



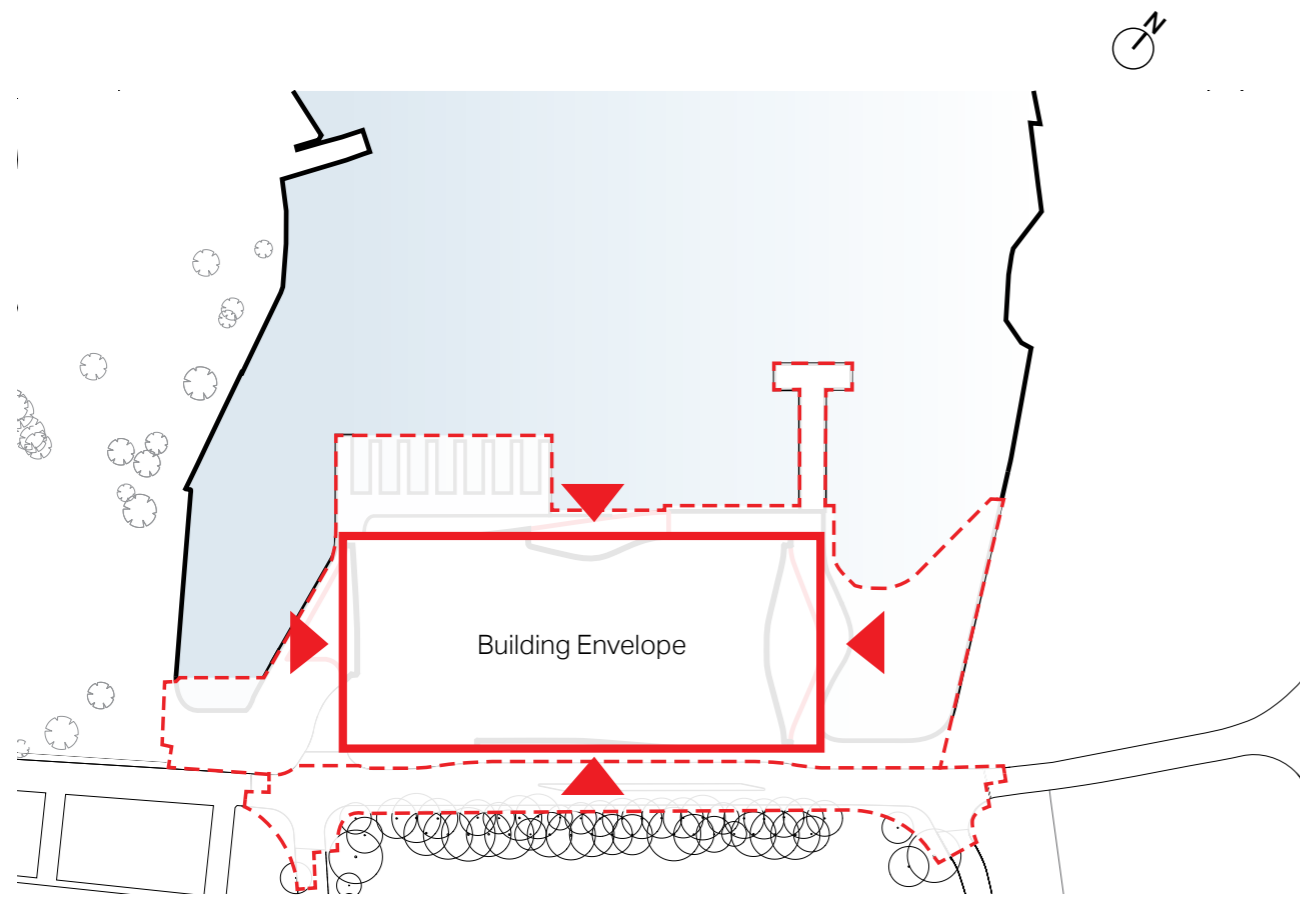
Indicative western view of the new Sydney Fish Market. Artist's impression only. Not to scale.

## 2.3 Built Form &amp; Urban Design Analysis

## Design Strategy

The following diagrams illustrate how the proposal responds to site specific conditions, and achieves an optimal design outcome which provides improved amenity, views, public space and connectivity to the site.

The location of the site at the head of Blackwattle Bay allows for the exploration of different conditions at the waters edge and creates new opportunities for the public to engage with the water.

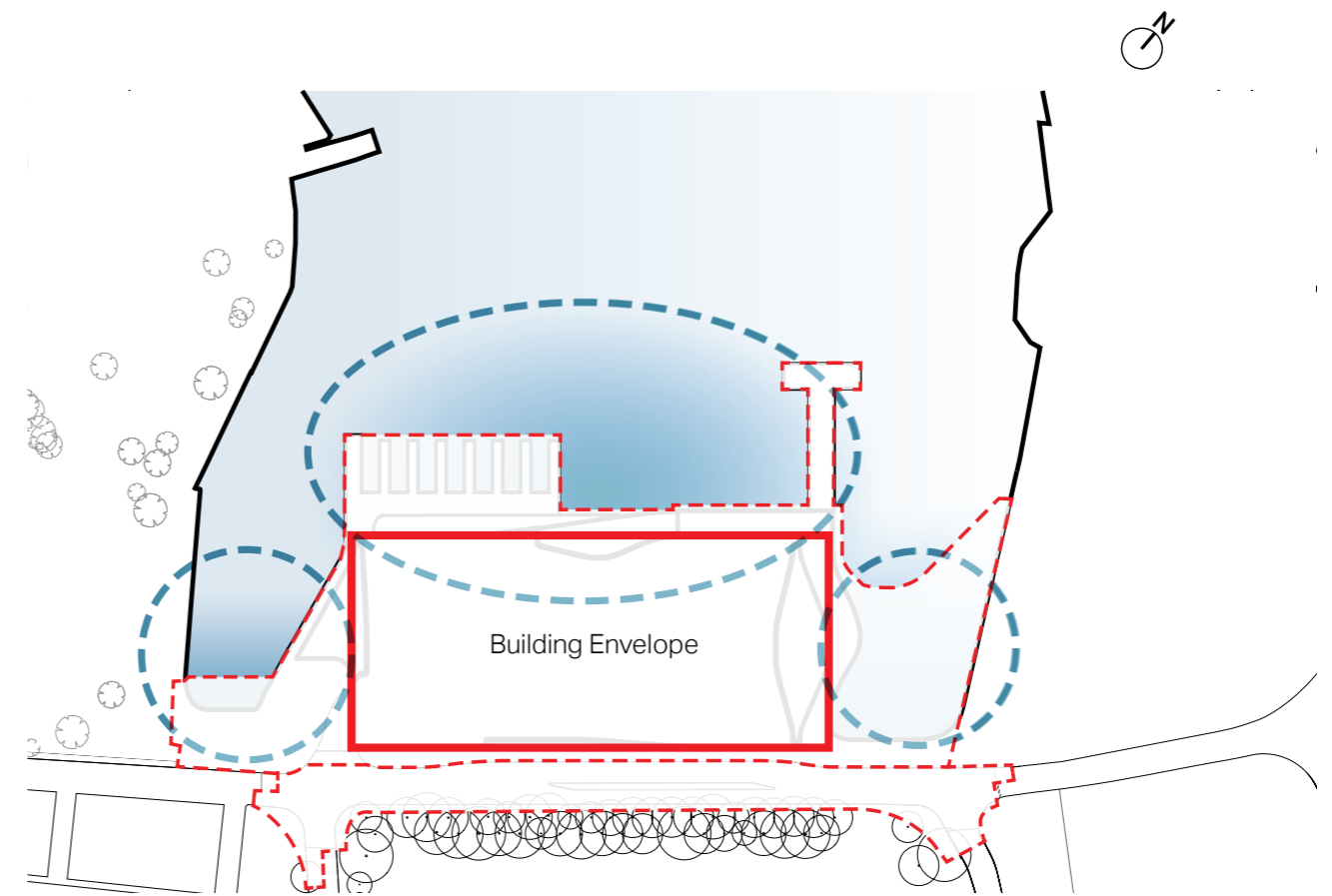


### Diagram : Promenade Stairs

The promenade stairs act to define public space and connection to the water, while lifting the public thoroughfare over the industrial activities of the wharves and goods handling of the new Sydney Fish Market.

This maintains the authenticity of the market, allowing the operation functions to be visible along ground floor while separating goods and public movement.

**Note\*** Indicative only. Refer to architectural drawings.



### Diagram : Water On Three Sides

Being located at the head of Blackwattle Bay, the public open space formed offered the opportunity to create distinct spaces characterized by different experiences of water and the waters edge.

To the north, a working harbour and ferry zone was located, visible by the public to show case the functions of the fish market. Two plazas to the east and west are new public spaces with differing conditions at the waters edge, and different ecological water treatment systems.

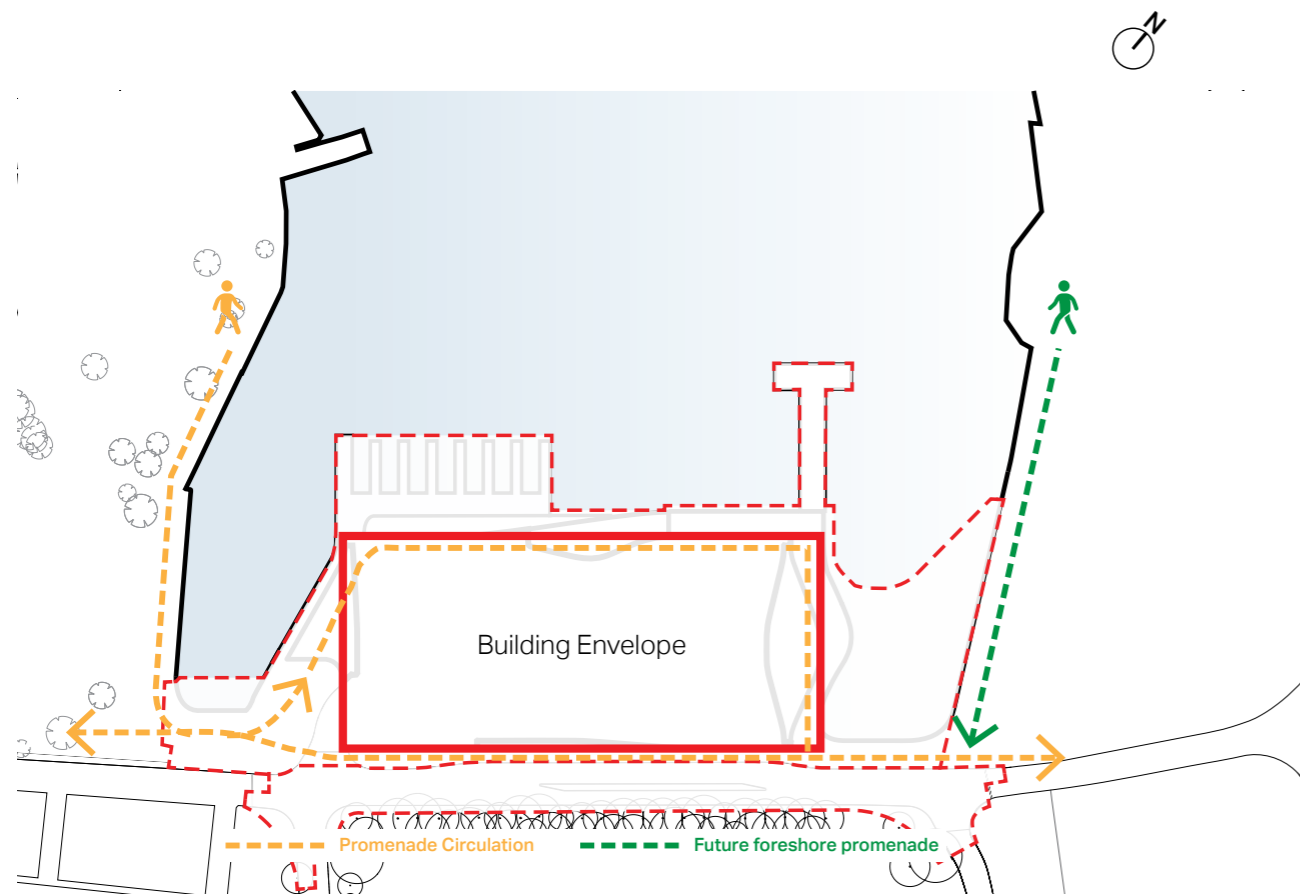
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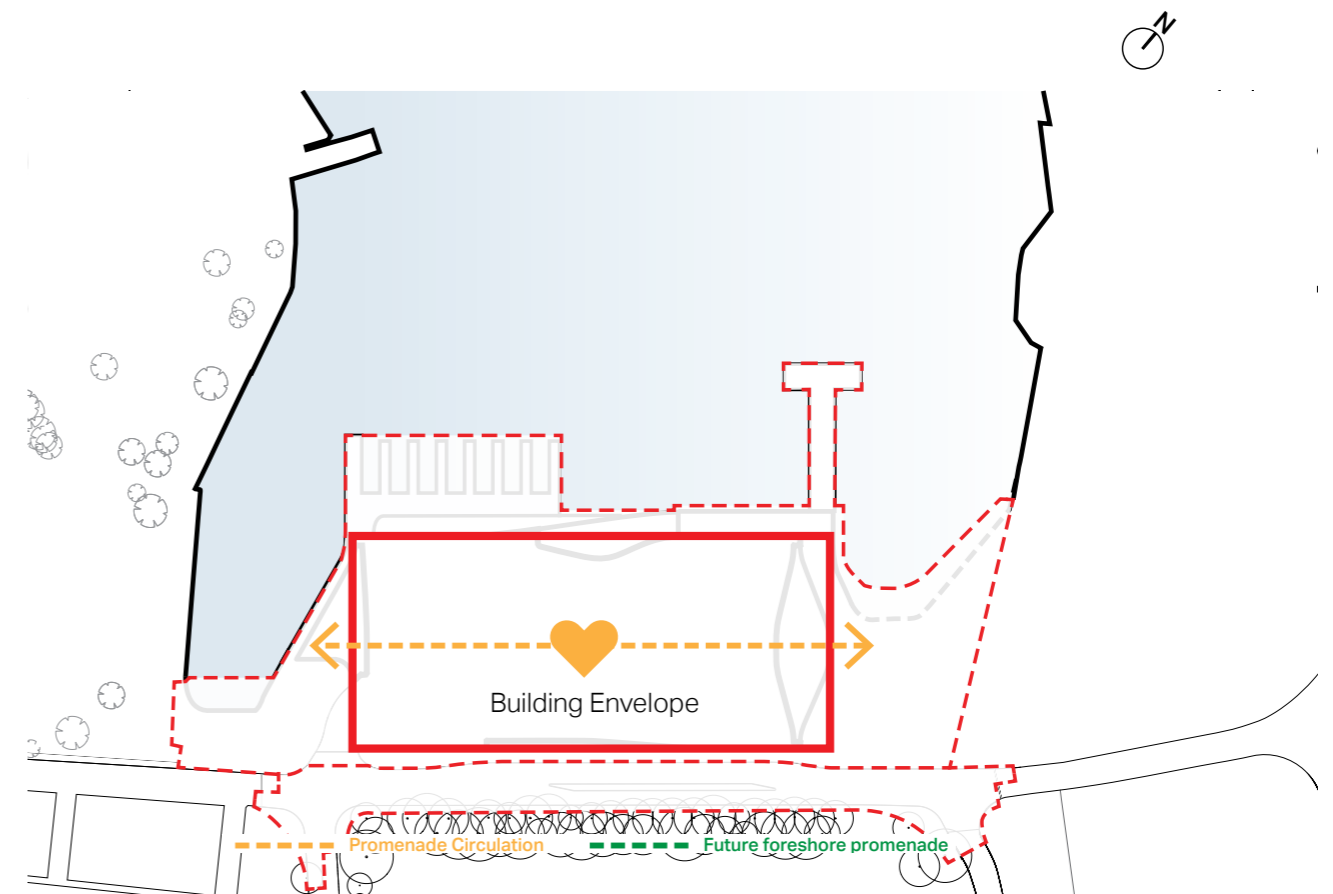
The proposed development has activated frontages on all sides, promoting accessibility and connection around the bay.



**Diagram : Circulation**

Circulation paths around the new Sydney Fish Market include a shared promenade connection along Bridge Road, and the establishment of a public pedestrian promenade along the foreshore of Blackwattle Bay.

**Note\*** Indicative only. Refer to architectural drawings.



**Diagram : Central Boulevard**

During opening times, a central boulevard connects the east-west axis of the market and is likewise, treated as a public thoroughfare.

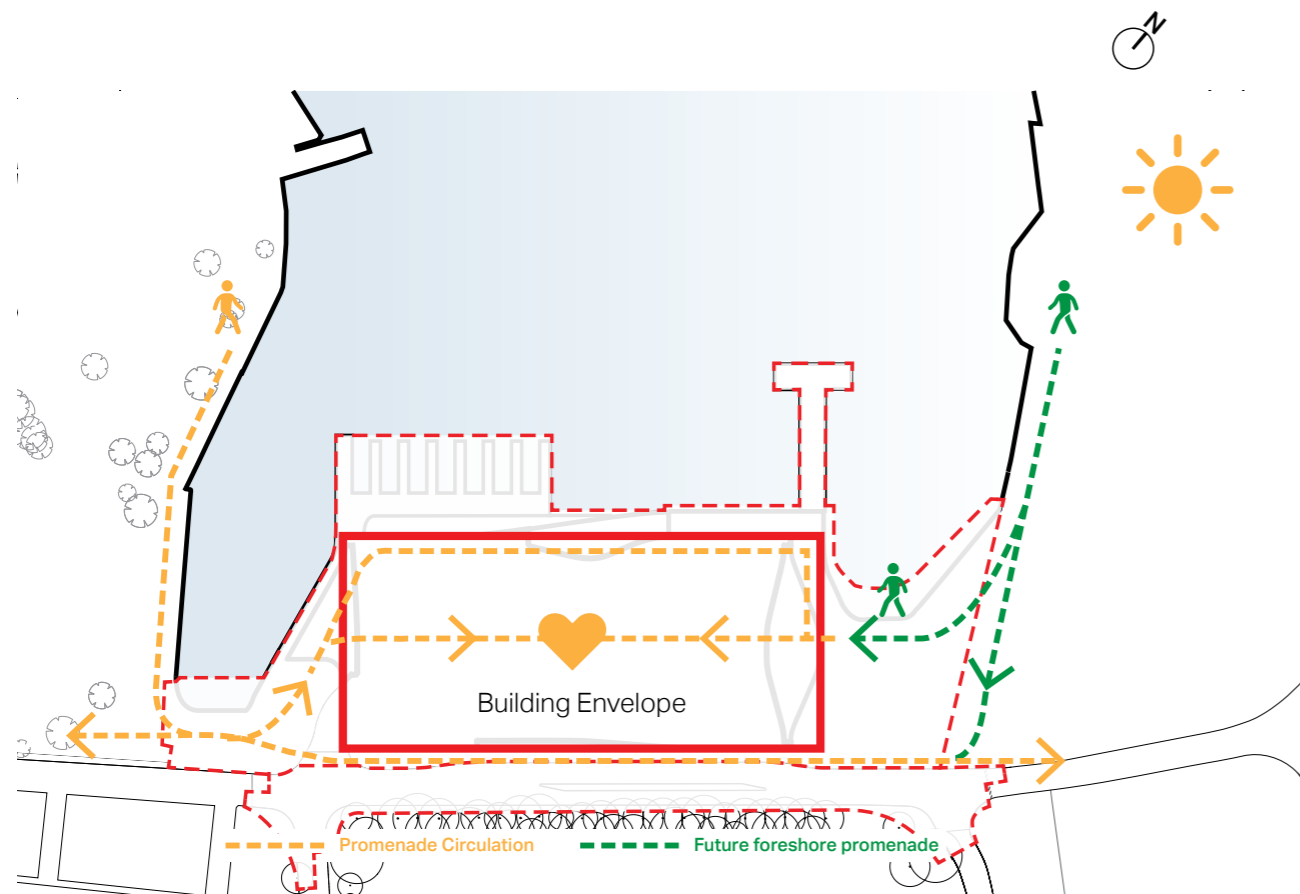
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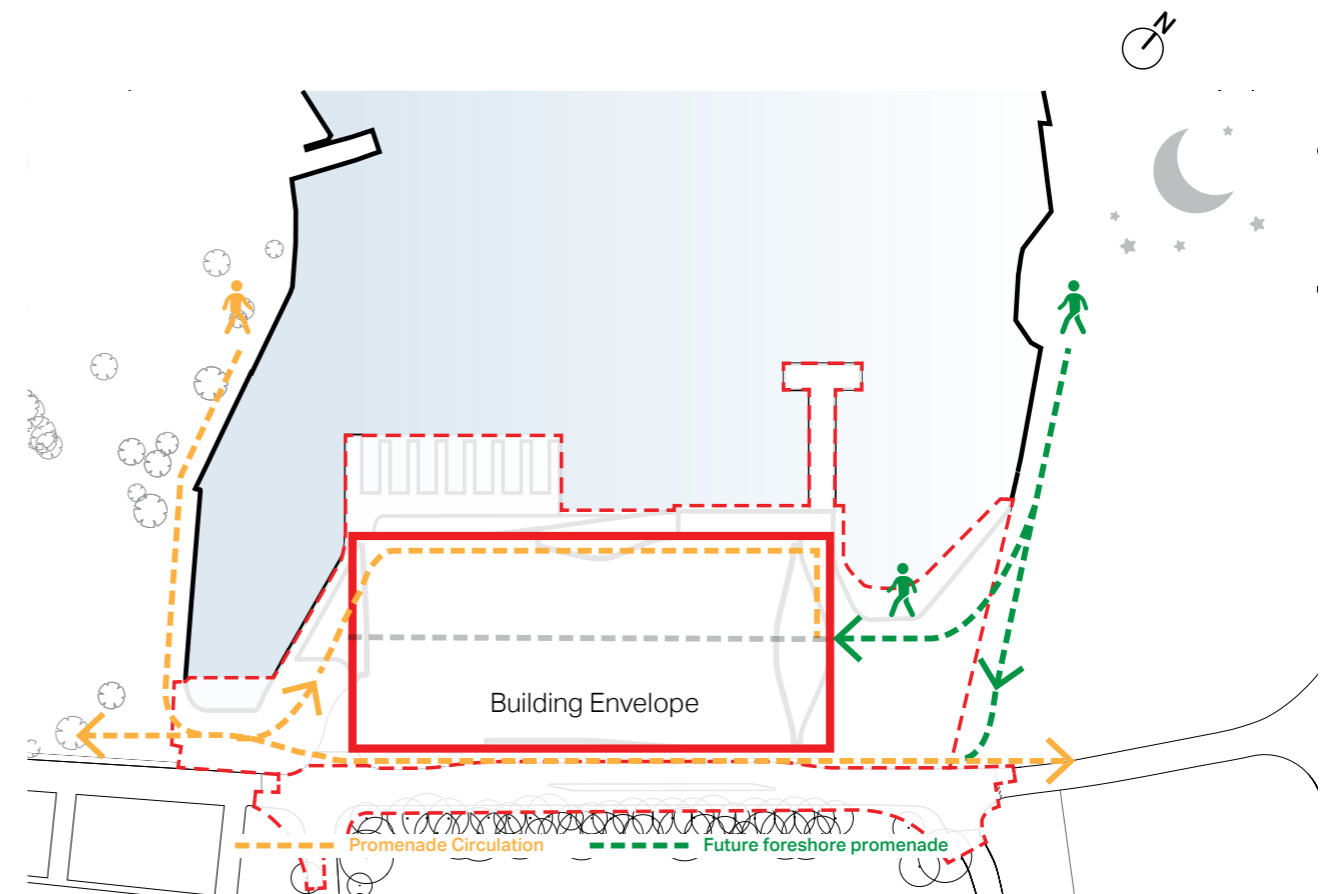
The proposed development has activated frontages on all sides, promoting accessibility and connection around the bay.



**Diagram : New Bridge Connection And Day Time Access**

An added bridge has the double purpose of defining a landscaped ecological zone in the eastern inlet, and connecting the central boulevard and harbour promenade of the development.

**Note\*** Indicative only. Refer to architectural drawings.



**Diagram : Night Time Access**

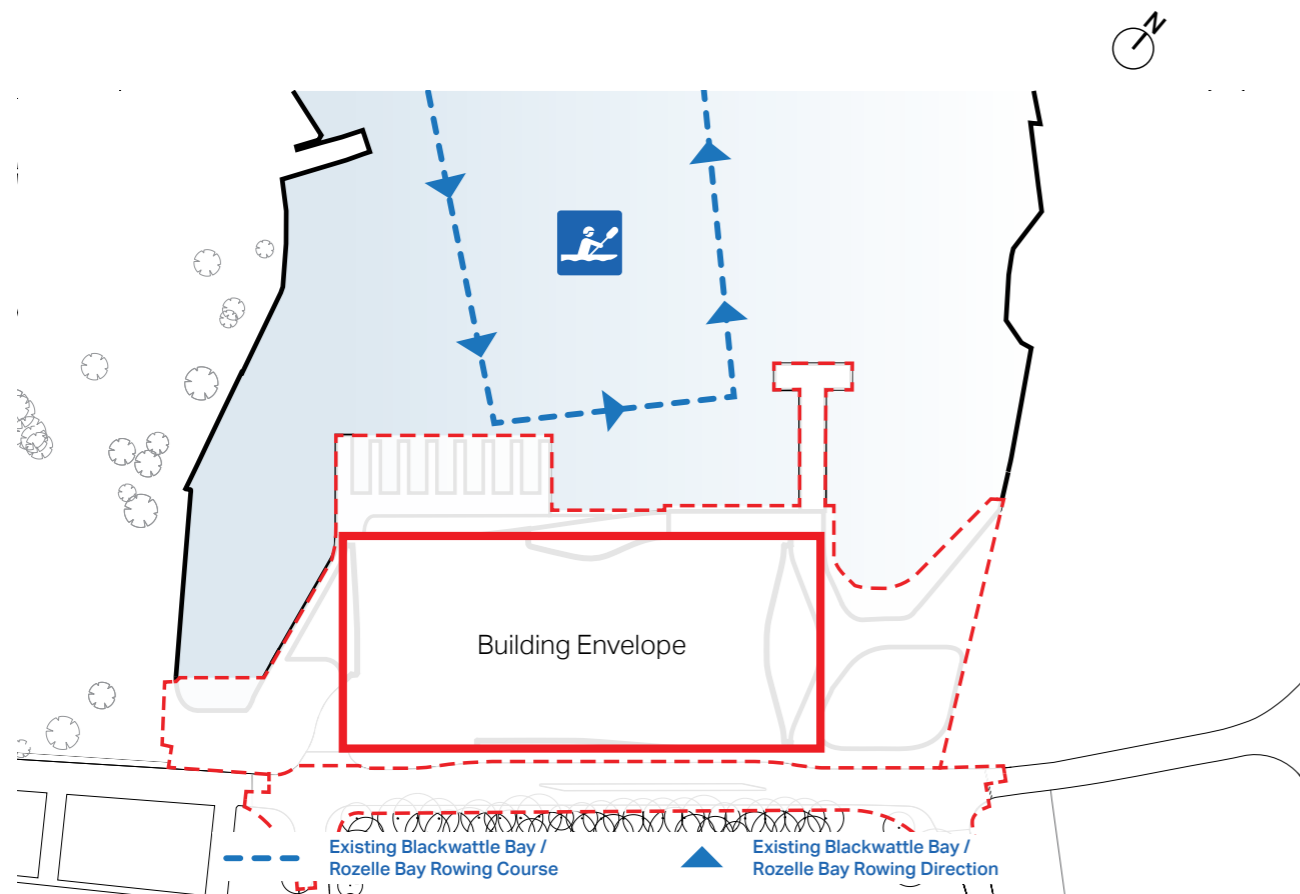
The bridge aids connectivity for the foreshore promenade at all hours.

**Note\*** Indicative only. Refer to architectural drawings.

## 2.3 Built Form &amp; Urban Design Analysis

# Design Strategy

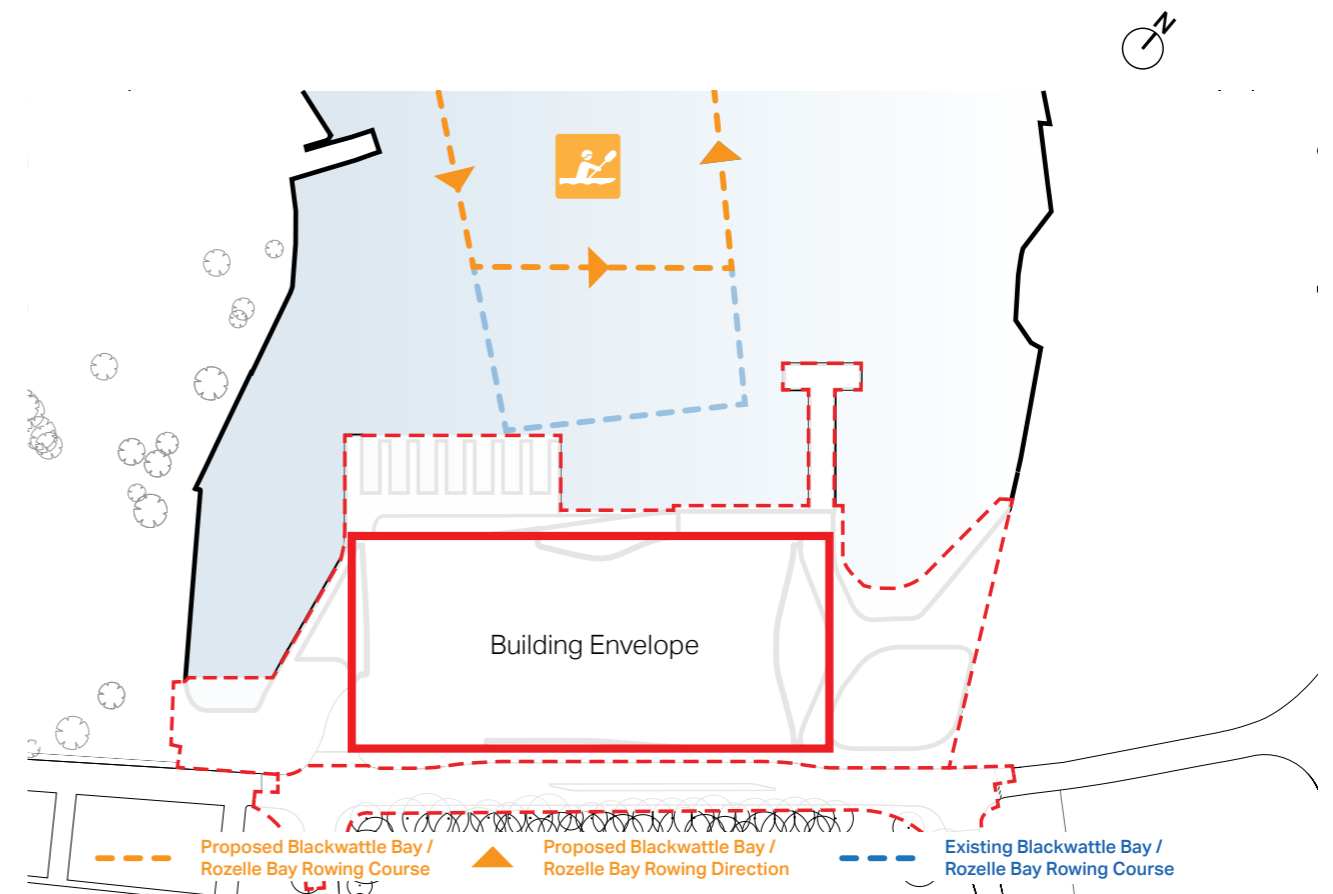
The following diagrams illustrate the impact of the proposed building on the existing rowing route.



**Diagram : Existing Blackwattle Bay / Rozelle Bay Rowing Course**

Rowing is a popular activity in the Bays Precinct. Maintaining the existing Blackwattle Bay / Rozelle Bay rowing course ensures the retainment of the Bay's existing recreational activities and identity.  
(Refer to Navigation Impact Assessment - Royal Haskoning DHV)

**Note\*** Indicative only. Refer to architectural drawings.



**Diagram : Proposed Relocation Of Rowing Route**

The proposed relocation of the rowing route ensures that there are no circulative conflicts between rowers and fishing vessels moving to and from the new Sydney Fish Market.  
(Refer to Navigation Impact Assessment - Royal Haskoning DHV)

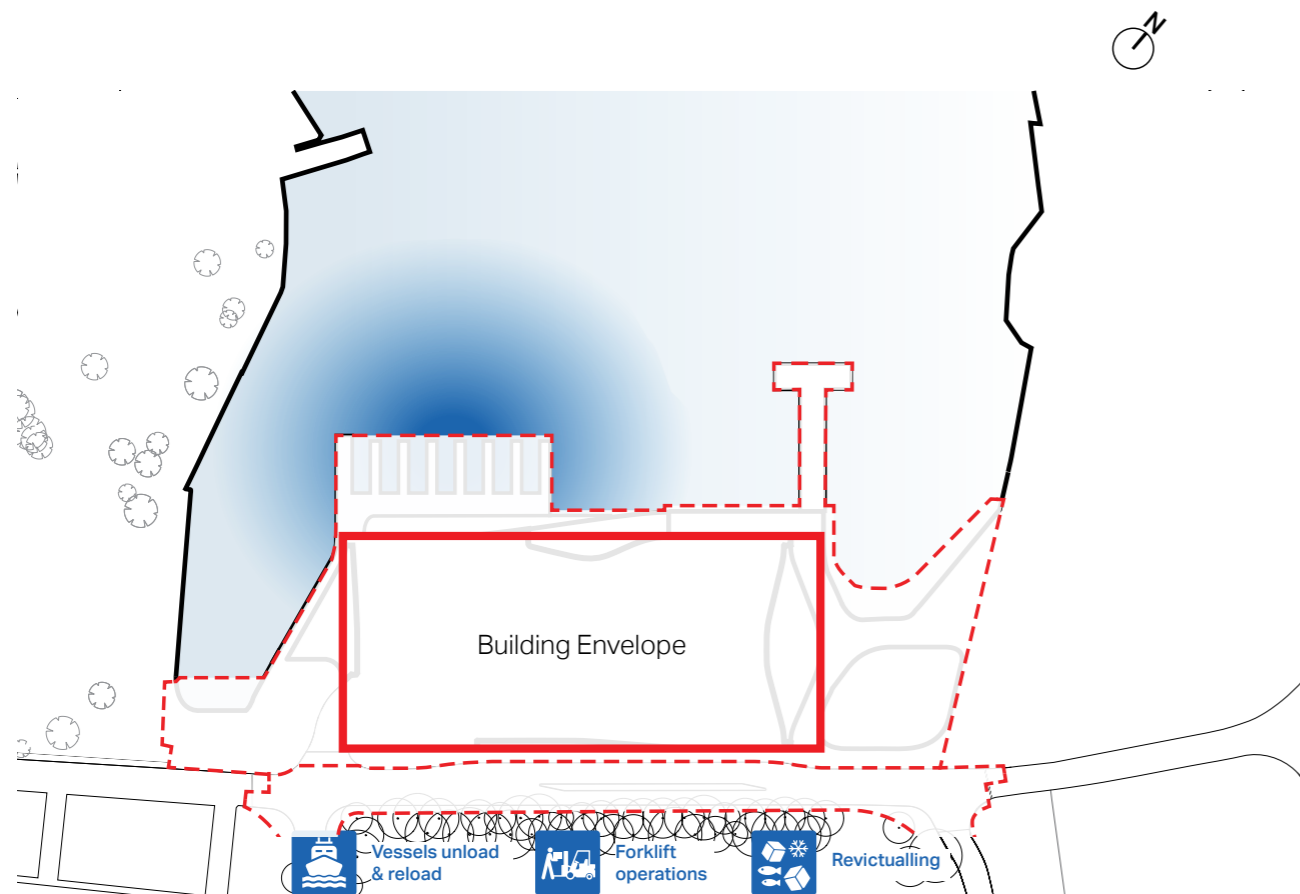
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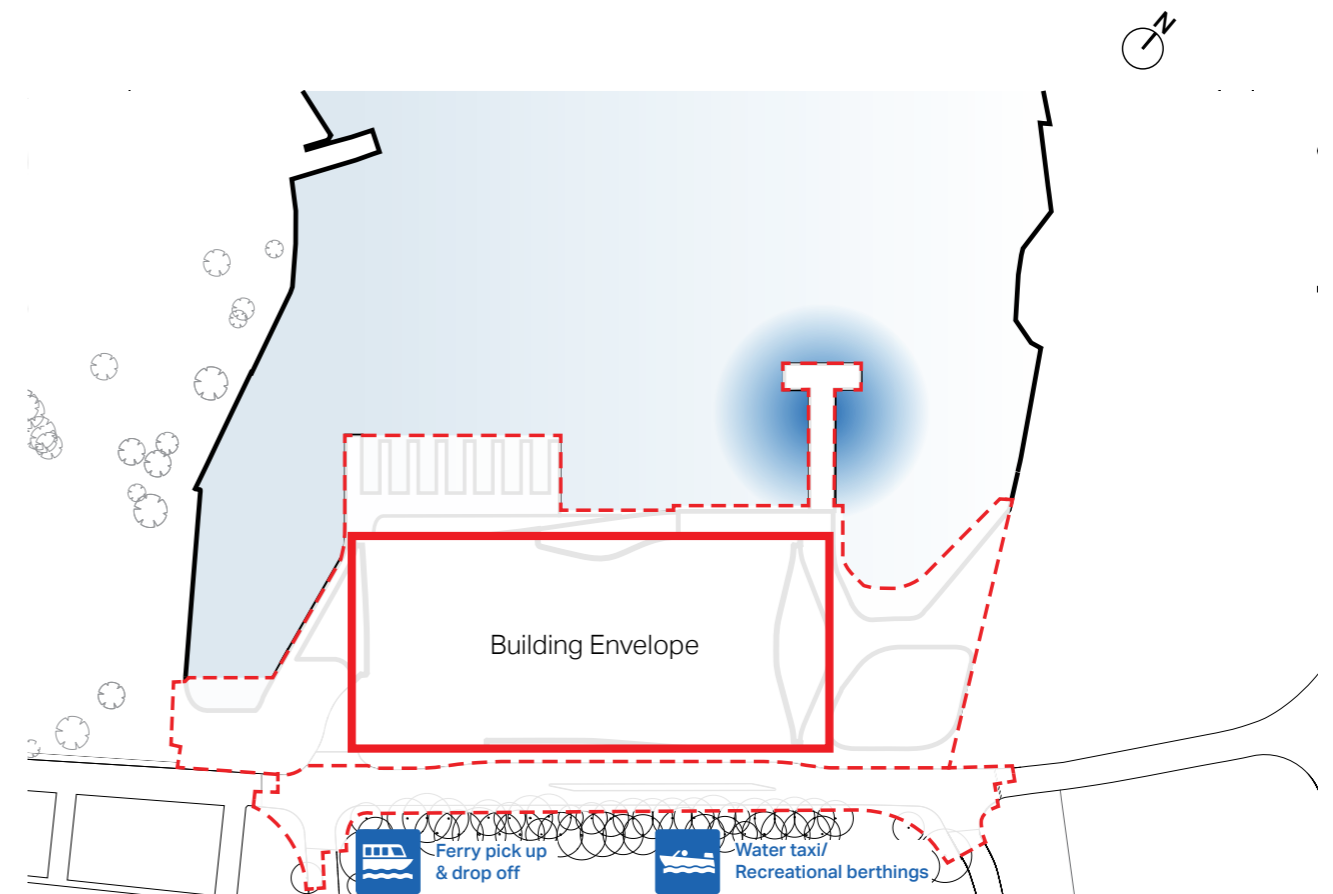
The location of the site at the head of Blackwattle Bay allows for the exploration of different conditions at the waters edge and creates new opportunities for the public to engage with the water.



**Diagram : Wharves - Operation**

The piers of the new Sydney Fish Market are separated in function, with the westerly piers serving commercial and working harbour purposes.

**Note\*** Indicative only. Refer to architectural drawings.



**Diagram : Wharf - Recreational And Ferry**

Easterly piers serving public purposes including a public ferry station, water taxi services and recreational berthings for day-trippers to the new Sydney Fish Market.

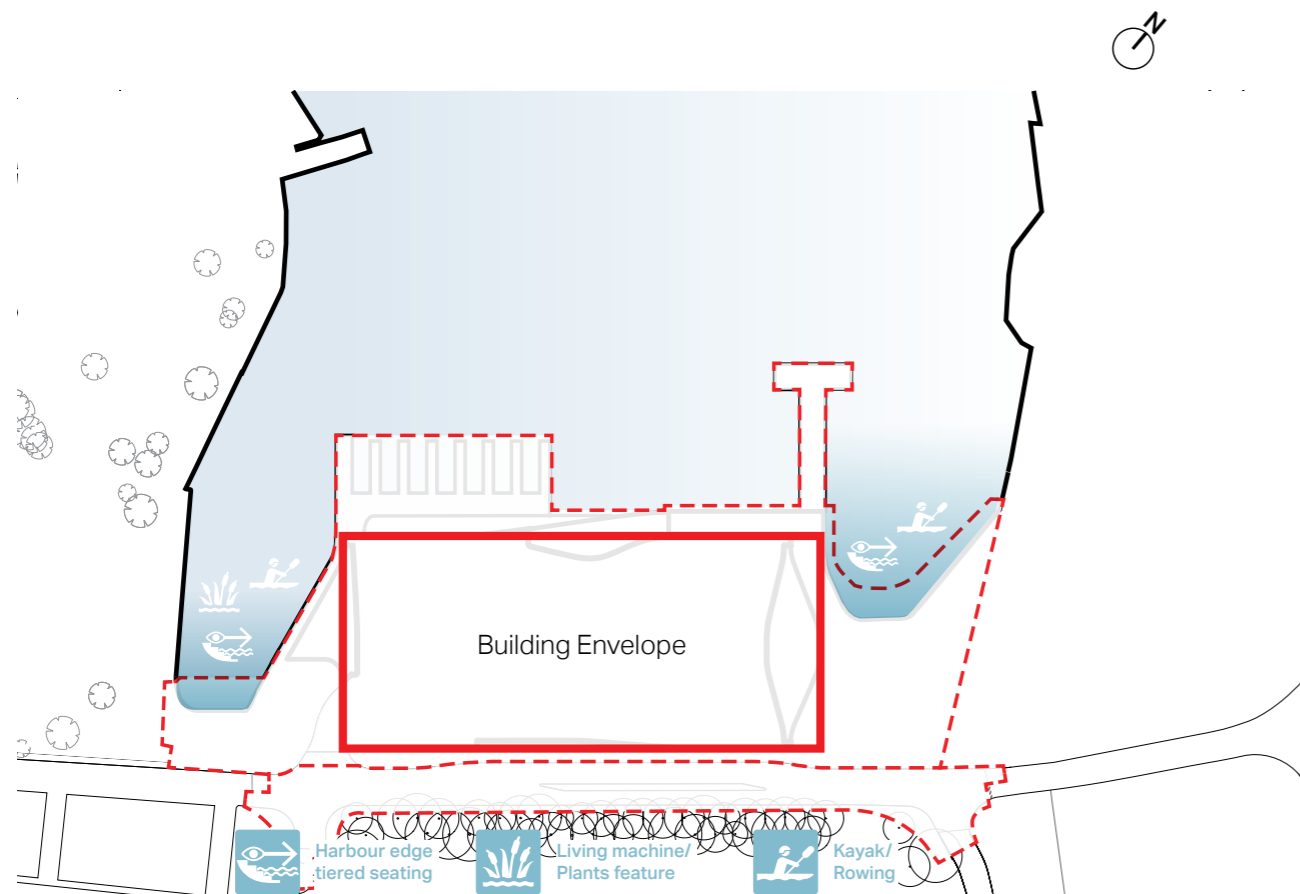
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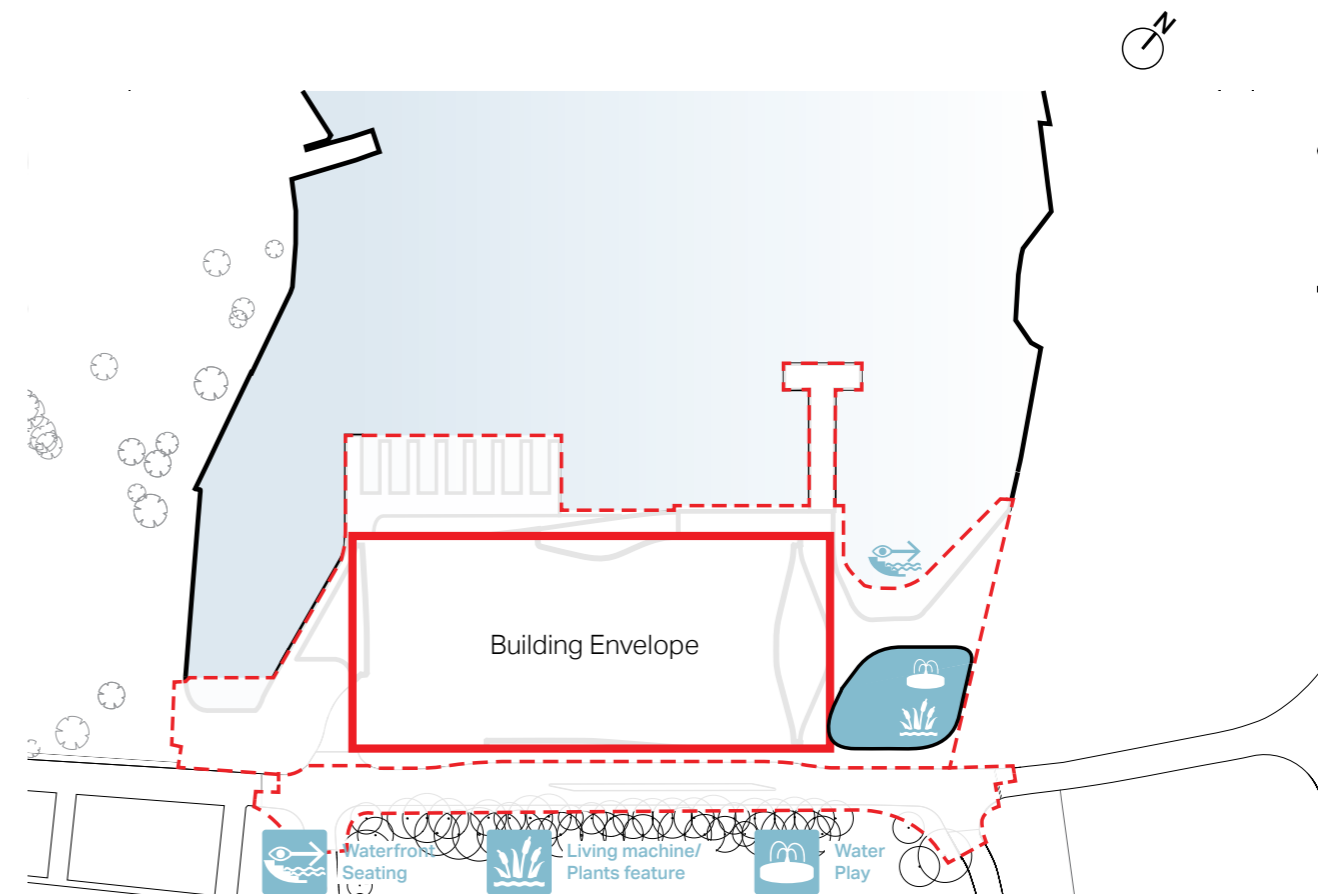
The location of the site at the head of Blackwattle Bay allows for the exploration of different conditions at the waters edge and creates new opportunities for the public to engage with the water.



**Diagram : Recreational Open Water**

Open-water bays are foreseen to accommodate leisure activities, with a local, community and educational focus in the westerly bay in proximity to Sydney Secondary College and a more public leisure focus in the easterly bay.

**Note\*** Indicative only. Refer to architectural drawings.



**Diagram : Educational Lagoon**

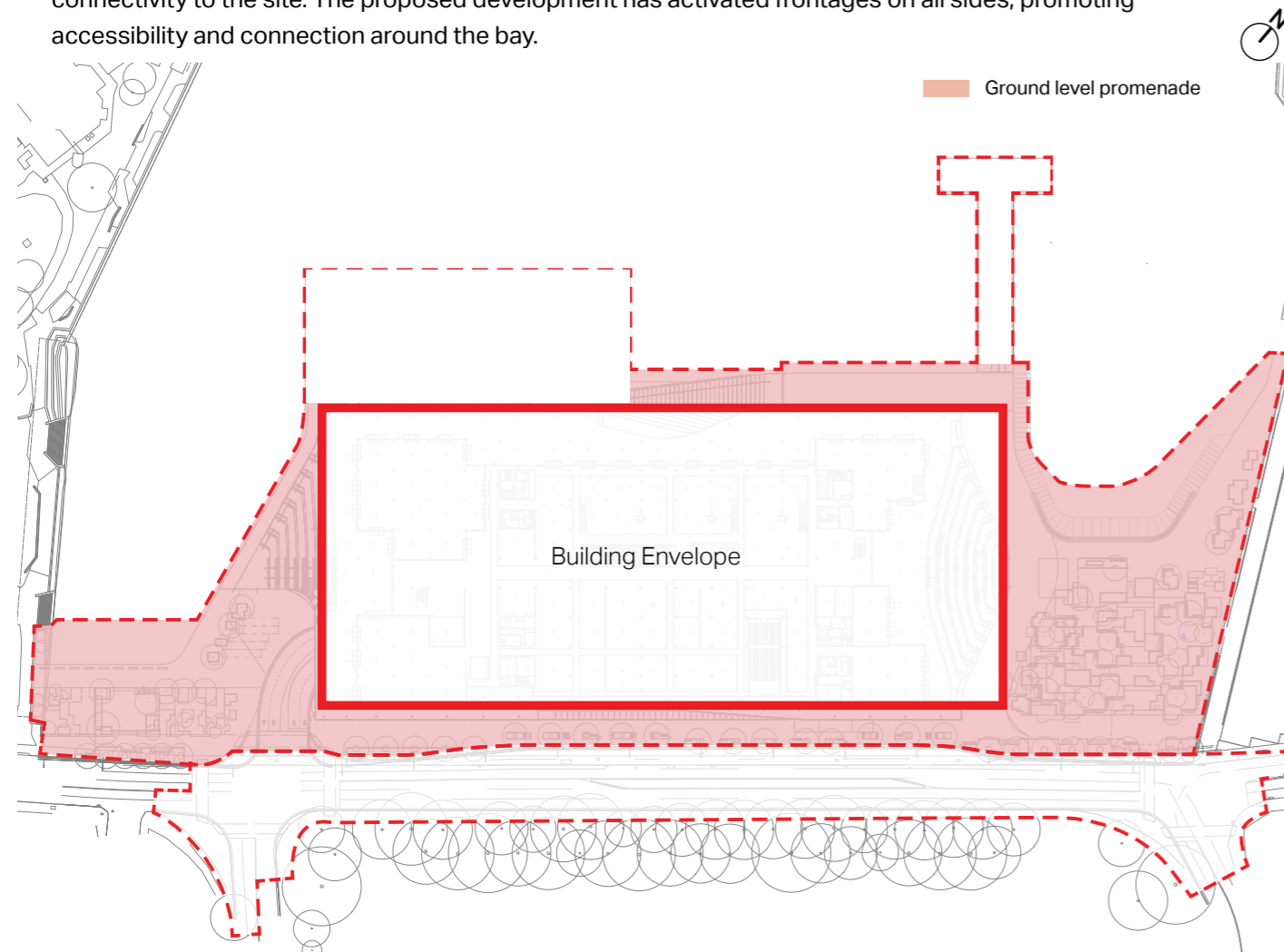
The enclosed side of the easterly bay is foreseen to contain a water treatment function (bio-filtration), whereby grey-water is cleaned for recycling or discharge. This provides amenity to the new Sydney Fish Market water cycle and an educational opportunity for public communication and continued research.

**Note\*** Indicative only. Refer to architectural drawings.

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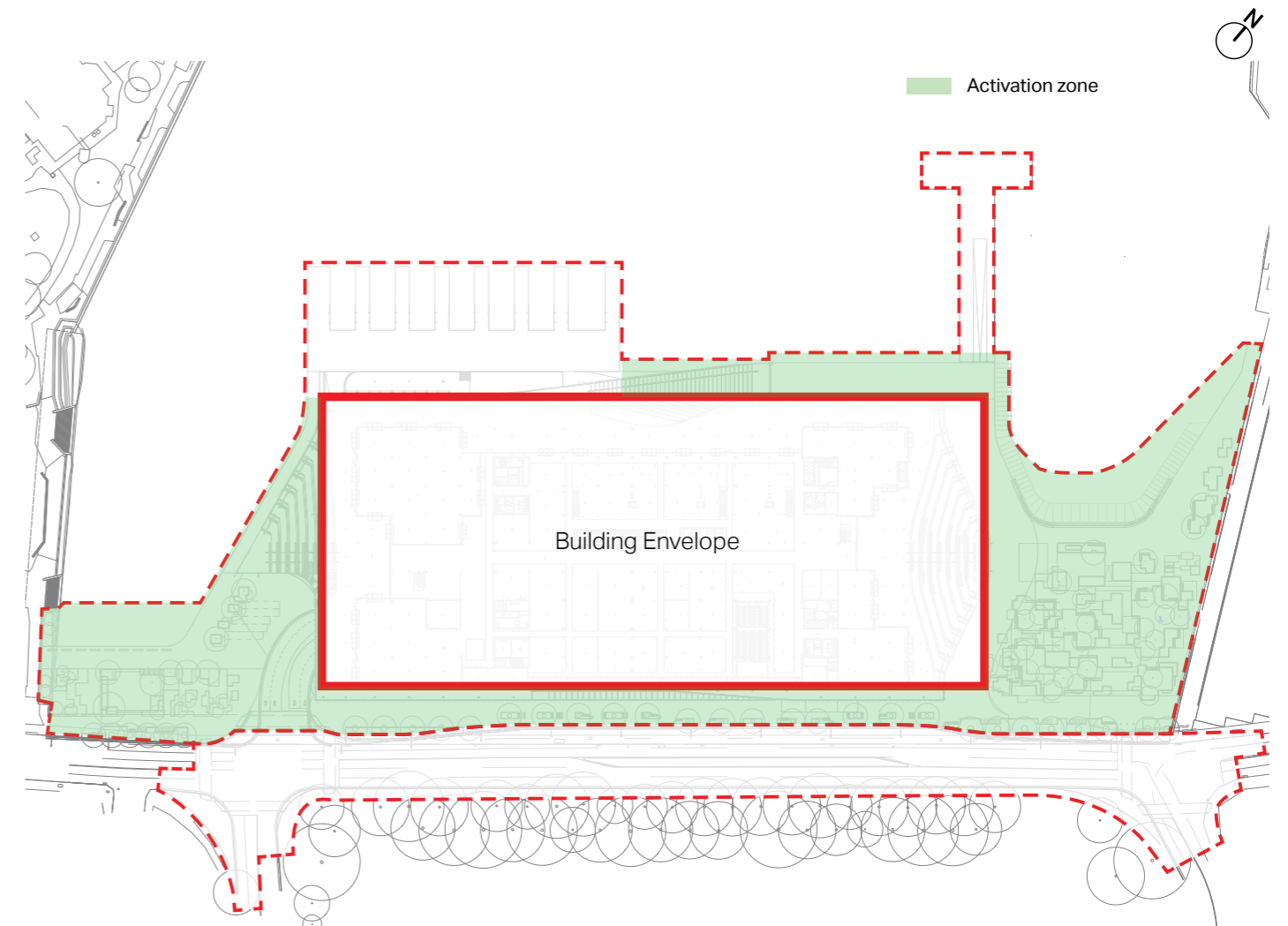


## Diagram : Promenade Zones

The new Sydney Fish Market will provide various promenade experiences ranging from a green promenade along Bridge Road to a waterfront promenade along the edge of Blackwattle Bay, including an elevated promenade that transitions visitors from the ground level to the upper ground level.

These different promenades allow for different experiences around the proposed development, and reflects the duality of the site as being one between water and park.

**Note\* Indicative only. Refer to architectural drawings.**



## Diagram : Activation Zones

Activation zones of the proposed new Sydney Fish Market ensure that the building and its immediate promenade surroundings provides public benefits and interactions with Blackwattle Bay. Examples include the eastern and western plazas, promenade stairs and common seating experiences on the Upper Ground retail floor.

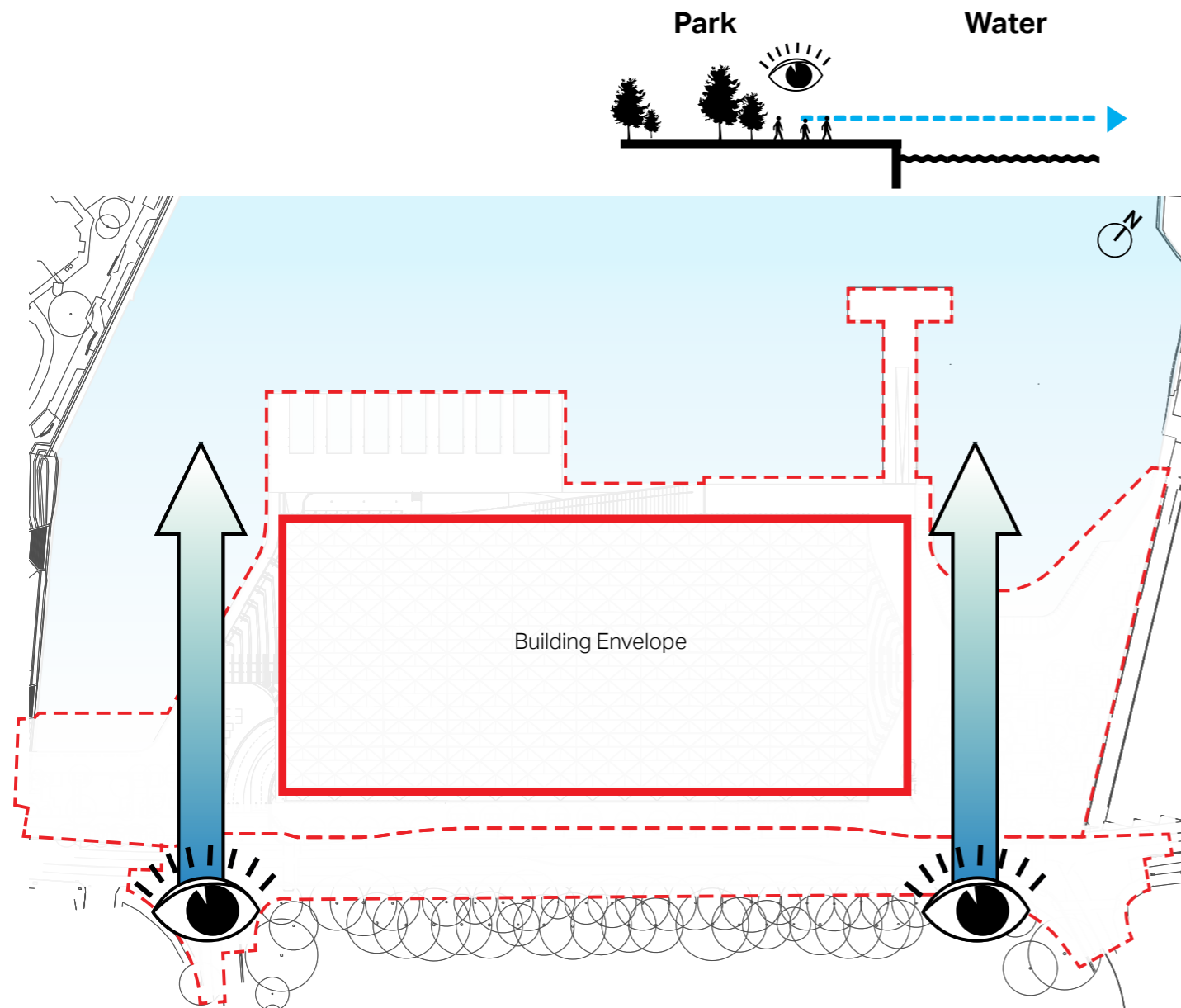
These spaces have different characteristics informed by the proposed building's scale and context, including the eastern and western plazas, with their different water conditions and harbour edge experiences.

**Note\* Indicative only. Refer to architectural drawings.**

## 2.3 Built Form & Urban Design Analysis

# Key Views & Vistas

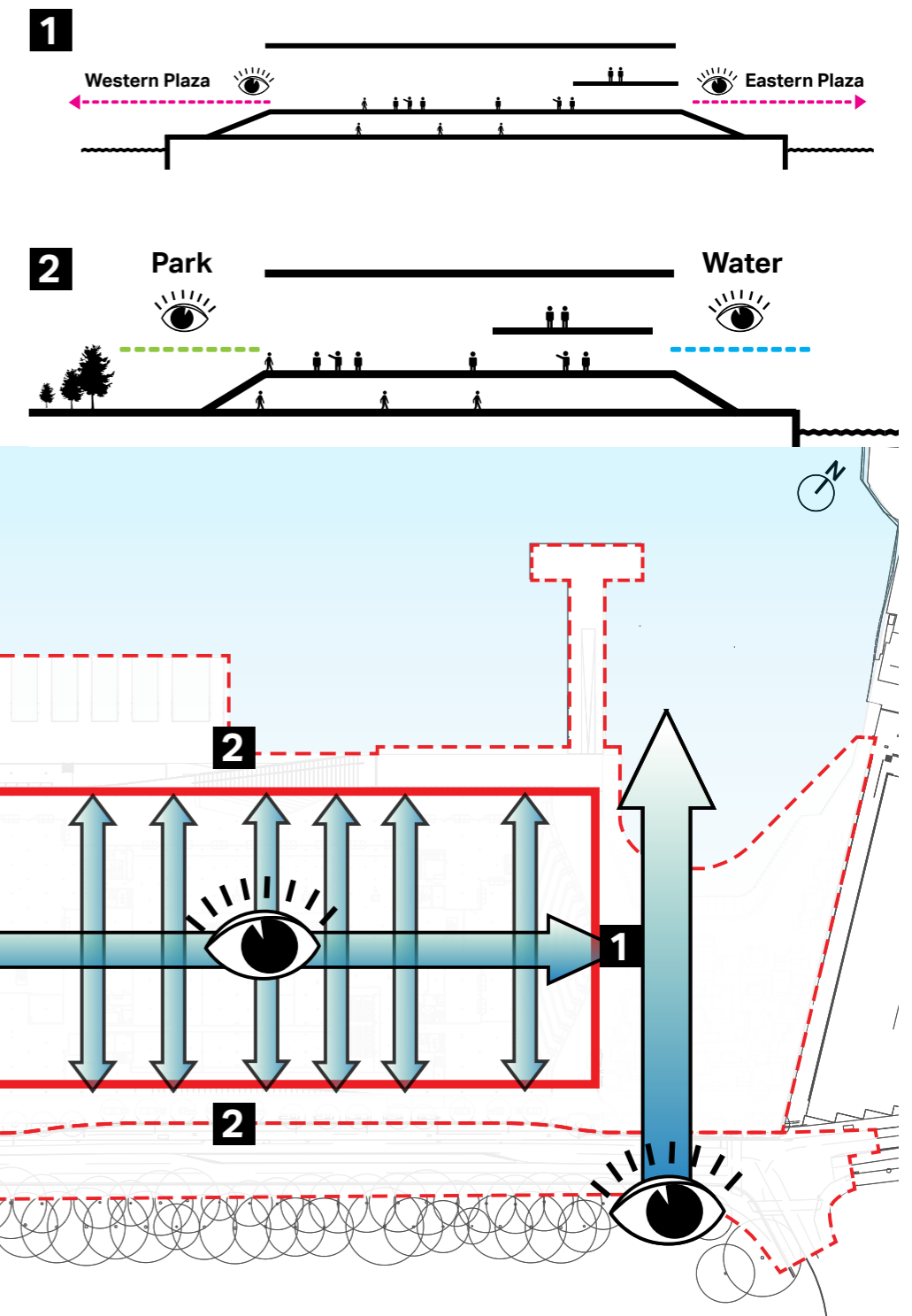
The following diagrams illustrate how the new development improves upon the existing conditions and creates views out into Blackwattle Bay and Wentworth Park.



**Diagram : Park to Water Views**

The removal of obstructions open up view corridors to Blackwattle Bay.

**Note\*** Indicative only. Refer to architectural drawings.



**Diagram : East-West Main Boulevard & North-South Laneway Views**

The interior layout including service areas and enclosures are aligned according to axes such that both park and water areas are visually connected to the market interior. Principle Axis 1 defines the primary movement corridor from East to West, whilst Axis 2 defines primary viewing corridors between the water and park.

**Note\*** Indicative only. Refer to architectural drawings.

## 2.4 Built Form & Urban Design

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### Building Design

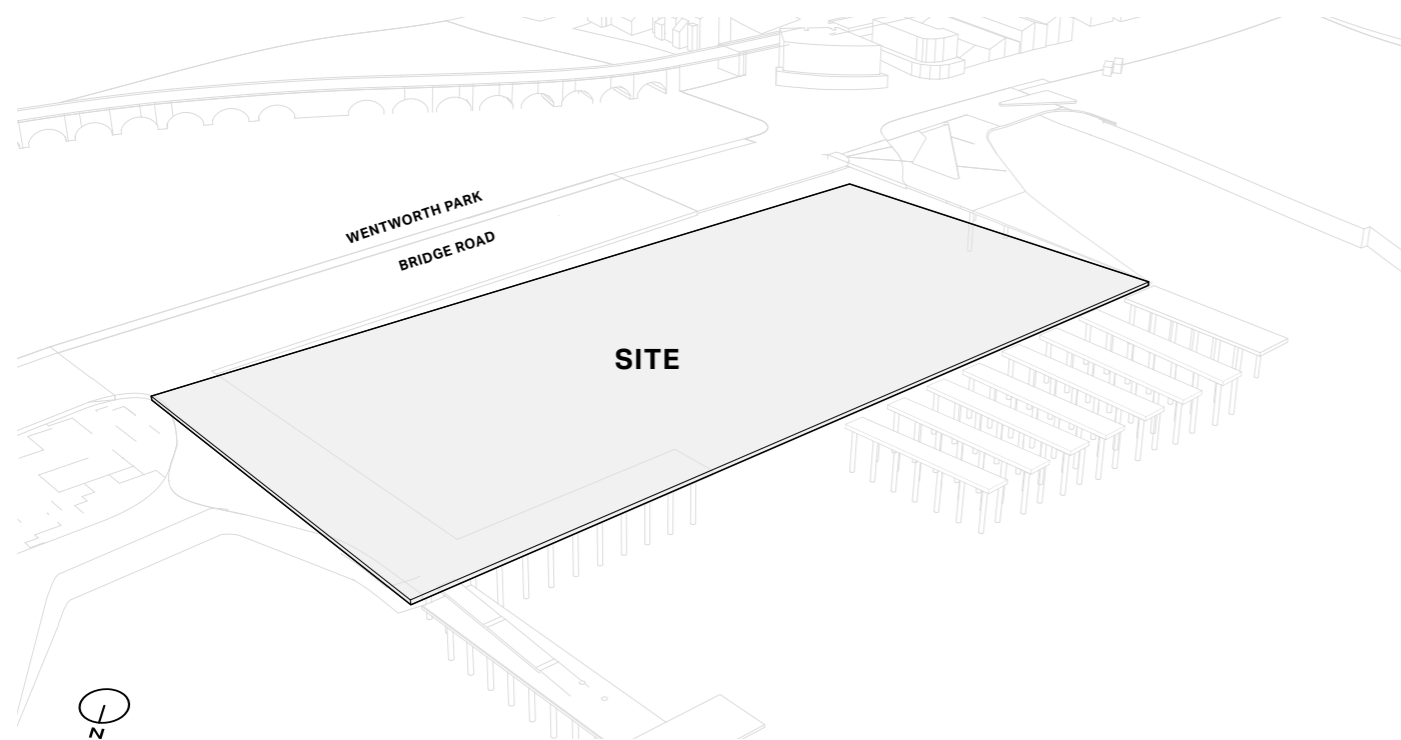


Indicative interior view of retail and catering activities. Artist's impression only. Not to scale.

## 2.4 Built Form &amp; Urban Design Analysis

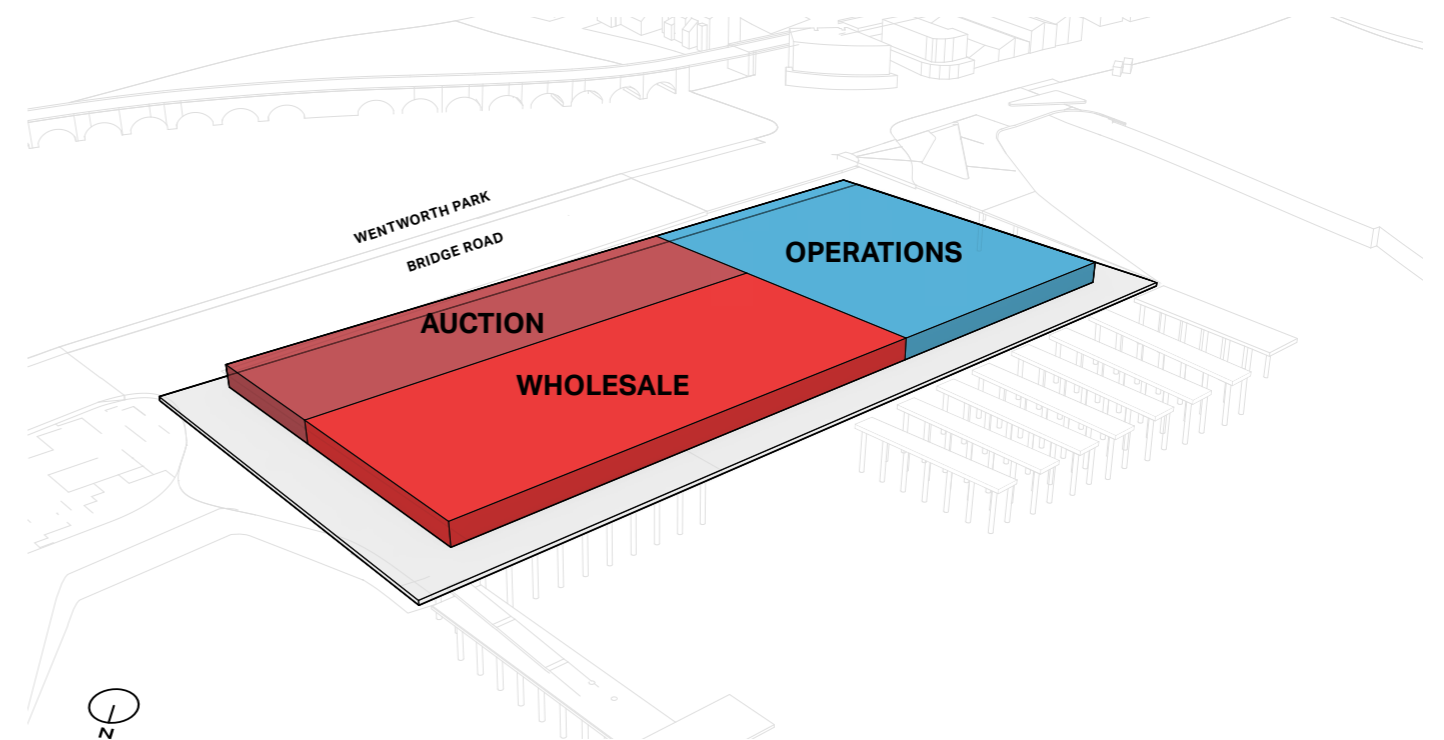
# Building Concept

The following indicative diagrams illustrate how the building was conceived. The proposed development responds to the site and programmatic conditions with elegant moves to the ground plane and roof. Programs and spatial planning arrangements are subject to further design development.



**Diagram : Site**

As an organisational principle, the site is derived from a forementioned boundaries: the road setback, east and west offsets, and existing wharves.

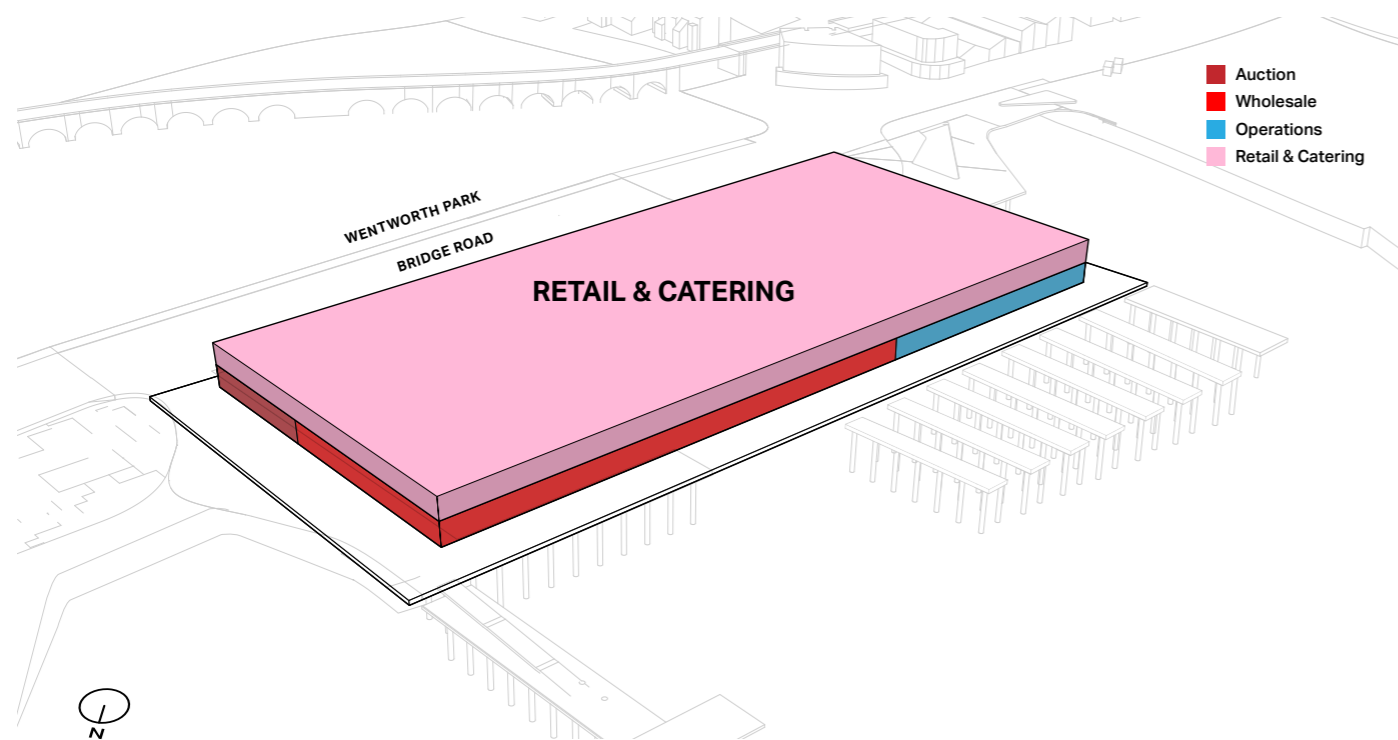


**Diagram : Ground Level Program & Height**

Operations occupy the west side of the site. Auction and wholesale functions take up the east, with auction and staff functions visible from Bridge Road.

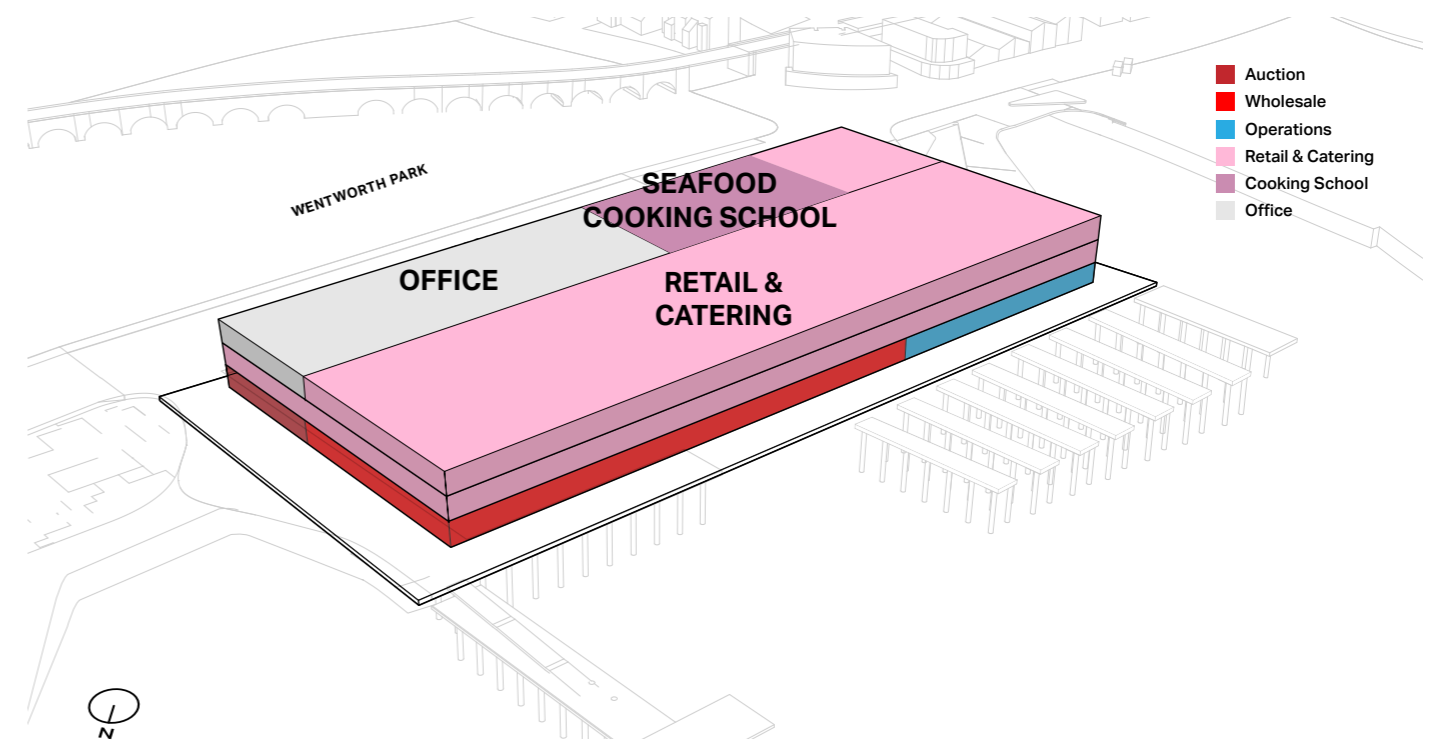
## 2.4 Built Form & Urban Design Analysis

# Building Concept



**Diagram : Upper Ground Level Indicative Program**

Restaurants and retail areas that have the potential to be open according to different operating schedules will be located on the upper ground level.

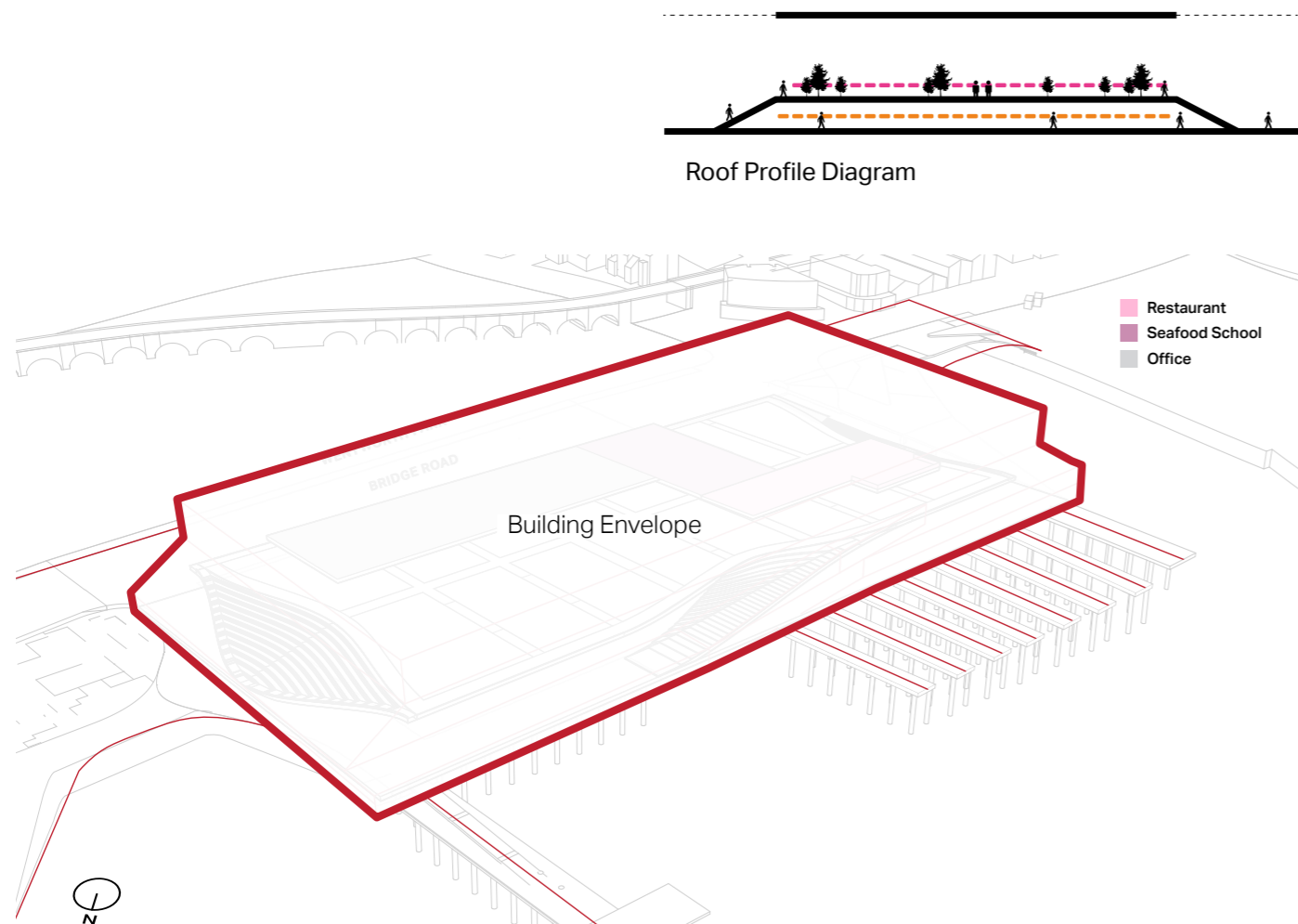


**Diagram : Mezzanine Level Indicative Program**

Office functions, the Seafood Cooking School and specialist dining areas occupy mezzanine areas above the general retail level.

## 2.4 Built Form & Urban Design Analysis

# Building Concept



### Diagram : Building Envelope

The promenade stairs on all sides of the proposed form allow options for access and egress that connect to the surroundings.

# 2.5 Built Form & Urban Design

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## Vehicular Flow

## 2.5 Built Form & Urban Design Analysis

# Vehicular Flow



### Vehicular Flow

Both retail and operational vehicles will be entering the new Sydney Fish Market from a new traffic controlled Western intersection (Bridge Road and Wentworth Park Road).

## 2.6 Built Form & Urban Design

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### **Key Access & Arrival Points**



Indicative interior view of retail and catering activities. Artist's impression only. Not to scale.

## 2.6 Built Form & Urban Design Analysis

# Northern & Eastern : Key Access Points & Wayfinding

The following axonometric diagram illustrates the proposed development.

