



Figure 2.1. Aerial view of the city showing The Haymarket site

Regional context

The site, referred to as The Haymarket, is located within Darling Harbour. The area is highly urbanised and is strongly influenced by its proximity to Darling Harbour and central Sydney.

Located on the valley floor between the ridges of the central business district and Pyrmont, the site is the basin for an overland flow catchment.

Central Station sits to the south of the site and a new pedestrian linkage is proposed along Quay Street into Darling Harbour and through into the city. A similar initiative by Sydney Harbour Foreshore Authority (SHFA), the Goods Line located to the south-west of the site, will create a new pedestrian linkage to promote non-vehicular connectivity between the university precinct in the south and the city centre.

The new SICEEP Precinct Plan is approximately 20 hectares and spans from Darling Harbour in the north to Hay Street in the south and from the light rail corridor in the west to Harbour Street in the east. It seeks the redevelopment of Sydney's existing conference building, exhibition centre and entertainment centre and the re-interpretation and expansion of the public spaces. The precinct plan includes additional retail, hotel, office and residential uses to increase the diversity of the precinct and ensure it leaves a legacy of genuine city building.

Within the broader context of the city, SICEEP is located adjacent to Chinatown. This quarter of the city is an attraction that draws in locals and visitors. It has an historical link to the city that is reflected in the nearby Chinese Garden of Friendship. The influence of this quarter of the city extends well beyond the boundaries of the Chinatown gateways and influences the prevalence of food, commerce and retail activities well into the surrounding streets.

The University of Technology, Sydney (UTS) and Ultimo College TAFE precincts to the south are undergoing a renaissance in redevelopment. Denton Corker Marshall and Frank Gehry have designed two iconic new buildings for the University of Technology, Sydney, both currently under construction.

Tumbalong Park and The Chinese Garden of Friendship provide large, good quality, public and private open spaces immediately to the north. Elsewhere the open space is limited, unstructured and informal due to the legacy of industrial and market use. However, there are a range of gritty, urban spaces which celebrate the character of the area such as the lanes within Chinatown.