



Project in Focus | Sydney Fish Market

The existing Sydney Fish Market occupies 3.4 hectares of land within the NSW state government owned Blackwattle Bay District. This district is located at the western edge of Pyrmont, two kilometres from Sydney CBD and is to undergo a major urban renewal transformation. The first element of this transformation is the creation of a vibrant, activated and authentically new Sydney Fish Market.

The new Sydney Fish Market has a total development value of just under \$1.0B and a design created by Danish Architects, 3XN. It is a highly complex structure that is located above and within Sydney Harbour tidal waters. The development consists of a 12,000 sq.m retail precinct, basement carparking below the mean high tide line, auction operations, the delivery of wholesale and retail tenancies, a thriving urban public realm and significant upgrades to Bridge Rd.

Our Role

Engaged by Infrastructure NSW, Thelem Consulting has been acting as the Project Manager for over two years and has provided the following services:

- Retail Fitout Strategy,
- Pre-Construction Planning,
- Negotiation of the AFL with Sydney Fish Market Pty Ltd, on behalf of the developer,
- Design management and Value Engineering,
- Creation of the Project Brief and Principals Project Requirements documents.
- Transaction Management - Procurement strategy, implementation and negotiation for the Early Works and Main Works, construction planning and programming.

This role requires an experienced project management firm with development and procurement expertise and a proven retail/commercial sector track record. The success of this renewal project will be ensured by the critical planning work that Thelem is performing.