



10 May 2016

Ms Amy Watson
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Watson

**Re: SSD 7021 MIXED USE COMMUNITY AND RETAIL BUILDING AND PUBLIC SQUARE
WITHIN THE NORTH PLOT (DARLING SQUARE, HAYMARKET)**

I refer to the Department's correspondence dated 15 March 2016 seeking comments on the abovementioned proposal.

Whilst the provision of community facilities for residents and visitors to Haymarket Square are generally supported by the Sydney Harbour Foreshore Authority (the Authority), the following issues are raised for your consideration as part of the SSD assessment process:-

a) Loading and Servicing Arrangements

The Authority notes that the majority of loading and servicing arrangements for the Darling Exchange Building and Haymarket Square are proposed from a series of new loading areas located on and adjacent to the public domain area of the North Plot.

The proposed loading and servicing arrangements are considered contrary to what was envisaged in the early concept master plan (Stage 1) where servicing arrangements for the North Plot were to take place predominantly from the North East Plot.

The Authority considers that the proposed loading areas C, D, F would undermine the pedestrian character and amenity of the public domain around the Darling Exchange and Haymarket Square and does not support their inclusion. These new arrangements may also pose unacceptable ongoing management obligations on the future entity that may be responsible for these public spaces.

Therefore, in the Authority's opinion the loading and servicing arrangements for the North Plot should be confined to the adjoining North East Plot as envisaged under the earlier Stage 1 approval.

b) Increase in height of Darling Exchange Building

The Authority notes that the height of the proposed building (Darling Exchange) on the North Plot has increased by 5 metres in order to accommodate a new range of cultural (library), community use (childcare) and retail (food and beverage). Any increase in building height

should not create additional overshadowing across Haymarket Square during mid-winter. Further modelling is considered necessary in order to ensure solar access across Haymarket Square is maximised, especially the critical 12 midday to 2.00pm lunch time period during mid-winter and to confirm that the built form of the Darling Exchange does not dominate the public square.

c) Introduction of Roof Top Restaurant and Retail Pods on public domain

It is noted that the proposal includes a rooftop restaurant and bar in addition to community facilities and markets. This appears to be inconsistent with the original purpose of the building on the North Plot and inappropriate to the location given.

In addition, two permanent retail 'pods' are proposed to aid activation to both the Square and the Boulevard. Although activation of the public domain is supported, it is considered that the planned retail component on the ground floor of the Exchange Building, coupled with the organised markets and outdoor events on Haymarket Square will provide adequate opportunities for activation of the public domain. Accordingly, the introduction of retail pods on Haymarket Square is considered excessive and creates unnecessary visual clutter.

If you require any further information or to discuss our specific policies, please contact the Authority's Senior Place Planner, Nick Fterniatis on 9240 8507.

Yours sincerely



Ruth Frettingham
A/Director Strategic Planning