

A precinct in the making



Who is Mirvac?



Harbourside, Darling Harbour | Artist impression - under construction

- Australian property group with over 50 years of experience delivering urban renewal projects on Sydney Harbour and beyond
- Previous projects include Walsh Bay and the current Harbourside redevelopment at Darling Harbour
- Integrated model brings together design, development, construction, marketing and sales under one roof, delivering complex projects from start to finish with consistency and care at every step
- Appointed by INSW as the development partner to renew the old Sydney Fish Market site

Who is Infrastructure NSW (INSW)?



Sydney Fish Market, Blackwattle Bay | Opened January 2026

- NSW Government agency responsible for major infrastructure and urban renewal projects across the state
- Guided the long-term vision for Blackwattle Bay, including leading the rezoning of the wider precinct
- Ran the competitive tender process for the old Sydney Fish Market site and selected Mirvac as the preferred proponent
- Working closely with Mirvac to ensure lasting public benefit, including improved harbour access
- Also led delivery of the new Sydney Fish Market and the upcoming Bank Street Park



What's happening first the public foreshore

Following demolition and early works, the first major works on site will deliver a new foreshore promenade and boardwalk – opening up the water's edge to the community as early as possible.

Subsequent applications will be lodged with opportunities to have your say for the remainder of the precinct.

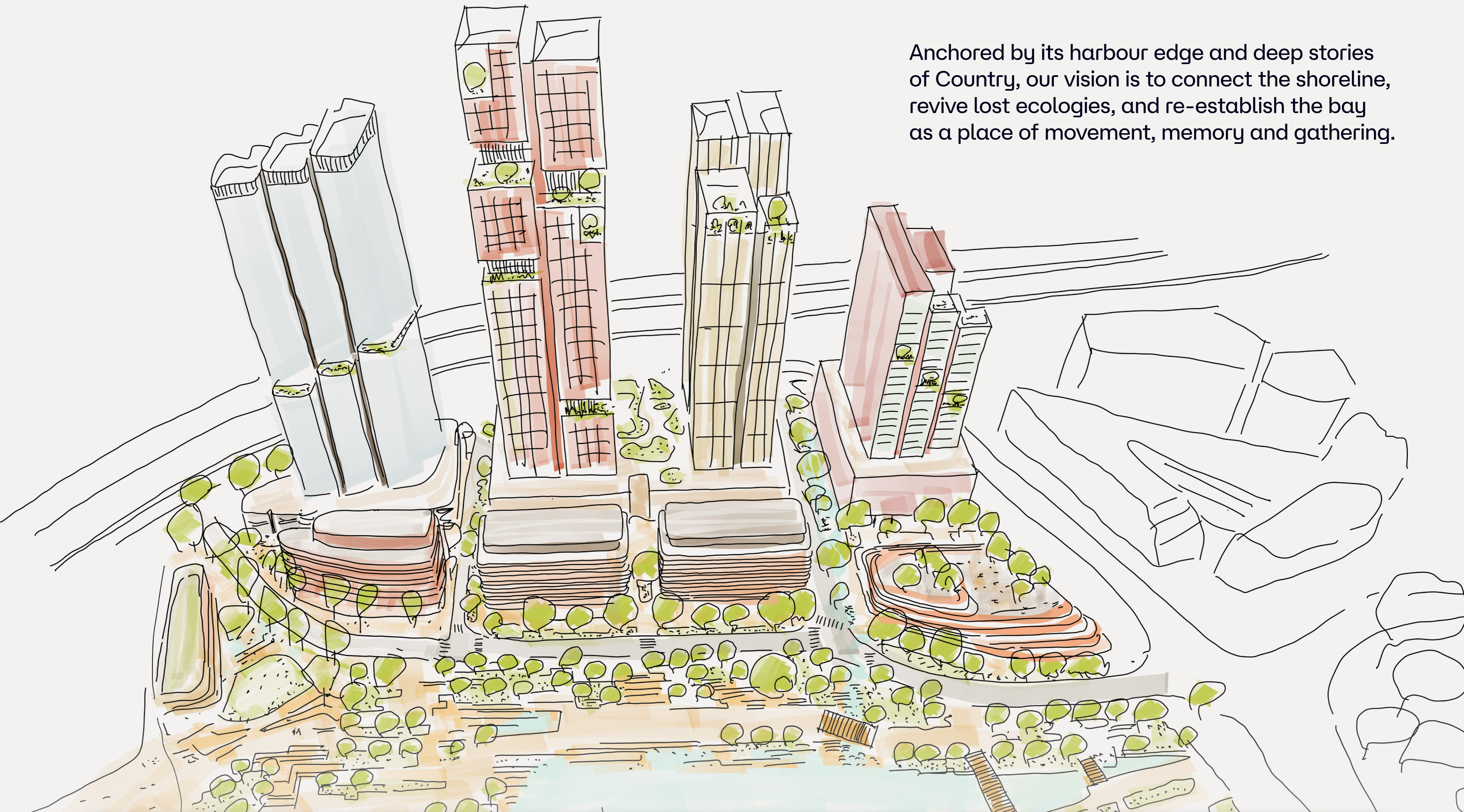
Over a decade of planning and community consultation

Wider Blackwattle Bay precinct			Old Sydney Fish Market site				Indicative delivery timeframe ¹				
2015-17 Strategic planning begins Strategic planning for the Bays Precinct begins. NSW Govt early investigations & initial community consultation.	2018 Urban Design studies Urban Design studies and draft Design Framework prepared to guide future renewal.	2019-21 Community consultation & rezoning proposal prepared Following extensive community consultation, INSW prepared a State Significant Precinct rezoning proposal. This was publicly exhibited in 2021.	2022-23 Revised proposal approved & LEP controls commence In response to feedback, INSW released a revised rezoning proposal which was approved by NSW Govt. New LEP controls commence, providing the statutory framework for a mixed-use waterfront precinct at Blackwattle Bay.	2024 Expression of Interest (EOI) INSW launches an EOI seeking a partner to develop the old Sydney Fish Market site in June. INSW shortlists three developers to RFP stage in December.	2025 Request for Proposal (RFP) & old Sydney Fish Market closes INSW reviews proposals and announces Mirvac as preferred proponent to redevelop the old Sydney Fish Market site in December. The old Sydney Fish Market closes its doors after nearly 60 years at Blackwattle Bay.	2026 Mirvac as Development Partner & new Sydney Fish Market opens Mirvac officially signs as development partner with INSW to renew the old Sydney Fish Market site in February. The new Sydney Fish Market opens in January.	2027 Early Works & Public Foreshore works commence	2028 Housing construction begins	2029 Public boardwalk and foreshore connection complete	2030 First homes complete	2033 Project completion

1. Indicative only. Subject to assessment and approval of relevant development applications.

An active waterfront neighbourhood

Anchored by its harbour edge and deep stories of Country, our vision is to connect the shoreline, revive lost ecologies, and re-establish the bay as a place of movement, memory and gathering.



What's included as part of the old Sydney Fish Market redevelopment?



Public Space

Around 26,000 square metres of new public domain, including parks and a new foreshore promenade and boardwalk that will reconnect the shoreline and open this part of Sydney Harbour to the community for the first time in generations.



Homes

Approximately 1,400 new homes including apartments and purpose-built student accommodation to be delivered in partnership with Scape by The Living Company, supporting housing supply in a highly accessible inner city location.



Workspaces

New small-scale workplaces, supporting local employment and contributing to a balanced, mixed use neighbourhood.



Retail

Convenient retail and community focused uses at ground level to support everyday needs, and to activate streets and public spaces.



Creative Space

1,200 square metres of cultural and creative space.

Find out more

Visit our website at www.blackwattlebaycommunity.mirvac.com

On this website, you can:

- Learn more about our planning progress
- Keep up to date on upcoming community engagement activities
- Meet the diverse team working to bring this precinct to life
- Register to receive project and community updates

You can get into contact with us directly via email blackwattlebaycommunity@mirvac.com



Scan the QR code to register for updates

Along the water's edge

Natural Edge



- The foreshore promenade is proposed to feature a natural sandstone edge stepping down to the water
- It's design reflects the site's topography and tidal character
- Strengthens connection with the harbour's edge

Pedestrian Boardwalk



- The proposed boardwalk is a vital link between Blackwattle Bay and Bank Street Park beneath the Anzac Bridge
- Completes the long-missing link in Sydney's waterfront walk
- Opens access for pedestrians, cyclists and families

Bridge Connection



- Celebrates the old watercourse that once ran from Wattle Street to Blackwattle Bay
- Maintains a natural separation between the precinct and the Sydney Fish Market
- Bridge connections link the two sites
- Keeps the site's natural systems legible to the public

Connection to Water



- The proposed design offers a variety of active and quiet spaces along the water's edge
- Uses a cascading landscape that draws people toward the harbour
- With proposed marine restoration works, the design aims to improve the ecological health of the harbour for all



Proposed foreshore promenade

We propose to deliver a 26,000 square metre public domain, with an ambition to create an 'outdoor living room' for the community.

Along with a new public foreshore promenade, we propose to deliver a boardwalk that will complete the 15-kilometre foreshore walk connecting Rozelle Bay to Woolloomooloo. It stitches together the new Sydney Fish Market and Bank Street Park through a continuous foreshore that is walkable, legible and alive with activity.

An outdoor living room

Have your say



*Artist impression - subject to approvals



What would you most like to see in the public spaces at the old Sydney Fish Market site?
Choose your top three



Completing the “missing link” in the foreshore

Green spaces, planting & trees

Water recreation

Events & activations

Family / kid-friendly activities

Public art & culture

Safety & lighting

Walkability & connectivity

Seating & comfort

Workshops / education

Have your say



What do you like most about the Blackwattle Bay area today?

It could be a place, a feeling, a story or a moment.

Write down a few words and post it on the board.



Want to share more? Take our survey

We invite you to complete a short survey to share how you use and experience this area and what matters to you. Your feedback will help shape public spaces that are welcoming, inclusive and sustainable for years to come.

A sustainable future

The precinct has been designed based on circular principles - salvaging materials, restoring marine habitat, and planting for long-term ecological health. Every element has been considered for its lifecycle - with the ambition to create a sustainable place grounded in nature and stewardship.

Active movement Connected at every pace



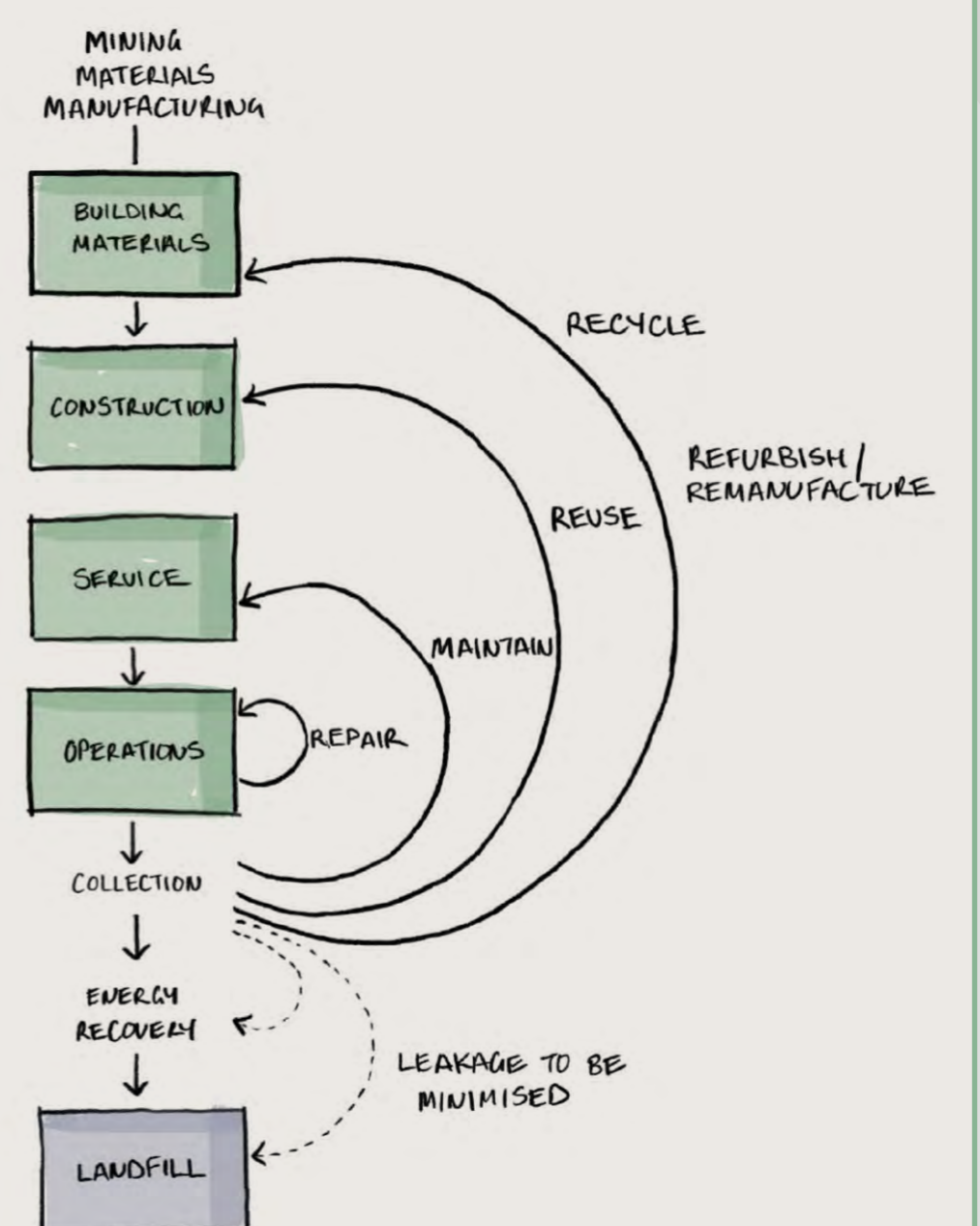
*INSW render for cycleway in front of Bank St Park

- Completing the 15-kilometre continuous foreshore walk connecting Rozelle Bay to Woolloomooloo
- Activation of the water's edge for recreation and leisure
- Separated cycleway providing dedicated space for pedestrians and cyclists

Material re-use History made useful

We're working with emerging architectural practice, Second Edition, to salvage structural and architectural elements from the existing building - embedding the site's history into its future.

- New public amenity block designed to include reclaimed materials
- Supporting the next generation of Australian architects



Marine restoration Better water for everyone - and everything



- In partnership with the Sydney Institute of Marine Science (SIMS), we're bringing the harbour back to life with nature-based interventions designed to improve water quality and support marine biodiversity. Initiatives being investigated include:
- Living Seawalls to create habitat on hard surfaces
 - Shellfish reef restoration

Native planting & country A landscape rooted in this place



- We're proposing to plant species that belong here - working alongside First Nations horticulturalists and landscape architects to shape a landscape that reflects this place and its history.
- Planting locally native plant species
 - Over 45% canopy cover along the foreshore

Net carbon zero A precinct that leads on climate



- We're designing for a net zero carbon future, setting a new benchmark for sustainable urban development in NSW.
- Net zero carbon precinct
 - 100% electric precinct