

2 June 2015

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Simon Truong  
Department of Planning & Environment  
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SYDNEY NSW 2001  
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Dear Simon,

**RE: Exhibition of Section 96 Modification Application to the Paddington Markets**

Thank you for the opportunity to comment on the above modification application relating to the operation of Paddington Markets. The modification seeks temporary parking arrangements for stall holders during the re-development of 1 Newcombe Street.

Deferred Commencement Consent (D/2010/1932) for the re-development of 1 Newcombe Street as a mixed use residential / commercial building was issued by Council on 14 May 2012. The new development makes provision for 79 on-site parking spaces for use by Paddington Market stall holders.

Deferred Commencement conditions require an amendment of the Paddington Market consent dated 18 December 1987. This is to enable the relocation of 79 car spaces for stall holders while 1 Newcombe Street is under construction. If this requirement is not satisfied the consent stipulates that the market consent must be surrendered and its operation cease.

The amendment seeks to re-locate stall holder parking to Sydney Boys High School in Moore Park. Stallholders would continue to unload their goods at the market (either on-site or in designated loading zones adjacent to the market) but would then drive to Sydney Boys High School. A shuttle bus would then transport stallholders back to the market. In the evenings, the same system would operate in reverse. I note that the applicant estimates that this temporary arrangement would be in place for approximately 6 months.

The temporary arrangements would result in 12-18 bus trips (depending on the number of stallholders on the bus) about 30 minutes apart in the AM and PM periods. The proposal will have slightly higher impacts than the existing arrangement as a result of the bus trips and increased street loading. However, this will be a temporary arrangement during the construction period and is considered more appropriate than an ad-hoc arrangement whereby many stallholders would converge on Paddington in the AM and PM periods and have to find all-day parking. For this reason, provided the shuttle buses comply with any existing street parking restrictions, Council officers have no objection to the temporary arrangement.

It is recommended that a new condition be placed on the consent to ensure these arrangements are time limited. This could include a condition that allows for some flexibility around construction timing i.e. that the temporary stall holder parking at Sydney Boys High cease within 18 months of the modified consent or upon issue of an Occupation Certificate that enables use of the basement of 1 Newcombe Street, whichever occurs later.

It is also recommended that a condition be imposed requiring all vehicles involved in stall holder loading, unloading, pick-up and drop-off adhere to the relevant local parking restrictions in and around the site.

Should you wish to speak with a Council officer about the above, please contact Philip Jamieson, Senior Planner, on 9265 9333 or at [pjamieson@cityofsydney.nsw.gov.au](mailto:pjamieson@cityofsydney.nsw.gov.au)

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', with a large loop at the end.

**Graham Jahn AM**  
**Director**  
City Planning | Development | Transport