

# Black hole goes as recession gives way to construction

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A SMALL section of historic facade has long been the only reminder that a building ever stood on the corner of Quay Street and Ultimo Road in Haymarket.

But almost 30 years after the building that once served as the poultry section of Paddy's Markets burned down, Sydney's last "black hole" is finally being built over.

Better known in recent years as a car park, 61-79 Quay Street was one of more than 20 building sites – including the notorious World Square and former Regent Theatre sites – left vacant as the commercial market collapsed and projects were abandoned during the recession of the early 1990s.

Work has begun to turn the site into a \$280 million retail and residential complex called The Quay, with 270 apartments in two towers,



16 and 17 storeys high. WMK Architecture, which won a design competition for the development, described it as an "urban resort" with a communal north-facing terrace garden connecting the two towers, and a large indoor-outdoor gymnasium.

The site had served as a poultry market from 1912 to the 1950s before it was turned into a retail warehouse in 1974. It was bought by Ausbao Pty Ltd in 2009.

The council required the developer to retain the heritage facade that's been propped up by

**Burnt out ... work has begun to turn the Quay Street site into a \$280 million retail and residential complex.**

steel supports since fire destroyed the rest of the building in 1983.

It now forms part of the two-storey podium at the base of the two towers, which contain studio, one-, two- and three-bedroom units ranging in price from \$390,000 to more than \$1.7 million. There will be two levels of retail space, including a 1500-square-metre supermarket.

Earlier plans to power the retail and residential sections of the site by two tri-generation plants – energy generators that recycle the waste heat – were abandoned as too complex to integrate into the development.

The site, to be completed by early 2014, will include 255 car spaces and 370 spaces for bikes.

It will face the University of Technology Sydney's Haymarket campus, where the \$150 million landmark business school building by the internationally acclaimed architect Frank Gehry is to be built.