

SITE ANALYSIS

Site photographs

The following series of photographs show the main buildings around the site or seek to convey the character of some of the surrounding streetscapes.

Surrounding buildings (this page - clockwise from top left)

- Sydney Entertainment Centre on Harbour/ Hay Street corner;
- Entertainment Centre multi-storey car park on Darling Drive;
- Market City main entrance on Hay Street;
- Powerhouse Museum overlooking Darling Drive;
- UTS building 5 on Darling Drive/ Hay Street corner with Peak Apartment Tower in background;
- Heritage Pumphouse building.



Adjacent streets (opposite page - top row/ left to right)

- Harbour Street looking south from Pier Street;
- Hay Street looking west from Harbour Street;
- Pumphouse building and Novotel viewed from west

(middle row/ left to right)

- Little Pier Street looking west from Factory Lane;
- Factory Lane looking west from Dixon Street;
- Pier Street undercroft and pedestrian ramp viewed from south



Character (opposite page - bottom row/ left to right)

- Darling Drive looking south from Pier Street;
- Colonnade along Quay Street (looking north);
- Little Hay Street looking west from Dixon Street;
- Chinatown gateway;
- Kimber Lane viewed from little Hay Street;
- Factory Lane looking east from Harbour Street



Figure 2.7. Site photographs

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Figure 2.8. Site photographs

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Traffic access + transport

Pedestrian network

East/west pedestrian movement is hindered by the big footprint forms of the Sydney Entertainment Centre and adjacent multi-storey car park. The at-grade link between the buildings is closed to public access, serving as the goods loading and marshalling area for the entertainment centre.

A pedestrian footbridge crosses over Darling Drive and connects the Powerhouse Museum to the Paddy's Market monorail station.

Bicycles

There is a cycle lane along Darling Drive which connects to cycle network and CBD over Pyrmont Bridge. Elsewhere cycles share the roads with cars.

Light rail/tram

Light rail travels along Hay Street before turning north to the west of Darling Drive entering a dedicated rail corridor. The route links Central Station and the Inner West. Haymarket station is located on Hay Street on the south-east corner of the site. A further stop is located north of Pier Street serving the current Exhibition Centre.

Buses

Key bus corridors exist along George Street to the east and Broadway to the south of the site.

Rail

Central Station is located at the end of Quay Street to the south of the site, the terminus of the light rail service, and provides direct connections to the airport. Town Hall Station is also within walking distance of the site.

Monorail

The existing monorail alignment including Paddy's Market station will close and be decommissioned commencing June 2013.

Vehicles

Vehicular access is limited to one-way traffic heading north along Harbour Street to the east and two-way traffic along Darling Drive to the west. Darling Drive is under-utilised as it primarily serves peak traffic flows generated by events at the convention, exhibition or entertainment facilities. Vehicles are prohibited down Hay Street to prevent conflict between turning traffic and the light rail alignment.

Kerbside coach and mini-bus parking is provided along Harbour Street and Darling Drive impacting the quality of the urban environment.

The 1900 space multi-storey car park is accessed via Pier Street to the north and Hay Street to the south. The northern link is also used by SHFA for service and maintenance vehicle access.

Refer to Hyder Consulting's Transport and Traffic Assessment SICEEP The Haymarket for more detailed information.

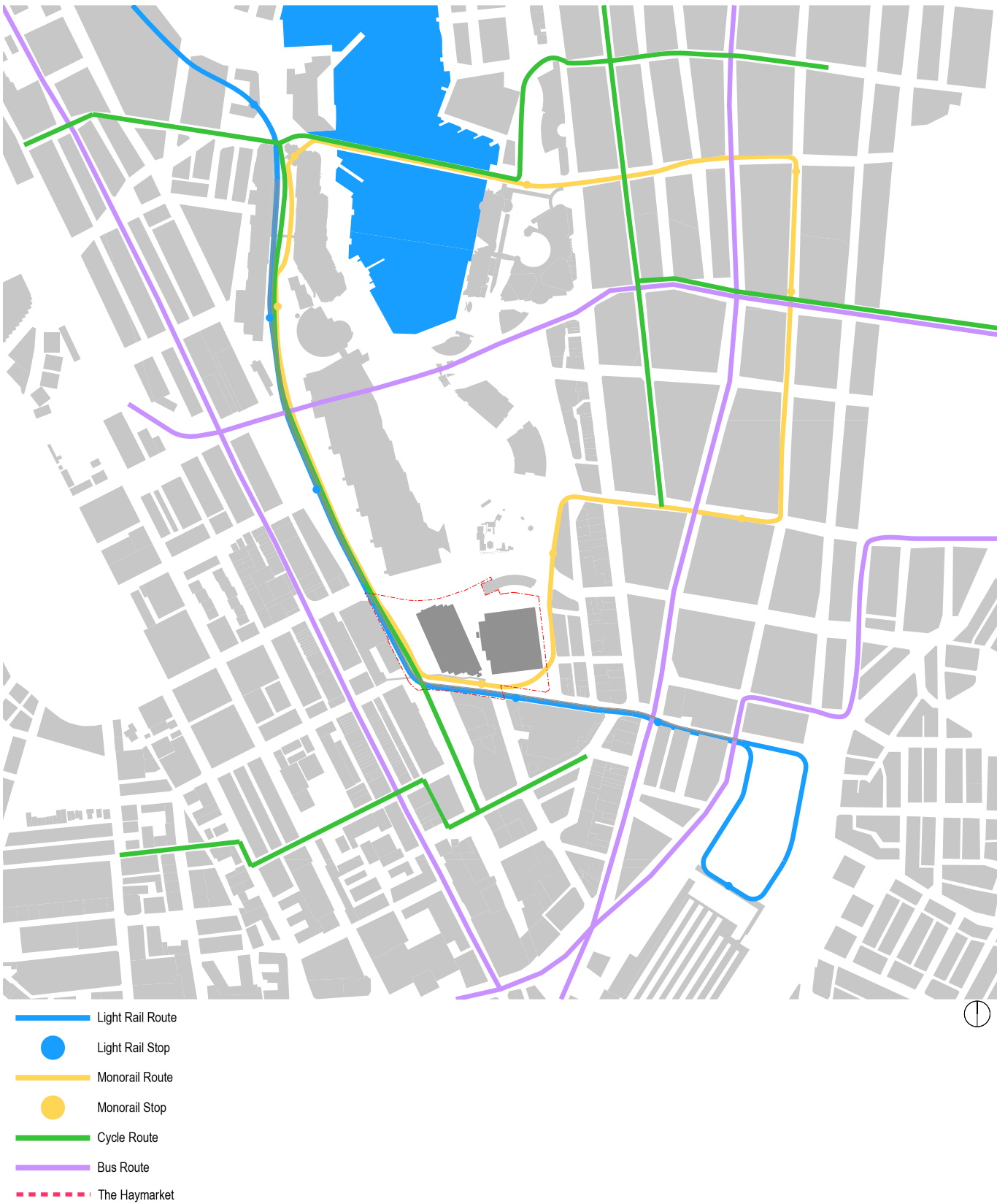


Figure 2.9. Transport overlay figure ground plan



Local amenities

The site is located within the city centre, on the fringe of the central business districts. It sits on the confluence of a number of key local neighbourhoods and precincts:

- The event-based convention, exhibition and entertainment facilities at Darling Harbour.
- The local and characterful Chinatown.
- The central business district.
- The education precincts of UTS and Ultimo TAFE.
- Market City and Paddy’s market retail centres.

All of the above provide a wealth of opportunity for employment, study and activity. Each will generate footfall across the site by people moving from one activity centre to another.

Tumbalong Park offers public open space immediately to the north of the site, with an action packed program of activities catering for all sections of the population. The Chinese Garden of Friendship also provides a quality green space for visitors, residents and workers.

There are a number of amenities in close proximity to the site:

1. Tumbalong Park - children’s play area
2. Powerhouse Museum
3. Ian Thorpe Aquatic Centre
4. University of Technology, Sydney (UTS)
5. Ultimo College, TAFE
6. Capitol Theatre
7. Migration Heritage Centre
8. Ultimo Community Centre
9. City of Sydney Library
10. Jessie Street National Women’s Library
11. Chinatown
12. Harris Community Centre
13. The Chinese Garden of Friendship
14. Sydney Convention and Exhibition Centre
15. Sydney Exhibition Centre
16. IMAX Theatre, Sydney
17. Market City Shopping Centre

Proximity to public transport enables residents to access facilities and activities across the wider city including school and healthcare centres.

Figure 2.10. Local amenities figure ground plan