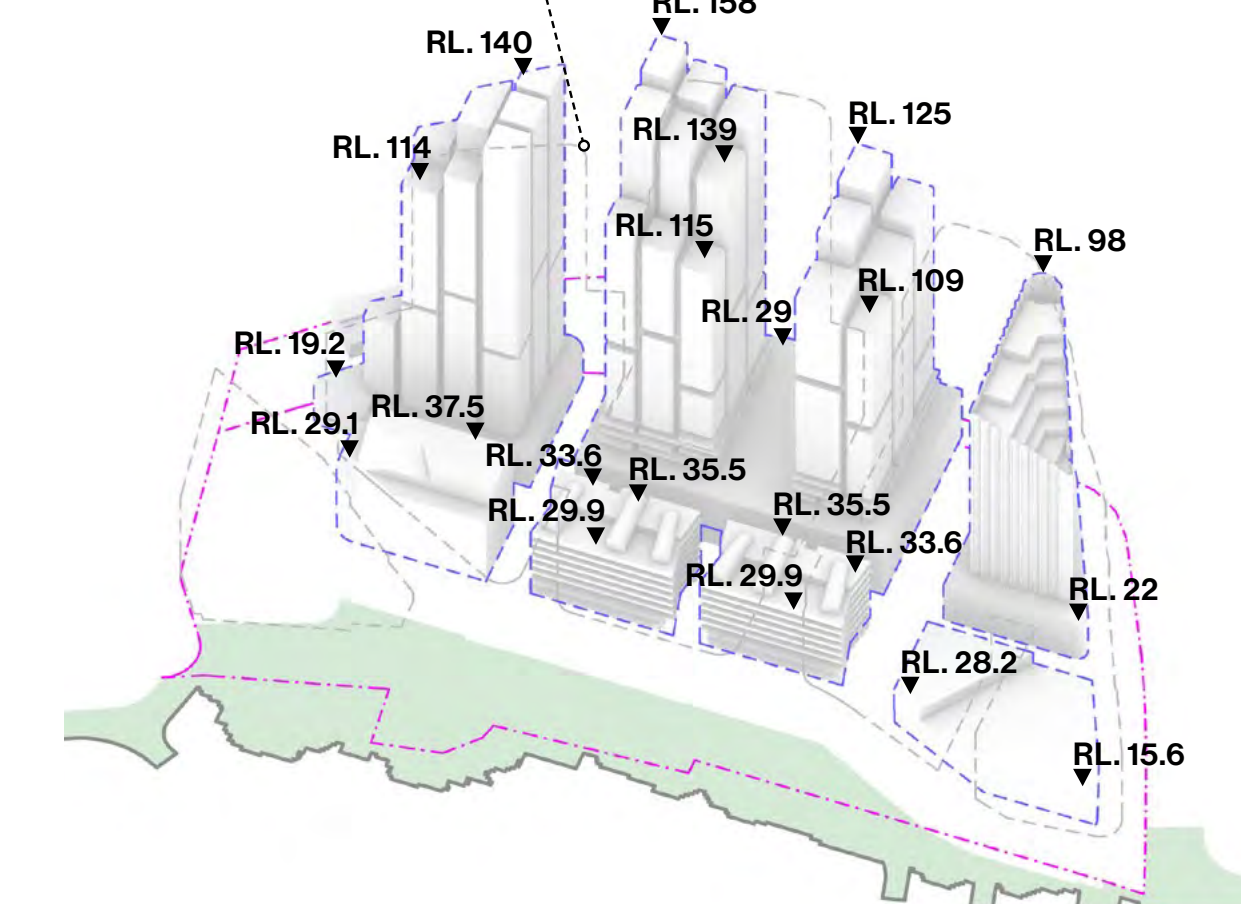
INSW REZONING REFERENCE SCHEME (2022)

PROPOSED SCHEME MASSING OUTLINE



MIRVAC PROPOSED SCHEME (2026)

REFERENCE SCHEME MASSING OUTLINE



Further technical studies

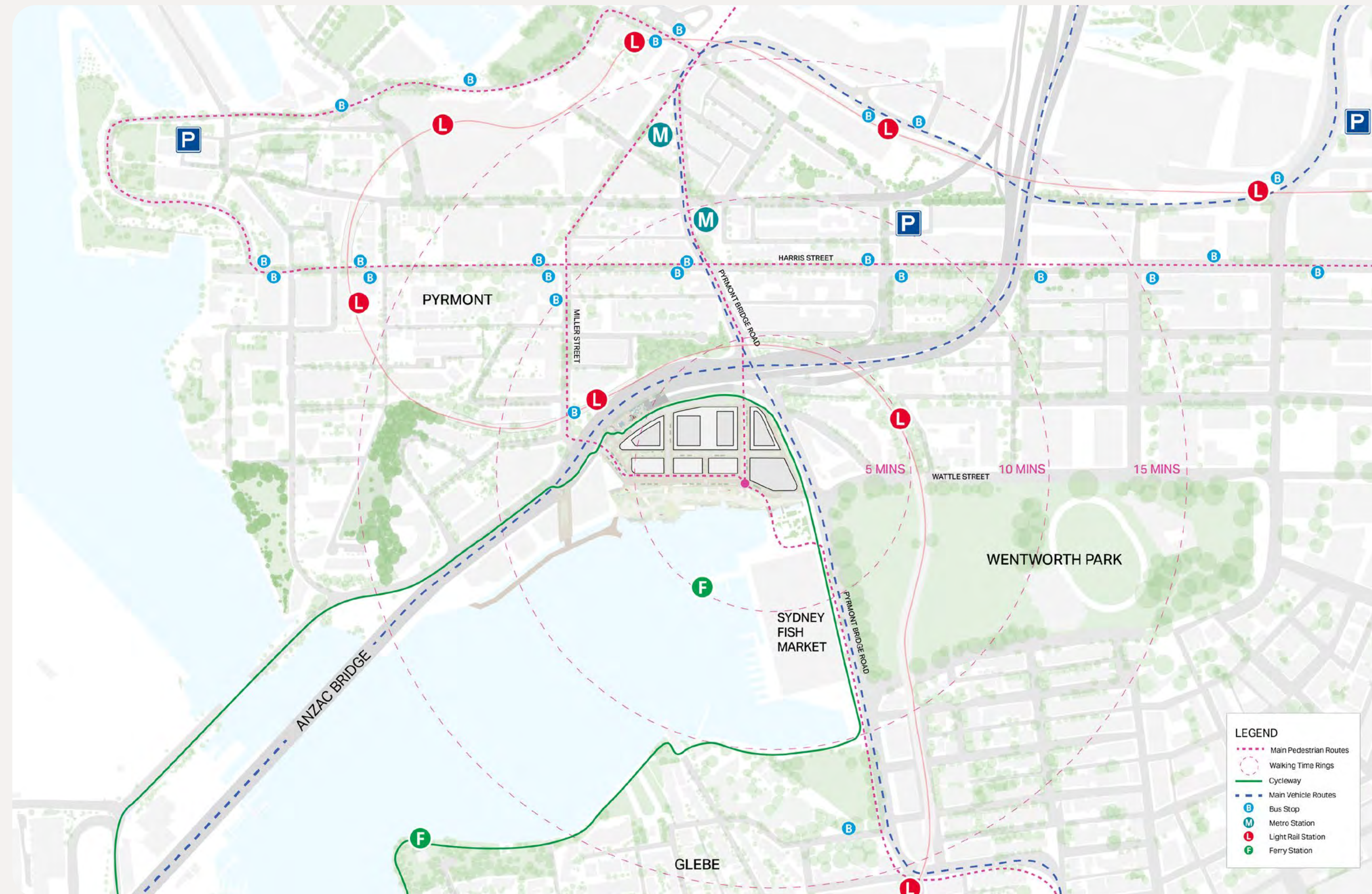
A range of technical studies are being prepared as part of the Environmental Impact Statement (EIS) supporting the application, including:

- + **Traffic and transport** – impacts on road network, parking, pedestrian and cycling
- + **Wind** – a pedestrian wind environment study to inform design
- + **Noise and vibration** – construction and operational impacts
- + **Visual impact** – effects on viewpoints and vistas
- + **Social impact, heritage, sustainability and more**

These will be publicly available on the NSW Planning Portal when the application is lodged later this year.

Access, movement and connections

Well connected to the city and harbour



Easy to reach and move around

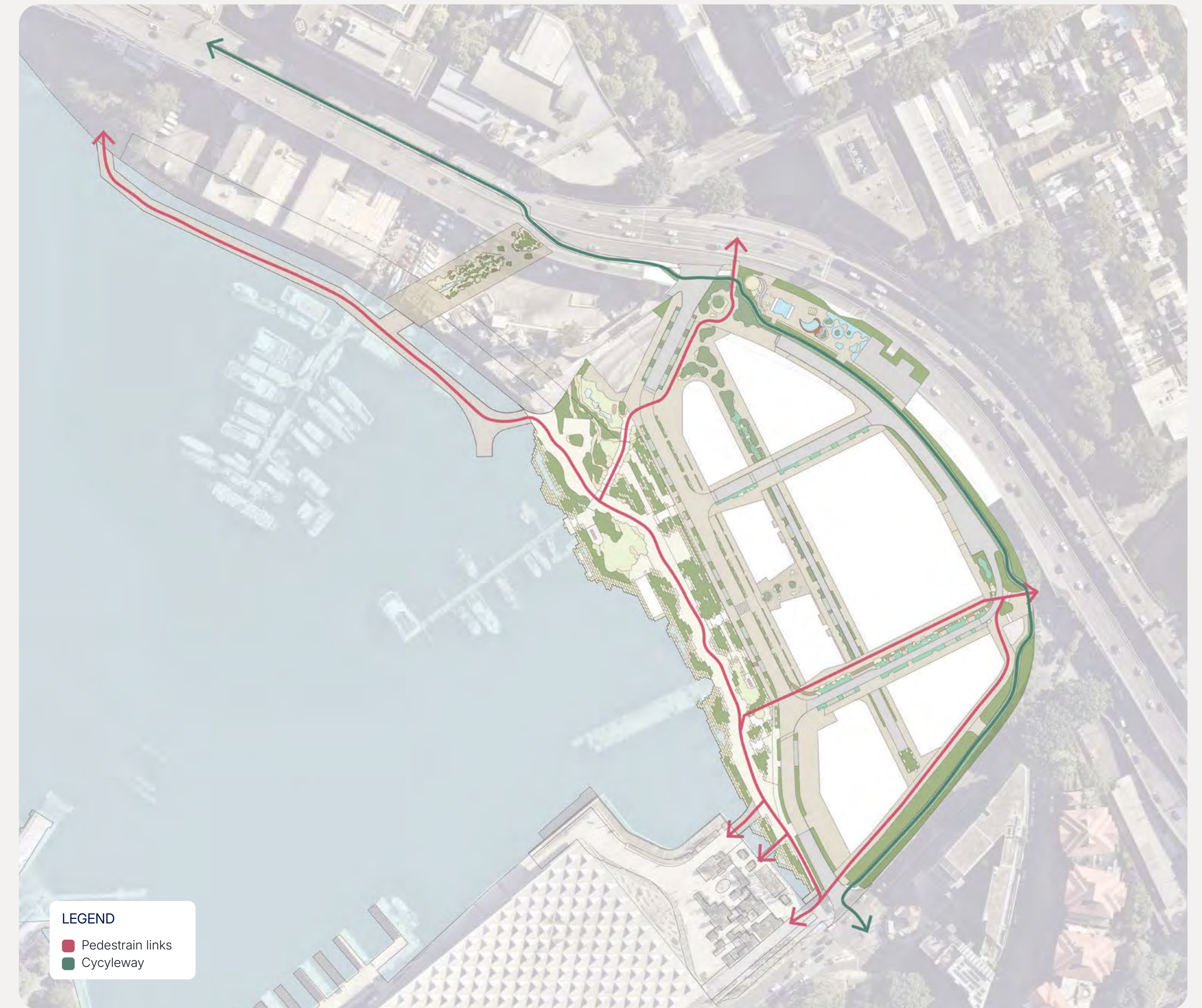
Blackwattle Bay will support walking, cycling and public transport through:

- + new pedestrian and cycle connections
- + improved links to nearby streets, parks and the foreshore
- + access to bus, light rail, and future metro and ferry services
- + bicycle parking
- + accessible routes for people of all ages and abilities

These connections will help reduce reliance on private cars.

The new connections will help integrate Blackwattle Bay with Pyrmont, Glebe, Ultimo, the Sydney Fish Market and the wider transport network.

Safer, more comfortable walking and cycling



Welcoming public spaces for everyone

A connected network of parks, waterfront spaces and pedestrian links for the whole community to enjoy.

Over 29,000 m² of new public open space proposed

- new parks and landscaped spaces
- a continuous foreshore promenade and boardwalk
- places to sit, relax, play and gather
- a skate park, kayak launching point and storage, and a new public amenities block
- walking and cycling connections through the precinct
- new links to the new Sydney Fish Market, the future Bank Street Park, Wentworth Park and surrounding neighbourhoods.

Bringing life to the ground level

- shops, cafés and community uses responding to local needs
- cultural and creative space
- shaded areas, seating and landscaping
- clear and accessible routes to the waterfront
- spaces designed for use throughout the day and evening.

A greener waterfront

- more trees and shade, with over 55% canopy cover
- new planting of over 150 trees
- explore living seawalls and rockpools to help restore water quality and marine habitat



A greener, more connected waterfront—open for everyone to enjoy.



Foreshore SSDA update

Note: Some of the elements above are already included in the Foreshore SSDA and have been subject to early consultation. You will be able to provide further feedback when the Foreshore SSDA is publicly exhibited.

Streets designed for people

A network of welcoming, tree-lined streets that make it easier and safer to move around Blackwattle Bay.

The streets will include:

- wider and more accessible footpaths
- safe walking and cycling connections
- more trees, shade and landscaping
- places to sit, meet and pause
- active ground-floor uses, including shops, cafés and community spaces
- clear links between the waterfront, parks, buildings and surrounding neighbourhoods
- vehicle access, servicing and parking designed to reduce impacts on pedestrians.

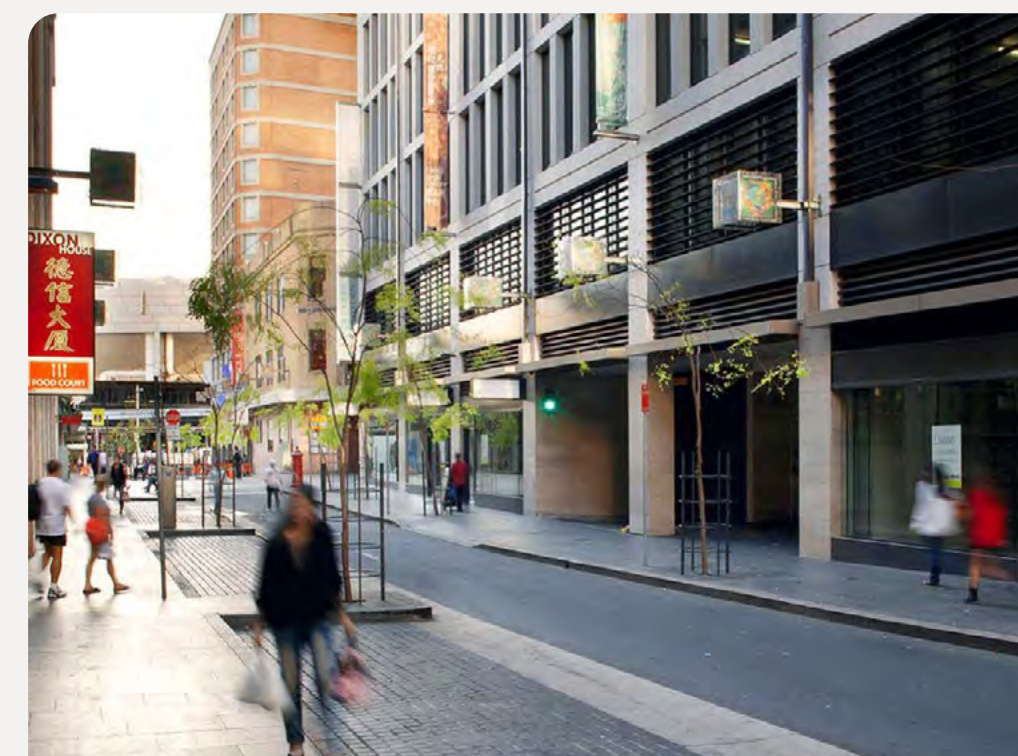
Lower building bases and slimmer towers will help streets feel more open, comfortable and human-scaled.



Safe, green and welcoming streets that connect people with the waterfront.



Halfway Lane North



Halfway Lane South



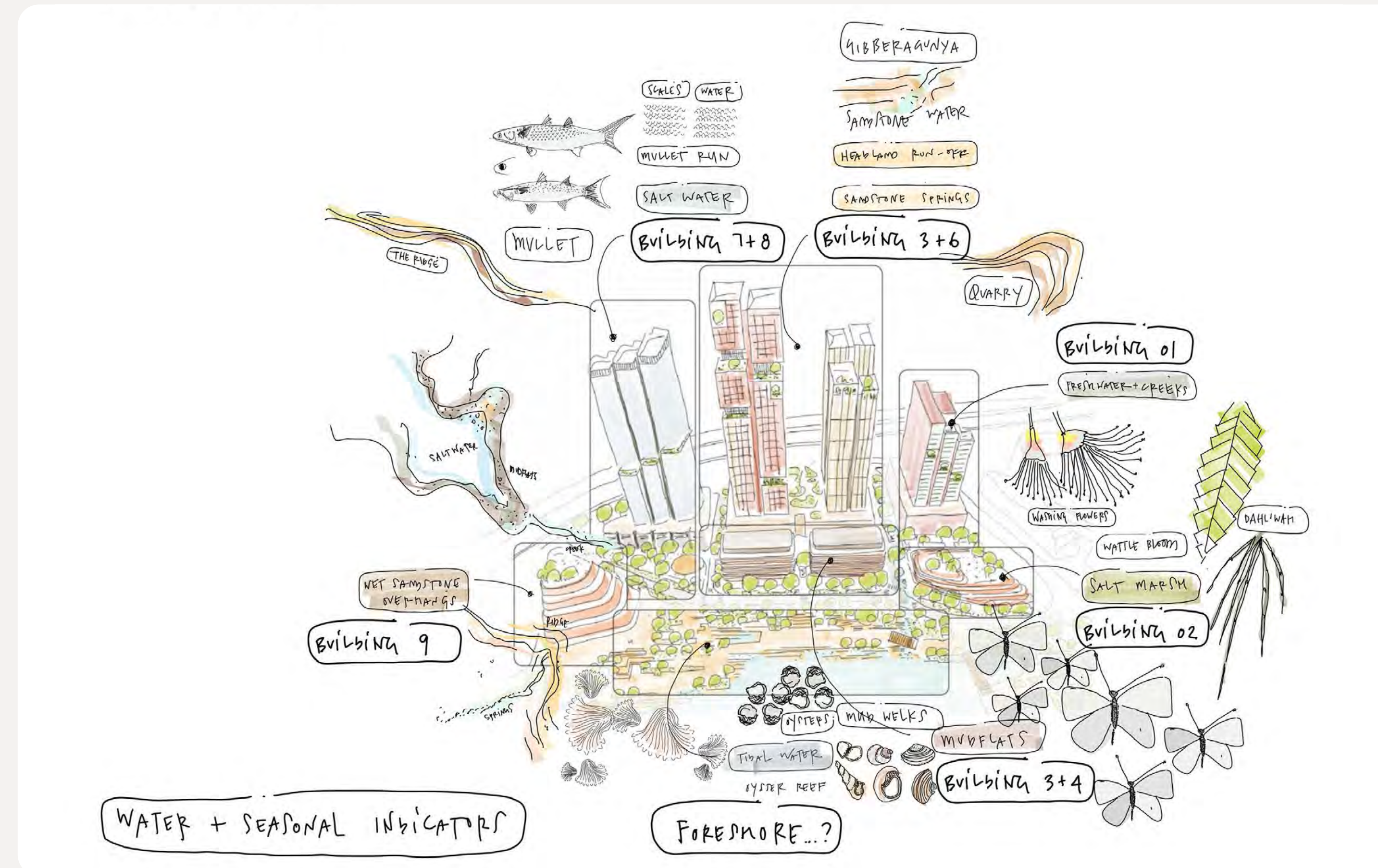
Park Street



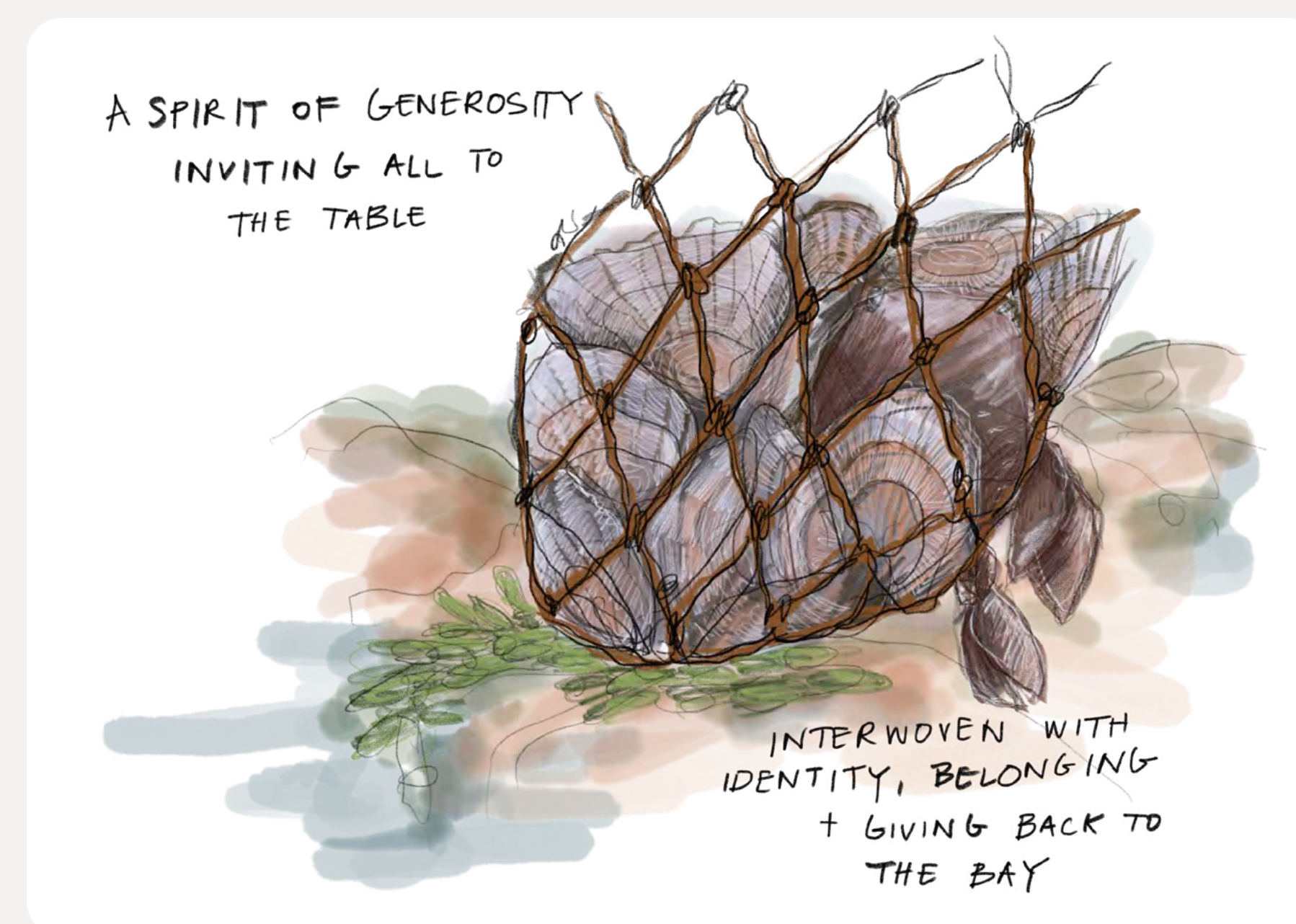
Isabella Star Street

Connecting with Country and local identity

A cultural masterplan



Seasonal indicators and cultural inspiration



Healthy Country

Healthy Community

Aboriginal Cultural Heritage

Cultural Competency

Cultural Competency

Better Places

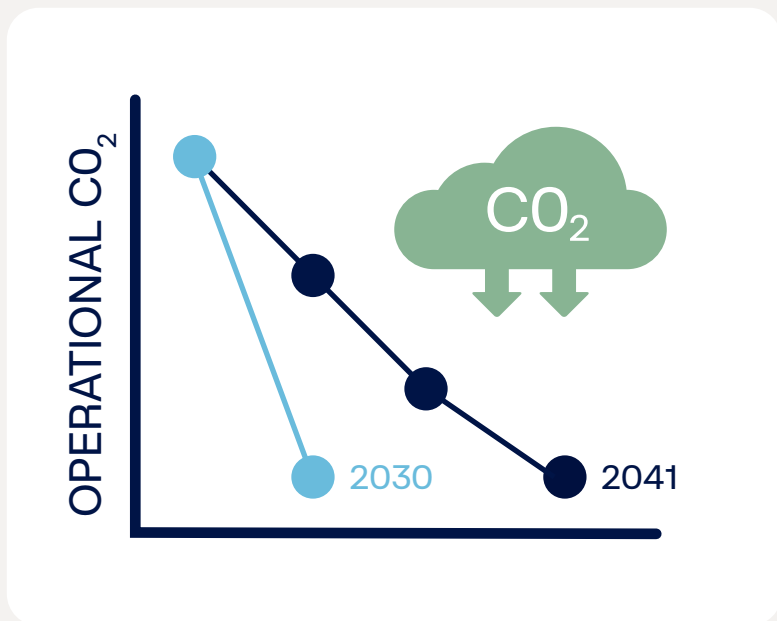
Local Materials

Working Harbour Identity

Blackwattle Bay is a place led by Country, shaped by memory, and made for generations. The design team has worked together with a variety of Aboriginal advisors to develop a cultural masterplan which embeds the living stories of Aboriginal culture into the design of the precinct.

A sustainable precinct

Sustainability drives every aspect of the proposal:



Net zero carbon precinct

Net Zero Carbon by 2030
(11 years ahead of the NSW Government's 2041 target)



Reducing embodied carbon by 55%

Embodied carbon reduction of 55% from Mirvac's organisational baseline



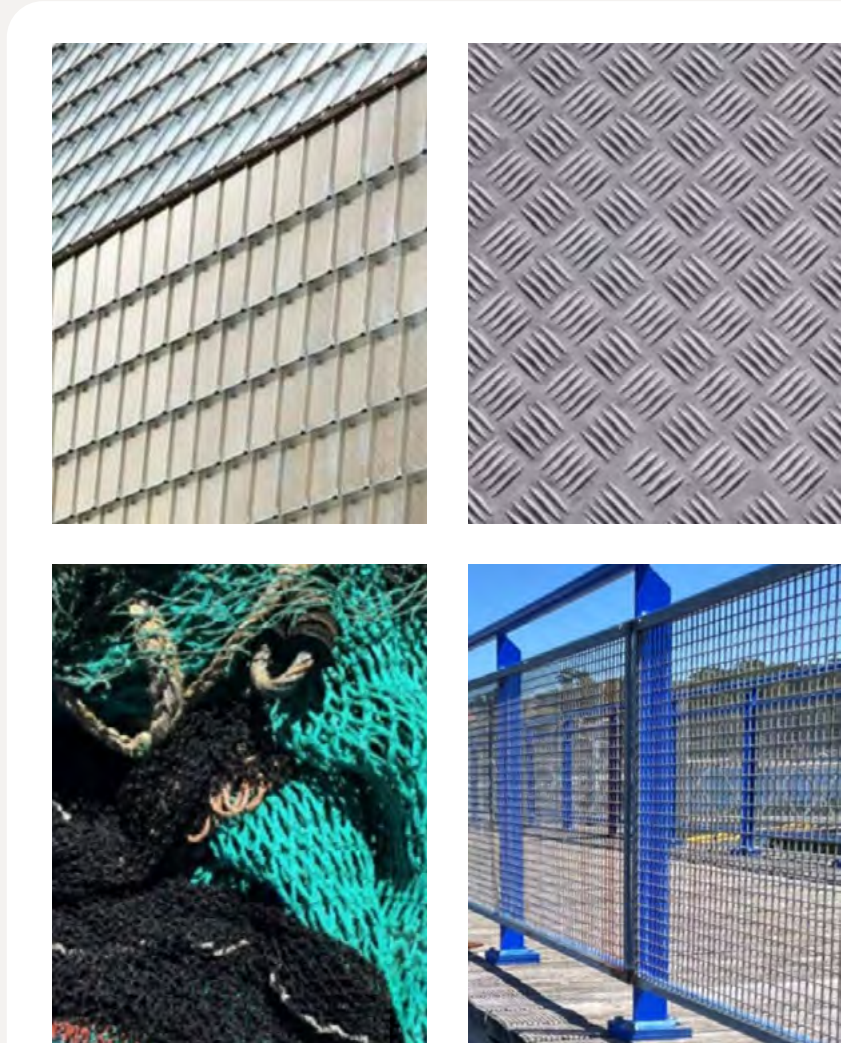
100% electric

Fully electric precinct - running on renewable energy with no reticulated gas



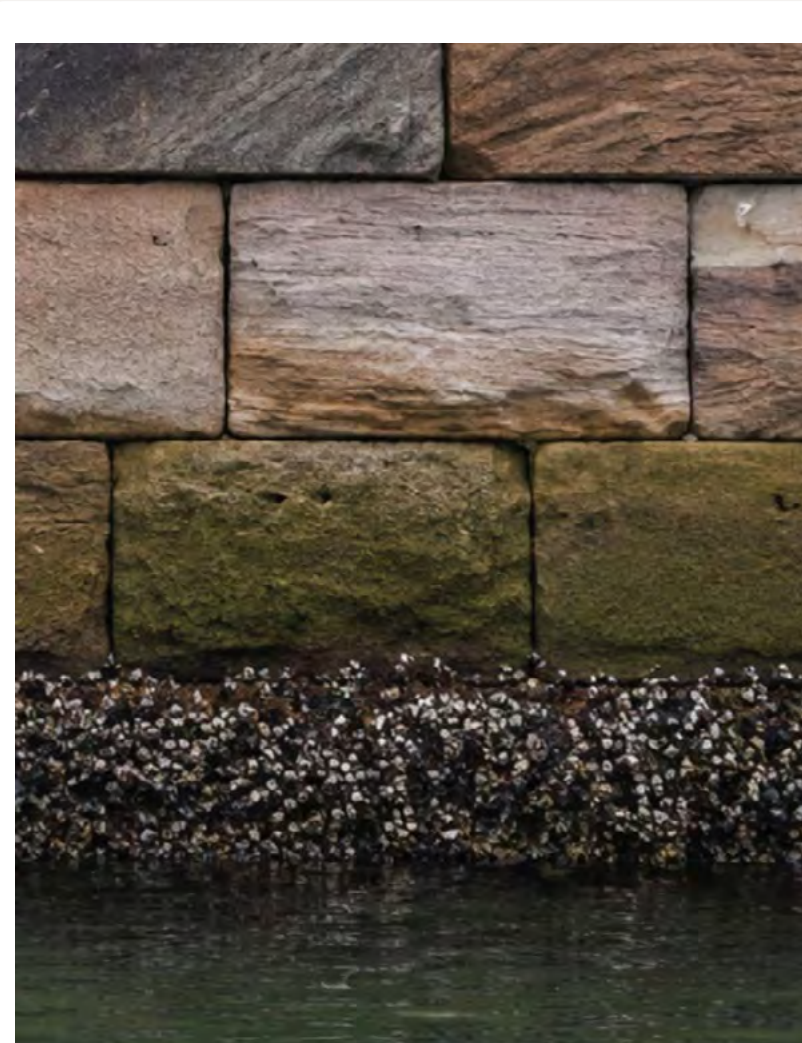
Green star targets

5-Star Green Star Buildings
6-Star Green Star Communities



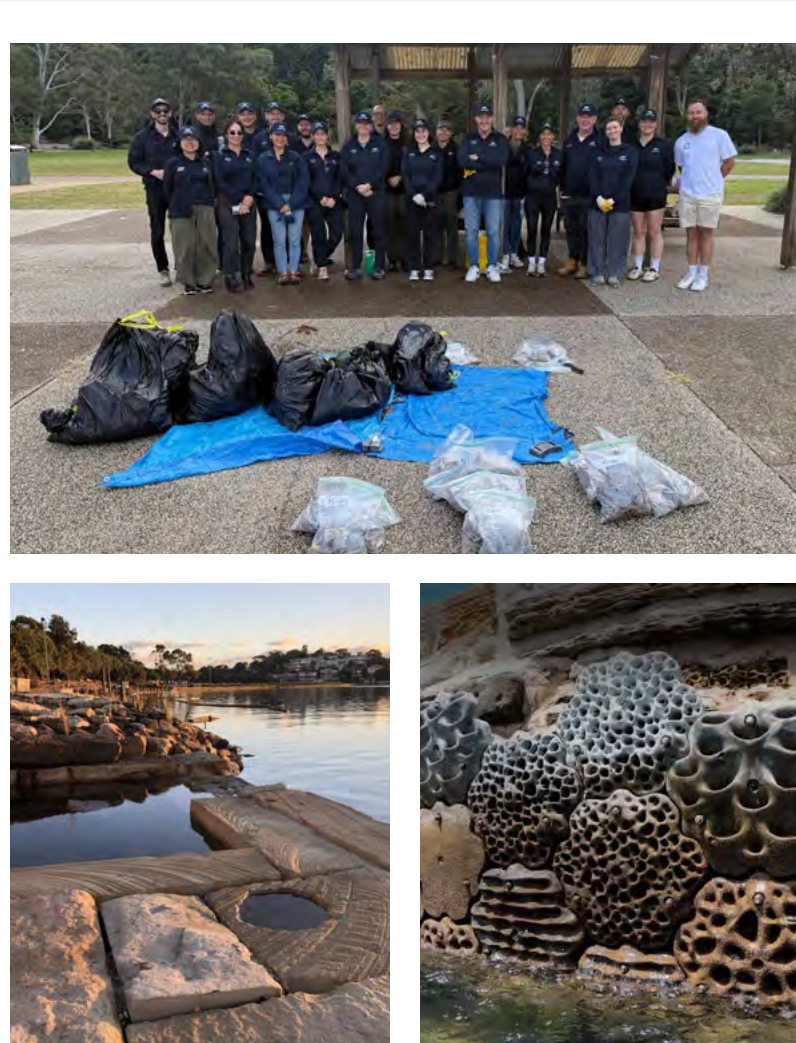
MATERIAL RE-USE

Emerging practice Second Edition is designing two buildings on the foreshore that repurpose salvaged materials from the existing Sydney Fish Markets



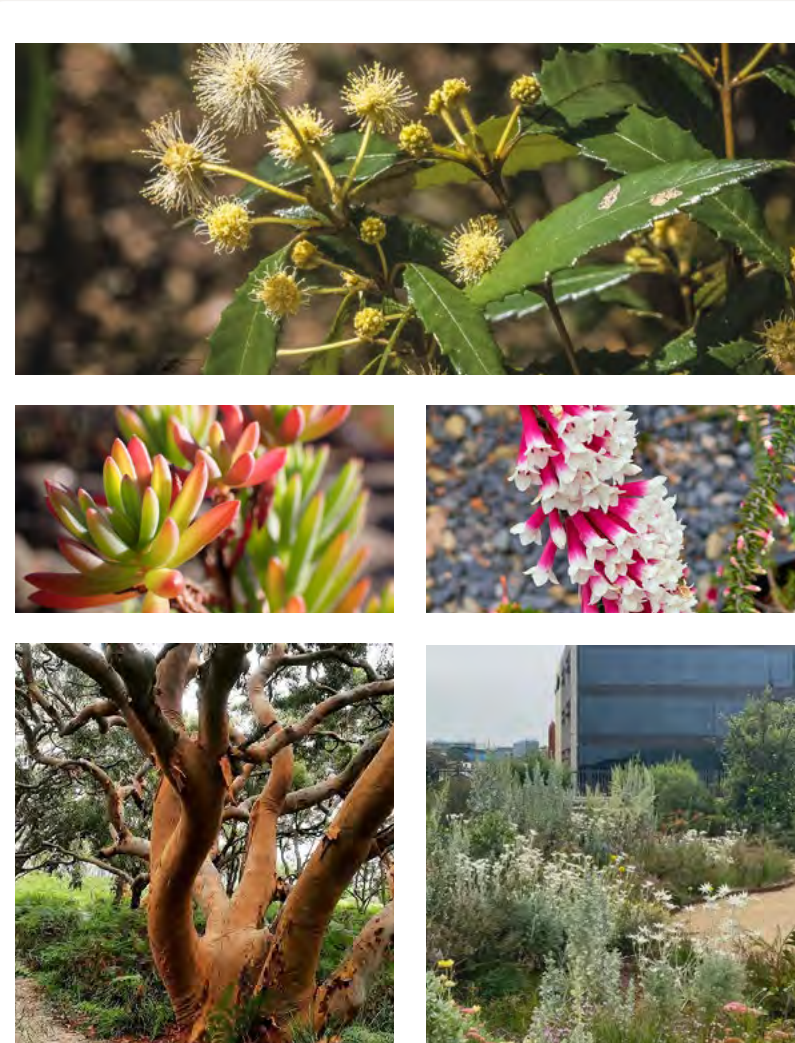
CIRCULARITY TARGETS

Diverting construction and operational waste from landfill through such measures as local manufacturing partnerships and onsite organics recycling



MARINE RESTORATION

Collaboration with the Sydney Institute of Marine Science (SIMS) to re-establish a natural foreshore edge



NATIVE PLANTING

A rich and diverse planting palette to reintroduce endemic vegetation communities and re-establish habitat for native species



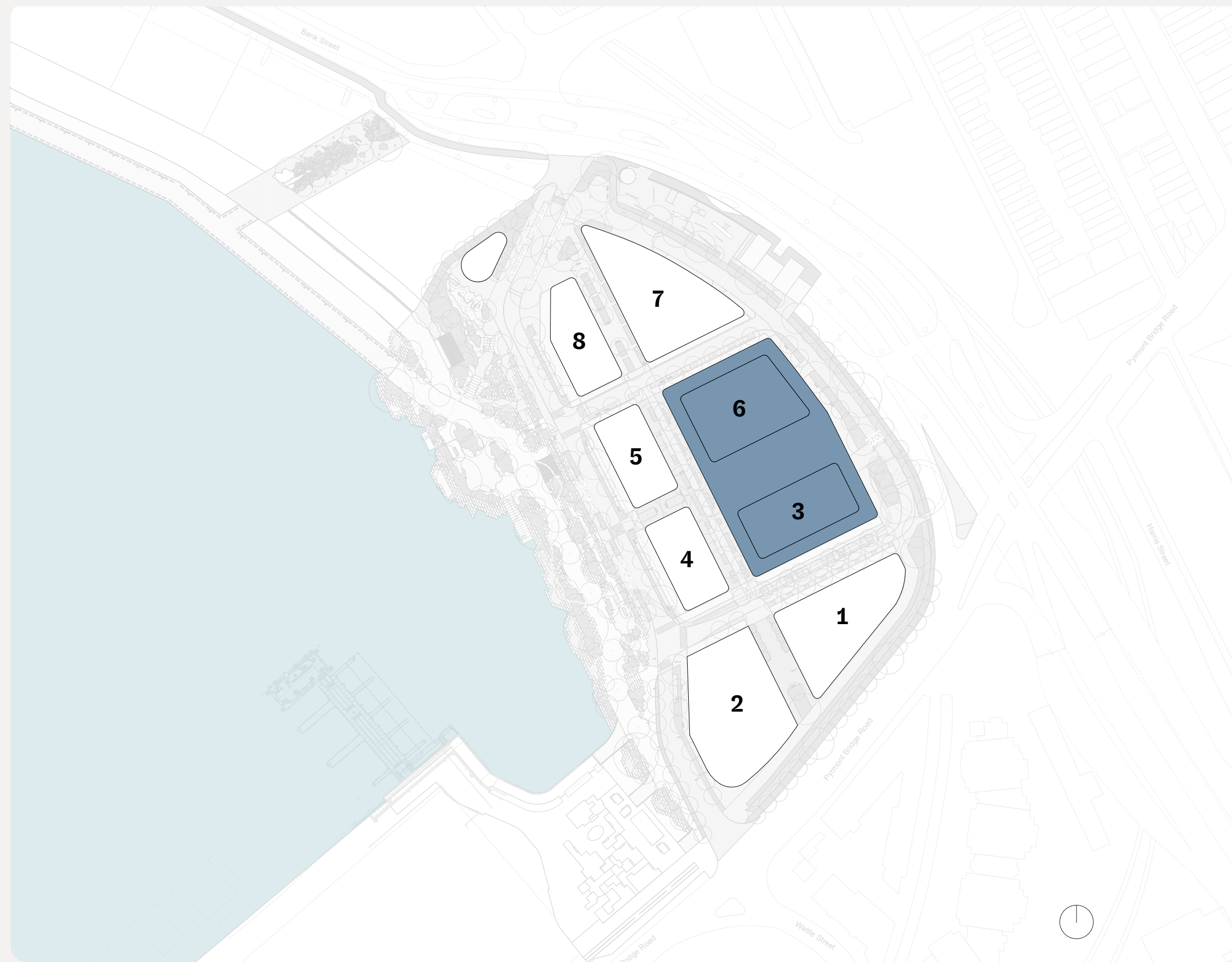
>55% tree canopy cover

TREE CANOPY COVER

Expanded tree canopy to create cooler, more comfortable environments while enhancing biodiversity

Buildings 3 and 6: What is proposed

Buildings 3 and 6 are envisioned as contemporary residential towers emerging from a robust, sandstone-inspired podium that responds to Pyrmont's industrial heritage, harbour setting and connection to Country.



BUILDING 3

Around **220** homes

A mix of 1, 2, 3 and 4-bedroom apartments.

A residential tower above the shared podium

Up to ~125m or around 33 storeys

BUILDING 6

Around **280** homes

A mix of 1, 2, 3 and 4-bedroom apartments.

A residential tower above the shared podium

Up to ~158m or around 42 storeys



FROM INDUSTRIAL EDGE TO CULTURAL LANDSCAPE

A strong podium expression takes themes of the hardened industrial past.



COUNTRY AS LIVING MEMORY

Napping tooling, markings, texture and articulation to the materials of the building will communicate the continuous story of place.



LANEWAY CAFES & RETAIL



MARKET PLACE

SHARED PODIUM

A mix of retail, commercial and parking uses across a 5-level podium

An active ground floor

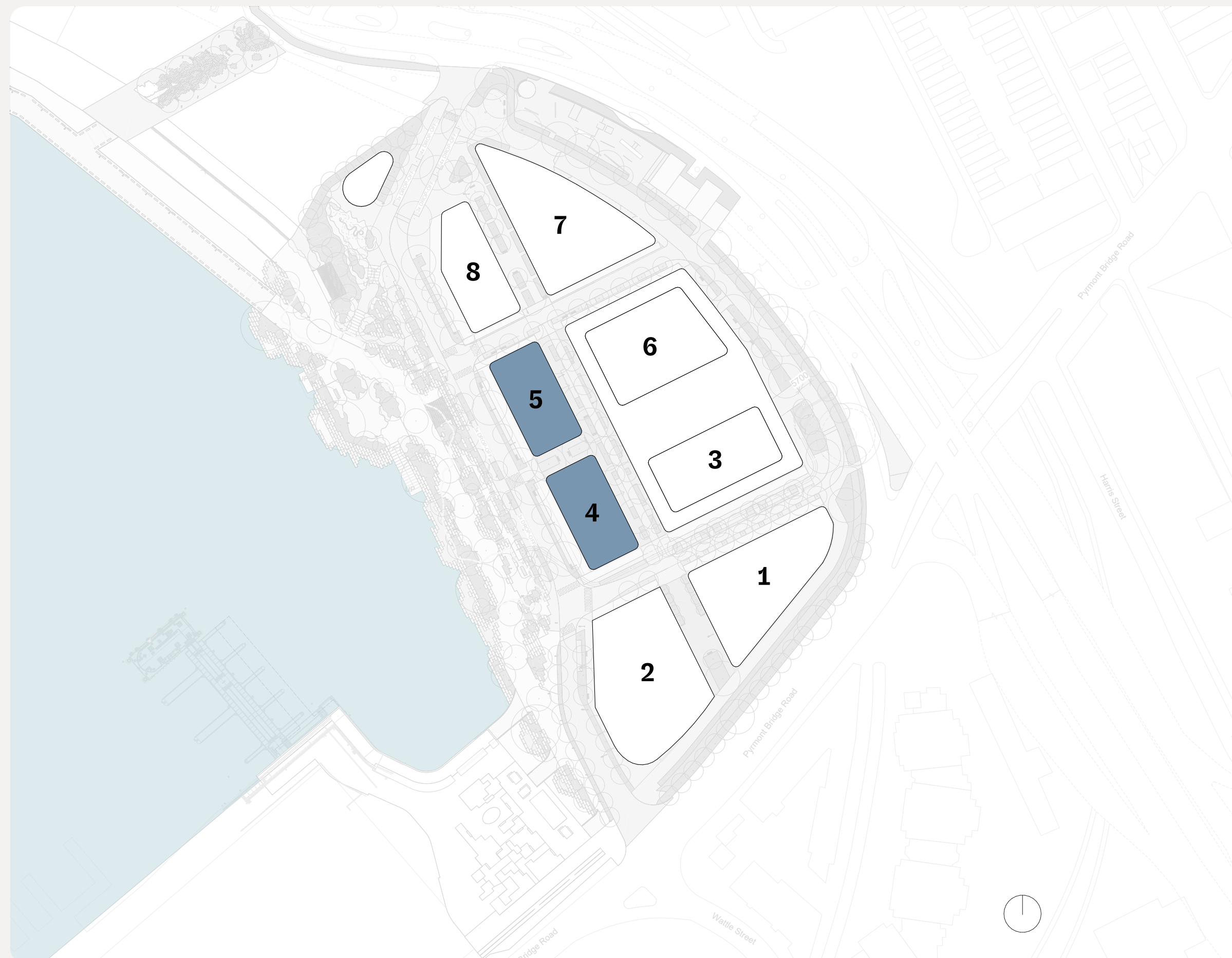
Retail offerings connecting to new public spaces, streets and walking routes

Parking

Consolidated to the central floorplate and western façade, above ground

Buildings 4 and 5: What is proposed

Buildings 4 and 5 sit closer to the foreshore and help frame the waterfront public domain. Materials, colours and detailing, such as natural brick and recycled plastics and steel, are inspired by the area's wharf history, reclaimed waterfront landscapes and stories significant to Country.



BUILDING 4 & 5

Around **38** homes in each building

2 and 3-bedroom apartments, plus 4-bedroom penthouses

Two mid-rise buildings facing the waterfront promenade

7 storeys or ~31m (~35m inc. rooftop architectural features)



GROUND FLOOR AND BASEMENT

Almost 950 sqm of retail across the ground floor of both buildings

Shared between buildings 4 & 5

Food, drink and shops

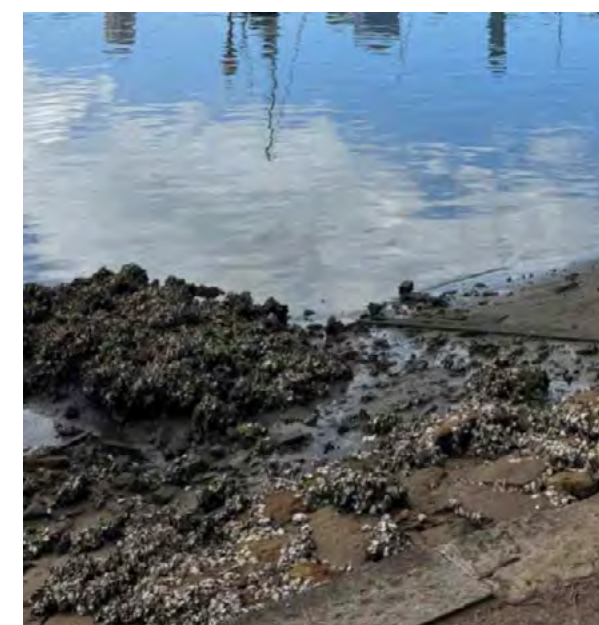
Larger food and beverage venues fronting the waterfront, with smaller retail tenancies to the rear of each building

Parking

A shared single-level basement



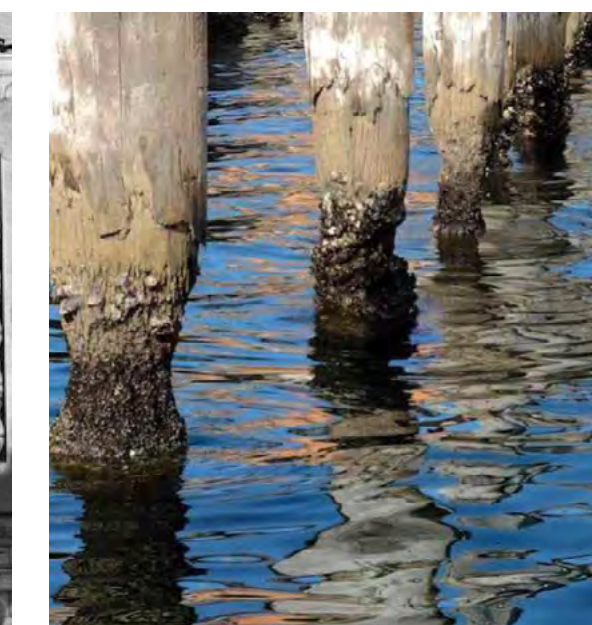
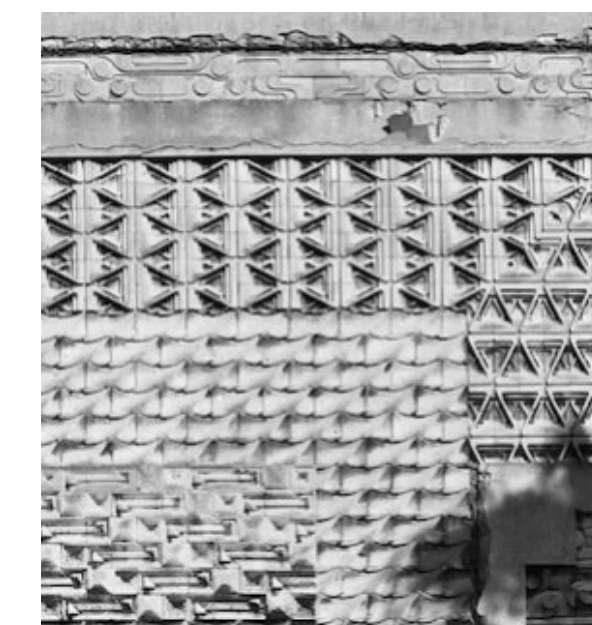
WATER THEMES



SEASONAL INDICATORS

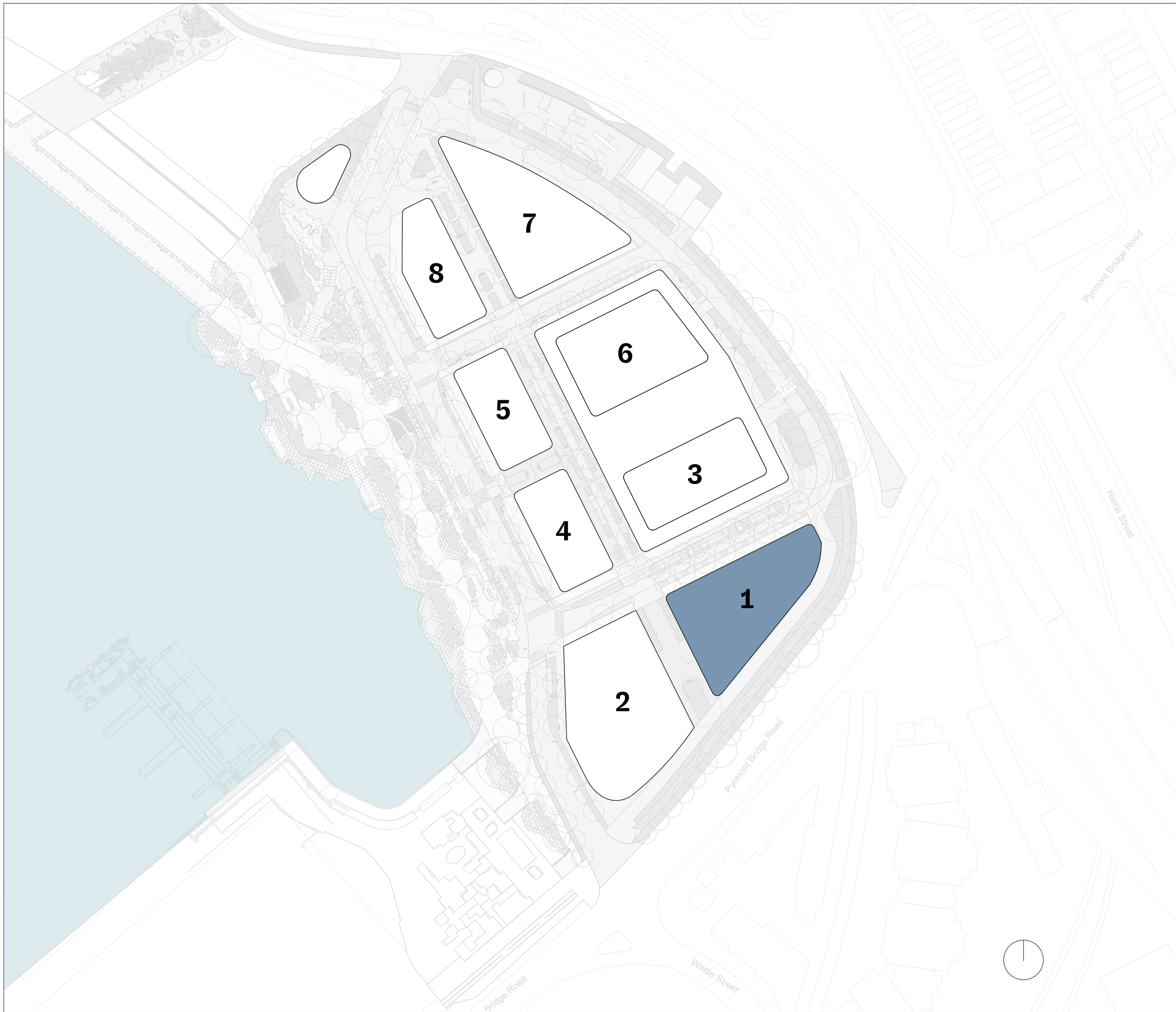


INDUSTRIAL AND WHARF HISTORY



BUILDING 1: WHAT IS PROPOSED

Building 1 will be delivered by Scape at the eastern gateway to Blackwattle Bay. The site fronts Pyrmont Bridge Road and is positioned to mark the entry into the new neighbourhood, with ground-floor retail and integrated resident amenity.



- 27 storeys**
A gateway building at the eastern precinct entry.
- ~ 600 units**
New co-living homes in a highly accessible location.
- 1,250m²+**
Communal and resident amenity space.
- Car-free**
Walking, cycling and public transport focus.

GATEWAY LOCATION

A prominent site at the eastern entry to the precinct, helping define how Blackwattle Bay meets Pyrmont Bridge Road.

CO-LIVING BUILDING

Purpose-designed co-living accommodation with shared communal spaces and an active ground-floor edge.

STREET ACTIVATION

Ground-floor retail is intended to bring activity to the surrounding precinct and provide additional local amenity.

WHAT THE SSDA WILL SHOW

Detailed built form, architectural design, amenities, access, servicing and sustainability measures.

BUILDING 1: WHAT IT DELIVERS

Building 1 is intended to provide a well-managed co-living building with shared amenity, an active street edge and a distinctive eastern gateway presence for the wider redevelopment.



WHAT IT DELIVERS

Around 600 new homes in a highly accessible inner-city location; an active and welcoming ground-floor edge; more than 1,250 m² of communal and resident spaces; and a building designed around walking, cycling and public transport.

GATEWAY PRESENCE

The design is intended to create a welcoming eastern entry to Blackwattle Bay while considering skyline presentation and ground floor activation.

SUSTAINABILITY

Designed with sustainability in mind, including 100% renewable electricity and targeting a 5-Star Green Star certification, supported by Scape's professional management model.



BUILDING 1: MANAGEMENT AND SUPPORT

Blackwattle Bay Sustainability



NET ZERO
OPERATIONS BY
2030



100% RENEWABLE
ELECTRICITY SUPPLY



5-STAR GREEN
STAR



SCAPE IS 1ST IN WORLD
FOR RESIDENTIAL DEV,
GRESB 2025

ECOSYSTEM

SUPPORTING FUTURE DIRECTIONS.

Scape's Pastoral Care Model



ALL-IN LIVING

One bill. No surprises. Rent covers everything: utilities, WiFi, furniture, amenity and events, so residents can budget with certainty and focus on what matters. Move in with a suitcase, settle in from day one.



24/7 SUPPORT

Life doesn't keep office hours, and neither do we. Our teams live on-site and are available around the clock; from a lost key at 2am to a tough week that needs a friendly face. Real people, always there.



BETTER WELLBEING

Wellbeing is built into the building. From biophilic design and quiet zones to mental health partnerships and trained on-site teams, we support the whole resident, not just the room they live in. Staying at Scape has proven positive influence on residents' health and wellbeing.

SHARED
RESPONSIBILITY



INTERCONNECTEDNESS



BEST-IN-CLASS AMENITY

Study spaces that actually work. Gyms, cinemas, kitchens and rooftops designed for connection, not just show. Every square metre of amenity is wellbeing-led, shaped by feedback from 30,000 residents across our operational portfolio.



COMMUNITY & CONNECTION

Belonging doesn't happen by accident. A curated events program, shared spaces and resident-led initiatives turn neighbours into mates, because the best thing about living at Scape isn't the building, it's the people in it.



SCAPESAFE

Safety isn't a feature, it's the foundation. Secure access, on-site teams and a purpose-built decentralised security hub mean residents (and their parents) can rest easy. Every Scape building is designed, staffed and managed to keep our community safe, day one to move-out.

Scape is a specialist owner and operator of co-living accommodation. Its model is based on managing the resident experience day to day, not just delivering the building.

Feedback and next steps

How to provide feedback before lodgement and what happens after early consultation



How to provide feedback before 21 August 2026

For Mirvac's Concept Masterplan SSDA, Building 3&6 SSDA & Building 4&5 SSDA:

✉ blackwattlebaycommunity@mirvac.com

For Scape's Building 1 SSDA:

✉ blackwattlebay@scape.com.au

After consultation closes

Feedback will help refine the SSDAs before lodgement. Once lodged, DPHI will undertake formal public exhibition.

Stay informed

For updates on the Blackwattle Bay precinct and Mirvac's proposed buildings:

blackwattlebaycommunity.mirvac.com

Use the link above or scan to register for Mirvac project updates.



For information about Scape's proposed co-living building:

scape.com.au/scape-blackwattle-bay

Use the link above or scan to visit the Scape project page.

