

A precinct in the making



Who is Mirvac?



Harbourside, Darling Harbour | Artist impression – under construction

- Australian property group with over 50 years of experience delivering urban renewal projects on Sydney Harbour and beyond
- Previous projects include Walsh Bay and the current Harbourside redevelopment at Darling Harbour
- Integrated model brings together design, development, construction, marketing and sales under one roof, delivering complex projects from start to finish with consistency and care at every step
- Appointed by INSW as the development partner to renew the old Sydney Fish Market site

Who is Infrastructure NSW (INSW)?



Sydney Fish Market, Blackwattle Bay | Opened January 2026

- NSW Government agency responsible for major infrastructure and urban renewal projects across the state
- Guided the long-term vision for Blackwattle Bay, including leading the rezoning of the wider precinct
- Ran the competitive tender process for the old Sydney Fish Market site and selected Mirvac as the preferred proponent
- Working closely with Mirvac to ensure lasting public benefit, including improved harbour access
- Also led delivery of the new Sydney Fish Market and the upcoming Bank Street Park



What's happening next?

Public areas and early works to prepare the way for the new Blackwattle Bay neighbourhood

- 1 First up** – Demolition of the old Sydney Fish Market to clear the site for its next chapter.
- 2 Now in planning** – Public foreshore and early works applications are being progressed first, prioritising public space and site preparation.
- 3 Coming next** – Further applications for the rest of the site, including built form, will be lodged in stages with opportunities to provide feedback as they progress.

More than a decade of planning and consulting with the community

Wider Blackwattle Bay precinct

2015–2017

Strategic planning for the Bays Precinct begins. NSW Government investigations and initial community consultation.

2018–2021

Urban design studies and extensive community consultation inform State Significant Precinct rezoning proposal publicly exhibited in 2021

2022–2023

Revised rezoning proposal approved by NSW Government, new LEP controls commence providing statutory framework for mixed-use waterfront precinct at Blackwattle Bay

Old Sydney Fish Market site

2024–2025

INSW competitive tender process for 60-year old Sydney Fish Market site, Mirvac selected as development partner

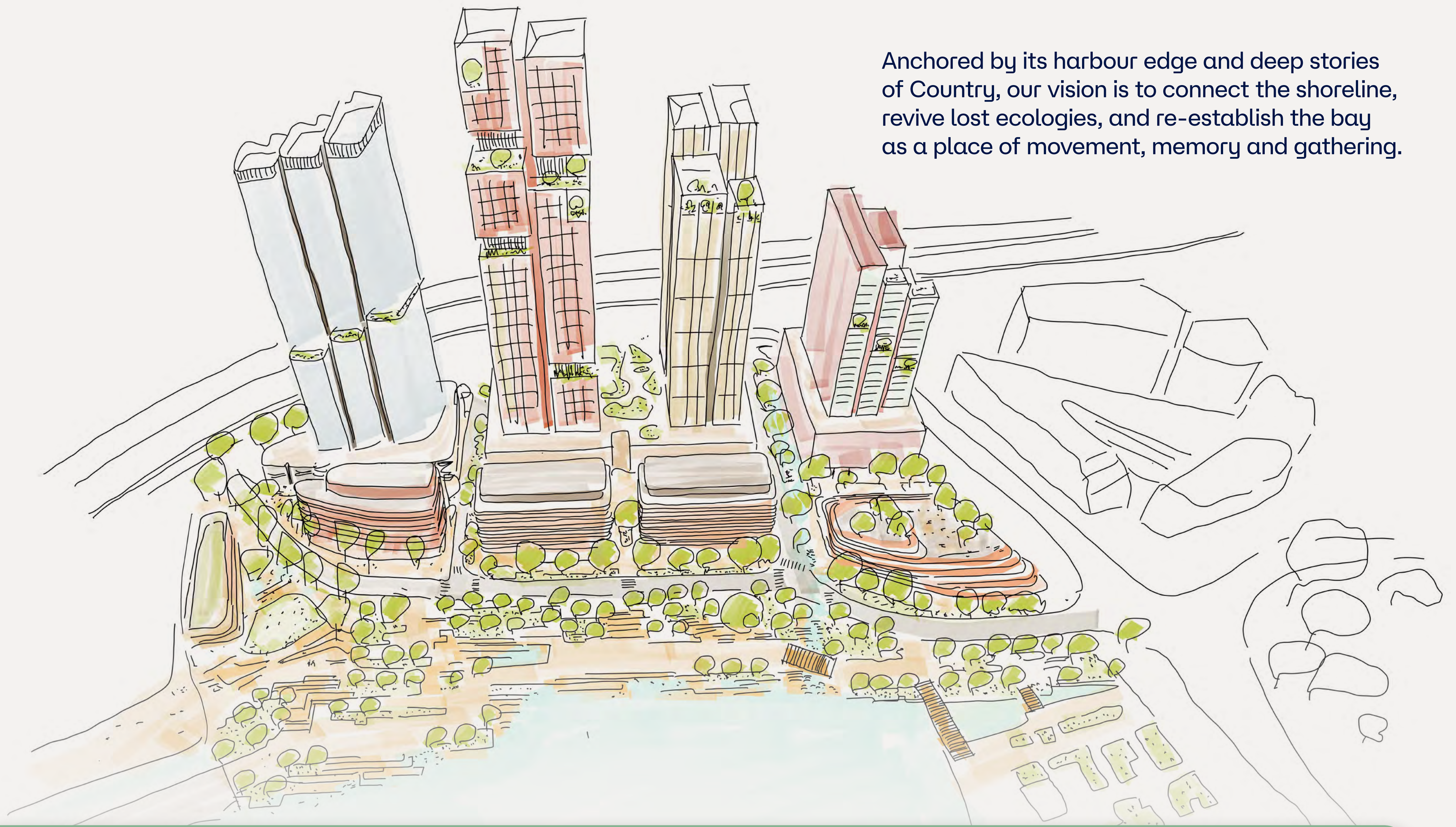
2026–Present

New Sydney Fish Market opened January 2026. Mirvac officially signs partnership with INSW in February to redevelop the old Sydney Fish Market site. Now preparing first SSDA applications

WE ARE HERE

An active waterfront neighbourhood

Anchored by its harbour edge and deep stories of Country, our vision is to connect the shoreline, revive lost ecologies, and re-establish the bay as a place of movement, memory and gathering.



What's included as part of the old Sydney Fish Market redevelopment?



Public Space

Around 26,000 square metres of new public domain, including parks and a new foreshore promenade and boardwalk that will reconnect the shoreline and open this part of Sydney Harbour to the community for the first time in generations.



Homes

Approximately 1,400 new homes including apartments and purpose-built student accommodation to be delivered in partnership with Scape by The Living Company, supporting housing supply in a highly accessible inner city location.



Workspaces

New small-scale workplaces, supporting local employment and contributing to a balanced, mixed use neighbourhood.



Retail

Convenient retail and community focused uses at ground level to support everyday needs, and to activate streets and public spaces.



Creative Space

1,200 square metres of cultural and creative space.

Find out more

Visit our website at blackwattlebaycommunity.mirvac.com

On this website, you can:

- Learn more about our planning progress
- Keep up to date on upcoming community engagement activities
- Meet the diverse team working to bring this precinct to life
- Register to receive project and community updates

You can get into contact with us directly via email
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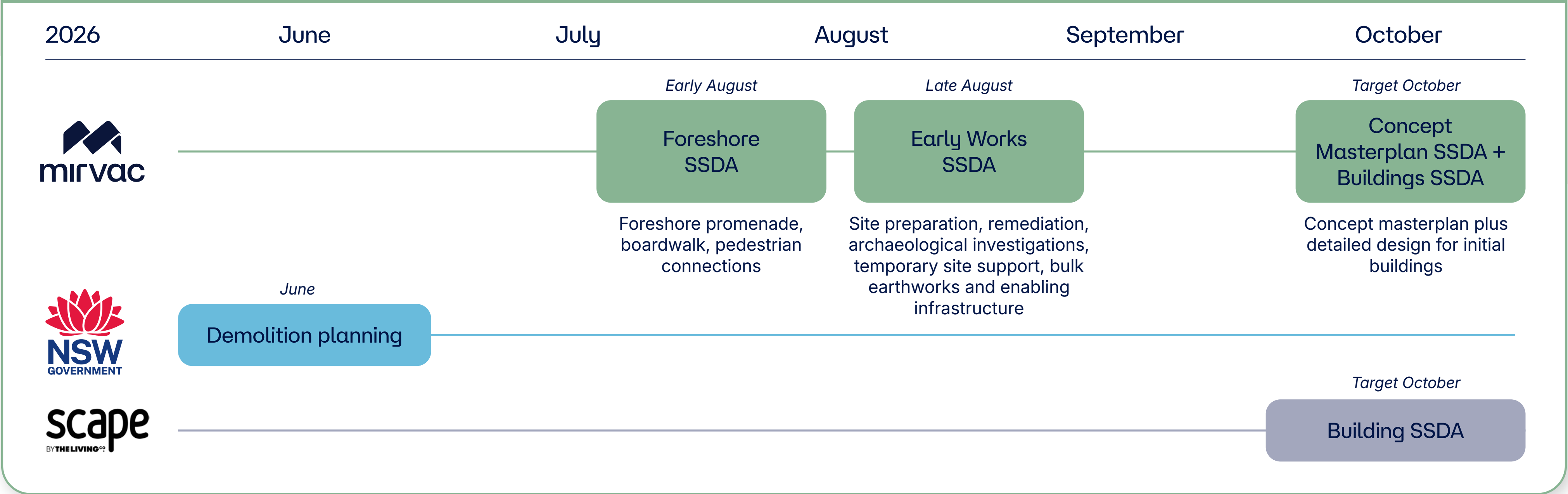
Scan the QR code
to register for updates

Consultation to support planning and development of Blackwattle Bay

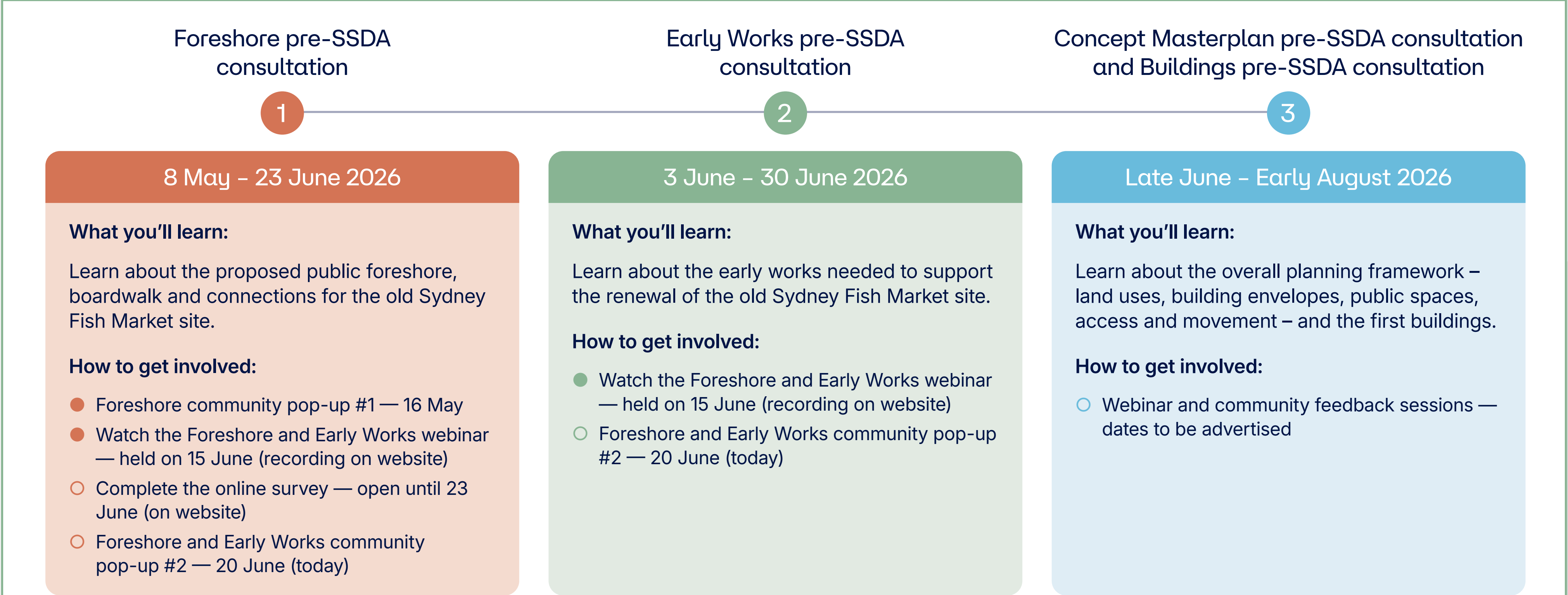
Mirvac is now undertaking design, planning and consultation for the 3.6-hectare old Sydney Fish Market site

- This involves preparing a **series of staged State Significant Development Applications (SSDAs)**, with the public foreshore as first priority
- These SSDAs will be lodged for assessment by the **NSW Department of Planning, Housing and Infrastructure (DPHI)** in line with the Blackwattle Bay planning framework
- Consultation is being undertaken **progressively**, to provide the community with an opportunity to consider the detail of the SSDAs in stages
- Feedback from early consultation **will help shape each application** before it is lodged
- Once lodged, DPHI will place each application on formal public exhibition

Planning pathway - when each SSDA is lodged



Consultation pathway - share your feedback before each SSDA is lodged



What happens next? SSDAs to be lodged in second half of 2026



Two feedback opportunities per SSDA: pre-lodgement consultation with Mirvac, then formal public exhibition by DPHI in the second half of 2026

What you've told us so far

Planning for Blackwattle Bay has involved extensive community and stakeholder consultation over a number of years. As we embark on the planning process for the old Sydney Fish Market site, we recently held a community pop-up and launched a community survey to find out more about what you value for the area. We are also continuing discussions with relevant stakeholders and a wide range of local groups.

The community told us they'd like Blackwattle Bay to be a place that provides...*

Continuous and walkable waterfront access

Create a destination with a continuous, walkable waterfront that provides more opportunities for public access and interaction with the harbour – through the foreshore promenade, boardwalks and links through the precinct.

“Being able to walk around the waterfront and through parks is what makes this place special”

75%
want a walkable, connected waterfront



Welcoming, green and comfortable public spaces with a strong sense of identity

Shaded, green places to sit and gather that celebrate First Nations heritage and reflect Blackwattle Bay's working harbour identity.

“Celebrate the Aboriginal history and working history of the area”

“Please plant Indigenous plants with lovely big canopies for shade”

69%
rated planting & green space a top priority



Access and movement improvements

Establish walking and cycling links that offer accessibility and safety for diverse users to avoid potential conflicts between pedestrians, cyclists and e-bikes, along with bike parking and practical amenities.

“Sharing the walking areas with cyclists is really dangerous”

“(A challenge is) space for foot traffic especially during busy periods”

31%
raised pedestrian-cyclist conflict concerns



Infrastructure that reflects future needs

Address potential future congestion and provide better access to public transport, new parking, open space, sporting fields, public amenities and recreation facilities.

“I'd like to be able to enjoy local parks with my family and walk the dog”

“(A challenge is) there are limited toilets”

32%
concerned about traffic, parking & congestion

New housing accompanied by broader community benefits

Balance new housing with affordable and social housing alongside broader public benefits.

“Provide enough larger apartments for families”

Vibrant community and cultural life

Protect the creative, cultural and artistic identity of the area and support community and family-focused activities, such as markets, community gardens, arts and cultural activities to create an active and vibrant place.

“Markets and community activities would really help to bring people together”

“Build on the Inner west and Pyrmont areas' creativity, music and artistic vibes”

72%
supported markets and community activity

*Early analysis based on approximately 66 community survey participants

About the Foreshore State Significant Development Application (SSDA)



Theme 1

A continuous, walkable waterfront



How we have responded to feedback

- Completing the missing link of the 15km Harbour Walk from Rozelle Bay to Woolloomooloo
- Creating a promenade that connects to the harbour and public spaces
- Providing seamless pedestrian connections to the new Sydney Fish Market and Bank Street Park
- Delivering around 26,000sqm of new public domain including parks, the foreshore promenade and boardwalk with harbour and Anzac Bridge views

Theme 2

Better access to and interaction with the harbour



How we have responded to feedback

- Waterfront interaction
 - + New kayak launching point and storage
 - + Cascading landscape to draw people toward the harbour
 - + Sandstone steps to the water's edge
- Marine environment
 - + Partnership with Sydney Institute of Marine Science (SIMS)
 - + Rockpool and salt marshes
 - + Initiatives designed to improve water quality and support marine biodiversity

About the Foreshore State Significant Development Application (SSDA)

Theme 3

Accessible public domain for all



How we have responded to feedback

- 10m-wide accessible foreshore promenade
- Two new pedestrian bridge connections to the new Sydney Fish Market
- Dedicated pedestrian paths and separate cycle paths
- Accessible toilet block and amenities

Theme 4

Green, welcoming and comfortable public places

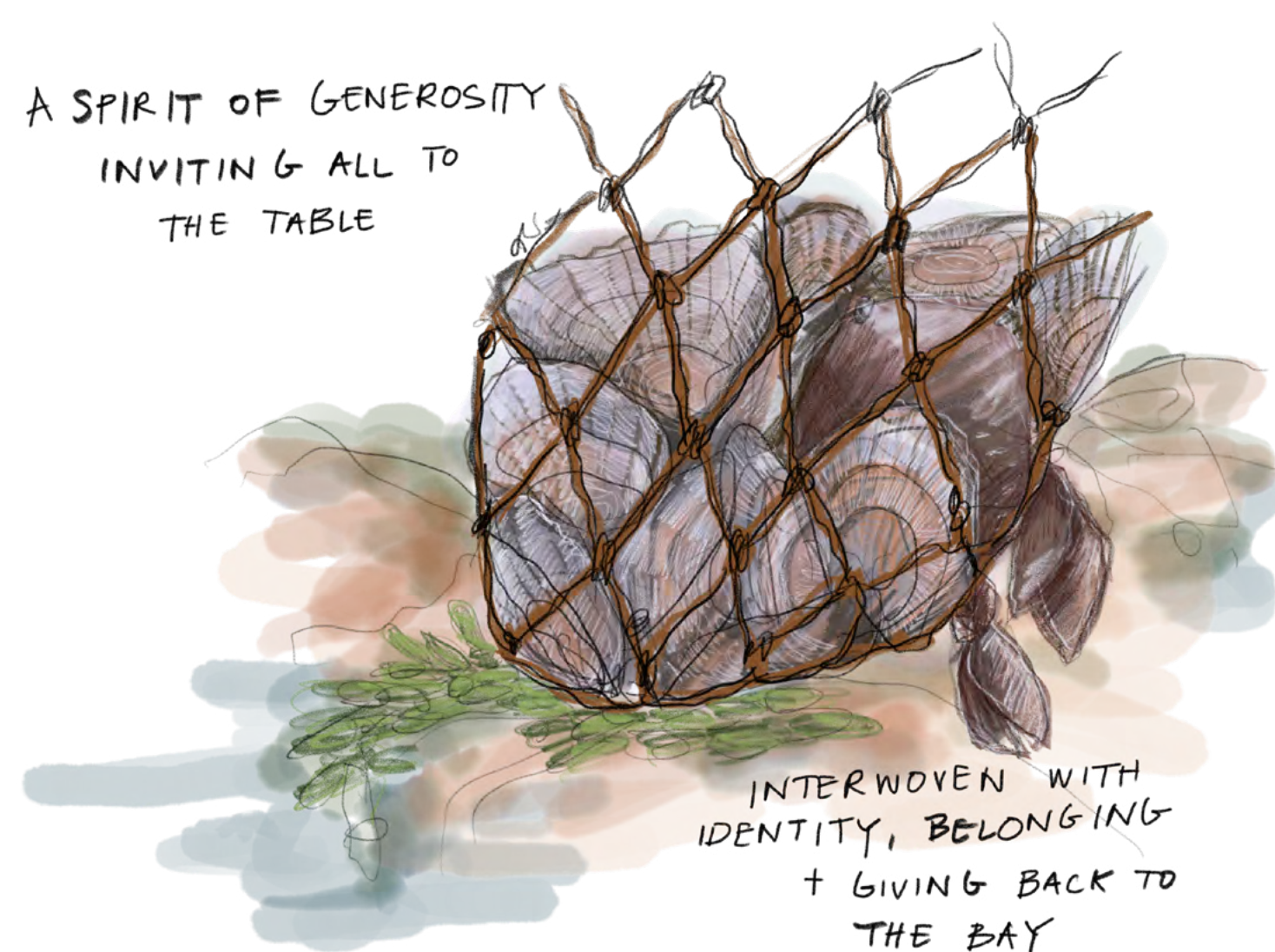


How we have responded to feedback

- Green spaces, seating areas and amenities
- Promontory Park with over 350 square metres of green space along the foreshore
- Indigenous plantings and canopy trees to enhance climate resilience and provide shade

Theme 5 & 6

Recognition of Blackwattle Bay's identity and supporting community & cultural life



How we have responded to feedback

- Connection to Country through interpretation and public art
- Recycling and reuse of old Sydney Fish Market materials
- Responding to the local area through the texture and grain of surfaces
- Working harbour character and water-based user groups
- 1,200sqm of cultural and creative space



About the Early Works State Significant Development Application (SSDA)



Demolition of the old Sydney Fish Market

Infrastructure NSW (INSW) is leading the planning assessment and consultation process for the demolition of the old Sydney Fish Market buildings.

Mirvac will manage delivery of the demolition works in accordance with relevant approvals, with measures in place to minimise noise, dust and traffic impacts on the community. Demolition works include:

1 Disconnect redundant services

Safely isolate services that are no longer required

2 Remove buildings and structures

Old Sydney Fish Market buildings and surrounding structures removed to ground level

3 Clear and set up the site

Site clearing and temporary site establishment

4 Manage impacts

Measures to minimise noise, dust and traffic impacts on the community

What does the Early Works SSDA involve?

The Early Works SSDA seeks consent for site establishment works to make the site suitable for the future redevelopment of the old Sydney Fish Market. These works include:

1 Site preparation and investigations

Temporary support structures; site investigations including historical or archaeological investigations if required; removal of select trees where necessary.

2 Remediation works

Identify, excavate and safely remove unsuitable materials off site, managed in line with approvals and remediation requirements.

3 Final excavation and site shaping

Excavate rock and natural material, reuse suitable material on site, and create the levels needed for future development.

Together, these works prepare the ground conditions, services and levels for the next stages of the Blackwattle Bay renewal.

Remediation and sustainable material use

How remediation is delivered

Remediation works are proposed across two separate planning applications:

- 1 Foreshore SSDA**
Removal of unsuitable materials from site
- 2 Early Works SSDA**
Supporting excavation, site preparation, safe management and reuse of materials within the site

All remediation works will be undertaken to comply with the conditions of consent and remediation management plan, with sustainability front of mind:

Minimise truck movements

Reduce exporting and importing materials where suitable reuse is possible

Reuse suitable material

Move suitable material to other parts of the site where it can be safely used

Shape future levels

Use excavated material to create the design levels for future roads, public areas, and built form



About the Early Works State Significant Development Application (SSDA)



Managing and mitigating potential impacts

As with the renewal of any site, effective management and mitigation of impacts is paramount to minimise disruption to the surrounding community.

The site establishment early works (and all subsequent approved works) will be conducted in accordance with a detailed construction management plan, which will establish specific controls to manage impacts throughout the works.

Management controls will cover

Noise and vibration

Waste

Air quality and dust

Archaeology

Construction access and transport

Mirvac is one of Australia's only developers with an in-house construction team – bringing 54 years of delivering complex projects. Mirvac Constructions will take primary responsibility for delivery, ensuring direct control over project quality, safety and management of community impacts. Mirvac Constructions holds the highest possible 5 Gold Star iCIRT rating, the only business in Australia to achieve this for three consecutive years.



Keeping you informed during construction

Mirvac is committed to keeping the community informed throughout the construction program. You can expect:

- Works notifications ahead of any significant or disruptive activities including details on timing, duration and what to expect
- Community information sessions or webinars ahead of major works, as relevant
- Individual meetings available on request
- Site signage including 24-hour contact details
- Project website blackwattlebaycommunity.mirvac.com (register for updates)
- Project email blackwattlebaycommunity@mirvac.com for queries or updates



What are the next steps?

Share your feedback on the Foreshore SSDA and Early Works SSDA

Thank you for joining us today to find out more about and share your feedback on the Foreshore SSDA and Early Works SSDA. If you'd like to make any additional comments on the SSDAs, please contact the Mirvac team at blackwattlebaycommunity@mirvac.com by:

23 June 2026, for feedback on the Foreshore SSDA, and
30 June 2026 for feedback on the Early Works SSDA.



We will review community feedback before lodging the applications with the Department of Housing and Infrastructure (DPHI).

You will also have the opportunity to provide formal feedback directly to DPHI when the SSDAs are on public exhibition.

The Mirvac team will continue to consult with the community over the coming months.

Please visit our website or register to receive further details about the next phase of planning and engagement which will focus on the **Concept Masterplan SSDA and Buildings SSDA**.

When is construction expected to begin?

Indicative delivery timeframe*

2027

Early works & Public Foreshore works commence



2028

Housing construction begins



2029

Public boardwalk & foreshore connection complete



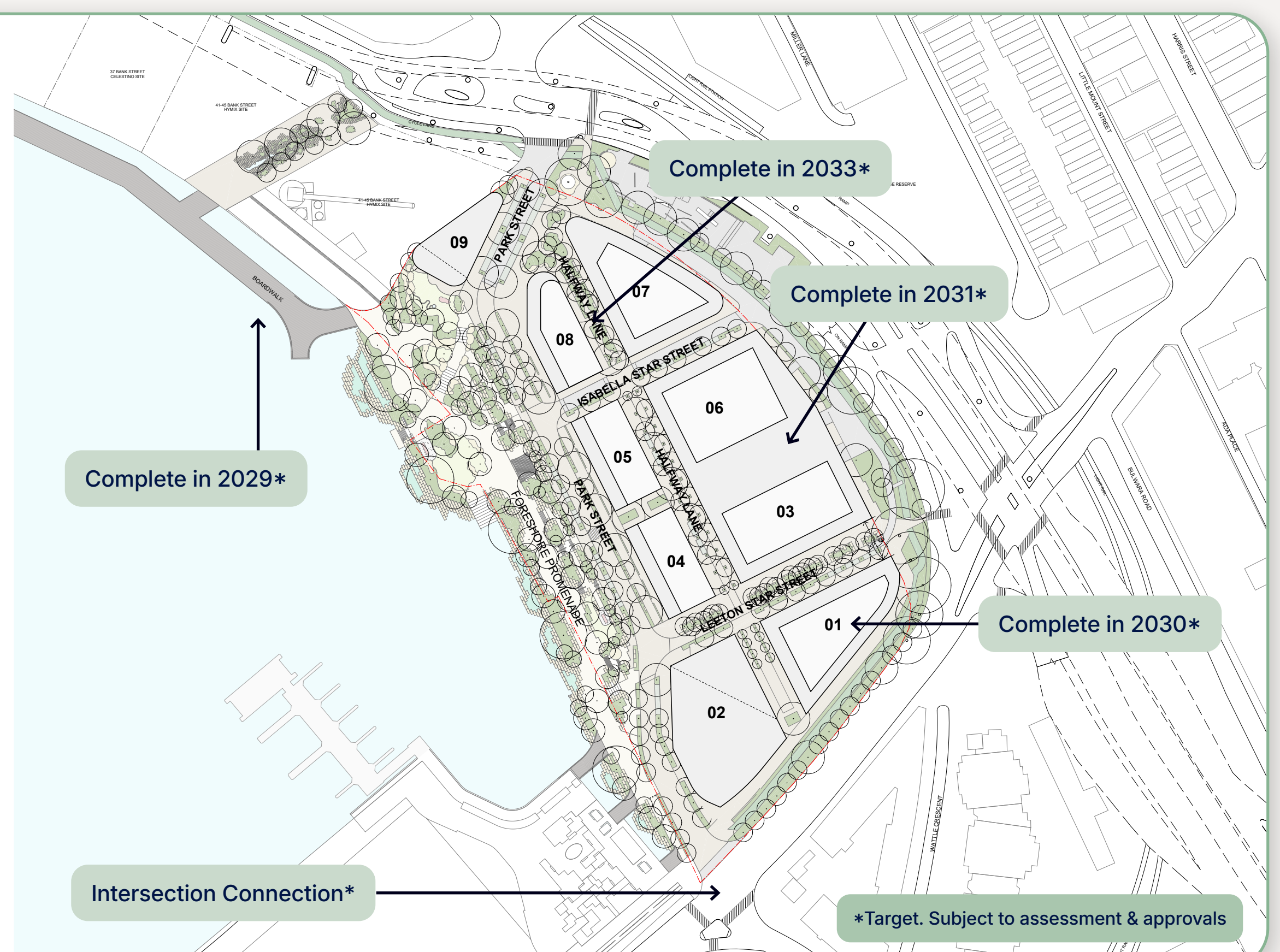
2030

First homes complete



2033

Project completion



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