Agenda

- Update on The Bays Precinct
- Questions and answers
- Bays Market District masterplanning process
- Bays District masterplanner - FJMT
- Sydney Fish Market architect – 3XN
- Workshop activity and report back
- Next steps and close
Update on the Bays Precinct
The Bays Market District

Bays Market District Masterplan

Current projects within BMD
- Blackwattle Bay
- Existing Sydney Fish Market
- New Sydney Fish Market
- Bank Street
- Other future projects

Bays Waterfront Promenade
Bays East update

Where are we up to?

• Primary design teams appointed
• Consultants for background studies
• Commencing first phase of community engagement

What next?

• Concept design for new Sydney Fish Market in collaboration with market user groups
• Masterplanning – establish principles through community and stakeholder consultation
  o prepare masterplan options for consultation
  o review and revise masterplan
  o Undertake studies and reports for rezoning submission
Questions and answers
The Bays Market District masterplanning
The Bays Market District

State Significant Precinct Process

- UGDC lodged State Significant Precinct (SSP) request to Department of Planning (DPE)
- Minister determined that SSP study be prepared
- DPE issued SSP study requirements
- UGDC prepares SSP studies to support rezoning
- Public exhibition of SSP studies
- Response to submissions prepared and issued to DPE
- DPE Assessment
SSP Study Requirements

UGDC BMD Project Team

Demographer

Environmental
- Traffic & Transport
- Visual Impact
- Biodiversity
- Heritage (European)
- Heritage (Indigenous)
- Urban & Marine Ecology
- Urban Forest
- ESD
- Climate Change

Urban Design & Open Space

Social
- Housing Demand & Affordability
- Social Sustainability
- Health Impact Statement
- Arts & Culture
- State/regional/local
- Infrastructure
- Feasibility/Economics

Land Use Planner

Engineering
- Utilities
- Geotechnical/Cont.
- Flooding & Storm water
- Noise, Pollution & Vibration
- Wind
- Aeronautical
<table>
<thead>
<tr>
<th>Key considerations</th>
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<tbody>
<tr>
<td><strong>Strategic and economic land uses</strong></td>
<td>• stakeholder push for non-residential uses – employment, maritime &amp; working harbour uses</td>
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<td></td>
<td>• managing land use interface arrangements</td>
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<td><strong>Public foreshore and open space</strong></td>
<td>• 30 metre wide public promenade requirement</td>
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<td>• increased physical and visual accessibility</td>
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<td>• active recreational needs</td>
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<td><strong>Built form</strong></td>
<td>• minimise shadowing</td>
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<td>• compliance with SEPP 65/ADG</td>
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<tr>
<td><strong>Amenity</strong></td>
<td>• wind, air quality, noise pollution → health impacts</td>
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<tr>
<td><strong>Traffic and parking</strong></td>
<td>• current and proposed public transport, reduced car parking, balancing transport/traffic needs and functions</td>
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<tr>
<td><strong>Sustainability</strong></td>
<td>• precinct wide and best practice sustainability</td>
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<tr>
<td><strong>Social infrastructure &amp; Affordable Housing</strong></td>
<td>• delivery, funding and timing</td>
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DRAFT MASTERPLAN PRINCIPLES

WE ARE HERE

Obtain feedback on principles

MASTERPLAN OPTIONS

Obtain feedback on masterplan options

PUBLIC EXHIBITION

Public exhibition of final draft masterplan
The Bays Market District
master planner - FJMT
vision and principles

3 August 2017
Francis-Jones Morehen Thorp

One of the region’s foremost and awarded architecture and urban design practices, fjmt is dedicated to design excellence, innovation and enhancing the public domain.
Darling Quarter

Surry Hills Library and Community Centre

ANMM Warships Pavilion
Bays Market District
Intersection of Bays and City
Primary Connections

BAYS

Bays Market District

CITY
Coves - Public Places and Mixed Use

- Walsh Bay
- Circular Quay
- Woolloomooloo Bay
- Bays Market District
- Darling Harbour
- Walsh Bay Market District
- Bays Quay
- Circular Quay
- Woolloomooloo Bay
- Darling Harbour
Waterfront Promenade
Mixed Use Quarter

- Public Space and Cultural Facilities
- Employment
- Services and Retail
- Living

Bays Market District
Principles

- Landscape and Environment
- Access and Movement
- Land Use and Built Form
- Social, Economic and Community

- Bays Market District
## Principles

### landscape + environment

1. Better connect Wentworth Park to the harbour
2. Improve access to Blackwattle Bay, the foreshore, and water activities for all users
3. Explore and interpret the history of the site
4. Pursue leading edge sustainability, climate change resilience and improved water quality outcomes
5. Minimise additional shadowing to Wentworth Park and the Glebe Foreshore in mid-winter

### access + movement

1. Encourage active transport by prioritising walking and cycling
2. Balance diverse traffic movement needs for all users
3. Reinforce and strengthen connections to existing and future public transport
4. Develop an effective and efficient parking response
5. Increase permeability and wayfinding
Principles

land uses + built form

1. Deliver the new Sydney Fish Market at the head of Blackwattle Bay as the first step in the urban transformation process.
2. Integrate housing and mixed uses suitable to living on the city’s edge and the site's characteristics.
3. Link the Bays Market District to the City, Glebe, Pyrmont, Ultimo, Glebe Island and White Bay.
4. Maintain and enhance maritime, employment and working harbour uses and activities.
5. Mandate Design Excellence in public domain, landscape and built form design.

social, economic + community

1. Support the creation of distinctive and socially inclusive communities.
2. Activate public areas and establish a cultural core.
3. Plan for education, health and social services to support future residents, workers and visitors.
4. Expand the range of active and recreational opportunities, such as the Waterfront Promenade, that benefit the new community.
5. Ensure strong coordination between public benefits and economically, socially and environmentally viable development.
**landscape + environment**

**principle 5**

Minimise additional shadowing to Wentworth Park and the Glebe Foreshore in mid-winter.

The Bays Market District is surrounded by existing well-used public open spaces. Built form controls need to be established that continue to protect sunlight to these key spaces in winter, but also provide shade in summer.
Encourage **active transport** by prioritising **walking** and **cycling**.

Walking and cycling represent healthy, low-cost and environmentally friendly forms of transport and offer a flexible and low-impact alternative to private vehicles. Active transport will be supported and encouraged in the Bays Market District through priority paths, appropriate space allocations and well designed surfaces and signage. Locating services and facilities close to where people live and work increase opportunities to choose active transport options.
Deliver the new Sydney Fish Market at the head of Blackwattle Bay as the first step in the urban transformation process.

The new home for the Sydney Fish Markets at the head of Blackwattle Bay will deliver a world class market facility with a north facing promenade, improved access across Pyrmont Bridge Road and an enhanced relationship to Wentworth Park. The relocated Sydney Fish Markets will be the catalyst to unlock the Bays Market District and commence delivery of new housing, jobs and public benefits.
The Bays Market District is positioned within a strong local community comprised of the historical urban growth of Pyrmont, Glebe and Ultimo. This culture is diverse and presents identifiable neighbourhood characters. The project has the opportunity to deliver a network of locally relevant meeting places and facilities and become a local place that enriches surrounding neighbourhoods. Redevelopment of the Bays Market District also offers the opportunity to create vibrant spaces that have a strong sense of identity and are integral to community life and the public realm.
Sydney Fish Market
architect – 3XN
New Sydney Fish Market
FUTURE FORWARD, YET AUTHENTIC FISH MARKET
CONTINUING SYDNEY CONNECTION WITH THE WATER
A BUILDING THAT COMBINES THE FISH MARKET OPERATIONS WITH PUBLIC ACCESS
SYDNEY FISH MARKET AS AN URBAN CONNECTOR

What is a fish market?

What could a new fish market be?
A NEW PUBLIC ANCHOR ON THE SYDNEY HARBOUR FRONT

NEW SYDNEY FISH MARKET
USER GROUPS
A PROJECT THAT IS RELEVANT FOR DIFFERENT USER GROUPS

- Market Workers
- Local Residents
- Visitors
- Customers - Private
- Customers - Wholesale
NEW SYDNEY FISH MARKET

CHARACTER

INDUSTRIAL

DESIGNED

3XN

NEW SYDNEY FISH MARKET
NEW SYDNEY FISH MARKET
BEHAVIOUR

SOCIAL

CALM
DESIGN PRINCIPLES
PRINCIPLE 1
THE NEW SYDNEY FISH MARKET CONNECTS THE WATER, PARK AND PROMENADE
PRINCIPLE 2
MAINTAIN FISH MARKET AUTHENTICITY & IMPROVE OPERATIONAL EFFICIENCY AND SAFETY

1. PRIVATE PROGRAMS

2. SEMI - PUBLIC PROGRAMS

3. PUBLIC PROGRAMS

Back of House

- PLANT
- OFFICES
- SERVICES

Wharf Operations

- TRANS - SHIPMENT
- LOADING DOCK
- WASTE MANAGEMENT

Auction - Wholesale

- AUCTION
- WHOLESALE

Market

- SEAFOOD & FRESH FOOD RETAIL
- DINING & RESTAURANTS
- COOKING SCHOOL
- EXTERNAL PUBLIC DINING

NEW SYDNEY FISH MARKET
PRINCIPLE 3 - PROVIDE FOR VARIETY OF EXPERIENCES ALONG PROMENADE

WHOLESALE & RETAIL

AUCTION & PROMENADE

LOADING & RETAIL

WHARF OPERATIONS

PROMENADE POOL

PROMENADE BOARDWALK

TIERED SEATING

PONTOON PLATFORM
PRINCIPLE 3 - PROVIDE FOR VARIETY OF EXPERIENCES ALONG PROMENADE

WHARFS

PROMENADE POOLS

PROMENADE BOARDWALKS

TIERED SEATING

PONTOON PLATFORMS
PUBLIC ACCESS

OPPORTUNITIES FOR PUBLIC AND SOCIAL ENGAGEMENT

THE FLOWS ALONG THE PROMENADE

ACTIVITY

RECREATION

RELAXATION
PUBLIC ACCESS - WATERFRONT EDUCATION

OPPORTUNITIES FOR PUBLIC AND SOCIAL ENGAGEMENT

UNIQUE HARBOURFRONT LEARNING SPACES

NEW SYDNEY FISH MARKET

DESIGN UPDATE  2017.07.17
WHAT DO WE ENVISION FOR THE NEW SYDNEY FISH MARKET WATERFRONT PROMENADE?
LANDSCAPE BUILDING REFERENCES

THE SHAPE OF THE BUILDING INVITES PEOPLE IN AND MAKE FOR A SMOOTH TRANSITION BETWEEN LANDSCAPE AND BUILDING
CREATE ATTRACTORS ALONG PROMENADE
PUBLIC ART, LEISURE ACTIVITIES, EDUCATIONAL ACTIVITIES - ALL PART OF CREATING A VIBRANT AND FERTILE GROUND FOR RETAIL AND CATERING
MULTIPLE ENTRANCES PLAZAS

CREATE AN OPEN MARKET THAT WILL DRAW IN PEOPLE FROM EVERY DIRECTION
ACTIVATE WATER SPACES
ENHANCE CONNECTIVITY WITH THE WATER
SITE ANALYSIS
SITE LOCATION

- New Sydney Fish Market Site
- Jubilee Park
- Barangaroo
- Sydney Opera House
- Circular Quay
- Royal Botanic Gardens
- Dawes Point
- Darling Harbour
- Sydney CBD

WALK / CYCLE
20 MINS. / 7 MINS.
SITE LOCATION - PUBLIC TRANSPORT PROXIMITY

- New Sydney Fish Market Site
- Fish Market Light Rail Stop
- Wentworth Park Light Rail Stop
- Glebe Light Rail Stop
- Bus Route 501 & 389
- Walking Time & Distance

Walking Time:
- 150 M: 3 Mins
- 400 M: 8 Mins
- 600 M: 11 Mins
- 350 M: 6 Mins

Distance:
- 150 M
- 400 M
- 600 M
- 350 M
SITE ANALYSIS

MAINTAIN BRIDGE ROAD AT CURRENT LEVEL DUE TO FLOODING RISK
SITE ANALYSIS

MAINTAIN BRIDGE ROAD AT CURRENT LEVEL DUE TO FLOODING RISK

Wentworth Park Road at Wentworth Park Centre & Greyhounds Racecourse
SITE ANALYSIS
EXISTING MORETON BAY FIG TREES
SITE ANALYSIS
EXISTING HERITAGE & RETAINING ITEMS

1. COAL BIN LOADER
2. MORETON BAY FIG TREES
3. GLEBE VIADUCTS
4. FORMER CARETAKER’S COTTAGE
5. REMNANT SANDSTONE SEA WALLS

Appendix 4: Plates

Plate 1: Showing 1943 aerial photo of the site (From The Skies 1943)
Plate 2: Showing Tree 3
Plate 3: Showing Tree 4
Plate 4: Showing double row avenue of Ficus macrophylla (Moreton Bay Fig)
Plate 5: Showing double row avenue of Ficus macrophylla (Moreton Bay Fig)
SITE ANALYSIS

BLOCKED VIEW FROM EAST INTERSECTION
SITE ANALYSIS
BLOCKED VIEW FROM WEST INTERSECTION
SITE ANALYSIS

PHYSICAL BARRIERS, CONFLICTS & PUBLIC ACCESS
DESIGN OPPORTUNITIES
DESIGN OPPORTUNITY - ACTIVE TRANSPORT

BRIDGE ROAD - DROP OFF ZONE & CYCLING LANES
DESIGN OPPORTUNITY - PUBLIC TRANSPORT
BRIDGE ROAD - DROP OFF ZONE & CYCLING LANES

- Ferry Wharf
- Drop off / Pick Up
- Taxi / Uber
- Wentworth Park Lightrail Stop
- Bus Drop Off & Pick Up
- 150 M
- Bus
- Light rail
- Pedestrian Flow
- Ferry Flow
- Ferry
- Drop off / Pick Up

NEW SYDNEY FISH MARKET

3XN BVA
NEW SYDNEY FISH MARKET
DESIGN OPPORTUNITY

EXISTING DISTANCE BETWEEN WESTERN EDGE AND PIER

WATER EDGE OPPORTUNITY
DESIGN OPPORTUNITY
EXISTING DISTANCE BETWEEN EASTERN EDGE AND PIER
NEW SYDNEY FISH MARKET

VIEW CORRIDORS

WESTERN VIEW CORRIDOR

EASTERN VIEW CORRIDOR
DESIGN OPPORTUNITY

VIEW CORRIDORS
NEW SYDNEY FISH MARKET

UTILIZE THE EXISTING QUAY EDGE LENGTH
NEW SYDNEY FISH MARKET

EXISTING SYDNEY FISH MARKET SITE

NEW SYDNEY FISH MARKET SITE

DESIGN OPPORTUNITY
FISH MARKET RELOCATION
SUSTAINABILITY OPPORTUNITIES
FOUR OBJECTIVES FOR A NEW SUSTAINABLE SYDNEY FISH MARKET

- RESOURCES
- EXPERIENCE
- PROFITABILITY
- ADAPTABILITY
SUSTAINABILITY FOCUS AREAS

8 FOCUS AREAS TO ACHIEVE THE OBJECTIVES

INDOOR COMFORT

SOCIAL SYNERGIES

MATERIALS

USE CYCLE

WATER

NATURE

WASTE

ENERGY
ADAPTABLE DESIGN
DESIGNING A STRUCTURE THAT IS ADAPTABLE AND FLEXIBLE
EXAMPLE - PHOTOVOLTAICS AS ORNAMENT

INTEGRATING ENERGY PRODUCTION AS PART OF THE DESIGN SOLUTIONS

Using PV as shading and ornament

PV awning along promenade

PV on urban pavilions

PV on top of cores/plant spaces
EXAMPLE - WATER STORAGE & CYCLE

WATER COLLECTED FROM ROOF - FILTERED - STORED AND DISTRIBUTED - WASTEWATER IS CLEANED IN BIOLOGICAL PROCESS
EXAMPLE - RAIN WATER FALL AND POOL

WATER COLLECTION AS SOCIALLY ENJOYABLE ELEMENT
ADAPTABLE DESIGN

DESIGNING A STRUCTURE THAT IS ADAPTABLE AND FLEXIBLE

THE AMBITION IS TO CREATE A BUILDING THAT IS KNOWN AND RECOGNIZED FOR ITS ENVIRONMENTAL, ECONOMIC AND SOCIAL SUSTAINABILITY

Design for disassembly

Define materials for adaptability and recycling
Workshop activity
Workshop stations

Applying the draft Bays Market District masterplan principles to:

- New Sydney Fish Market
- Entire Bays Market District masterplan area
Next steps and close