

2.3 THE HAYMARKET CONCEPT PLAN



Figure 2.3.1 Lodged Haymarket Public Domain Concept - SSDA2

The Haymarket SSDA 2 Public Domain Concept Plan and Public Domain Report explored city wide, SICEEP precinct wide and Haymarket site wide design drivers from the study of:

- City wide networks – pedestrian, cycle and public transport;
- City wide public open spaces;
- Darling Harbour and Haymarket history;
- Site wide circulation, connectivity and public engagement;
- Existing site character and inherent opportunities and constraints;
- Neighbourhood character;
- Placemaking and precinct opportunities; and
- Site wide stormwater strategy and opportunities for WSUD.

The following design principles and Public Domain objectives were identified as the main drivers for developing the Public Domain concept:

- Clear circulation and articulation of space with improved connections;
- A design that responds to and interprets the site’s natural history and topography;
- A harmony in materials and precinct aesthetic, a reduction in clutter; and
- A Public Domain that invites and facilitates activation, day and night.

The key features of the Public Domain are:

- A series of spaces articulated along and linked by a grand public Boulevard that links Hay Street to the Cockle Bay Harbour;
- A public square with focal water feature and integrated art which forms the primary focal space of The Haymarket precinct;
- Laneways of differing scales that are activated through a variety of use and character;
- Secondary spaces associated with proposed student accommodation and community building;
- A shared cycleway along Darling Drive that will connect to future shared cycle access on Hay Street and shared cycle access to the Boulevard;
- A generous pedestrian priority paved walkway alongside the existing light rail corridor of Hay Street;
- A strategy for materials, lighting and furniture that responds to spatial hierarchy, activation and use; and
- An approach to heritage interpretation that is integral to the fabric and texture of the Public Domain.

2.4 THE HAYMARKET SITE ANALYSIS

The Haymarket site is currently dominated by the SEC building and the SEC multi level car park. The Public Domain amenity of the site is poor, and there are challenges with access, circulation and visual integration.

The site is essentially flat and sits at the lower level of a large stormwater catchment. Historically a valley floor with escarpment, there are significant level changes to the east and west of the site, creating issues in terms of accessibility.

The existing challenges from a Public Domain perspective are:

- The existing building footprint prevents permeability into the site and is disconnected from the city fabric that surrounds it.
- Pedestrian access into the site and connections to Darling Harbour, Chinatown and Ultimo are confusing, illegible, complicated by level changes and lack of integration.
- The site lacks public amenity or the ability to function as a spill out zone for festivals or markets within the neighbouring busy precincts of Darling Harbour and Chinatown.
- The site is visually cluttered.
- There is no reference to or communication of the site's interesting heritage; both natural and industrial.

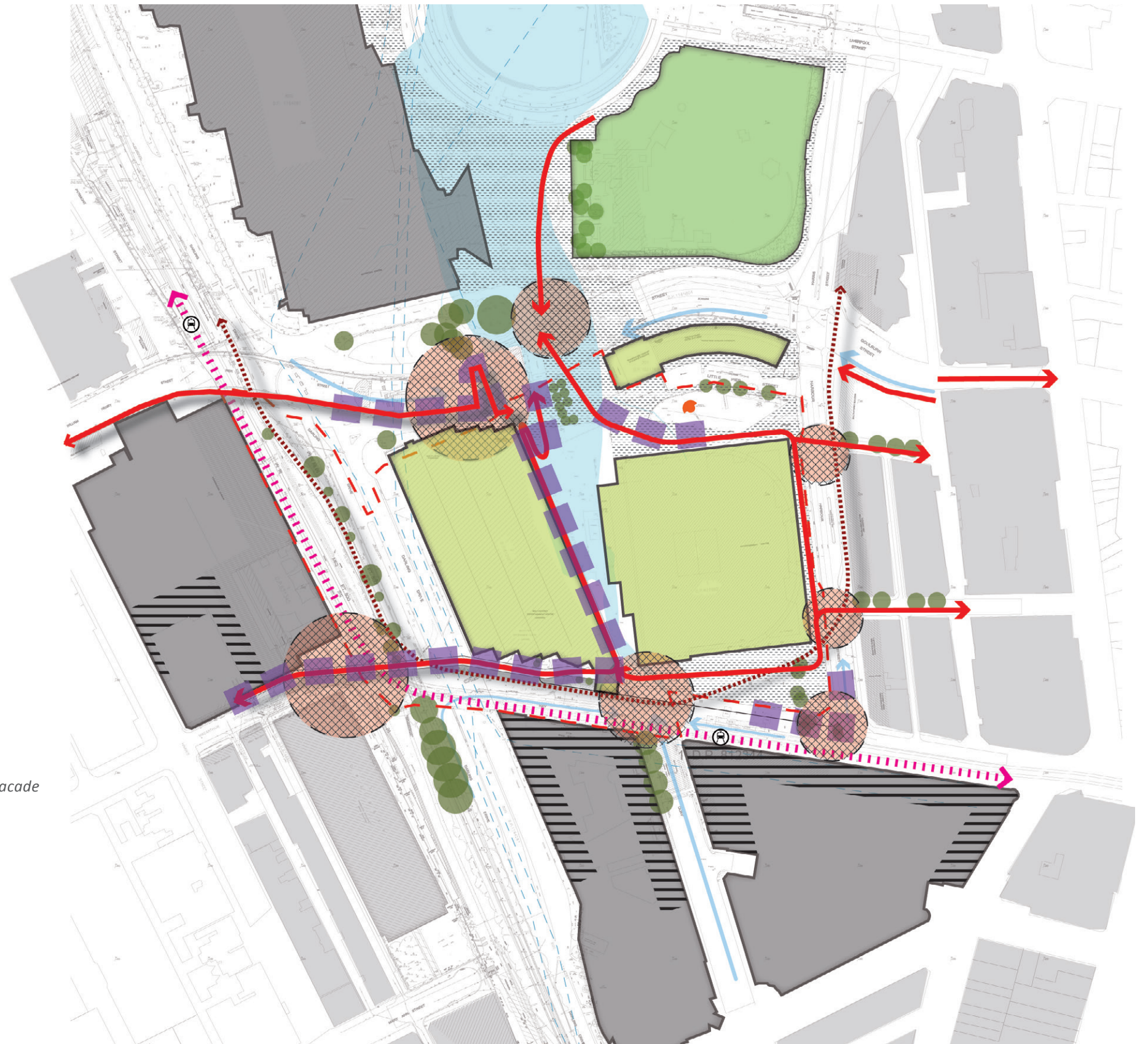
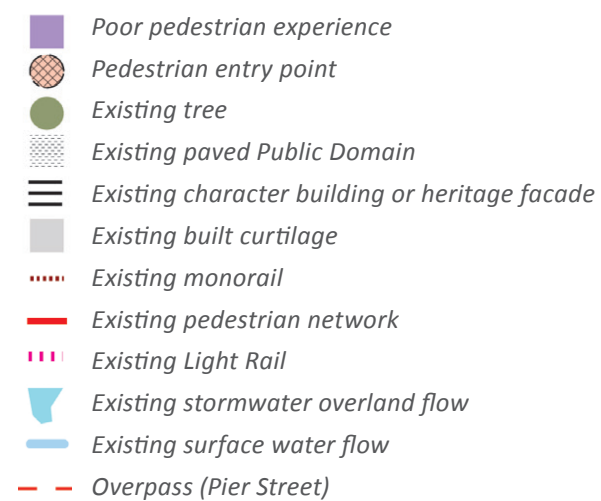


Figure 2.4.1 Existing Site conditions

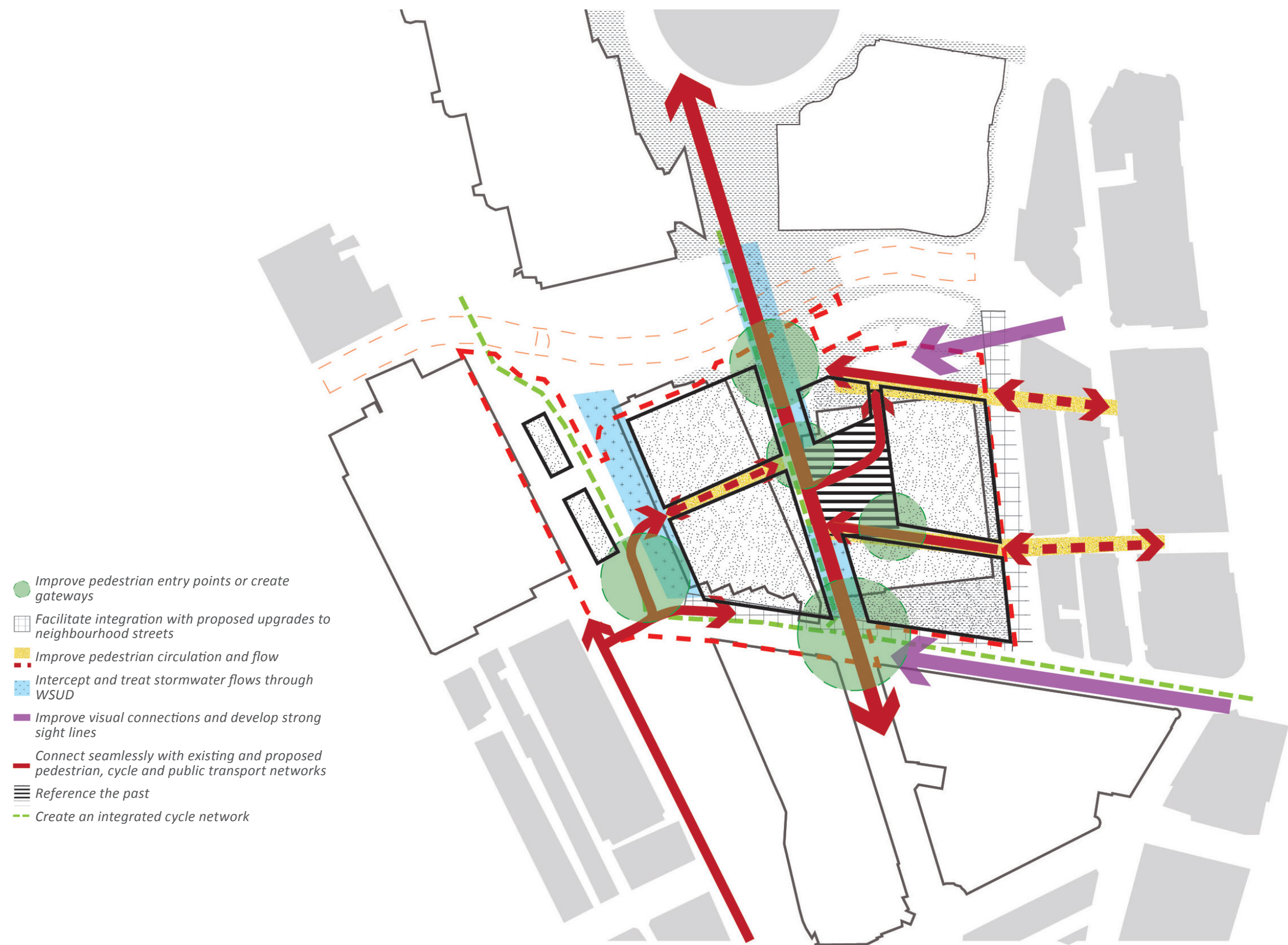


Figure 2.4.2 Existing Site Opportunities

2.4.1 HAYMARKET - CONNECTIONS

Connectivity

The redevelopment of The Haymarket site presents an opportunity for a portion of Sydney that has previously turned its back on pedestrians to reconnect with both its neighbourhood and the city street network. The site has the potential to connect to existing and proposed pedestrian networks throughout the city and become a pivotal pedestrian space within a linked network.

North to South, the proposed ‘Goods Line’ pedestrian network will connect the site directly to Railway Square and provide strong pedestrian links by connecting the proposed Boulevard with Quay Street and the city campus precincts of the UTS and the Ultimo College Tafe. By connecting The Haymarket more directly to the Darling Harbour precinct and ultimately to the larger pedestrian network, both planned and existing around Cockle Bay, King Street Wharf and Barangaroo, the site will be pivotal in providing the link between the harbour and Central Sydney. With these stronger connections, comes the opportunity to re address existing issues of poor pedestrian legibility and amenity in the existing site.

East West, the site redevelopment offers the opportunity to tie in with the popular and well used street network of the Chinatown district and to fully integrate with proposed upgrades outlined within the City of Sydney Chinatown Public Domain plan. These include the pedestrianisation of Hay Street, upgrades to the pedestrian mall of Dixon Lane and upgrades to Harbour Street, including improved pedestrian connections to The Haymarket site from Little Hay Street and Factory Lane.

Improved connections to the west of the site; the district of Ultimo and the Powerhouse Museum are a key long term objective. A temporary solution is required that utilises the elevated walkway in part until resolution of the Powerhouse access can be achieved.

The site will also be connected to a regional cycle route, via Darling Drive and Hay Street which will provide links between Leichhardt and Pyrmont to Moore Park, and ultimately to Circular Quay via Castlereagh Street.

The proposed extension to the light rail (tram) system within the city will facilitate easy access to Haymarket through public transport by connecting the CBD to the existing stops at Paddy’s Market.

Design drivers/Objectives:

The key connectivity design drivers and objectives are to ensure that the Public Domain:

- Reinforces seamless connections with the city pedestrian, cycle and public transport network, both existing and proposed;
- Enables safe, integrated, accessible, and legible circulation at entries, boundaries and connections;
- Increases permeability and re-establishes north south, east west routes through the site;
- Is stimulating and visually harmonious to invite people to explore, visit and re use the precinct regularly;
- Re-establishes a dialogue with the neighbouring city fabric; and
- Becomes an integral gateway site connecting the inner city to the harbour.