

Blackwattle Bay

Stage 2 Detailed State Significant Development Scoping Report

June 2026 – Final
Prepared for: Mirvac



Urbis staff responsible for this report were:

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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.

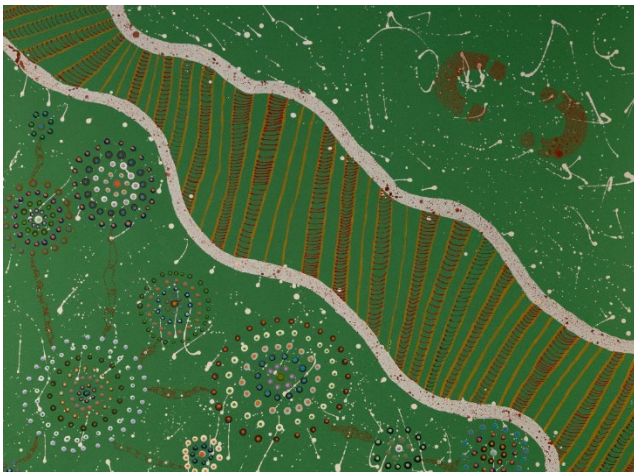
We acknowledge the unique environment where two waters meet, the freshwater and the saltwater, and reflect on the development that has harmed and significantly altered these environments.

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

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.

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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 State Significant Development Application for the 'Stage 2 detailed development' in Area 17 (the **Project**) of the Blackwattle Bay Precinct.

The proposed Stage 2 development comprises the construction of buildings in Area 17 of the Blackwattle Bay Precinct. The detailed Stage 2 SSDA will be submitted concurrently with a Concept Plan SSDA (the **Concept SSDA**) prepared by Mirvac for Area 16 and Area 17 of the Blackwattle Bay precinct, which will support the delivery of a new mixed-use precinct comprising a range of retail and residential uses, and public domain works including a highly connected waterfront.

As the detailed Stage 2 SSDA includes development that has an estimated development cost (**EDC**) of more than \$10 million, the development is State Significant Development (**SSD**) pursuant to Section 2(a) of Schedule 2 of *State Environmental Planning Policy (Planning Systems) 2021* (**Planning Systems SEPP**). In accordance with Section 2.11 of the Planning Systems SEPP, all subsequent development applications under the concept DA are considered SSD regardless of the EDC. Accordingly, the proposed Stage 2 development is also SSD.

The application seeks consent for:

- Construction of buildings comprising:
 - Two residential towers located above a mixed-use podium; and
 - Two mid-rise buildings comprising retail and active uses at ground floor level with residential accommodation above
- Construction of associated public domain and landscaping
- Construction of the PMNSW Rangers Facility
- Staged construction of the internal street network for the Blackwattle Bay Precinct.
- Staged construction of servicing infrastructure within the internal street network to the future leasehold lots to support the staged subdivision of the land.
- Staged subdivision of the Blackwattle Bay Precinct.

The purpose of this report is to:

- Describe the project in simple terms,
- Analyse the feasible alternatives considered and identify the alternatives that will be investigated further in the EIS,
- 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 200
ACN	693 724 579
Nominated Contact	Nicholas D'Ambrosio, Senior Development Manager, Mirvac

1.2 Project Overview

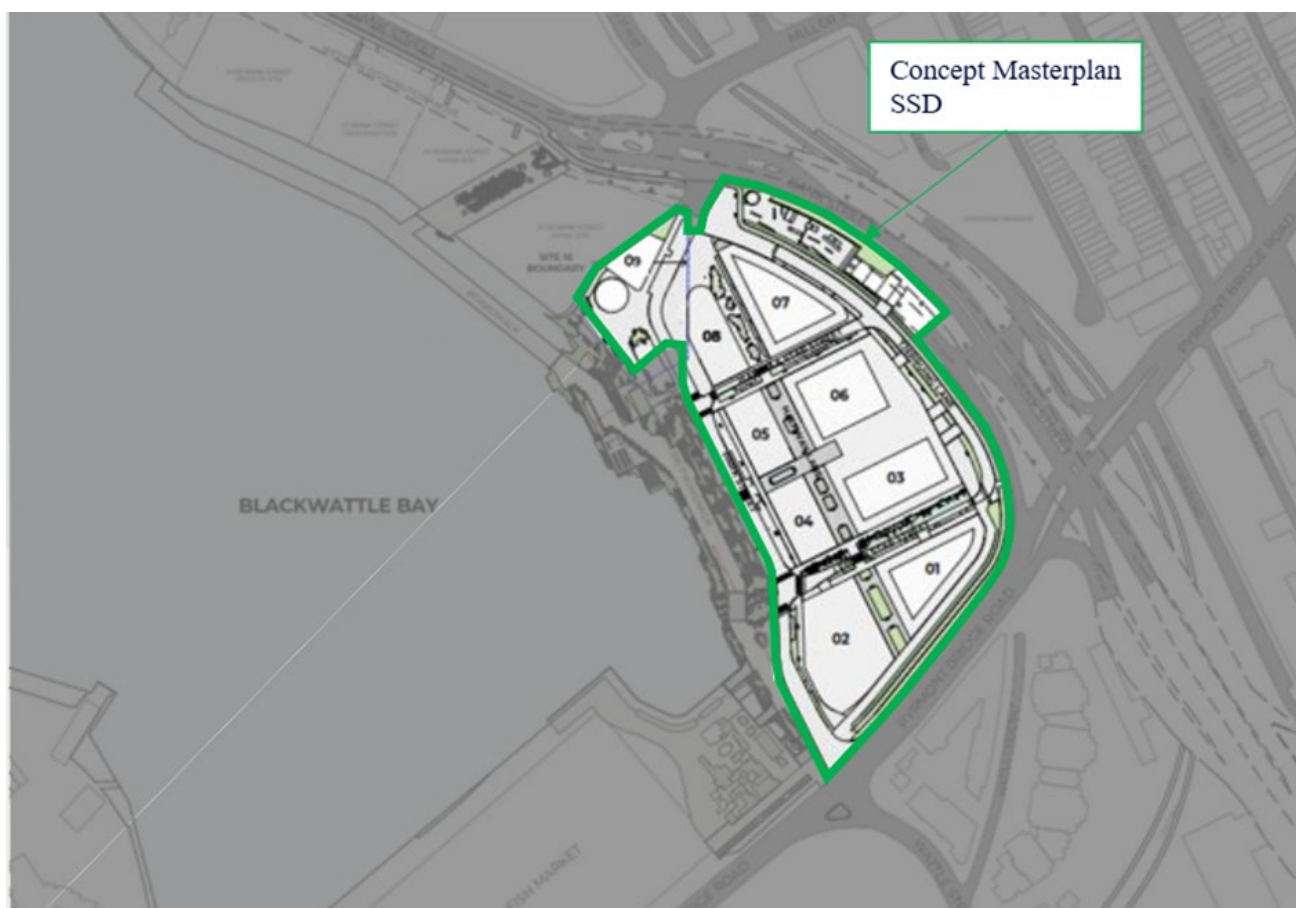
Table 2 Site and Project Overview

Matter	Description
The Site	Stage 2, Blackwattle Bay Precinct
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)
LGA	City of Sydney
Existing development	Buildings and structures associated with the former Sydney Fish Market, an at grade car park, and wharf structures. These buildings and structures will be cleared (approval will be sought via a separate planning pathway) prior to the commencement of the proposed Stage 2 development.
The Project	
Project Objectives	- Provide a mix of non-residential uses as well as high quality residential dwellings that contribute to creating a vibrant mixed-use precinct at Blackwattle Bay and addressing local need for housing - Deliver high-class built form that creates a landmark waterfront development; and complements other buildings to be delivered on the site under the related Concept SSDA. - Deliver high quality public domain and landscaping

Matter	Description
	Protect solar access and existing views from adjoining development
Proposed development	- Construction of buildings comprising: - Two residential towers above a mixed-use podium - Two mid-rise buildings comprising retail and residential accommodation - Public domain and landscaping - Staged civil works and servicing - Internal street network - Subdivision

A map of the wider site (subject to the Concept SSDA) is provided at **Figure 1**.

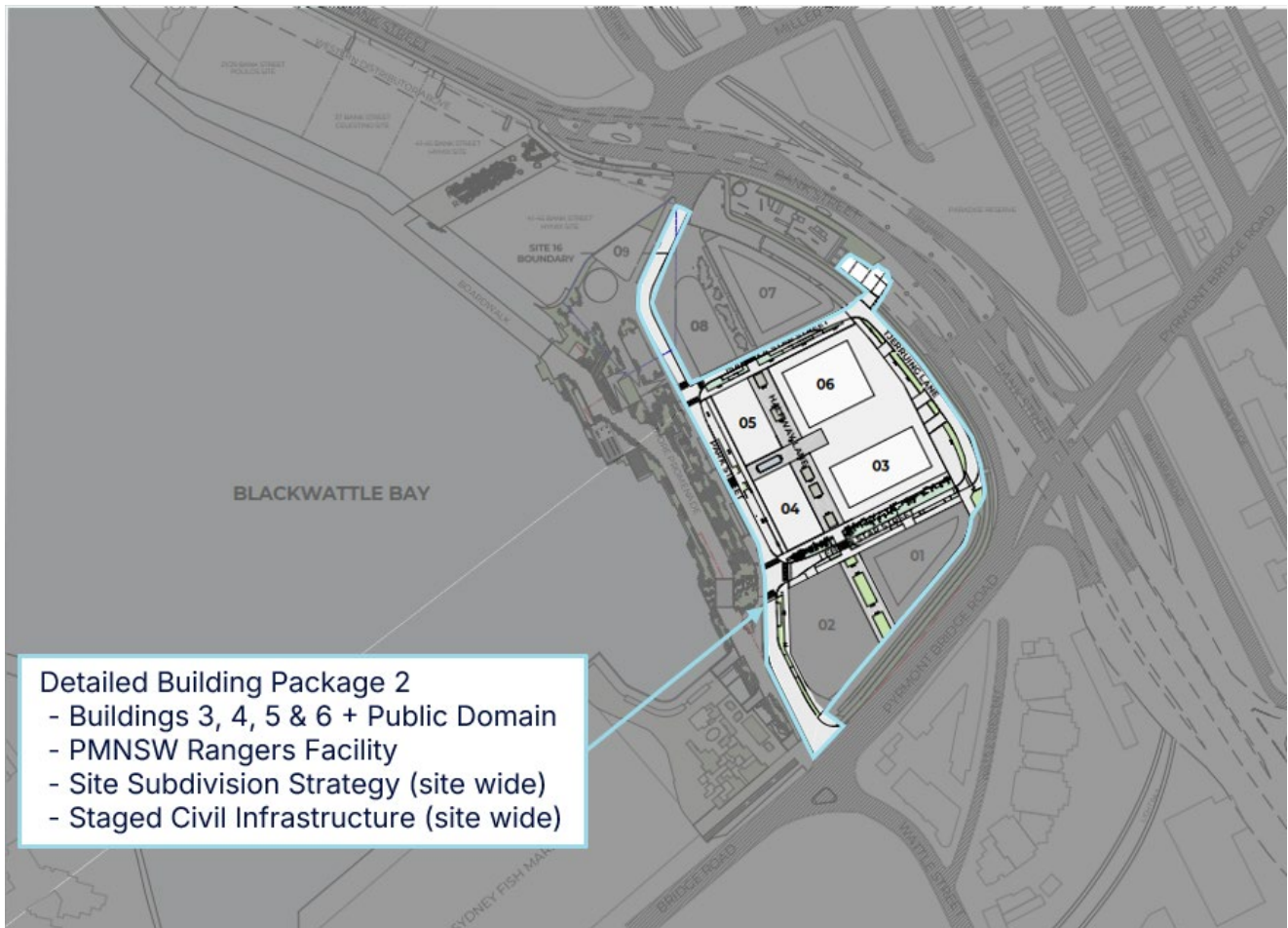
Figure 1 Concept SSDA



Source: City of Sydney Council

The location of the stage 2 development is shown light blue in Figure 2. The development includes buildings B3, B4, B5 and B6 together with the public domain. The detailed application will include the subdivision and civil infrastructure delivery for the whole of the Concept Masterplan area.

Figure 2 Stage 2 development location in proposed Concept masterplan



Source: Woods Bagot

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. These changes did not amend the provisions applying the foreshore areas subject to this SSDA.

Figure 3 Aerial of Blackwattle Bay Precinct showing Area 17



Source: Blackwattle Bay Precinct – Area 17 Planning Proposal Report

2.2.2 State Voluntary Planning Agreement

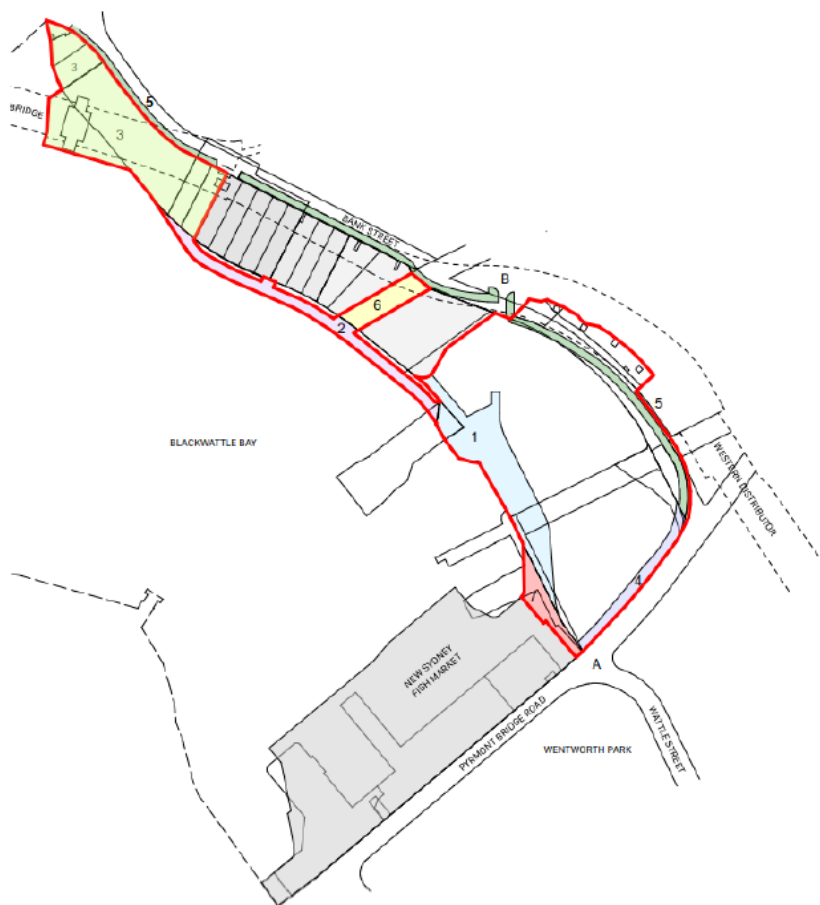
A State Voluntary Planning Agreement (**SVPA**) (reference SVPA2024-33) has been entered into by Infrastructure NSW and the Minister administering the Environmental Planning and Assessment Act 1979. The SVPA will facilitate the delivery of works contributions by the Developer towards the provision of 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 construction certification with works and land contributions linked to occupation certificates.

The VPA works include:

- Foreshore Promenade
- Over water boardwalk
- Cycleway through the site
- Urban Park between Area 17 and the new Fish Market

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)

2.3 Concept SSDA

A Concept SSDA will be prepared concurrently to the proposed Stage 2 development SSDA to establish the development vision for Area 16 and Area 17. The Concept SSDA 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 5 Concept Masterplan Reference Sketch (Source: Woods Bagot)



The purpose of the related Concept SSDA is to guide the built form for the detailed design of future buildings, the internal street network, open space and public realm that will be delivered within the wider 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.

Additionally, a separate SSDA will be prepared for the construction of a landscaped foreshore public domain including promenade and boardwalk at the interface of Blackwattle Bay and the broader site. The promenade will provide a high-quality recreational space linking the new Sydney Fish Market to Bank Street Park to the north.

The wider project benefits from extensive inter-government collaboration to establish a planning framework which can support redevelopment in a way that reflects the significance of the site and the unique renewal opportunity it offers.

3 Strategic Context

3.1 Key Features of Site and Surrounds

The Blackwattle Bay precinct is located within the Pyrmont Peninsula. The stage 2 development site is located within 'Area 17' and forms part of the wider site subject to the concept approval.

The location of the site subject to the proposed Stage 2 development is shown in Figure 2.

Photographs of the current site condition are provided in the figures below.



Figure 5 – View of Blackwattle Bay and foreshore western edge of site (looking north)



Figure 6 –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 concept SSDA relates to 'Area 16' and 'Area 17' of the Blackwattle Bay Precinct, which is an irregular shaped parcel fronting Blackwattle Bay. It is the former Sydney Fish Market Site with the large fish market building located at the southern end, a large at-grade carpark in the centre of the site, and a number of smaller fish market buildings around the perimeter of the carpark. The former Fish Market site has been extensively disturbed and relatively flat with a slight fall towards the water. The Stage 2 development relates to buildings proposed within the Concept SSDA development. These buildings will be located entirely within 'Area 17' of the Blackwattle Bay precinct.
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 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 ▪ The western distributor bounds the site to the east ▪ The land to the north-west of the site is used for waterfront related industries. To the north-east is commercial developments within the boarder Pyrmont area. The proposed buildings will comprise two residential towers above a mixed-use (strata commercial, retail and residential) podium and two mid-rise building typologies with cultural and creative uses at ground floor level and residential accommodation above. The two mid-rise buildings will be located along the western boundary of the Concept SSDA site. A new waterfront promenade will be constructed to the west of the proposed buildings immediately adjacent to Blackwattle Bay. Approval for the design and construction of the waterfront promenade public domain works will be sought separately by Mirvac. These works will be delivered prior to the first occupation of the stage 2 development. The Concept SSDA also includes a co-living tower (Building 1) in the south-eastern corner of the Concept SSDA site; a mid-rise residential building with ground floor retail and creative uses (Building 2) as well as another residential tower located above a mixed-use podium (known as Building 7) and a commercial building (Building 8) with ground floor retail. For the avoidance of doubt, these buildings do not form part of the proposed stage 2

Descriptor	Site Detail
	development and detailed approval for their construction and operation will be sought separately.
Site Access and road network	Vehicular access to the Concept SSDA site is currently available from Bank Street. The Concept SSDA development includes the construction of a new internal street network, which will facilitate the safe and efficient movement of pedestrians, cyclists and vehicles through the site. The internal street network will comprise one-way and two-way streets as well as a shared zoned and pedestrian laneway. The internal street network required to service the proposed Stage 2 buildings will be constructed as part of the Stage 2 development. Vehicular access to the proposed Stage 2 buildings will be provided from the internal street network.
Services & Utilities	The Concept SSDA site is a developed urban property with access to all major services and utilities. Redevelopment of the wider site will likely require upgrades to existing services and utilities.
Acid Sulfate Soils	Class 1 and Class 2
Contamination	There is potential contamination of the site due to its former use. 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 previous rezoning of the precinct. To support the Site Wide Remedial Concept Plan, an Environmental Assessment and Site Audit were prepared and submitted as part of the rezoning application. Remediation will be approved in the Foreshore Public Domain SSD and the site establishment SSDA.
Stormwater and Flooding	A small part of the site is affected by the Probable Maximum Flood event.
Biodiversity	The Concept SSDA site is bounded by Blackwattle Bay to the west.
Foreshore Building Area	The area immediately north west of the site is identified as 'foreshore building area'.
European Heritage	The site does not contain any listed heritage items.
Aboriginal Heritage	Previous studies have identified a Potential Archaeological Deposit (PAD) (PAD01 45-6-3339) on the Mirvac concept masterplan site. The potential for archaeological investigations will be investigated as part of the Foreshore Public Domain and Site Establishment SSD applications.

3.2 Strategic Policy Framework

The redevelopment of Areas 16 and 17 in the Blackwattle Bay Precinct as set out within the related Concept SSDA 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 along the waterfront, and positively contribute to the renewal of the Blackwattle Bay precinct. Key objectives of strategic policies are considered below in the context of the related Concept SSDA for redevelopment of the site and the proposed Stage 2 development.

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 retail floorspace proposed within the stage 2 development will support creative industries and innovation. ▪ Objective 10 – Greater housing supply: A significant number of new residential dwellings housing are proposed in the stage 2 development as well as across the wider Concept SSDA. ▪ Objective 11 – Housing is more diverse and affordable: A diversity of housing types and tenures will be provided within the stage 2 development site as well as across the wider Concept SSDA. ▪ 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. It incorporates high density development comprising a range of uses that will support integrated land use and transport and the 30-minute centre concept. ▪ Objective 18 – Harbour CBD is stronger and more competitive: The retail and commercial floorspace in the stage 2 development and wider Concept SSDA will create 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.

Plan	Detail
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: ▪ 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 retail and strata 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 cultural and creative and strata commercial tenancies. ▪ Direction 7 – making it easier to move around: the proposal incorporates pedestrianised 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

Plan	Detail
	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. 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 broader Concept SSDA and proposed Stage 2 development 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 proposed stage 2 development will be connected and benefit from immediate access to a pedestrian promenade located along the waterfront, which will be delivered separately by Mirvac.
City of Sydney Local Strategic Planning Statement (LSPS)	The Concept SSDA and proposed Stage 2 development 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 a 5 – 10-minute walk from the Light Rail and future Pyrmont Metro Station. ▪ Align development and growth of supporting infrastructure: the vision for the wider site includes delivering a cycleway and pedestrian promenade through the site and along the foreshore. ▪ Supporting community wellbeing and social infrastructure: new cultural and creative space will be provided within the stage 2 development. Additionally, the stage 2 development will benefit from access to new public domain spaces delivered separately by Mirvac along the waterfront. ▪ Create great spaces: the precinct is focused around new public spaces including the pedestrian laneway and foreshore promenade (to be delivered separately). A range of spaces will be delivered along the adjacent promenade that residents, workers and visitors to the stage 2 development will be able to benefit from. ▪ New homes for a diverse community: The proposal will deliver a mix of housing types and sizes catering for a diverse community.

Plan	Detail
	The stage 2 development proposes a residential tower, as well as mid-rise shop top housing 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. Approximately 296 residential dwellings will be delivered within the Stage 2 development, which will make a significant contribution to addressing local need and creating a diverse community.
City of Sydney Local Housing Strategy (Housing Strategy)	The Concept SSDA and stage 2 development are 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 the state road network, where future residents will be well-connected to major CBDs, public spaces and cultural facilities. ▪ H3 Increasing housing diversity and choice in housing: the stage 2 development will provide a mix of dwelling sizes including larger family homes, 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 stage 2 development will deliver a range of land uses including high-quality residential and commercial floorspace that will make a significant contribution to achieving these objectives.

4 The Project

4.1 Proposed Development (i.e. Stage 2)

The proposed Stage 2 development comprises the erection of four buildings, associated public domain and landscaping, a PMNSW Rangers Facility, an internal street network, staged civil works and servicing.

The proposed Stage 2 application will include the subdivision and civil infrastructure delivery for the whole of the Concept Masterplan area as shown in Figure 1.

The proposed buildings will comprise two residential towers located above a mixed-use podium; and two mid-rise residential buildings with active ground floor uses. The extent of the subject application is shown below.

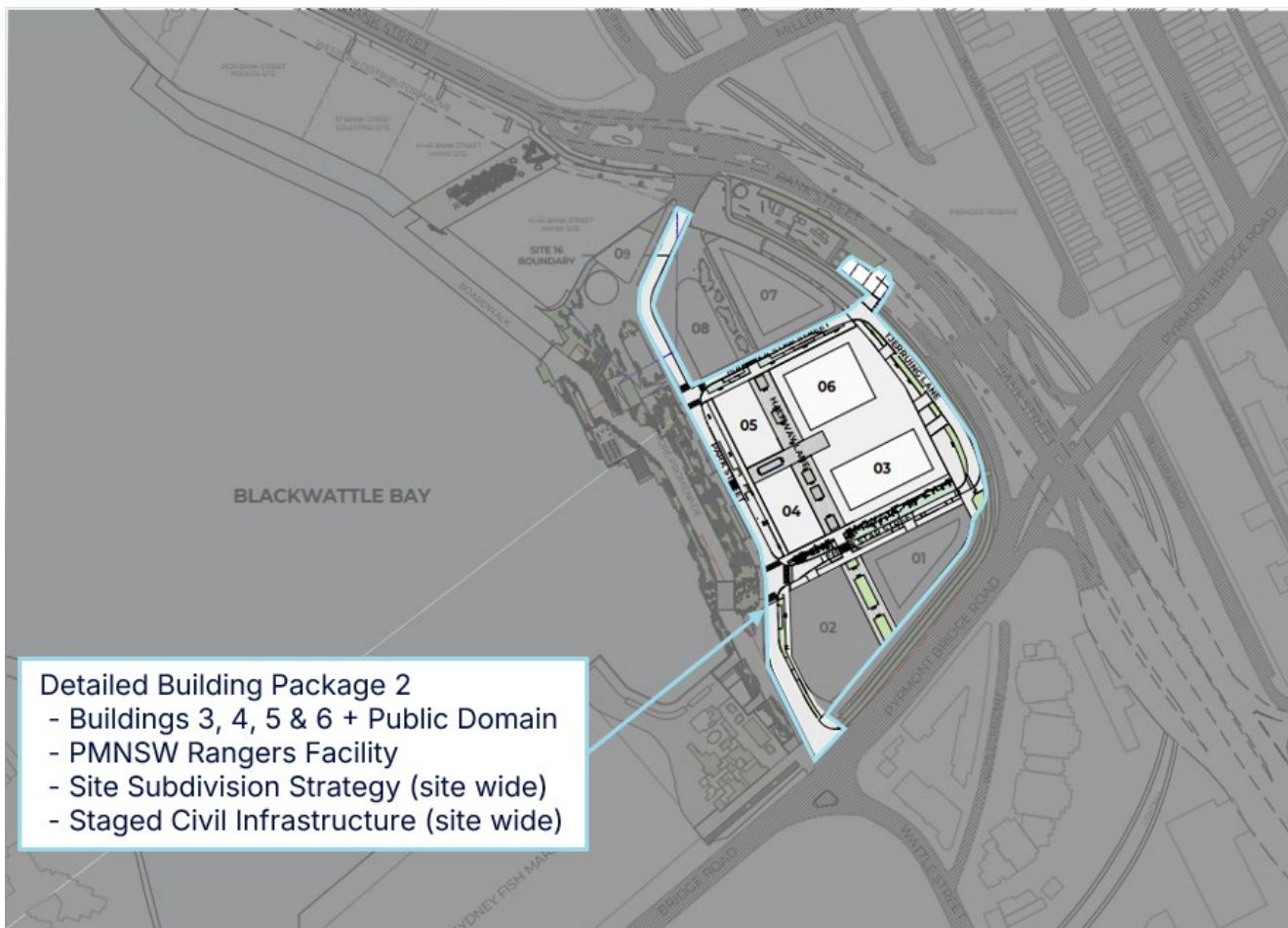


Figure 7 – Application extent

Key elements of the proposed development are set out in the table below.

Table 5 Proposed development – key elements

Key Element	Proposal
Uses	- Residential accommodation (buildings 3, 4, 5 & 6) - Retail Premises - Commercial
Maximum Gross Floor Area	Approximately 68,000 m ²

Key Element	Proposal
No. of residential dwellings	Approximately 575
Non-residential floorspace	Approximately 5,000m ²
Dwelling mix	Mix of 1-bed; 2-bed; 3-bed and 4-bed apartments
Maximum building height	Building 3: RL 117.5m Building 6: RL 150.5 Building 4: RL 33.1 Building 5: RL 33.1
Car parking	Approximately 430 spaces



Figure 9 – Indicative West Elevation of proposed development (low rise buildings in foreground)

Proposed Ground Plane & Podium

The shared podium will generally contain retail and commercial floorspace at ground floor level and strata commercial and residential uses above. Three levels of car parking (and a mezzanine) are proposed within the centre of the podium, which will be sleeved by active uses along the northern, western and southern elevations. The podium's eastern elevation will face the Western Distributor and is unlikely to be perceptible from many locations within or outside of the site. Notwithstanding, architectural treatment along this elevation will maintain the building's contemporary and high quality appearance.

Vehicular access to Building 3 will be provided from the internal road network (Tjerruig Lane) to the east. A ramp connection is also proposed from the car park to the Building 4 and Building 5 basement to the west.

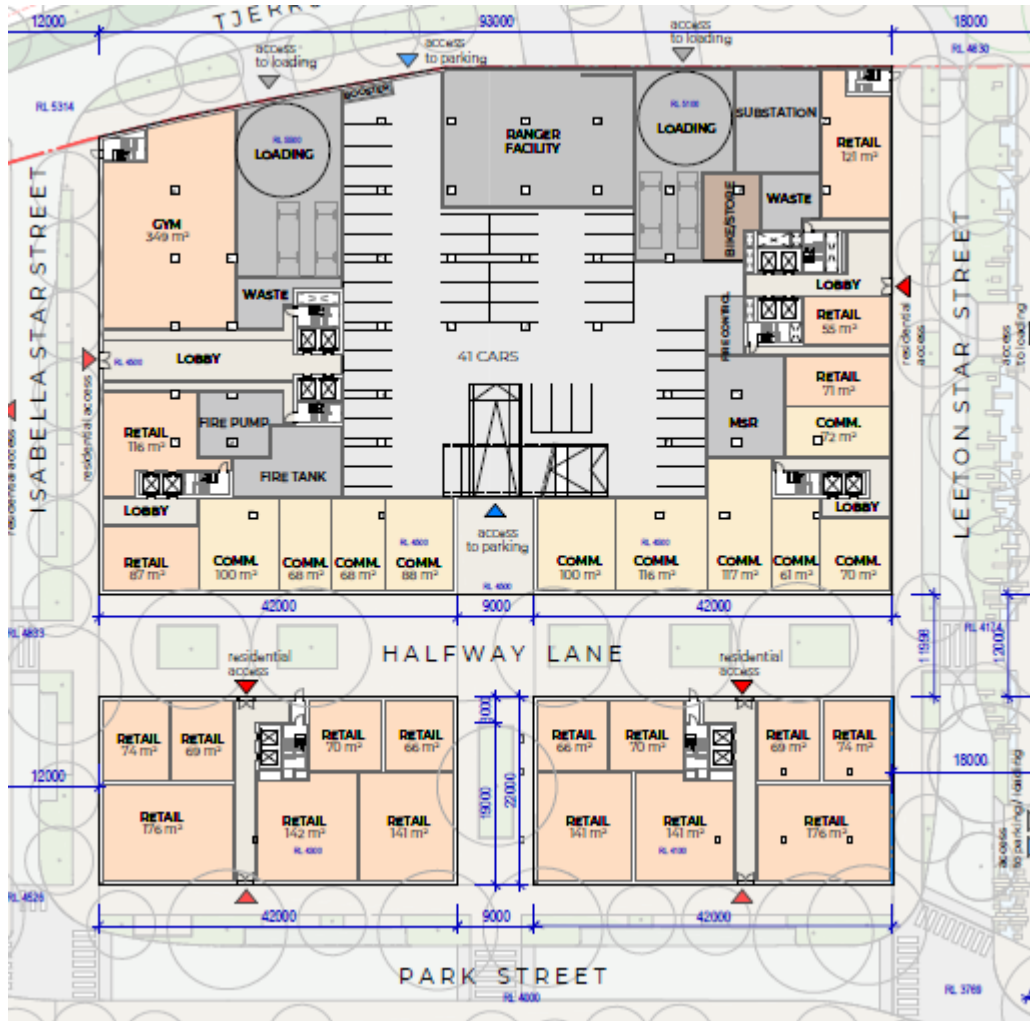


Figure 10 – Indicative Ground Floor Plan for Buildings 3,4,5 and 6.

Proposed Tower Forms

Buildings 3 & 6 comprise approximately 33 and 39 level residential towers located above a mixed-use podium. Approval is sought for the entirety of the shared podium plus the towers above as part of the stage 2 development.

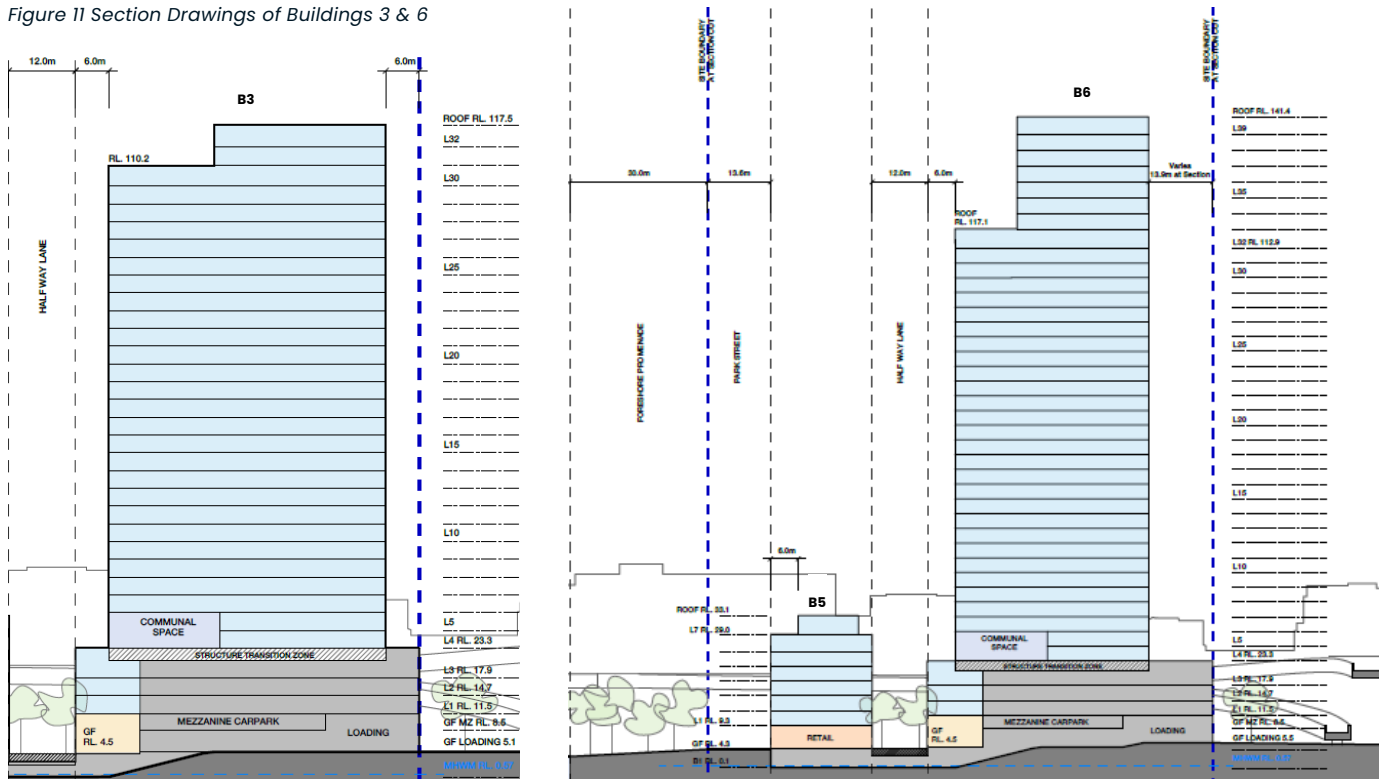
The massing of the residential towers vary in height and provide visual interest within the site; minimise the bulk of the proposed development from medium and longer distance views; and contribute to the building's distinct identity. Above-podium setbacks will provide a human scale; minimise adverse environmental impacts (including wind impacts) and contribute to the slender built form of the building,

Separation distances with the other proposed buildings have been carefully considered to ensure that sky views through the site are retained and to achieve a high level of amenity for future residents. The proposed separation distances include:

- A 24 metre separation distance between the two towers, which is fully consistent with the requirements set out within part 2F of the Apartment Design Guide (ADG); and
- A 30 metre separation distance to the Building 1 tower to the south, which significantly exceeds the minimum requirements set out in Part 2F of the ADG

A total of 220 dwellings will be provided within Building 3 and 278 dwellings in Building 6. Final dwelling numbers and mix will be confirmed in the detailed submission. Communal open space will be provided within the building and on top of the shared podium.

Figure 11 Section Drawings of Buildings 3 & 6



Buildings 4 and 5

Buildings 4 and 5 will both comprise eight storey buildings with retail premises at ground floor level and residential apartments above. The buildings will both have a maximum height of 33.1 metres.

A total of seventy-six (76) residential dwellings, including a mix of 2, 3 and 4-bed apartments, as well as 1,475m² of retail floorspace will be provided within the two buildings. Smaller convenience retail tenancies will be located to the rear of each building with larger tenancies facing the waterfront.

The buildings will have a regular rectangular shape. Upper-level setbacks will provide articulation and visual interest.

The buildings will have a shared single level basement that will accommodate a total of fifty car parking spaces. Ramp access will be provided from the basement to the car parking located within the shared Building 3 and Building 6 podium as detailed above.

Materials and finishes

A high quality material palette will be utilised across the Stage 2 development. The proposed material palette will showcase the proposal as a contemporary and landmark waterfront development that sensitively responds to its context.

The proposed development will present as a coherent built form with a range of robust, durable and sustainable materials utilised across the stage 2 development and Concept SSDA.

Open space

The proposed stage 2 development will incorporate communal open space on top of the Building 3 and Building 6 podium. Residents, workers and visitors of the stage 2 development will also benefit from access to the adjacent foreshore promenade, as well as other key areas of public domain to be provided within the Concept SSDA site.

Street network

The construction of the internal street network will be staged pursuant to the Concept SSDA. The Stage 2 development will include the construction of the internal street network required to facilitate vehicular and pedestrian access to Buildings 3, 4, 5 & 6. All of the street network shown in the Concept SSDA to the south of Building 7 will be constructed as part of the stage 2 development, including the central north-south pedestrian laneway.

Civil works associated with the delivery of the street network within the scope of the Stage 2 development will form part of the stage 2 SSDA scope of works.

4.2 Staging

The proposed Stage 2 development will be preceded by Stage 1 of the Concept SSDA. The Building 1 Co-living tower in the south-eastern corner of the Concept SSDA site is expected to be first building project after the delivery of the foreshore works and early site establishment works. Public domain surrounding the Building one site will be approved under the Stage 2 Development approval, and timed to be complete at the same time as Building 1.

The construction of Buildings 3, 4, 5 & 6 and associated landscaping, public domain and the internal street network will be undertaken as part of the proposed Stage 2 development. The shared podium for buildings 3 and 6 will be constructed in its entirety as part of the stage 2 development.

Detailed consent for the remaining buildings within the Concept SSDA (i.e. Building 1, Building 2, Building 7 and Building 8) will be sought separately by Mirvac.

4.3 Related Works Subject to Separate Development Approvals

In addition to other development proposed under the Concept SSDA (which will be subject to separate detailed SSDAs), several other elements of the Precinct redevelopment will occur contemporaneously to the detailed Stage 2 development. These elements include:

Demolition	▪ Decommissioning and temporary diversion of existing services ▪ Staged demolition of existing buildings via an alternative approval process.
Remediation	Given the former use 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 (including the Stage 2 development). A site-wide remedial Concept SSDA has been prepared for the site as part of the previous planning proposal. Site-wide remediation works will be undertaken as part of the Foreshore Public Domain SSDA and a separate Early works (site establishment) SSDA.
Early Works / Earthworks	An early works (site establishment) SSDA will be prepared for temporary shoring, bulk earthworks, remediation and archaeological investigations across the entire site.
Foreshore promenade public realm 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. The public domain works include:

-
- The construction of the new waterfront promenade (including an amenities building and kayak storage facility) adjacent to 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.
 - 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
-

Intersection upgrades

Wattle Street intersection will be upgraded to create the fourth arm of the intersection for the vehicle entry into the site. The existing entry from Bank Street will be closed to the public during the initial stages of the development to facilitate construction access. During this period vehicles will circulate through the site with entry and exit from the new intersection on Wattle Street. At a later stage, the intersection at Bank Street and Miller Street will be upgraded to the final configuration and reopened to the public.

The intersection upgrades will be 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. 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.

5 Project Justification

5.1 Justification Overview

The proposed stage 2 development is consistent with the concurrent Concept SSDA for Area 16 and Area 17, which will revitalise the former Sydney Fish Market 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 Blackwattle Bay precinct under the Concept SSDA and related development applications 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. A requirement for design excellence is also established within the Blackwattle Bay Design Guidelines.

To address these requirements, the Blackwattle Bay redevelopment project 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. This alternative design excellence process will apply to all SSDA applications for the Blackwattle Bay sub precinct, including the Concept SSDA and detailed applications including the stage 2 development.

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

5.3 Engagement

The following sections of the report describe the engagement activities that have already been carried out, 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.

The applicant is progressing further and more detailed engagement with the traditional owners as part of the further development of the detailed development and preparation of the Stage 2 SSDA.

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
 - Placemaking New South Wales
 - 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 Blackwattle Bay sub precinct redevelopment 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 categorise 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 6 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 concept development is classified as SSD. Detailed DAs (stage 2 development) 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 DAs including the proposed stage 2 development will be fully consistent with the concept DA. In accordance with Section 2.11 of the Planning Systems SEPP, all subsequent detailed DAs under the Concept DA are considered SSD regardless of EDC. The proposed stage 2 development is therefore classified as SSD.
Permissibility	The Concept SSDA site, including the Stage 2 development site, is zoned 'MUI Mixed Use' in accordance with the SLEP 2012. Residential flat buildings, shop-top housing and commercial premises are permitted with consent in the MUI Zone. Cultural and creative uses are also permissible.
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

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	The proposed uses are permissible with consent in the MUI zone.
4.3 Height of Building	141 m (RL) 106 m (RL) 37.5m (RL)	Three different maximum building height controls affect the stage 2 development site: - A maximum building height control of 141m RL applies to the north eastern part of the site - A maximum building control of 106m applies to the south eastern part of the site - A maximum building height control of 37.5m RL applies to the western part of the site. Buildings 4 and 5 will be located within the western part of the site. The proposed buildings will both have a maximum building height of 33.1m RL and therefore comply with the maximum building height control.

		Parts of Buildings 3 and 6 will exceed the maximum height of building in the relevant part of the site. The proposed height 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 (e.g. additional shadow impacts). A clause 4.6 variation request will therefore be submitted with the Concept SSDA (and detailed SSDA if required) to demonstrate that strict compliance with the development standard is not necessary or reasonable in this instance and that the proposed variation will not result in any adverse environmental impacts that cannot be appropriately mitigated.
4.4 Floor Space Ratio	N/A	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 Market Urban Park between 12pm – 2pm on 21 June - Wentworth Park between 10am – 2pm (all year) - Glebe foreshore parks between 9am – 3pm on 21 June	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	Refer to discussion 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	The stage 2 development forms part of the proposed Concept SSDA for Area 16 and Area 17. The stage 2 proposals will have a maximum GFA of approximately 68,000 m² The indicative gross floor areas for the other buildings in the Concept SSDA (i.e. excluding the stage 2 development) are as follows: Building 1: 18,039 m² (Area 17)

	In Area 16 100% of the GFA is to be used for non- residential purposes	- Building 2: 3,835 m² (Area 17) - Building 7: 29,218 m² (Area 17) - Building 8: 5,384 m² (Area 17) - Building 9 (Area 16 – TBC) - Total Area 17 (including stage 2 development): 124,476 m² Accordingly, the concept proposal (and the related detailed SSDAs) will not result in an exceedance of the maximum permitted GFA for Area 17.
	a building is capable of achieving a Green Star building rating with a credit achievement in Credit 22: Energy Use or an equivalent standard as agreed with the consent authority	Compliance with this requirement will be confirmed as part of the concept SSDA and stage 2 development SSDA.
	Public utility infrastructure essential for the development is available, or adequate arrangements have been made to make the infrastructure available when it is required	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 the stage 2 development SSDA. A substation will be provided within the Building 3 and Building 6 shared podium to serve the development
	Car parking for business premises and office premises does not exceed a rate of 1 space for every 1,100m² of GFA	Compliance with this requirement will be confirmed as part of the SSDA.
	Development consent must not be granted to development on the land unless the consent authority has considered the Blackwattle Bay Design Guidelines.	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	Noted. A monetary contribution will be paid to the Council.
6.71 General industries prohibited (Blackwattle Bay)	Development consent must not be granted to development for the purposes of general industries	The proposed development 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—	Clause 7.11 does not apply to the stage 2 development, which will be located outside of the foreshore area.

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- (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
-

Blackwattle Bay Design Guidelines

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”.

The proposed stage 2 development is consistent with this desired future character as it will deliver a significant number (296) of new high-quality residential apartments as well as retail and commercial uses in the podium of Building 3 and at ground floor level of buildings 4 and 5. The mix of uses and high-density character of the proposal will activate the surrounding public domain and contribute to a vibrant and contemporary precinct that complements the new Sydney Fish market site.

Figure 3 of the Design Guidelines comprises a Structure Plan. The proposed concept development and Stage 2 development are broadly in-keeping with the structure plan. The Concept SSDA development includes four tower buildings 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.

The concept development 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 Pymont 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 development 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 has been endorsed for the site.

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

The proposed development has also been guided by Connecting with Country and ecologically sustainable development principles, which also contribute to its overall design excellence.

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.

Where relevant, consistency assessments will be undertaken to confirm that the impacts of the proposed stage 2 development are consistent with those anticipated within the Concept SSDA.

Table 7 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 and proposed Stage 2 development will consider the Connection to Country Framework prepared by GANSW. The Concept SSDA scheme has been informed by Country and will clearly demonstrate how the frameworks have been implemented and reflected in the design
Urban Design and Landscaping	The Stage 2 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.
Amenity	The Stage 2 SSDA will need to address key environmental amenity matters to ensure the project can provide a high-quality outcome with strong liveability attributes. Key technical studies to inform the EIS will include overshadowing diagrams; noise and vibration impact assessment, visual impact assessment; and a public domain and landscape strategy.
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 over the demolition, construction, and operation of the site.

Matter	Consideration
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 of the detailed design of Buildings 3, 4, 5 and 6 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. It should be noted that the visual impacts of the building envelopes will be assessed separately under the Concept SSDA.
Air Quality	An air quality analysis and assessment will be undertaken to ensure air quality throughout the construction phases of development. Strategies to manage likely impacts such as dust emissions and suppression during construction will be further explored in the EIS.
Access & Transport	A Traffic Impact Assessment (TIA) for the proposed development will be prepared to determine the impacts 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 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 prepared 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 Building 4 and Building 5 basement and other works across the wider site. Excavation work may also be required as part of any remedial works (refer to land contamination below). Any earthworks will be undertaken in accordance with a soil and erosion control plan and subject to a separate development approval (Early works 'site establishment' SSDA). Notwithstanding, any additional minor earthworks required to facilitate the proposed stage 2 development buildings will be assessed.
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.

Matter	Consideration
	Accordingly, the requirement for any further assessment or validation as part of the stage 2 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 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 Waste Management Plan (WMP) will be prepared in accordance with waste regulatory frameworks and legislation.
Biodiversity	An assessment in accordance with the Biodiversity Assessment Method will be undertaken as part of the Concept SSDA to determine the anticipated impact of the wider development 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. The requirement for any additional assessment as part of the stage 2 SSDA development will be discussed with DPHI.
Heritage	Consultation with Aboriginal Community representatives will be conducted and assessed in an Aboriginal Cultural Heritage Assessment Report (ACHAR) as part of the Concept SSDA. The requirement for any additional assessment as part of the stage 2 SSDA development will be discussed with DPHI. 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	An assessment will be undertaken against the Performance Requirements of the Deemed-to Satisfy provisions of the Building Code of Australia. The assessment will 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> .
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 how the development will 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.

Matter	Consideration
	Additionally, embodied emissions and net zero 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 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 wider 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 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 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.

7.3 Cumulative Impacts with Future Projects

The site is located within the 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 8 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 stage 2 development (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	Approved 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	SEARs issued
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, commercial, retail, childcare and indoor recreation centre across five (5) buildings, basement car parking, landscaping, public domain and civil works, and subdivision	Approved March 2024

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 June 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.

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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.



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