



ALTERNATIVES FOR THE FUTURE OF BLACKWATTLE BAY AND WENTWORTH PARK

Time to create a world class tourist destination!



THE LOCATION

The world's best harbour;
Our indigenous Gadigal country;
A foreshore walk, a stroll from Sydney city;
Easy access by road, rail and one day ferry.
The iconic Anzac Bridge;
The feast of the Sydney Fish Market
capturing tourists and locals alike;
Beautiful Wentworth Park,
'almost' at the water's edge.



THE CURRENT SITUATION

Underutilised; outdated; unsafe;
and unsustainable.
Lacking a path forward and yet
still full of promise.

THE OPPORTUNITY

A showcase for Australia;
A cultural hub;
A champion of our sustainable future;
A playground for all;
Our new Blackwattle Bay.



A NEW COMMUNITY



A NEW DESTINATION FOR SYDNEY





A NEW COMMUNITY



OPEN AND ENGAGING



A MARKET PLACE



A PIER CONNECTING WITH THE BAY



CONNECTED AND ACTIVE



Blackwattle Bay

This is an aerial architectural rendering of a proposed development in Blackwattle Bay, Sydney. The image shows a large body of water with several piers and docks. On the left, a long pier features a series of modern, multi-story buildings. In the center, there are more piers with smaller boats. On the right, a prominent, tall, curved building with a glass facade stands out. The background shows the Sydney city skyline with various skyscrapers. The sky is blue with some clouds, and a small airplane is visible in the upper right.

A New Destination for Sydney



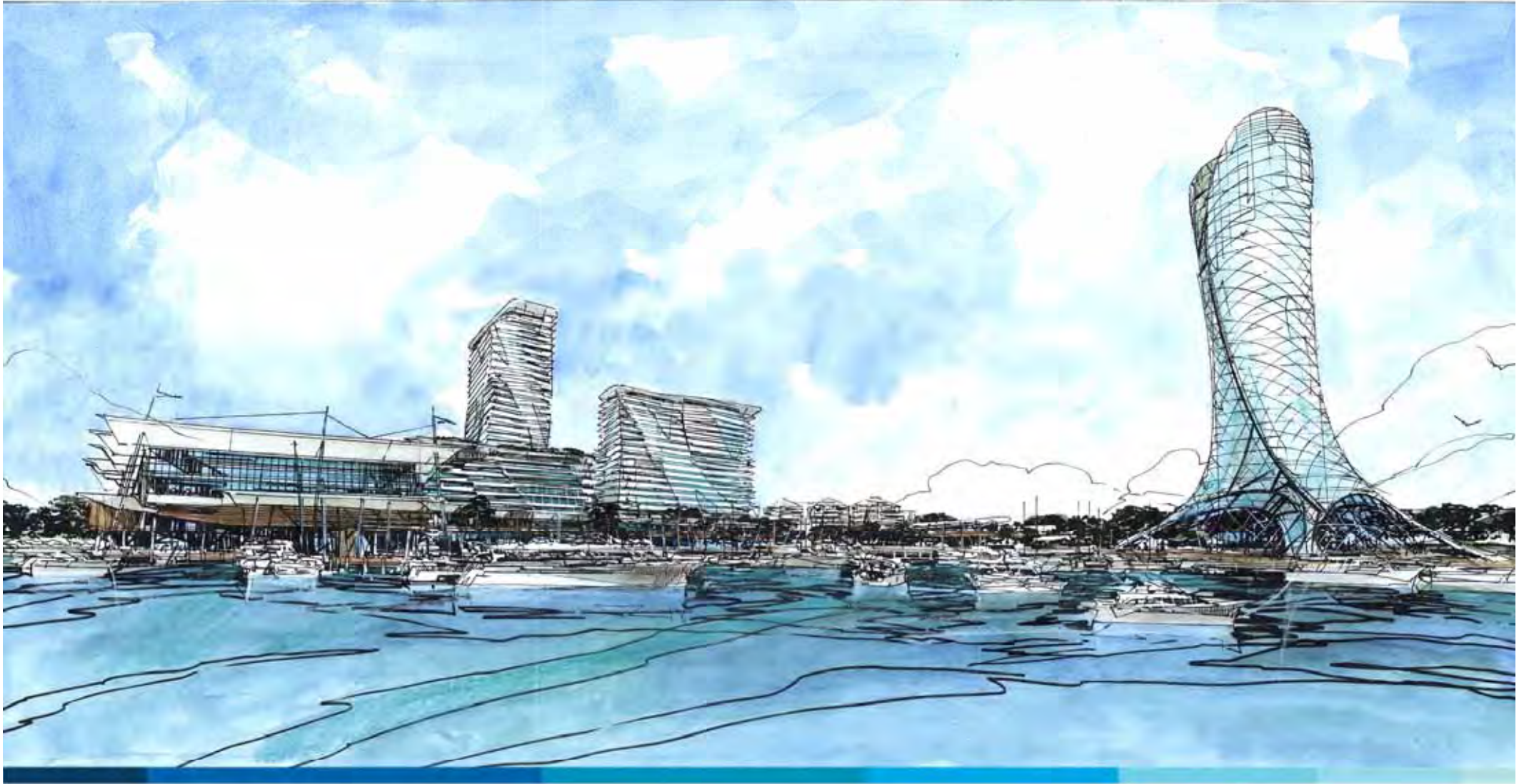
Blackwattle Bay



A New Destination for Sydney



Blackwattle Bay



Iconic Arrival



Blackwattle Bay



A New Destination for Sydney



Blackwattle Bay



A New Destination for Sydney

The unique opportunity

To add a destination in Sydney that is part of every visitor's to do list.

To bookend the harbour foreshore with a landmark.

To provide a social anchor for the thriving Inner West.

To create a new waterfront park on the edge of the CBD.

To demonstrate and educate on local food.
To showcase the depth of our indigenous culture and our multicultural makeup. To celebrate the bounty of our land and sea.

To provide essential housing and services.
To research and develop better ways to work with our environment.



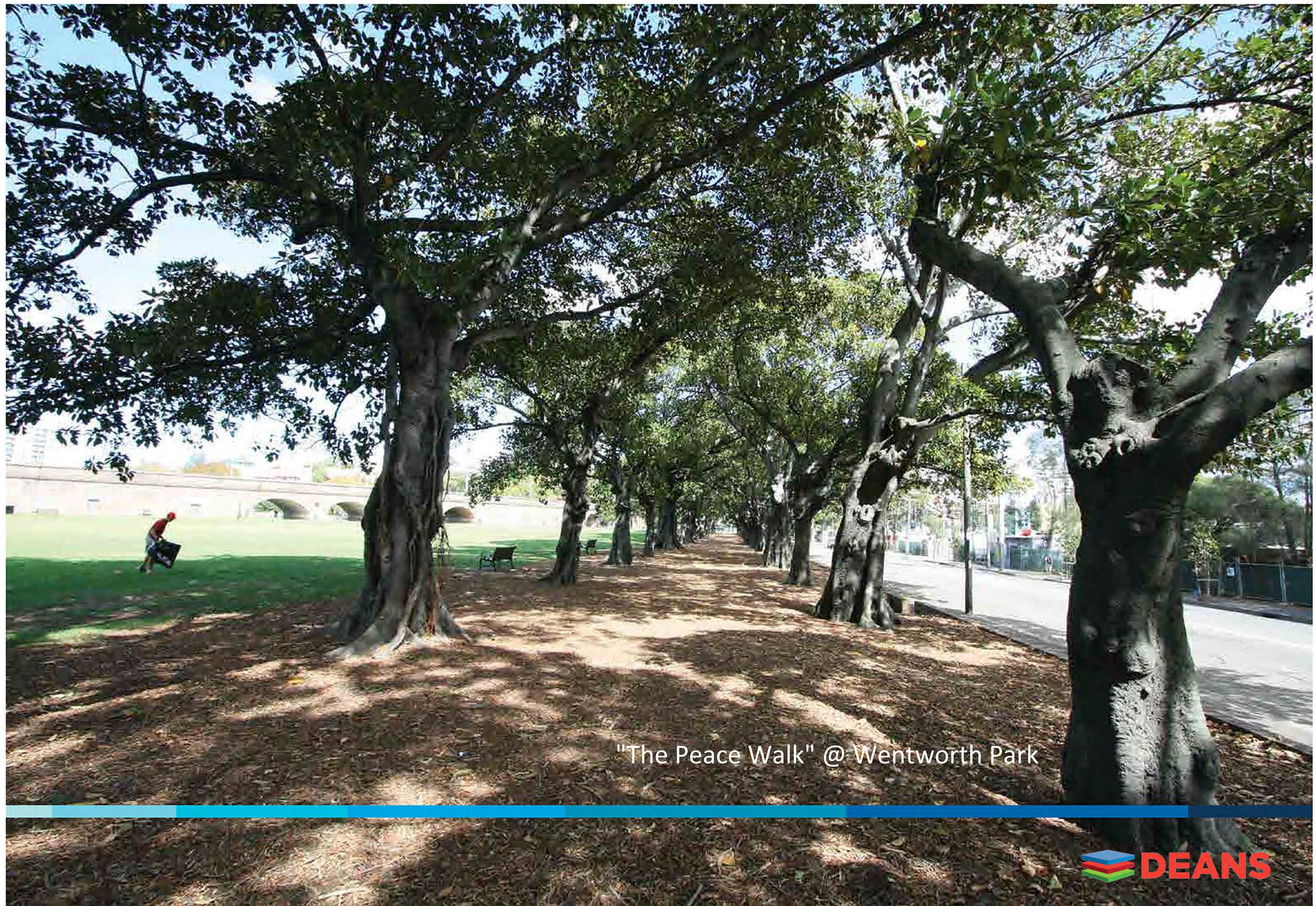
Benefits to Sydney & the Community

- ☑ Transform the fish market to a global centre of excellence in sustainable foods
- ☑ Add a destination that forms the core of any traveller's visit
- ☑ A new waterfront park at the city's fringe
- ☑ Provide Sydney with an outdoor amphitheatre and meeting place
- ☑ Add a new hub for the night time economy
- ☑ Provide Sydney with world-class accommodation
- ☑ Provide public access to the whole of the bay's foreshore
- ☑ Remove the dominance of the car from the bay's edge
- ☑ Establish an all-day, everyday family venue
- ☑ Respond to the shortage of childcare and housing for low-income earners

Benefits to Government

- ☑ Improve the State's economy through adding the 3rd day stay to any visitor's trip
- ☑ Reduce the travel times of regional traffic in the area
- ☑ Improve the safety of pedestrians and cyclists with the proposed road and access infrastructure
- ☑ Deliver ownership of the harbour foreshore
- ☑ Build a liveable centre that enhances NSW's cultural, creative and recreation opportunities
- ☑ A major generator of short-term and long-term employment
- ☑ Address key services in the community including childcare, low income and student housing
- ☑ Designed without the need for Government contributions





"The Peace Walk" @ Wentworth Park

Waterfront park... Presently Hidden!



“The Peace Walk”
Wentworth Park
Disconnected from the foreshore

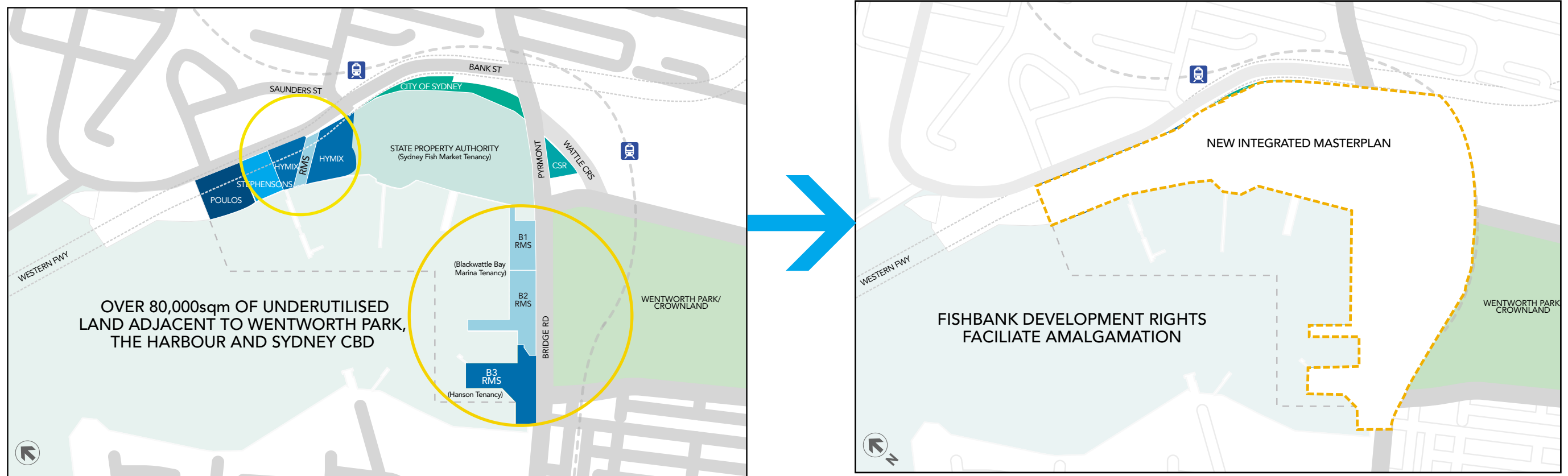
Waterfront park Discovered!

FISHBANK
BLACKWATLEY BAY



“The Peace Walk”
Wentworth Park
Connection to the foreshore
(Bridge Road relocated)

Amalgamate



ENABLING AMALGAMATION

- **STEPHENSONS** Development rights contracted to FDC
- **HYMIX** Relocation and land transfer agreed in principal with FDC
- **POULOS** Freehold landholder and 12.5% SFM shareholder

- **STATE PROPERTY AUTHORITY - SFM LEASEHOLD**
- **B1 RMS & B2 RMS** Release of development rights contracted to FDC
- **B3 RMS** Relocation agreed in principal with FDC

- **CSR** Freeholder landholder in negotiation
- **CITY OF SYDNEY**
- **INTEGRATED MASTERPLAN / URBAN RENEWAL**

Bringing Wentworth Park to the water

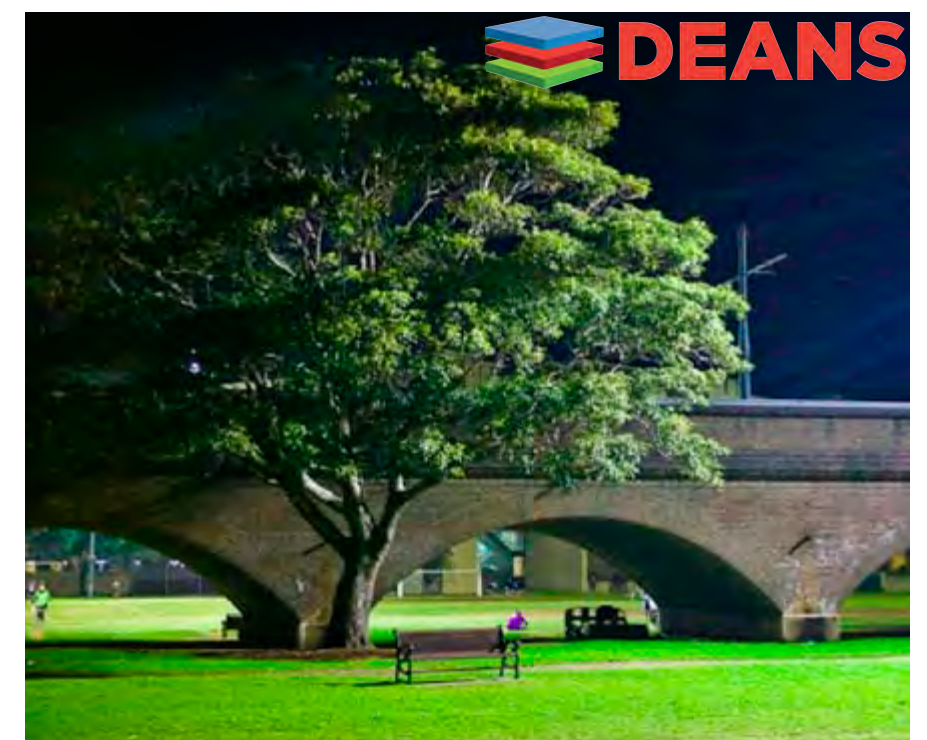
To make the site accessible and ease congested traffic, the road must be realigned away from the site's edge.

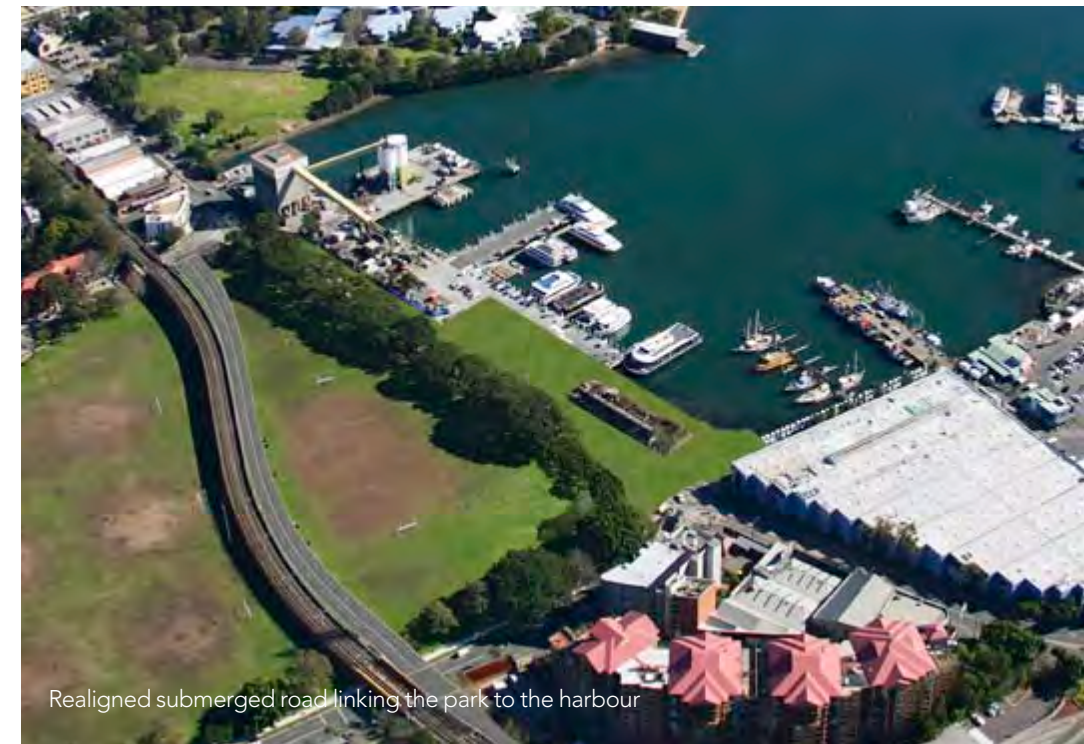
More beneficially, it creates the opportunity to give the foreshore and parklands back to the community.

A new waterfront park.



A view from the tree line with Bridge Road removed





A NEW WATERFRONT PARK





SYDNEY'S NEWEST VIBRANT 24 HOUR DESTINATION



“Blackwattle Bay Cultural Centre”

Indigenous Cultural Centre



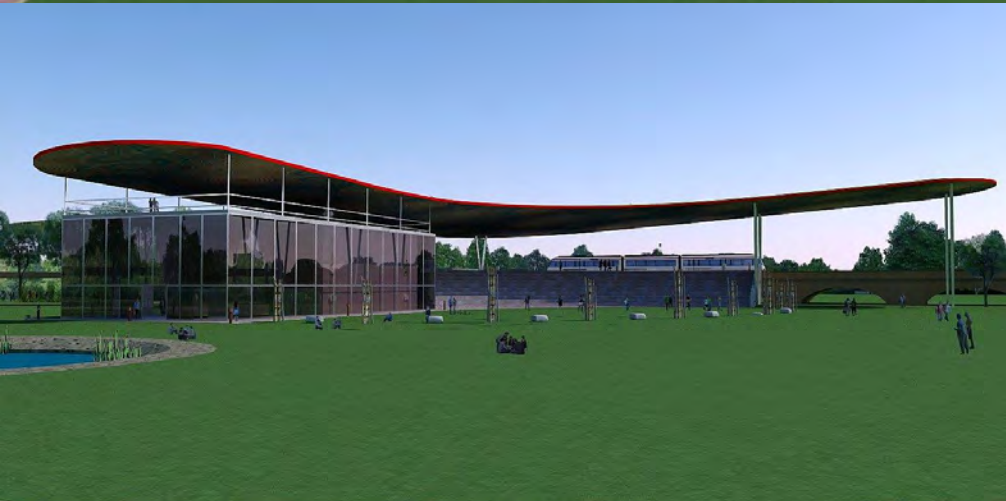


Creating Blackwattle Bay Cultural Centre - a meeting ground for all cultures

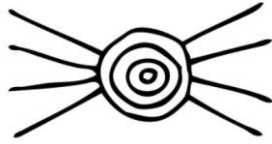
0014. It is broadly recognised across Government that, as Australia's global city, an important gap in Sydney's cultural infrastructure is a National Indigenous Cultural Centre.
0015. The Visitor Economy Action Plan supports a series of recommendations (26A-C and 26E) that recognise the need for this facility.
0016. The proposed development of the Blackwattle Bay Cultural Centre will not only honour and recognise the Cadigal people of the Eora nation, our first Australians but also celebrate the richness and diversity of all cultures by establishing and curating an ongoing calendar of events, exhibitions, seminars, symposiums and performances designed to entertain, educate, inspire and uplift.
0017. The Blackwattle Bay Cultural Centre will promote peace and understanding between all cultures, it will be overseen by a Board responsible for the appointment of a curatorial production and marketing personnel to devise and promote the centre as an essential must see national and international destination.



Big enough to see as you first fly into Sydney
The Big Boomerang
Honouring our First People



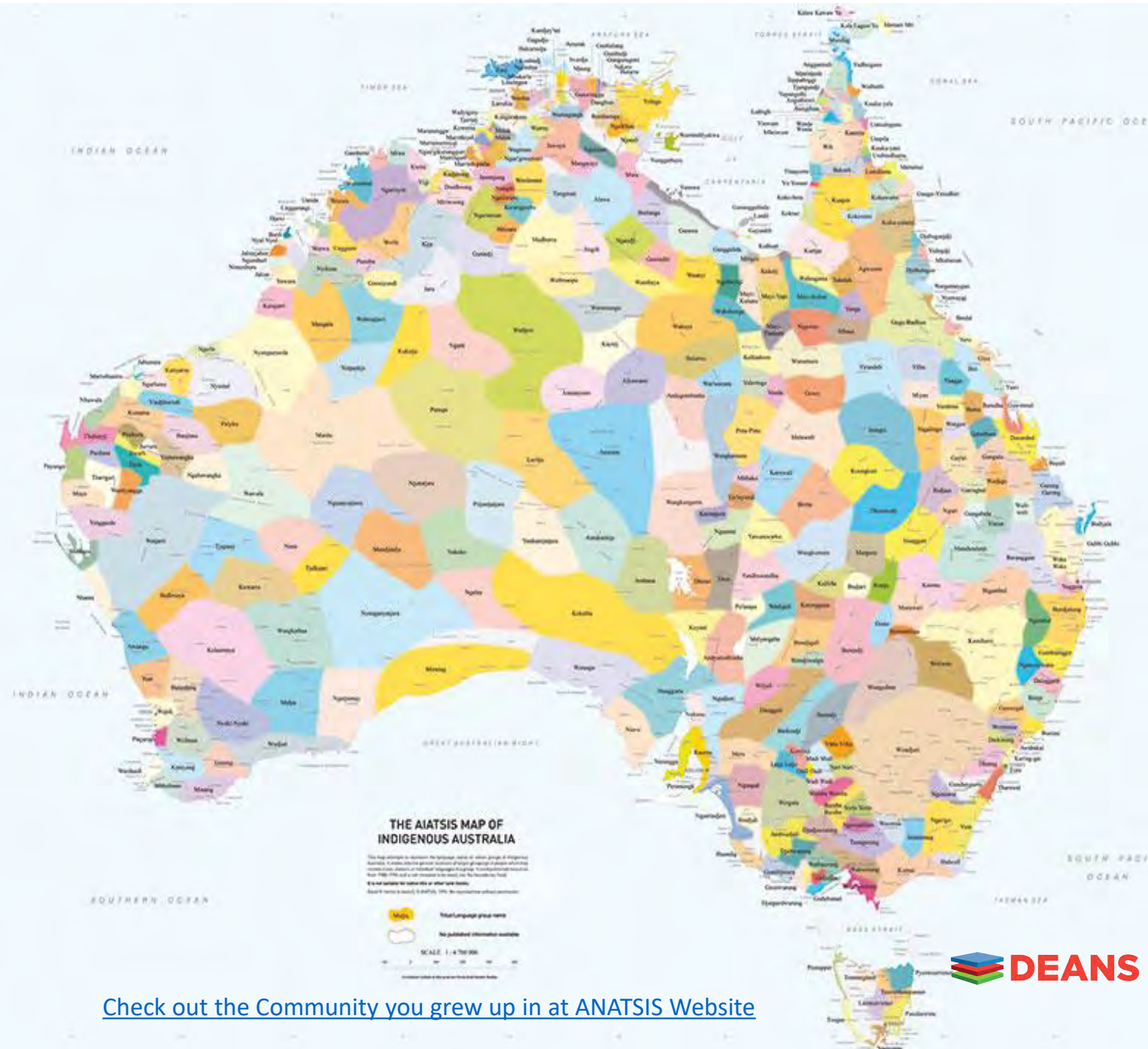
Nation Indigenous Cultural Centre



It is broadly recognised by most Australian's and across Government that, as a global city, an important gap in Sydney's cultural infrastructure is a National Indigenous Cultural Centre.

There is a distinct lack of places for visitors to Australia, and locals, to learn about our rich and diverse heritage and respectfully honour our 500 plus unique indigenous communities.

The Indigenous Cultural Centre we propose is a meeting place for all Indigenous Communities to share their art, stories and culture with the rest of the world. A place to honour these ancient spiritual ways and hopefully heal the fabric of these communities with a new weave that connects our multicultural ways.



Honouring our Indigenous Heritage

For more than 40,000 years Indigenous Australian's have lived in unison with our abundant environment and each other.

The need for peak governing bodies or hierarchies of control was far different to what it is today.

Families, elders, clans, totems, kinship systems and community gatherings have provided a forum to share their ancestral wisdom through artwork, Dreamtime stories and Song-lines.

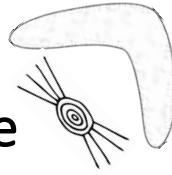
These stories teach aboriginal culture, navigation, where to find food & water, sacred places and an understanding between people, our land and creation. Song lines travel from the coastal communities across to Uluru and back, weaving a library of knowledge between over 500 individual communities and 300 languages.

In just 200 years, disease, imposition and disruption has significantly and sadly affected these cultural lines of communication and the rich diversity that each of these communities share.

Like a Boomerang a meeting place to share our history and culture might help reconcile the past and return some of this knowledge.



An Iconic Landmark Community Event Centre



Our initial goal was to find a suitable place and structure for this important initiative.

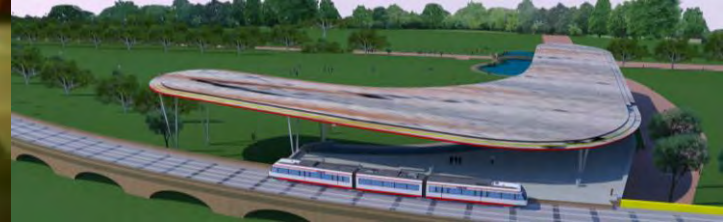
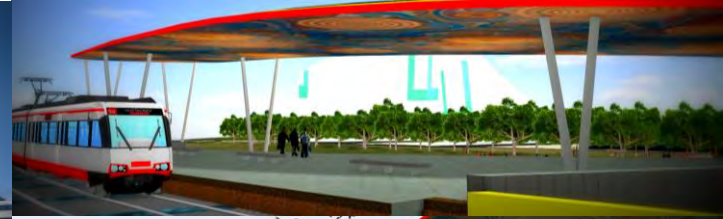
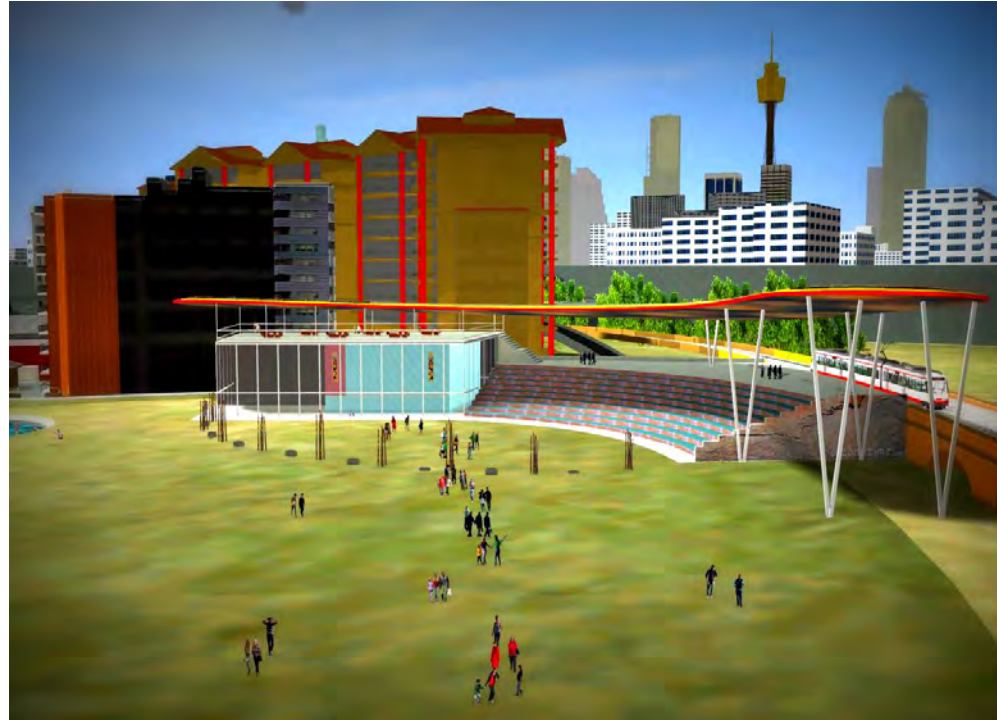
The location had to be prominent, family friendly, at the juncture of land and sea and easily accessible for tourists and events to be held.

The Boomerang shape neatly emerged at the chosen location where we proposed to create a better Light Rail Stop connecting directly into an open air amphitheatre, gallery, shop and restaurant. However whether its was at this location or some other shaped building, its an initiative that should be a priority.

Our operational concept was to recognise the Cadigal people of the Eora nation as host to all Indigenous communities by curating a 'rotating calendar,' where individual communities could hold events, exhibitions, seminars, symposiums, workshops, fire ceremonies, performances and chattel art auctions designed to entertain, educate, inspire and uplift.

Our hope was that these events could help fund further development of these communities and their cultural heritage, while reconciling, honouring and reuniting all cultures.

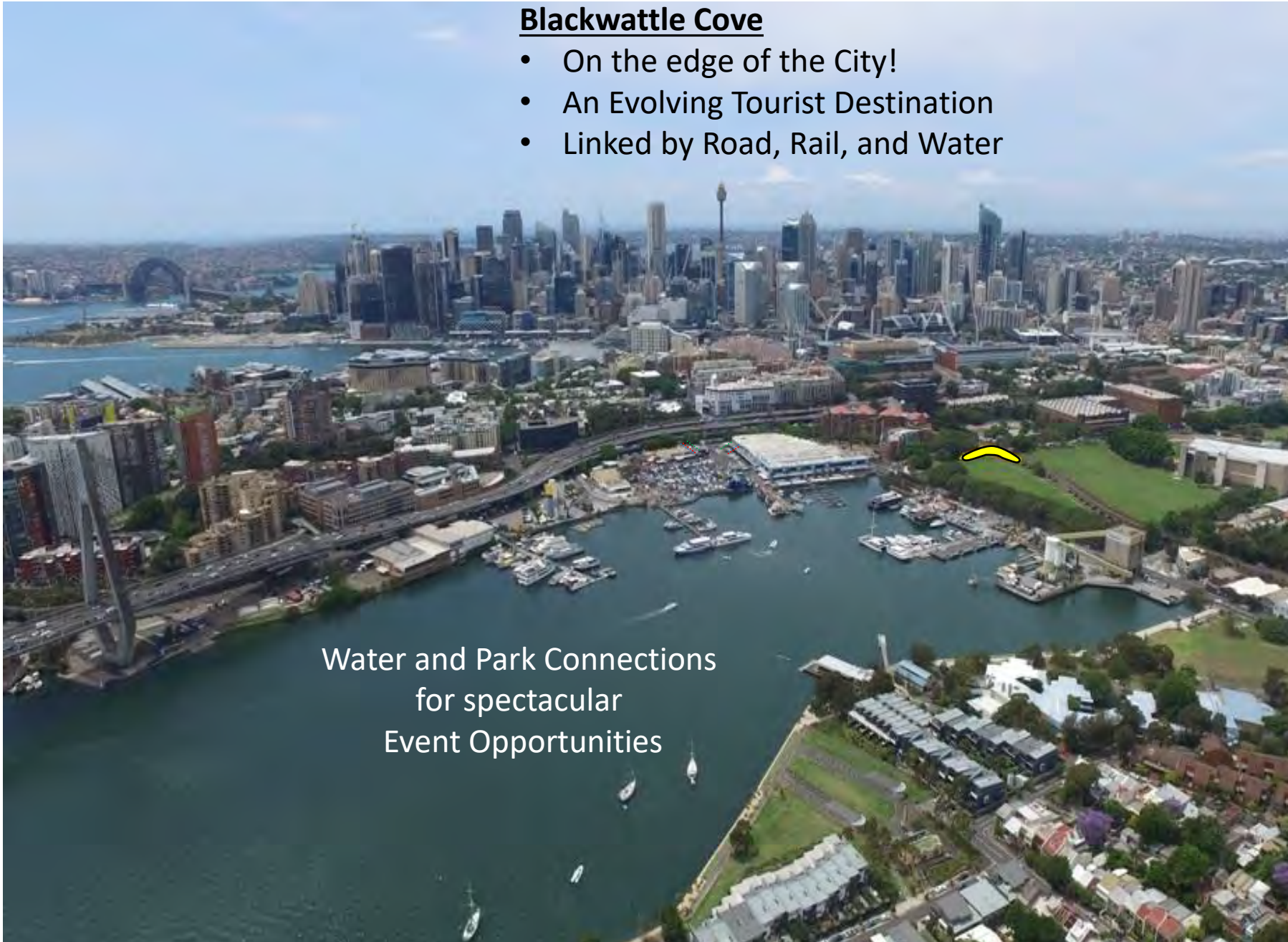
A peaceful, fun place to heal old wounds and usher in a new respect for all our differences.

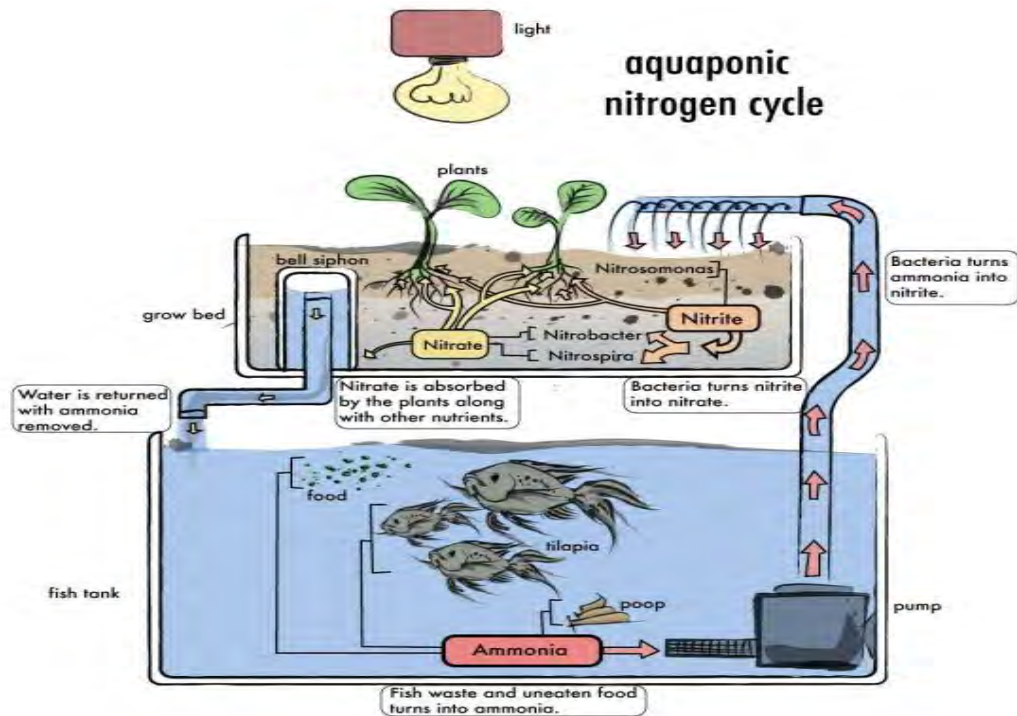


Blackwattle Cove

- On the edge of the City!
- An Evolving Tourist Destination
- Linked by Road, Rail, and Water

Water and Park Connections
for spectacular
Event Opportunities





- Future Farming
- 10 % of the normal farming use
- 25% Saving in travel
- Organic – No Fertiliser
- Highly Profitable 1kg Fish: 7 Kg Veg
- Perfect Marketplace Partner
- Becoming Mainstream
- Featured on 60 Minutes
- Revolutionary



 **DEANS**



Relocate

The potential of Blackwattle Bay for Sydney is unlocked through relocating the industrial uses. Redeveloping the bay and maintaining the on-going operation of the Sydney Fish Market requires the use of the adjacent land and removal of the cement truck movements from the local roads.





Traffic Solution

Relocate Bridge Road

Connect to the ANZAC Bridge

Reinstate the park

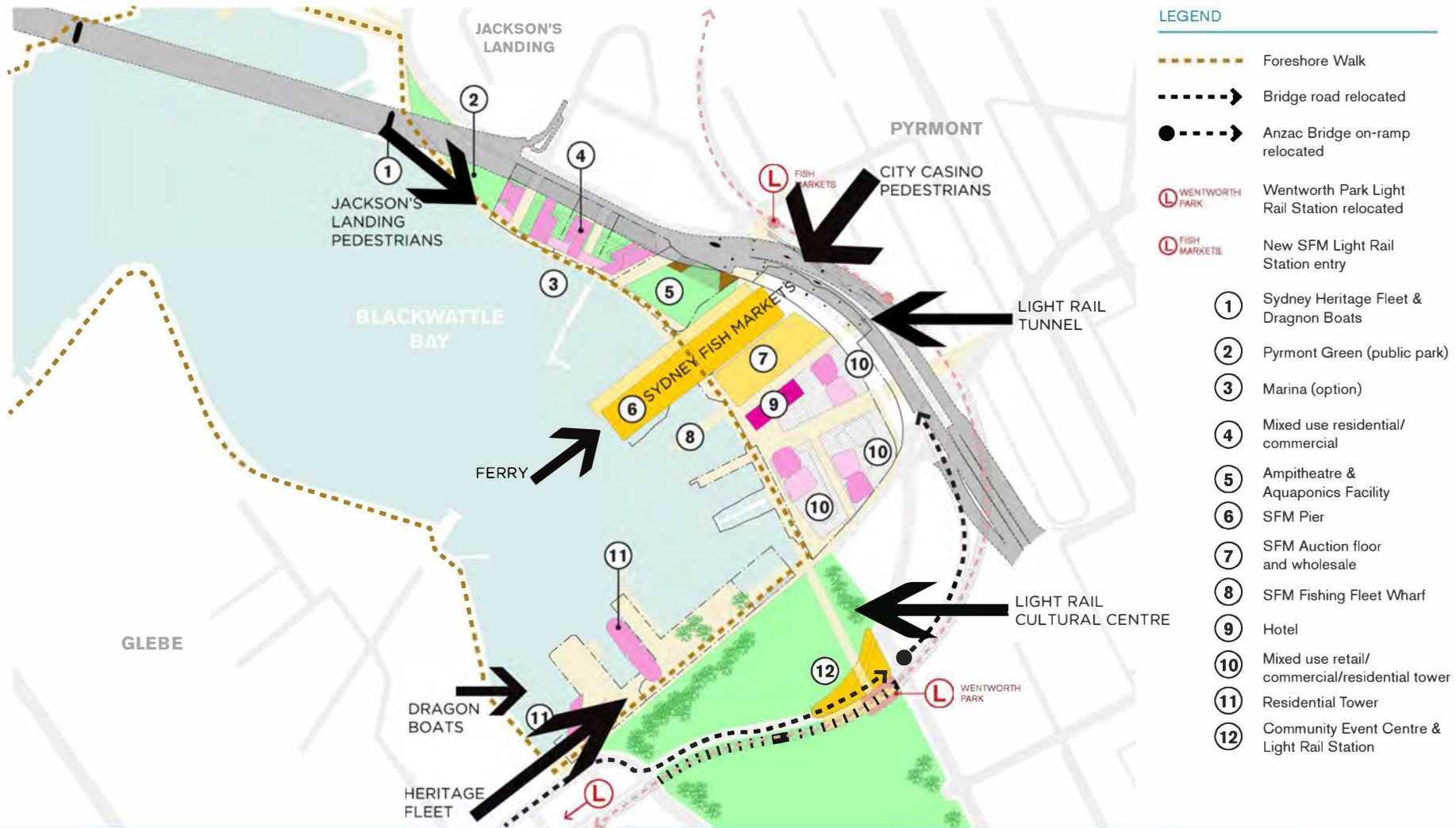
CREATE A NEW WATERFONT PARK FOR SYDNEY



The key to unlocking the site's potential

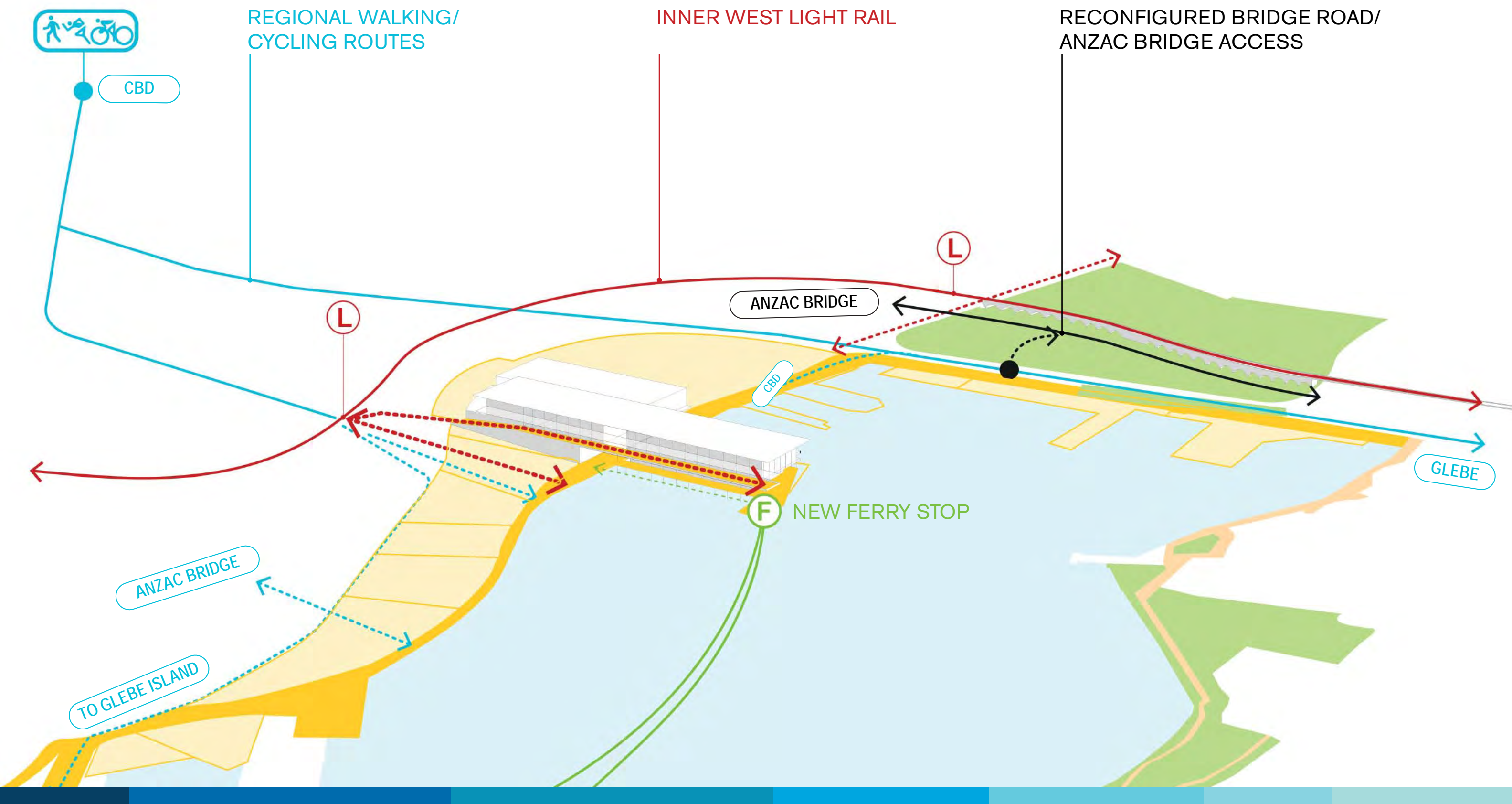


SFM CENTREPIECE OF BLACKWATTLE BAY

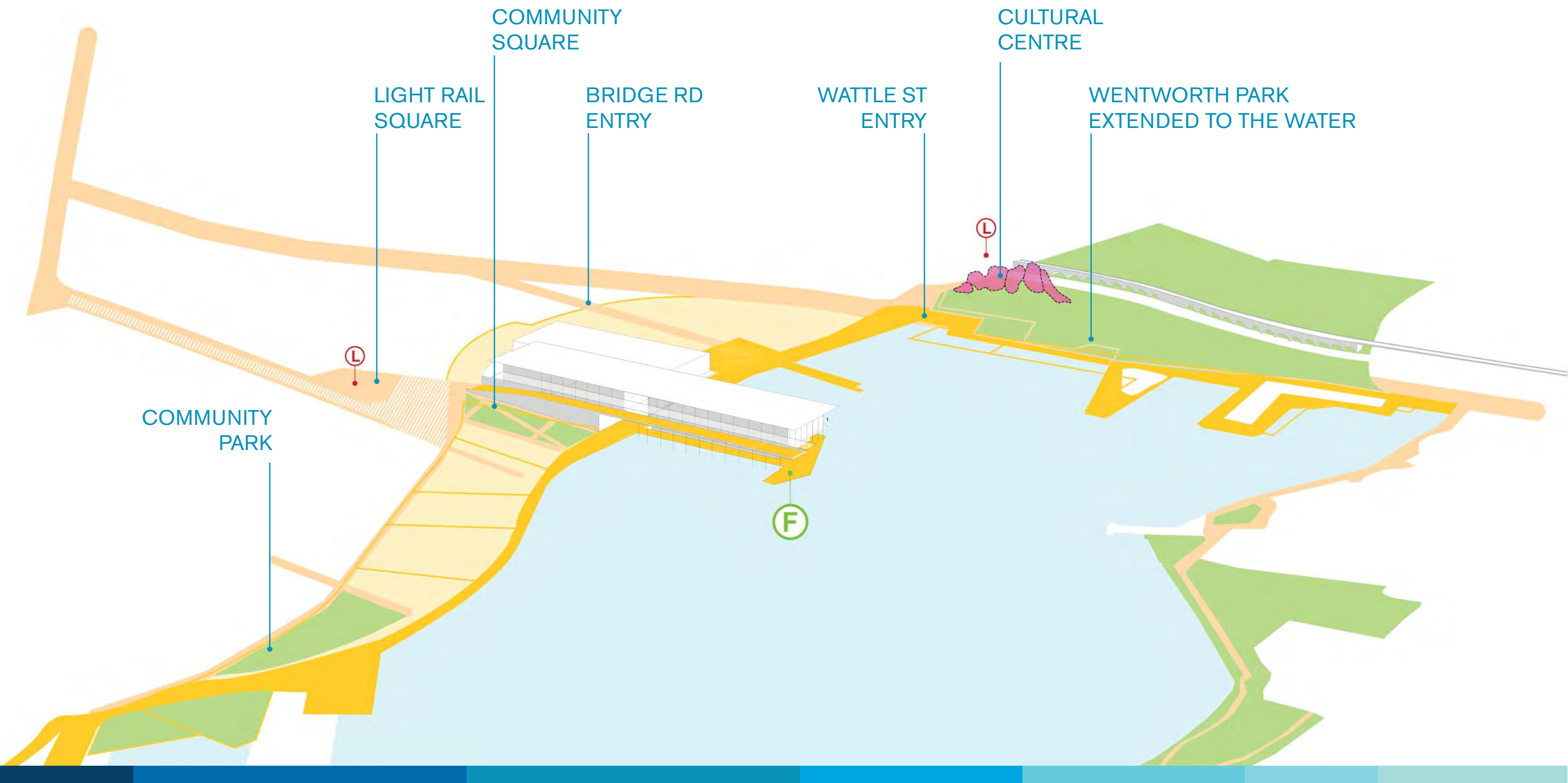


MASTERPLAN CONCEPT
DIVERSITY OF USE

PRELIMINARY DRAFT _ COMMERCIAL IN CONFIDENCE



MASTERPLAN PRINCIPLES AN INTEGRATED TRANSPORT NETWORK



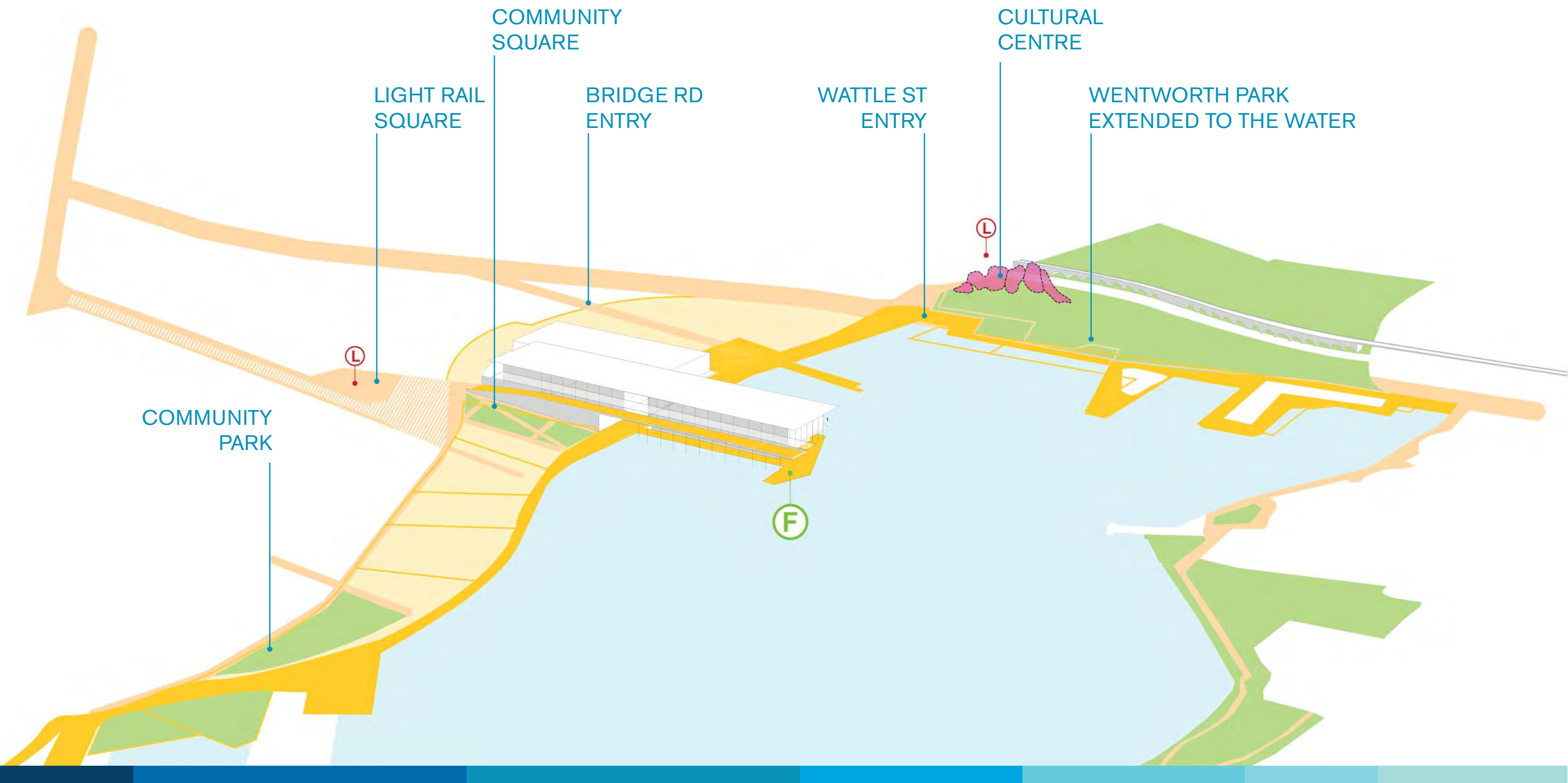
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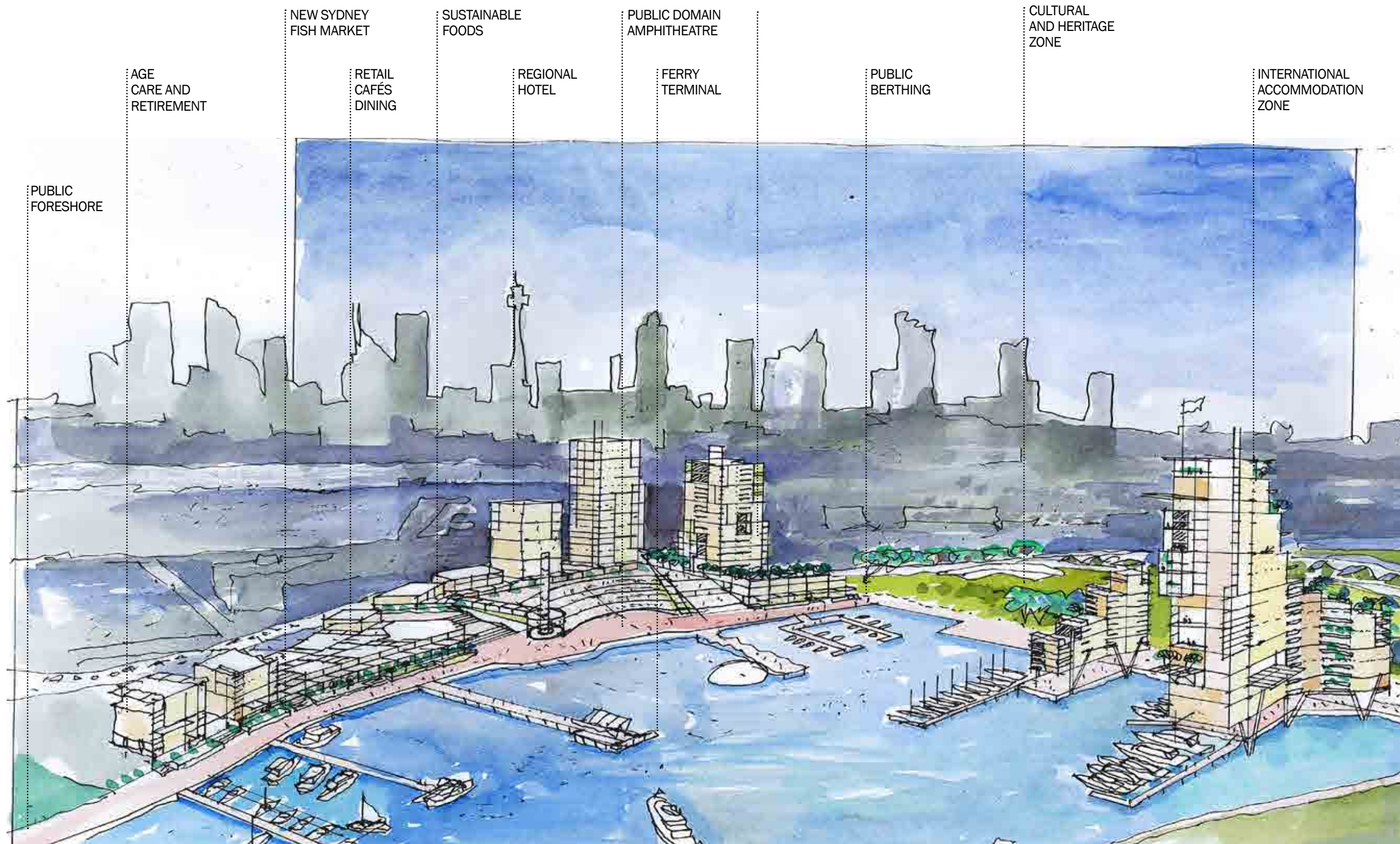


LEGEND

- - - - - Foreshore Walk
- - - - -> Bridge road relocated
- - - - -> Anzac Bridge on-ramp relocated
- L WENTWORTH PARK Wentworth Park Light Rail Station relocated
- L FISH MARKETS New SFM Light Rail Station entry
- 1 Sydney Heritage Fleet & Dragon Boats
- 2 Pyrmont Green (public park)
- 3 Marina (option)
- 4 Mixed use residential/ commercial
- 5 Ampitheatre & Aquaponics Facility
- 6 SFM Pier
- 7 SFM Auction floor and wholesale
- 8 SFM Fishing Fleet Wharf
- 9 Hotel
- 10 Mixed use retail/ commercial/residential tower
- 11 Residential Tower
- 12 Community Event Centre & Light Rail Station

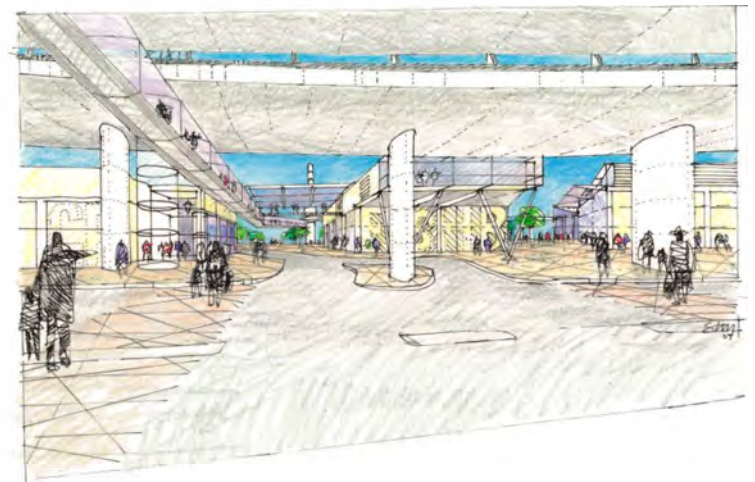
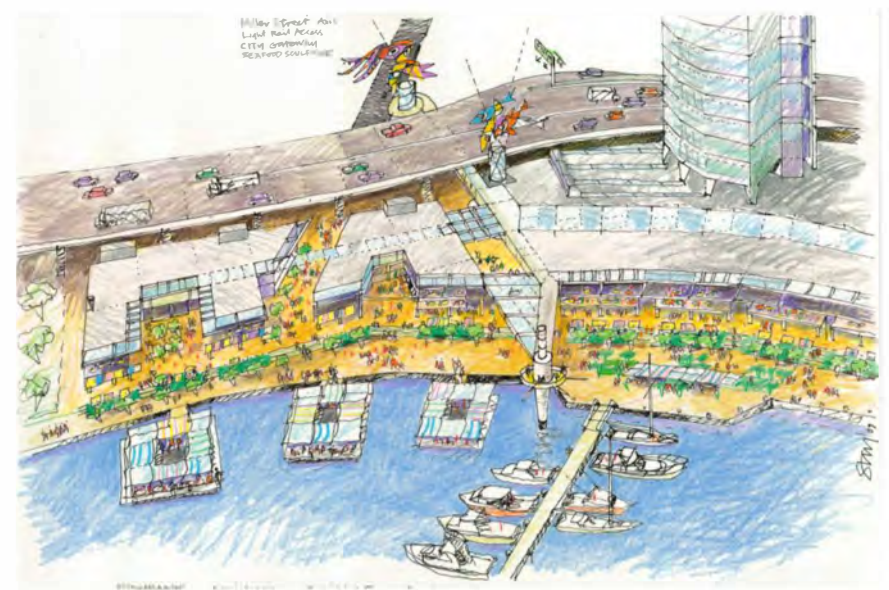
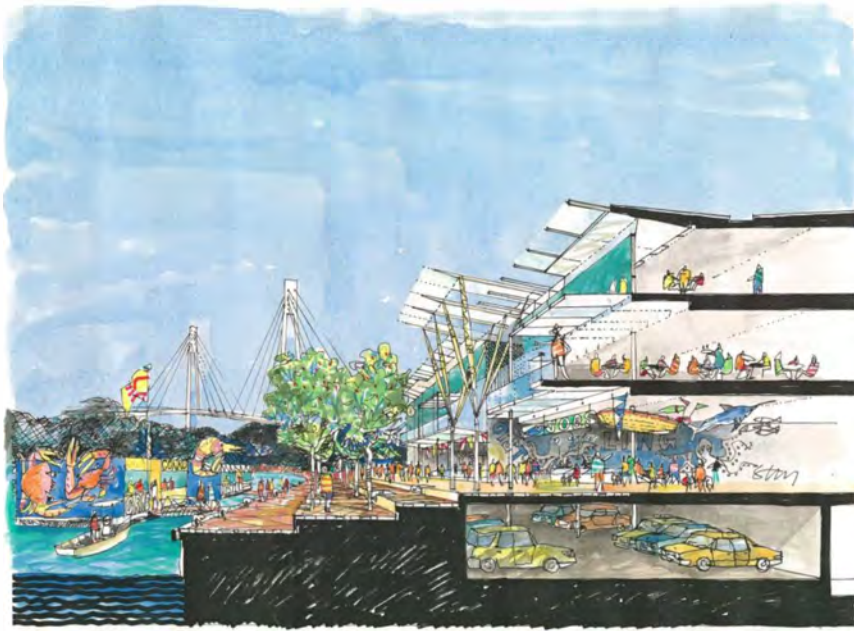
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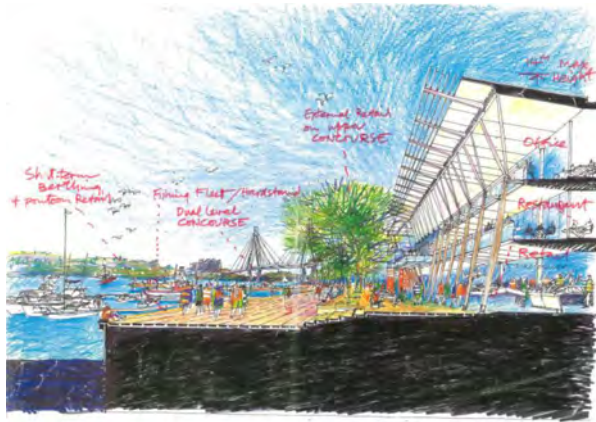






Sydney Fish Market as Destination





With Hanson's gone... Imagine!



The possibilities are endless!

FISHBANK
BLACKWATTLE BAY



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