

Blackwattle Bay
State Significant Precinct

Attachment 3:

Urban Design Statement Vols I and II

June 2021





Acknowledgement of Country

We acknowledge the Traditional and Historical Custodians of the lands and waters spreading across the cultural landscape of Blackwattle Bay.

We pay respect to the Wangal and Gadigal peoples, to their Ancestors and Elders, past, present and future. We recognise the unique cultural and spiritual relationship and celebrate the contributions of First Nations peoples to Australia.



/ Artist Impression of the Scenario 1 Gathering Circle

Statement of Intent

As this draft Precinct Plan discusses land use and planning for future development, it is important that we tell the great story of the structured and sustainable land management, occupation and cultural heritage of Aboriginal people. This document will begin to reveal these insights in place strategies and planning for the future across the Blackwattle Bay area.

It is our intention that the works to be undertaken will provide an example of exemplary engagement with Aboriginal people that builds on the key principles of respect and reciprocity. Our work to this point is the beginning of a long process of site renewal. We have collaborated with a broad range of stakeholders to focus our efforts towards enabling improved economic and social outcomes that contribute to closing the disadvantage gap between Indigenous and non-Indigenous Australians.

We are committed to ensuring culturally inclusive and respectful engagement with Aboriginal people. The outcomes for the Blackwattle Bay Study Area will speak to the multiplicity of stories of the area including that of Indigenous Australians through engaging, innovative and exceptional cultural, social and physical infrastructure. We also recognise that the area contains physical evidence of Aboriginal occupation in the form of rock engravings and middens and it is our intention to contribute to working with others to ensure their protection and preservation for future generations.





/ Artist Impression of the Promontory

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Executive Summary

The NSW Government is planning for the renewal of Blackwattle Bay to deliver an authentic, vibrant and sustainable place connected to Sydney's iconic harbour.

Building the new Sydney Fish Market at the head of Blackwattle Bay unlocks an incredible opportunity to return inaccessible parts of our harbour back to the community and provide new homes, jobs, services and green space within walking distance of the CBD.

Blackwattle Bay will deliver a stunning waterfront destination for Sydneysiders to live, work, visit and enjoy.

The Blackwattle Bay Precinct Plan outlines the proposed rezoning of the existing Sydney Fish Market site and three Private Land Owner sites. The draft Precinct Plan incorporates the Bank Street open space, new fish market and the waters of Blackwattle Bay.

The draft Precinct Plan aligns with 16 Principles developed with the community through consultation and interactive workshops in 2017.

Future renewal of Blackwattle Bay is underpinned by The Bays Precinct Sydney Transformation Plan, Greater Sydney Region Plan and Eastern City District Plan. It is consistent with the ten directions recently released by the NSW Department of Planning, Industry and Environment to shape the Pyrmont Peninsula Place Strategy.

In early 2020, the NSW Government took three distinct scenarios to the community. These explored different urban renewal possibilities for land use, urban structure, open space, materiality and built form. The community provided detailed and valuable feedback that has informed the development of the draft Precinct Plan.

The draft Precinct Plan is the subject of the State Significant Precinct (SSP) study that will be submitted to the Department of Planning, Industry and Environment (DPIE) for assessment and determination.

Renewal of Blackwattle Bay will encourage healthy lifestyles by creating at least 30,000m² - or approximately 30% of the Study Area - of new open space, improving connections to the water and delivering better pedestrian and cycling access.

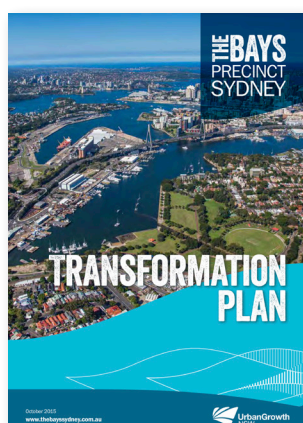
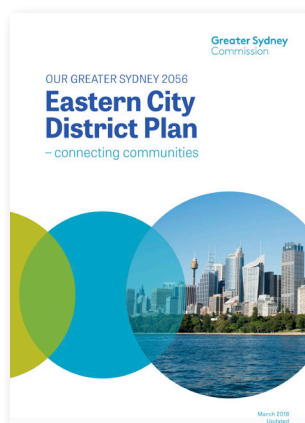
The Greater Sydney Commission has identified that by 2036, the Eastern City District will need 157,500 new homes and the Harbour CBD and its fringe areas need to provide up to 235,100 jobs. Blackwattle Bay provides a rare precinct-scale opportunity for new homes and employment, spanning approximately 10.4 hectares of harbourfront land, less than 1km from the western edge of the Sydney CBD.

After careful consideration, and a foundation of evidence-based technical studies and key requirements, we have concluded that Blackwattle Bay could accommodate up to approximately 250,000m² of Gross Floor Area which would support between 1000 to 1700 homes and 4000 to 7000 jobs. We envisage the Study Area could accommodate a range of buildings from low scale to 45 storeys high.

This will greatly contribute to the homes and jobs that Sydney needs while offering the exceptional amenity of an activated and vibrant waterfront full of restaurants, community and cultural facilities, recreational opportunities and support services for the precinct.

This Urban Design Statement establishes an urban structure that will underpin and guide future growth and development of Blackwattle Bay.

A set of Study Requirements for Blackwattle Bay were prepared by the Department of Planning with the City of Sydney, in consultation with State agencies, and endorsed by the Project Review Panel in 2017.



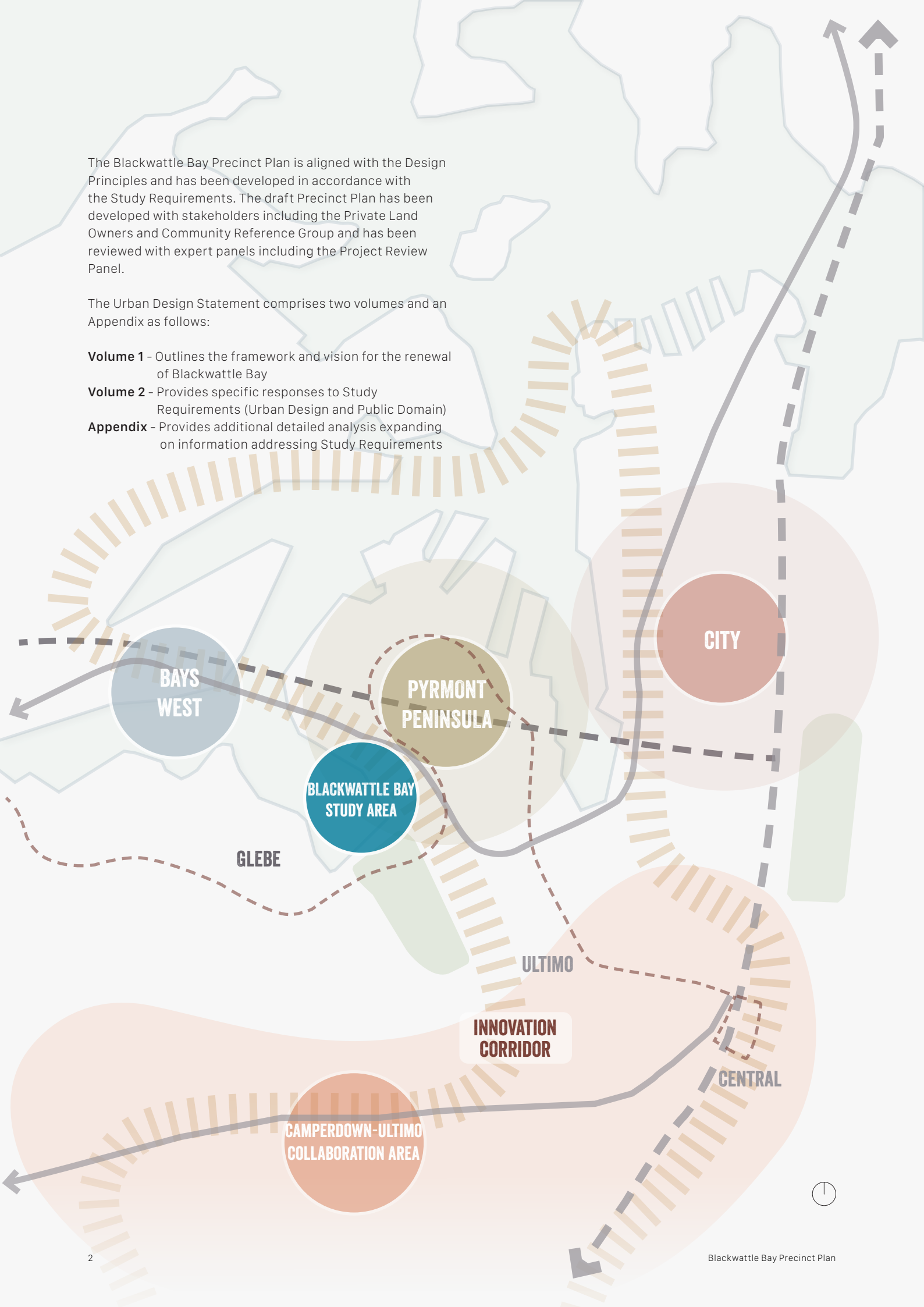
The Blackwattle Bay Precinct Plan is aligned with the Design Principles and has been developed in accordance with the Study Requirements. The draft Precinct Plan has been developed with stakeholders including the Private Land Owners and Community Reference Group and has been reviewed with expert panels including the Project Review Panel.

The Urban Design Statement comprises two volumes and an Appendix as follows:

Volume 1 - Outlines the framework and vision for the renewal of Blackwattle Bay

Volume 2 - Provides specific responses to Study Requirements (Urban Design and Public Domain)

Appendix - Provides additional detailed analysis expanding on information addressing Study Requirements



Introduction

The approval of a new home for the Sydney Fish Market at the head of Blackwattle Bay creates opportunity for renewal of the lands along the eastern edge of the bay and the staged delivery of a public waterfront promenade that completes the missing link of the otherwise continuous 15km waterfront promenade from Woolloomooloo to Rozelle Bay.

Few cities globally enjoy a commercial and public fish market on the waterfront open to the public 7 days per week. Fewer still are located in the city centre, adjacent to a park and nestled between vibrant mixed-use neighbourhoods. The new fish market facility will substantially expand and improve the offering whilst retaining its essential Sydney character. The new purpose designed building will enhance the connection to the water and public engagement in the seafood sale process.

The renewal of the existing fish market site, Private Land Owner sites and the Bank Street open space will integrate with and complement the new Sydney Fish Market and will re-connect Pyrmont peninsula to the waters of the bay. This will open up more than 3 hectares of foreshore land for public access and enjoyment.

/ Renewal

Blackwattle Bay is one of eight destinations identified for renewal in the 2015 The Bays Precinct Transformation Plan and is one of the first to move toward the Precinct Proposal phase under the State Significant Precinct process.

Additionally, the Department of Planning, on behalf of the NSW Government, is undertaking a strategic review of the Pyrmont peninsula and is outlining a coordinated vision across many renewal opportunities including Blackwattle Bay.

The Pyrmont Peninsula Place Strategy (PPPS) identifies Blackwattle Bay as a sub-precinct and describes it as '... a place of transformation and renewal.'

Blackwattle Bay will transform from industrial and infrastructure to a place attracting businesses and employees, visitors and tourists along the connected waterfront linking the new Sydney Fish Market east to the Western Harbour, Walsh Bay and beyond. Country will be reflected in well-designed public space areas connecting community and history around a new contemporary character. A new Pyrmont Metro station will provide enhanced access to this new urban quarter and entertainment precinct.

- Pyrmont Peninsula Place Strategy

The Blackwattle Bay Precinct Plan is aligned with the PPPS 10 Directions and can deliver on each of the 5 Big Moves for Pyrmont.

1. Building a world class walk at the foreshore
2. Creating a vibrant 24-hour cultural and entertainment destination
3. Realising the benefits of a new Metro station
4. Creating a low carbon and high-performance precinct and
5. More, better and activated public spaces across the Peninsula

/ Project Opportunity

Blackwattle Bay lies one kilometre west of the CBD on the shoreline of the Pyrmont peninsula and is the gateway to the Bays Precinct.

The Blackwattle Bay Study Area includes approximately 10.4 hectares of land between Bank Street and Blackwattle Bay as well as the 21 hectares of water. The Study Area incorporates the new Sydney Fish Market site at the head of Blackwattle Bay.

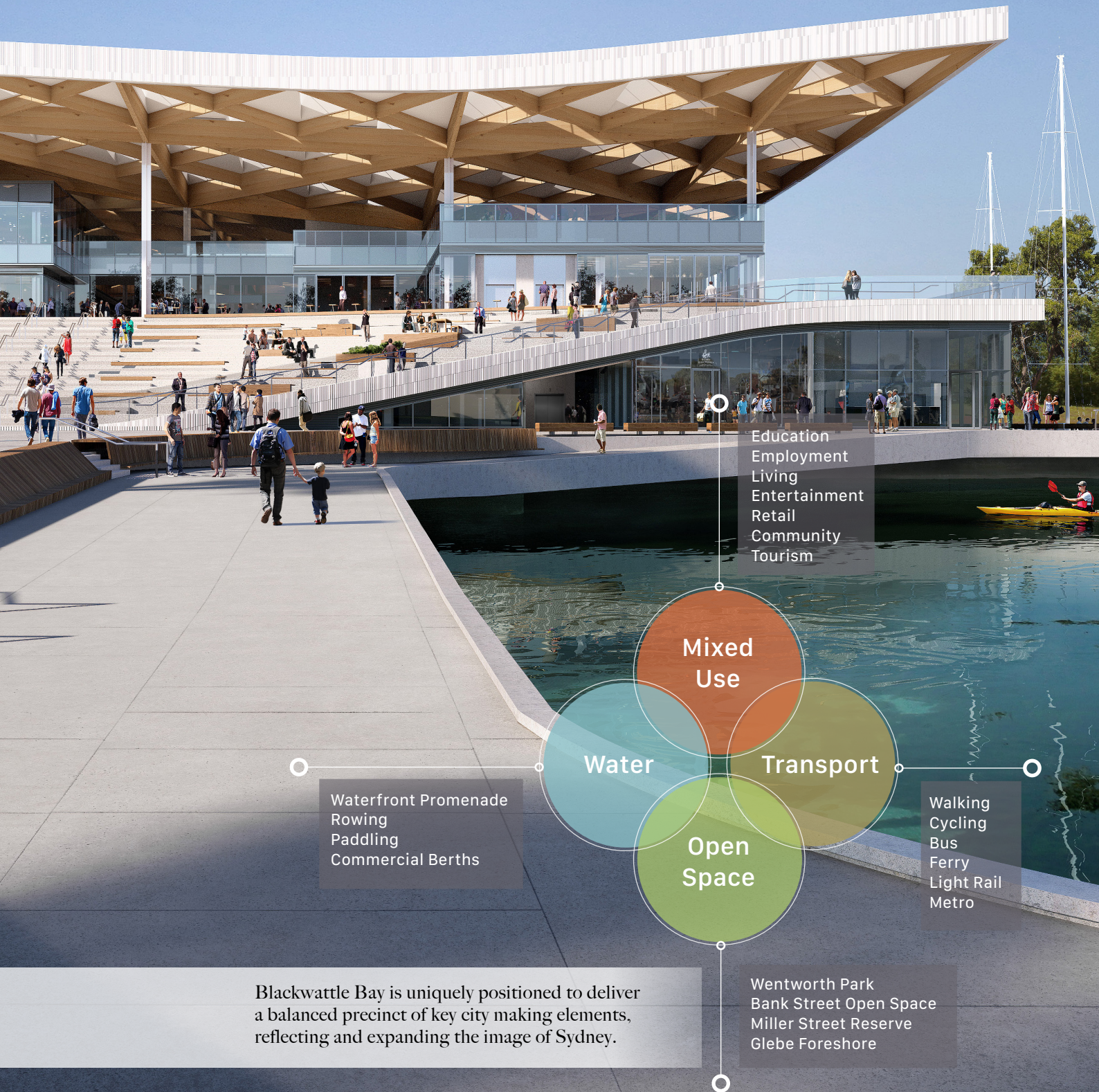
It represents the missing link in the otherwise continuous 15 kilometre waterfront promenade from Woolloomooloo to Rozelle Bay.

Renewal opportunities of this scale are rare in a global city such as Sydney. Blackwattle Bay can deliver meaningful space for growth in jobs and homes, and provide public benefits in open space and community facilities.

Holistic urban design will achieve integration of public domain, open space and built form, and avoid the fragmented outcomes of individual lot development.

Bringing together Private Land Owner sites with existing zoned open space and the reimagining of the existing Sydney Fish Market site, Blackwattle Bay will offer a pedestrian focused network of public spaces linked to Pyrmont, Wentworth Park, the new Sydney Fish Market and the Glebe Foreshore.

The draft Precinct Plan meets the needs and aspirations of local communities and embraces the significance of the Study Area to a modern, global Sydney.



Existing Site

Public enjoyment of the Blackwattle Bay waterfront is currently limited to the Glebe Foreshore and the existing Sydney Fish Market. The majority of the edge to the bay is occupied by light and heavy industries and public access is restricted.

The existing site is characterised by concrete batching infrastructure, light industrial and commercial buildings and on-grade parking. The western edge of the Pyrmont peninsula and the northern edge of Wentworth Park are isolated from the waters of the bay. The limited public access to the foreshore at the Sydney Fish Market is of poor quality with minimal public domain amenity.

The Western Distributor imposes a clear division between the streets and spaces of Pyrmont and the sites at the edge of the bay. On-ramps and undercroft areas of the Western Distributor create a physical and psychological barrier, impeding connectivity and access.

Three Private Land Owner parcels lie between the foreshore and Bank Street. These sites are constrained by the Western Distributor easements. The Hymix concrete batching plant spans the Miller Street open space under current lease arrangements.

The Bank Street open space has limited access and public amenity. Dragon Boats NSW is provided limited access to store and launch their craft at the existing Bank Street ramp.

The land-side facilities of the recently constructed Bank Street Marina are housed within the Bank Street open space and include a section of public access and boardwalk.

1-3 Bank Street is a separate land parcel located between the Bank Street open space, the bay and the Glebe Island Bridge abutment. The Study Area includes three existing 1-2 storey brick buildings that are currently unused and contaminated with asbestos.

There are several wharf and jetty structures within Blackwattle Bay which are home to essential working harbour uses.

These include day charter vessels like the Manly Fast Ferry, corporate charter vessels available for hire, the Sydney Fish Market fishing fleet, and Tribal Warrior. In total, there are approximately 69 vessels which berth in the bay.

Additionally, the bay is also home to a variety of recreational water users which include the dragon boaters and outriggers, the Glebe Rowing Club, Sydney Uni rowers, and other canoe and kayak associations. Most of these groups practice within the rowing and paddling course that exists within Rozelle and Blackwattle Bay.





/ New Sydney Fish Market Site



/ Existing Sydney Fish Market



/ Bank Street Open Space



/ Anzac Bridge Pylon



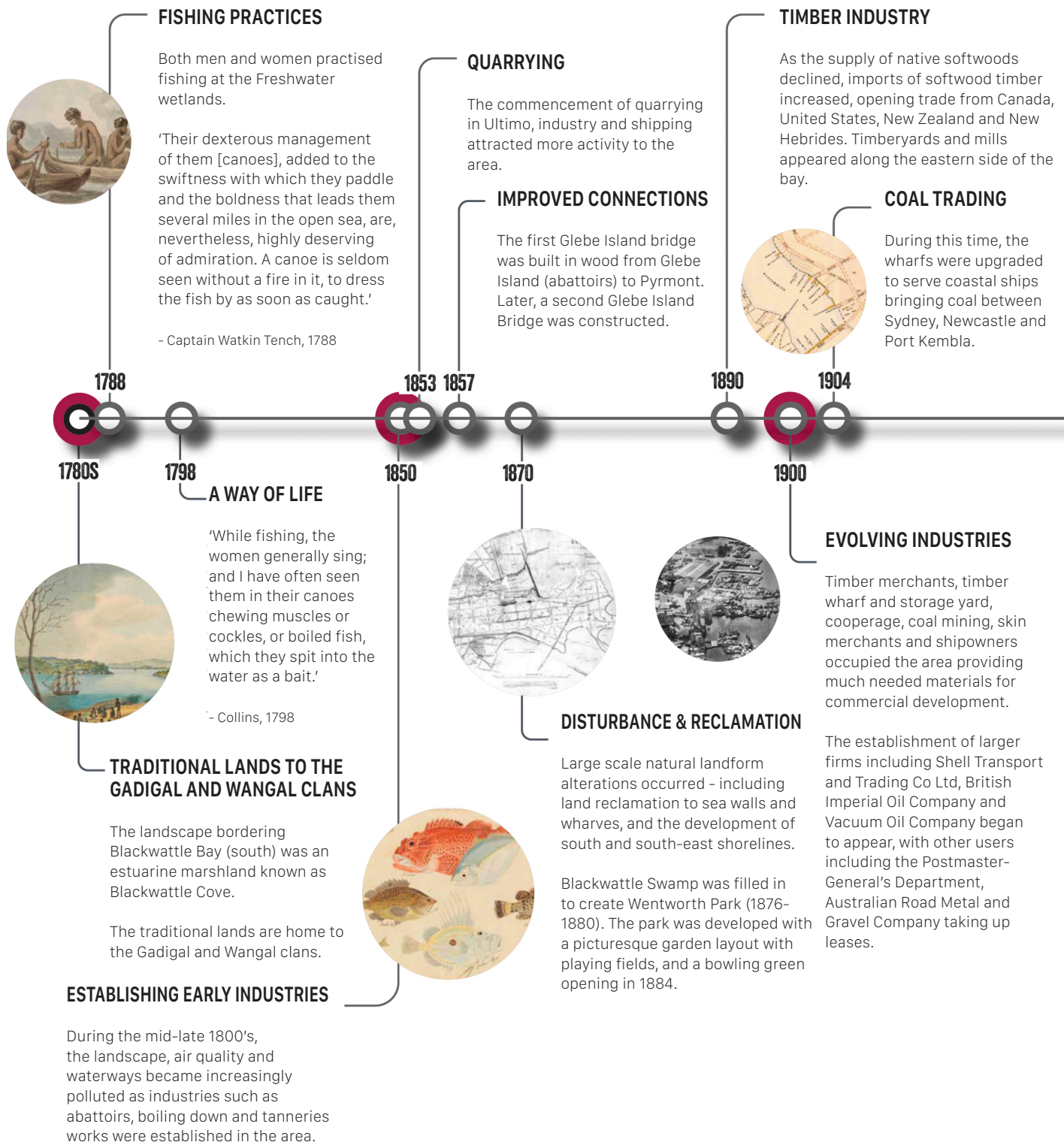
/ Private Land Owner Sites

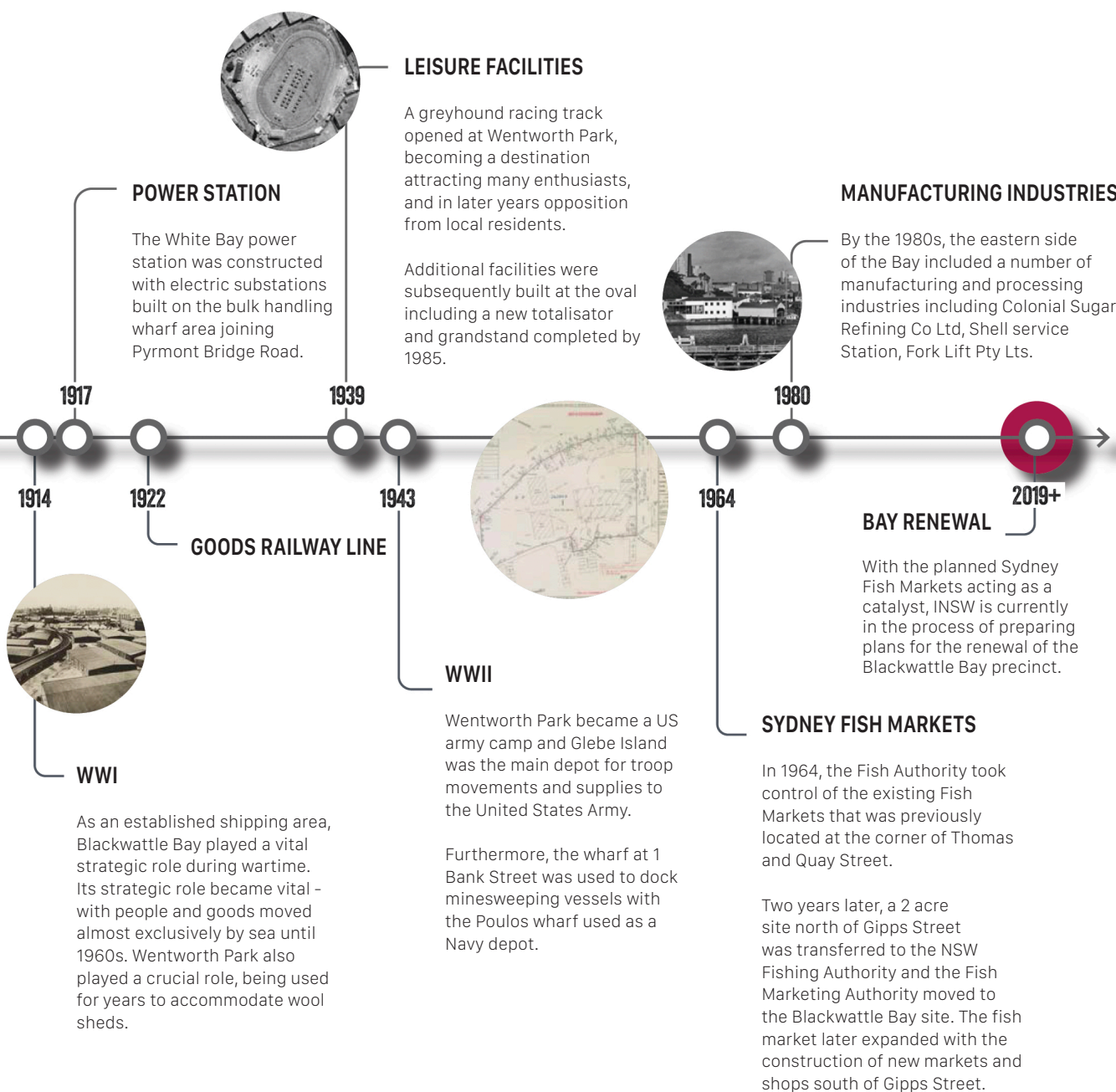


/ Aerial Image of Blackwattle Bay Study Area & Existing Site

Place History

An overview of the history of Blackwattle Bay and the surrounds reflects the evolving transformation of the precinct. Future renewal and revitalisation will be catalysed by the new Sydney Fish Market with local identity and authenticity drawn from the place story.





Urban Context

The Blackwattle Bay Precinct Plan Study Area comprises the waters of Blackwattle Bay, land along the west side of Bank Street, Pyrmont and the land and piers north of Bridge Road.

The precinct area interfaces with Wentworth Park and the waterfront promenade along the Glebe Foreshore. Characterised by remnant industrial and working harbour uses, the investigation area includes the existing Sydney Fish Market.

Blackwattle Bay is identified as a sub-precinct in the Pyrmont Peninsula Place Strategy. It is positioned along the arc of the Innovation Corridor described in the Eastern City District Plan by the Greater Sydney Commission.

The Western Distributor leading to the Anzac Bridge bounds and encroaches on the precinct area. The viaduct forms a physical and psychological barrier between the urban structure of Pyrmont and the potential amenity of the foreshore. Contributing significantly to the skyline viewed from the Glebe Foreshore, the Anzac Bridge pylons are a contemporary landmark in the local area.

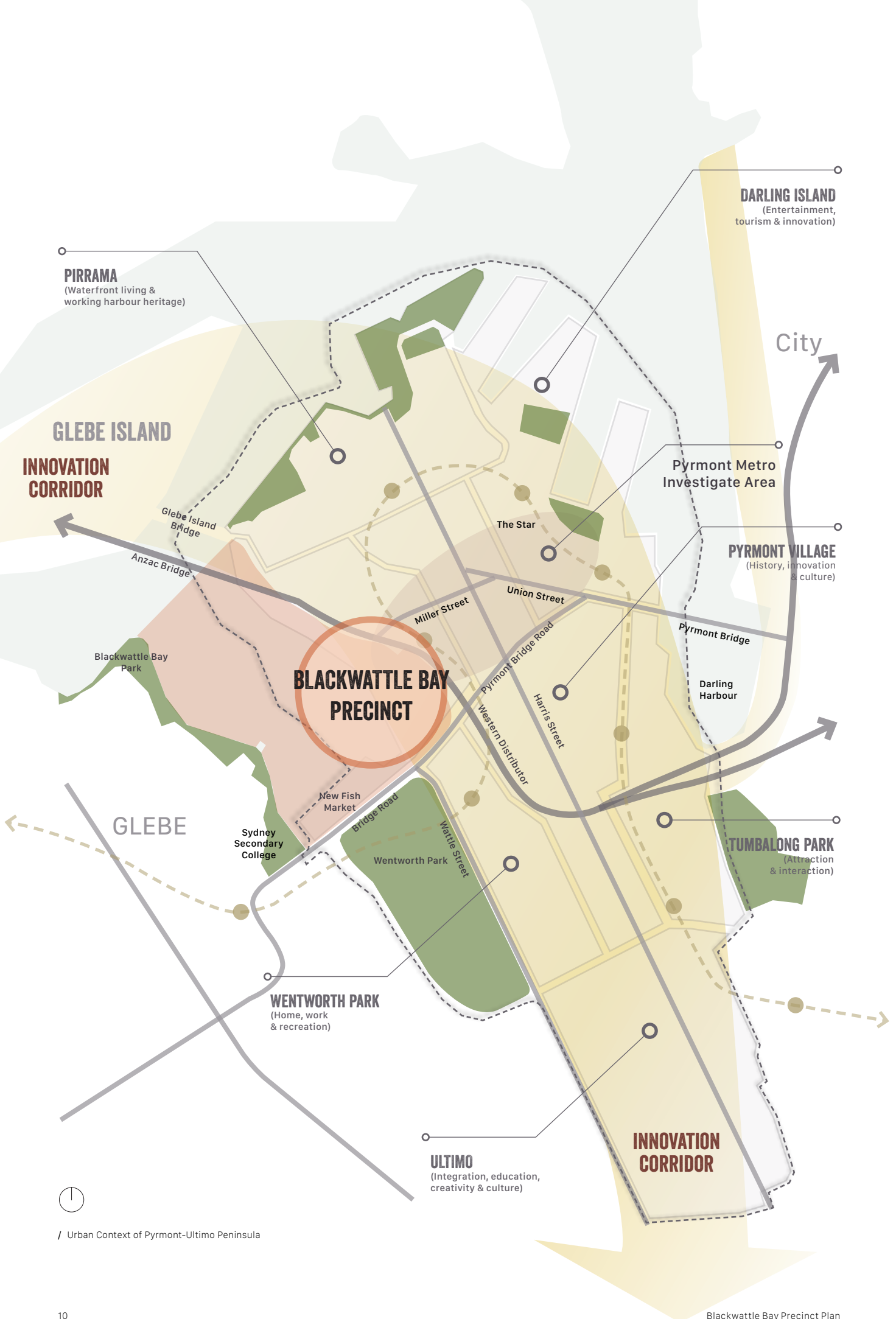
The precinct area incorporates the new Sydney Fish Market at the head of the bay. The new fish market facility has planning approval and is proceeding to construction. It is proceeding to construction with an expected opening date in late 2024

Pyrmont is structured around the ridgeline street of Harris Street and the urban plaza of Union Square. A heritage overlay covers the low scale sandstone and brick streetscapes in the heart of Pyrmont. Miller Street and Union Street are developing into quality walking and cycling environments connecting Blackwattle Bay to the Pyrmont Bridge and across to the CBD.

Along the edges of the peninsula, where former working harbour functions were located, progressive renewal has delivered places for entertainment and cultural uses including the International Convention Centre, Australian National Maritime Museum and The Star casino. Media, technology and creative industries are housed in adapted warehouse and wharf buildings as well as new purpose-built facilities.

Redevelopment of Jacksons Landing, the former CSR sugar refinery in the early 2000s expanded the resident population of Pyrmont and contributed to the evolution of the vibrant mix of land uses and taller built form within the peninsula.

The Study Area will be within 400 metres of a new Sydney Metro station for Pyrmont which will provide opportunity to transport visitors and workers to the precinct via this new transport node. The existing Light Rail network winds past the precinct area with three stations at Glebe, Wentworth Park and Fish Market serving Blackwattle Bay.



Community & Stakeholder Consultation

The revitalisation and transformation of Blackwattle Bay is to be a place for everyone. Community and stakeholder consultation remains an essential and effective process to invite input from community members, landowners, local authorities, industry groups and government agencies to shape and develop the future of the precinct. Through past engagement processes, the wider Bays Precinct Transformation Plan has been developed with the community. The vision and sixteen principles for Blackwattle Bay have been established, and three scenario plans explored to support the preparation of this draft Precinct Plan.

CALL FOR GREAT IDEAS

213 submissions from individuals, groups and businesses were received during the Call for Great Ideas consultation.

2015

OCT 2017

TRANSFORMATION PLAN

A stakeholder and community engagement program aimed at building public knowledge, understanding and participation in the wider Bays transformation.

This included 140 people from Greater Sydney, online feedback and workshops with local councils



DESIGN PRINCIPLES CONSULTATION

A public consultation program was conducted in 2017 to shape the design principles of the Blackwattle Bay Precinct Plan through a series of engagement activities including public workshops, online survey and submission processes.



PRECINCT MASTER PLAN 3 SCENARIOS CONSULTATION

Within the framework of the refined vision and design principles, three precinct plan scenarios for future renewal in Blackwattle Bay have been prepared and exhibited. The scenarios considered a range of revitalisation outcomes with different land use mixes, open space arrangements, waterfront promenade designs, street networks and building layouts. The feedback and preferences collated from the consultation process guided the proposed draft Precinct Plan.

**CRG
(COMMUNITY
REFERENCE GROUP)**

MAY/JUN 2020

- INDIGENOUS COMMUNITIES
- BOATING
- PLOS (PRIVATE LAND OWNERS)



Design Principles

In September 2017, the NSW Government invited community members to engage in the visioning for a future Blackwattle Bay and to contribute to the writing of a set of Design Principles to guide the preparation of the draft Precinct Plan. The thirteen Design Principles were expanded to sixteen through subsequent consultation with First Nations communities, the Community Reference Group and Private Land Owners.



PRINCIPLE ONE

Improve access to Blackwattle Bay, the foreshore and water activities for all users. (Landscape & Environment)



PRINCIPLE TWO

Minimise additional shadowing to Wentworth Park and Glebe Foreshore (in mid-winter) and create new places with comfortable conditions for people to enjoy. (Landscape & Environment)



PRINCIPLE THREE

Pursue leading edge sustainability outcomes including climate change resilience, improved water quality and restoration of natural ecosystems. (Landscape & Environment)



PRINCIPLE FOUR

Prioritise movement by walking, cycling and public transport. (Access & Movement)



PRINCIPLE FIVE

Balance diverse traffic movement and parking needs for all users. (Access & Movement)



PRINCIPLE SIX

Link the Blackwattle Bay precinct to the City, Glebe Island and White Bay and other surrounding communities and attractors. (Access & Movement)



PRINCIPLE SEVEN

Mandate Design Excellence in the public and private domain. (Land Uses & Built Form)



PRINCIPLE EIGHT

Integrate housing, employment and mixed uses to create a vibrant, walkable, mixed use precinct on the city's edge. (Land Uses & Built Form)



PRINCIPLE NINE

Maintain and enhance water uses and activities. (Land Uses & Built Form)



PRINCIPLE TEN

Allow for co-existence and evolution of land uses over time. (Land Uses & Built Form)



PRINCIPLE ELEVEN

A place for everyone that is inviting, unique in character, socially inclusive and affordable. (Social, Economic & Community)



PRINCIPLE TWELVE

Expand the range of recreational, community and cultural facilities. (Social, Economic & Community)



PRINCIPLE THIRTEEN

Plan for the future community's education, health, social and cultural needs. (Social, Economic & Community)



PRINCIPLE FOURTEEN

Deliver development that is economically, socially, culturally and environmentally viable. (New)



PRINCIPLE FIFTEEN

Embed and interpret the morphology, heritage and culture of the site to create an authentic and site responsive place. (New)



PRINCIPLE SIXTEEN

Foster social and cultural understanding and respect to heal and grow relationships. (New)

Vision

Blackwattle Bay offers an extraordinary opportunity to reconnect the harbour, its surrounding neighbourhoods and the city; to showcase Sydney's living culture and stories of Country; to build an inclusive and iconic waterfront destination that celebrates innovation, diversity and community.

Sydney is inextricably connected to its harbour. The interplay of land and water, and the cultural value of the harbour edge, is expressed in the songlines of the indigenous communities, the photography of David Moore, and the beautiful linework of a Lloyd Rees sketch. The connection between land and water is inseparable from the identity of Sydney.

For most of its history, the harbours edge has been a place of sustenance and refuge. Post European settlement, industry has occupied much of this craggy and swampy edge, bringing supplies and materials to the communities set along the ridge lines.

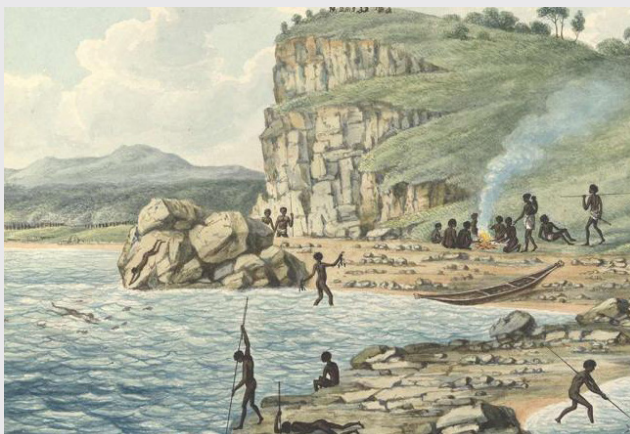
Progressively, opportunities have arisen or been created to return access to the harbour edge to the people.

The waterfront promenades that connect bays, promontories, and harbourside parks are highly valued in Sydney's public domain relationship to the harbour and rivers.

/ Country

The Blackwattle Bay Precinct Plan acknowledges the Traditional Custodians of the lands and waters spreading across the cultural landscape of Blackwattle Bay.

Blackwattle Bay is traditionally a place of healing, nurturing and fishing. It is a women's place. Women fished with lines and hooks from bark canoes called Nowie, while the men fished with spears from the shore.



/ Painting of First People Living, Fishing and Gathering along the Waterfront of the Bay

Blackwattles, casuarinas, mangroves and sea grasses characterised the indigenous landscape. The casuarinas formed a bed of needles in the understory that is both soft and protective, traditionally a safe place for children.

A jutting section of land evident in the early mapping of Blackwattle Bay reveals a promontory, a key moment along the foreshore experience, and a place to celebrate the cultural and landscape significance of Blackwattle Bay.

Engagement with local First Nations communities has revealed opportunities for sharing traditional knowledge, uncovering songlines and creating a place for indigenous community access and involvement.

/ Environment and Urban Context

Blackwattle Creek was once a local source of food and fresh water flows from upper reaches of the creeks that ran from what is now the University of Sydney. The sandstone escarpment along the Pyrmont peninsula framed the eastern edge of the protected bay and the shoreline meandered inboard of the later sea wall and land reclamations.

Blackwattle Bay has been altered over the last two centuries and has been impacted by industrial activity and ecology loss. Marine ecology and water quality are both in need of remediation to form a healthier and more sustainable bay.

Escarpsments, outcrops and the natural spring of Tinkers Well are present in Blackwattle Bay as are the traces of the sandstone quarries that supplied great quantities of quality stone to the early buildings and constructions of Sydney.



/ Goat Island & Harbour View, Lloyd Rees, 1932



/ David Moore

Overlaid on the natural topography and systems of Blackwattle Bay is a history of human enterprise with timber jetties and loaders, mills, moorings and stone sea walls. These preceded the fish markets, concrete batching, marinas and wholesaling that characterise today's Blackwattle Bay.

Pymont peninsula is structured around the ridgeline street of Harris Street that extends from UTS in the south to Pymont Bay in the north. Perpendicular streets have historically continued to Blackwattle Bay, particularly Gipps and Miller Street. Extending from these streets, jetties projected into the bay serving the local waterfront industries and warehouses.

The Blackwattle Bay Precinct Plan examines and interprets the natural systems, indigenous culture and industrial interventions of Blackwattle Bay.

A local, layered understanding of the Study Area informs an authentic representation of the place and its cultural significance.

The water to land interface is celebrated in a new public promenade that can express the industries and activities that went before and tell stories of the people, innovations and achievements of the working harbour communities.

Careful water management of inflows to the bay with new urban forest canopy, wetlands and marine ecology supporting sea walls contribute to improved water quality and marine life.

/ Sustainability and Resilience

Blackwattle Bay Precinct Plan brings together the Study Area's history, the significance of place to create a resilient and sustainable plan for the future.

The draft Precinct Plan targets net zero carbon emissions.

This is supported by an urban structure that greatly enhances connectivity across multiple networks that will improve efficiency of movement and reduce reliance on carbon intensive modes. Active transport and public transport are prioritised through walking and cycling which have low environmental impacts and significant health benefits. With the unique proximities of Blackwattle Bay to open space, the harbour and CBD, active transport can provide sustainable and resilient movement between home, work, community facilities, recreation and entertainment.

The network of paths and places that support walking and cycling need to be comfortable, provide shelter against extreme heat and be set in relation to rising sea levels. The urban forest strategy for Blackwattle Bay confirms a minimum of 60% tree canopy cover for streets and 30% for open spaces. The waterfront promenade and public domain levels are raised above a year 2100 sea level rise projections set the levels for the waterfront promenade and public domain.

Building electrification (removing carbon fuels), world standard building efficiency, integrated solar, and green roofs reduce the environmental footprint of buildings in Blackwattle Bay and address the heat island effect.

Integrated electric vehicle infrastructure, centralised water management and micro-grids are potential elements of a multi-utility hub for Blackwattle Bay consistent with the sustainability initiatives identified in the Pymont Peninsula Place Strategy.

/ Local Identity

The Place character and identity of Blackwattle Bay is drawn from its topography, the pre-colonial history, local industries and employment and from the cultures of the people of Pymont, Ultimo and Glebe.



/ Blackwattle Creek and Historic Eastern Foreshore Line



/ Quarries at Pymont, 1883



/ Ship Building Yards at Pymont, 1882

Blackwattle Bay is, and always has been, an essential part of the working harbour in Sydney. From a fishing place of First Peoples, through timber merchantry to fish markets, wholesalers, commercial berths and concrete batching, the bay has provided for local and regional communities.

For much of our recent history, the waters edge of Blackwattle Bay has been dedicated to supply and production. The Glebe Foreshore was the first edge to return to public access. Renewal of the Blackwattle Bay Study Area will allow the Pyrmont peninsula and Wentworth Park to reconnect with the water.

The diverse employment mix of contemporary Pyrmont, includes media, technology and co-working, is accommodated in equally diverse building stock. Education institutions complement innovation industries and support a social balance from primary school students through to mature workers, academics and residents.

/ Innovation Corridor

Blackwattle Bay lies in the Eastern City of the Greater Sydney Commission's District Plans and is an important site in the Three Cities future for Sydney. The Innovation Corridor extends through the Pyrmont peninsula from Australian Technology Park and the universities to potential innovation hubs on Glebe Island and at White Bay Power Station.

The presence of co-working spaces, education and research institutions and large media and technology firms forms a backbone to the Innovation Corridor that can be supported and expanded in the Blackwattle Bay Precinct Plan.

A new Sydney Metro station at Pyrmont will be a key driver for increased commercial floor space in Pyrmont, supporting new jobs in creative, media and technology sectors and reinforcing the Innovation Corridor.

Embracing a westerly expansion of the CBD, the Blackwattle Bay Precinct Plan is optimised for future flexible commercial buildings arranged around a clearly structured public domain.

/ Mix of Uses

Across the Eastern City, the Greater Sydney Commission has outlined a target of 157,500 new dwellings by 2036. To preserve the character of existing low scale communities in the Eastern City, and in the Inner West in particular, the opportunity to include living in the use mix for Blackwattle Bay Precinct Plan needs to be harnessed.

A renewal of Blackwattle Bay can make a significant contribution to employment and dwelling needs in the Eastern City and, like Central Park near UTS, can offer a new mixed use community that is enjoyed by local communities and visitors to the new urban quarter.

Located above the employment uses that frame and activate the streets and public spaces by day, the residential apartments ensure the evening and weekend vibrancy of Blackwattle Bay. The homes and jobs mix is compatible with the existing working and living character of the Pyrmont peninsula.

/ Urban Structure and Connectivity

The historical framework of Sydney's streets leading to the harbour's edge remains present in the Pyrmont peninsula, including Harris, Wattle, Miller, Gipps streets and Quarry Master Drive that terminate with water vistas.

The opportunities for new gathering spaces that celebrate and engage with the water and open up public access to the bay are embraced in the draft Precinct Plan for Blackwattle Bay.



/ Artist Impression of the Gathering Circle, Waterfront Promenade & New Sydney Fish Market

/ New Street Framework

The Blackwattle Bay Precinct Plan integrates the morphology of the Pyrmont peninsula and unites it with new movement paths, vistas and open spaces.

Many of the world's great cities are founded on a defined and rigorous orthogonal pattern of streets, blocks and open spaces. The Blackwattle Bay Precinct Plan extends the grid of streets and lanes of Pyrmont to form a flexible block structure.

Overlaid on the orthogonal patterns of streets and buildings, the fluid geometries of the original foreshore line, the sandstone cuttings, the light rail viaduct and the Western Distributor are the lines that shape the draft Precinct Plan.

By extending street alignments to the bay and intersecting with the tracing of the original foreshore line, the Pyrmont peninsula is reconnected to the bay. The streets lead to the continuous waterfront promenade and a sequence of waterside public spaces.

Gipps Street and Miller Street are extended into the area of the existing Sydney Fish Market and lead to the new Waterside Park and Miller Street Reserve respectively. Intermediate pedestrian lanes and arcades subdivide the block structure and define effective commercial floorplates.

The warehouse street wall of Wattle Street is projected north-west informing the alignment of a new street, Park Street, framing the new primary open space, Waterside Park. Parallel to Park Street, Park Lane is a pedestrian only space providing a distinctive laneway character along the lines of Scotch Row in Barangaroo.

Bank Lane runs alongside the Western Distributor on-ramp providing access to the commercial and residential blocks of the draft Precinct Plan.

Between the Miller Street Reserve and the Bank Street open space, the Private Land Owner sites are subdivided by a street grid derived from Quarry Master Drive and Bank Street.

The urban structure of Blackwattle Bay Precinct Plan establishes connections and vistas from beyond the Study Area to the water, the new Sydney Fish Market and to Wentworth Park. A north-south vista from the Bank Street / Miller Street intersection across the Waterside Park to the new Sydney Fish Market is a key orientation initiative in the draft Precinct Plan.

/ Active Transport

Active transport (walking and cycling) and public transport networks are integral in the urban structure of the draft Precinct Plan. A separated cycle path extends from Bridge Road around to Miller Street and Bank Street providing a safe cycle link to the existing cycle network.

Pedestrians, bicycles and vehicles will mix along Park Street from Bridge Road to Bank Street. The street and public domain network accommodates a hierarchy of movement from relaxed, recreational pedestrian and cycle movement along the waterfront promenade to commuter cyclists on the shared paths and service vehicles accessing building loading docks.

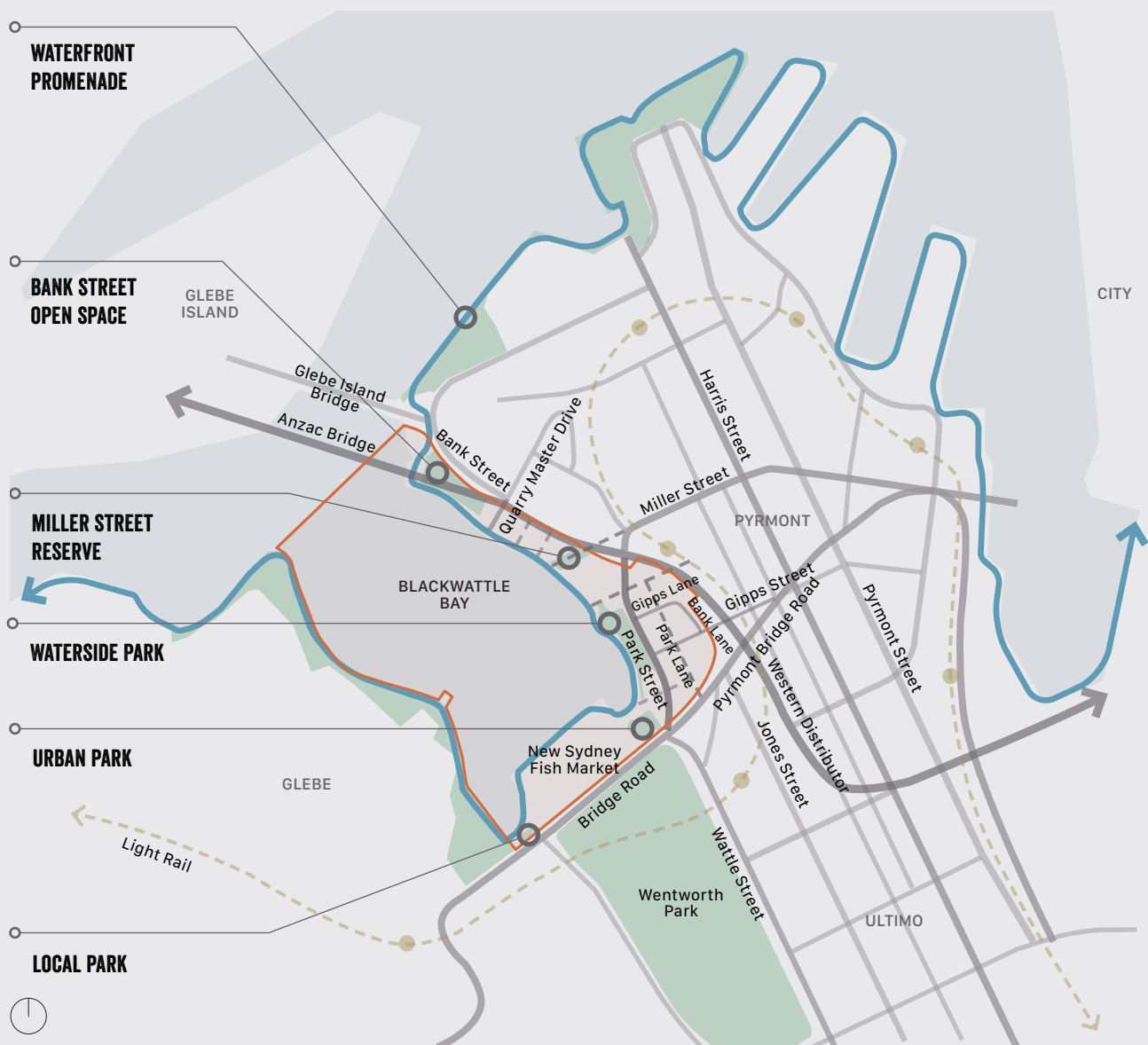
A multi-modal public transport hub around the North Entry Plaza will allow exchange between light rail, ferry, bus and potentially Sydney Metro services.

/ Public Domain and Open Space

The continuous waterfront promenade will transform the community's access to and enjoyment of Blackwattle Bay. Variable in width (min. 10m), the waterfront promenade will connect the Bank Street open space through to the new Waterside Park and to the new Sydney Fish Market and Glebe Foreshore.



/ Artist Impression of Blackwattle Bay



/ Conceptual Plan of Urban Structure & Open Space of Blackwattle Bay



/ Artist Impression of Blackwattle Bay

Waterside Park is arranged parallel to the waters edge, integrating with the waterfront promenade to the new Sydney Fish Market and around to the Bank Street open space. With a north facing dining precinct, the public space will be sunlit and active.

Sandstone and water are central to the image of the Sydney landscape and both have lead roles in the Blackwattle Bay story.

Building forms along the waterfront are organised around the organic lines of the original foreshore line, creating a sinuous and broad public space extension to the waterfront promenade. The new public spaces terrace down to the waters edge, enhancing connection and experience of the bay.

On the promontory, a gathering circle is imagined. A place for small yarnning circles and larger First Nation performances. At the intersection of land, water and sky, the gathering circle will be community space, welcoming all to Blackwattle Bay.

Through the timber merchant operations in the Bay, and the use of timber in the Coal Loader and wharves, this natural material has provided shelter, resource and structure. A Casuarina Grove unites the indigenous significance of the Casuarina with the grid structure of Pyrmont. A set down sand bed is imagined to capture the needles to form a canvas for gatherings, artworks, lighting and events.

Timber, sandstone and brick are the primary material influences of the draft Precinct Plan, drawn from the site history and local context. Brick is represented in the substantial warehouse buildings along Wattle, Jones, Harris and Pyrmont Streets. The timber, sandstone and brick materials bring texture, warmth, scale and connection to the place of Blackwattle Bay.

/ Harbour

Blackwattle Bay and Rozelle Bay are accessed and enjoyed by paddlers, rowers, sail craft and powered vessels. The bays provide sheltered water suitable for passive craft and a rowing course that is used by both rowing and dragon boat clubs for training.

Blackwattle Bay accommodates berths for a range of working harbour and commercial vessels. From the local fishing fleet that supports the Sydney Fish Market to day charters, Tribal Warrior and Manly Fast ferries, the size, type and use of commercial vessels is diverse.

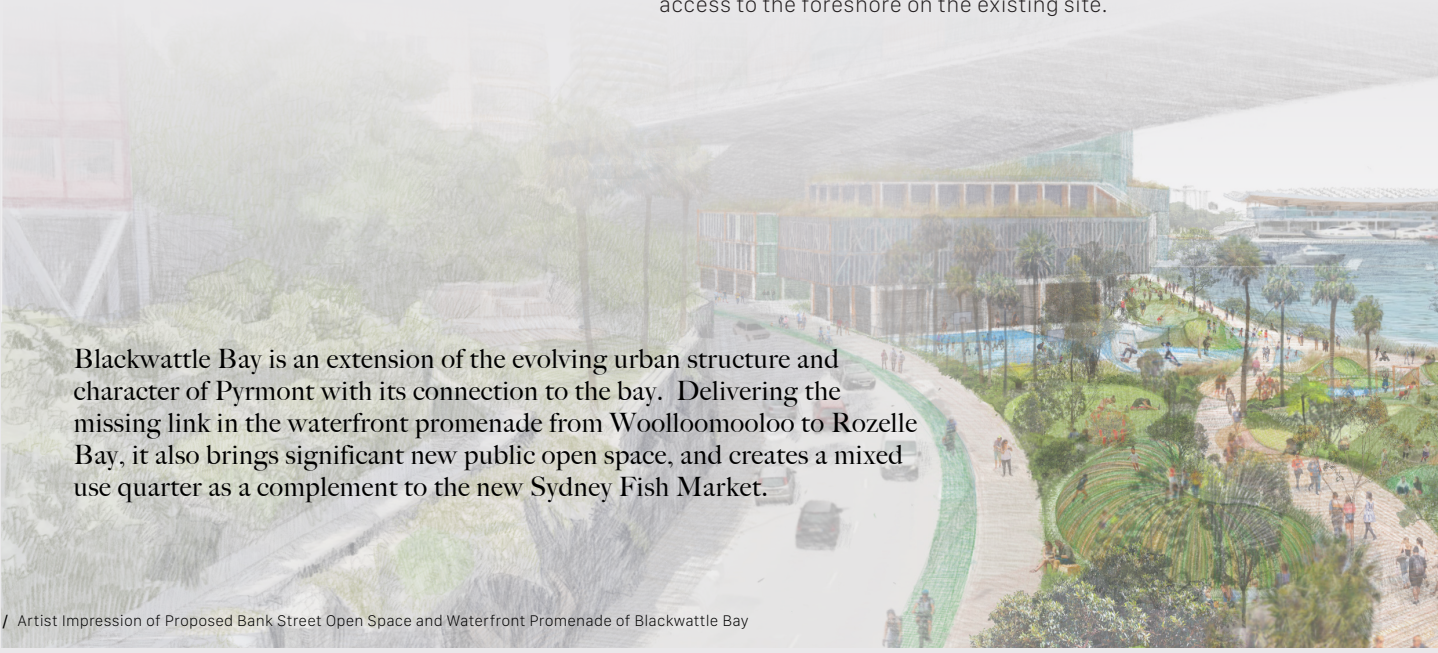
Renewal at Blackwattle Bay will enhance the access to the foreshore and will provide for expanded community use of the bay. The important presence of commercial marinas will be maintained, in new configurations, respecting the rowing course and creating safe harbours for paddlers and rowers to enter the bay from the foreshore.

Commercial marina functions with higher frequency of vessel movements are proposed to be located to the north end of the bay, minimising cross-over with passive craft and optimising on-water traffic in Blackwattle Bay.

/ Community

The communities of Pyrmont, Ultimo and Glebe enjoy the existing open spaces and access to the waters of Blackwattle Bay Rozelle Bay and Pyrmont Bay.

Renewal of Blackwattle Bay extends the waterfront promenade, introduces new open space and enhances connections to the bay. Walking and cycling will be greatly improved and a new sense of place will replace the surface parking and light industrial buildings that block public access to the foreshore on the existing site.



Blackwattle Bay is an extension of the evolving urban structure and character of Pyrmont with its connection to the bay. Delivering the missing link in the waterfront promenade from Woolloomooloo to Rozelle Bay, it also brings significant new public open space, and creates a mixed use quarter as a complement to the new Sydney Fish Market.

/ Artist Impression of Proposed Bank Street Open Space and Waterfront Promenade of Blackwattle Bay

The community facilities of the Blackwattle Bay Precinct Plan will be locally focussed, providing recreation and cultural opportunities to existing and new residents and visitors. The passive water craft activities of the bay are supported and coordinated with commercial, fishing and transport vessels.

The draft Precinct Plan incorporates the inputs and interests of a broad range of community groups and stakeholders. Water craft users, tourists, residents, pedestrians, cyclists, fishmongers, office workers and shoppers can benefit from the expanded public domain, improved connections and access to the foreshore of the bay.

/ Built Form

The morphology of the Pyrmont peninsula has evolved over time, creating a diversity of built form that is unique in metropolitan Sydney. One and two storey sandstone cottages mix with brick warehouses and new building forms in a range of scales.

There have been periods of significant change in the Pyrmont peninsula and each has evolved the perceived character of the peninsula.

The significant evolution of the UTS campus and Broadway to the south, the continuing redefinition of Darling Harbour to the east and the future Glebe Island and White Bay innovation focus of Bays West will all further influence Pyrmont peninsula character.

The redevelopment of CSR's refinery at Jackson's Landing on the northern end of the Pyrmont peninsula in the early 2000s introduced a new scale of tall residential buildings at approximately 20 storeys on the ridgeline.

The Anzac Bridge spans 345m across to Rozelle and is anchored by its distinctive pylons that reach a height of 120m above the ground level at Bank Street. The bridge

represented a significant scale shift for the bay when it was opened in December 1995 and has become a visual landmark for the Inner West.

The Pyrmont Peninsula Place Strategy identifies potential taller building clusters including on the existing fish market site and around Bank Street through to Saunders Street.

The Blackwattle Bay Precinct Plan outlines built form that is sympathetic to the existing neighbourhood context whilst delivering an appropriate urban form in line with the anticipated future character. One which recognises the diversity of the Pyrmont peninsula and appropriately values the opportunity at the harbours edge.

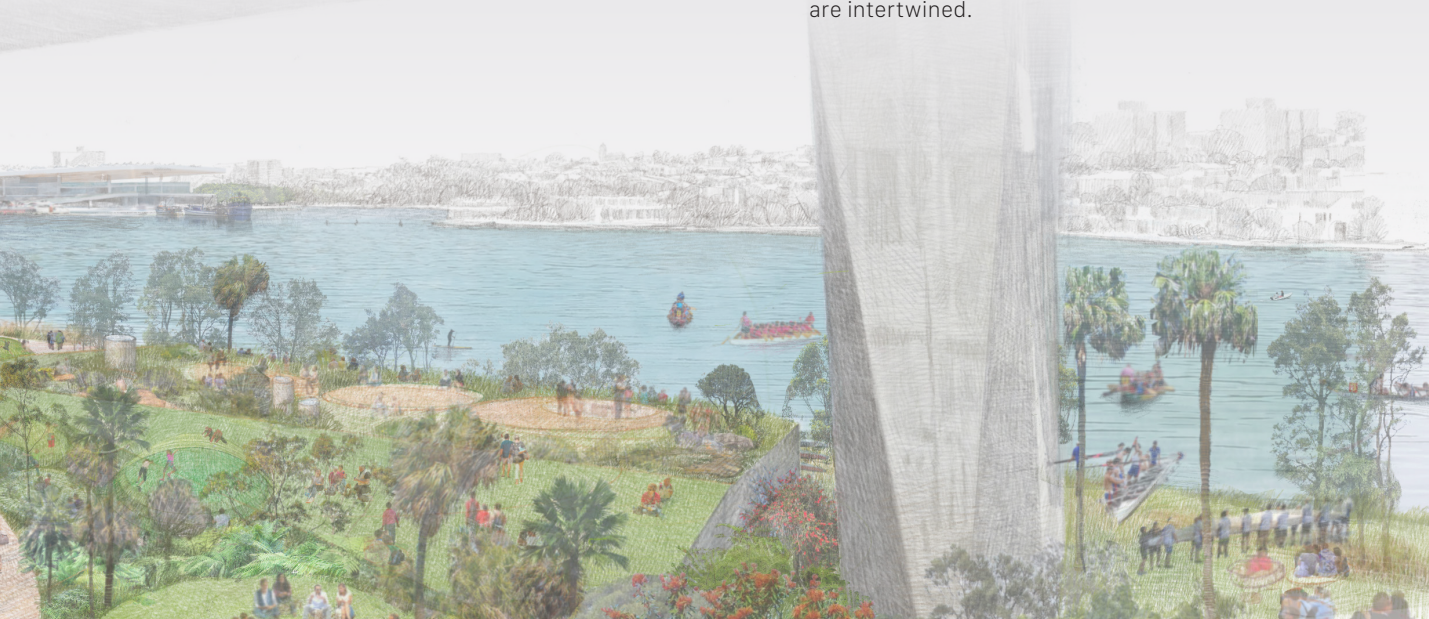
The draft Precinct Plan relates street wall heights to the existing street characters of Harris Street and Wattle Street and positions tower forms to deliver solar amenity for new and existing open spaces.

/ Landscape

The landscape vision for Blackwattle Bay waterfront promenade and open spaces recognises the value of the natural ecosystems to our wellbeing and the need to connect and engage with the landscape that we live in.

Early depictions of the Study Area were characterised as a quiet wooded valley through which the stream flowed into Blackwattle bay. The shoreline of sandstone ledges and rocks combined with small sandy beaches and banks at the mouth of the freshwater stream.

The sinuous form of the Blackwattle Bay waterfront promenade proposal connects with Waterside Park, Bank Street and Miller Street Reserve open spaces. This dynamic series of spaces contrasts with the regularity of the city and is seen as a series of culturally inclusive and sheltered landscape coves, where landscape, artwork and architecture are intertwined.



Precinct Plan Key Elements

Blackwattle Bay Precinct Plan establishes an urban structure that is integrated into the urban fabric of Sydney and offers a flexible framework within which a responsive precinct can evolve over time.

The draft Precinct Plan key elements connect to the Study Area's history, its existing qualities and future possibilities.

Blackwattle Bay is firstly a part of the harbour city. The waterfront promenades of Sydney give the public access to the sparkling waters of the harbour, its bays and tributaries. The extension of the waterfront promenade from Bank Street to the Glebe Foreshore is a highly significant initiative and is the first of the draft Precinct Plan key elements.

Open Space is critical to the successful functioning of a contemporary city and is promoted through the Government Architects Green Grid strategy, the City of Sydney Open Space policy and the NSW Government establishment of the ministerial portfolio for Planning and Public Spaces.

The street and movement structure of the Blackwattle Bay Precinct Plan extends the alignment of key streets to the water and continues the grid pattern of Pyrmont. It serves as the linking strategy which reconnects the Study Area

to the vibrant mixed use neighbourhood of Pyrmont while overcoming the physical and psychological barrier of the Western Distributor.

The current form of Blackwattle Bay is the result of extensive land reclamation over time, transforming the formal tidal edge to a defined sea wall. Tracing the original foreshore line reveals a layer of the site history and can be interpreted in landscape and built form.

A key outcome for Blackwattle Bay is to improve connectivity and access to the waters edge. Improved integration with public transport services is central to delivering additional jobs, homes, community and cultural facilities on the western shore of the Pyrmont peninsula.

Blackwattle Bay must be an urban system in harmony with its natural environment. Considerations of tree canopy, sunlight access and water flow are important and are captured in the Precinct Plan key elements.



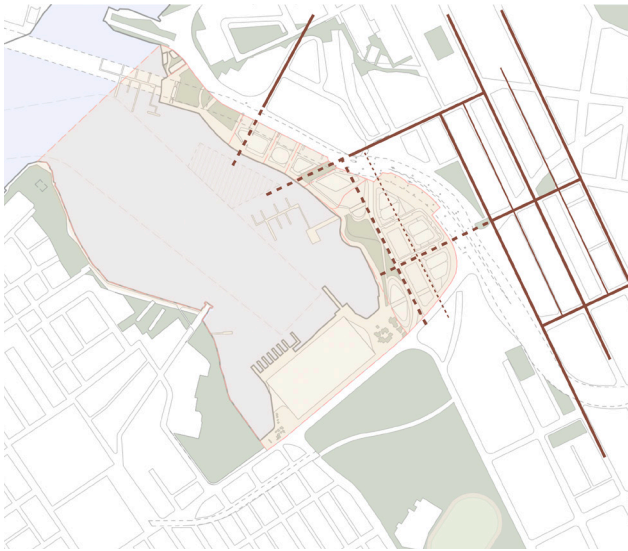
1 - Waterfront Promenade

As a significant public benefit of the proposed Blackwattle Bay renewal, a continuous, accessible and open waterfront promenade for a range of uses will connect Glebe to Pyrmont and extend to Woolloomooloo Bay.



2 - Open Spaces Linked with the Promenade

A ribbon of parks and open spaces with distinct characters is linked by the waterfront promenade and street network, providing places for active and passive recreation, gatherings, performances, kid's play and relaxation and supporting an ecological renewal of the precinct.



3 - Pymont Grid

The ridgeline of Harris Street and the perpendicular streets form the Pymont grid which is interpreted in the Blackwattle Bay Study Area by extending the Gipps Street, Miller Street and Quarry Master Drive to link the waterfront promenade.



4 - Historic Foreshore Line

The historical eastern shore line of Blackwattle Creek featured a distinctive promontory that remains visible within the current foreshore line. It will be interpreted and highlighted through the landscape elements and arrangement of built form.



5 - Connectivity & Permeability

A well-designed fine grain network comprising street, laneways and arcade, enhances the accessibility of the waterfront and permeability of the precinct. The alignment and extension of the Miller Street, Gipps Street, Wattle Street and Quarry Master Drive connects the precinct to the broader surroundings. Improved connections to the light rail stations and potential linkages to the future ferry stop and Metro station are integrated in the new local street system.



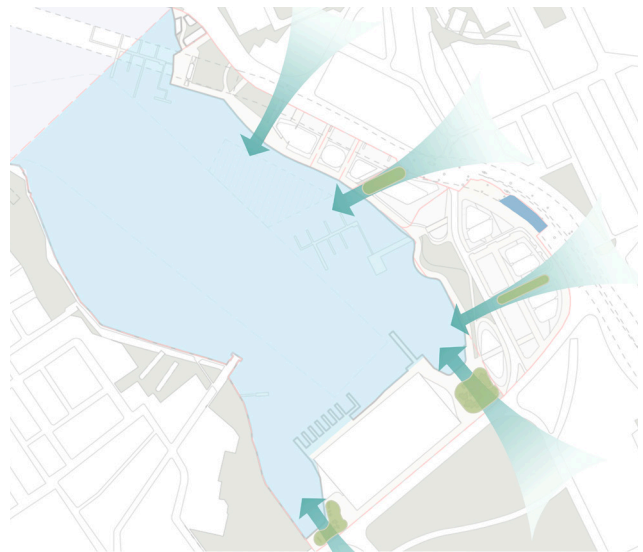
6 - Active Transport

The renewal of Blackwattle Bay prioritises the pedestrian and cyclist networks by providing shared ways, shared paths and dedicated cycleways, limiting vehicle movements within the Study Area.



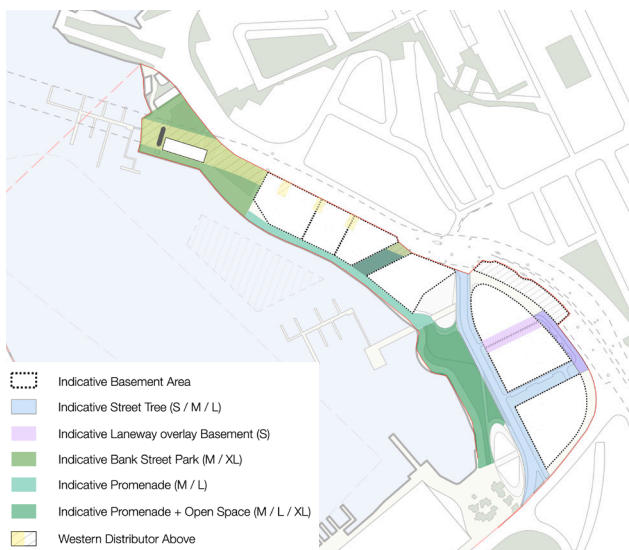
7 - View Corridor

Key view corridors have been identified and preserved in the draft Precinct Plan which shape the street structure, the open space arrangement and the building layout and building height distribution. The view from vantage points along the Western Distributor are also respected and respond to an enhanced the local identity for the Blackwattle Bay Study Area.



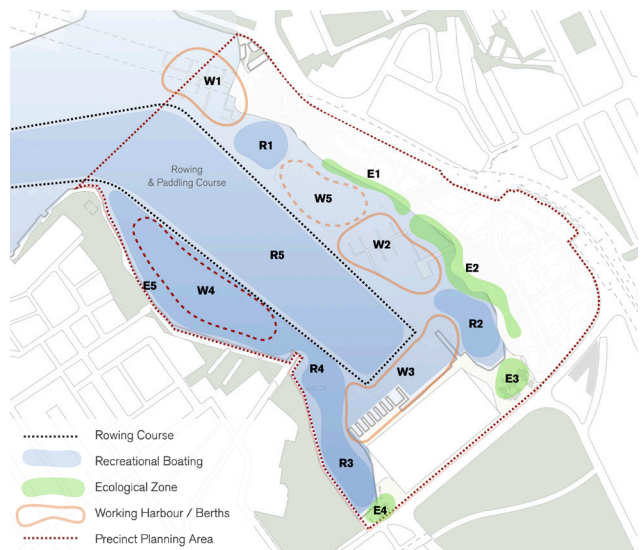
8 - Landscape & Water Sensitive Urban Design (WSUD)

Landscape design and the precinct character of streetscapes, open spaces, plazas and roadways are underpinned by the principles of WSUD. The movement of water through the Study Area will be captured by water quality treatment trains before being released to the Bay.



9 - Urban Forest

An urban forest strategy is applied in the draft Precinct Plan that integrates with the public domain, open space and landscape design. It is designed to satisfy the relevant requirements for tree canopy coverage and pursue a mix of different size and species to create a green, sustainable and resilient precinct for the future.



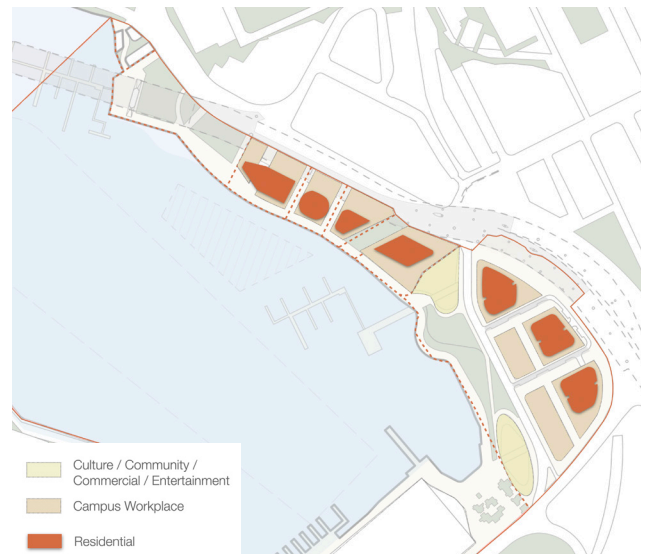
10 - Water Uses

As a protected, calm water bay with multiple historical jetties and slipways, the future of Blackwattle Bay will continue to provide a safe place for the water recreation uses, including rowing, dragon boating and outriggers, while also supporting the economic activities of maritime industries, celebrating the authenticity of Sydney's working harbour and integrating the creation of ecological zones.



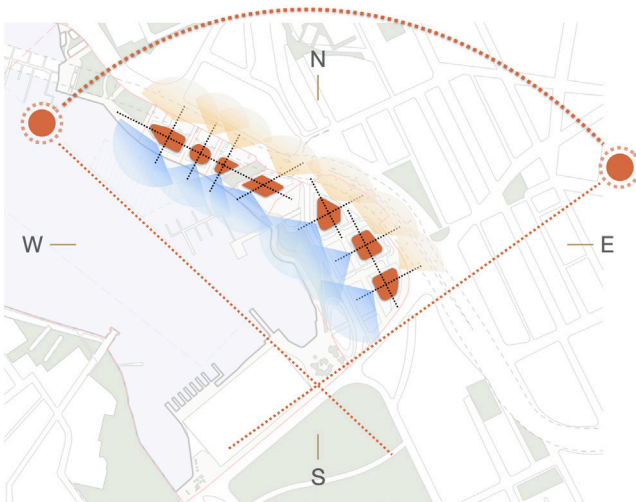
11 - Parking & Access

Balanced with public and active transport, parking will be provided in basement and one side of the new streets. Parking access points will be focused on Bank Lane (the proposed service lane) and Bank Street for the Private Land Owner parcels.



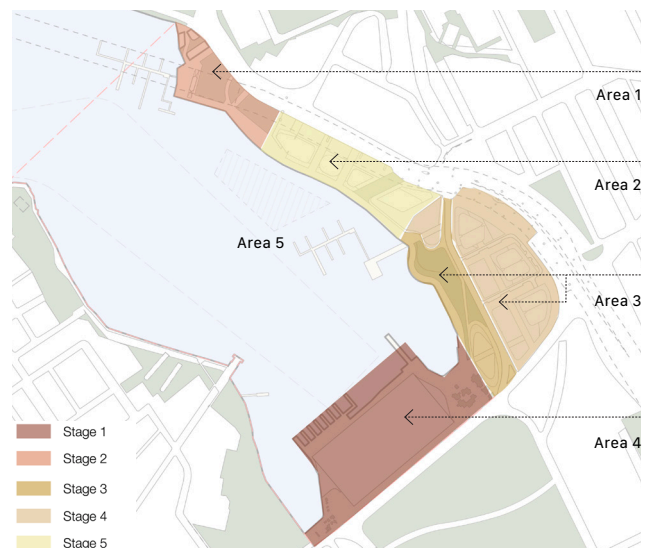
12 - Future of Work, Living, Culture and Entertainment

Blackwattle Bay is ideally positioned to expand upon the media, creative, educational and start-up enterprises of Pyrmont and link to the knowledge institutions along the Innovation Corridor. Large floor plate, low-rise campus workplaces can be colocated with the amenity of the public domain and foreshore. Culture and entertainment functions, retail, local services and residential will achieve a balance of use and complement the broad visitor appeal of the new Sydney Fish Market.



13 - Building Orientation & Amenity

The arrangement of the buildings aims to maximise sunlight access, optimise amenity and the opportunities for waterfront views to Glebe Foreshore, the iconic new fish market to the west and the city to the east.



14 - Staging

The new Sydney Fish Market is the enabler for the renewal of Blackwattle Bay and is the first stage to proceed. The proposed second stage of the draft Precinct Plan is the delivery of the Bank Street open space including boating and recreational facilities. The renewal of Area 3, the site of the existing Sydney Fish Market, is the third stage including the delivery of Waterside Park and new public domain. The Private Land Owner sites in Area 2 are expected to renew to individual time frames and is likely to complete after Area 3.

Built Form

Pymont peninsula is positioned between the high density setting of the Central Business District, with tower clusters in the City extending to almost 300m high, and the low scale neighbourhood of Glebe. Blackwattle Bay will contribute to the evolving form of Pymont as a transition between these neighbouring precincts.

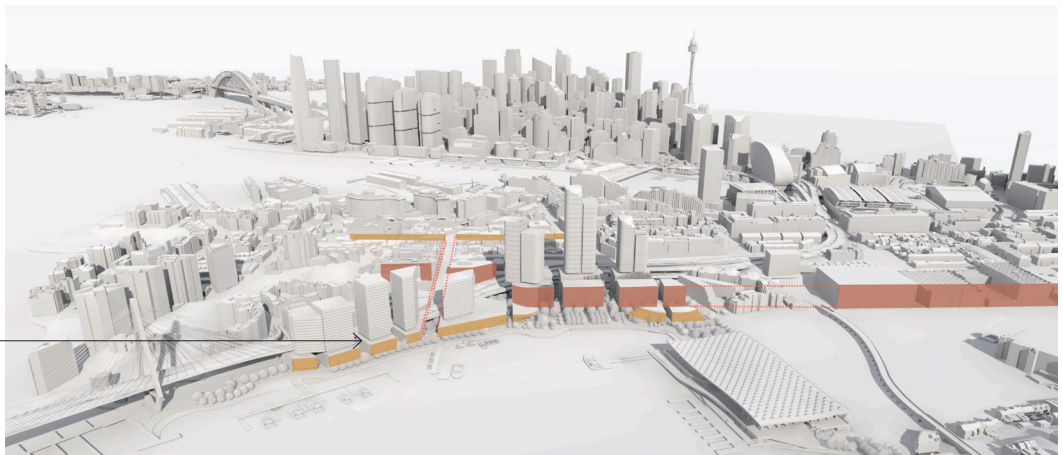
The Blackwattle Bay Precinct Plan draws street wall heights from existing morphology and sets back to taller building forms arranged with careful consideration to the amenity of existing and proposed open space and public domain areas.

Existing landmarks are acknowledged, particularly the striking pylons of the Anzac Bridge, and the new Sydney Fish Market landmark is given space and appropriate building scale at its interface.

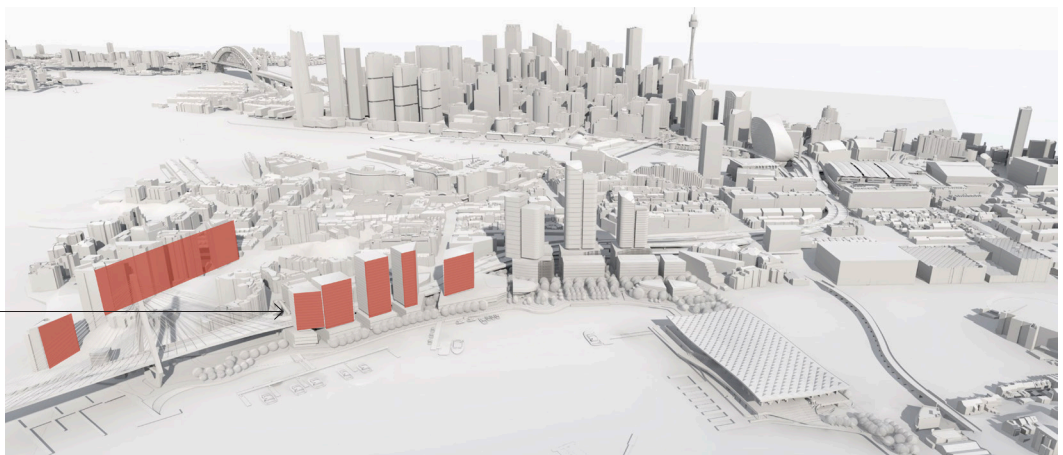
Maximum building heights are to be constrained to the Obstacle Limitation Survey at 156 AHD, approximately half the height of the tallest buildings in the CBD.

The Pymont Peninsula Place Strategy proposes a number of taller building clusters for Pymont including areas of Blackwattle Bay.

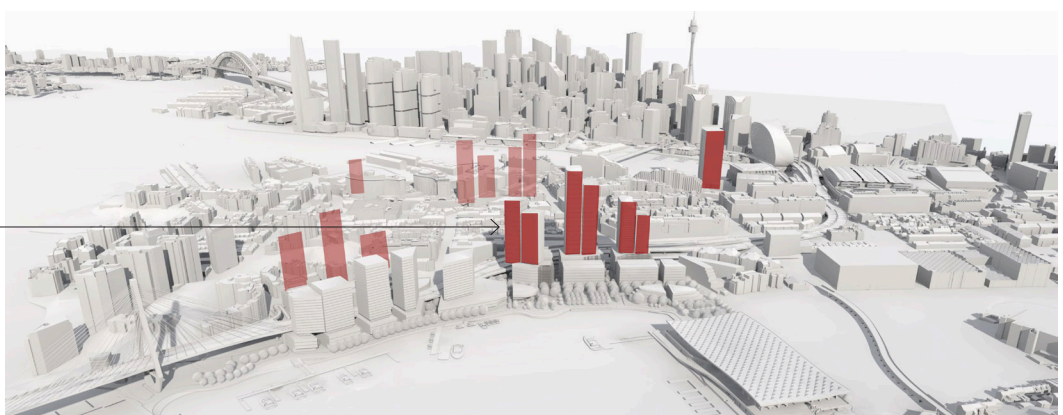
Street Wall



Mid Scale



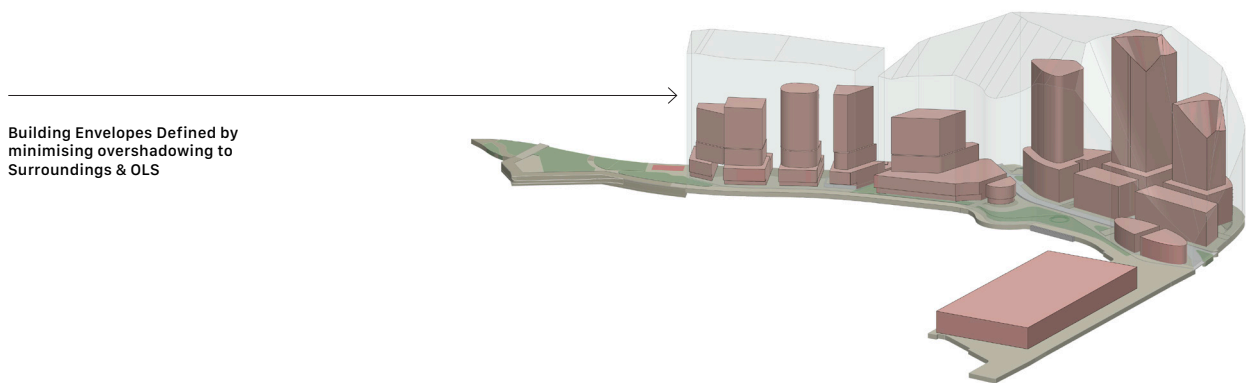
Setback Tower Forms



/ Protecting Solar Access to Existing Open Spaces

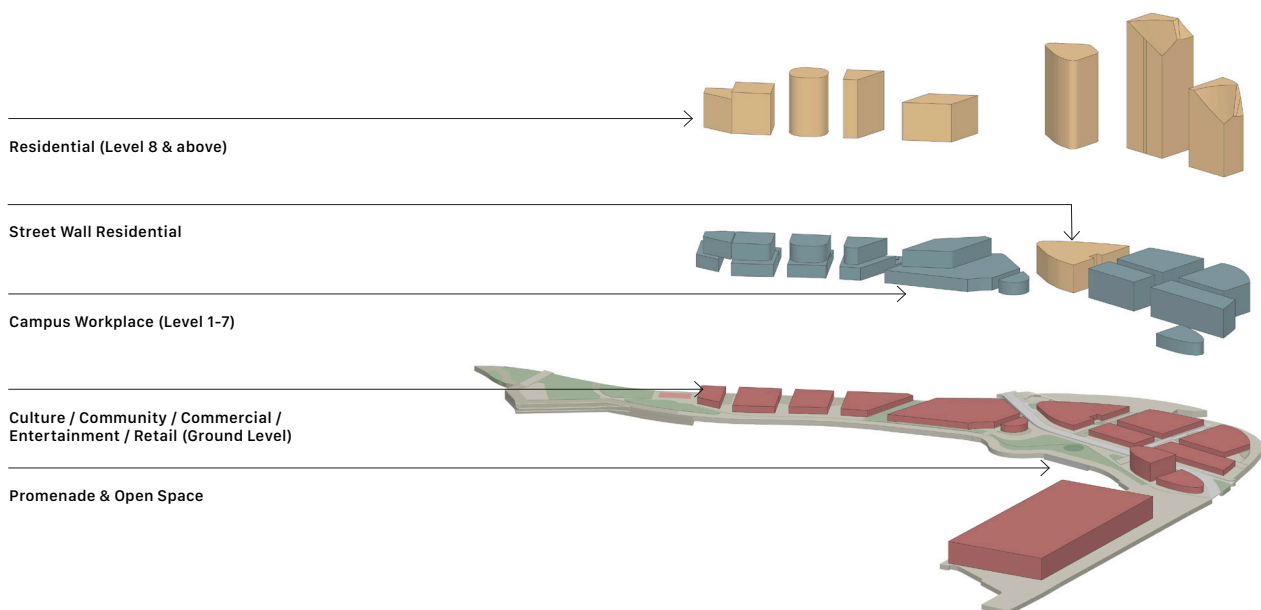
The building envelopes of the renewal precinct are informed and limited by protecting solar access to existing open spaces.

Sunlit open spaces are valued in Sydney, particularly in the winter months. The Glebe Foreshore and Wentworth Park are important recreation spaces and no additional solar impact will occur between 9am to 3pm at 21 June as a result of the proposed renewal.



/ Use Distribution

The use distribution principle of the Blackwattle Bay Precinct Plan is to integrate a range of uses vertically, to position uses sensitively in relation to access, noise, air quality, wind and solar amenity. The floorplate size is optimised to its use, varying from large campus commercial floorplates to residential towers.



Landscape Character & Public Domain

The landscape intervention for Blackwattle Bay waterfront promenade and open spaces recognises the value of the natural ecosystems to our wellbeing and the need to connect and engage with the landscape that we live in. The shoreline of sandstone ledges and rocks combined with small sandy beaches and banks at the mouth of the bay is expressed through the range of recreational experiences through the proposed promenade and open spaces.

/ Eroded Sandstone Foreshore

The publicly accessible promenade and network of open spaces is to be culturally inclusive and provides a diversity of sheltered and protected spaces of form and character that is a complement to the city and its landscape.

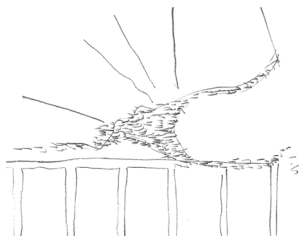
The new Waterside Park and Bank Street open space will be a series of rich, diverse and interconnected landscaped parks, gardens, stepped amphitheatres, terraces and platforms. These provide destinations for the community to gather, strengthening the vision of a diversity of landscape spaces referencing the pre-European harbour sandstone foreshore and original foreshore line.

The landscape character and planting interprets the source of the fresh water flowing through the sandstone and includes rich and diverse landscape typologies:

- Elevated sandstone plateau and ridge _ Sydney
Peppermint, Smooth-barked Apple, Scribbly Gum, Red Bloodwood
- Sheltered gullies _ Coachwood and Water Gum, Lillypilly
- Head of Blackwattle Swamp _ Pittosporum, Black Wattle, Cyathea australis and Dicksonia antarctica, with occasional Cabbage Tree Palms
- Salt marsh and swamps _ Casuarina, Juncus, Knobby Club Rush, Sea Rush

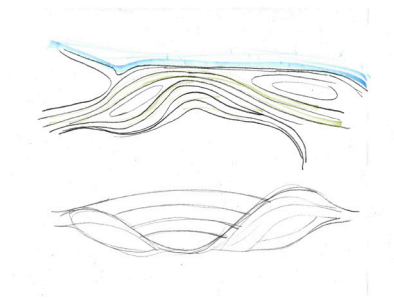


/ Native Trees and Plantings



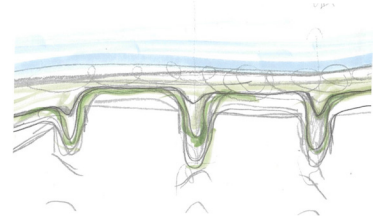
/ Pyrmont Form - Laneways & Streets

The Pyrmont city grid, reflecting the past street alignments and wharf structures at the harbour edge is expressed in the landscape approach for the streets, laneways and arcades. The landscape promenade geometry is defined by curvilinear forms that distinctly contrast with this rectilinear geometry. The fine grain scale formed through a series of linear landscape spaces and a ground plane with activated edges and through site linkages, create a melding of the orthogonal, organic and historic influences.



/ Sinuous Groundplane Promenade

The ground plane is expressed as a reflection of the natural system that once occurred at the base of the stream, the intertidal zone of exposed layers of sediments, resulting from deposition of estuarine silts, clays and aquatic animal detritus. This movement of submerged and exposed sediments informs a fluid design language seen within the paving pattern and ground plane articulation along the waterfront promenade, and weaves through the open spaces to trace the original shore line through the public domain.



/ Sheltered Shoreline

The sinuous form of the Blackwattle Bay waterfront promenade proposal connects with Waterside Park, Bank Street and Miller Street Reserve open spaces. This dynamic series of spaces contrasts with the regularity of the city grid and is seen as a series of culturally inclusive and sheltered landscape coves, where landscape, artwork and architecture are intertwined.

The open spaces are united as a series of landscaped sandstone steps, terraces and platforms connecting with the waterfront promenade, respecting the sandstone platforms and eroded forms that were once present along the waters edge.



Illustrative Precinct Plan

The Blackwattle Bay Precinct Plan is connected to Country and to the special place qualities of the Pyrmont peninsula and Blackwattle Bay. It unites the natural forms of the harbour landscape with the grid structures of the streets and buildings.

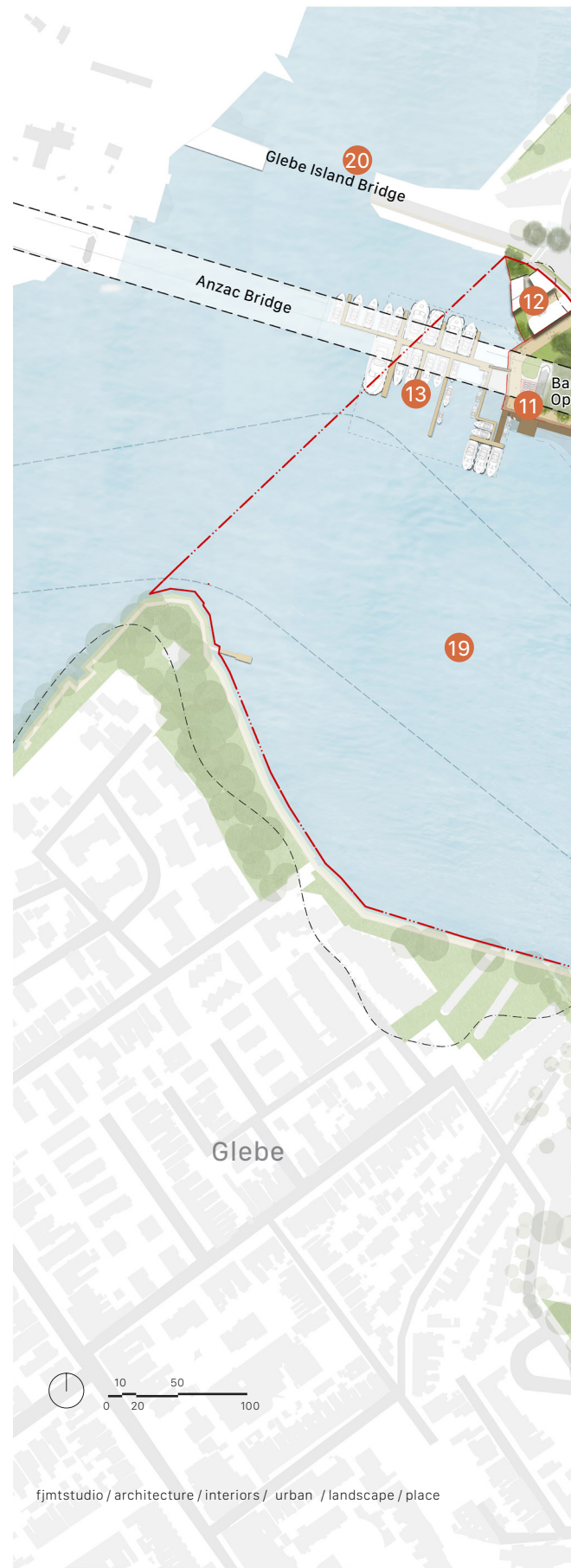
The open space network celebrates being at the waters edge and integrates community facilities in green spaces and community buildings. The promontory is marked as a key meeting place and frames a gathering circle for cultural performances and events.

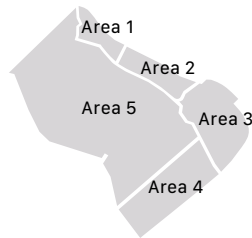
The draft Precinct Plan prioritises pedestrian and cycle movement, and enhances connections to existing and new public transport infrastructure.

Blackwattle Bay is a workplace and a living room. It provides flexible workplace accommodation in a vibrant public domain network and positions new homes above green podiums to enjoy great amenity and outlook.

Blackwattle Bay Key Opportunities

- A continuous waterfront promenade – the missing link in an otherwise 15km foreshore walk from Woolloomooloo to Rozelle
- New parks and green space with 30,000 m² of new open space
- Floor space for employment uses including knowledge based industries as part of the Innovation Corridor
- A mix of uses including cultural and entertainment attractions, community facilities, local services, retail and residential
- New active transport connections to bring the neighbourhood closer to the harbour through new and improved pedestrian and cycling links
- Improved public transport links and service options including:
 - Ferry wharf
 - Opportunity for buses to service through site link
 - Connections to the existing light rail
 - Access to a future Sydney Metro West Station in Pyrmont
- An authentic, and world class new fish market at the heart of Blackwattle Bay
- Enhanced access and facilities for water users of the bay
- Target Net Zero Carbon Precinct by 2050 and Green Star Communities rating





- Area 1 / 1-3 Bank Street
& Bank Street Open Space
- Area 2 / Private Land Owners Land
& Miller Street Reserve
- Area 3 / Government Owned Land
& Waterside Park
- Area 4 / New Sydney Fish Market
& Urban Park
- Area 5 / Working & Recreational Harbour



- 1 New Sydney Fish Market
- 2 Contemporary Workplace & Retail
- 3 Contemporary Workplace & Home
- 4 Retail / Community / Cultural
- 5 Community / Retail / Workplace
- 6 Retail / Workplace
- 7 Mixed Use / PLO-03-2
- 8 Mixed Use / PLO-03-1
- 9 Mixed Use / PLO-02
- 10 Mixed Use / PLO-01
- 11 Dragon Boat Storage & Launch
- 12 Community / Creative / Retail
- 13 Day Charter Marina
- 14 Corporate Charter Marina
- 15 Fishing Fleet Wharf
- 16 Potential Future Marina
- 17 Exploration Zone
- 18 Gathering Circle
- 19 Rowing and Paddling Course
- 20 Future Connection to Glebe Island
- L Light Rail Station
- F Potential Ferry Stop





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