

Blackwattle Bay

Concept SSDA Scoping Report

June 2026

Prepared for: Mirvac



Urbis staff responsible for this report were:

Director	Tim Blythe
Associate Director	Danielle Blakely; Michael Beale
Project Code	P0054607
Report Number	June 2026

Project team Acknowledgement of Country

Mirvac acknowledges the traditional custodians of this place now known as Blackwattle Bay. We acknowledge that this place and its spirit have been cared for by these custodians and connected custodians, including D'harawal, Dhargu, Gadigal, Gai-maragal, Gundungarra and Guringai peoples. We pay our respects to their ancestors and Elders, past and present.

We acknowledge the unique environment where two waters meet, the freshwater and the saltwater, and reflect on the development that has harmed and significantly altered these environments.

As a project team we understand our responsibility to design a harbourside neighbourhood that honours and respects the spirit of Country.

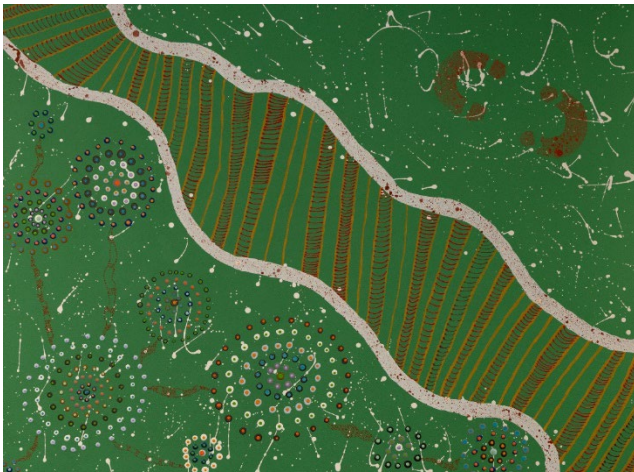
Urbis Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.
You must read the important disclaimer appearing within the body of this report.

urbis.com.au

Contents

1	Introduction	4
1.1	Applicant Details	4
1.2	Project Overview	5
2	Project Background	9
2.1	Site and History	9
2.2	Planning Background	9
3	Strategic Context	12
3.1	Key Features of Site and Surrounds	12
3.2	Strategic Policy Framework	16
4	Project	20
4.1	Project Vision	20
4.2	Purpose of Concept SSDA	21
4.3	Proposed Development	21
4.4	Related Works Subject to Separate Development Approvals	23
4.5	Construction Staging	25
4.6	Concurrent detailed development applications	25
4.7	Future Stages of Development	26
5	Project Justification	27
5.1	Justification Overview	27
5.2	Design Excellence	27
5.3	Engagement	27
6	Statutory Context	29
6.1	Statutory Requirements	29
6.2	Environmental Planning Instruments	30
7	Proposed Assessment of Impacts	36
7.1	Significant likely impacts requiring further assessment in the EIS	36
7.2	Non-significant impacts requiring no Further Assessment in the EIS	39
7.3	Cumulative Impacts with Future Projects	40
	Disclaimer	42

Figures

Figure 1 Site and Regional Context.....	6
Figure 2 Concept Plan Delineation Map.....	7
Figure 3 Illustrative master plan.....	8
Figure 4 VPA Works.....	10
Figure 5 Aerial of Blackwattle Bay Precinct showing Area 17.....	10
Figure 6 Local Context.....	12
Figure 7 View of Blackwattle Bay and foreshore western edge of site (looking south)	12
Figure 8 View of Blackwattle Bay and foreshore western edge of site (looking north)	13
Figure 9 View of Blackwattle Bay site interface at southern boundary (adjacent to the new Sydney Fish Market Urban Park).....	13
Figure 10 Site vision.....	20
Figure 11 Proposed development viewed from the Glebe foreshore.....	21
Figure 12 Extent of Foreshore Public Domain Works (separate planning pathway).....	24
Figure 13 Infrastructure upgrades (separate planning pathway, subject to agreement with relevant State agencies).....	24
Figure 14 Proposed building numbering	25
Figure 15 Structure Plan	33
Figure 16 Concept development and associated works.....	33

Tables

Table 1 Applicant Details.....	4
Table 2 Site and Project Overview	5
Table 3 Key Features of Site and Locality	14
Table 4 Strategic Context	16
Table 5 Identification of Statutory Requirements for the Project	29
Table 6 Matters requiring assessment in the EIS ..	36
Table 7 Nearby Projects.....	40

1 Introduction

This Scoping Report has been prepared on behalf of Mirvac (**the Applicant**). It constitutes a request for Project-Specific Secretary's Environmental Assessment Requirements (**SEARs**) to guide the preparation of an Environmental Impact Statement (**EIS**) that will accompany a Concept Plan State Significant Development Application (Concept SSDA) for Area 16 and Area 17 in the Blackwattle Bay Precinct.

Mirvac was awarded the contract to redevelop the existing Sydney Fish Markets site from Infrastructure New South Wales (**INSW**) following an open-invitation tender process. As part of its submission, Mirvac prepared a concept masterplan, which responded to the site's context and the relevant planning controls and guidelines. Mirvac's redevelopment of the land at Blackwattle Bay will deliver a best-in-class mixed-use waterfront development including contemporary tower buildings and associated public realm; a publicly accessible foreshore; boardwalk; and connection to the new Sydney Fish Markets.

This scoping request relates to a proposed concept development application, which will seek approval for the delivery of the new buildings and associated public realm within the site. The proposed concept development will be delivered in conjunction with other works (including but not limited to the new promenade and boardwalk) that together will create a new premier waterfront destination at Blackwattle Bay. Approval for these other works will be sought separately by Mirvac and do not form part of the Scoping Request that is the subject of this report.

The Concept SSDA seeks consent for:

- ✓ Construction of eight contemporary buildings including four towers above podiums with residential, retail and commercial uses at ground level and four medium-rise buildings adjacent to a new foreshore promenade.
- ✓ Landscape and public domain works.
- ✓ Internal street network with access from Wattle Street/Pymont Bridge Road and Bank Street.
- ✓ Associated car parking.

The Concept SSDA approval is not sought for the associated foreshore public domain works, which while integral to the overall project master plan, is to be delivered under separate development approvals to facilitate its early delivery. The associated foreshore public domain works will be fully consistent with the Blackwattle Bay Design Guidelines and the current zoning and other applicable development standards.

As the Concept SSDA includes development that has an estimated development cost (**EDC**) of more than \$10 million it is classified as State Significant Development (**SSD**) pursuant to Section 2(a) of Schedule 2 of *State Environmental Planning Policy (Planning Systems) 2021* (**Planning Systems SEPP**).

The purpose of this report is to:

- Describe the project in simple terms,
- Indicate early community views on the project and identify what engagement will be carried out during the preparation of the EIS, and
- Identify the key matters requiring further assessment in the EIS and the proposed approach to assessing each of these matters.

1.1 Applicant Details

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

Proponent	Mirvac Blackwattle Bay Developer Pty Ltd
Postal Address	Level 28, 200 George Street, Sydney NSW 2000
ACN	693 724 579
Nominated Contact	Nicholas D'Ambrosio, Senior Development Manager, Mirvac

1.2 Project Overview

Table 2 Site and Project Overview

Matter	Description
The Site	The site comprises land located to the east of Blackwattle Bay. It bounds land located along the waterfront, which will comprise a publicly accessible promenade and is subject to a separate SSDA.
Country	Gadigal and Wangal Country
Street Address	56 – 60 Pyrmont Bridge Road, Pyrmont
Legal Description	Lot 1 in Deposited Plan 836351 (INSW) Lot 2 in Deposited Plan 827434 (INSW) Lot 1 in Deposited Plan 734622 (INSW) Lot 1 in Deposited Plan 74155 (INSW) Lot 1 in Deposited Plan 125720 (INSW) Lot 2 in Deposited Plan 125720 (INSW) Lot 17 in Deposited Plan 1027254 (INSW) Lot 19 in Deposited Plan 1027254 (INSW)
Site Area	2.27ha
LGA	City of Sydney
Existing development	Buildings, structures and an at-grade car park associated with the former Sydney Fish Markets. These buildings and structures are proposed to be demolished by INSW. These works are separate to this project.
The Project	
Project Objectives	The proposed development is informed by the principles of the Blackwattle Bay Design Guidelines and also seeks to address the following project specific objectives:

Matter	Description
	▪ Revitalise the former Sydney Fish Markets site via the comprehensive mixed-use redevelopment of 'Area 16' and 'Area 17' of the Blackwattle Bay precinct ▪ Deliver high-class built form that creates a landmark waterfront development and appropriately responds to the site's context. ▪ Deliver high quality residential dwellings that significantly contribute to addressing local need ▪ Provide a mix of non-residential uses that create a vibrant mixed-use precinct ▪ Deliver high quality public domain and landscaping ▪ Create a street network that prioritises pedestrian movement / active travel and that enhances permeability across the area
Concept SSDA	▪ Construction of four towers above podiums, four medium-rise buildings, and other structures adjacent to the foreshore containing: – Residential apartments. – A mix of non-residential uses including commercial and strata commercial floorspace. – Cultural and creative uses. – Parking (basement, at grade and sleeved within podium) ▪ Public domain and landscaping ▪ Internal street network, including a new cycle path ▪ Vehicle access from Wattle Street/Pymont Bridge Road and Bank Street

A map of Area 16 and Area 17 is provided at **Figure 2**.

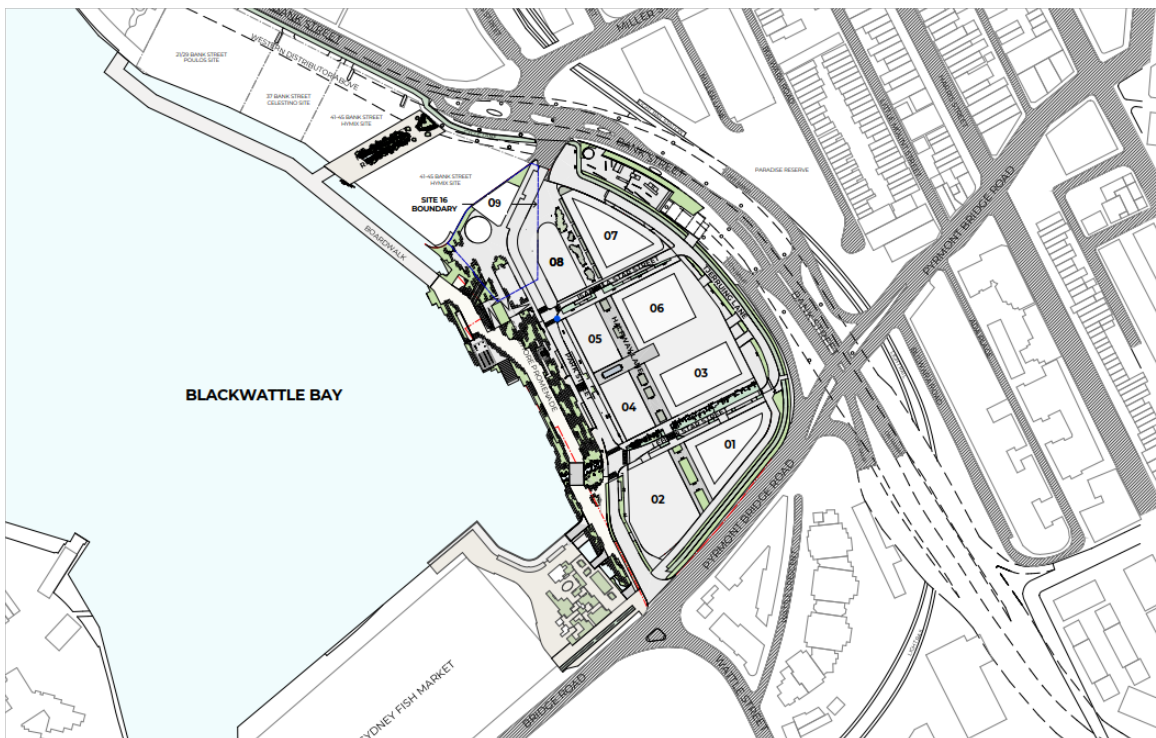
Figure 1 Site and Regional Context



Source: City of Sydney Council

The concept plan area is shown blue in Figure 3 below.

Figure 2 Concept Plan Delineation Map



Source: Bagot Wood

An illustrative master plan for the concept plan site (outlined red) and adjacent land is shown in the figure below.

Figure 3 Illustrative master plan



Source: Oculus

2 Project Background

2.1 Site and History

Blackwattle Bay is home to the former Sydney Fish Markets, established in 1966. Sydney Fish Market Pty Ltd was formed in 1994 in response to the NSW Government privatisation of the marketing of seafood. The former fish market extends over approximately 18,000 m² of gross floor area which includes approximately 10,600 m² of ground floor retail and auction floor area. It also includes an at-grade car parking area for approximately 417 cars and loading areas.

The Sydney Fish Market ceased operations on the site in January 2026, when the new Sydney Fish Market opened. The new Sydney Fish Markets is located directly south-west of the site and will be connected to Blackwattle Bay through a waterfront public promenade.

2.2 Planning Background

The site is located within the Blackwattle Bay Precinct, which is a State Significant Precinct.

2.2.1 Blackwattle Bay Sub-precinct masterplan

The Blackwattle Bay sub-precinct masterplan was finalised in July 2022. The sub-precinct master plan provides guidance on how the Pyrmont Peninsula can accommodate growth and identified that the final planning and design controls for Blackwattle Bay would be determined at the completion of the SSP process. The SSP was finalised in December 2022 through amendments to the Sydney Local Environmental Plan 2012 (**SLEP**) and the new controls commenced in September 2023.

In May 2025, a further Planning Proposal was finalised for the Precinct resulting in changes to the provisions for the development of Area 17, specifically the removal of the minimum non-residential floorspace requirement for the site as set out within the Sydney LEP 2012. In addition, Clause 6.68(2)(a) of the SLEP has been amended such that the consent authority need only be satisfied that development “considers” the Blackwattle Bay Design Guidelines rather than requiring strict consistency with them.

2.2.2 State Voluntary Planning Agreement

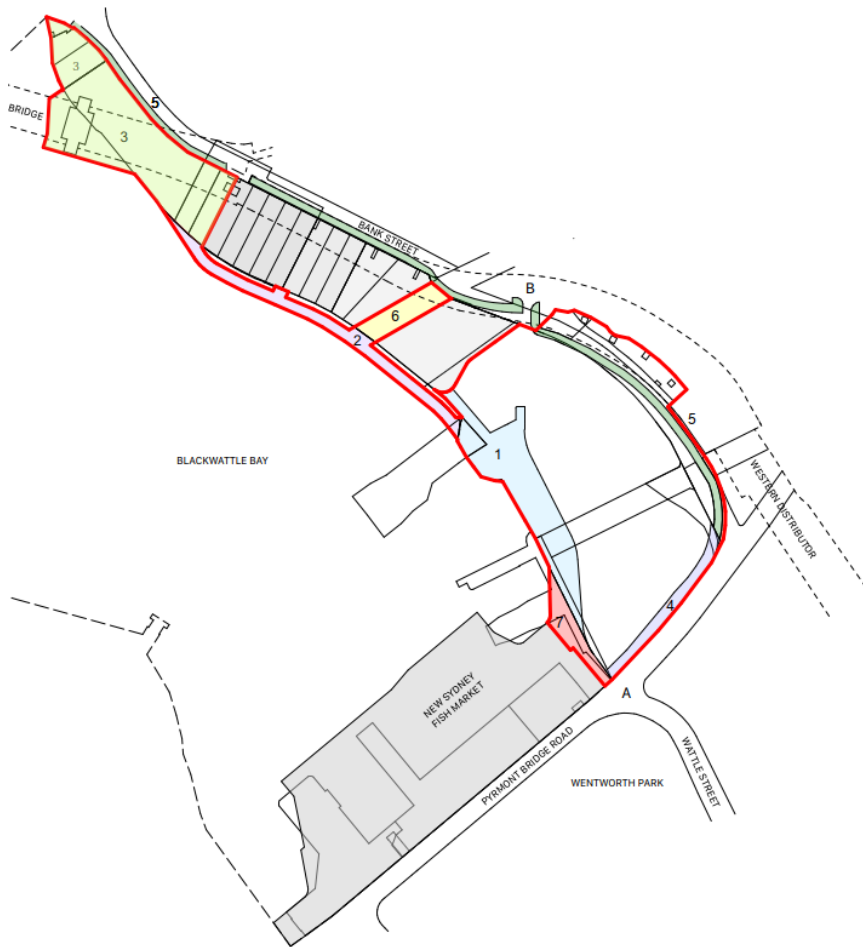
A State Voluntary Planning Agreement (**SVPA**) (reference SVPA2024-33) has been entered into by Infrastructure NSW and the Minister administering the Environmental Planning and Assessment Act 1979. The SVPA will facilitate the delivery of works contributions by the Developer towards the provision of State public infrastructure as well as land contributions.

Under the agreement developer contributions are required for local infrastructure and the Pyrmont Peninsula Metro Station. Monetary contributions are tied to the issue of a construction certification with works and land contributions linked to occupation certificates.

The key elements of the VPA are summarised in the figure below.

The majority of the SVPA works are not included within the Concept SSDA and will be undertaken outside the Concept SSDA site through a separate SSDA approvals. SVPA works included in the Concept SSDA include items 4 (Pyrmont Bridge Cycleway extension) and Item 5 (Bank Street cycleway).

Figure 4 VPA Works



Source: VPA

The VPA works are:

1. Waterfront promenade (to be completed by Mirvac on behalf of INSW before first OC)
2. Boardwalk (to be completed by Mirvac on behalf of INSW before first OC)
3. Bank Street Park (to be completed by INSW before first OC)
4. Pyrmont Bridge Road Cycleway Extension (to be completed by Mirvac)
5. Bank Street Cycleway (to be completed by Mirvac)
6. Miller Street Reserve (to be completed by Mirvac)
7. Sydney Fish Market Urban Park Foreshore Connection Works (to be completed by Mirvac on behalf of INSW before first OC)
- A. Wattle Street Intersection (to be completed by Mirvac before first OC)
- B. Bank Street / Miller Street Intersection (to be completed by Mirvac)

The VPA works (excluding those on the 'Bank Street Park Land') are to be delivered by Mirvac. Development consent for the delivery of Bank Street Park has separately been obtained by Infrastructure New South Wales as detailed in section 7.3 of this report below.

2.2.3 Planning Proposal – Non-residential floorspace and Blackwattle Bay Design Guidelines

The site comprises 'Area 16' and 'Area 17' of the Blackwattle Bay Precinct. A further Planning Proposal for Area 17 of the Blackwattle Bay precinct was finalised by the Department of Planning, Housing and Infrastructure in May 2025. The Planning Proposal sought to remove the minimum non-residential floorspace requirement for the site set out within the Sydney LEP 2012.

In addition, Clause 6.68(2)(a) of the SLEP has been amended such that the consent authority need only be satisfied that development "considers" the Blackwattle Bay Design Guidelines rather than requiring strict consistency with them. This provides *flexibility* in responding to site-specific opportunities and contemporary design outcomes and also acknowledges that the Guidelines have not been updated to reflect the flexibility provided under the recent LEP Amendment that removes the minimum requirement for non-residential use.

Figure 5 Aerial of Blackwattle Bay Precinct showing Area 17



 Blackwattle Bay Site  Area 17 (site) Boundary



Source: Blackwattle Bay Precinct – Area 17 Planning Proposal Report

3 Strategic Context

3.1 Key Features of Site and Surrounds

The site is located within the Pyrmont Peninsula and forms part of the Blackwattle Bay State Significant Precinct. The location of the site is illustrated below.

Figure 6 Local Context



Source: Oculus

Photographs of the current site condition are provided below.

Figure 7 View of Blackwattle Bay and foreshore western edge of site (looking south)



Figure 8 View of Blackwattle Bay and foreshore western edge of site (looking north)



Figure 9 View of Blackwattle Bay site interface at southern boundary (adjacent to the new Sydney Fish Market Urban Park).



The key features of the site which have the potential to impact or be impacted by the proposed development are summarised in the table below.

Table 3 Key Features of Site and Locality

Descriptor	Site Detail
Land Configuration	The site comprises 'Area 16' and 'Area 17' of the Blackwattle Bay Precinct. The site is an irregular shaped parcel fronting Blackwattle Bay. It is the former Sydney Fish Markets Site with the large fish markets building located at the southern end, a large at-grade carpark in the centre of the site, and a number of smaller fish markets buildings around the perimeter of the carpark. The site has been extensively disturbed and relatively flat with a slight fall towards the water.
Surrounding Land Use	The Blackwattle Bay Precinct is located on the western edge of the Pyrmont Peninsula. 'Area 16' and 'Area 17' are located directly to the east of the Blackwattle Bay with a water frontage. Surrounding land uses include: ▪ The site is bounded by the waterfront of Blackwattle Bay to the west. ▪ Pyrmont Bridge Road bounds the site to the south. On the southern side of Pyrmont Bridge Road are the Wattle Street apartments that are orientated towards the north and west and enjoy solar and view amenity across the subject land. ▪ The western distributor bounds the site to the east. ▪ The new Sydney Fish Markets is located to the south-west of the site, with Wentworth Park further south ▪ The land to the north-west of the site is used for waterfront related industries and industrial uses including a Hymix concrete batching plant (41 – 45 Bank Street); Poulos seafood distribution facility (21/29 Bank Street). A vacant lot is also expected to be redeveloped by Celestino. Further north, the new Bank Street Park is currently under construction. ▪ The area to the north-east of the site, on the other side of Bank Street, is characterised by a range of mixed-use, commercial and residential properties commercial developments within the boarder Pyrmont area. ▪ Sydney Secondary College Blackwattle Bay Campus is located to the west of the new Sydney Fish Markets.
Site Access and Road Network	Vehicular access to the site is currently available from Bank Street. Bank Street runs in a south-north direction and connects the Western Distributor to Bowman Street in the north of the Pyrmont peninsula. The site is bounded to the east by the Western Distributor (A4).

Descriptor	Site Detail
Services & Utilities	The site is a developed urban property with access to all major services and utilities, however redevelopment will likely require upgrades to existing services and utilities.
Acid Sulfate Soils	Class 1 and Class 2.
Contamination	There is known contamination on the site due to former uses. Identified contaminants include Potential Acid Sulfate Soils (PASS), Pre- and Polyfluoroalkyl Substances (PFAS), asbestos, hydrocarbons and underground storage tanks (USTs). These contaminants can be managed under the Site Wide Remedial Concept Plan, which was approved as part of the initial rezoning of the site. To support the Site Wide Remedial Concept Plan, an Environmental Assessment and Site Audit were prepared and submitted as part of the rezoning application. A separate early works SSDA is being prepared to address site remediation and site establishment works across the whole site including both the Concept Plan area and the adjoining foreshore promenade area.
Stormwater and Flooding	A small part of the site is affected by the Probable Maximum Flood event.
Biodiversity	Blackwattle Bay is located to the west of the site. Impacts of the proposed development on biodiversity will be assessed as part of the SSDA.
Foreshore Area	The Foreshore Area (as identified within the Sydney Local Environmental Plan 2012) encroaches into a very small part of the site (adjacent to its boundary with the site at 41 – 45 Pyrmont Bridge Road).
European Heritage	The site does not contain any heritage items.
Aboriginal Heritage	Previous studies have identified a Potential Archaeological Deposit (PAD) (PAD01 45-6-3339) on the Mirvac concept masterplan site.

3.2 Strategic Policy Framework

The redevelopment of Areas 16 and 17 in the Blackwattle Bay Precinct aligns with the relevant State, District and local strategic plans and policy directions. Development will facilitate the delivery of new housing on the site, as well as ground floor commercial activation, significant public domain works including the waterfront promenade, and positively contribute to the renewal of the Blackwattle Bay precinct. Key objectives of relevant strategic policies are considered below in the context of the Concept SSDA for redevelopment of the site.

Table 4 Strategic Context

Plan	Detail
Greater Sydney Region Plan – A Metropolis of Three Cities	The Greater Sydney Region Plan (Regional Plan) is the overarching strategic plan that seeks to shape future development for the Sydney metropolitan area over the next 40 years. The project is consistent with the Regional Plan for these reasons: ▪ Objective 8 – Greater Sydney’s communities are culturally rich with diverse neighbourhoods: The proposed residential and non-residential uses will support a diverse resident and worker population on the site. The design of the proposed development will also incorporate ‘Connecting with Country’ principles ▪ Objective 9 – Greater Sydney celebrates the arts and supports creative industries and innovation: The generous commercial and community floorspace and events spaces proposed within the site will support creative industries and innovation. ▪ Objective 10 – Greater housing supply: A significant number of new residential dwellings and co-living housing are proposed. ▪ Objective 11 – Housing is more diverse and affordable: A diversity of housing types and tenures will be provided within the site. ▪ Objectives 14 – A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities: The proposed development comprises a mixed-use development located in close proximity to the future Pyrmont Metro Station and other public transport infrastructure. ▪ Objective 18 – Harbour CBD is stronger and more competitive: The commercial floorspace will create a significant number of new jobs that will enhance the strength of the Harbour CBD. ▪ Objective 22 – Investment and business activity in centres: The proposed commercial uses will support investment and business activity in the Harbour CBD.
Eastern City District Plan	The Eastern City District Plan (the District Plan) is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan. The project is consistent with the following Planning Priorities set out in the District Plan:

Plan	Detail
	▪ Planning Priority E4 – Create a healthy, creative, culturally rich and socially connected community ▪ Planning Priority E5 – Provide housing supply, choice and affordability, with access to jobs, services and public transport ▪ Planning Priority E6 – creating great places and local centres, and respecting heritage ▪ Planning Priority E10 – integrated land use and transport planning and a 30-minute city ▪ Planning Priority E19 – reducing emissions and managing water and waste efficiently.
Pymont Peninsula Place Strategy	The proposed development is consistent with the relevant directions of the Pymont Peninsula Place Strategy (Place Strategy) including: ▪ Direction 1 – Jobs and industries of the future: the proposal will include contemporary and high-quality commercial floorspace in a unique waterfront location next to Blackwattle Bay ▪ Direction 2 – Development that complements or enhances that area: the comprehensive redevelopment of the former Sydney Fish Markets site will transform Blackwattle Bay and the surrounding area ▪ Direction 3 – Centres for residents, workers and visitors: the proposed development will deliver high quality public spaces alongside retail and other uses to establish a node of activity around Blackwattle Bay ▪ Direction 5 – a tapestry of greener public places and experiences: the proposal will incorporate significant landscaping and create a range of new public spaces including a foreshore promenade. ▪ Direction 6 – Creativity, culture and heritage: development on the site will be informed by Connecting with Country principles. The proposal also incorporates community uses and small commercial tenancies. ▪ Direction 7 – making it easier to move around: the proposal incorporates pedestrianise laneways and shared streets that prioritise active travel within the site ▪ Direction 8 – Building now for a sustainable future: generous landscaping, pedestrianised laneways; and contemporary building design will ensure that the development minimises its footprint. ▪ Direction 9 Great homes that can suit the needs of more people: the proposed development will incorporate high quality residential apartments including a range of smaller and larger dwellings.

Plan	Detail
	The Blackwattle Bay sub-precinct masterplan (Masterplan) was finalised by DPHI in July 2022 as part of the rezoning process. It complements the vision, directions, structure plan and place priorities of the Pyrmont Peninsula Place Strategy by providing more guidance on how the area can accommodate growth and change over time. The sub-precinct masterplan identifies Blackwattle Bay as a future mixed use quarter. The Mirvac proposal is consistent with the key principles of the Masterplan: ▪ Open space that connects: the proposal incorporates generous open space. Permeability is enhanced through the internal street network, which prioritises pedestrian movement ▪ Integrated into broader movement network: through site links that connect with the foreshore and prioritise pedestrian movement are incorporated within the proposal. ▪ Activate and connected harbour foreshore walk: the vision for the wider site includes a pedestrian promenade along the waterfront
City of Sydney Local Strategic Planning Statement (LSPS)	The proposed Concept SSDA aligns and positively contributes to the Planning Priorities in the LSPS: ▪ Movement for walkable neighbourhoods and a connected city: through delivery of new residential dwellings within 5–10 min walk from the Light Rail and future Pyrmont Metro Station. ▪ Align development and growth of supporting infrastructure: delivering cycleway and pedestrian promenade through the site and along the foreshore. ▪ Supporting community wellbeing and social infrastructure: providing new public domain spaces connected to the foreshore and a new cultural and creative space in Area 16. ▪ Create great spaces: the new precinct is focused around new public spaces including the pedestrian laneway, cultural hub and foreshore promenade. ▪ New homes for a diverse community: The proposal will deliver a mix of housing types and sizes catering for a diverse community. The Concept SSDA proposes 3 residential towers and a co-living tower, as well as low-scale residential buildings along the waterfront and is committed to delivering the affordable housing levy contribution equivalent to 7.5% of the total floor area of the buildings.
City of Sydney Local Housing Strategy (Housing Strategy)	The proposal is aligned with the Housing Priorities within the Housing Strategy: ▪ H1 Facilitating more homes in the right location: the site is within a well-serviced urban location, with excellent connections to both public transport and state road network, where future

Plan	Detail
	residents will be well-connected to major CBDs, public spaces and cultural facilities. ▪ H3 Increasing housing diversity and choice in housing: the Concept SSDA will support a mix of housing typologies and tenures, ensuring it provides housing choice and diversity. ▪ H6 Improve NSW Government controlled site outcomes: The Blackwattle Bay precinct is owned by Infrastructure NSW and being delivered collaboratively with Mirvac. The planning framework for the Blackwattle Bay precinct has been adjusted to support the renewal of this significant government landholding.
Draft Sydney Plan	The draft Sydney Plan was published for consultation in December 2025. The draft Sydney Plan seeks to increase housing diversity; deliver well-located jobs and create a more vibrant Sydney. The proposed concept development will support the delivery of a contemporary mixed use precinct on the site that includes high quality residential accommodation, commercial premises and other uses and is therefore fully consistent with these objectives.

4 Project

4.1 Project Vision

The Concept SSDA has been prepared to establish the development vision for this significant urban renewal project.

The project vision is based around 4 key design principles:

- **Natural Edge** – a precinct rooted in landscape which celebrates the foreshore connection
- **Everyday Harbour** – a place for locals, driven by everyday community uses
- **Living Culture** – an active ground plane which embraces country and Pyrmont's industrial past
- **Future Made Well** – sustainable regeneration of the land and water to benefit generations to come

Figure 10 Site vision



Source: Woods Bagot

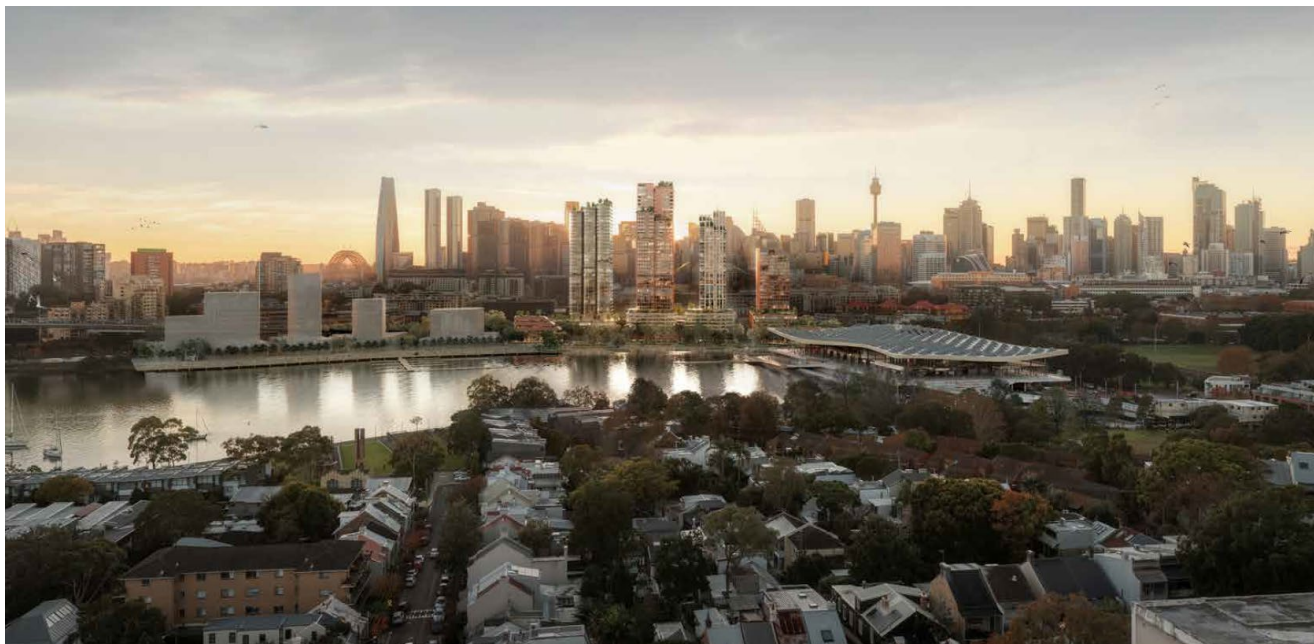
The project benefits from extensive inter-government collaboration to establish a planning framework which can support redevelopment of the site in a way that reflects the significance of the site and the unique renewal opportunity it offers. The proposed development will deliver a significant quantum of high-quality residential dwellings (as well as retail, commercial and other uses) in a unique waterfront location that is well connected to public transport infrastructure, employment and other amenities.

4.2 Purpose of Concept SSDA

The purpose of the Concept SSDA is to guide the built form for detailed design of future buildings, the internal street network, open space and public realm that will be delivered within the site. It will establish the maximum building envelopes (including building heights); future land uses (including their distribution within the site) and maximum gross floor area for future development as well as the location of public open space and pedestrian and vehicular connections throughout the site.

The proposed concept SSDA has been guided by, and adapts the principles of, the Blackwattle Bay Design Guidelines to deliver a unique mixed-use precinct that will significantly contribute to addressing local housing need.

Figure 11 Proposed development viewed from the Glebe foreshore



Source: Woods Bagot

4.3 Proposed Development

The proposed development comprises:

- ✓ Concept envelopes for four tower buildings and associated podiums.
- ✓ Four mid-rise buildings fronting the new waterfront promenade.
- ✓ Internal street network and landscaped open spaces.
- ✓ Associated parking
- ✓ Vehicle access from Wattle Street/Pymont Bridge Road and Bank Street

Details of each of these elements including proposed land uses across the site are summarised in the following table.

Key Element	Proposal
Built form	▪ Concept envelopes for four tower buildings (buildings 1, 3, 6 and 7) and associated podiums. The tower heights varying across the site subject.

Key Element	Proposal
	▪ The podiums will range from 3 – 4 storeys in height. A shared podium is proposed for Building 3 and Building 6. ▪ Concept envelopes for four mid-rise buildings (buildings 2, 4, 5 and 8)
Uses	▪ Residential ▪ Co-living Housing ▪ Retail Premises & Pub ▪ Commercial and strata commercial ▪ Cultural and Creative ▪ Other non-residential uses
Maximum Gross Floor Area	Subject to finalisation but within maximum permitted under SLEP2012.
Street network	Internal street network comprising: ▪ Local streets (one and two-way) ▪ Pedestrian footpath network ▪ Cycleway The proposed street network is consistent with the Blackwattle Bay Design Guidelines. It will incorporate a two-way street adjacent to the promenade; a one-way loop to provide vehicular access to future buildings and pedestrianised central laneway.
Open space and landscaping	The proposed development will provide for a variety of outdoor spaces for future residents, workers and visitors to the site. Generous landscaping and canopy coverage including planting on grade and structure will be provided throughout the precinct. Trees will be located along the internal street network, within the public domain and along the promenade. The design of the public domain will reflect INSW's and Placemaking NSW's Public Domain Works Deed and respond to the relevant objectives of the Blackwattle Bay Design Guidelines. It will also be informed by a wind mitigation strategy, which will ensure that a high level of amenity is achieved for future users.
Wattle Street intersection upgrades	The proposal will reflect the delivery of the Wattle Street intersection upgrade to create the fourth arm of the intersection to create the vehicle entry into the site. The existing entry from Bank Street will be closed initially, allowing all vehicles to circulate through the site with entry and exit from the new intersection on Wattle Street. The intersection upgrades will be undertaken in accordance with the VPA, which requires the works to the Wattle Street intersection to be completed prior to the issue of the first occupation certificate for the site.
Car parking	Car parking will be provided within two basement levels and within sleeved podium buildings. The podium parking will be sleeved by active uses and located in parts of the site less desirable or suitable for residential or commercial uses (i.e. closest to the western distributor).
Bank Street cycleway and new road	The Bank Street Cycleway and a new road to serve the precinct will be established on land adjacent to the site. The land is currently owned by the City of Sydney (April 2026), however will be compulsorily acquired by INSW in 2026.

4.4 Related Works Subject to Separate Development Approvals

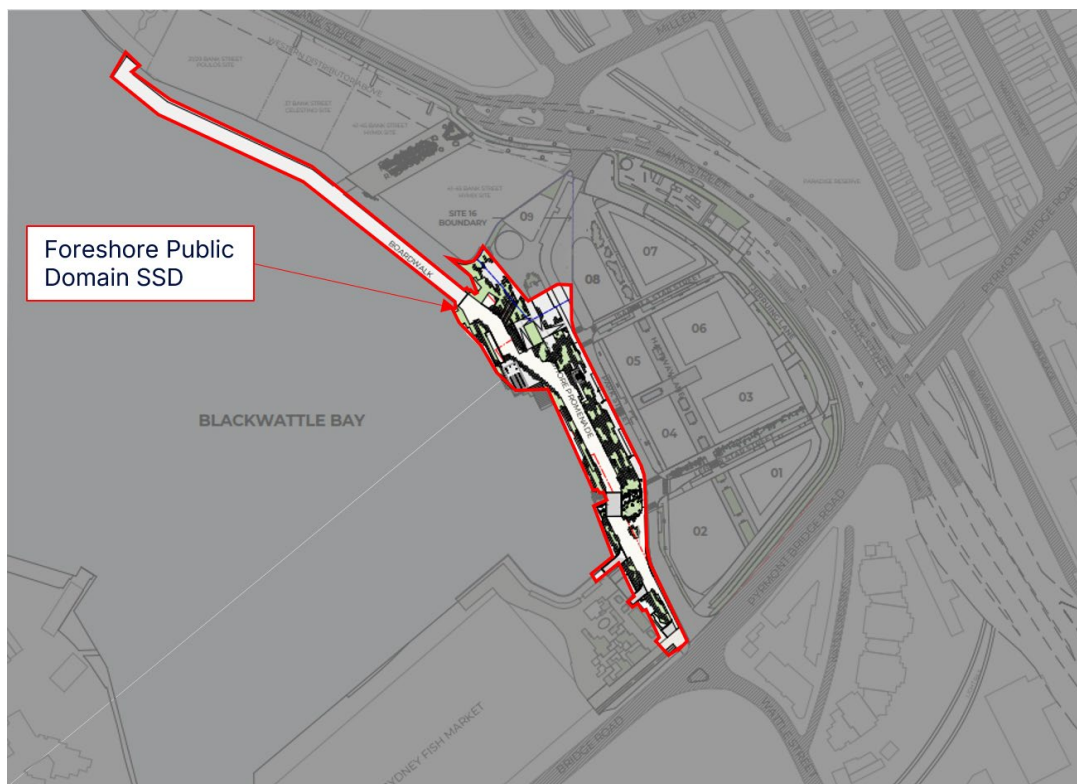
A number of elements of the Precinct redevelopment will occur concurrently but separate from the Concept SSDA. These elements (for which approval will be sought separately) will facilitate the development under the Concept SSDA and include:

Demolition	INSW is proposing to demolish the existing buildings on the site (to ground level).
Services decommissioning / diversion	Decommissioning and temporary diversion of existing services including the relocation of stormwater infrastructure (subject to Sydney Water Approval).
Remediation	Given the historical uses of the site, it is anticipated that remedial works will be required to ensure that it is appropriate for the uses proposed within the Concept SSDA. A site-wide remedial concept plan has been prepared for the site as part of the previous planning proposal. Site-wide remediation works will be undertaken via a separate Early Works (site establishment) SSDA.
Early Works / Earthworks	An Early works (site establishment) SSDA will be prepared for the temporary shoring, bulk earthworks, remediation and archaeological investigations across the entire site.
Foreshore public domain works	A separate SSDA will be prepared to obtain consent for public domain works that are required to be delivered pursuant to a Planning Agreement between Infrastructure NSW and the Minister for Planning executed in July 2025. For the purposes of this application, the public domain works include: ✓ The construction of the new waterfront promenade (including an amenities building and other facilities to be agreed with Place Management NSW (PMNSW)) adjacent to development areas known as Areas 16 and 17 of the Blackwattle Bay Precinct. ✓ The construction of a new over water boardwalk located within Blackwattle Bay extending north-west from Area 16 to the future Bank Street Park to the north-west. ✓ The construction of the public domain connections from the new waterfront promenade to the new Sydney Fish Market Park (known as the Sydney Fish Market Park). ✓ Remediation associated with: • the foreshore public domain works. • Site-wide remediation of fill not suitable to remain on the site under a cap and contain strategy • Removal of six Underground Storage Tanks and associated remediation Under the VPA, the works are required to be delivered prior to the issue of the first Occupation Certificate for development on the site. It is anticipated that the upfront VPA works will be staged to provide for early foreshore access whilst the remaining works are under construction.
Intersection Upgrades	At a later stage, the intersection at Bank Street and Miller Street will be upgraded. The Bank Street and Miller Street Intersection Works are required to be completed pursuant to the VPA prior to the issue of an Occupation Certificate for development that will result in GFA on the site exceeding 95% or 129,290 square metres.

Miller Street Reserve

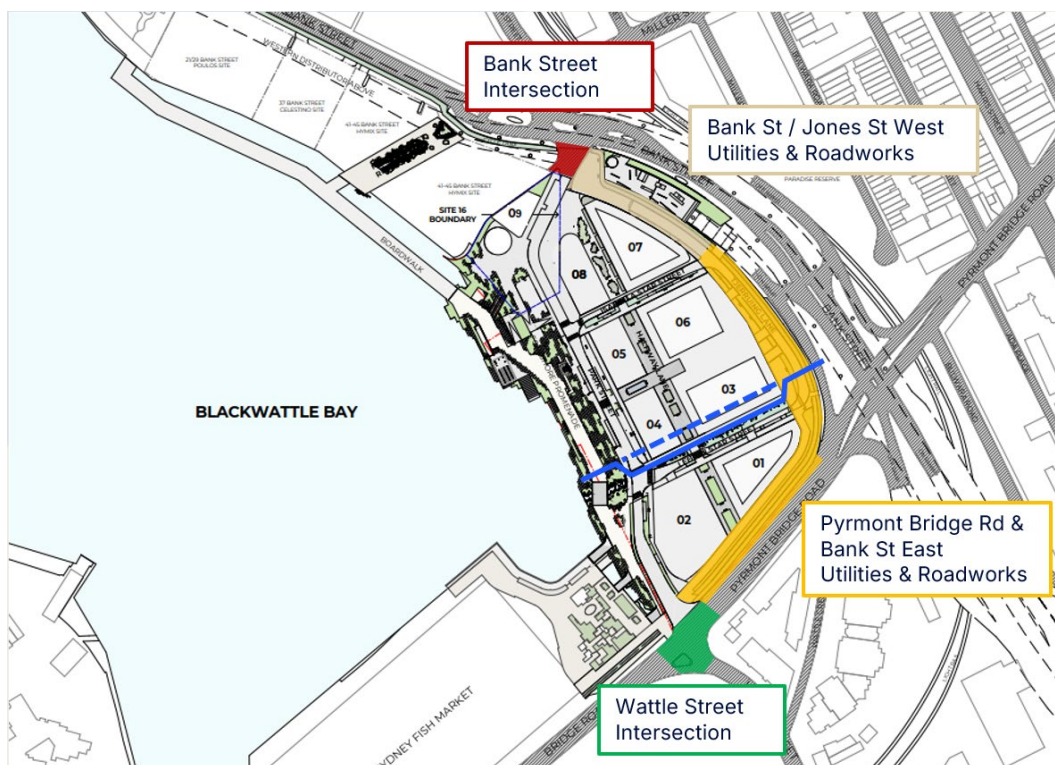
Miller Street Reserve is a new public open space which will be delivered by Mirvac under a separate approval process in accordance with the VPA requirements.

Figure 12 Extent of Foreshore Public Domain Works (separate planning pathway)



Source: Woods Bagot

Figure 13 Infrastructure upgrades (separate planning pathway, subject to agreement with relevant State agencies)



4.5 Construction Staging

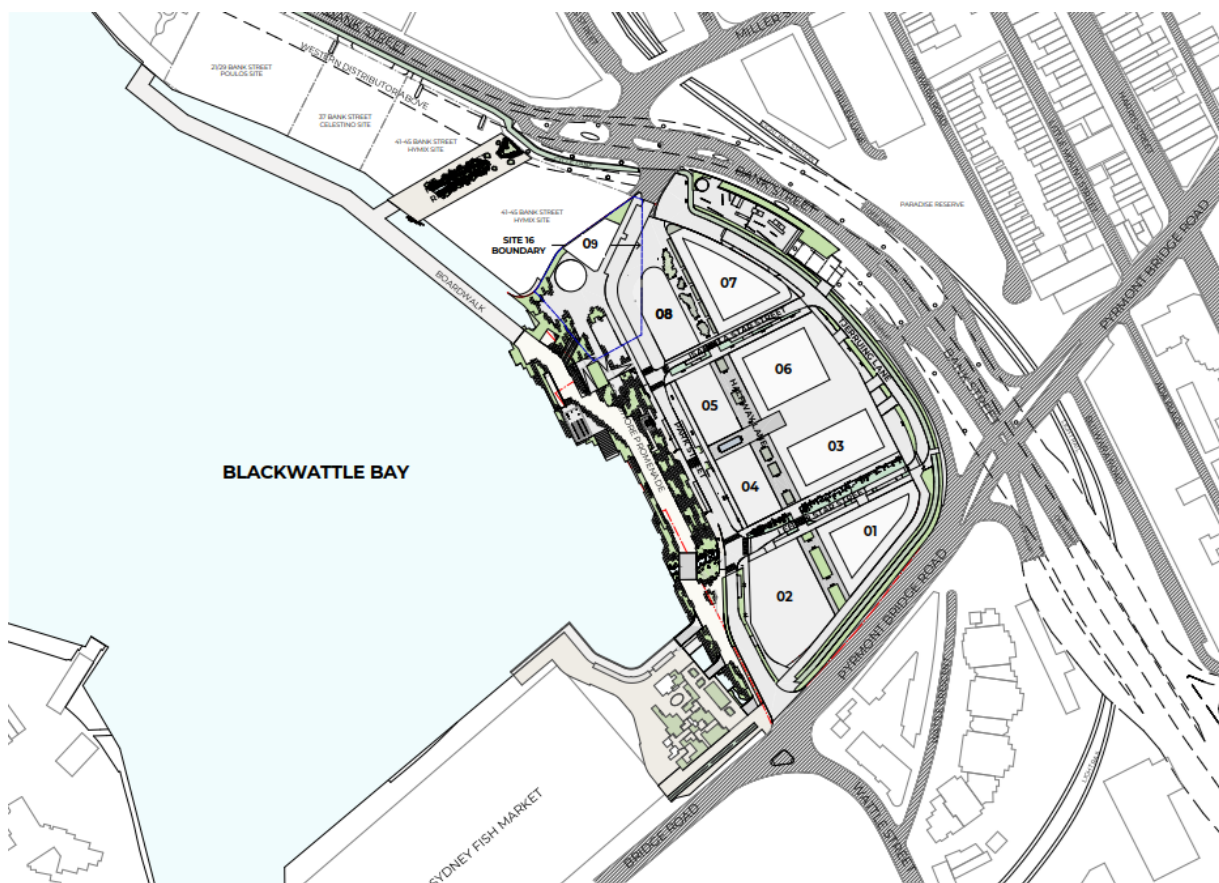
Construction of the proposed buildings is to be staged as set out below:

- Stage 1 – Building 1
- Stage 2 – Building 3 (including podium), 4 and 5
- Stage 3 – Building 2
- Stage 4 – Building 6 Tower
- Stage 5 – Building 7; Miller Street Reserve and other public domain works
- Stage 6 – Building 8

The proposed internal street network and surrounding public domain will also be delivered in stages to ensure that suitable vehicular access and amenity is available upon first occupation of each building.

The public domain foreshore works (not subject of the Concept SSDA) will be undertaken prior to the construction of Stage 1. The foreshore will also be completed before the occupation of Building 1 (Stage 1 development).

Figure 14 Proposed building numbering



Source: Woods Bagot

4.6 Concurrent detailed development applications

The Concept SSDA will facilitate the assessment and determination of detailed proposals for each of the proposed buildings. Detailed development applications will be lodged concurrently within the concept SSDA for:

- Building 1 – Design, construction and operation of a co-living tower above a mixed-use podium (Scape being the Applicant of this SSDA).
- Buildings 3, 4, 5 and 6 – design, construction and operation of the buildings, surrounding public domain and landscaping, and internal street network. The application will seek approval for the entirety of the shared podium and towers for Building 3 and Building 6, to be delivered in stages. The internal street network up to the part of the site to the south of Building 7 will be constructed as part of this SSDA.

The submission of concurrent development applications for these buildings and the internal street network will facilitate the timely delivery of critically needed residential dwellings (and supporting services / amenities) on the site. It will enable housing to be delivered on the site significantly more quickly than would otherwise be the case, thereby addressing the urgent requirement for more housing in Sydney.

4.7 Future Stages of Development

Detailed development approvals for the following additional stages of development under the Concept SSDA will be submitted at a later date:

- Building 2 – a mixed-use building with retail, food and beverage, hospitality and associated commercial uses above.
- Building 7 – Residential tower above a mixed-use podium including cultural and creative facilities as well as residential terraces.
- Building 8 – Commercial and retail building adjacent to the foreshore.

5 Project Justification

5.1 Justification Overview

The proposed development will revitalise the former Sydney Fish Markets site, creating a contemporary and vibrant mixed-use precinct at Blackwattle Bay. Blackwattle Bay has been identified as a State Significant Precinct.

The comprehensive redevelopment of the site aligns with strategic and statutory planning policies, including the Pyrmont Peninsula Place Strategy, Blackwattle Bay sub-precinct masterplan and the Sydney LEP 2012. The Place Strategy, Master plan and Sydney LEP 2012 envisage high-density development on the site including a mix of uses, high quality public domain along the waterfront and an accessible movement network.

5.2 Design Excellence

Clauses 6.21(c) and 6.21(d) of the Sydney LEP 2012 apply to the proposed development. The clauses require design excellence to be demonstrated and a competitive design process to be held. The requirement for design excellence is also established within the Blackwattle Bay Design Guidelines.

To address these requirements, the proposal has sought an alternative design excellence pathway (i.e. a competitive design process will not be held) to ensure the achievement of design excellence in accordance with the DPHI Advisory Note (November 2025). An Alternate Design Excellence Strategy (**ADES**) has been endorsed by the Government Architect of New South Wales (**GANSW**). This strategy involves the use of the State Design Review Panel (**SDRP**) to review all aspects of the proposed development.

The proposed approach will satisfy the provisions of Clause 6.21(C) of the Sydney LEP.

The first SDRP meeting was held on 22 April 2026 which considered the foreshore public domain works and the Concept SSDA

5.3 Engagement

The following sections of the report describe the engagement activities that have already been carried out for the project, and the engagement to be carried out during the preparation of the EIS.

5.3.1 Engagement Carried out

The Concept SSDA has been informed by the development controls for the site established through the previous Planning Proposals, which were subject to significant consultation with the community and other stakeholders.

The design of the Concept SSDA has also been informed by a Walk on Country led by a local Gadigal Elder and demonstrates a respect and Care for Country. Connecting with Country principles have been incorporated throughout the proposed development including within the public realm and landscaping. The concept proposal celebrates the location of the old watercourse that ran from Wattle Street to Blackwattle Bay and includes a space for cultural celebrations and gatherings inspired by Nawi canoes formerly used on the bay. Additionally, the proposal embeds the area's ancient connection to sandstone throughout the precinct; will restore marine life and incorporate generous landscaping that will 'green' the precinct.

Once the SEARs are received, the Applicant will proceed with the formal consultation process as part of preparing the EIS, as detailed below.

5.3.2 Future Engagement to be Carried out by the Applicant

Further community and stakeholder consultation will be undertaken in the preparation and assessment of the EIS including:

- **Key Stakeholders:** it is proposed to consult with the following stakeholders during the preparation of the EIS:
 - City of Sydney Council
 - Department of Planning, Housing and Infrastructure
 - Transport for New South Wales
 - PMNSW
 - Utility providers
 - Surrounding residents, businesses and local community groups.
- **Other Interested Stakeholders:** additional stakeholders may be identified during the preparation of the EIS.
- **Key Actions:** the following actions will be undertaken to keep the community informed regarding the project, obtain feedback from the community on the project and engaged with stakeholders on the detailed assessment of key matters:
 - A dedicated engagement strategy will be prepared following the issue of SEARs.
 - Additional consultation actions may be identified following further engagement with key stakeholders and DPHI.
 - The EIS and supporting documentation will be placed on public exhibition, providing stakeholders with an additional opportunity to review the Project, including the final development plans and the detailed specialist studies and assessment reports accompanying the final EIS.
- The proposed actions are consistent with the community participation objectives in the Undertaking Engagement Guidelines for State Significant Projects. An engagement consultant will be responsible for monitoring, reviewing and adapting the effectiveness of the engagement strategy to encourage community participation in the Project.

An Engagement Outcomes Report will be provided with the EIS.

6 Statutory Context

This section of the report provides an overview of the key statutory requirements relevant to the site and the project, including:

- *Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1999*
- *NSW Biodiversity Act 2016 (BC Act)*
- *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- *Environmental Planning Assessment Regulation 2021 (the Regulations)*
- *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)*
- *State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP)*
- *State Environmental Planning Policy (Industry and Employment) 2021 (I&E SEPP)*
- *State Environmental Planning Policy (Sustainable Buildings) 2022 (SB SEPP)*
- *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*
- *State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021 (EHC SEPP)*
- *Sydney Local Environmental Plan 2012*
- *Sydney Development Control Plan*

Consideration is also required to be given to the following matters:

- *State Voluntary Planning Agreement reference SVPA2024-3*

The following table categorises and summarises the relevant requirements in accordance with the DPHI guidelines. Each of these matters will be addressed in further detail within the future EIS.

6.1 Statutory Requirements

The following table categorises and summarises the relevant requirements in accordance with DPHI's *State Significant Development Guidelines*.

Table 5 Identification of Statutory Requirements for the Project

Statutory Relevance	Action
Power to grant approval	Section 2 of Schedule 2 of the Planning Systems SEPP sets out that development located within the Bays Precinct site (as identified on the State Significant Development Sites Map) which has an estimated development cost of more than \$10 million is SSD. The estimated development cost for the concept development will exceed \$10 million. Accordingly, the proposed development is appropriately classified as SSD. Detailed SSDAs Section 4.24 of the Environmental Planning and Assessment Act 1979 requires that any further DA in respect of a site cannot be inconsistent

Statutory Relevance	Action
	with the concept approval. Accordingly, the concept proposal has been designed to facilitate the detailed design of each building and the public domain. The detailed state significant development applications will be fully consistent with concept SSDA. In accordance with Section 2.11 of the Planning Systems SEPP, all subsequent detailed DAs under the Concept SSDA are considered SSD regardless of CIV.
Permissibility	The site is zoned 'MUI Mixed Use' and RE1 Public Recreation in accordance with the SLEP 2012. Residential flat buildings; shop-top housing; commercial premises; and community facilities are permitted with consent in the MUI Zone.
Environmental Protection and Biodiversity Conservation Act	A Biodiversity Assessment Report will be prepared as part of the SSDA. If significant biodiversity impacts are considered likely, commonwealth referral under the EPBC Act will be considered.
Water Management Act 2000	Authorisation would be required if groundwater is to be impacted during construction
Roads Act 1993	A consent under section 138 of the Roads Act may be required.
Ports and Maritime Administration Act 1995	Authorisation is required under this act for the erection of a structure on or over the bed of any waters vested in a relevant authority (i.e. Transport for NSW or Port Authority of New South Wales).

6.2 Environmental Planning Instruments

The Sydney Local Environmental Plan 2012 (**Sydney LEP**) is the principal environmental planning instrument applying to the site. An overview of the relevant provisions of the Sydney LEP is included in the table below.

Clause	Requirement	Proposal
2.1 Land Use	MUI Mixed Use and RE1 Public Recreation	Compliant. The proposed uses are permissible with consent in the MUI zone. Works located within the RE1 Public Recreation Zone will be limited to public domain and landscaping works and roads. These works are permitted with consent in the RE1 Zone.
4.3 Height of Building	106m RL; 141m RL; 110m RL; 32.9m RL; 37.5m RL	Variation proposed - justified Part of Building 3, Building 6 and Building 7 will exceed the maximum height of building in the relevant part of the site. The other building envelopes will fully comply with the maximum permitted building height for the site with several parts of the built form (e.g. Building 2)

		significantly lower than the maximum permitted. The proposed variations will facilitate a more slender and finer grain design approach that better responds to the site's context and are not anticipated to give rise to any adverse environmental impacts. A clause 4.6 variation request will be submitted with the concept SSDA.
4.4 Floor Space Ratio	N/A – there is not a floor space ratio control for the site	N/A
6.18 Overshadowing of certain public places	Development consent must not be granted to development resulting in part of a building causing additional overshadowing to: ▪ Bank Street Park between 10am – 2pm (all year); ▪ Sydney Fish Markets Urban Park between 12pm – 2pm on 21 June; ▪ Wentworth Park between 10am – 2pm (all year) ▪ Glebe foreshore parks between 9am – 3pm on 21 June	Compliant. ▪ Detailed solar studies undertaken to date demonstrate ability to comply with the protected open spaces as per the SLEP. ▪ .
6.21C Design excellence and 6.21D Competitive design process	Development must display design excellence. A competitive design process must be held for any development proposed on land outside Central Sydney that has a height of greater than 25 metres. A 10% building height bonus is available to development that displays design excellence	Compliant. Refer to discussion in 'Design excellence' section below.
6.68 Erection of buildings (Blackwattle Bay Precinct)	▪ The GFA of development in Area 16 is not to exceed 7,132m² ▪ The GFA of development in Area 17 is not to exceed 129,291m² ▪ In Area 16 100% of the GFA is to be used for non- residential purposes ▪ a building is capable of achieving a Green Star building rating with a credit achievement in Credit 22: Energy Use or an equivalent	Compliant. The proposed development will result in a total GFA in Area 16 of 7,132m² and a total GFA in Area 17 of 119,585 m². Accordingly, the concept proposal will not result in an exceedance of the maximum permitted GFA. The proposed GFA in Area 16 will be solely non-residential. Expected to comply. Compliance with this requirement will be confirmed as part of the Concept SSDA and future detailed SSDAs.

	standard as agreed with the consent authority	
	Public utility infrastructure essential for the development is available, or adequate arrangements have been made to make the infrastructure available when it is required	Expected to comply. Public utility infrastructure required to serve the development will be made available. Confirmation of this will be provided as part of the Concept SSDA and detailed SSDAs.
	Car parking for business premises and office premises does not exceed a rate of 1 space for every 1,100m² of GFA	Expected to comply. Compliance with this requirement will be addressed as part of the relevant detailed SSDAs.
	Development consent must not be granted to development on the land unless the consent authority has considered the Blackwattle Bay Design Guidelines.	Compliant. Refer to commentary below.
6.70 Affordable housing (Blackwattle Bay)	A consent authority may impose a condition requiring an affordable housing levy contribution equivalent to 7.5% of the total floor area of the building	Compliant. Noted.
6.71 General industries prohibited (Blackwattle Bay)	Development consent must not be granted to development for the purposes of general industries	Compliant. The Concept SSDA does not include 'general industries'.
7.11 Development on the foreshore must ensure access	The consent authority must consider whether and to what extent development would encourage the following— (a) continuous public access to and along the foreshore through or adjacent to the proposed development, (b) public access to link with existing or proposed open space, (c) public access to be secured by appropriate covenants, agreements or other instruments registered on the title to land, (d) public access to be located above mean high water mark, (e) the reinforcing of the foreshore character and respect for existing environmental conditions	Compliant. The proposed development (via a separate approval) will incorporate a new publicly accessible promenade located along the waterfront that will provide continuous access to the foreshore. The initial stages of development will include creating and opening the promenade.

Clause 6.68(2A) of the Sydney LEP 2012 states that development consent must not be granted to development for the erection of a building in the Blackwattle Bay precinct unless the consent authority has considered the Blackwattle Bay Design Guidelines (the **Guideline**).

The Guidelines include a hierarchy of objectives and provisions to guide future development. If development cannot satisfy the provisions, applications must demonstrate what other responses are proposed to achieve the objectives.

The Guidelines identify the desired future character for Blackwattle Bay to:

"deliver a mix of community facilities, parks and open spaces as well as retail, commercial and residential uses. Relocating the current Sydney Fish Market will return the foreshore to the public, enabling the provision of a continuous, accessible and open waterfront promenade enjoyed by local and visitors for a range of uses that will connect Glebe to Pyrmont and extending to Woolloomooloo Bay.

The renewal of Blackwattle Bay will make a significant contribution to employment and housing needs in Pyrmont. Campus-style workplaces, culture and entertainment functions, retail, local services and housing will achieve a balance of uses and complement the broad visitor appeal of the new Sydney Fish Market. Located above the employment uses that frame and activate the streets and public spaces by day and by night, residential apartments will ensure the evening and weekend vibrancy of Blackwattle Bay".

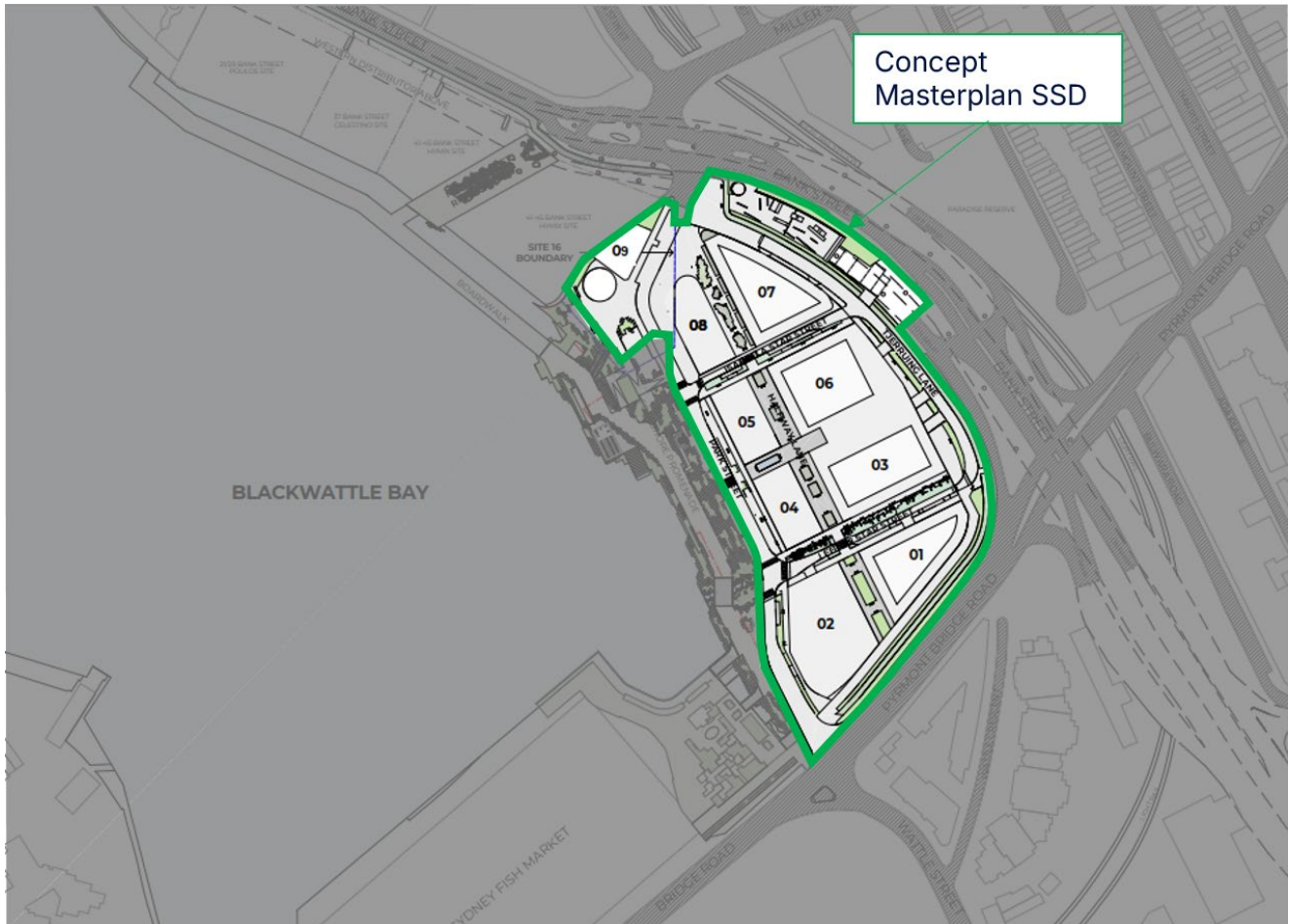
Figure 3 of the Design Guidelines comprises a Structure Plan. The proposed concept development and wider precinct plan is broadly in-keeping with the structure plan. Four tower buildings are proposed in the eastern part of the site with four other lower form buildings closer to the waterfront. Generous public open space including a promenade as well as a clearly defined street network that prioritises pedestrian movement and enhances permeability within the area is proposed.

Figure 15 Structure Plan



Source: DPHI (2023)

Figure 16 Concept development and associated works



Source: Woods Bagot

The proposed Concept SSDA responds to the principles of the Design Guidelines as follows:

- **Urban structure** – the concept layout will ‘stitch’ the development into the wider urban grid. Entrances to the site are proposed adjacent to public transport and the promenade organised to facilitate use and prioritise pedestrian flow.
- **Built form** – Four slender towers are proposed atop podiums and will provide a mix of uses. The building envelopes have been carefully considered to maximise solar access and public amenity. The proposal will integrate seamlessly with adjacent neighbourhoods and draw inspiration from Pyrmont and Glebe.
- **Connecting with Country** – The principles of connecting with country will inform the design and layout of the public domain.

Design excellence

The proposed Concept SSDA is subject to Clause 6.21(c) and 6.21(D) of the Sydney LEP, which require that the proposal display design excellence and that a competitive design process is undertaken for development located outside of Central Sydney that is higher than 25 metres. An alternative to the competitive design process comprising review by the SDRP is proposed as discussed in section 5.3.

The EIS submitted with the Concept SSDA and detailed state significant development applications will demonstrate how the proposal displays design excellence. Residential, worker and visitor amenity has been maximised within the site as follows:

- At least 70% of dwellings will receive a minimum of 2 hours solar access between 9am – 4pm at mid-winter
- At least 60% of dwellings will be naturally cross-ventilated

- None of the residential dwellings located at podium level will directly face the Western Distributor Road to the east of the site
- The proposed building envelopes will maximise solar access to the public domain
- High quality public domain will be provided including a new promenade and generous landscaping
- The proposed street and cycle path network will prioritise active travel and be activated by retail and commercial uses

The proposed Concept SSDA has also been guided by Connecting with Country and ecologically sustainable development principles, and informed by the principles and objectives of the Blackwattle Bay Design Guidelines, which also contribute to its overall design excellence.

Additionally, the proposal has been designed to minimise impacts on adjoining properties including at 1 Wattle Street to the south. The proposed building envelopes have been carefully considered to protect solar access and water views from existing dwellings at 1 Wattle Street, whilst providing an architecturally coherent and high-quality design outcome that optimises the development potential of the site.

7 Proposed Assessment of Impacts

This section identifies the key impacts which will be further investigated and assessed within the EIS, including the proposed approach to assessing each of these matters. It also identifies the matters addressed in the scoping phase that are unlikely to result in significant impacts and do not warrant further consideration in the EIS.

7.1 Significant likely impacts requiring further assessment in the EIS

The following table outlines the relevant matters and impacts which will be addressed in detail within the EIS. It outlines the matters and impacts of particular concern to the community and other stakeholders.

Table 6 Matters requiring assessment in the EIS

Matter	Consideration
Design Excellence	The EIS will identify how the proposed development has achieved design excellence in accordance with the alternative strategy described in sections 5.3 and 6.2 of this report above.
Connection with Country	The Concept SSDA will consider the Connection to Country Framework prepared by GANSW as well as the relevant principles included in the Blackwattle Bay Design Guidelines and information prepared as part of the previous rezoning of the site. The Concept scheme has been informed by Country. The EIS will clearly demonstrate how the frameworks have been implemented and reflected the design
Urban Design and Landscaping	The Concept SSDA will include an urban design and landscaping report to ensure the proposal is of a high quality and landscape led design. The project will provide a high-quality landscaped outcome on the site that will maximise tree canopies to optimise shade and reduce urban heat island effects. The Urban Design will be informed by Country and will reflect and embed the recommendations of the appointed cultural advisor to address the Connection with Country framework. A detailed assessment of the proposal's compliance with Blackwattle Bay Design Guidelines will be undertaken and included within the EIS.
Amenity	The Concept SSDA will need to address key environmental amenity matters to ensure the project can provide a high-quality outcome with strong liveability attributes for future development within the Concept Plan envelopes. Key technical studies to inform the EIS will include overshadowing diagrams; noise and vibration impact assessment, visual impact assessment; or public domain and landscape strategy. Initial analysis undertaken by Woods Bagot demonstrates that 70% of the residential apartments will achieve a minimum of 2 hours solar access between 9am – 4pm at mid-winter. Additionally, it is anticipated that at least 60% of residential dwellings will be naturally cross-ventilated in accordance with the requirements of the Apartment Design Guide.
Overshadowing	The EIS will include detailed overshadowing analysis to public domain spaces, including the Foreshore Area and Sydney Fish Market Urban Park.

Matter	Consideration
Noise & Vibration	The proposed development is expected to have acoustic and vibration impacts, particularly during the construction phase. A Noise and Vibration Impact Assessment (NVIA) will accompany further assessment of this matter in the Environmental Impact Statement (EIS), to satisfy the Environmental Protection Authority's (EPA's) Noise Policy for Industry, Interim Construction Noise Guideline and Road Noise Policy. Mitigation, management, and monitoring measures will be documented and implemented during the construction and operation phases of the development. The Concept SSDA will address these issues at a conceptual level, with further detailed assessment to be undertaken as part of subsequent detailed SSD applications.
Visual	Visual impact will be assessed in the EIS. As a part of this, impacts on viewpoints and vistas will be assessed as well as visual amenity assessment of landscaping, design and supporting works. The Visual Impact Assessment (VIA) will include an assessment at suitable intervals from construction (e.g. 0, 5, 10 years) to demonstrate the appearance of the development prior to and following the establishment of landscaping. Based on preliminary visual analysis, the Concept SSDA and proposed uses are suitable in terms of visual amenity.
Air Quality	An air quality analysis and assessment will be undertaken to assess the impacts of the works on air quality throughout the construction phase of the proposed development. Strategies to manage likely impacts such as dust emissions and suppression will be further explored in the EIS. The Concept SSDA will address these issues at a conceptual level, with further detailed assessment to be undertaken as part of subsequent detailed SSD application for earthworks.
Access & Transport	A Traffic Impact Assessment (TIA) will be prepared to determine the impacts of the proposed development on the operation of the local road network. Existing and estimated future traffic conditions, parking, and access as well as the impact on surrounding road capacity and pedestrian/cycling routes will all be assessed. In addition, a Construction Traffic Management Plan will be prepared as part of subsequent detailed SSD applications to assess and mitigate the cumulative impacts of construction on traffic surrounding the site.
Water and Flooding	Analysis of the water and stormwater conditions of the site will be included in the civil infrastructure report and plans. A Soil and Water Management Plan (SWMP) will be acquired alongside the completion of an Erosion and Sediment Control Plan and Stormwater Management Strategy (SMS). These will help inform further site analysis in the EIS regarding catchment capacity on and around the site as well as any irrigation risks. A Flood Impact Risk Assessment (FIRA) in accordance with the NSW Floodplain Development Manual 2005 will be prepared and analyse any further potential flood impacts on the site and surrounds. The design of the proposed development will have regard to any recommendations of the FRA.
Earthworks	Cut and fill works will be required to facilitate the construction of the basement and other works. Excavation work will also be required as part of remedial works (refer to land contamination below). Bulk earthworks will be undertaken in accordance with

Matter	Consideration
	a soil and erosion control plan and subject to a separate development approval (Early works 'site establishment' SSDA).
Land contamination	A concept site wide remedial action plan was prepared for the site as part of the previous rezoning. Remediation works will take place under a separate pathway. This will include the excavation of non-leachable contaminated material from the part of the site beneath future buildings 4,5 and 7 and the re-use of this material to create the required design levels for buildings 3 and 6. Capping of the relocated material will be undertaken as part of the detailed SSDA for the stage 2 development. Accordingly, the requirement for any further assessment or validation as part of the concept SSDA will be discussed with DPHI.
Geotechnical	A Geotechnical Report will be prepared to provide an assessment of the ground conditions of the site and any risks associated with ground stability or proposed excavation. The Geotechnical Report will be informed by previous studies undertaken as part of the previous planning proposals and also assist to determine any required engineering and earthworks to achieve the proposed development outcome.
Waste	The proposed development is expected to generate waste during the construction and operation phases. A Concept Waste Management Plan (WMP) will be prepared to determine the extent of management required including waste streaming and a precinct wide approach to waste management in accordance with waste regulatory frameworks and legislation.
Biodiversity	The site comprises the former fish markets buildings and associated car park. Notwithstanding, if required an assessment in accordance with the Biodiversity Assessment Method will be undertaken to determine the proposal's anticipated impact on terrestrial biodiversity and whether a Biodiversity Assessment Report (BDAR) is required. The assessment will also consider whether the proposal will impact any threatened species and if additional approval is required under the Biodiversity Conservation Act.
Heritage	The requirement for an Aboriginal Cultural Heritage Assessment Report (ACHAR) will be discussed with DPHI noting that an ACHAR was previously prepared for the site in 2021 as part of the previous State Significant Rezoning process. A Heritage Impact Assessment will also be undertaken to determine the impacts of the proposed development on European Heritage.
Pedestrian Wind Environment	A Pedestrian Wind Environment Study (PWES) will inform the design of the proposed development. Wind mitigation measures will be determined and provided within the public domain.
Building Code of Australia	A BCA report will be prepared for the concept development and confirm the proposal's anticipated ability to comply with the relevant requirements of the Building Code of Australia. As part of the detailed SSDA's an assessment will be undertaken of the relevant building against the Performance Requirements of the Deemed-to Satisfy provisions of the Building Code of Australia. The assessment will

Matter	Consideration
	also identify whether the development will rely on an Alternate Solution based assessment.
Access	An Access Report will be prepared for the development to ensure that disabled access can be provided in accordance with <i>Disability Discrimination Act 1992</i> . The access report will demonstrate how access for all users will be addressed through the detailed development applications.
ESD / embodied emissions / net zero	An Ecologically Sustainable Development (ESD) Report will be prepared to provide a sustainability assessment development. The ESD report will provide an assessment of the building design and demonstrate ways in which the development can achieve best practice and compliance with sustainability requirements. The ESD report will demonstrate how the development will achieve a Green Star building rating with a credit achievement in Credit 22: Energy Use or an equivalent standard as agreed with the consent authority in accordance with the requirements of the Clause 6.68 of the Sydney LEP 2012. Additionally, a net zero statement and embodied emissions reporting will be undertaken in accordance with the Sustainable Buildings SEPP.
Social Impact & CPTED	A Social Impact Assessment (SIA) will be prepared to assess the social impacts of the proposed development. The SIA will address the positive and negative impacts associated with the proposed development, as well as the measures to mitigate these impacts. The SIA will be prepared in line with the NSW Guidelines for Social Impact Assessments. A CPTED Assessment will detail how the development has been designed to reduce opportunities for crime.
Community Engagement	An Engagement Outcomes Report will be provided to detail the engagement carried out by the Applicant and how it has informed the concept development. The document will also outline issues raised by surrounding landowners, the community and stakeholders; and proposed future community and stakeholder engagement.
Utilities and services	A utilities report will be prepared to confirm the anticipated connection strategy for the proposed development to required utilities and services
VPA / Infrastructure Delivery and Staging Plan	A VPA has been executed for the site that identifies the public benefits to be delivered as part of the project including key milestones.

7.2 Non-significant impacts requiring no Further Assessment in the EIS

This section of the report identifies the following matters that are not significant likely impacts and do not require further assessment in the EIS. Each of these matters was considered within the scoping phase but considered unlikely to result in significant impacts that warrant further assessment.

- **Air – gas:** The proposed future land uses be 100% electric and will not emit any gases that warrant assessment such as greenhouse gas.

- **Amenity – odour:** The proposed future land uses will not cause any anticipated odorous issues, and thereby does not warrant further assessment beyond the standard Air Quality assessment required by the SEARs.
- **Bushfire** – the site is not located on bushfire prone land.
- **Tree removal** – The site contains a limited number of existing trees. Tree removal will be undertaken via a separate planning pathway and will therefore not be assessed as part of the Concept SSDA.

7.3 Cumulative Impacts with Future Projects

The site is located within Blackwattle Bay precinct. Approved and likely future developments which may be relevant in the cumulative impact assessment of the proposal are summarised in the following table.

Table 7 Nearby Projects

Site	SSDA Reference	Development Description	Current Status
Blackwattle Bay State Significant Precinct	The State Significant Precinct was declared in 2022. Future development on the remainder of the SSP that has the potential to have cumulative impacts with the Concept SSDA (and associated detailed development applications) will be assessed as part of the EIS.		
Sydney Metro West	SSI-10038 SSI-19238057 SSI-22765520	Works associated with the construction of the new Sydney Metro West (including the construction of Pyrmont Metro Station)	Under construction
37 – 69 Union Street, Pyrmont	SSD-49620481	Concept application for over station development (Pyrmont Metro East)	Approved February 2025
1A-19 Bank Street, Pyrmont	SSD-53386706	Bank Street Park	Under Construction Second Modification Application (SSD53386706-Mod-2) to be lodged
60 Union Street, Pyrmont	SSD-96974214	Alterations and additions to existing commercial building including change of use to retail and residential (170-220 dwellings including 17% affordable housing), additional 24 storeys and concurrent rezoning to MUI mixed use, increased height and FSR	Request for SEARs
13A – 29 Union Street, Pyrmont	N/A (HDA reference 247 542)	Shop top housing comprising 200 residential dwellings	Declared State Significant Development and concurrent Rezoning via HDA in June 2025 SEARs yet to be requested
14 – 26 Wattle Street, Pyrmont	D/2023/97	Detailed design proposal for the demolition of existing structures, remediation, removal of trees, excavation and construction of a mixed use development comprising residential,	Approved March 2024

Site	SDDA Reference	Development Description	Current Status
		commercial, retail, childcare and indoor recreation centre across five (5) buildings, basement car parking, landscaping, public domain and civil works, and subdivision	

The potential cumulative impacts of the project will be addressed in the EIS in accordance with the DPHI *Assessing Cumulative Impacts* guidelines.

Disclaimer

This report is dated May 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Mirvac (**Instructing Party**) for the purpose of Scoping Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



**Shaping cities
and communities
for a better future.**

urbis.com.au