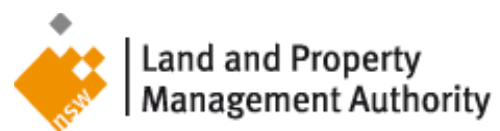




SYDNEY FISH MARKET WATERFRONT REDEVELOPMENT

DESIGN PRINCIPLES REPORT

Prepared for

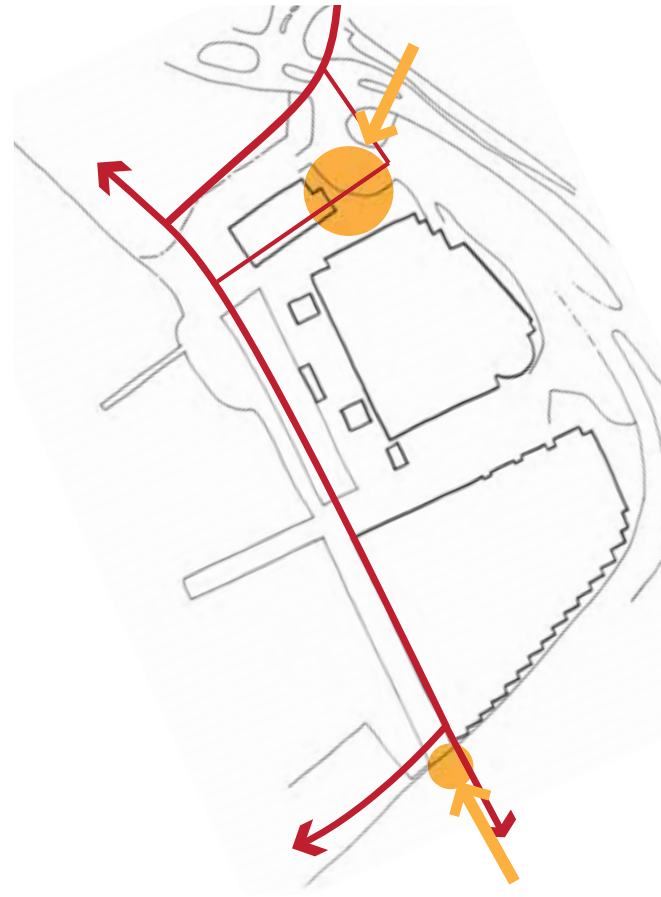


by
NSW Government Architect's Office
with
TLB Engineering
Equatica



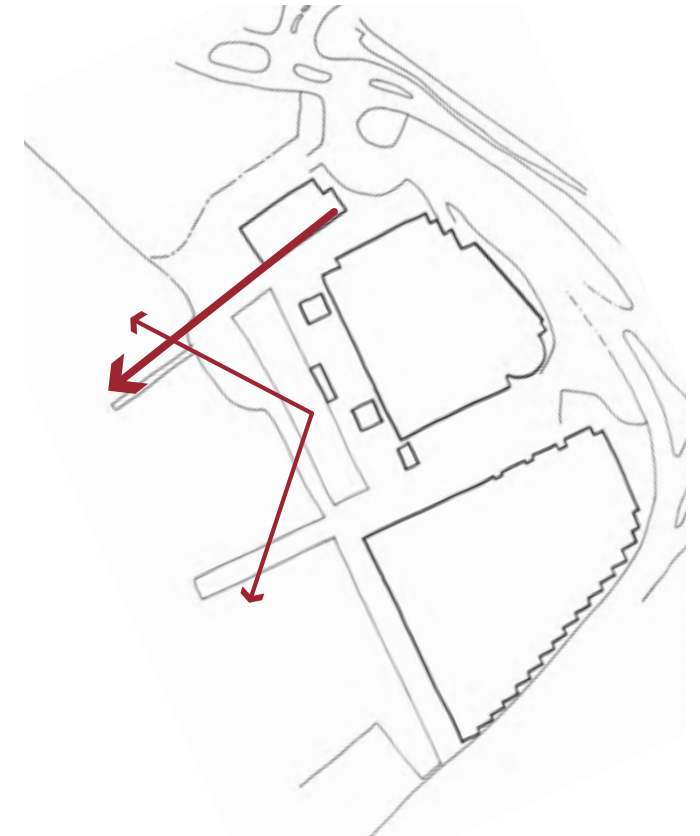
1# continuous open space

- Provide continuous public open space along the whole of the Blackwattle Bay foreshore
- Provide a new major public green space between the new development and the water



2# connections + access

- Improve access from Miller Street and the Fish Market Light Rail stop to Blackwattle Bay
- Enhance entrances to improve the arrival experience for all modes
- Maximise separation between modes

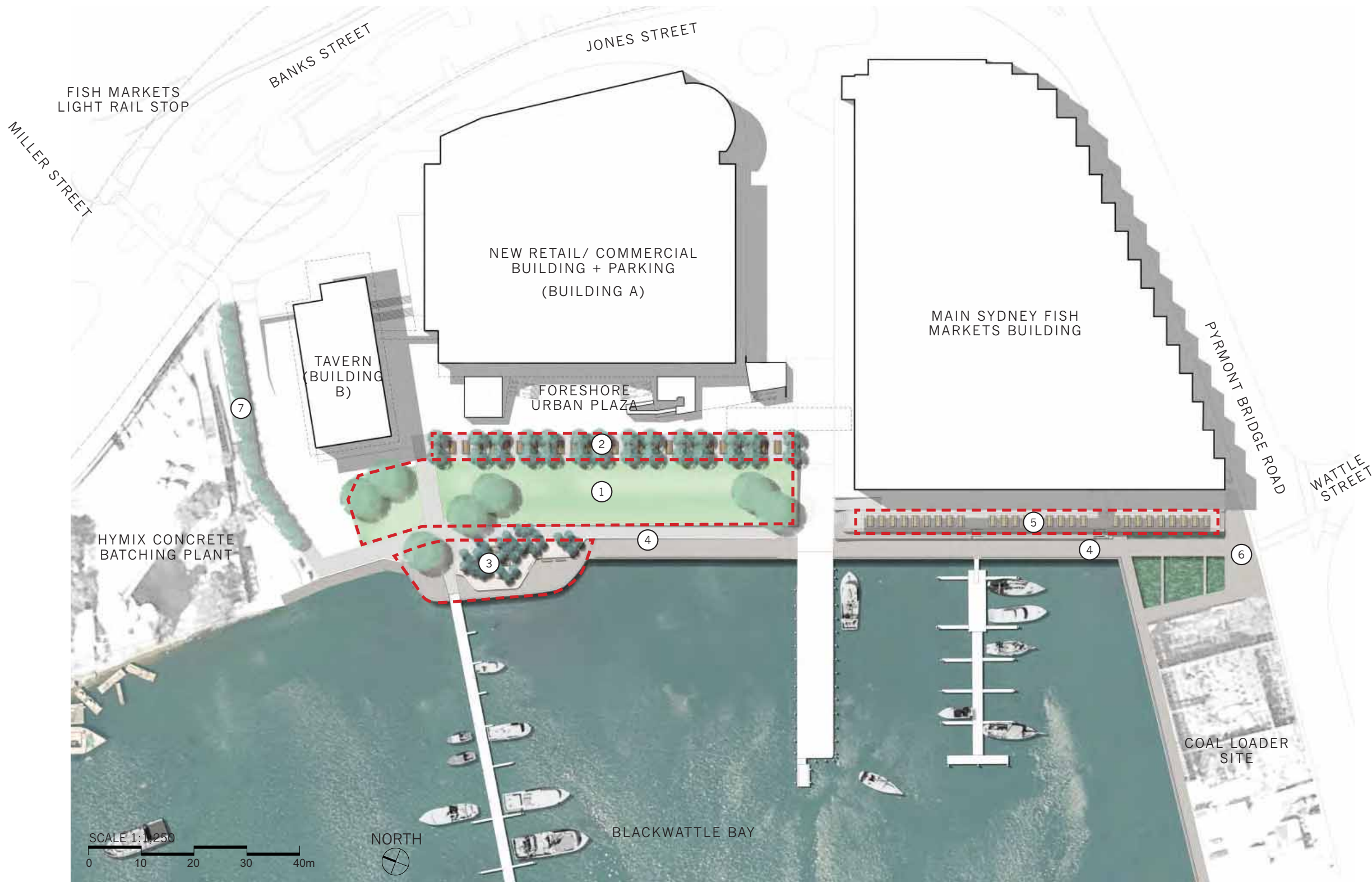


3# views

- Provide and frame view corridors to Blackwattle Bay
- Maintain and enhance view corridors within the site

PRINCIPLES AND CONCEPT DESIGN

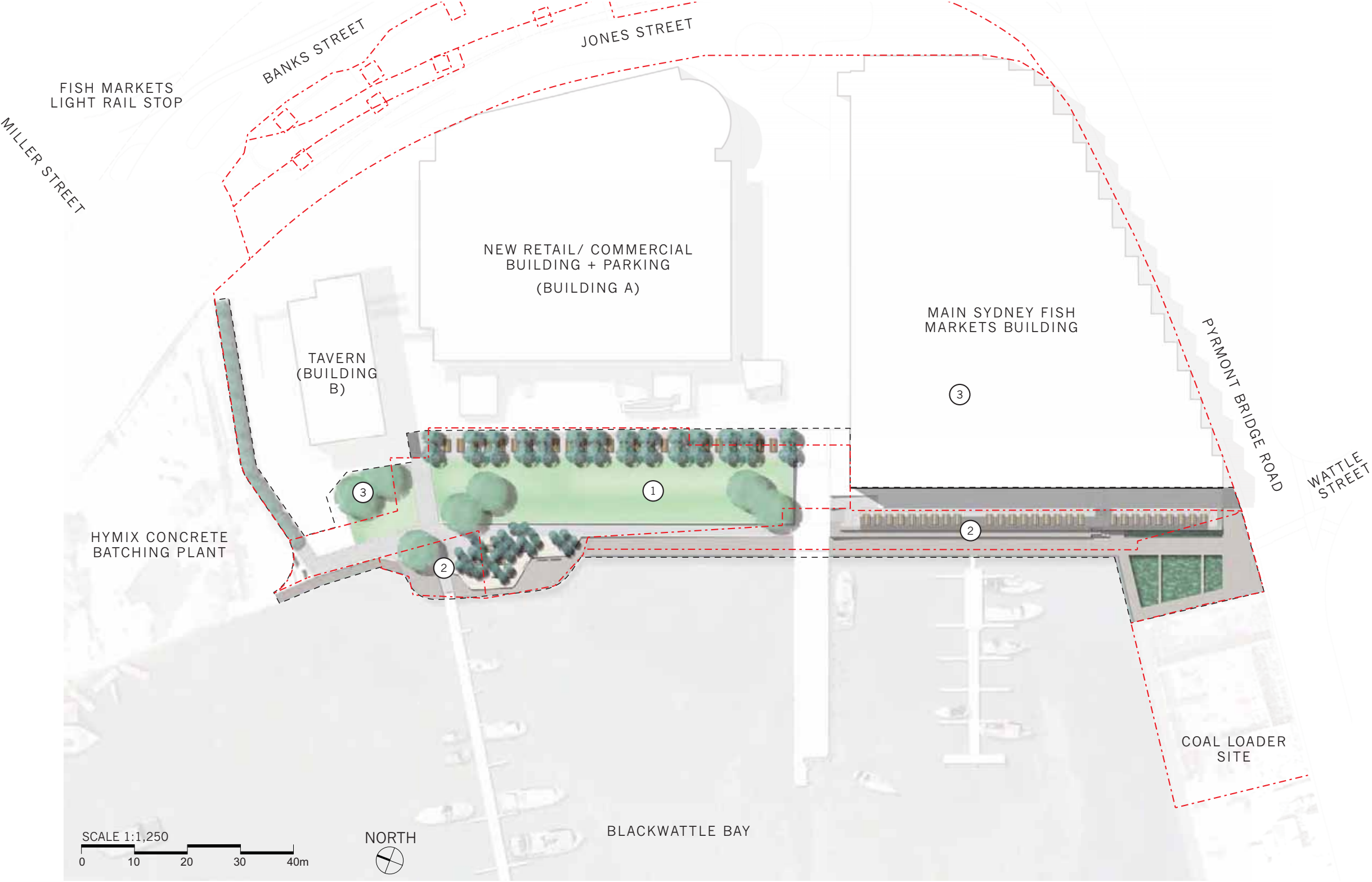
- 1. Create a flexible public open space that engages with the Fish Markets and the water
- 2. Provide greater foreshore access and facilitate better pedestrian connections to surrounding areas
- 3. Locate vegetation to integrate the need for shade with enhanced views towards Blackwattle Bay
- 4. Respond to the industrial, maritime and landscape context
- 5. Interpret the past



KEY FEATURES

- | | |
|-------------------------------|-------------------------------------|
| ① Waterfront Park (Main Lawn) | ⑥ Pyrmont Bridge Road Entrance Deck |
| ② Outdoor Dining Area | ⑦ Miller Street Link |
| ③ The Promontory | |
| ④ Waterfront Promenade | |
| ⑤ All-Weather Dining Area | |

CONCEPT DESIGN - EXTENT OF WORKS AND LEASE BOUNDARIES FOR WATERFRONT WORKS



- KEY
- Lease Boundaries
 - Extent of Works Boundary
 - ① Land Property Management Authority land
 - ② Lease from NSW Maritime to Sydney Fish Market
 - ③ Lease from Land Property Management Authority to Sydney Fish Market



a generous public foreshore

provide generously scaled paths + informal seats



a richly textured and robust waterfront

build on the existing language of maritime structures and the palette of materials along the Sydney foreshore



a sense of place

incorporate remnant maritime elements



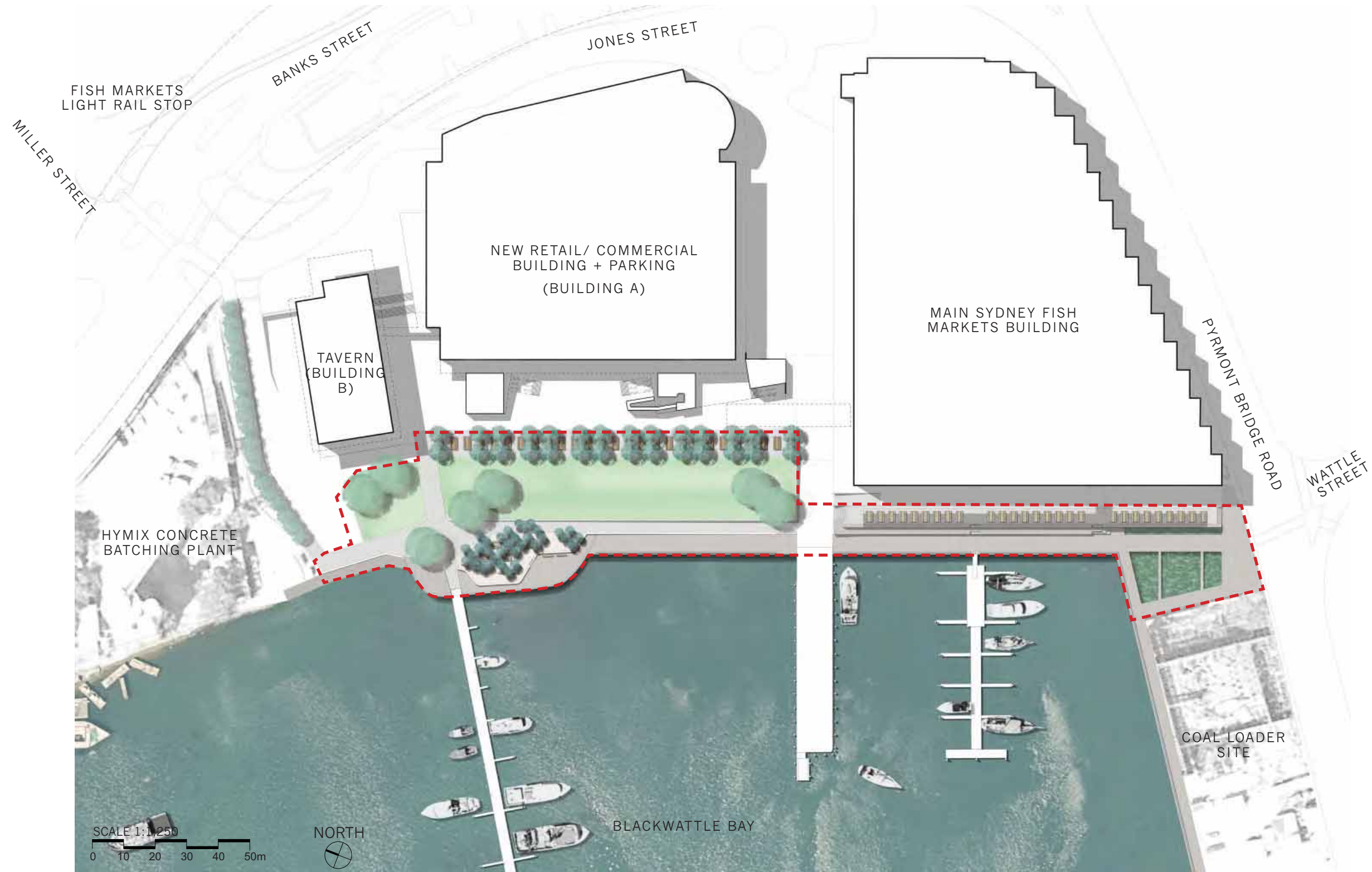
interpretation

incorporate evocative solutions to illustrate natural process

DESIGN PRINCIPLES + STRATEGIES

1. Create flexible public open space that engages with the Fish Markets and the water

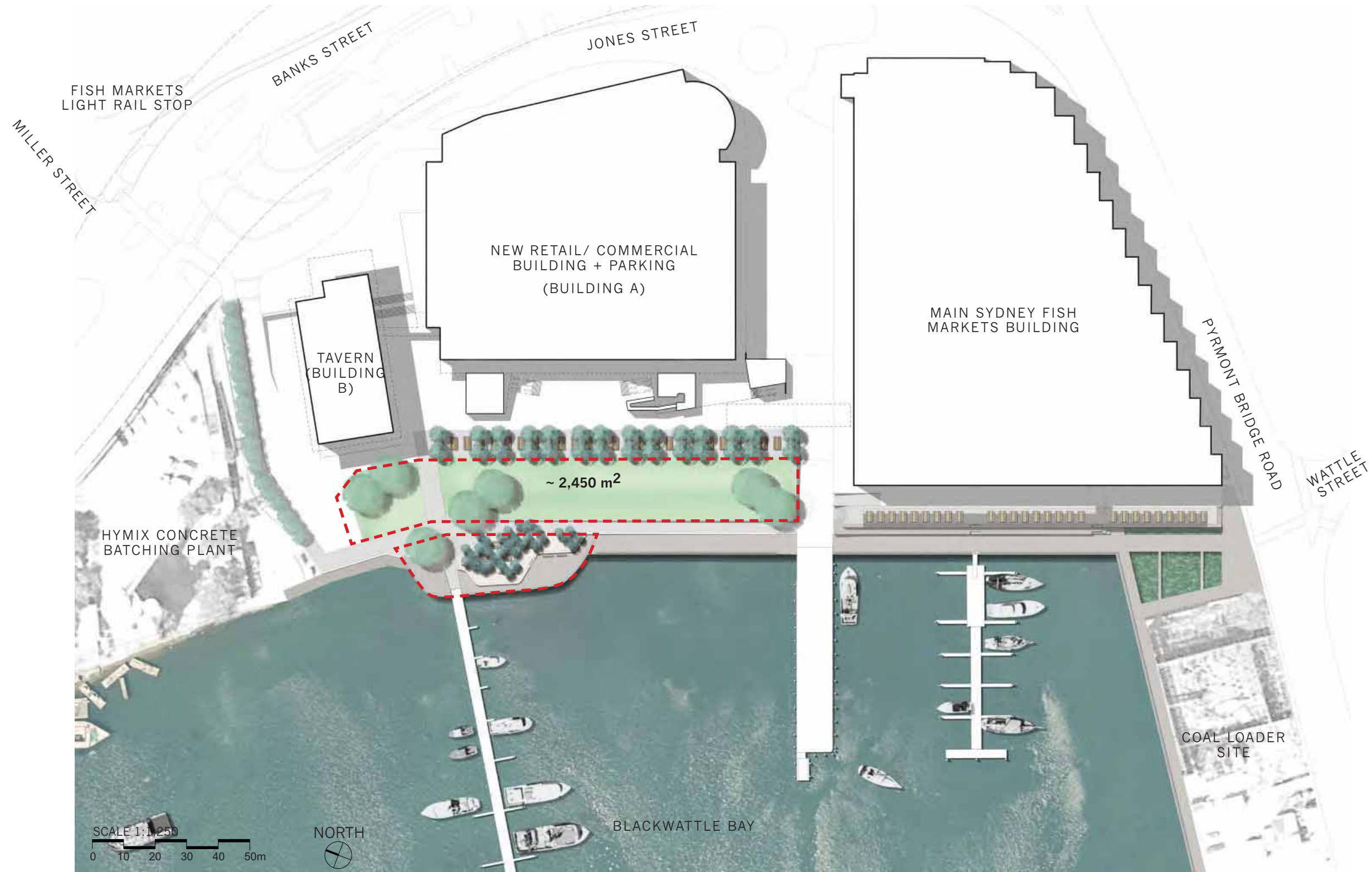
- › Provide continuous public open space along the waterfront



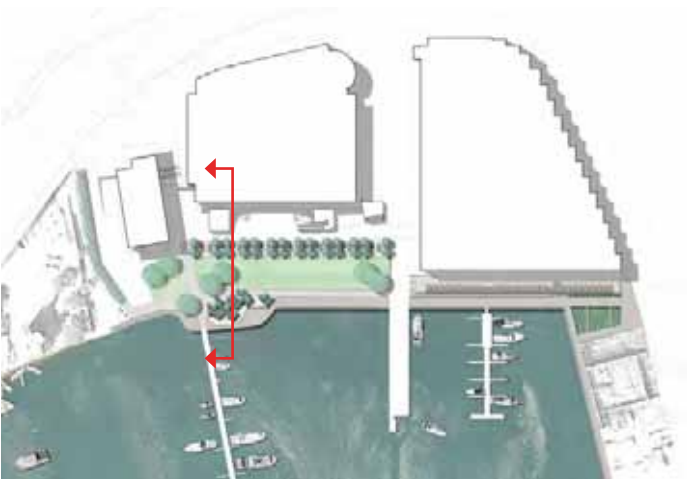
DESIGN PRINCIPLES + STRATEGIES

1. Create flexible public open space that engages with the Fish Markets and the water

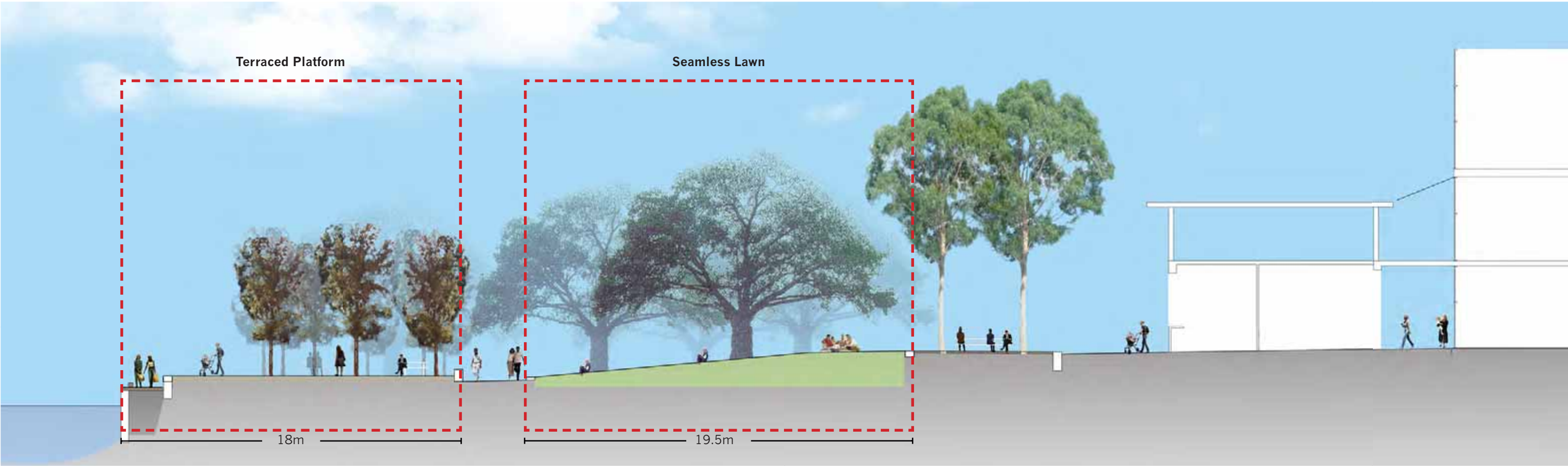
- › Provide continuous public open space along the waterfront
- › Provide a seamless lawn space that grades down to the foreshore
- › Provide a terraced platform that engages directly with the water



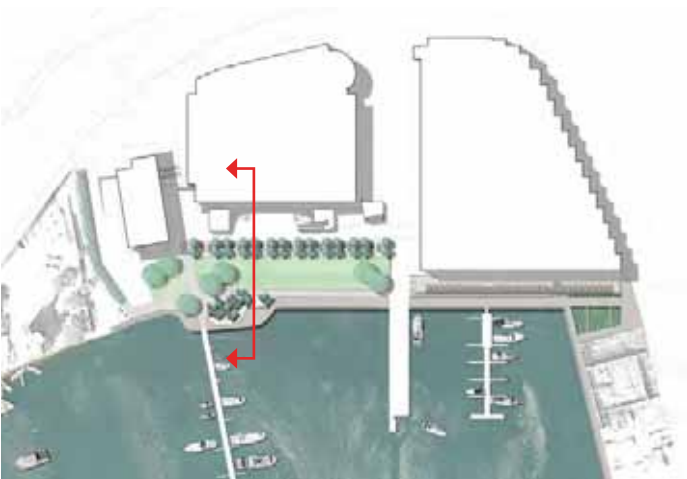
DESIGN PRINCIPLES + STRATEGIES



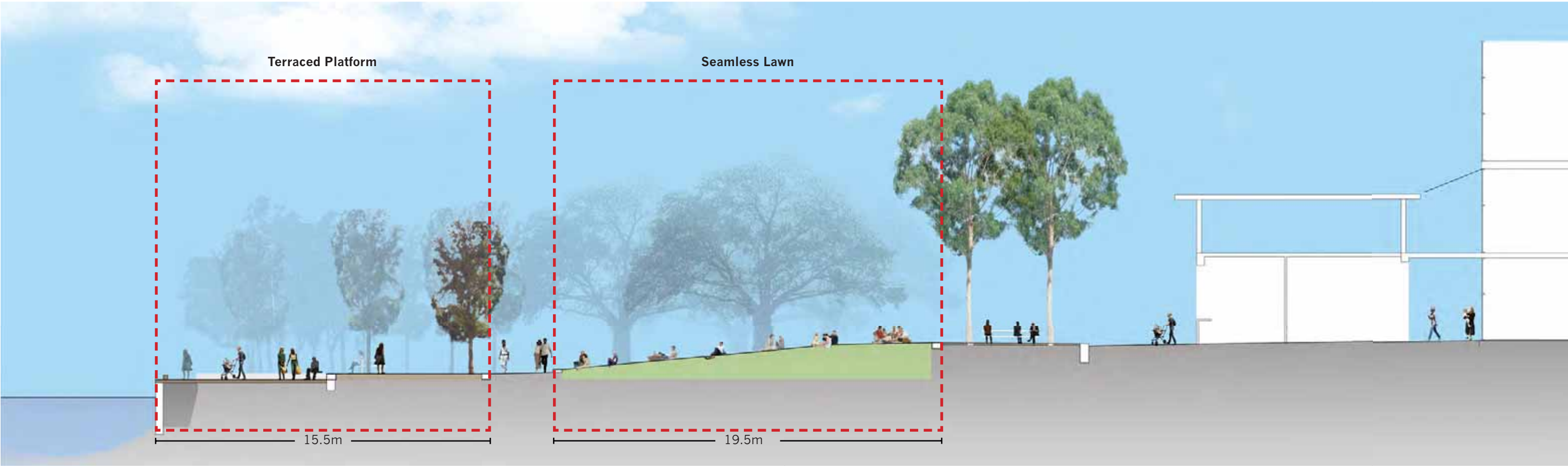
SECTION A - A'



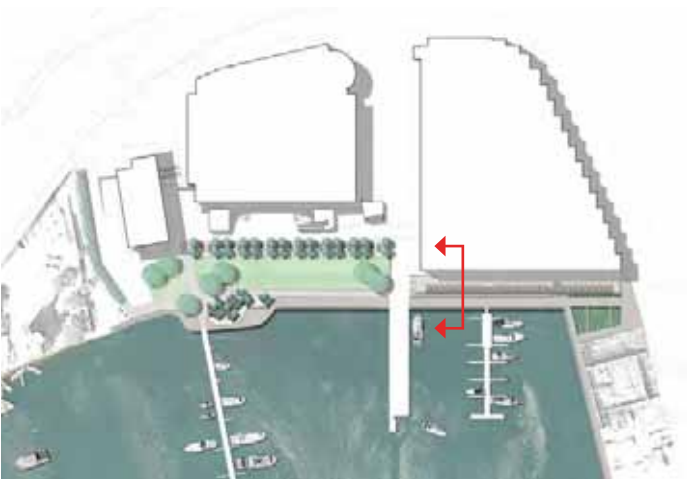
DESIGN PRINCIPLES + STRATEGIES



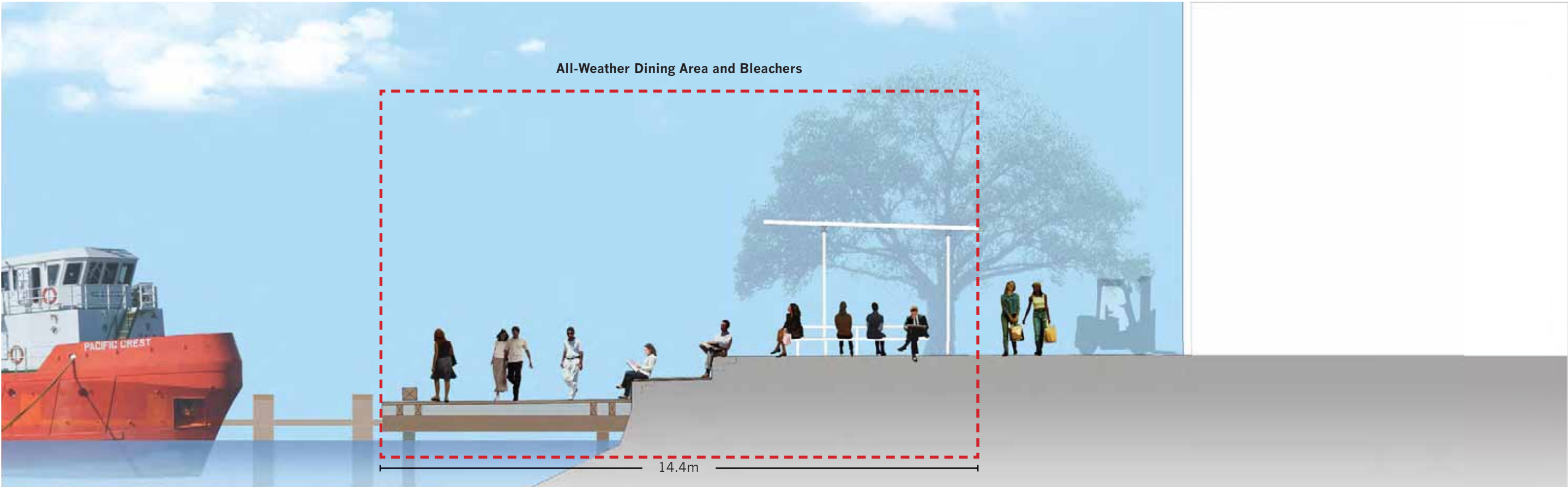
SECTION B - B'



DESIGN PRINCIPLES + STRATEGIES



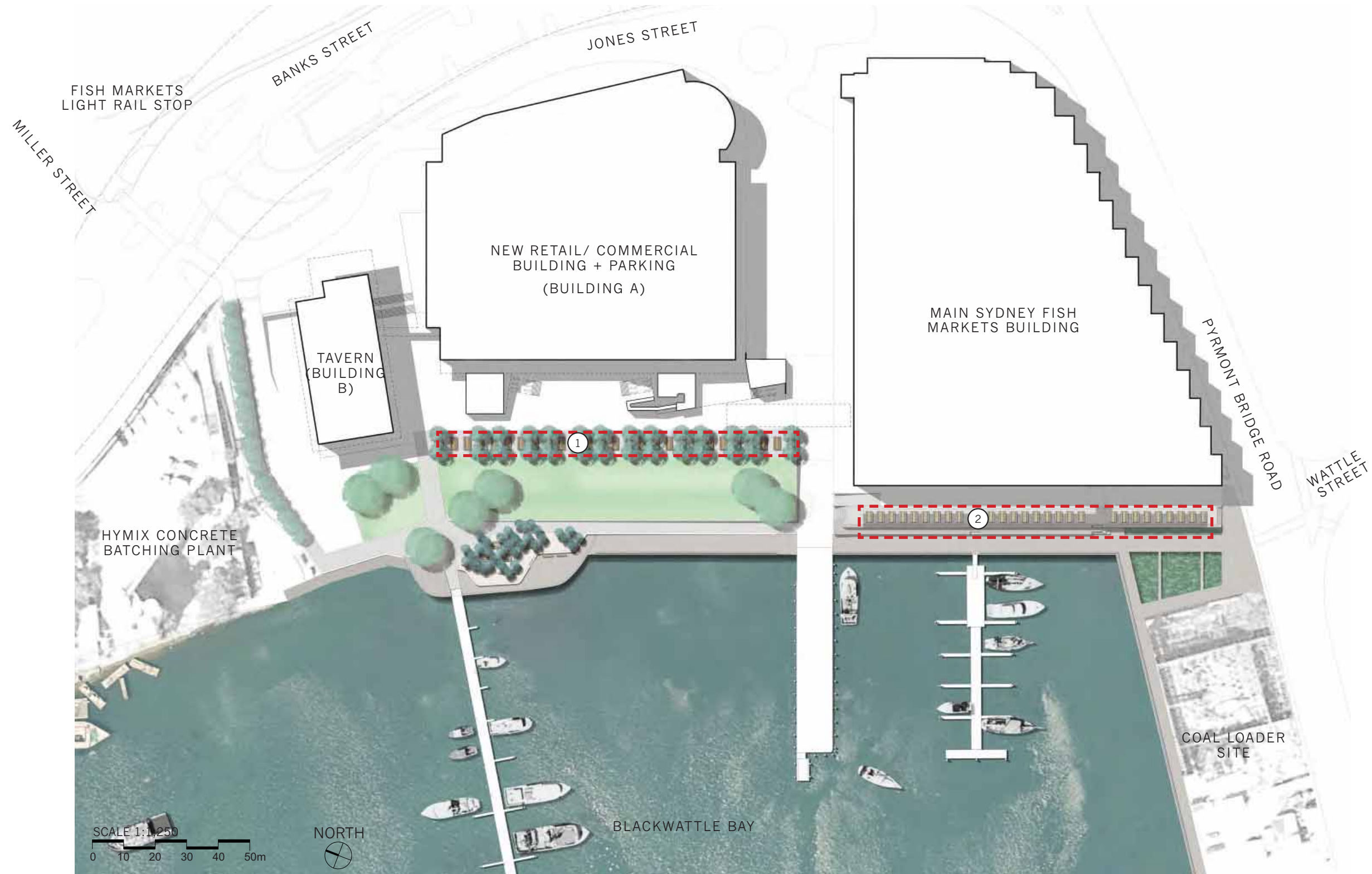
SECTION D - D'



DESIGN PRINCIPLES + STRATEGIES

1. Create flexible public open space that engages with the Fish Markets and the water

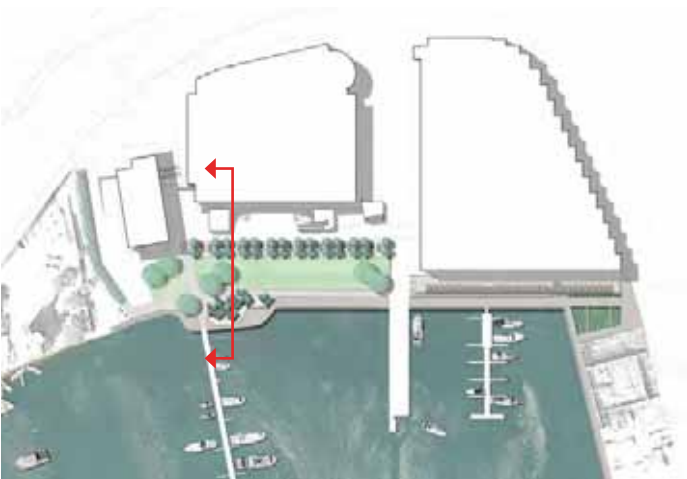
- › Provide continuous public open space along the waterfront
- › Provide a seamless lawn space that grades down to the foreshore
- › Provide a terraced platform that engages directly with the water
- › Provide transition spaces that integrate with adjoining retail space and mediate between retail and public open space



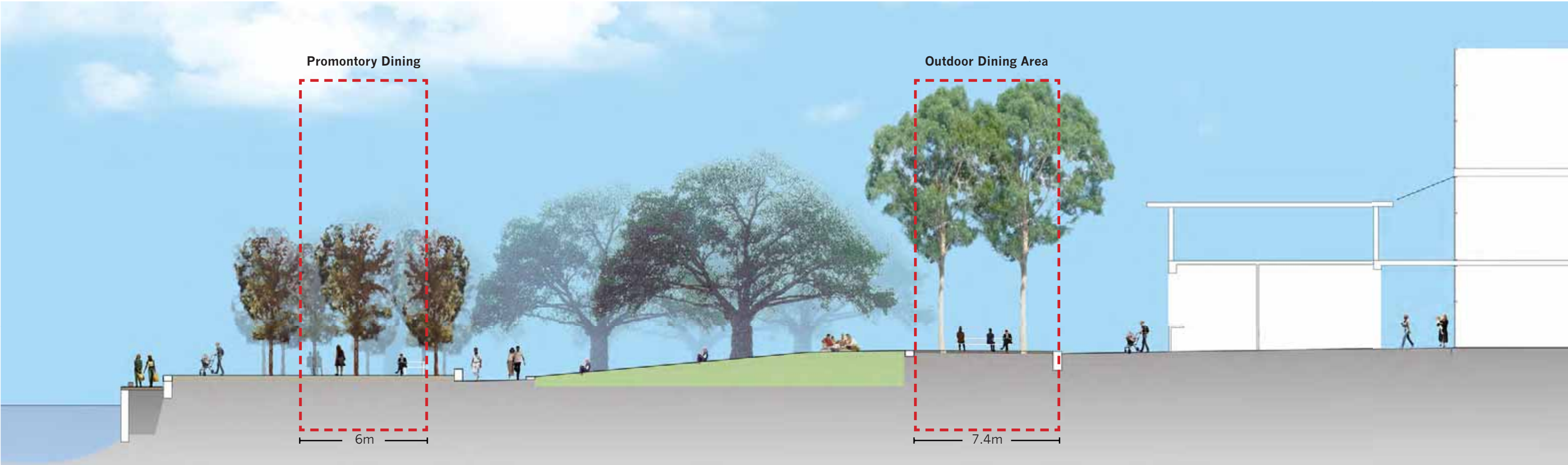
KEY

- 1 Outdoor Dining Area
 < 270 people @ tables & benches
- 2 All-Weather Dining Area
 < 216 people @ tables & benches, plus
 < 270 seated on bleachers

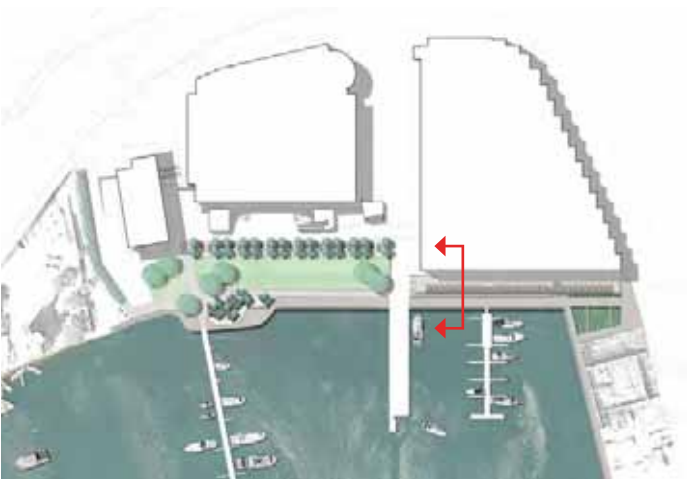
DESIGN PRINCIPLES + STRATEGIES



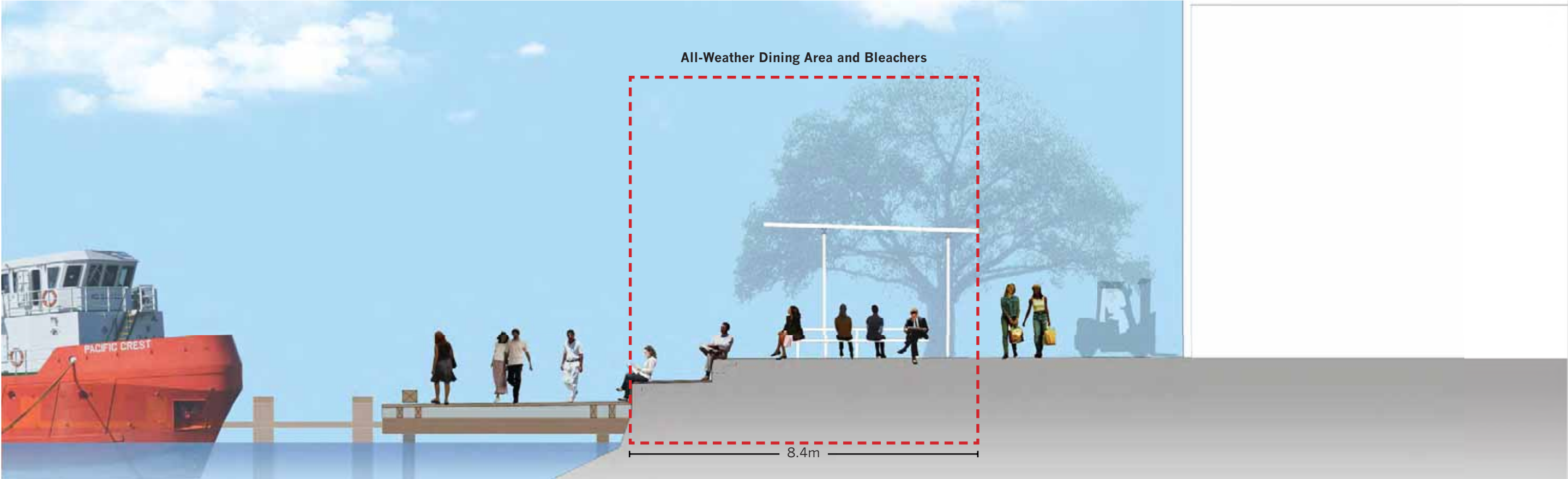
SECTION A - A'



DESIGN PRINCIPLES + STRATEGIES



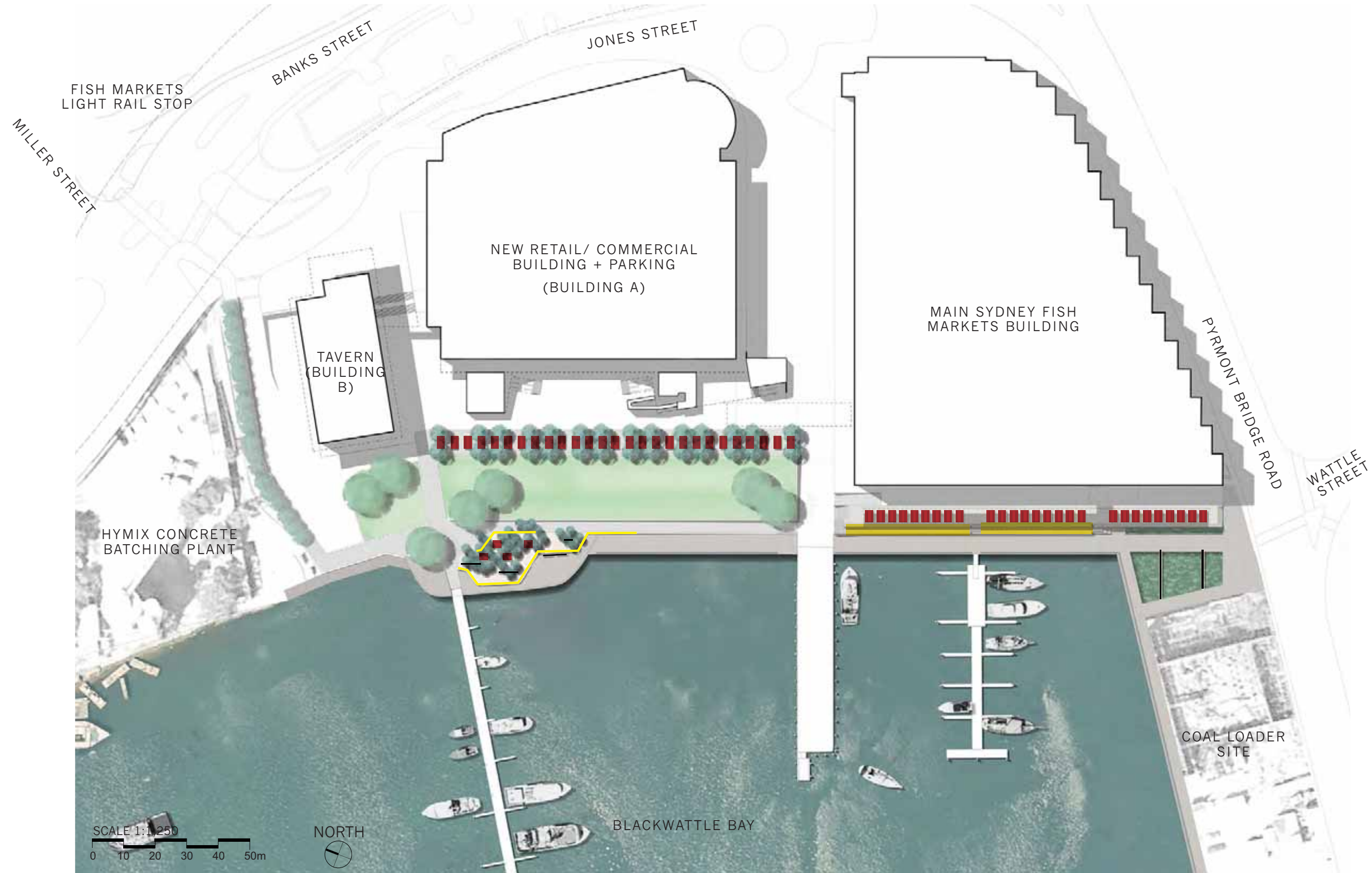
SECTION D - D'



DESIGN PRINCIPLES + STRATEGIES

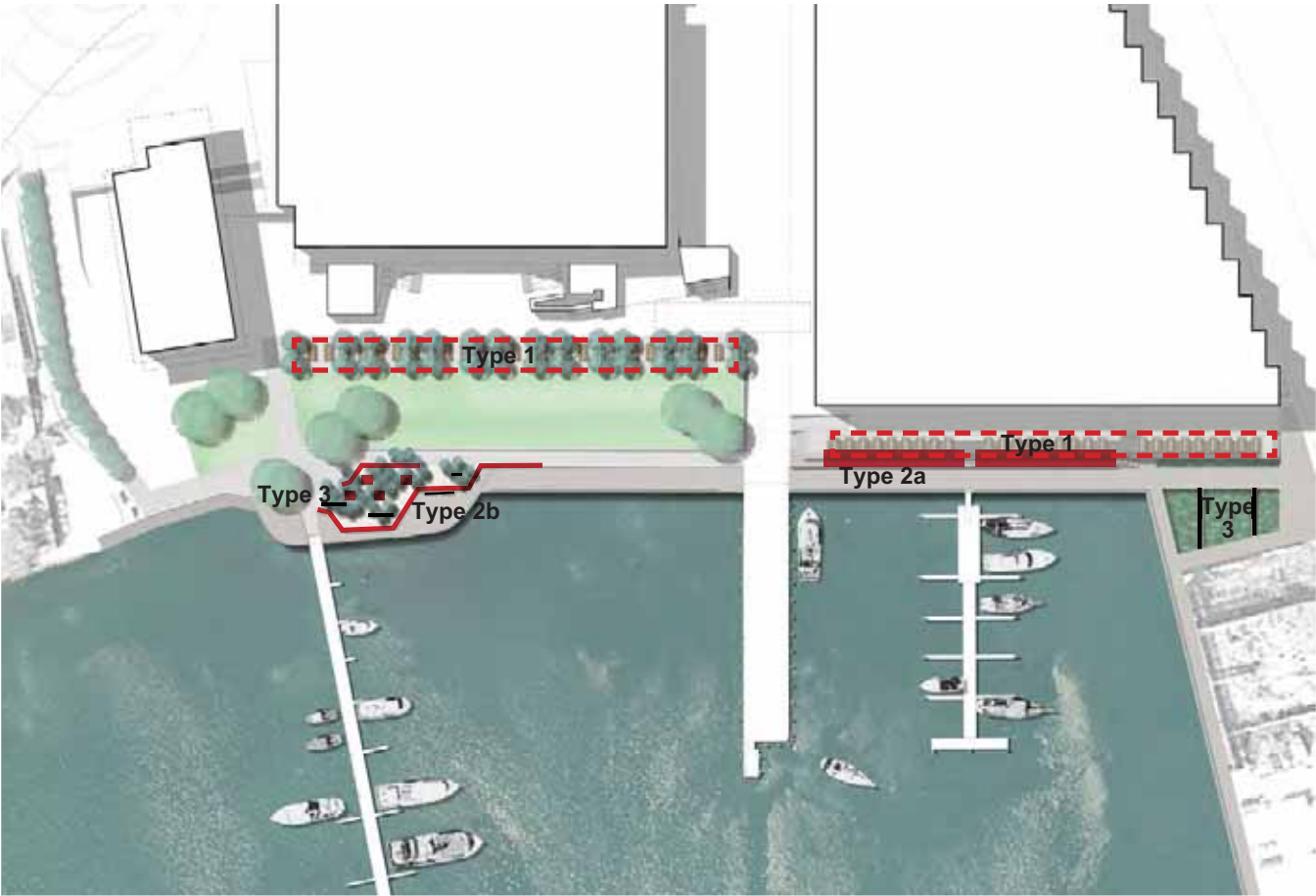
1. Create flexible public open space that engages with the Fish Markets and the water

- › Provide continuous public open space along the waterfront
- › Provide a seamless lawn space that grades down to the foreshore
- › Provide a terraced platform that engages directly with the water
- › Provide transition spaces that integrate with adjoining retail space and mediate between retail and public open space
- › Provide varied opportunities for formal and informal seating to engage with the working harbour



KEY

- Dining - dining tables and benches
- Formal seating - benches
- Informal seating - walls and bleachers



PROPOSED SEATING TYPES

- Type 1 Custom precast concrete table with precast concrete and timber slatted bench
- Type 2a Timber bleachers
- Type 2b In-situ concrete retaining/ seating wall
- Type 3 Custom precast concrete benches

Type 1



Type 2a

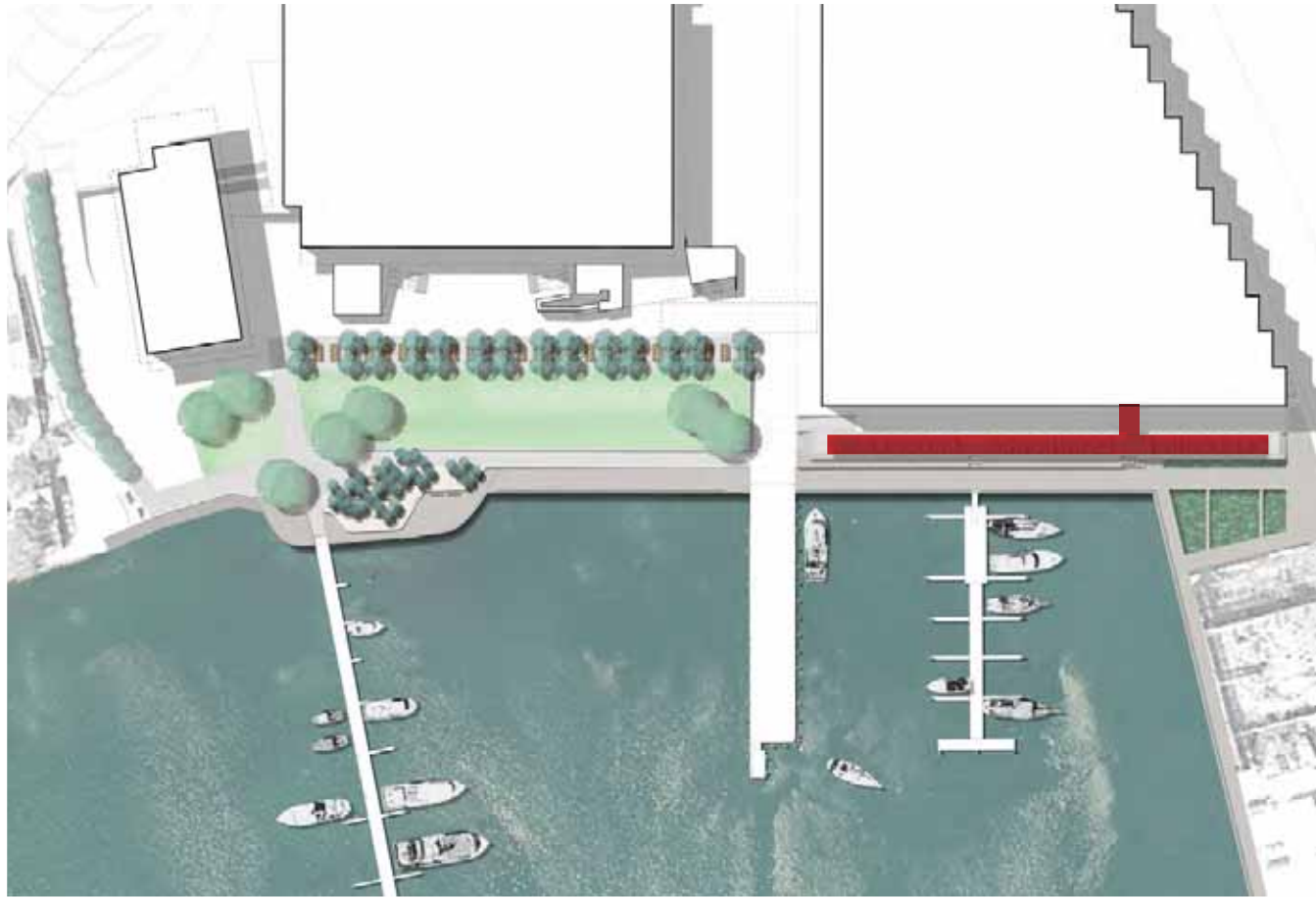


Type 2b



Type 3





PROPOSED ALL-WEATHER STRUCTURE

A linear pavilion or series of pavilions, providing filtered shading to the concourse and weather protected dining zones, including adjacent to the entries along the facade. The defining element will be a tracery roofing plane with a rhythm of inset closed roof elements.

ALL-WEATHER DINING STRUCTURE

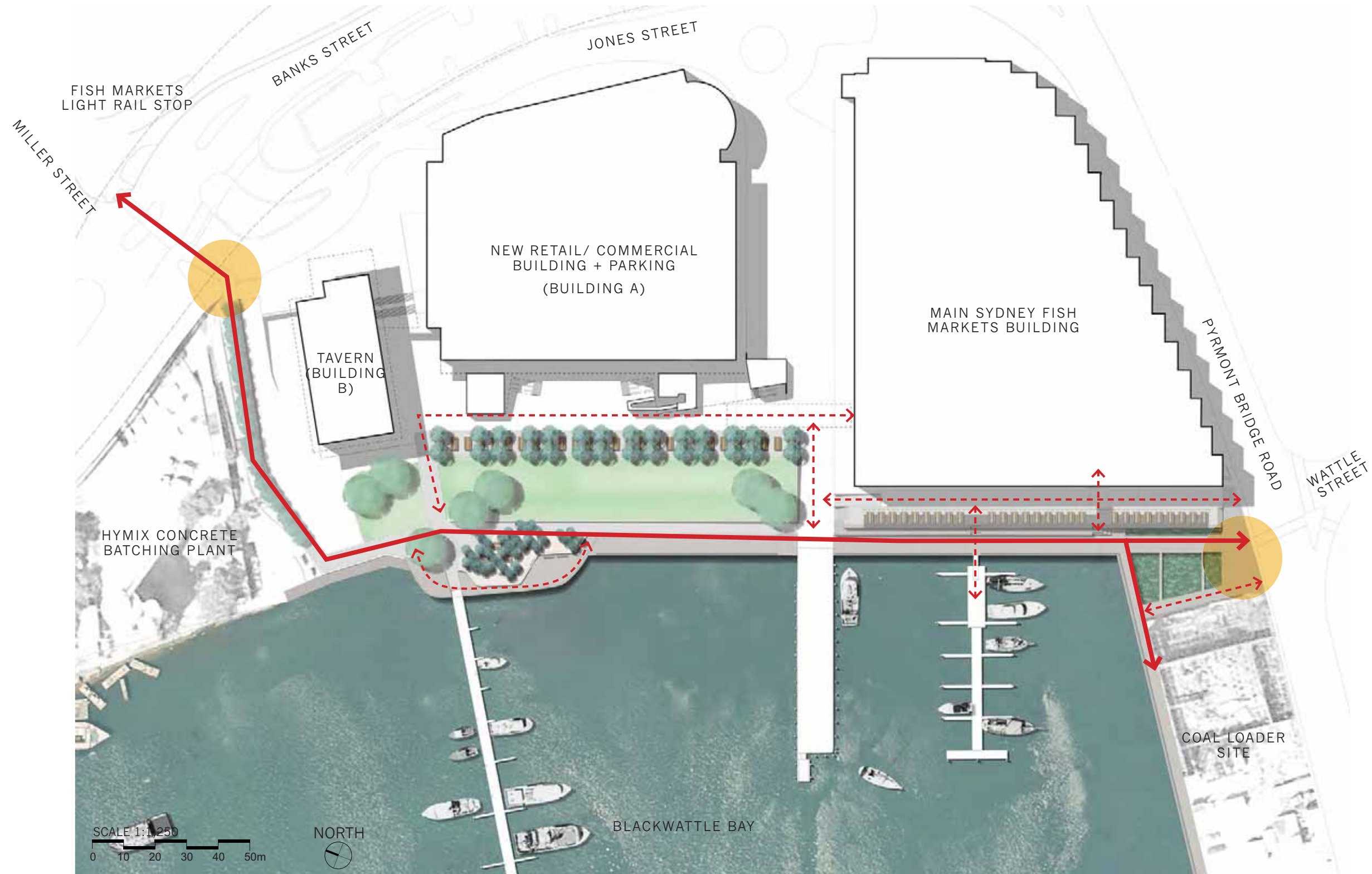


DESIGN PRINCIPLES + STRATEGIES

1. Create flexible public open space that engages with the Fish Markets and the water

2. Provide greater foreshore access and facilitate better pedestrian connections to surrounding areas

- › Provide improved connections to surrounding areas, with legible entries and a sense of arrival
- › Provide clear and generous pedestrian links that facilitate ease of movement within and across the site
- › Provide continuous public open space along the waterfront
- › Provide universal access to and within the site



KEY

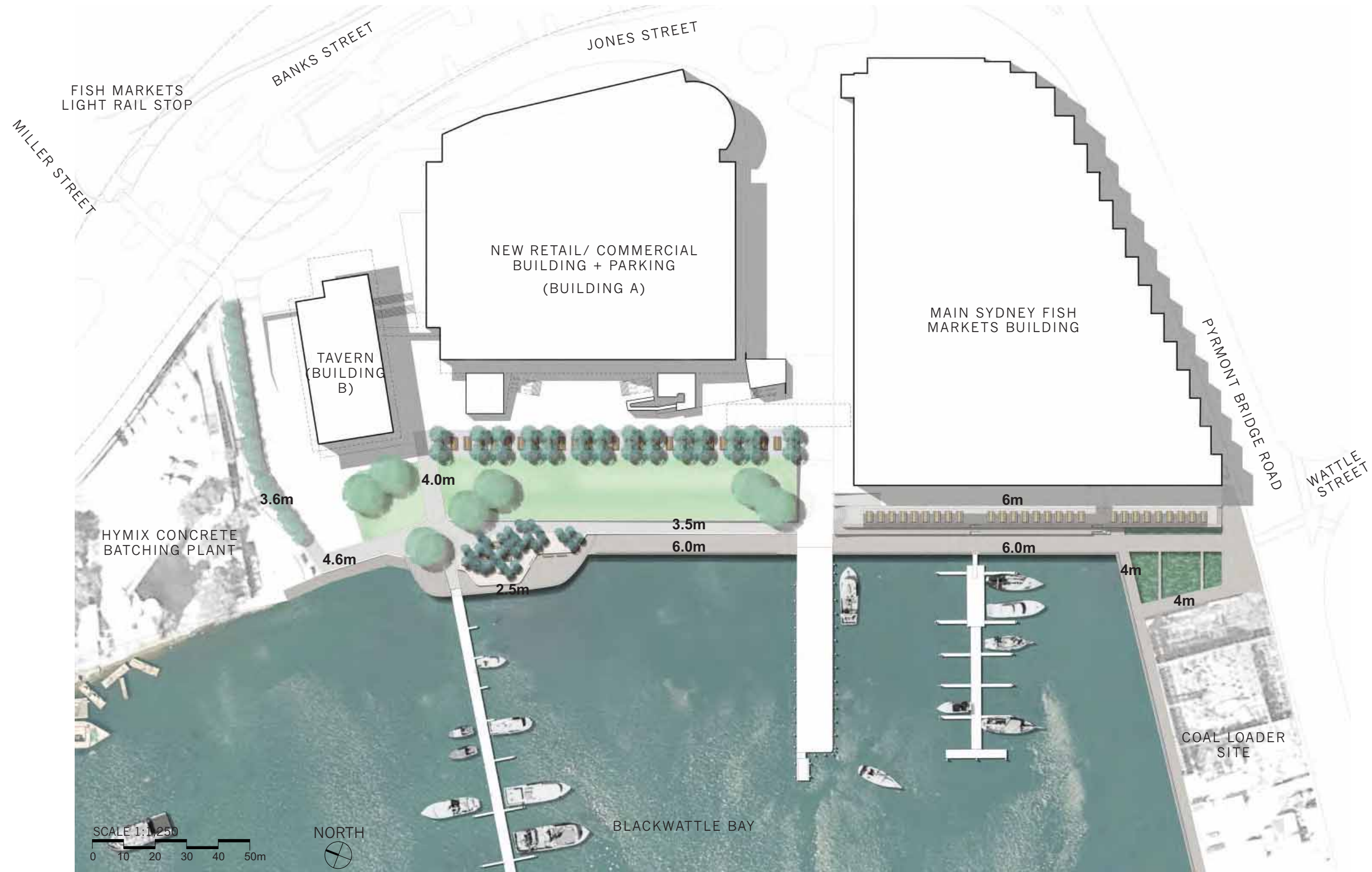
- Primary entry
- ↔ Primary access path/ equal access route
- - - Secondary access path and equal access

DESIGN PRINCIPLES + STRATEGIES

1. Create flexible public open space that engages with the Fish Markets and the water

2. Provide greater foreshore access and facilitate better pedestrian connections to surrounding areas

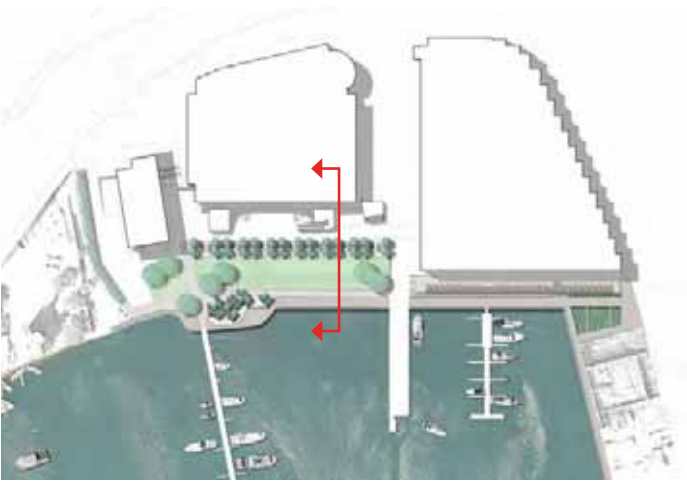
- › Provide improved connections to surrounding areas, with legible entries and a sense of arrival
- › Provide clear and generous pedestrian links that facilitate ease of movement within and across the site
- › Provide continuous public open space along the waterfront
- › Provide universal access to and within the site



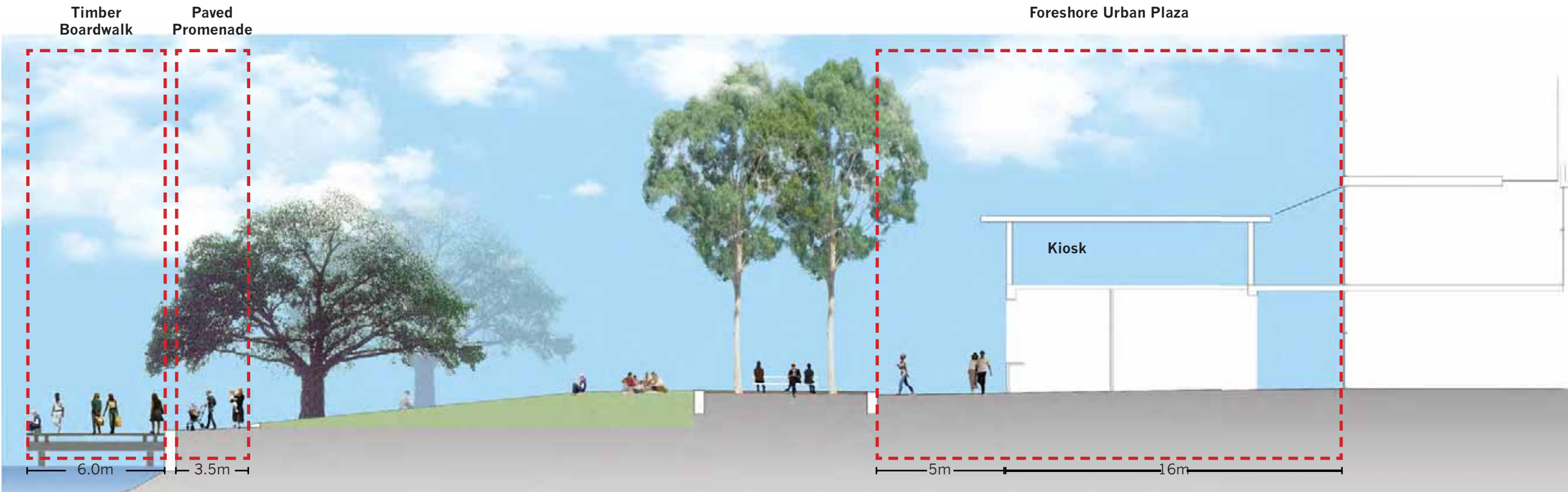
KEY

6.0m Proposed path width

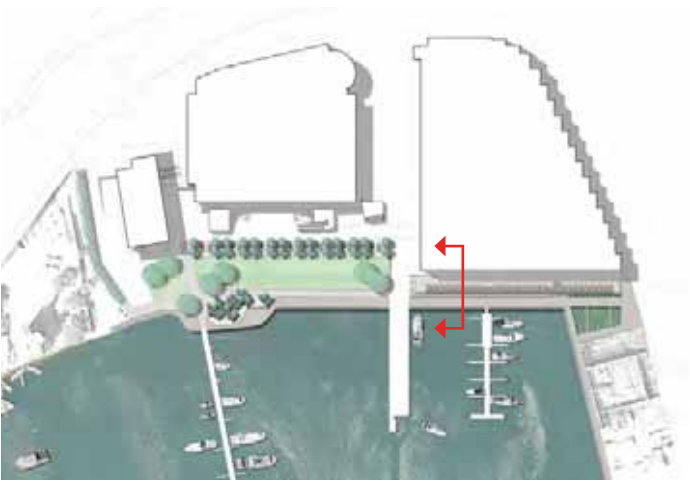
DESIGN PRINCIPLES + STRATEGIES



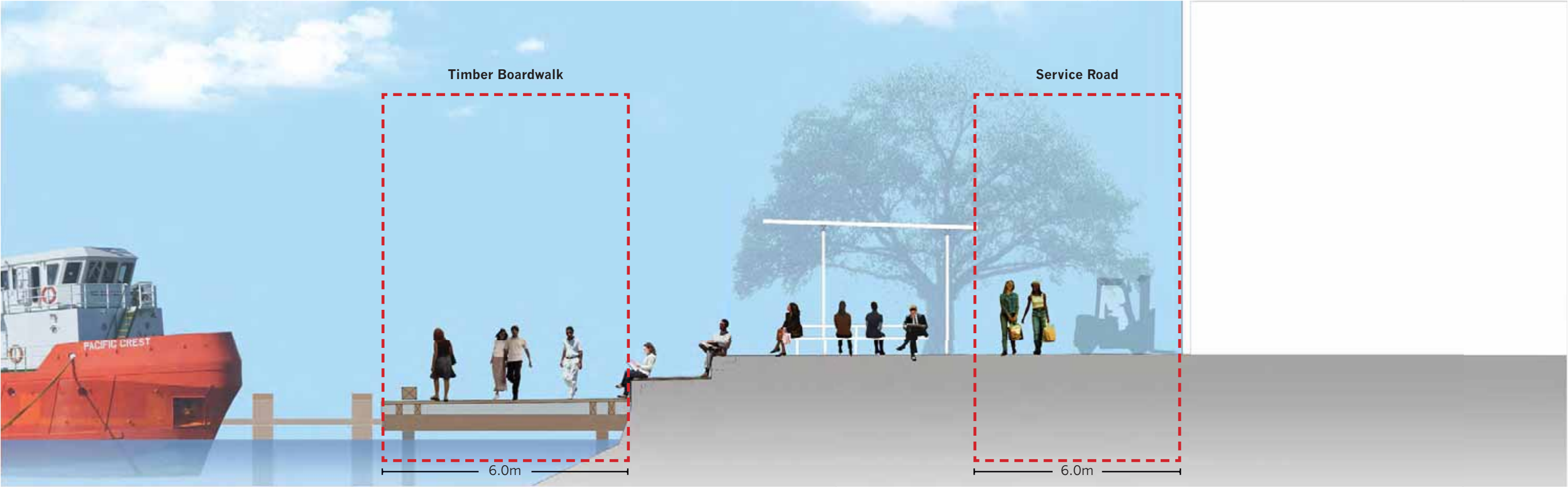
SECTION C - C'



DESIGN PRINCIPLES + STRATEGIES

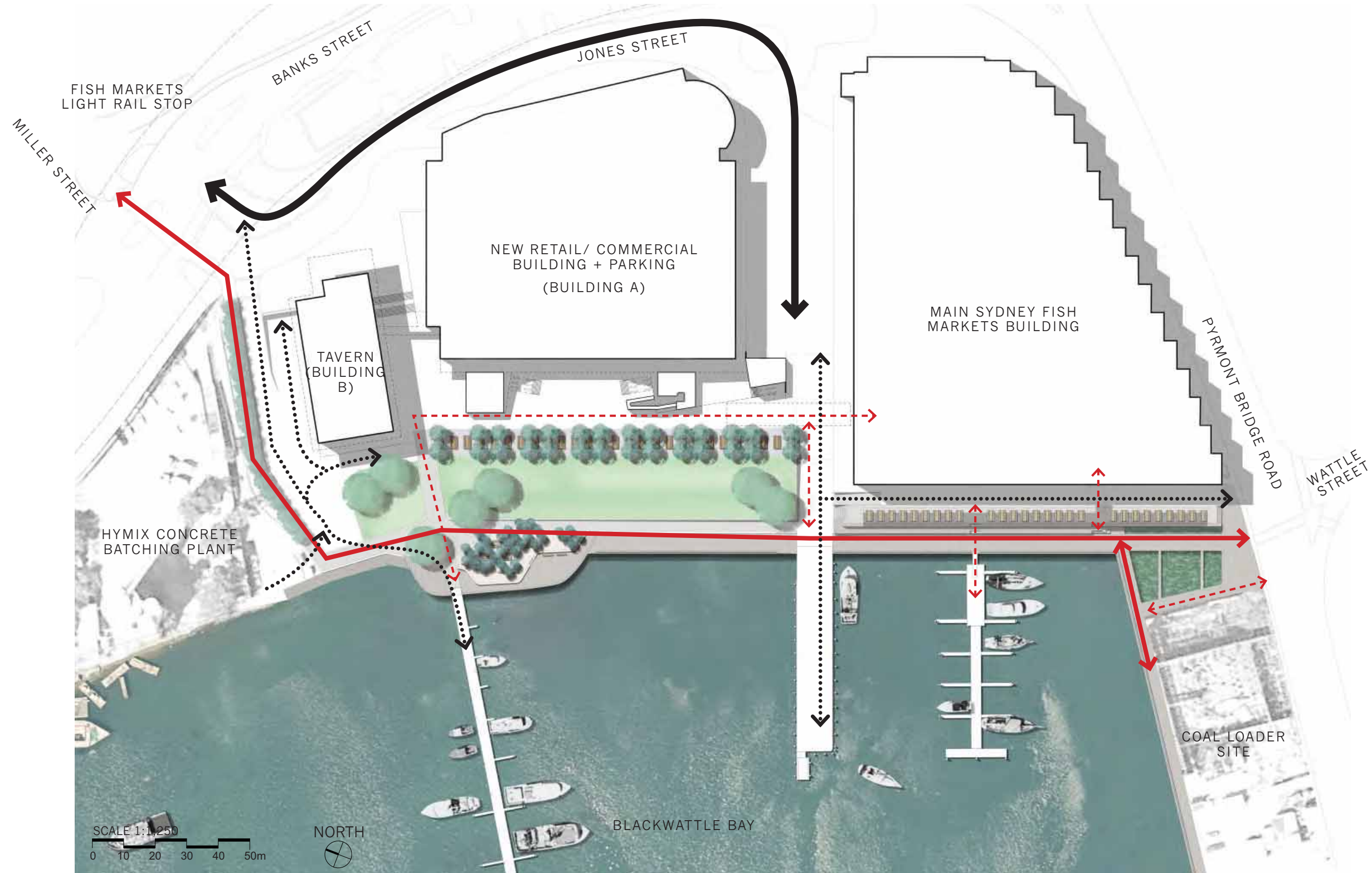


SECTION D - D'



DESIGN PRINCIPLES + STRATEGIES

1. Create flexible public open space that engages with the Fish Markets and the water
2. Provide greater foreshore access and facilitate better pedestrian connections to surrounding areas
 - › Provide improved connections to surrounding areas, with legible entries and a sense of arrival
 - › Provide generous paths that facilitate ease of movement within and across the site
 - › Provide continuous public open space along the waterfront
 - › Provide universal access to and within the site
 - › Maximise separation between operational and public access routes and areas, and manage potential conflict zones



KEY

- ↔ Primary vehicular/ operational route
- ⟨ · · ⟩ Secondary vehicular/ operational route
- ↔ Primary access path and equal access
- ⟨ - - ⟩ Secondary access path and equal access

DESIGN PRINCIPLES + STRATEGIES

- 1. Create flexible public open space that engages with the Fish Markets and the water
- 2. Provide greater foreshore access and facilitate better pedestrian connections to surrounding areas
 - › Provide improved connections to surrounding areas, with legible entries and a sense of arrival
 - › Provide generous paths that facilitate ease of movement within and across the site
 - › Provide continuous public open space along the waterfront
 - › Provide universal access to and within the site
 - › Maximise separation between operational and public access routes and areas, and manage potential conflict zones
 - › Provide lighting to ensure security of access

PROPOSED FITTING TYPE 1
'Orbiter Maxi' by Louis Poulsen



- KEY
- ① TYPE 1 - Post-top lighting
4.2m tall posts at 20m spacing approx
 - ② TYPE 2 - Light fittings mounted to underside of All-Weather Structure
< 216 people @ tables & benches, plus
< 270 seated on bleachers

* Lighting to Category P2 as per City of Sydney lighting code

DESIGN PRINCIPLES + STRATEGIES

1. Create flexible public open space that engages with the Fish Markets and the water
2. Provide greater foreshore access and facilitate better pedestrian connections to surrounding areas
- › Provide improved connections to surrounding areas, with legible entries and a sense of arrival

› Provide generous paths that facilitate ease of movement within and across the site

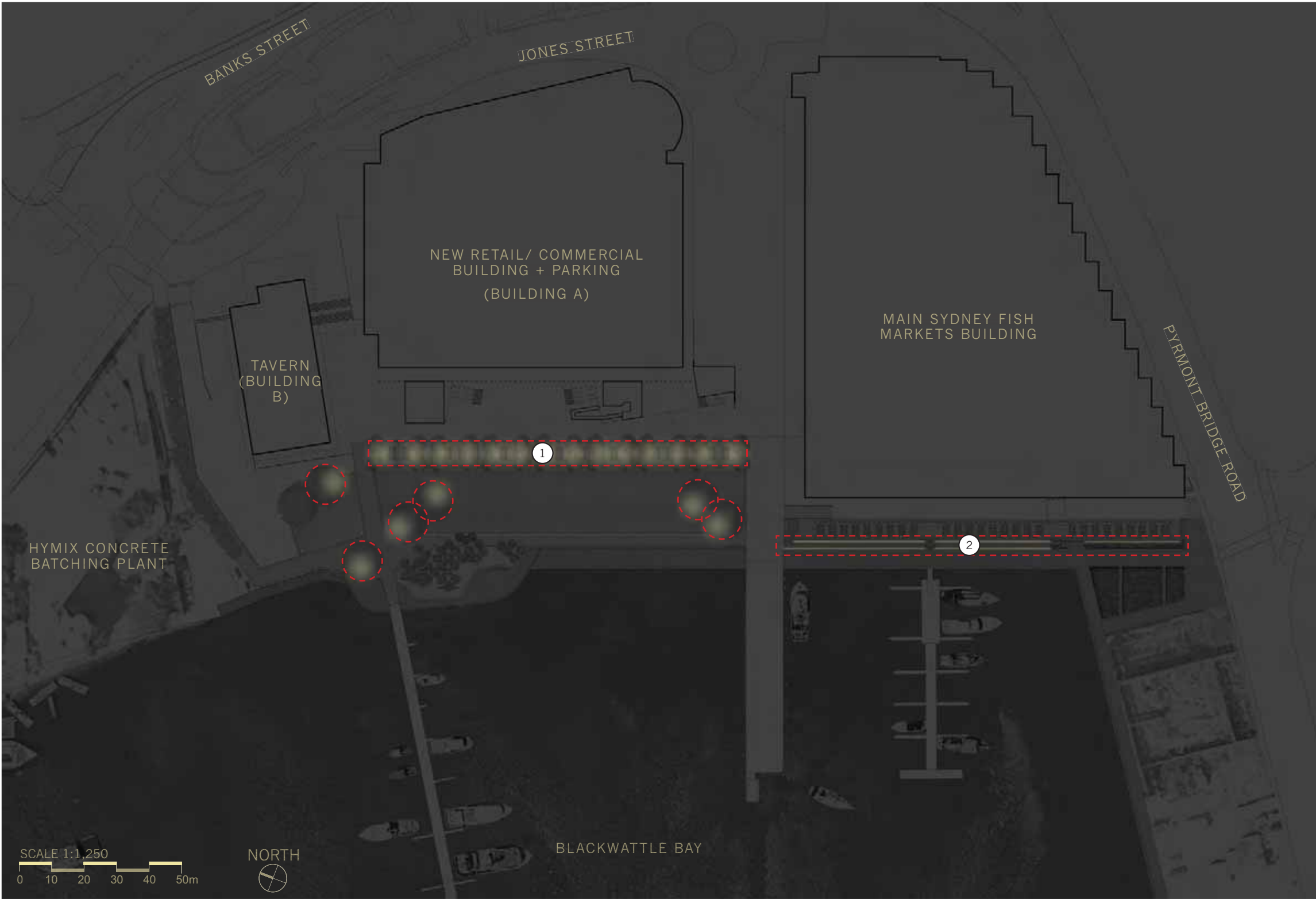
› Provide continuous public open space along the waterfront

› Provide universal access to and within the site

› Maximise separation between operational and public access routes and areas, and manage potential conflict zones

› Provide lighting to ensure safe access

› Provide feature lighting to add interest



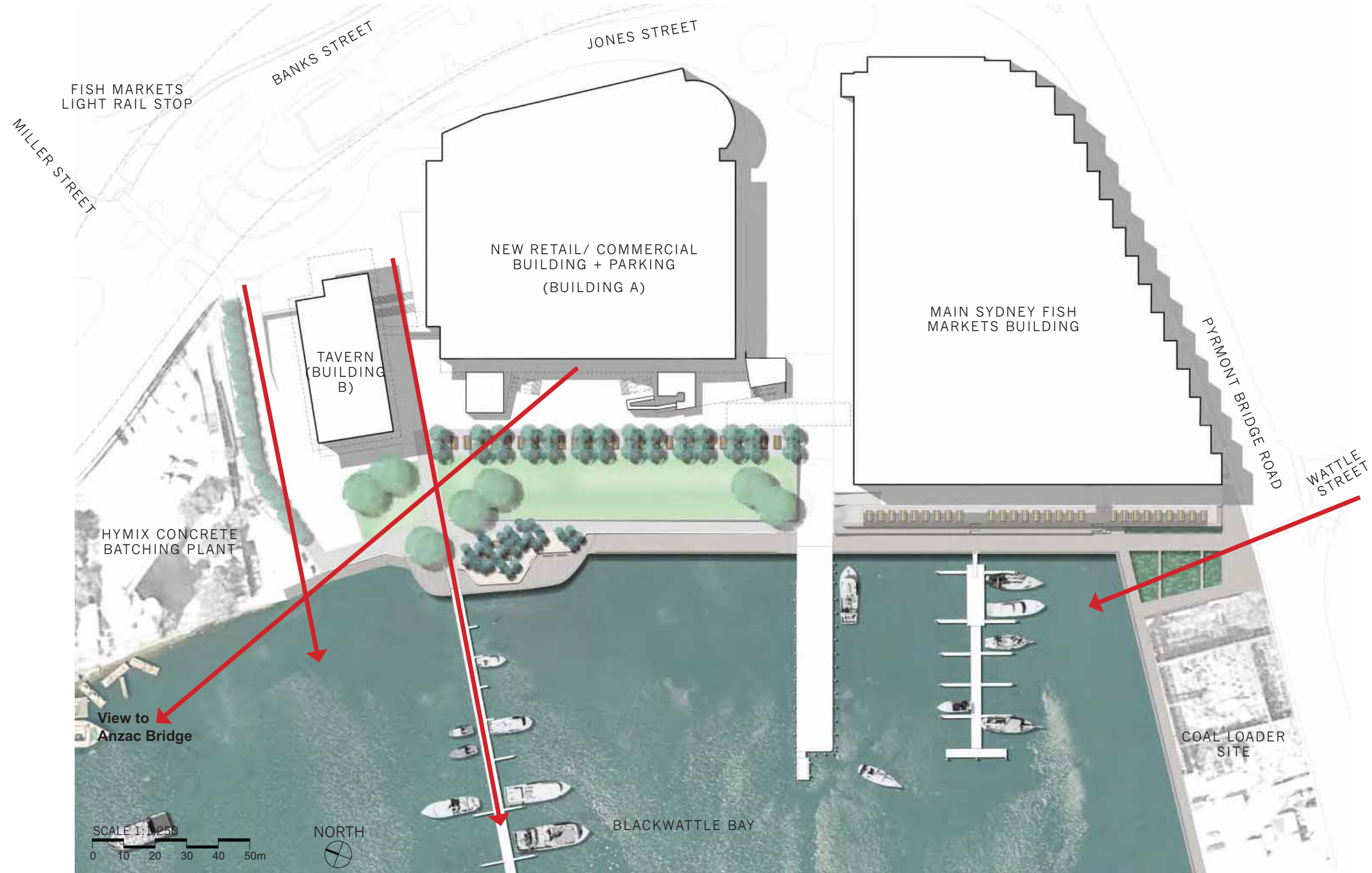
- KEY
- 1

TYPE 1 - Dining Area
Ambient lighting integrated with Foreshore Urban Plaza
- 2

TYPE 2 - Bleachers
Feature highlight to seating steps
- TYPE 3 - Uplighting
In-ground uplights to selected feature trees

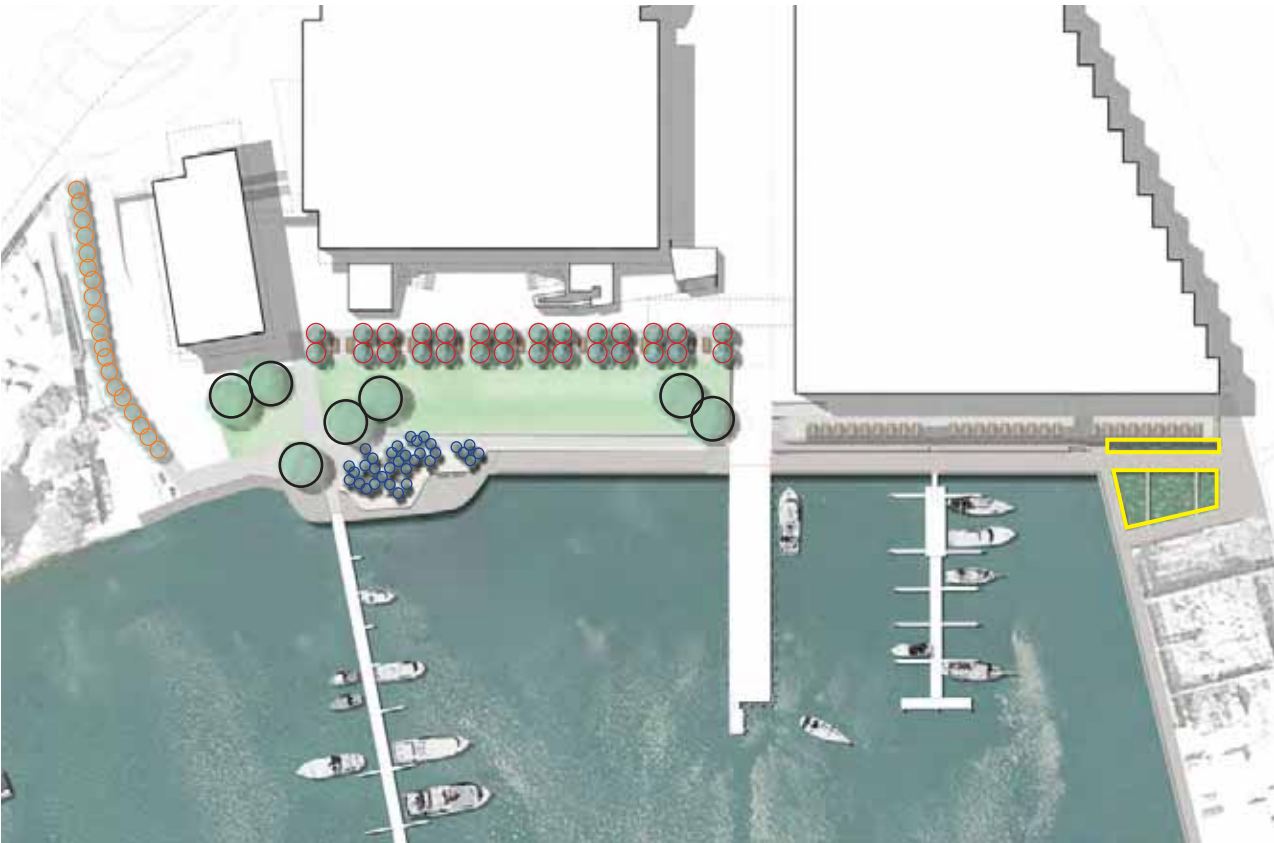
DESIGN PRINCIPLES + STRATEGIES

1. Create flexible public open space that engages with the Fish Markets and the water
2. Provide greater foreshore access and facilitate better pedestrian connections to surrounding areas
3. **Locate vegetation to integrate the need for shade with enhanced views towards Blackwattle Bay**
 - › Locate tree planting to frame views and provide shade and protection from the westerly sun
 - › Maintain and enhance the view corridor from the Bank Street intersection to the harbour
 - › Enhance the visual link from Wentworth Park
 - › Provide views to Blackwattle Bay and the Anzac Bridge from the proposed retail/ commercial building



KEY

→ View corridor



OUTDOOR DINING AREA



Eucalyptus microcorys

PYRMONT LINK



Eucalyptus robusta

Proposed Tree Planting

Symbol	Botanical Name	Common Name	Number
	<i>Ficus rubiginosa</i>	Port Jackson Fig	7
	<i>Casuarina glauca</i>	She Oak	33
	<i>Eucalyptus microcorys</i>	Tallowood	28
	<i>Eucalyptus robusta</i>	Swamp Gum	19
	<i>Isolepis nodosa</i>	Knobbly Club Rush	2,000

SIGNATURE TREES



Ficus rubiginosa

THE PROMONTORY



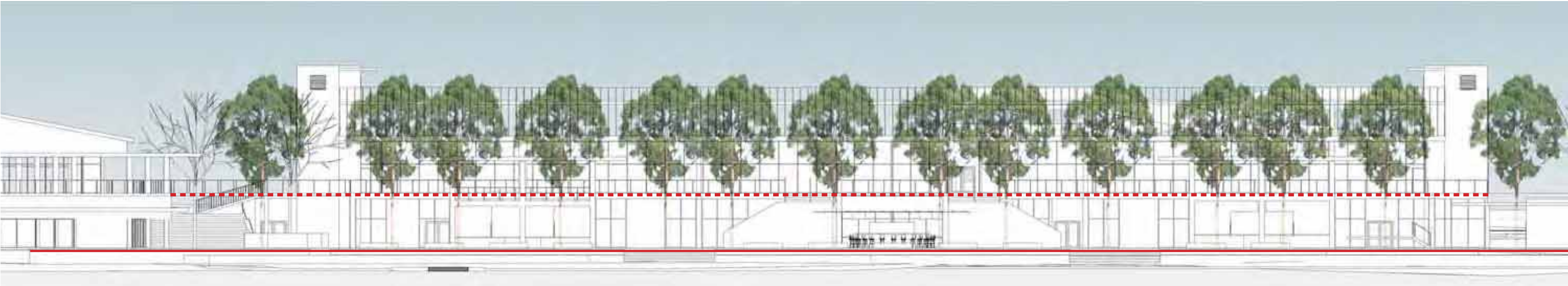
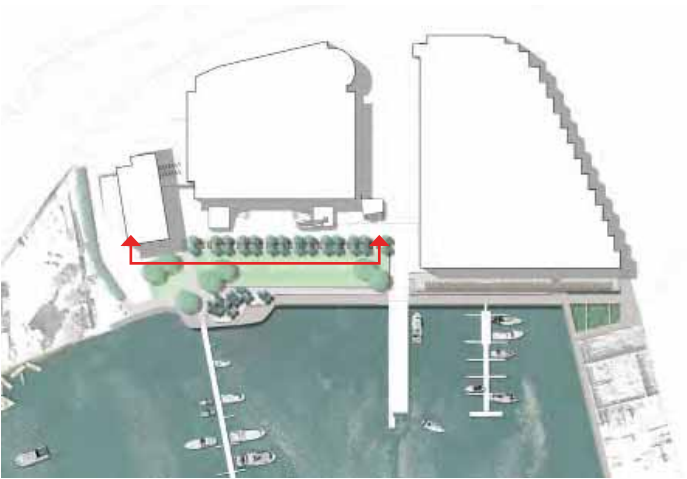
Casuarina glauca

FILTRATION GARDEN



Isolepis nodosa

DESIGN PRINCIPLES - VIEWS

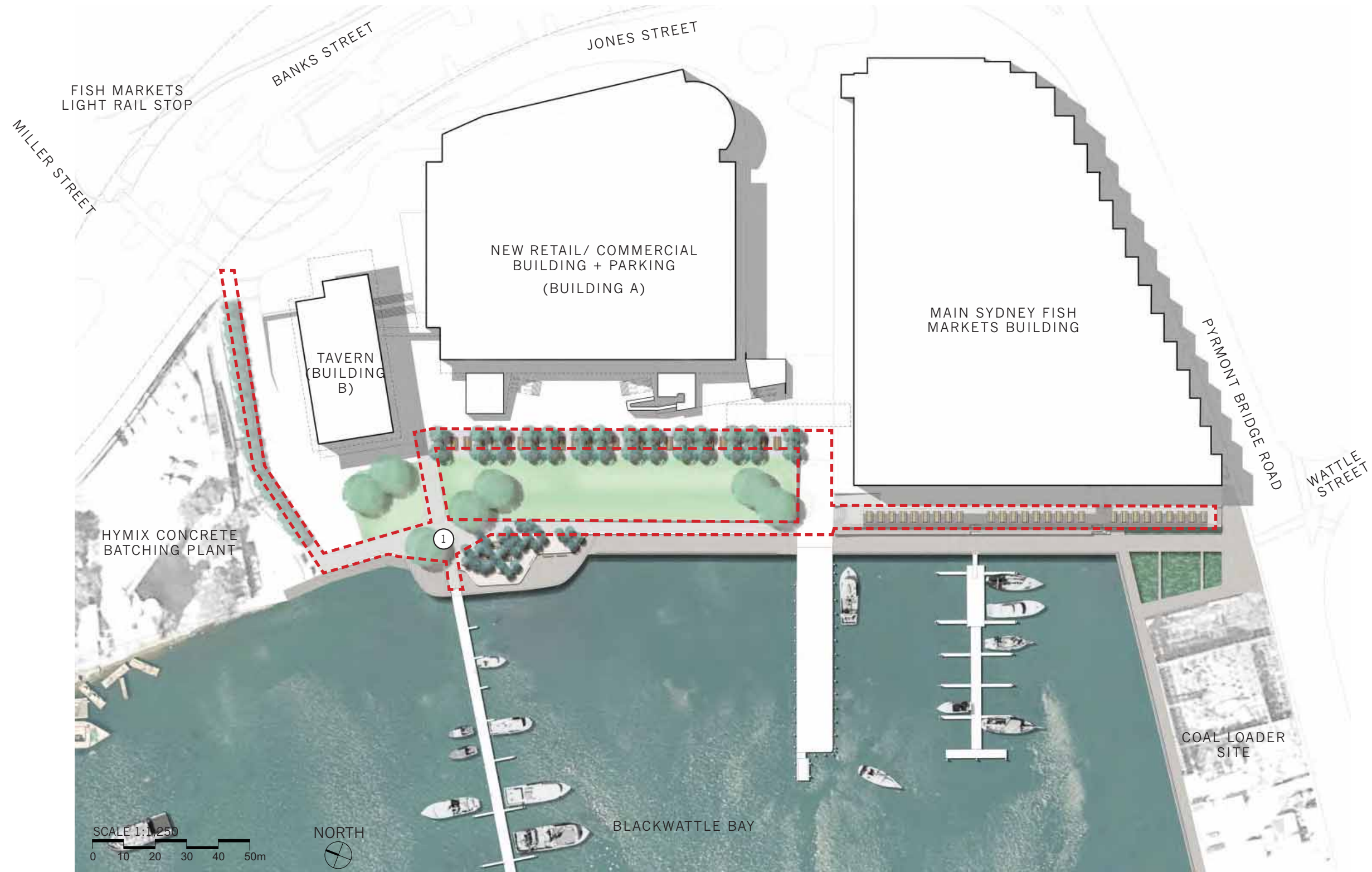


WEST ELEVATION

- KEY
- Level 1 Balcony (FFL 8.1)
 - Outdoor Dining Area Level (RL 3.44)

DESIGN PRINCIPLES + STRATEGIES

1. Create flexible public open space that engages with the Fish Markets and the water
2. Provide greater foreshore access and facilitate better pedestrian connections to surrounding areas
3. Locate vegetation to integrate the need for shade with enhanced views towards Blackwattle Bay
4. Respond to the industrial, maritime and landscape context
 - › Create a unified ground plane

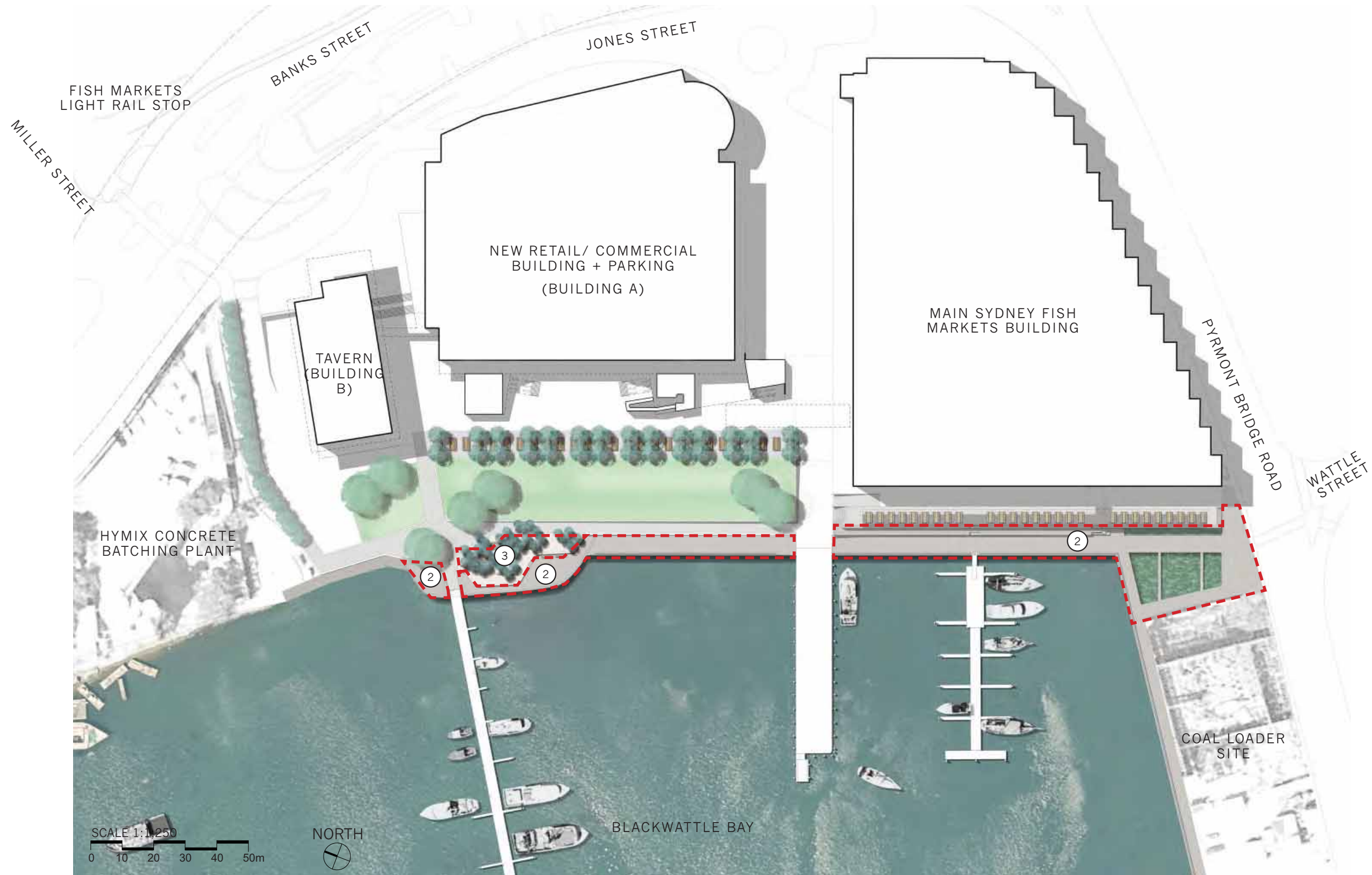


KEY

 Concrete pavement with shell aggregate

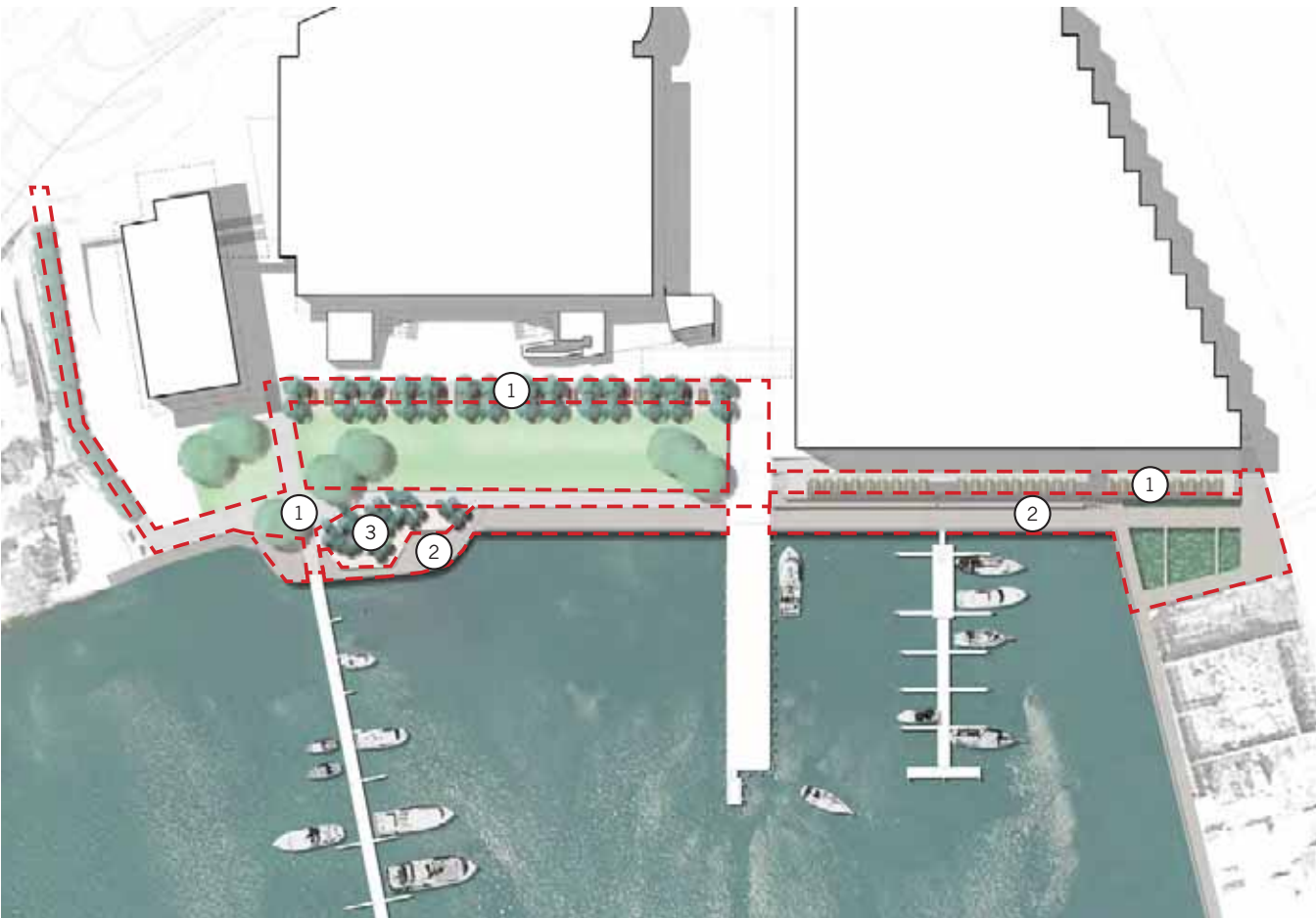
DESIGN PRINCIPLES + STRATEGIES

1. Create flexible public open space that engages with the Fish Markets and the water
2. Provide greater foreshore access and facilitate better pedestrian connections to surrounding areas
3. Locate vegetation to integrate the need for shade with enhanced views towards Blackwattle Bay
4. Respond to the industrial, maritime and landscape context
 - › Create a unified ground plane



KEY

- 2 Boardwalk and timber decking
- 3 Crushed and stabilised sandstone



Proposed Pavement Types

- Type 1 Lightly washed concrete with exposed shell aggregate
- Type 2 Timber boardwalk and decking
- Type 3 Crushed and stabilised sandstone

Type 1



Type 2

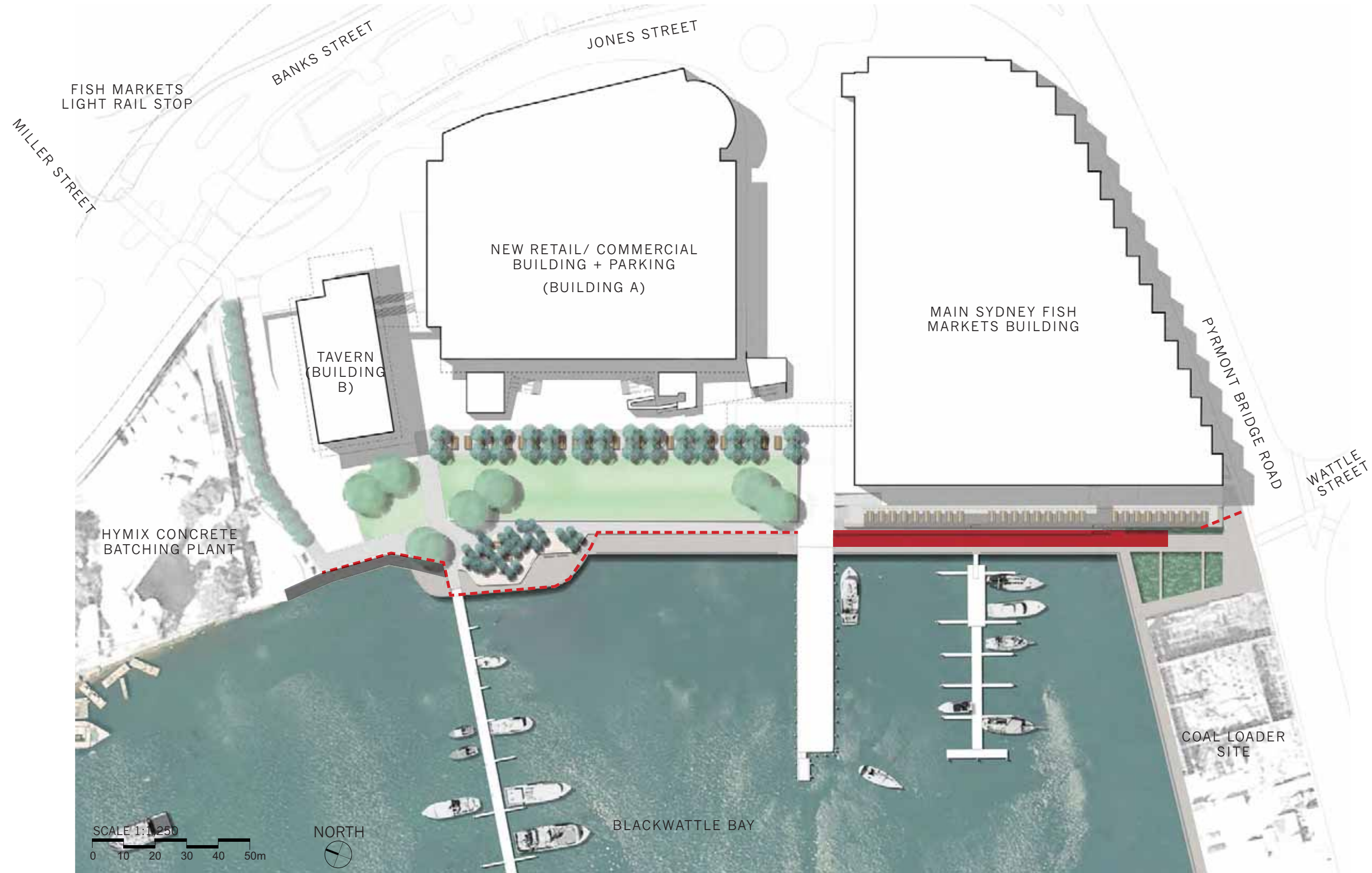


Type 3



DESIGN PRINCIPLES + STRATEGIES

1. Create flexible public open space that engages with the Fish Markets and the water
2. Provide greater foreshore access and facilitate better pedestrian connections to surrounding areas
3. Locate vegetation to integrate the need for shade with enhanced views towards Blackwattle Bay
4. Respond to the industrial, maritime and landscape context
 - › Create a unified ground plane
 - › Maintain and repair existing maritime structures

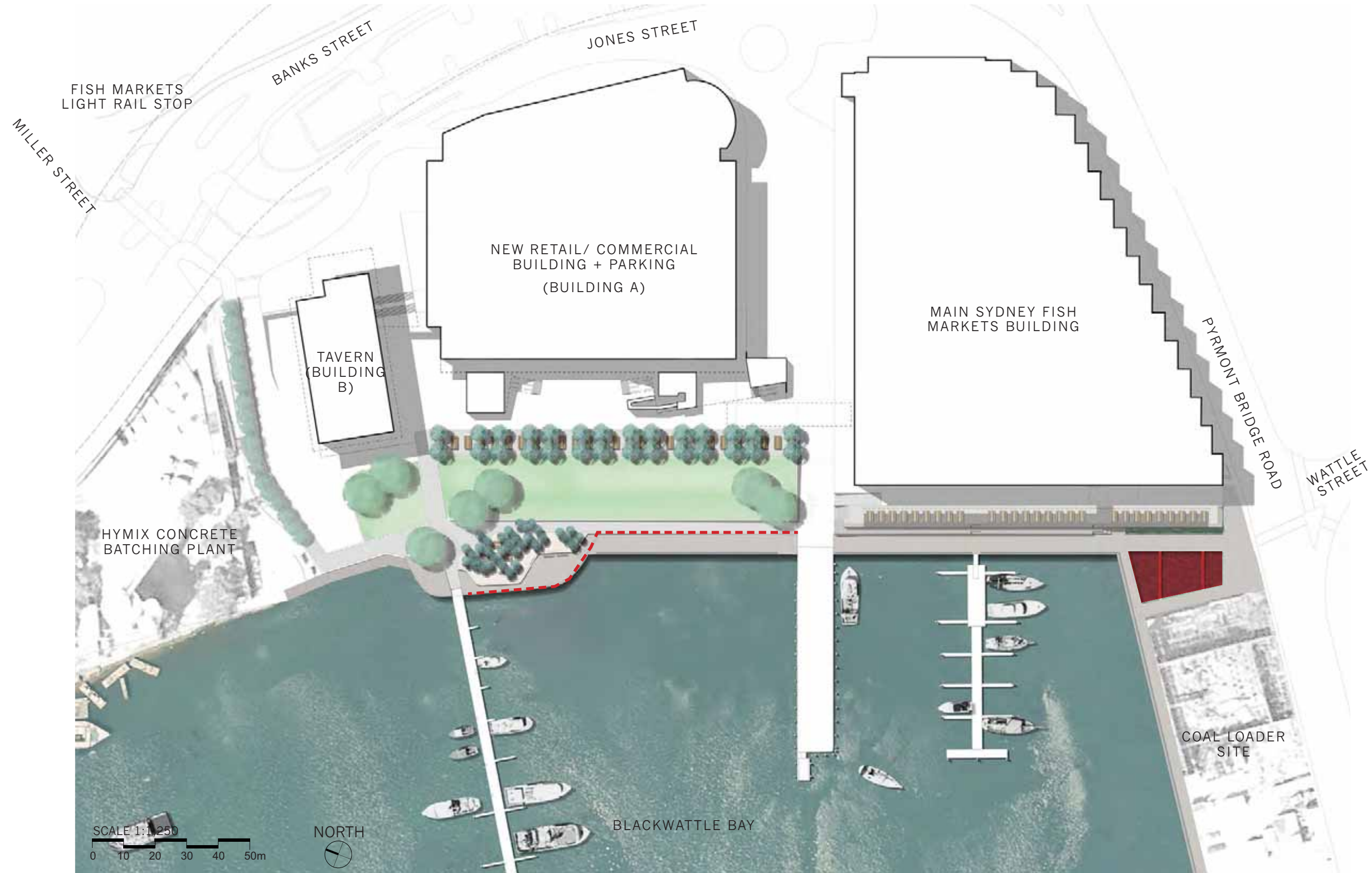


KEY

- Existing boardwalk to be reconstructed
- Existing seawalls to be reconstructed
- Foreshore to be stabilised by rock revetments

DESIGN PRINCIPLES + STRATEGIES

1. Create flexible public open space that engages with the Fish Markets and the water
2. Provide greater foreshore access and facilitate better pedestrian connections to surrounding areas
3. Locate vegetation to integrate the need for shade with enhanced views towards Blackwattle Bay
4. Respond to the industrial, maritime and landscape context
5. **Interpret the Past**
 - › Interpret the history of the past by incorporating remnants into the design



KEY

■ Reed bed

Interpretation of the Blackwattle Swamp and past stormwater management practices

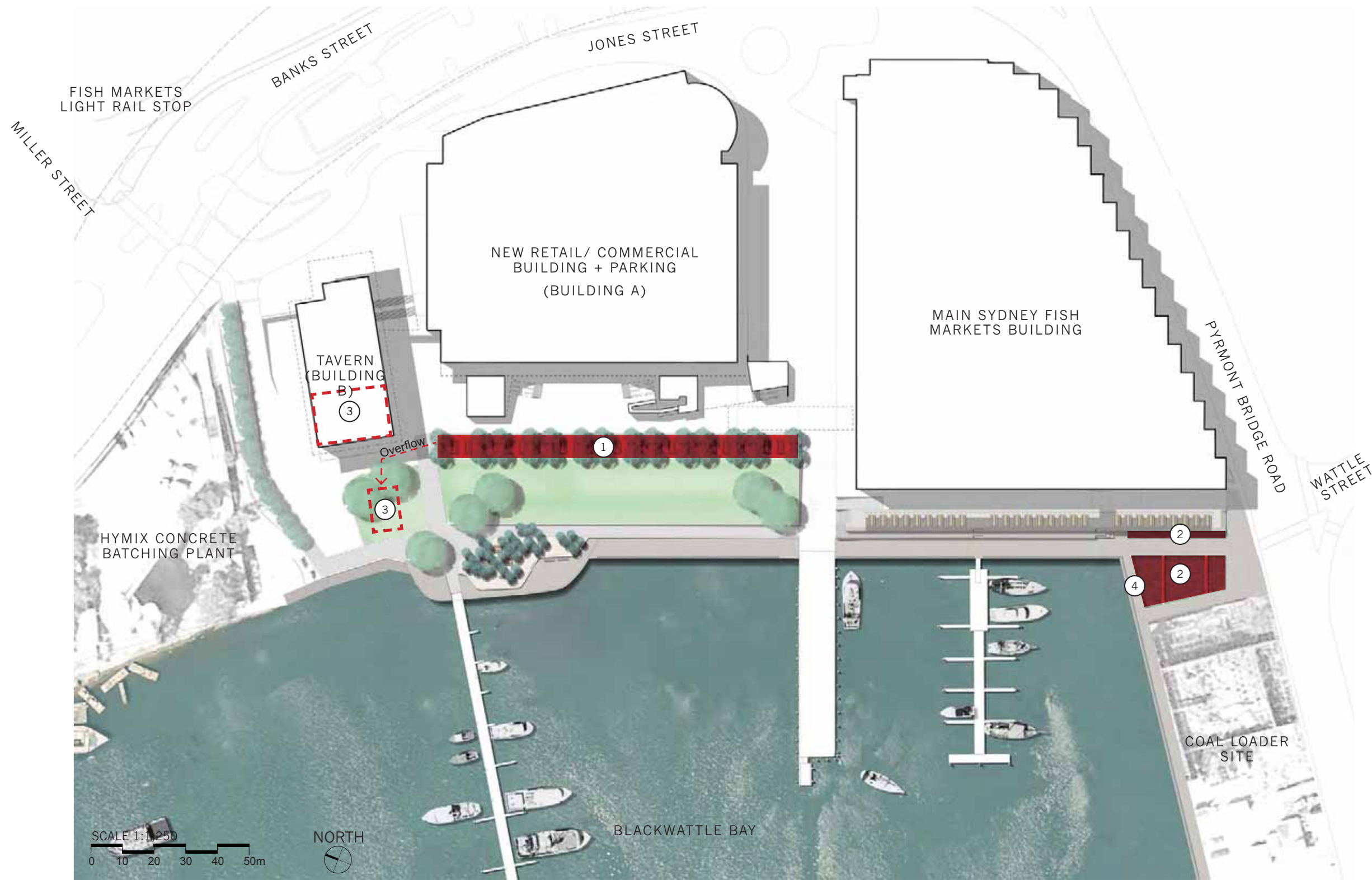
--- Existing seawalls

Reconstruct and interpret alignment

STORMWATER MANAGEMENT

Implement water-sensitive urban design measures to

- › improve stormwater quality entering the harbour, and
- › actively manage the water cycle to reduce potable water consumption



- KEY
- 1

Stormwater conveyance and treatment
Biorention, passive irrigation and water treatment/ filtering
- 2

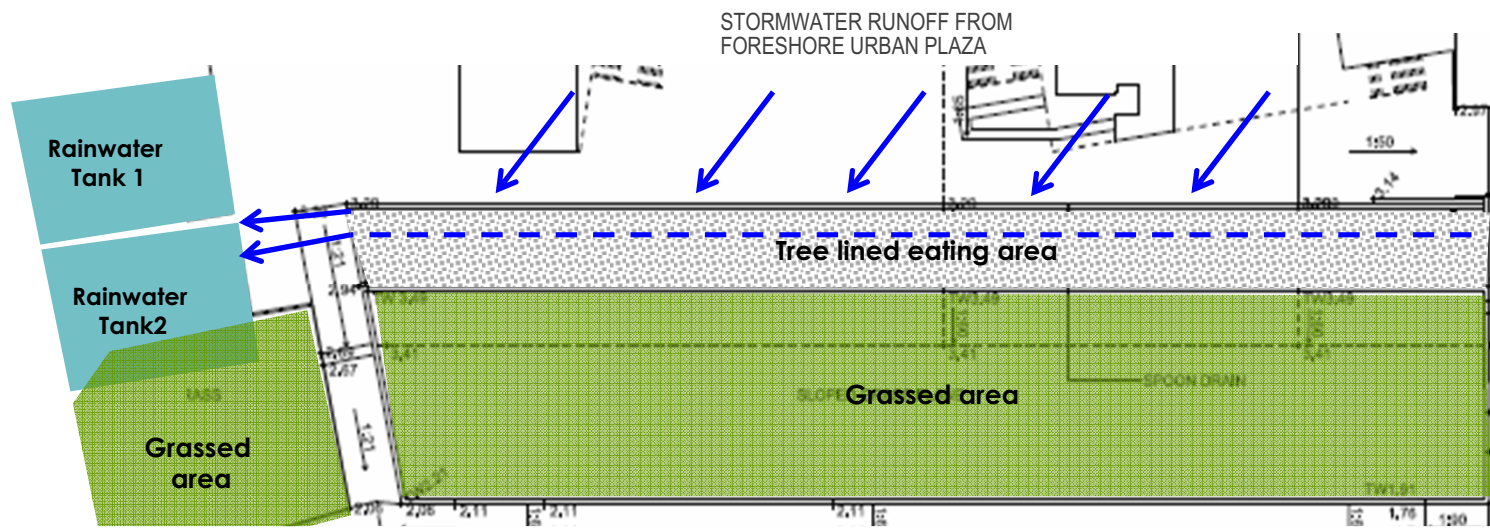
Suspended bioretention system
Biorention and water treatment/ filtering
- 3

Rainwater tanks
Water collection from roofs/ awnings, car parks and forecourt for toilet flushing, irrigation and hose-down
- 4

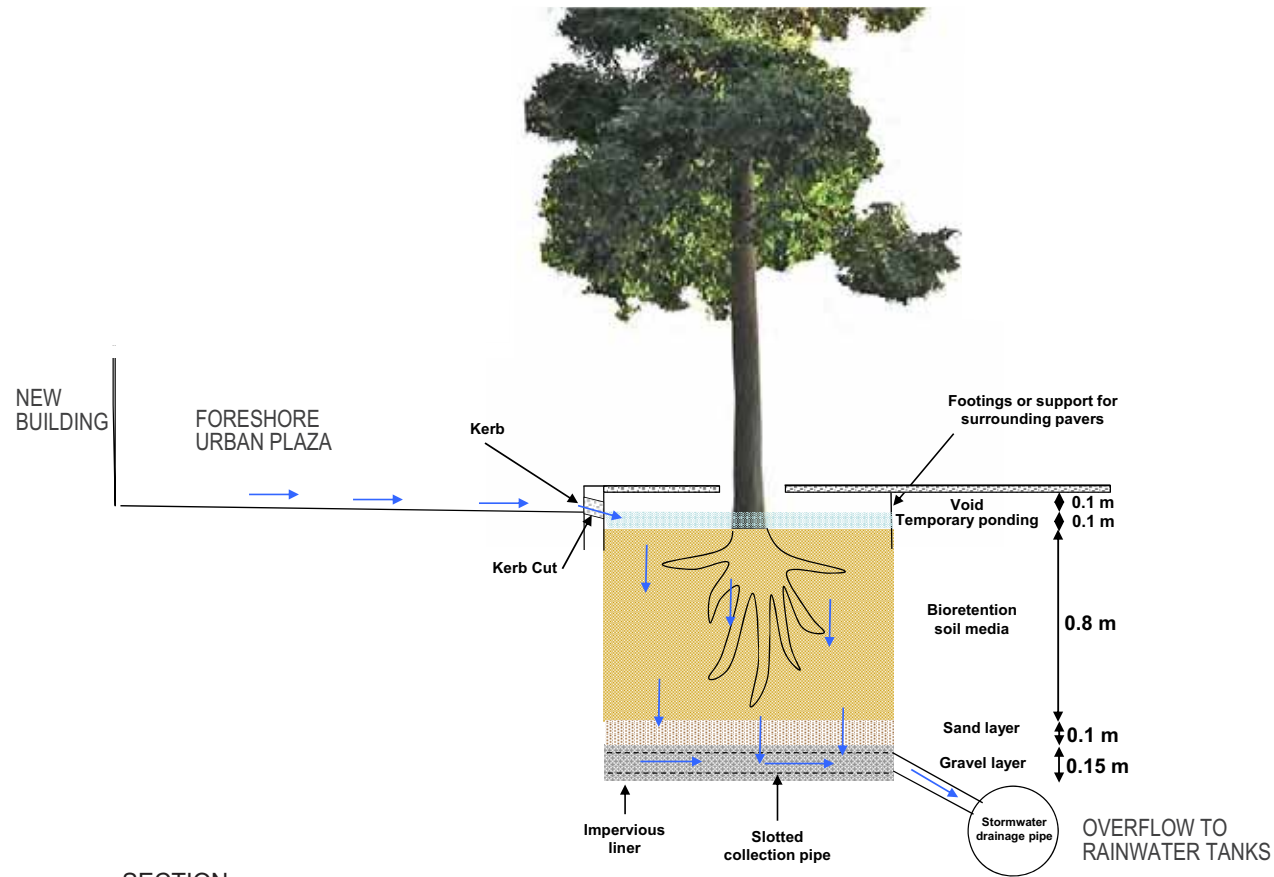
Gross Pollutant Trap
Litter boom and basket below deck

STORMWATER MANAGEMENT

1 STORMWATER CONVEYANCE AND TREATMENT SYSTEM - OUTDOOR DINING AREA



PLAN - SCHEMATIC

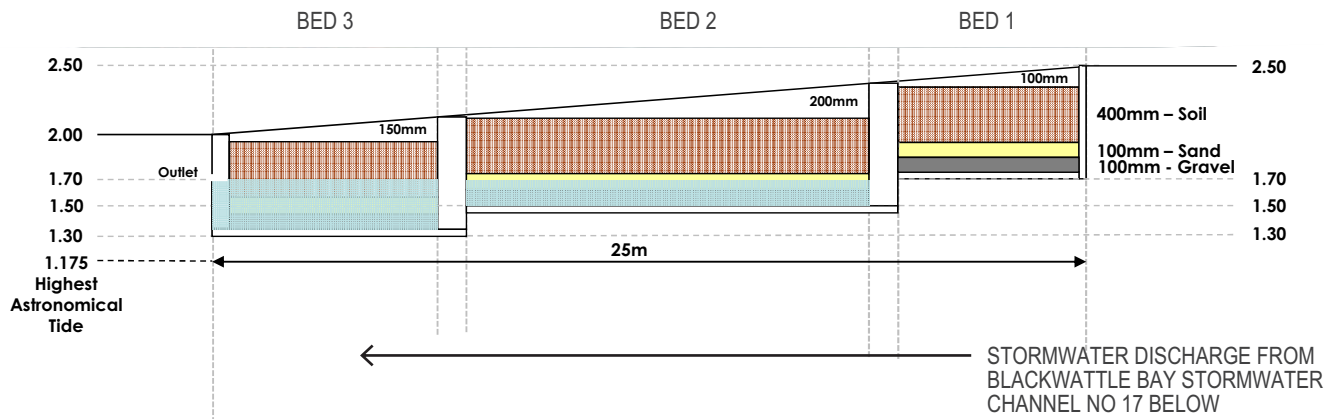


SECTION

2 BIORETENTION SYSTEM AND WATER TREATMENT SYSTEM - PYRMONT BRIDGE ENTRANCE DECK

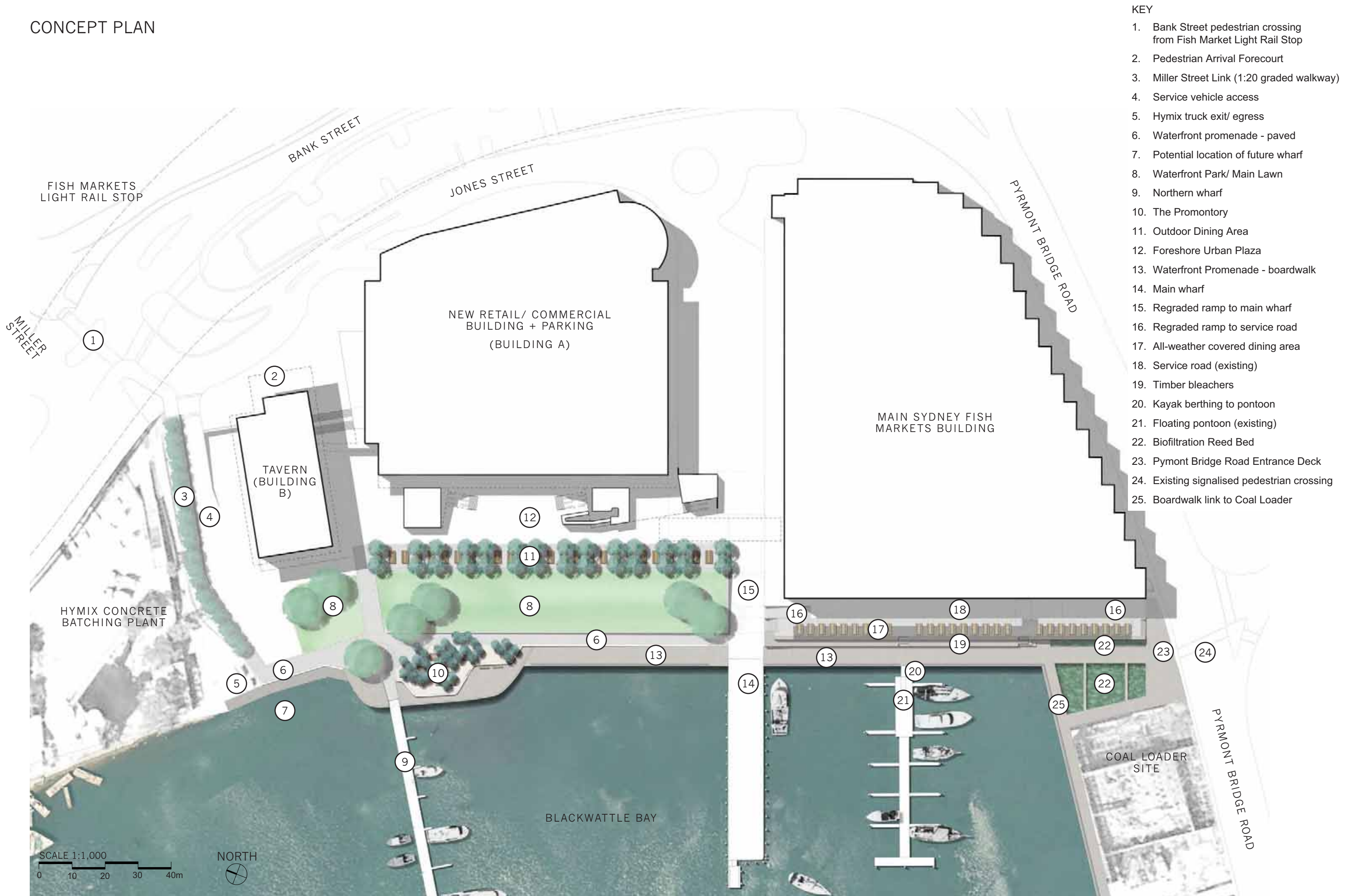


PLAN SCHEMATIC - SUSPENDED PLANTERS



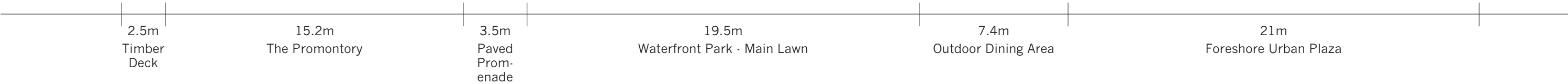
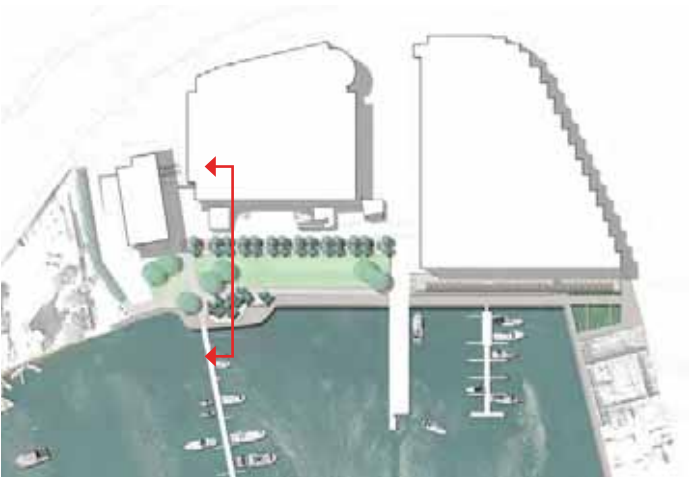
SECTION

CONCEPT PLAN

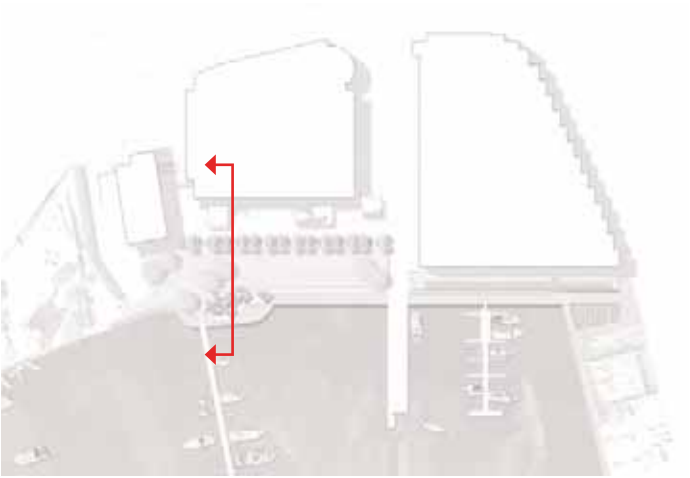


- KEY
- 1. Bank Street pedestrian crossing from Fish Market Light Rail Stop
 - 2. Pedestrian Arrival Forecourt
 - 3. Miller Street Link (1:20 graded walkway)
 - 4. Service vehicle access
 - 5. Hymix truck exit/ egress
 - 6. Waterfront promenade - paved
 - 7. Potential location of future wharf
 - 8. Waterfront Park/ Main Lawn
 - 9. Northern wharf
 - 10. The Promontory
 - 11. Outdoor Dining Area
 - 12. Foreshore Urban Plaza
 - 13. Waterfront Promenade - boardwalk
 - 14. Main wharf
 - 15. Regraded ramp to main wharf
 - 16. Regraded ramp to service road
 - 17. All-weather covered dining area
 - 18. Service road (existing)
 - 19. Timber bleachers
 - 20. Kayak berthing to pontoon
 - 21. Floating pontoon (existing)
 - 22. Biofiltration Reed Bed
 - 23. Pyrmont Bridge Road Entrance Deck
 - 24. Existing signalised pedestrian crossing
 - 25. Boardwalk link to Coal Loader

CONCEPT PLAN - ILLUSTRATIVE SECTION-ELEVATION A-A'

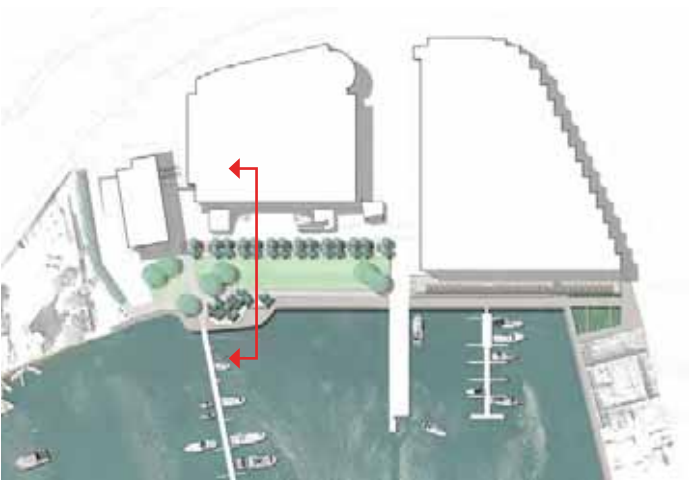


CONCEPT PLAN - SECTION A-A' - PROPOSED LEVELS



Note: All levels are to AHD

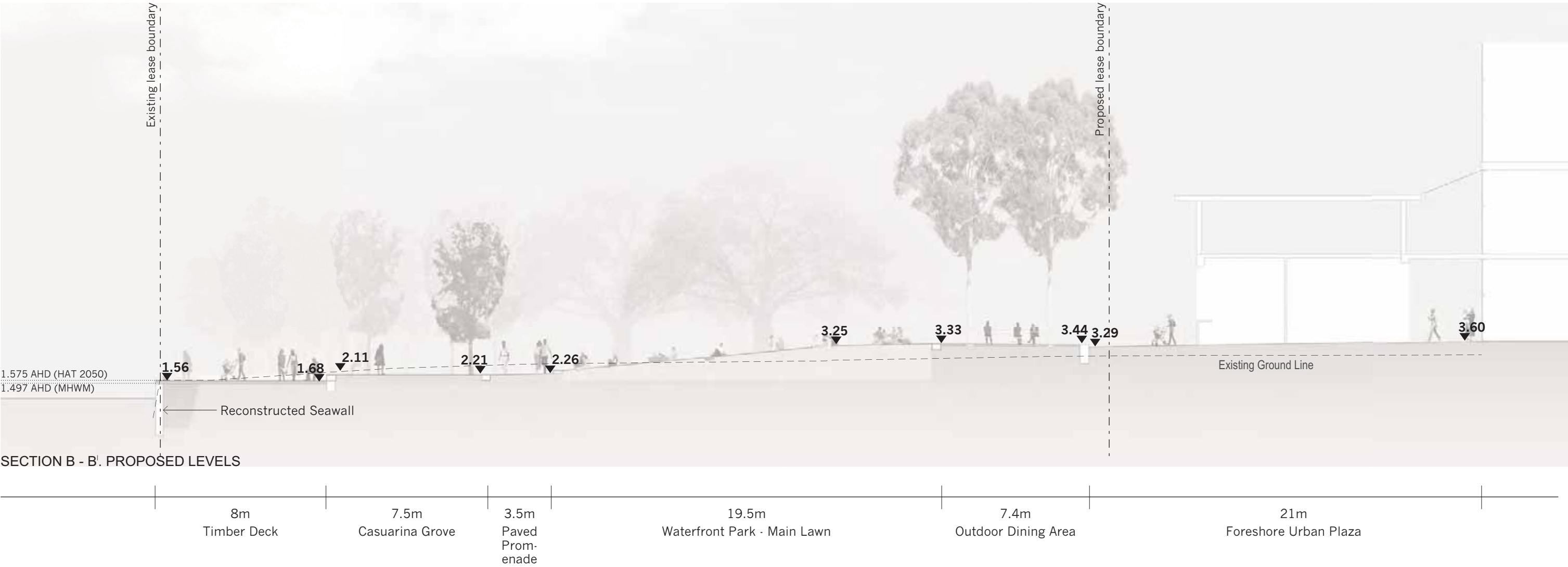
CONCEPT PLAN - ILLUSTRATIVE SECTION-ELEVATION B-B'



SECTION B - B'

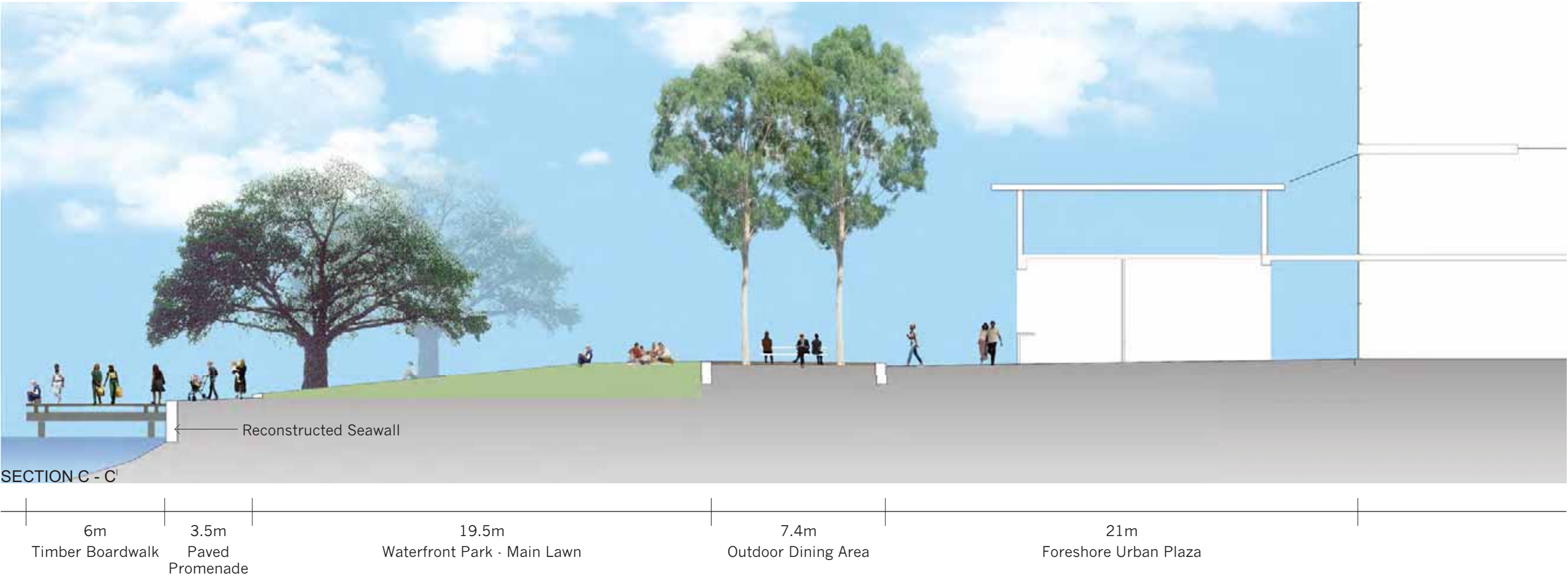
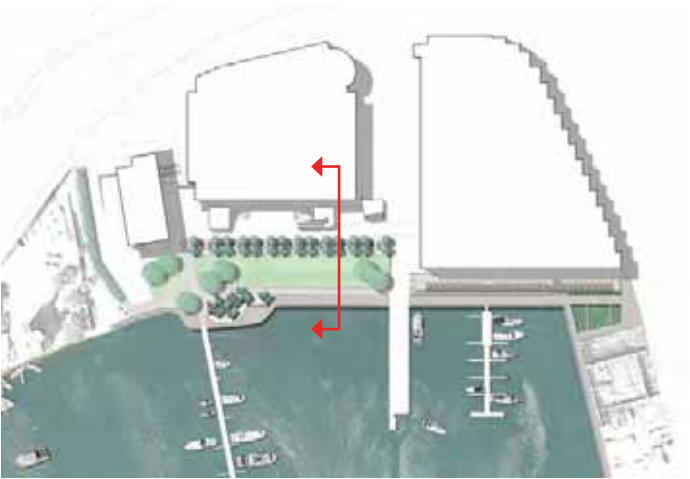


CONCEPT PLAN - SECTION B-B¹ - PROPOSED LEVELS

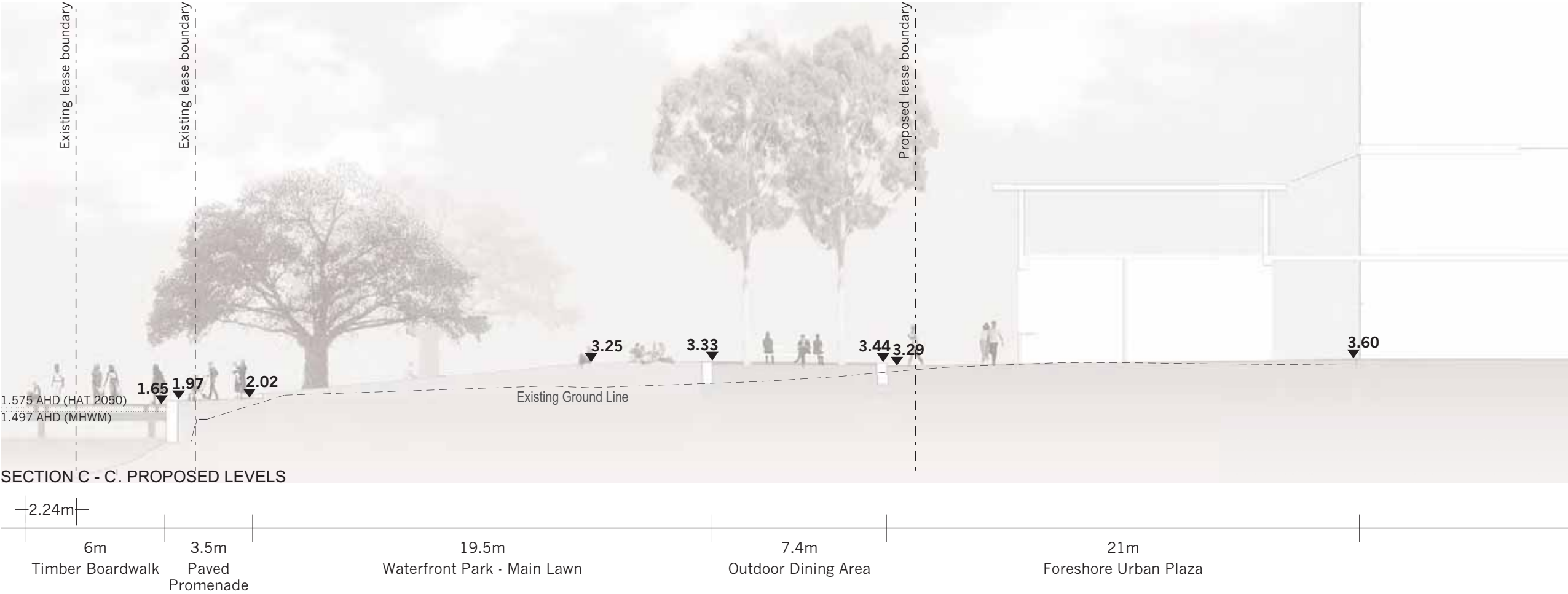
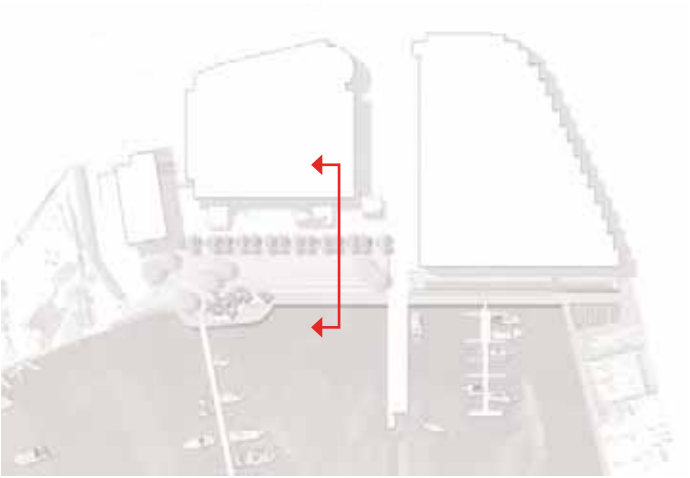


Note: All levels are to AHD

CONCEPT PLAN - ILLUSTRATIVE SECTION-ELEVATION C-C'

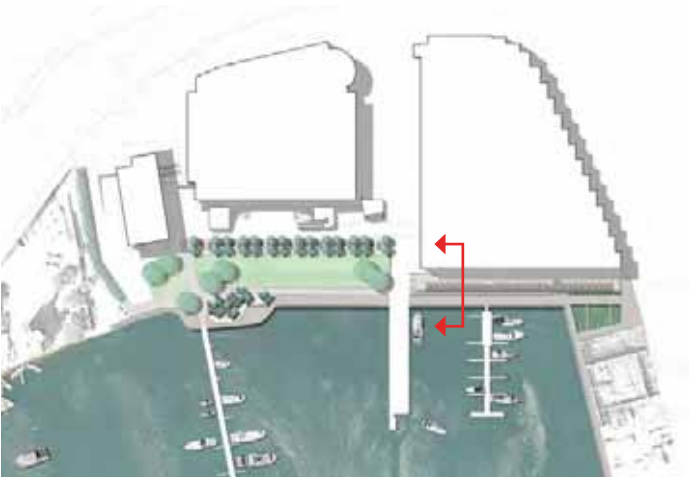


CONCEPT PLAN - SECTION C-C' - PROPOSED LEVELS



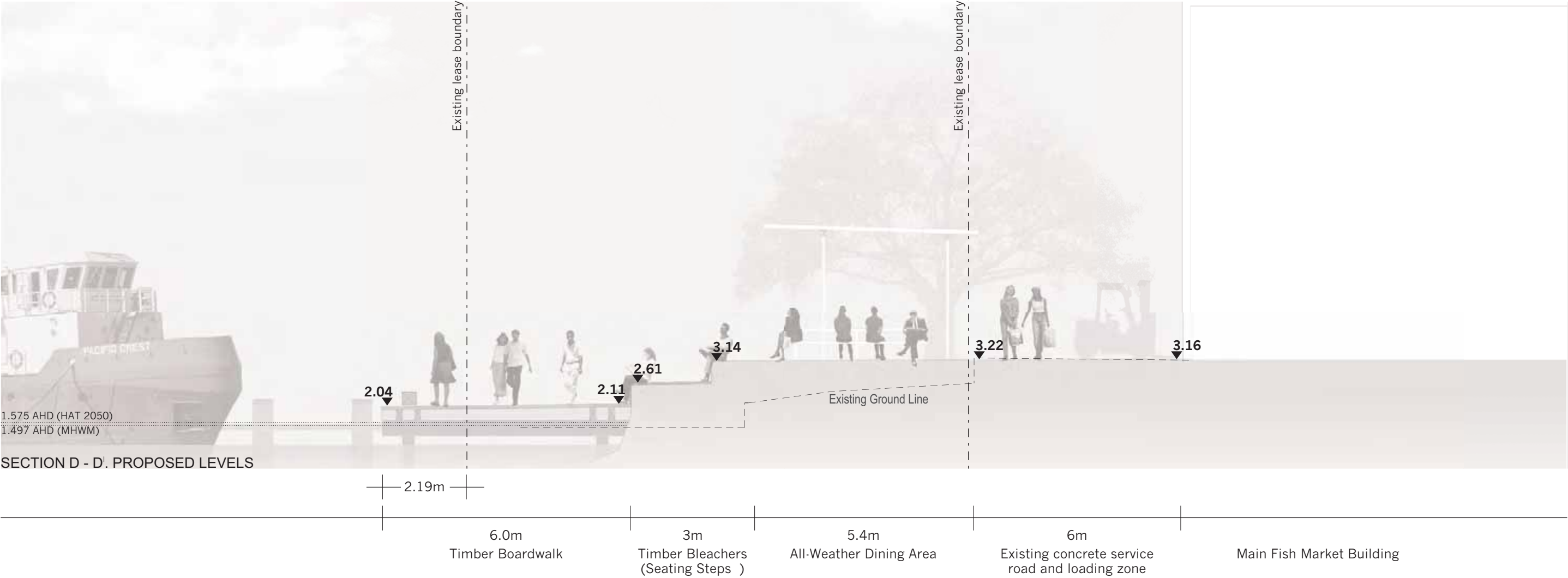
Note: All levels are to AHD

CONCEPT PLAN - ILLUSTRATIVE SECTION-ELEVATION D-D'

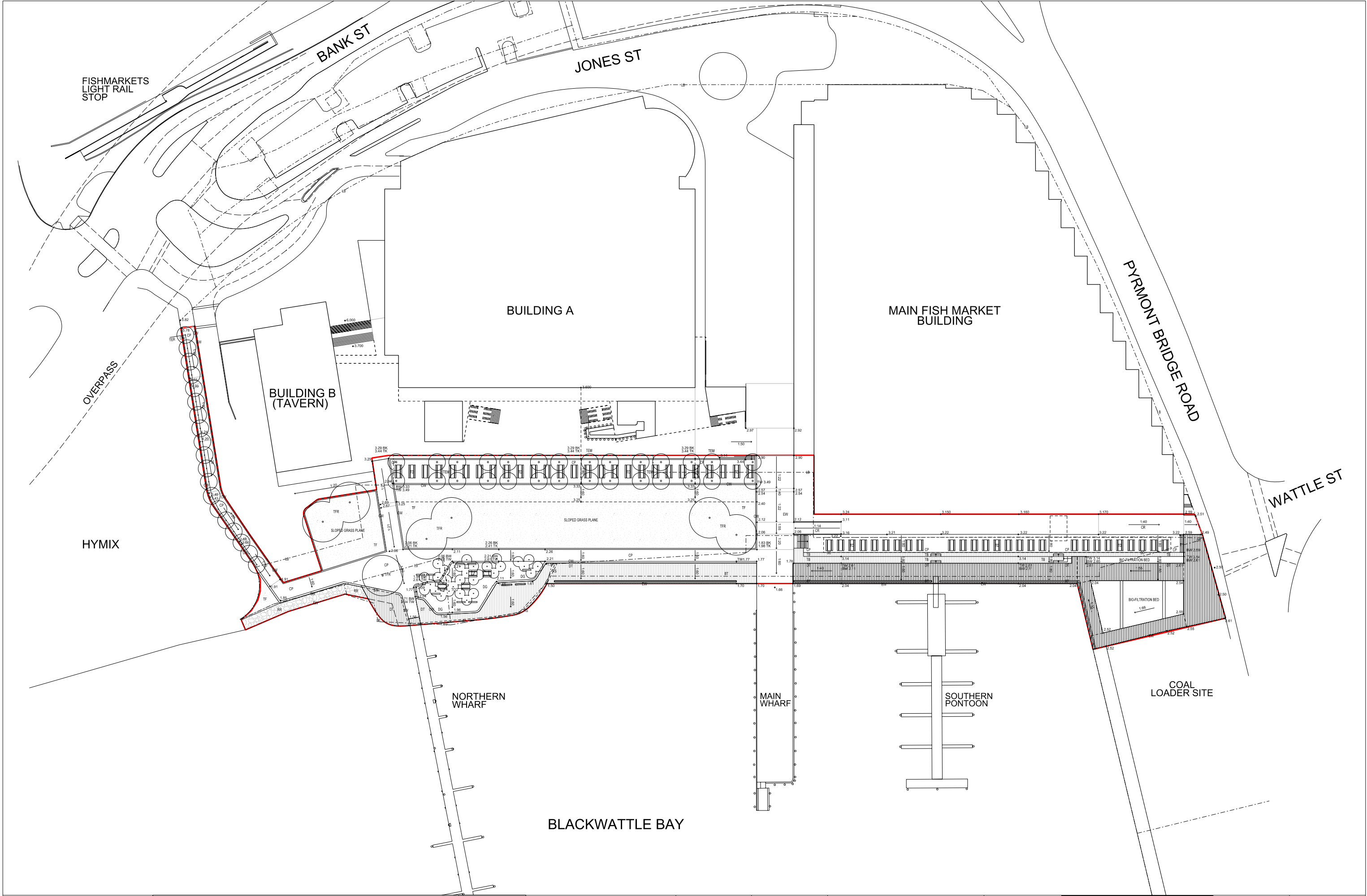


	6.0m	3m	5.4m	6m	
	Timber Boardwalk	Timber Bleachers (Seating Steps)	All-Weather Dining Area	Existing concrete service road and loading zone	Main Fish Market Building

CONCEPT PLAN - SECTION D-D' - PROPOSED LEVELS



Note: All levels are to AHD



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2 The recipient or user of any electronic document, data or program is solely responsible for ascertaining its accuracy and its suitability for their purposes.

3 The Department uses virus scanning software to prevent file and system virus attacks but gives no warranty. The recipient or user is solely responsible for their own virus protection.

LEGEND

BT BALUS-TIMBER
BK BOTTOM OF KERBFACE
BW BOTTOM OF WALL
CP CONCRETE PAVING
CR CONCRETE SAMP
CW CONCRETE WALL
DG DECOMPOSED GRANITE
DT DECK-TIMBER
RS RESTORED SEAWALL
RR ROCKREVEMENT
SC SHADE CANOPY
SW NEW SEAWALL
TB TIMBER-BLECHER

TD DINING TABLE
TF TOP
TK TOP OF KERB
TW TOP OF WALL
TCD TREE-CASUARINA GLAUCA
TER TREE-EUCALYPTUS ROBUSTA
TEM TREE-EUCALYPTUS MICROCORYS
TFR TREE-ROSEBUDISTA

→ EXTENT OF WORKS-WATERFRONT REDEVELOPMENT
→ LOT BOUNDARIES

REVISION	DATE	COMMENT
A	19.08.10	FOR PLANNING ASSESSMENT
A1	03.09.10	FOR PLANNING ASSESSMENT (BOARDWALK AMENDED)
A2	10.09.10	FOR PLANNING ASSESSMENT (REEDBED AMENDED)

LANDSCAPE
GOVERNMENT ARCHITECT'S OFFICE
T 9372 8466 F 9372 6366

STRUCTURAL, CIVIL & MARITIME
TLB ENGINEERS
T 9403 3360 F 9529 6967

WSUD
EQ/AT/CA
T 8094 9703

NSW
GOVERNMENT

Public Works
Government Architect's Office

PETER MOULD
NSW Government Architect
Northern Architect A/N 3301
Level 19 Market Building, 2-24 Pearson Place
Sydney NSW 2000 AUSTRALIA

A division of the Department of Services, Technology & Administration
PETER DUNCAN
Director General

PREPARED FOR THE

Land and Property Management Authority

MAJOR PROJECTS GROUP
1 PRINCE ALFRED ROAD
GARDENS SQUARE
SYDNEY, NSW 2000

SYDNEY FISH MARKET
WATERFRONT REDEVELOPMENT

CONCEPT PLAN

PLAN R/R NO

SCALES
1:500@A1

DESIGNED
GAO

DRAFTED
GAO

PLOT DATE
09-09-2010

VERIFIED
GAO

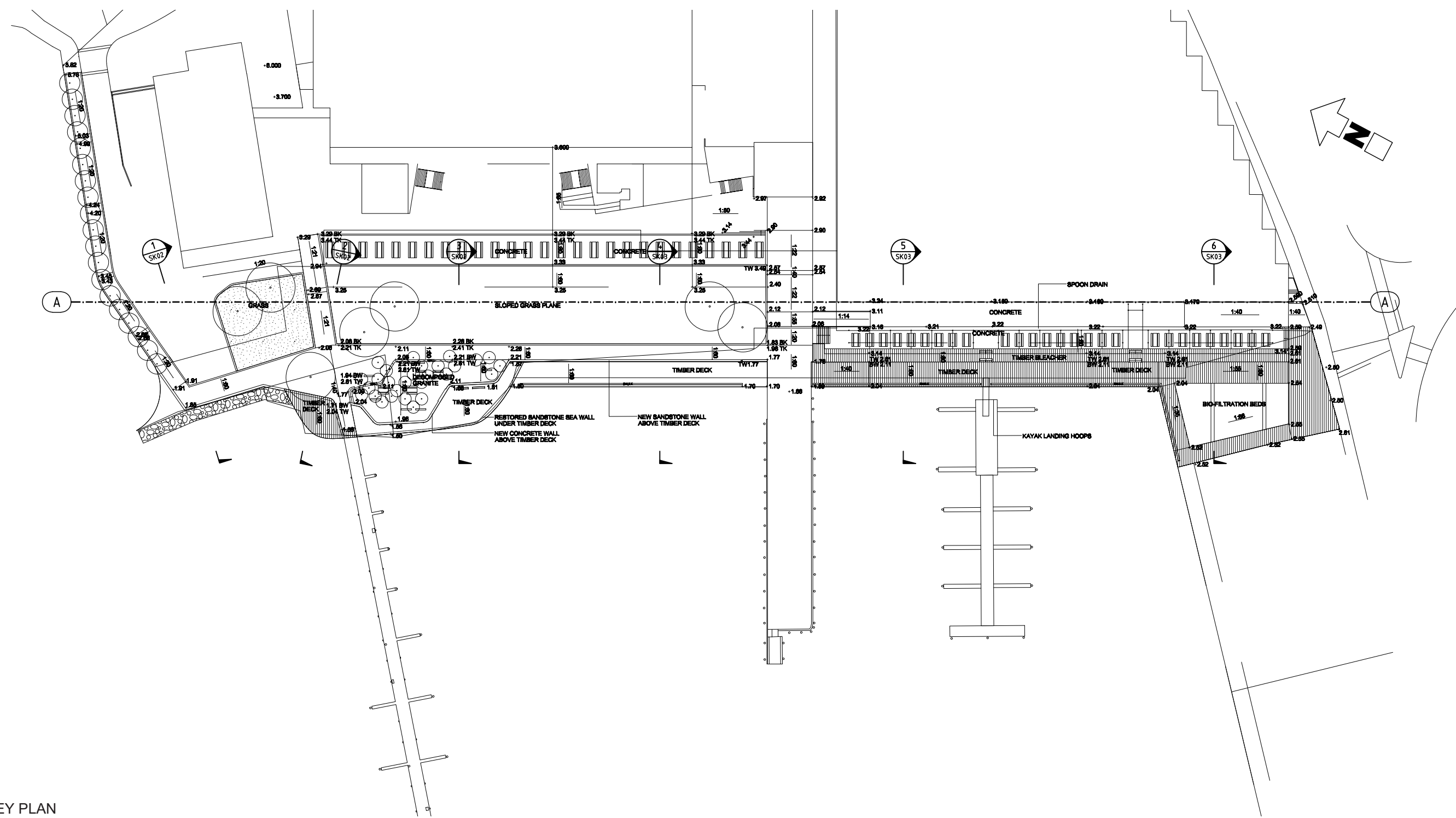
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SHEET NO

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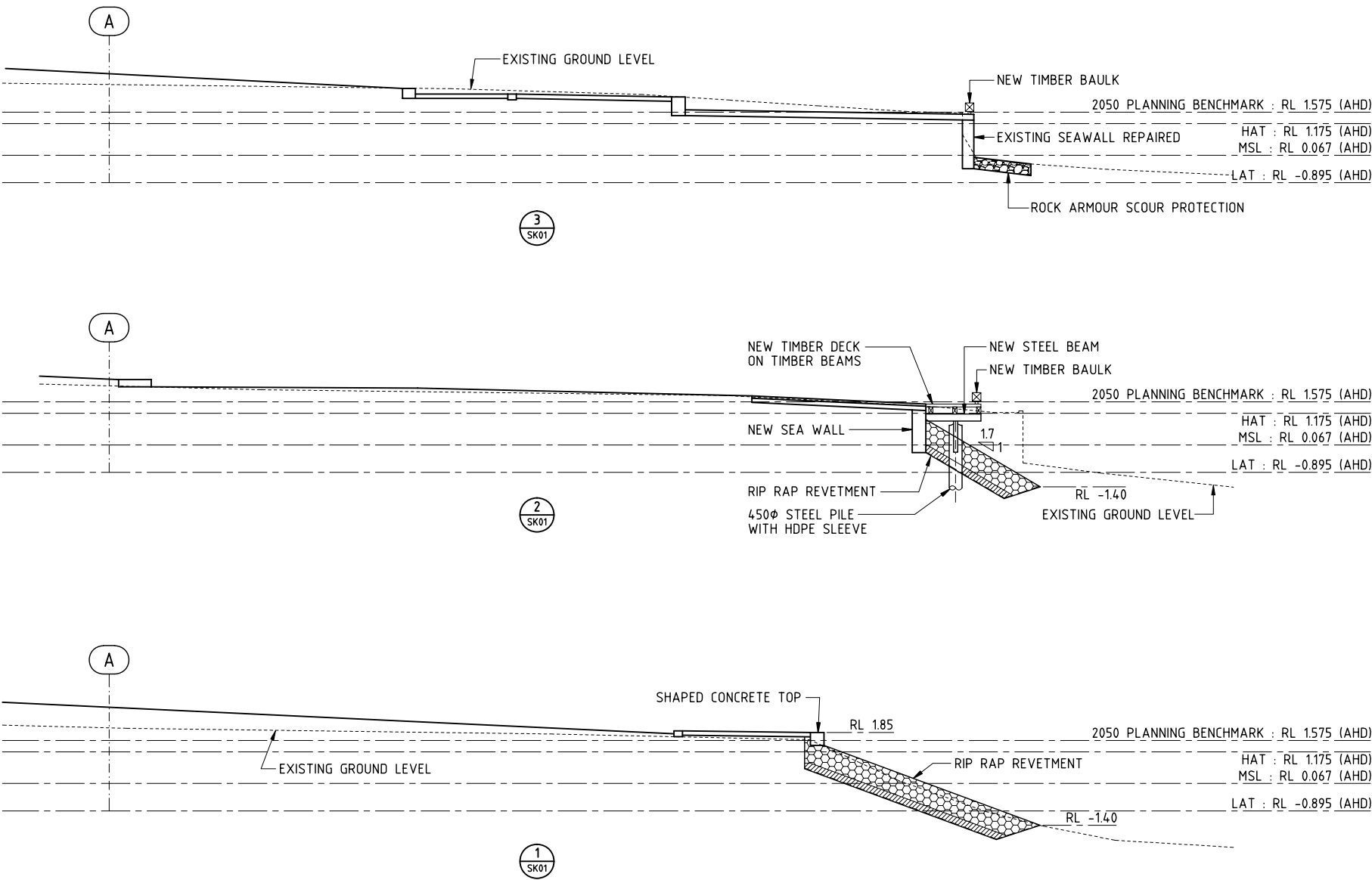
REVISION
A2

CONCEPT PLAN - MARITIME ENGINEERING CONCEPTS



KEY PLAN

CONCEPT PLAN - MARITIME ENGINEERING CONCEPTS



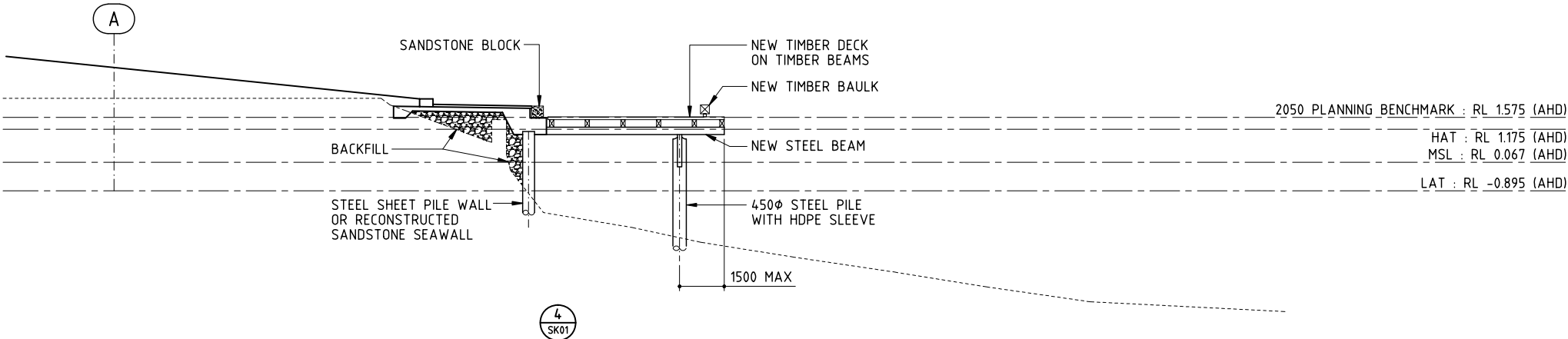
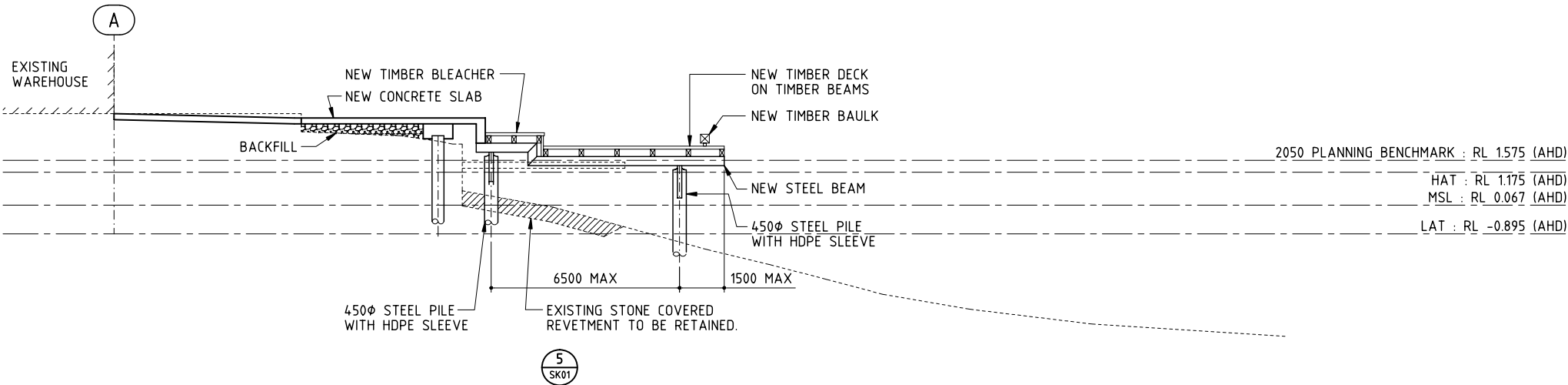
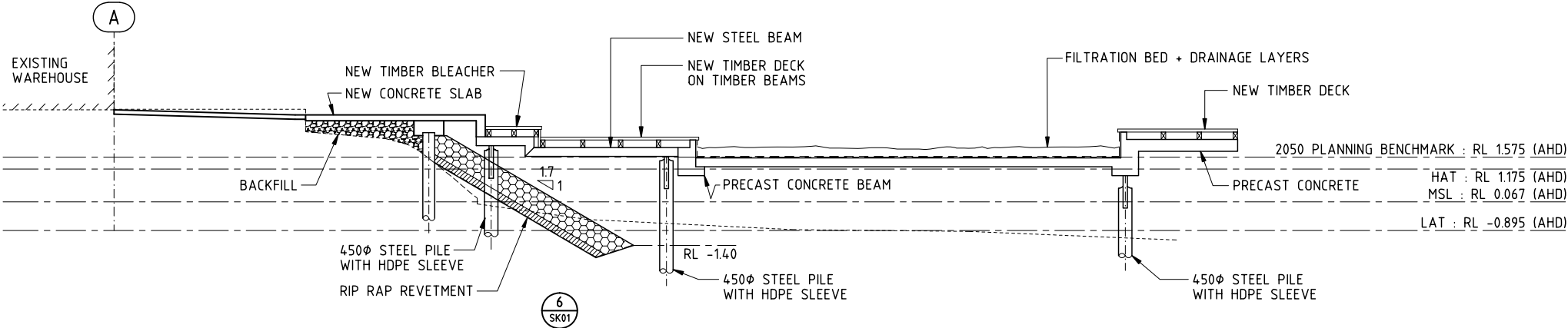
NOTE:
THE SEAWALL AND BOARDWALK DECK LEVELS HAVE BEEN BASED ON:
1. HIGHEST ASTRONOMICAL TIDE IN 2010 (RL +1.175 AHD).
2. ALLOWANCE FOR GLOBAL WARMING TO 2050 (+0.40m).
3. WIND WAVE CLIMATE AT THE SITE.

WAVE TYPE	HEIGHT (m)	PERIOD (s)
1. WIND GENERATED WAVE		
(i) 50 YR AVERAGE RECURRENCE INTERVAL (ARI)	Hs = 0.55	2.4
(ii) 1 YR ARI	Hs = 0.33	1.9
2. VESSEL GENERATED WAVE		
VESSELS TRAVELLING AT 8 KNOTS ONLY	0.33	2.6

LEGEND FOR TIDAL WATER PLANES
HAT : HIGHEST ASTRONOMICAL TIDE IN 2010
MSL : MEAN SEA LEVEL IN 2010
LAT : LOWEST ASTRONOMICAL TIDE IN 2010

MARITIME ENGINEERING SECTIONS 1-3

CONCEPT PLAN - MARITIME ENGINEERING CONCEPTS



MARITIME ENGINEERING SECTIONS 4-6

NOTE:

THE SEAWALL AND BOARDWALK DECK LEVELS HAVE BEEN BASED ON:
1. HIGHEST ASTRONOMICAL TIDE IN 2010 (RL +1.175 AHD).
2. ALLOWANCE FOR GLOBAL WARMING TO 2050 (+0.40m).
3. WIND WAVE CLIMATE AT THE SITE.

WAVE TYPE	HEIGHT (m)	PERIOD (s)
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LEGEND FOR TIDAL WATER PLANES

HAT : HIGHEST ASTRONOMICAL TIDE IN 2010
MSL : MEAN SEA LEVEL IN 2010
LAT : LOWEST ASTRONOMICAL TIDE IN 2010