

NEWCASTLE CENTRAL BUSINESS AREA
URBAN DESIGN GUIDELINES
STATEMENT OF BROAD OBJECTIVES

FINAL REPORT

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FORSITE PTY LTD

AS AMENDED
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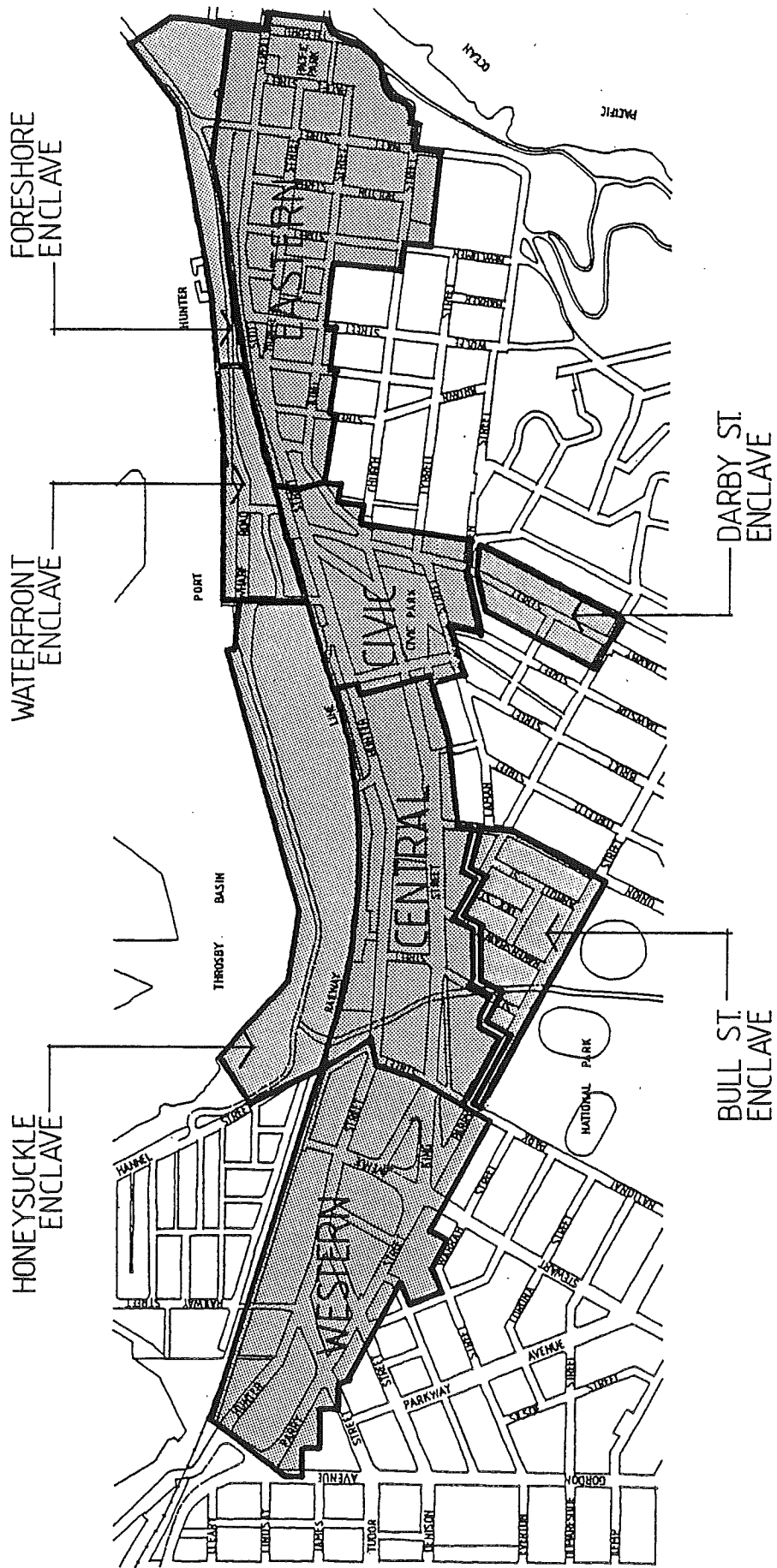
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INTRODUCTION

1



FORESHORE ENCLAVE

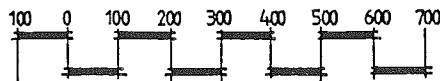
WATERFRONT ENCLAVE

HONEYSUCKLE ENCLAVE

DARBY ST. ENCLAVE

BULL ST. ENCLAVE

SCALE



NEWCASTLE CENTRAL BUSINESS DISTRICT
URBAN DESIGN & HERITAGE STUDY



STUDY AREA
INDICATING TOWNSCAPE PRECINCTS
SUTERS ARCHITECTS & PLANNERS.

1.1
NUMBER

Section 3 - Broad Guidelines
Section 5.2 - Eastern Precinct
Section 6.2 - Civic Precinct
Section 7.2 - Central Precinct
Section 8.2 - Western Precinct

1.33 City Character

This includes factors which cumulatively give the city character, the way buildings address the street, the design of the building envelope, the treatment of landscape and individual pedestrian areas, and conservation of heritage. These issues are addressed in the following sections:

Section 4 - Broad Guidelines
Section 5.3 - Eastern Precinct
Section 6.3 - Civic Precinct
Section 7.3 - Central Precinct
Section 8.3 - Western Precinct

1.34 Technical Support Documents

The appendices incorporate a series of technical support documents which relate to specific issues and which can be used as a basis for preparing development control plans for the CBD.

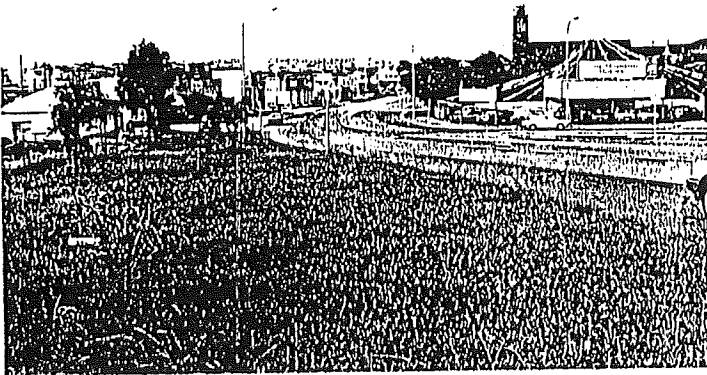
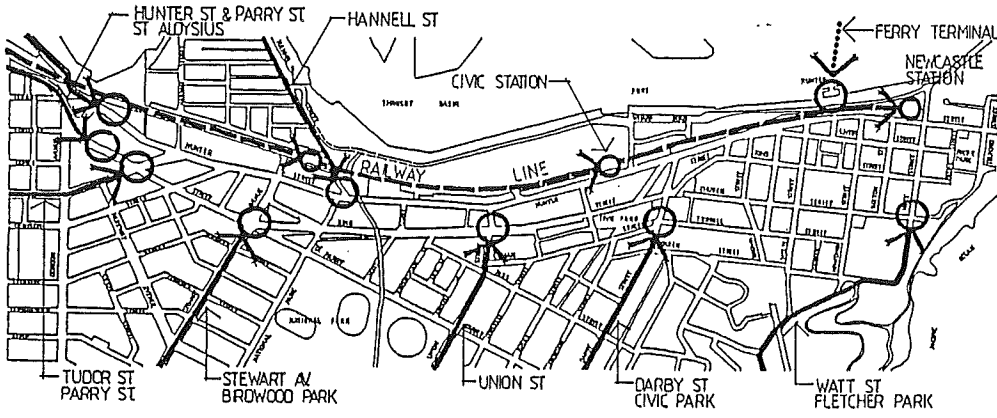
1.35 Implementation

Issues associated with implementation of the guidelines are included in Section 9 of this document.

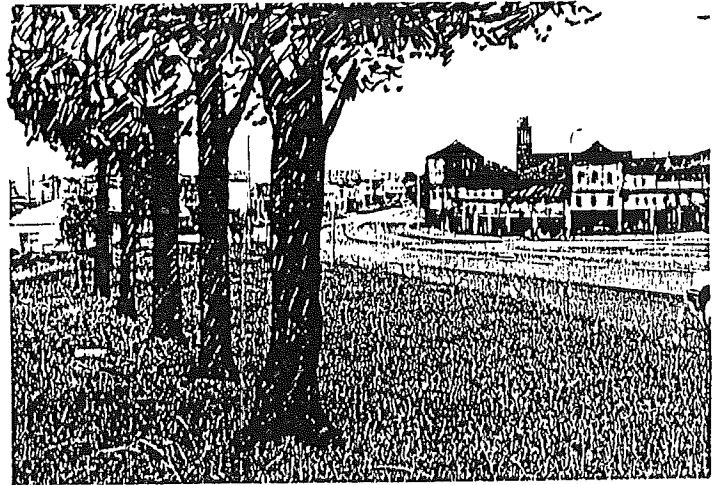
CITY
STRUCTURE

2

2.1 Gateways



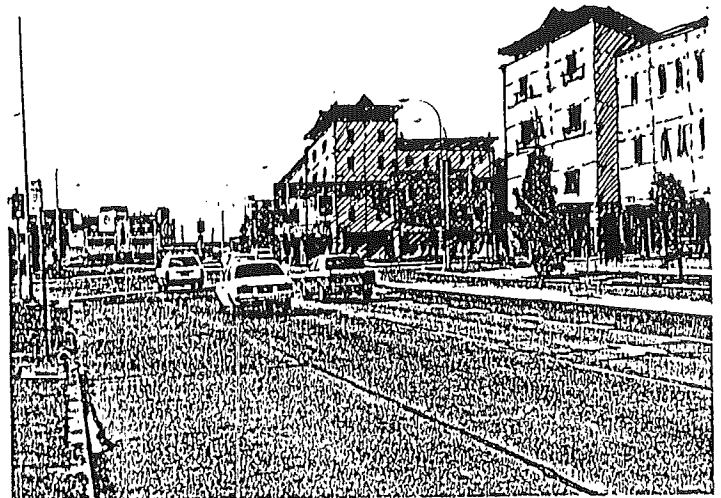
Western Precinct :
Approach from Malland Road into Hunter Street.



Opportunity for improved approach with landscape treatment along Hunter Street and gateway building on Hunter Street/Selma Street corner.

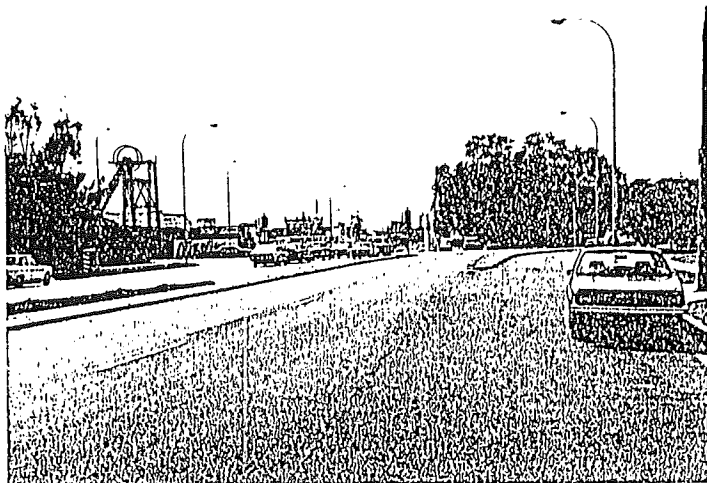


Western Precinct :
Approach from Tudor Street into Parry Street.

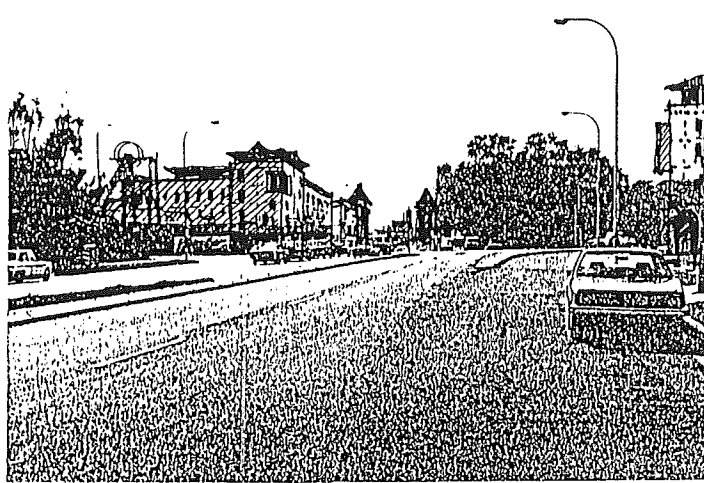


Opportunity for twin gateway buildings on corners of Tudor Street/Parry Street.

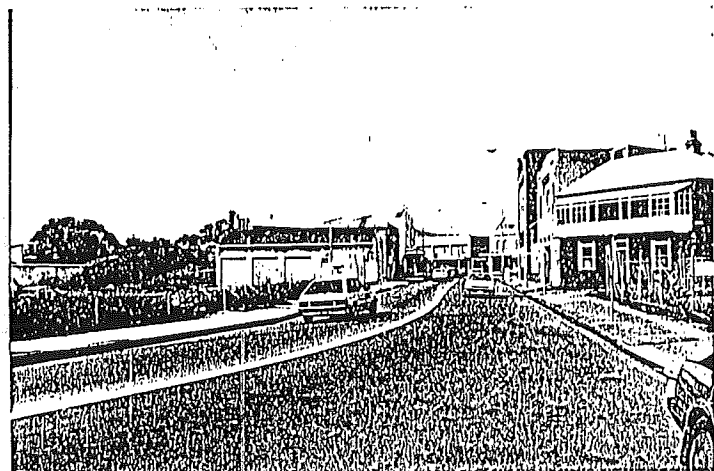
2.1 Gateways



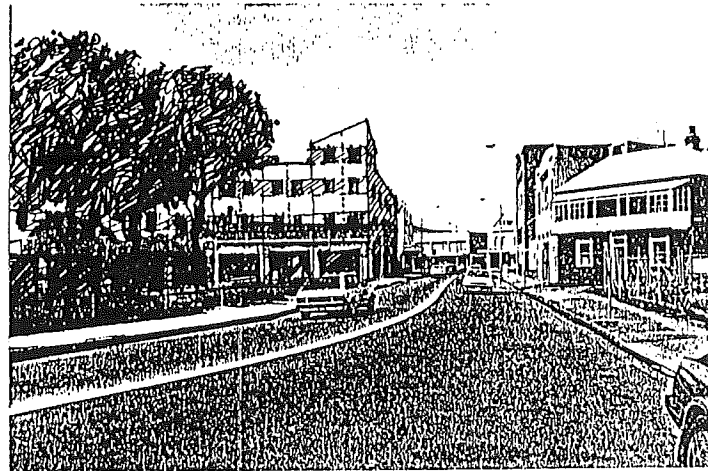
Western Precinct :
Approach from Stewart Avenue Into Birdwood Park.



Opportunity to develop sites around the edge of Birdwood Park to create a more imposing space at a major entry point to the city centre, with gateway buildings at significant corner positions.



Western Precinct :
Approach on Hannell Street Into Hunter Street.



Opportunity for improved approach with landscape treatment and gateway building.

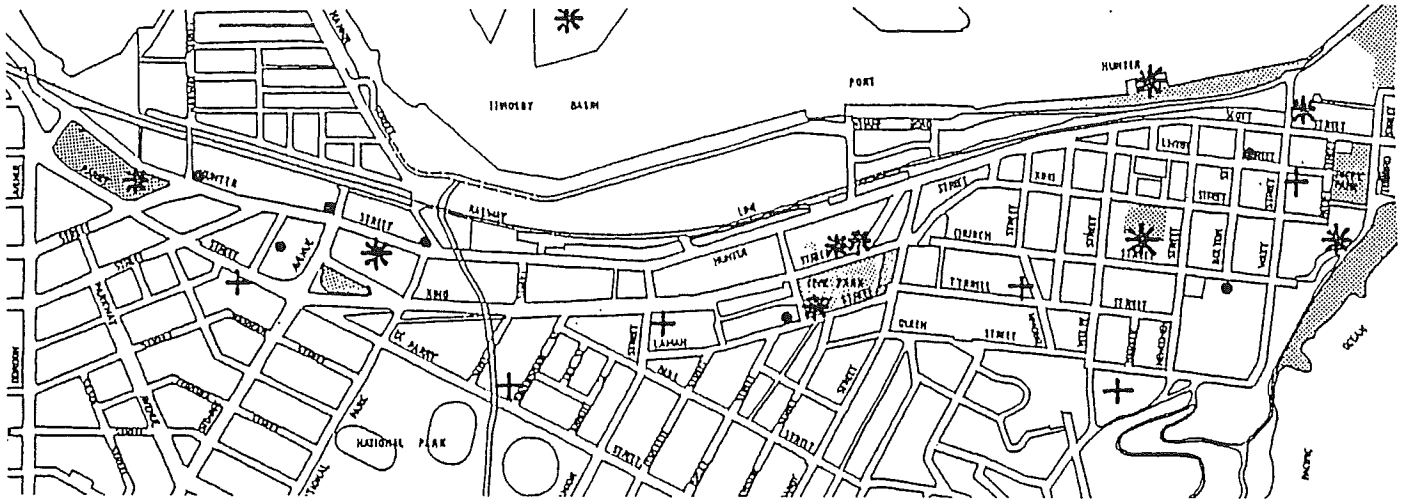


Civic Precinct :
Approach on Darby Street Into Civic Park.

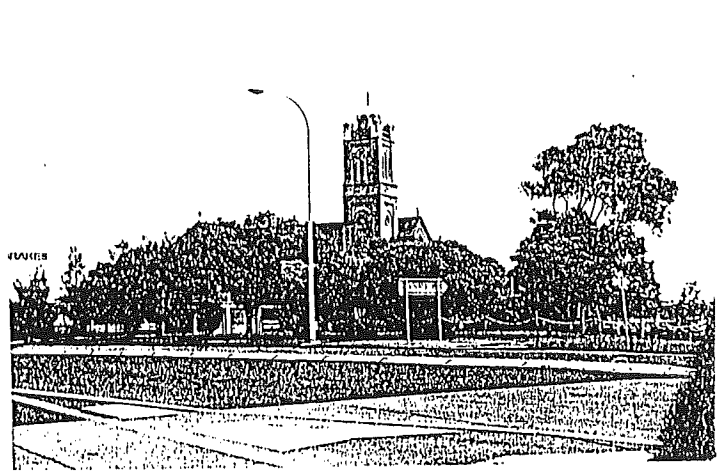


Opportunity for gateway building on parking lot at approach to Civic Park, possibly as future extension to Regional Art Gallery.

2.2 Landmarks



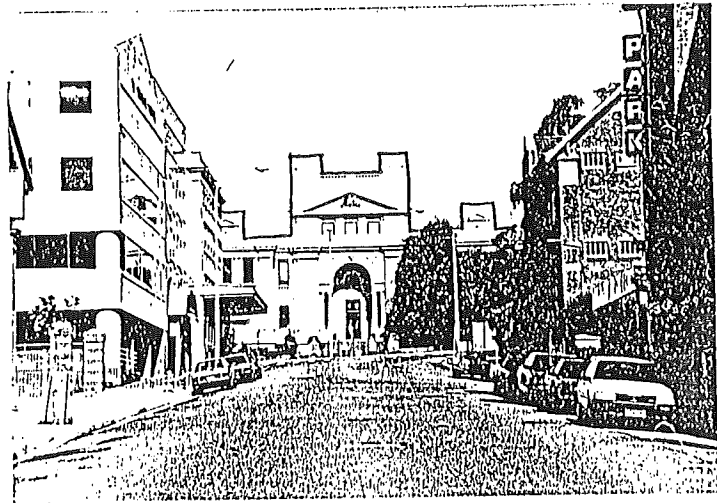
Eastern Precinct :
View corridor of landmark building framed by foreground buildings



Western Precinct :
St Aloysius tower as landmark.



Eastern Precinct :
Termination of King Street by focal building.



Eastern Precinct :
Termination of Bolton Street by focal building.

register of these special structures distinguishes between:

- . Primary landmarks, having an impact across wide areas of the CBD, and thus generating extended view corridors;
- . Secondary landmarks, with a more local visibility;
- . Detracting landmarks (either primary or secondary) which, through their form, state of maintenance or for other reasons detract from the image of the city centre;
- . Visual foci, a special case of landmark structures which perform a local role in closing or marking a significant vista (eg Tyrrell House terminating Hunter Street, the Court House terminating Bolton Street, and the York Wing of the Royal Newcastle Hospital terminating King Street).

2.212 Landmark Upgrading

Promote a programme to upgrade existing landmark structures and their immediate settings.

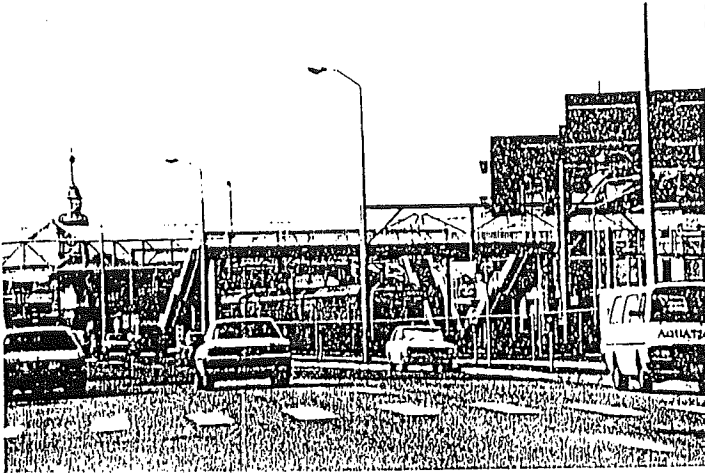
The visual upgrading of landmark structures would be disproportionately effective in improving the visual image of the CBD. Steps could include:

- . Highlight all categories of landmark structures (except "detracting") by cleaning, repainting and floodlighting;
- . Ameliorate detracting landmark structures by remedial steps; these could range from demolition to re-cladding, but realistically might include, for example, special repainting schemes for the flanks of 741 Hunter Street and for the most significant industrial landmarks (eg the Carrington grain silos).

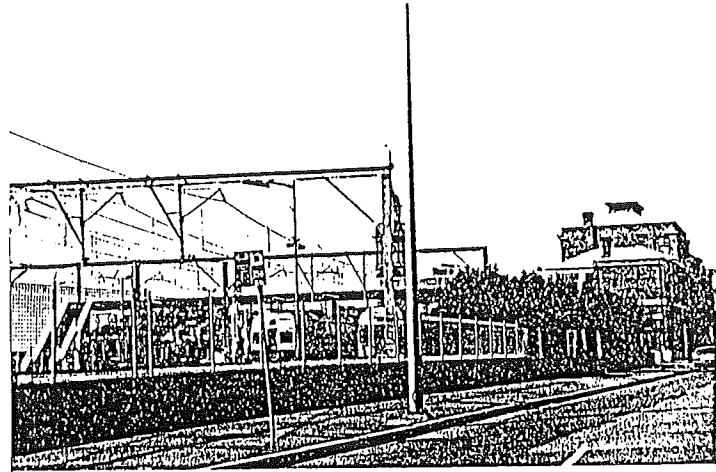
2.213 Additional Landmarks

Promote the development of additional landmark elements where these would be beneficial in terms of perceptual legibility.

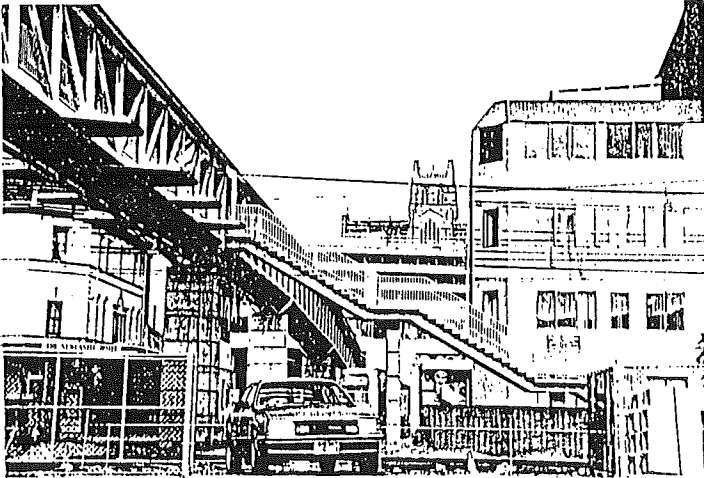
2.3 Edges



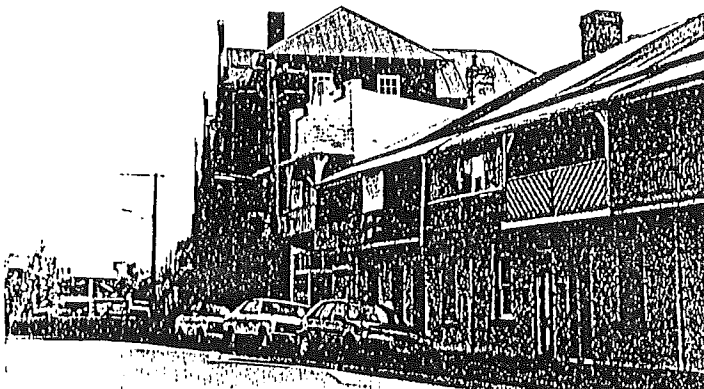
Eastern Precinct :
Northern edge obstructed by visual and functional barrier of rail corridor.



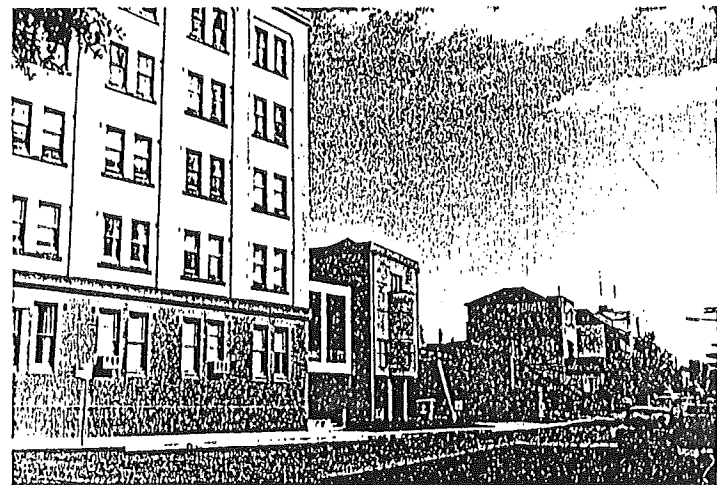
High level frames, bridges and cables obscure landmarks and longer views; low level barrier blocks street-level views.



Central north-south axis of Dangar plan obscured.



Civic/Central Precincts :
Southern edge - transitions of scale and character between larger commercial and public buildings, and smaller residential buildings of Cooks Hill.



- . Contrast of open views to north (river and industry) and contained views to south (commercial centre).

The character of built form along this edge is generally that of pavillion buildings closest to the waterfront, backed by a more continuous line of building behind.

The future development of the Honeysuckle Goodsyrd site should respond to its location as a transition between the CBD and Harbour.

b) Eastern Edge

In contrast to the more open form of the northern edge, the wall of taller buildings facing Newcastle Beach echoes the natural cliff forms facing the ocean further to the south. Future developments within the Royal Newcastle Hospital site in particular offer the possibility for change to this edge, which should be designed to maximise ocean views without overshadowing the beach.

2.315 Amenity

Minimise the impact of CBD related activities on other adjacent development (particularly residential) in transitional areas.

2.4 SPECIAL AREAS - SPECIFIC OBJECTIVE

To encourage a harmonious, positive and cohesive overall image for the city centre with internal variations reflecting changes in existing character, landuse or other themes and to protect the amenity of important public places.

2.41 Principles

2.411 Conservation Areas

Protect and reinforce the character of historic parts of the city particularly conservation areas and important groups of heritage items.

- . Primary retail area, based on the Hunter Mall, with comparison shopping and smaller office suites above, and specialty shopping with office, service and residential uses above in King Street;
- . Court House area, with small professional office suites interspersed with larger institutional buildings;
- . Waterfront area, with leisure and tourist related uses including some specialty shopping, alongside port related activities.

b) Civic Precinct

- . Civic buildings area, fronting four sides of Civic Park, with public institutional buildings or buildings for public administration.
- . Primary office area as noted in precinct plan (DCP.7) as noted in DCP No. 7.

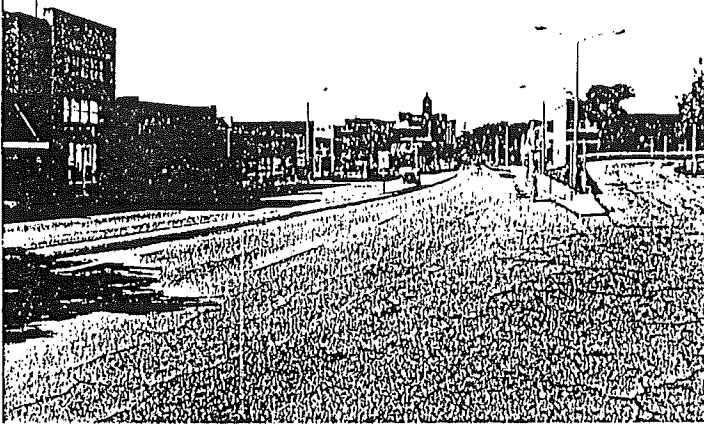
c) Central Precinct

- . Primary office area at eastern end of precinct as noted in DCP No. 7.
- . Entertainment area at western end of precinct, with cinema, restaurant, night club and hotel uses.

d) Western Precinct

- . Furniture and furnishing sales, wholesaling, automotive and service industry functions as noted in DCP No. 7.
- . Cultural/educational area around the focus of the Regional Museum and TAFE facilities, with young persons' housing, craft workshops, video and recording studios, broadcasting and media facilities, and retail, gallery and restaurant uses associated with these.

2.5 Routes



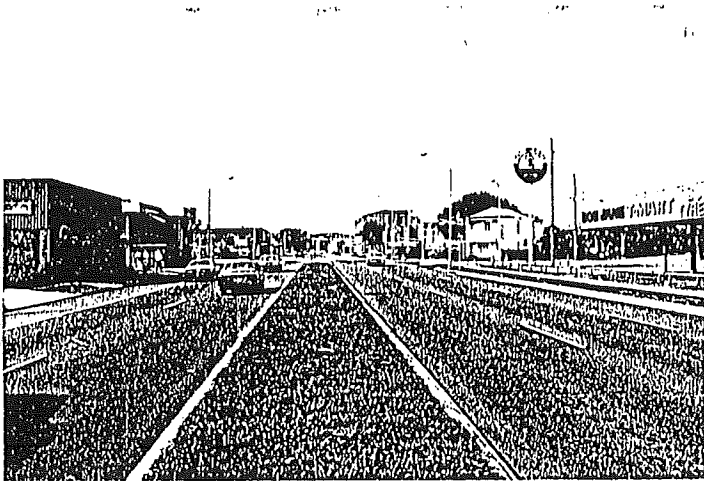
Civic/Central Precincts - King Street :

- Inconsistent building form on north side of street;
- road junctions block pedestrian route on south side;
- landscaping stops between Union Street and Civic Park.



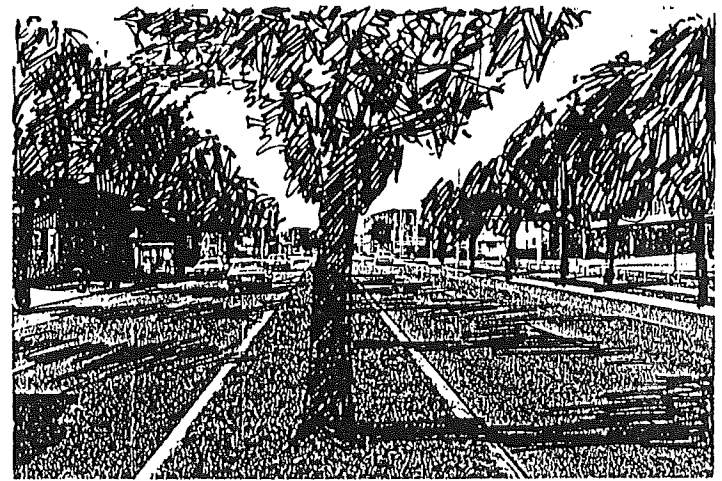
Opportunities to :

- carry consistent 'boulevard' landscaping of King/Parry Street through to Civic Park;
- rationalise building alignments;
- Improve pedestrian amenity.



Western Precinct - Parry Street :

- landscape elements not strong enough to give form to wide street with weak built edges.



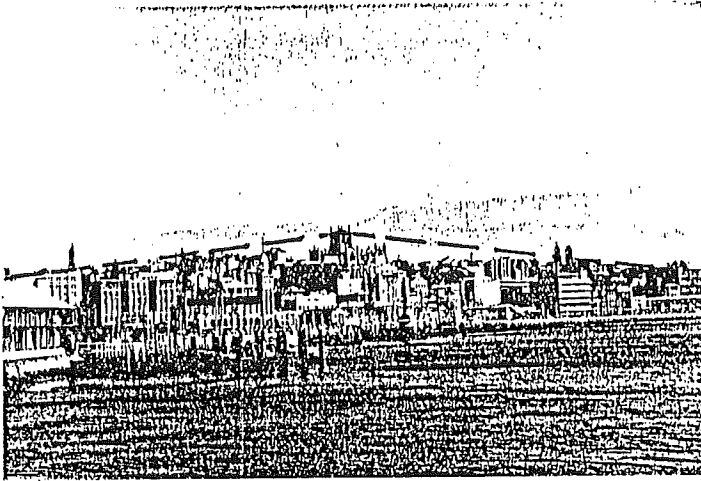
Opportunities to :

- develop strong boulevard landscaping for full length of Parry/King Street.

CITY FORM

3

3.1 General Massing



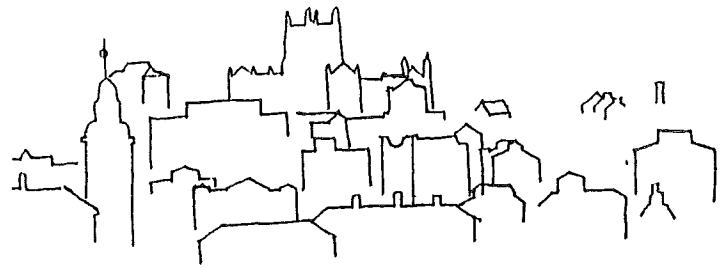
Eastern Precinct :
Pyramidal general massing.



Civic Precinct :
Height ceiling identified by tower of City Hall.



Eastern Precinct :
Character of massing as units of similar repeating profile
stepping down contours below Cathedral.



3.2 STREET HEIGHTS - SPECIFIC OBJECTIVES

To ensure that the height of any building adjacent to the street alignment is appropriate to its context considering the overall streetscape, the scale of adjoining and adjacent built form and/or landscape, predominant landuse, heritage conservation, and the scale of the street.

3.21 Principles

3.211 Street Frontage Height Guidelines

Adopt the street frontage height guidelines in Appendix No. 1 which establish maximum and minimum parapet heights based on consideration of the scale of key buildings, predominant parapet height etc.

Within the overall height ceilings designed to establish a unified general massing to the form of the city centre, individual streetscapes will benefit from the adoption of local height guidelines aimed at producing a unified streetscape. These apply only to the perimeter zones of development blocks, and have been established by reference to the key buildings along each street frontage which contribute to its scale, and the predominant parapet line along each street frontage which can then be inferred from the height of the key contributory buildings.

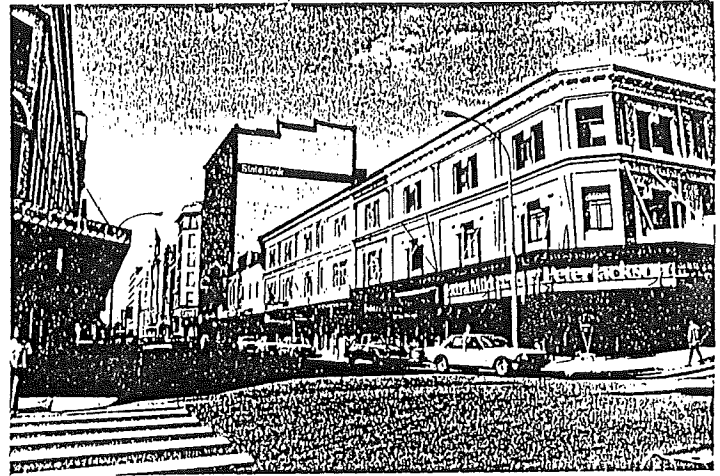
Buildings on the corners of blocks are especially important in establishing predominant parapet lines for the sections of street frontage between them.

The existing street character in the CBD contains many variations of frontage height, which emphasize the incremental nature of development in the past. A certain amount of variation in frontage height is thus characteristic, although too great a variation breaks the continuity of the street frontage and exposes an unacceptable extent of blank party walls to street view.

3.2 Street Heights



Eastern Precinct :
Change of scale between office and retail areas on north side of Hunter Street mediated by stepping building forms which are modelled, detailed, and appear designed to be seen.



Abrupt change of scale on south side of Hunter Street.



Conflict can occur between desire to retain views of landmarks and desire to develop block form up to predominant parapet line.

3.3 VIEW CORRIDORS - SPECIFIC OBJECTIVES

That significant view corridors in the city be identified and protected including:-

- . Views of landmarks and visual focusses within the CBD;
- . Views of landmarks and visual focusses outside the CBD;
- . Elevated views across the CBD; and
- . Outward views from within the CBD".

3.31 Principles

3.311 View Corridors

Adopt the primary and secondary view corridors noted in Appendix 2.

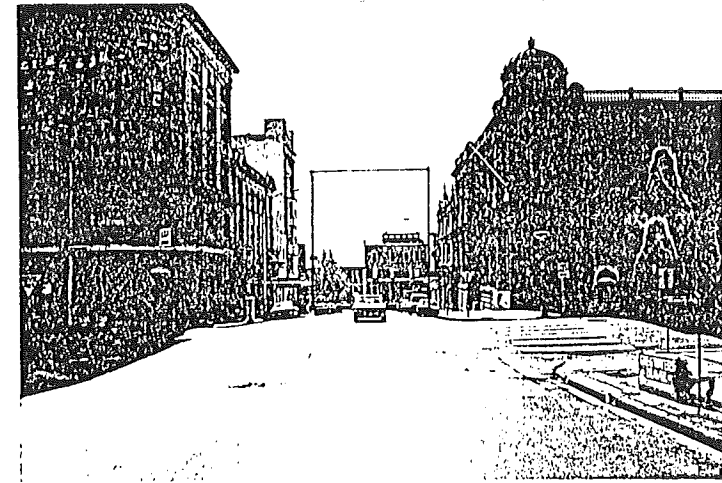
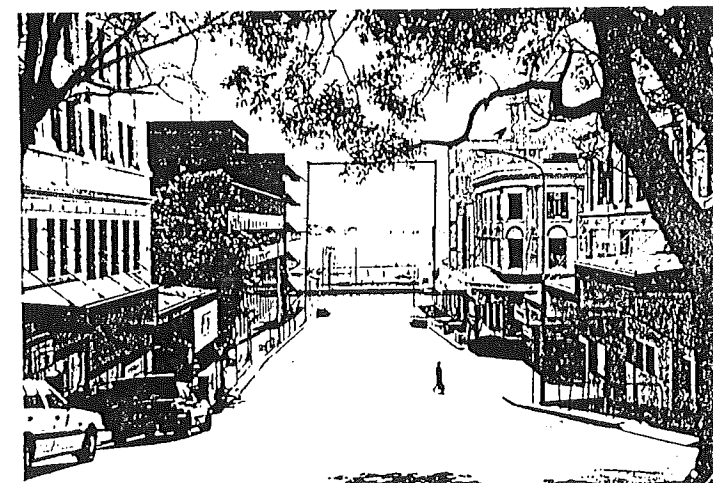
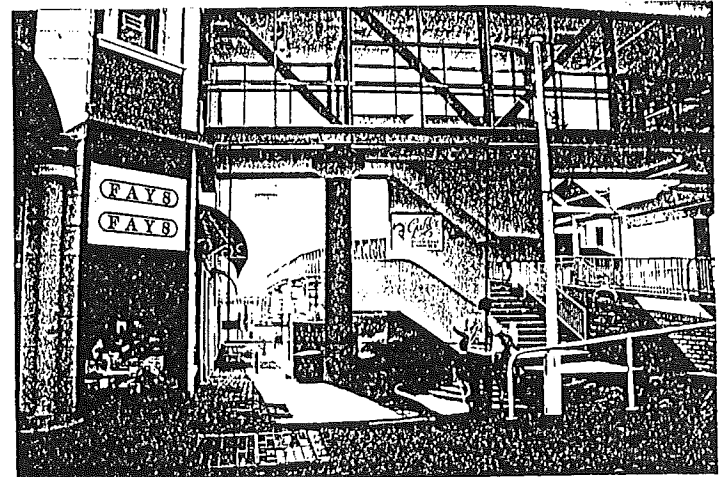
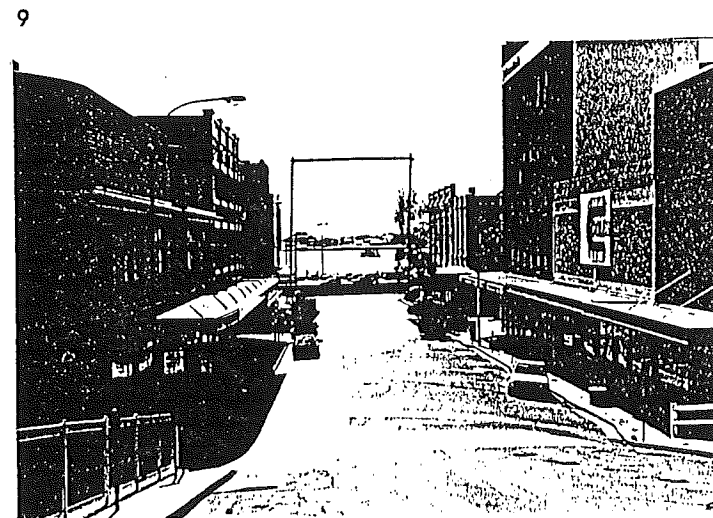
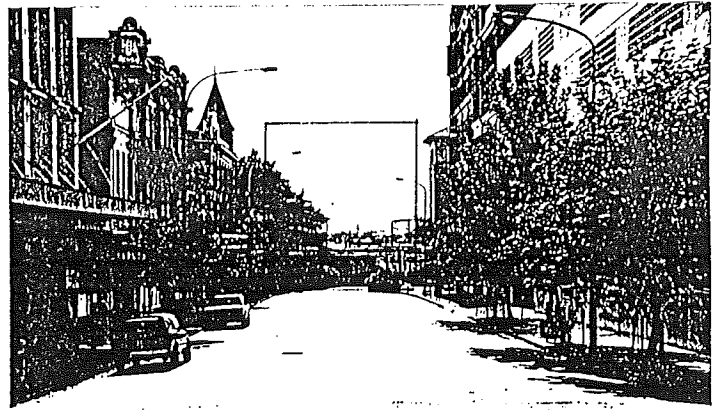
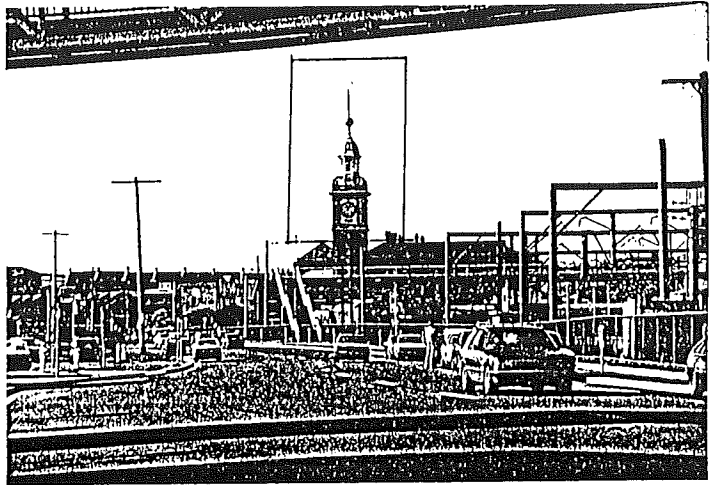
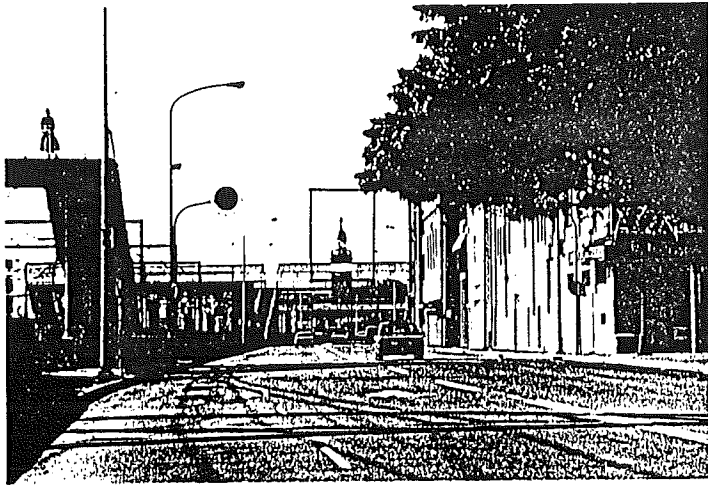
View corridors provide a further possible inhibition on the height of development, where such may lead to the blocking of a valued view into or out of the CBD, or of a landmark structure. Since the area is full of fortuitous views, it is important to identify in advance those view corridors whose retention is a priority (primary), and those others (secondary) which, though not important enough substantially to inhibit development, should be retained wherever possible.

3.312 Development Within View Corridors

The extent to which a view corridor across a site will inhibit development beyond other height limitations will depend upon the angle of the relevant site lines between the viewpoint and the landmark or view area, and upon the extent of the surrounding cone of vision required. The guidelines establish principles for determining specific cases.

a. Landmarks

The siting of built form and landscape within or adjacent view corridors to landmarks should not interfere with the objective of retaining the item as a visual focus.



Height ceilings within view corridors should protect the landmark and a proportion of its immediate context to ensure it remains visible as a landmark.

b. Outward Views

The design of buildings located within outward view corridors should consider the appearance of the building from the view point involved. The opportunity to reinforce or enframe significant views with built form or landscape should be considered as well as the opportunity to screen detracting elements within the view.

c. Elevated Views

All buildings in the eastern CBD should incorporate consideration of the possibility of views from above in the design of the building especially in the design of roof top plant.

3.4 DENSITY - SPECIFIC OBJECTIVES

To ensure compatibility between the adopted floor space ratios and the height guidelines developed as a result of urban design principles.

Floor space ratio controls have an impact on the built form of the city, although they also have other functions, in relation to traffic generation, for example, and the business plan, which lie outside the scope of this study.

It is important that the FSR and height guidelines be reconciled, so that they work together to maximise the effective use of sites. Studies of typical development forms suggest that the present FSR limits and the proposed height guidelines are generally compatible.

- d. PUBLIC SPACE:
Similarly, other elements of public or semi-public space would enhance the pedestrian network and so merit encouragement through bonus provisions, provided their design meets urban design criteria;
- e. ON-SITE CAR PARKING:
Subject to Council parking policy, on-site parking is probably better considered as a planning requirement rather than a cause for bonuses;
- f. RETAIL AND OTHER ACTIVE FRONTAGE USES:
In some parts of the CBD pedestrian amenity may be enhanced by active frontage to the footpath, and this could be encouraged by bonus provisions;
- g. RESIDENTIAL ACCOMMODATION:
Similarly, residential accommodation would enhance the range of activities present in the CBD, and could be encouraged by bonuses.

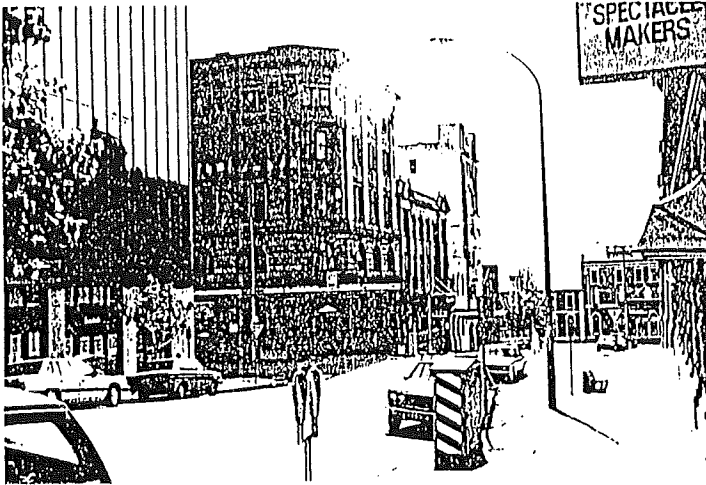
3.5 TALLER BUILDINGS - SPECIFIC OBJECTIVES

- 3.51 To ensure that the siting of taller building takes into account the broader urban context including street scale and character, view corridors, and the general massing of existing landform and development.
- 3.52 To maximise the opportunity to use taller buildings to create new landmarks to assist in determining orientation and location within the city and highlight important nodal points.
- 3.53 To ensure that taller buildings in the CBD adopt co-ordinated principles of design.

CITY
CHARACTER

4

4.1 Street Form



Eastern Precinct :
Strong, memorable corner buildings.



Civic Precinct - Erosion of street form :
Building line pushed back on individual sites in Darby Street,
breaking continuity of street frontage.



Vacant site on King Street breaks continuity of street frontage
and interrupts potential pedestrian circuit.

4.115 Landscape

Incorporate landscape strategy actions to consolidate those areas having a fragmented image or an image eroded by road widening programmes.

4.116 Articulation of Frontage

Encourage the visual subdivision of building frontages to reflect the rhythm of adjoining development.

4.117 Road Widenings

Confirm the need to implement road widening programmes within the city, particularly in areas with continuous facades.

Council should review its policy regarding road widening reserves in the CBD, in particular along Darby and King Streets. If they were to be abandoned, encouragement could be given to owners whose frontage line has been held back from the prevailing frontage line (eg in Darby Street) to reconstruct the frontage line to appropriate guidelines. In other places (east side of Civic Park within Darby Street and King Street west of Auckland Street) public landscaping could be implemented.

4.2 ENVELOPE DESIGN - SPECIFIC OBJECTIVE

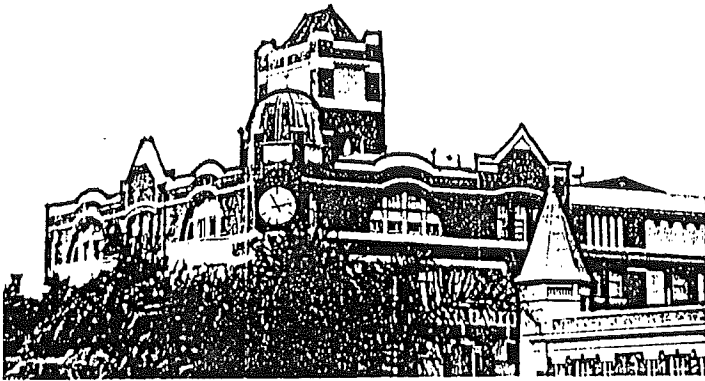
To encourage the development of building envelopes which contribute positively to the image of the CBD and recognise and reflect the existing character of development within the CBD by co-ordinated use of design principles encompassing facade composition, fenestration design, surface pattern and texture, materials, colours, reflectivity and treatment of the skyline.

4.21 Principles

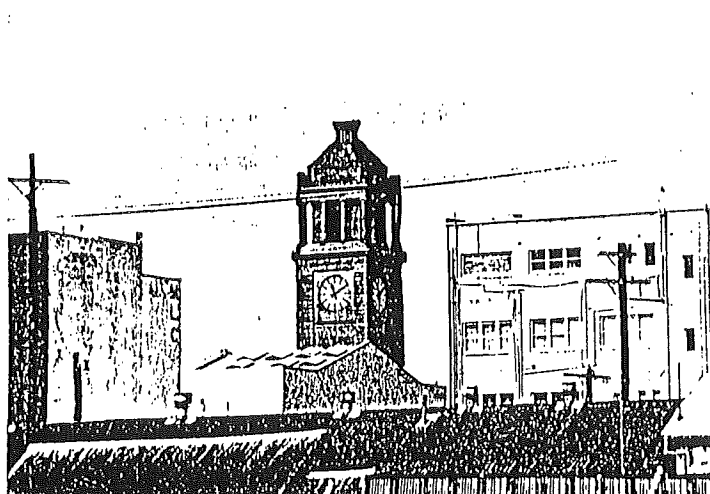
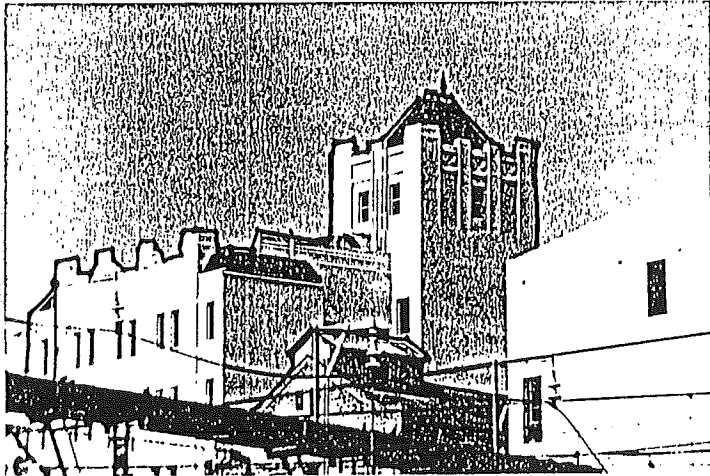
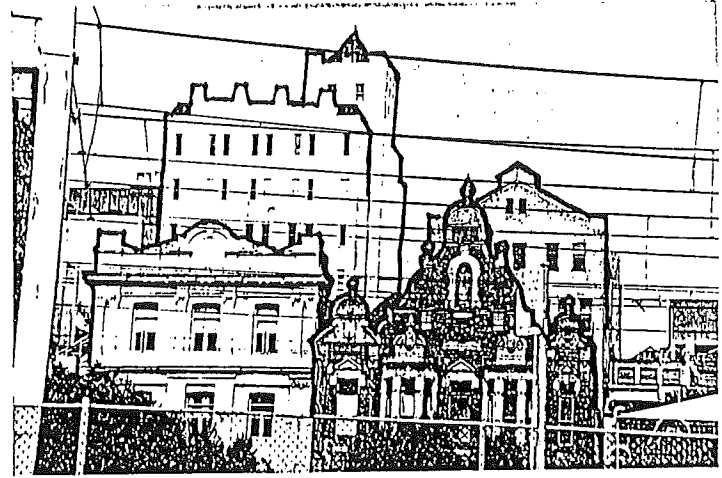
a. Facade Composition

Preference should be given to street facades that adopt a tripartite composition, with base, middle and top conditions, and with cues for the treatment of each taken from adjacent characteristic development.

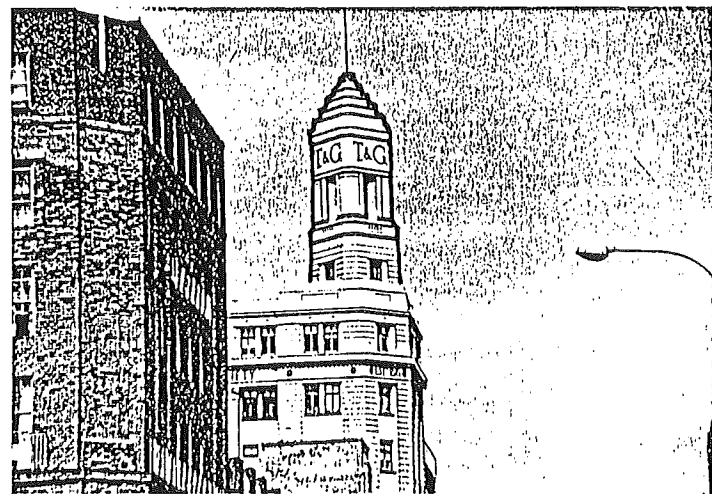
4.2 Envelope Design



Eastern Precinct - characteristic roof profiles :
- rooftop elements grow out of building form, in same materials;
- stepped or pyramidal building profile.



- profiles of landmark elements are a more exaggerated version of the general stepping profile.



- b. Fenestration Design: The three dimensional implications of buildings should be considered with design effort being directed to the complete external envelope not just the facade. This particularly applies to buildings visible from the railway reserve. Apart from fully glazed ground floor shop and showroom fronts, preference should be given to fenestration treated as individual window openings in a solid wall plane, with the size of openings generally decreasing from the bottom to top zones of the facade. The recommended proportion of glass:solid on the facade should be less than 1:1.
- c. Surface Texture: Surface relief should be encouraged on facades in the form of raised or recessed moldings, string courses, mullions and other shadow-casting features which should be similar in scale and emphasis to those found in adjoining contributory buildings.
- d. Surface Pattern: The patterning of facades deriving from facade subdivisions, fenestration and surface relief, should avoid either dominant horizontal or vertical emphasis, but should aim at a balance between horizontal and vertical elements, with the former relating where possible to horizontal coursing in adjoining contributory buildings, and the latter establishing a rhythm similar to that found in adjoining contributory buildings.
- e. Materials: Envelope materials should be either chosen from among those used elsewhere by contributory buildings within the relevant precinct, or should complement and be compatible with them. They should not aim to contrast with them, for example in texture or scale of unit.
- f. Colours: Envelope colours should be selected from a range appropriate to each precinct, in terms of both hue and tone.
- g. Reflectivity: Reflectivity of glazing should be limited to 40%.

- d. Encourage preservation of as much of the building fabric and detail as possible. Where partial demolition of an item is proposed, sufficient of the building should be retained to communicate the important qualities that have led to its inclusion on the list.

4.312 Buildings Adjacent to Items of Environmental Heritage Significance

Ensure the siting, scale and external design of buildings adjacent or in the immediate visual context of items of environmental heritage significance are compatible with the objective of maintaining an appropriate context for the item/or items involved.

4.313 Conservation Areas

- a. Adopt the conservation areas included in Appendix No. 3.
- b. Ensure the siting scale and external design of buildings within conservation areas is compatible with the overall ambience of the area.

4.4 LANDSCAPE - SPECIFIC OBJECTIVE

To develop and implement a landscape strategy encompassing both soft and hard landscape elements to generally enhance the visual and environmental quality of the CBD and achieve other objectives of these guidelines.

4.41 Principles

4.411 Landscape Principles

Adopt, develop and implement the broad landscape principles for the CBD included within this report.

4.412 Street Furniture Guidelines Manual

Adopt, develop and adhere to the street furniture guidelines manual specifying standards and details to be adopted for pavings and street furniture within the CBD.

- a) Form continuous circuits of pedestrian movement;
- b) Increase the permeability of long blocks by cross-block pedestrian links;
- c) Ensure reasonable pedestrian movement across traffic routes;
- d) Encourage continuity of shelter to pedestrian routes, especially in areas of retail uses; and
- e) Encourage "active" frontage by development facing onto pedestrian routes.

4.512 Encourage the creation of new pedestrian spaces to reinforce the existing network and landuse patterns.

In some areas the pedestrian network would be enhanced by the creation of new pedestrian spaces, preferably screened from traffic noise and able to provide seating and landscape treatment.

4.513 Encourage the development and reinforcement of centres of pedestrian activity.

Some pedestrian circuits and spaces would be improved by the strengthening of focal points of pedestrian movement.

4.514 Encourage continuity in canopy cover where compatible with other objectives.

4.515 Review footpath design standards and instigate a footpath paving programme.

The sense of identity of precincts or special areas, and of continuity of pedestrian circuits, would be enhanced by consistent and attractive pedestrian paving surfaces. Existing pavings could be upgraded to a programme of priorities.

The final upgrading of pavings should accompany a review of the detailed design of footpath areas, including:

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- b) Encourage progressive maintenance and appropriate lighting as well as upgrading of the items and their immediate context.

5.123 Other Landmark Buildings

- a) Encourage the upgrading of other buildings which because of their height, scale and siting are prominent within and around the eastern CBD. In particular, encourage the upgrading of the flanks of buildings.

5.124 Future Landmarks

Encourage the development of further landmarks or building elements at the following key positions:

- a) The junction of Scott and Hunter Street; located to form a visual termination of views west along Hunter Street and east along Scott Street from within Civic Precinct.
- b) West of Crown Street between Hunter and King Streets; located to provide a landmark element in views west along King Street.

5.13 Edges

5.131 Southern Edge

- a) Maintain the transition from business to residential activities to the southern edge of King Street and within Church Street west of Bolton Street.
- b) Reinforce the transition in landuse by landscape treatment consistent with existing planting.
- c) Ensure that the nature and scale of development within this zone respects the predominantly residential landuse.
- d) Maintain the stone walls, kerbs, steps and open space area within King Street north of Christchurch Cathedral.

5.132 Railway Line

- a) The railway line currently forms a hard, visually abrupt and unsightly edge to the CBD.
- b) Encourage removal of the railway line east of Civic Station and redevelopment of the reserve.

- . The relationship of the planting structure and species selection to planting within the existing open space; and
 - . The use of the reserve and relationship to existing recreational usage of the foreshore.
- b) Seek opportunities to functionally and visually link the foreshore reserve to the city centre, preferably in the vicinity of Market Square and Queens Wharf.
 - c) Seek opportunities to develop transitional functional activities to improve the linkage between the foreshore and City centre.

5.134 Royal Newcastle Hospital

The future use and redevelopment of the Hospital site which forms a hard edge to the south eastern corner of the CBD and a barrier between the CBD and Newcastle Beach will have a significant impact visually and functionally on the City centre.

Encourage the formulation of a strategy for future use of the area as soon as possible. The strategy should:

- a) Identify market opportunities - particularly tourism and residential related uses, which are probably functionally compatible with the existing building stock and well related to the beachfront location.
- b) Identify opportunities for through site links from the City centre to the foreshore;
- c) Identify the desired scale of development fronting the Newcastle Beach;
- d) Acknowledge and respond to the desire to retain certain buildings on the site for visual or heritage reasons. Identify buildings to be retained and those to be redeveloped.
- e) Formulate a strategy for future development of the site on the basis of recommendations regarding future use of the site.

5.14 Special Areas

5.141 Hunter Mall

Detailed design proposals should be prepared for upgrading of the Mall area. The proposals should include:

- b) The introduction of high quality pavings, particularly as a forecourt to the public buildings;
- c) The introduction of street furniture and lighting with high quality durable fittings in accordance with Council's corporate manual for street furniture;
- d) Retention of the Soldiers Monument which forms an important part of the heritage group;
- e) Consideration of the visual linkage of the Hunter Street space to Bolton and Watt Streets.

5.143 Foreshore Land

5.1431 Former State Rail Authority Marshalling Yard

Refer to Section 5.133 a).

5.1432 Former Stockade Site

- a) Carry out further historical and archaeological assessment of the site and prepare a conservation plan for the site.
- b) Encourage the retention of any items discovered and investigate alternative ways of displaying any artefacts in-situ.
- c) Encourage development of the site in a way which facilitates pedestrian linkage between Scott Street and the foreshore.
- d) Encourage authentic restoration and reuse of existing buildings on the site particularly the former Stationmaster's Cottage.
- e) Provide an appropriate form of boundary fencing such as picket fencing in character with the historic buildings group immediately east of the site.
- f) Maintain glimpses of the harbour across the site from within Pacific Park and Pacific Street.

5.144 Cathedral Park

- a) Prepare a plan of Management for Cathedral Park.
- b) Maintain the simple uncluttered appearance of Cathedral Park with its rolling lawns and associated retaining walls, gates, fencing and vegetation.

5.2 CITY FORM

5.21 General Massing

- a) Adopt a principle of massing which maintains a general pyramidal form of the city below Christchurch Cathedral.
- b) Maintain the "layering" of built form which contributes significantly to street texture.
- c) Adopt a height ceiling based on a plane with an upper height determined by the parapet of the Cathedral transepts and a maximum height at the foreshore of 2 to 3 storeys.
- d) Limit height ceilings where these affect view corridors (Refer 2.3).

5.22 Street Heights

Encourage consistent development heights along street frontages adopting the principle of predominant parapet lines for each street and block.

The following principles have been adopted in formulating height controls in this precinct and are incorporated into the controls outlined in Appendix No.1.:-

- a) Encourage a maximum scale of development of 4 - 5 storeys along the retail section of Hunter Street scaling down to 3 - 4 storeys in the western section of the precinct.
- b) Encourage a maximum scale of development of 6 - 7 storeys in the eastern section of Hunter Street in the office precinct.
- c) Encourage the highest scale of development 6 - 9 storeys in Bolton Street which is the primary office street.
- d) Encourage development of a scale of 5 - 6 storeys in the eastern part of the CBD in King Street west of Bolton Street, Watt Street and Pacific Street and Scott Street.
- e) Ensure new development takes into consideration the scale of buildings which have visual and historical significance.

5.232 Outward Street Views

Of the eight northerly outward street views, four have been obstructed by development (Brown, Perkins, Market and Bolton Streets). It would be desirable to prevent the loss of remaining northerly street views.

5.2321 The following outward street views are to be maintained:

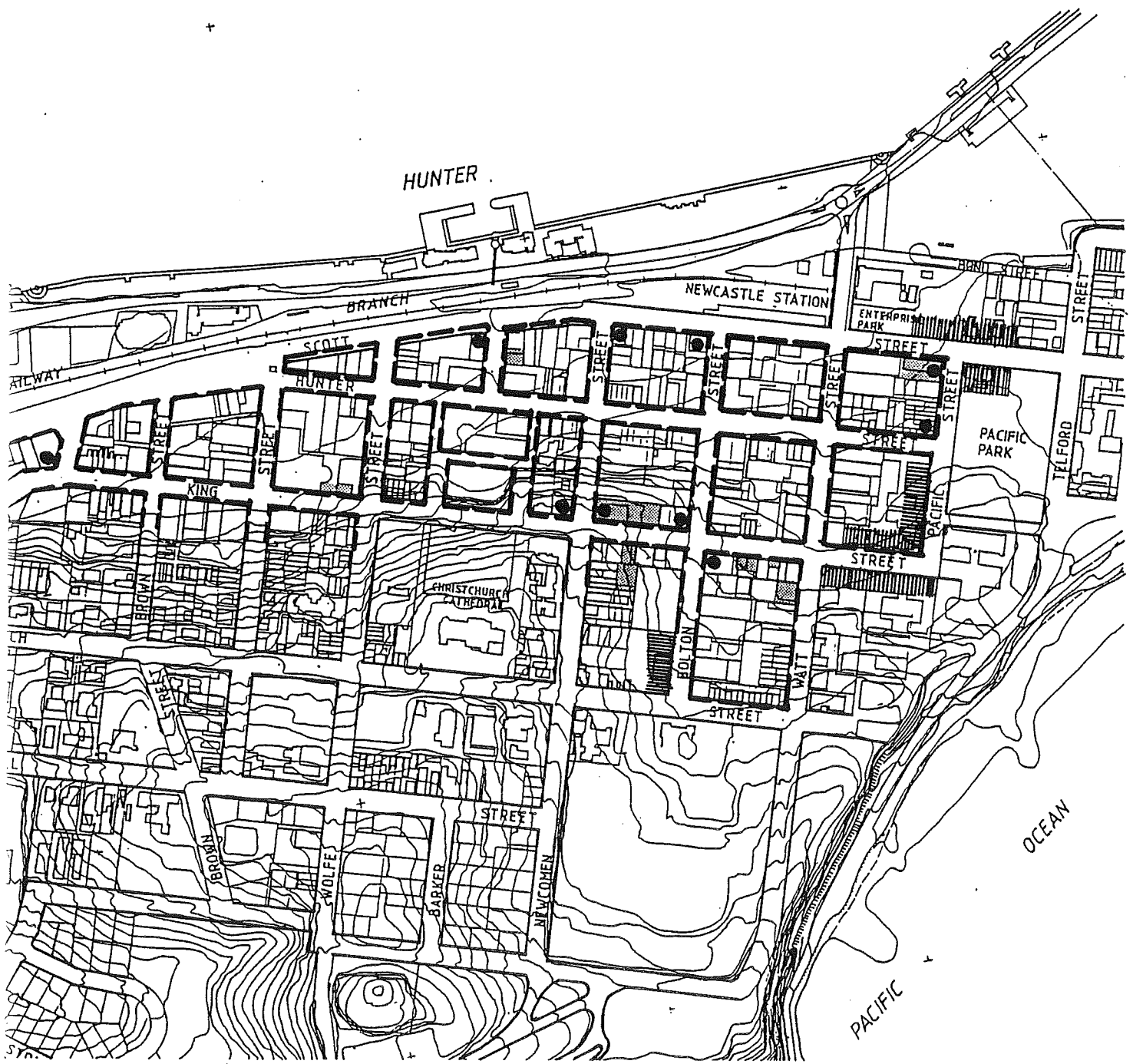
- a) Views of Harbour and Stockton North along:
 - . Perkins Street (Elevated Section)
 - . Wolfe Street
 - . Newcomen Street
 - . Bolton Street (South of Hunter Street)
 - . Watt Street
 - . Pacific Street
- b) Views west along King Street between Wolfe and Newcomen Street.
- c) Intermittent views of harbour from along Wharf Road and Scott Street.
- d) Views of the ocean looking east along Church Street.

5.2322 Seek opportunities to open up outward views in the following locations:

- a) Hunter Street in the western section of this precinct.
- b) North along Perkins Street by the removal of existing Public Amenities.

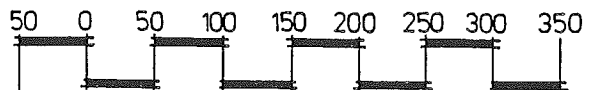
5.233 Elevated Views

- a) Maintain the presence of the lower and upper reaches of the harbour as well as views of industrial and port development and Stockton from the elevated vantage point in the grounds of Christchurch Cathedral.
- b) Maintain the view of the Harbour Mouth and Customs House Tower from the grounds of Christchurch Cathedral.
- c) Maintain the presence of the harbour and industry in views north from development in Church Street.



LEGEND.

- ENCOURAGE STRONGER CORNER IDENTITIES.
- ▨ ENCOURAGE INFLL OF VACANT SITES.
- — ENCOURAGE BUILT FORM TO STREET ALIGNMENT.
- ||||| AREAS WHERE BUILDINGS MAY BE SETBACK.



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a) SCOTT STREET

- . Corner Pacific Street - land east of Great Northern Hotel
- . Former Stockade site (subject to outcome of Conservation plan)
- . Corner Market Street and Keitleigh Street

b) KING STREET

- . North side corner Newcomen Street (Herald Car Park)
- . South side several locations between Newcomen Street and Watt Street

5.3132 Future Erosion

Prevent any further erosion of street form due to demolition in this precinct unless redevelopment is imminent or appropriately designed and scaled temporary infill is installed.

5.314 Articulation of Frontage

- a) Articulation of the building frontage should respond to an assessment of buildings surrounding a development proposal.
- b) Preference should be given to buildings which reflect the prominent pattern of articulation which is for facades to be broken up across the frontage in a module of between 4.5 and 6 metres.

5.315 Road Widening

- a) The implementation of road widening proposals in this precinct would have significant implications on street form with the possible exception of Scott Street (north side) between Crown Street and Bolton Street.
- b) Discourage road widening where this affects street form within this precinct.

5.32 Envelope Design

5.321 Facade Composition

5.3211 Preferred Treatment

- a) Preference should be given in this precinct to designs that incorporate a tripartite composition with base middle and top conditions.
- b) This arrangement can be used as a way of ordering frontages with sloping site conditions.

5.324 Non Preferred Treatments

- a) Buildings with strongly horizontal or vertical lines or having no articulation should be discouraged.

5.325 Materials

5.3251 Preferred Materials

- a) Preference should be given to the following materials in this precinct.
- . Stone, including sandstone and granite.
 - . Brickwork including polychrome brickwork in a range of colours from red-brown to cream.
 - . Brickwork should be even in colour; and
 - . Painted render where the surface has relief.
- b) The frequent use of stone finishes in the public buildings precinct around the Post Office should be respected and reinforced.

5.3252 Non Preferred Finishes

- a) Materials which are not recommended due to the difficulty of achieving the design objectives previously noted include:
- . Fully glazed curtain walls in both reflective or non reflective glass;
 - . Metal facades or walls;
 - . Unrelieved painted render or similar finishes;
 - . Unarticulated concrete surfaces;
 - . Unarticulated cladding systems such as flat fibre cement or similar materials.

5.326 Colours

5.3261 Preferred Colours

- a) Preference should be given to colours which relate to the overall palette in this precinct.
- b) Hues in this precinct are largely earth tones although there are some departures which contribute (for example the white Colonial Mutual Building which is moderated by the surface modulation and detail).

5.32712 Entrances

- a) In the office areas east of Newcomen Street, entrances to buildings become emphasised as significant design features. These are often recessed or strongly modelled, have a dignified scale and presence on the street, and sometimes have individual canopy elements.
- b) Encourage similar design treatments on larger scale developments.

5.3272 Non Preferred Treatments

- a) Awnings which break the continuity of the edge fascia with strongly geometrical forms, such as triangular shapes or barrell vaults, should be avoided.

5.328 Skyline

- a) Roof top elements in this precinct have an important impact because they are important in the layering of the city in views from the north and they are also visible from above.

5.3281 Preferred Treatments

- a) Preference should be given to buildings which incorporate broken roof forms by the modelling of parapets or the use of rooftop plant in appropriately designed enclosures.
- b) Preference should be given to roof forms which give a pyramidal top profile to elements breaking through the main building form with similar materials used as in the lower sections of the building.

5.3282 Non Preferred Treatments

- a) Strongly horizontal roof forms with large lengths of unbroken straight lines.
- b) Haphazardly located roof plant.
- c) Contrasting coloured roof treatments.
- d) Strong fascia lines including angled fascias.

5.34 Landscape

5.341 Street Planting

- a) Planting is not considered viable in the area east of Bolton Street due to the extreme exposure and associated environmental stress.
- b) Emplement improvements in pavings and street furniture within this zone.

5.3411 King Street

- a) Implement planting of medium sized deciduous trees along King Street between Crown and Bolton Streets as shown on the landscape principles plan.
- b) Remove existing native planting and replace with one or two tree species consistently applied. Seek opportunities in developing detailed landscape proposals to use planting to screen major detracting elements such as parking stations in this precinct.

5.3412 Hunter Mall

- a) Implement a more formal planting structure with less variety in species selection within this area. Small to medium sized deciduous trees are preferred to enhance heritage items in the precinct and accentuate the retail character of the area.

5.3413 Scott Street

- a) Investigate the opportunity of introducing planting on the eastern side of Scott Street. Objectives for landscape policy in this area are stated in Section 5.132.

5.342 Pavings and Street Furniture

- a) Adopt, develop and adhere to a street furniture portfolio specifying standards and details to be adopted for pavings and street furniture within the CBD.
- b) Implement the street paving and furniture programme in a way which reflects the special character of areas noted in Section 1.4 (Special Areas) and 3.312 (Important Heritage Groups).
- c) Prepare a landscape paving master plan indicating broad paving panel layouts and nodal pavings as schematically shown on the broad landscape master plan.

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6.123 OTHER VISUALLY PROMINENT AREAS AND STRUCTURES

Encourage the upgrading of other buildings and areas which because of their height, scale and siting are prominent within and around the Civic precinct. In particular encourage the upgrading of the flanks of buildings and the Tyrrell Street Beacon Tower.

6.124 FUTURE LANDMARKS

Encourage the development of further landmarks or building elements at the following key positions.

- a) The junction of Darby and Hunter Streets - located to form a visual termination in views north along Darby Street.
- b) The junction of Auckland and Hunter Streets located to form a visual termination in views north along Auckland Street. This is an alternative to opening up outward views as noted in Section 6.232(b).

6.13 EDGES

6.131 SOUTHERN EDGE

- a) Prepare and implement a landscape plan for the Queen Street area which provides a more sensitive transition from the back of Public/Esclesiastical buildings fronting Laman Street and established residential terrace buildings in Queen Street. The scheme should encourage a more cohesive landscape character and provide a buffer between the car parking areas on the northern side of the street and adjacent residential development.
- b) Alternatively consider built form of a scale of two storeys on the northern side of Queen Street.

6.132 RAILWAY LINE

- a) The railway line currently forms a hard, visually abrupt and unsightly edge to the CBD;
- b) Encourage removal of the railway-line east of Civic Station and redevelopment of the reserve;
- c) In the interim adopt and implement a strategy incorporating fencing and planting to screen overhead cables and structures;

6.14 SPECIAL AREAS

6.141 CIVIC PARK

Adopt and implement the Plan of Management prepared for Civic Park prepared by Forsite Landscape Architects and Planners.

In particular implement the following:

- a) Reinforcement of the eastern edge of the reserve by planting of an appropriate scale;
- b) The establishment of appropriate urban edges adjacent the park in particular:-
 - . Eastern side of Darby Street;
 - . The north eastern corner of Darby and King Streets;
 - . The north western corner of Auckland and King Streets.
- c) The reinforcement of the formal axis or link between Civic Park and the City Hall by the treatment of pavings. Consider carrying pavings across King Street to provide a visual ceremonial axis which could be associated with temporary road closures for significant Civic or cultural events.
- d) The long term consolidation of Civic Park as a focus for Civic activities. Encourage further consolidation of Civic functions around Civic Park.
- e) The treatment of future development on the Civic redevelopment site bounded by Wheeler Place, Hunter Street, Darby Street, and King Street in a way which provides an appropriate backdrop to the City Hall and City Administration building, and creates spaces which relate visually and functionally with Civic Park.
- f) The creation of pedestrian linkages from Civic Park through to Civic Station and the foreshore in a way which reinforces and extends the civic axis.

6.142 HONEYSUCKLE GOODSYARD

- a) Ensure the special qualities of the goodsyard site are retained and enhanced as part of future proposals for use of the site.

6.15 ROUTES

6.151 KING STREET

- a) Encourage built-form up to the street alignment within this precinct east of Darby Street on the Northern side;
- b) Encourage upgrading of the retaining wall east of Darby Street on the southern side by the installation of an appropriate surface treatment or facing;
- c) Investigate the possibility of creating a symbolic axis across King Street on the Civic Park axis using pavings or other means.

6.152 HUNTER STREET

- a) Investigate opportunities for improving the image of Hunter Street in this precinct including the planting of appropriately scaled and spaced trees in spaces identified in association with a traffic management plan for the area.
- b) Investigate the opportunity to upgrade the Civic Station forecourt as part of a scheme to extend the Civic axis;
- c) Generally encourage the development of built-form up to the street alignment along Hunter Street.

6.153 DARBY STREET

- a) Refer Section 6.143

6.154 WHARF ROAD

- a) Encourage the use of appropriate fencing materials where necessary and as part of an overall landscape strategy;
- b) Encourage the removal of aerial cables and associated structures within in the enclave;
- c) Encourage the development of a unique visual image for Wharf Road which is different from other routes and which maximises the opportunities for harbour views and association with foreshore activities. This image should have some consistency throughout its length and maximise the opportunities created by the presence of existing wharf and railway buildings;

6.2 CITY FORM

6.21 GENERAL MASSING

- a) Maintain the principle that the development ceiling in this precinct be based on the objective of encouraging the dominance of the City Hall tower as a visual and symbolic element;
- b) Maintain the principle that development should not form a major departure from the skyline in this precinct which plays a pivotal role in the transition from the natural rise in the eastern CBD and the flatter land to the west.
- c) Adopt the top of the City Hall tower as the upper height limit.

6.22 STREET HEIGHTS

Encourage consistent development heights along street frontages adopting the principle of predominant parapet lines for each street or block.

The following principles have been adopted in formulating height controls in this precinct and are incorporated into the controls outlined in Appendix No. 1:-

- a) Encourage a maximum scale of five storeys along the southern side of Hunter Street between Darby Street and Wheeler Place;
- d) Encourage a maximum scale of around 4 to 5 storeys within the block bounded by Hunter, Crown, King and Darby Streets;
- c) Encourage a scale of two to three storeys along the remainder of the south side of Hunter Street in this precinct west of Wheeler Place;
- d) Encourage a maximum scale of around four storeys along the northern side of Hunter Street west of Civic Station provided that consolidation takes place to create frontages exceeding 18 metres;
- e) Encourage scale of approximately two storeys along Darby Street between Bull Street and Queen Street;
- f) Encourage a scale of approximately 3 storeys at the street frontages on Darby Street opposite the eastern side of Civic Park;
- g) Ensure new development takes into consideration the scale of buildings which have visual and historical significance.

- b) It is considered that the issuing of floor space bonuses for development within the core areas of this precinct will create difficulties achieving other urban design objectives and should therefore be discouraged.

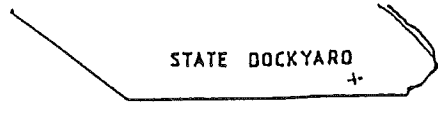
6.25 TALLER BUILDINGS

- a) Taller buildings are generally difficult to integrate into this precinct due to the constraints resulting from lot and block shapes, external views of the city and urban design objectives with respect to Civic Park and key public buildings.

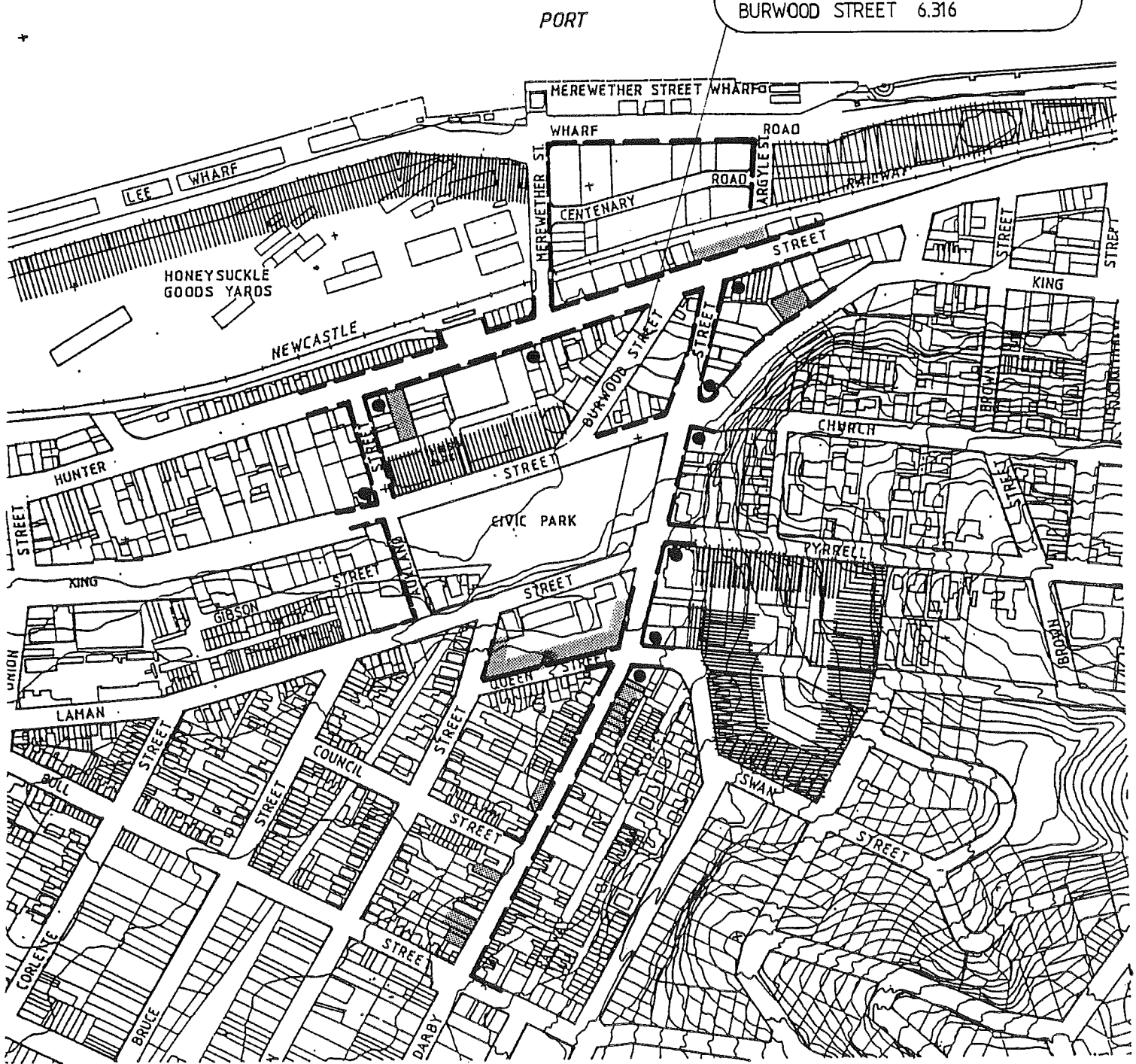
- b) The location of elements which approach the height ceiling should be limited to the south west corner of Hunter and Darby Street.

LEGEND.

- ENCOURAGE STRONGER CORNER IDENTITIES.
- ▨ ENCOURAGE INFILL OF VACANT SITES
- ENCOURAGE BUILT FORM TO STREET ALIGNMENT.
- ||||| AREAS WHERE BUILDINGS MAY BE SETBACK.



INVESTIGATE OPPORTUNITY TO CLOSE BURWOOD STREET 6.316



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- b) Discourage road widening where this affects street form within this precinct, particularly within Darby Street.
- c) Determine whether there is a need for road widening in the vicinity of Civic Park. Preference should be given to abandoning road widening in this area from an urban design viewpoint.

6.316 ROAD CLOSURES

Consider the closure of Burwood Street to enable site consolidation and redevelopment to take place. Investigate the implications with respect to:

- . Traffic management and access;
- . Views particularly of St. Andrews and Civic Park;
- . Pedestrian access; and
- . Car parking.

6.32 ENVELOPE DESIGN

6.321 FACADE COMPOSITION

6.3211 PREFERRED TREATMENTS

- a) Preference should be given in this precinct to designs that incorporate a tripartite composition with base middle and top conditions.

6.3212 NON PREFERRED TREATMENTS

- a) Large buildings with no variation in architectural treatment from bottom to top should be discouraged.

6.322 FENESTRATION DESIGN

6.3221 PREFERRED TREATMENTS

- a) Preference should be given in this precinct to designs which treat windows as an opening in a wall with the window occupying less than 35% of the surface area in the central wall zone.
- b) Preference should be given to windows of vertical proportion arranged within a horizontal and vertical order or framework as noted in 6.324 below.

- . Fully glazed curtain walls in both reflective or non reflective glass;
- . Metal facades or walls;
- . Unrelieved painted render or similar finishes;
- . Unarticulated concrete surfaces;
- . Unarticulated cladding systems such as flat fibre cement or similar materials;
- . Rubbed sheet materials.

6.326 COLOURS

6.3261 PREFERRED COLOURS

- a) Preference should be given to colours which relate to the overall palette in this precinct.
- b) Hues on contributory buildings in this precinct are predominantly earth tones although there are some departures which contribute.
- c) Colours which are preferred in this precinct include:
 - . Brickwork in red brown, mid tones or cream, and which are even in colour;
 - . Sandstone;
 - . Painted render in Victorian and Federation colour schemes;

6.3262 NON PREFERRED COLOURS

- a) Colours which are difficult to integrate include:
 - . Black;
 - . Reflective finishes;
 - . Highly saturated colours particularly primary colours;
 - . Metallic finishes.

6.3263 PAINTING OF EXISTING BUILDINGS

- a) Colours should be used to unify buildings which form part of a group - for example terrace buildings.
- b) Colour schemes for existing buildings should be appropriate to the style of the building.

- b) Preference should be given to roof forms which give a pyramidal top profile to elements breaking through the main building form with similar materials used as in the lower sections of the building.

6.3282 NON PREFERRED TREATMENTS

- a) Strongly horizontal roof forms with large lengths of unbroken straight lines.
- b) Haphazardly located roof plant and enclosures.
- c) Contrasting coloured roof treatments.
- d) Strong fascia lines including angled fascias.

6.33 HERITAGE

6.331 ITEMS OF ENVIRONMENTAL HERITAGE SIGNIFICANCE

6.3311 INDIVIDUAL ITEMS

- a) Refer to Broad Guidelines
- b) Items of Environmental Heritage Significance within this precinct are included in Appendix No.3.

6.3312 IMPORTANT GROUPS

- a) The following areas require consideration of the group value of items. Special design attention is required for public and private actions within these areas to ensure group value is preserved and enhanced. These groups also provide a basis for prioritising implementation of actions for improvement schemes. The location of the groups are shown in Appendix No.3 and include:

- . Honeysuckle Goodsyrd Group
- . City Hall Group
- . St. Andrews Group

6.332 BUILDINGS ADJACENT TO ITEMS OF ENVIRONMENTAL HERITAGE SIGNIFICANCE

- a) Refer to Broad Guidelines

6.333 PARTICULAR ACTIONS

- a) Particular attention should be focussed on finding future use for the following items which are underutilised or threatened as a result of being in a state of transition or decay:

- . Honeysuckle Goodsyrd Buildings
- . Lee Wharf Buildings
- . Frederick Ash Building

b) Christie Park

Maintain Christie Park and provide an appropriate backdrop to the northern side which screens service activities associated with the Civic Arcade.

6.35

PEDESTRIAN NETWORK

- a) Ensure high quality finishes are adopted in public places surrounding the Civic buildings.
- b) Encourage the reinforcement of retail pedestrian circuits by ensuring the retention of active retail frontages and the development of canopy cover particularly in Hunter Street.
- c) Encourage the development of ground level pedestrian links to the foreshore.
- d) Encourage the extension of retail pedestrian circuits into areas currently occupied by dead frontage particularly in the following locations:
 - . King Street west of Crown Street. (Consider mid block link to Hunter Street).
- e) Encourage street level or below ground pedestrian links in preference to elevated links which destroy street views.

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- . Steggas Emporium - Hunter Street;
 - . Hoyts Theatre - Hunter Street;
 - . Hunter District Water Board - Hunter Street;
 - . Former Trades Hall and School of Mines - Hunter Street; and
 - . Bellevue Hotel - Hunter Street, Corner Hannell Street
- b) Encourage the upgrading of these buildings and ensure the treatment of colour schemes, plants, services and graphics is compatible with the architectural style and contributes to visual quality.

7.122 Outward Views to Landmarks

- a) Consider views to landmarks located in the Eastern Precinct from street spaces in Central Precinct.
- Items visible on the skyline but which could not be said to be dominant as landmarks include:
- . Christchurch Cathedral;
 - . The Obelisk; and
 - . City Hall and Administration building.
- b) Protect views of these items if possible, although immediate street upgrading may have a more beneficial impact and may be difficult to reconcile with retention of view corridors.
- c) Liaise with the Maritime Services Board regarding the upgrading of the exterior of the Grain Handling Terminal which forms a significant landmark on the northern side of Throsby basin. Upgrading should include repainting and the provision of lighting.

7.123 Future Landmarks

Encourage the development of further landmarks or building elements at the following key positions:-

- a) The south side of Hunter Street west of Union Street located to form a closure of street views looking west along Hunter Street;
- b) The south side of Hunter Street east of National Park Street located to form a termination of street views looking east along Hunter Street and south along Hannell Street;
- c) The north side of Hunter Street visible in views north along Union Street.

7.133 Harbour Foreshore

- a) Encourage increased accessibility for the public to foreshore areas in this precinct;
- b) Encourage recycling of the existing wharfs and wharf buildings for commercial and maritime related functions; Investigate opportunities for passenger facilities and temporary berthing of visiting ships open to the public;
- c) Ensure future development respects the siting and scale of existing wharf buildings;
- d) Ensure future development maintains intermittent views of the harbour;
- e) Maintain a hard foreshore edge within this precinct in contrast to soft landscaping carried out in the eastern precinct.
- f) Ensure future use of the foreshore area is considered in conjunction with the future of the railway land at Honeysuckle Goodsyards.

7.14 Special Areas

7.141 Honeysuckle Goodsyards

Refer to comments in Section 6.142.

7.142 Bull Street Enclave

- a) Prepare and adopt a landscape masterplan for the Bull Street Enclave which incorporates the following principles:-
 - . A consistent approach to street planting building on the quality of landscape established around the Government office building as well as planting within Bull and Ravenshaw Streets;
 - . The removal of aerial cables;
 - . Improved paving treatments;
 - . A green link across the former Gasworks site from National Park to King Street;
- b) Encourage a consistent approach to built form particularly within Hall Street. Buildings should preferably be built up to the street alignment with a scale of two stories.

7.2 CITY FORM

7.21 General Massing

- a) Encourage the development of taller buildings in this precinct only in locations where they assist urban legibility.
- b) Adopt the principle that tall buildings should not form a major visual departure seen against the skyline in views from the north and east.
- c) Adopt a general height ceiling of 30 metres AHD in this precinct.

7.22 Street Heights

Encourage consistent development heights along street frontages adopting the principle of predominant parapet lines for each street or block.

The following principles have been adopted in formulating height controls in this precinct and are incorporated into the controls outlined in Appendix No. 1:-

- a) Encourage a maximum scale of 3-4 storeys along the northern side of Hunter Street generally within this precinct;
- b) Encourage a maximum scale of 3-4 storeys along the southern side of Hunter Street within this precinct;
- c) Encourage buildings along King Street with a minimum scale of two storeys and maximum scale of four storeys;
- d) Encourage a scale of approximately two storeys within the Bull Street enclave, ie: the area south of King Street bounded by Union Street, Parry Street and National Park Street;
- e) Ensure new development takes into consideration the scale of buildings which have visual and historical significance and objectives with respect to the control of overshadowing of public areas.

7.23 View Corridors

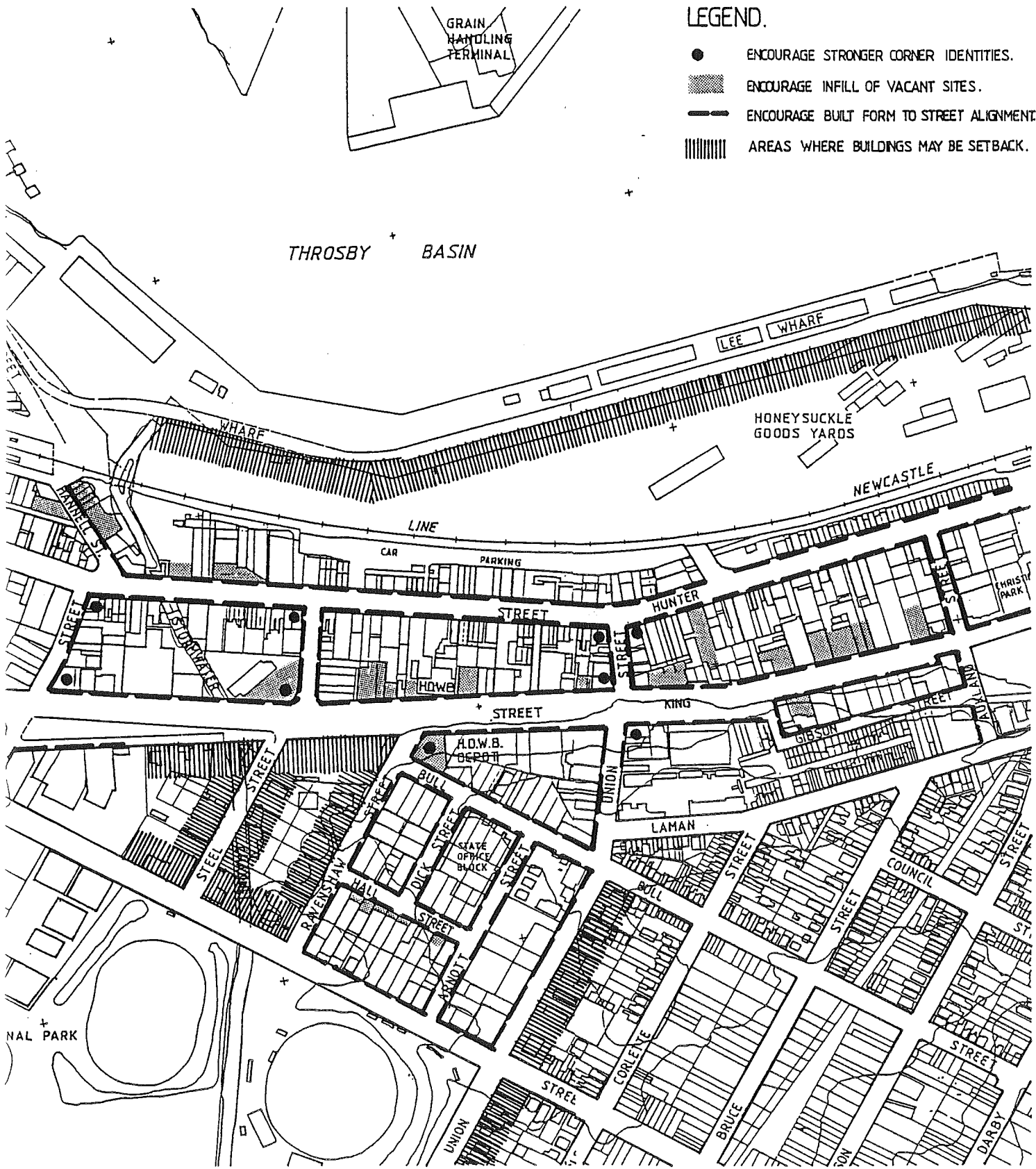
Important view corridors affecting the Central Precinct are noted in Appendix 2.1. These include:

7.24 Density

- a) There is generally an opportunity from an urban design viewpoint to achieve densities higher than those encouraged by existing floor space ratios within this precinct;
- b) Consideration should be given to permitting transfer of floor space ratio from other sites to this precinct where this is compatible with other planning objectives and achieves desirable planning objectives on the site from which the transfer is taking place;
- c) Floor space ratios for the Honeysuckle Goodsyard site should have regard to the raw state of the site and take into account that some land may be lost due to the need to allocate areas for vehicular and pedestrians and public open spaces.

7.25 Taller Buildings

- a) There are less constraints limiting the location of taller buildings within this precinct than the area to the east. The relatively large block sizes result in large centre of block areas.
- b) Taller buildings should be restricted to the centre of block areas between Hunter and King Street although there may be some opportunity within the Honeysuckle Goodsyard site for structures up to eight storeys.
- c) The principles of general massing, street heights and view corridors define an overall envelope within which individual building envelopes can be established. Individual building envelopes would need to be determined considering the general issues raised within Section 3.512 in addition to the more specific recommendations for building character within this precinct. The relationship of buildings to existing tall buildings will need to be considered.



LEGEND.

- ENCOURAGE STRONGER CORNER IDENTITIES.
- ▨ ENCOURAGE INFILL OF VACANT SITES.
- - - ENCOURAGE BUILT FORM TO STREET ALIGNMENT
- ||||| AREAS WHERE BUILDINGS MAY BE SETBACK.



<p>NEWCASTLE CENTRAL BUSINESS DISTRICT URBAN DESIGN & HERITAGE STUDY</p>	<p>↑ NORTH</p>	<p>CENTRAL PRECINCT CITY CHARACTER SUTERS ARCHITECTS & PLANNERS.</p>	<p>7.2 NUMBER</p>
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- b) Preference should be given to buildings which reflect the prominent pattern of articulation which is for facades to be broken up across the frontage in a module of between 4.5 and 6 metres.

7.32 Envelope Design

7.321 Facade Composition

7.3211 Preferred Treatments

- a) Preference should be given in this precinct to designs that incorporate a tripartite composition with base, middle and top conditions.

7.3212 Now Preferred Treatments

- a) Large buildings with no variation in architectural treatment from bottom to top should be discouraged.

7.322 Fenestration Design

7.3221 Preferred Treatments

- a) Preference should be given in this precinct to designs which treat windows as an opening in a wall with the window occupying less than 35% of the surface area in the central wall zone.
- b) Preference should be given to windows of vertical proportion arranged within a horizontal and vertical order or framework as noted in 7.324 below.

7.3222 Non Preferred Treatments

- a) Fully glazed curtain walls or buildings with strongly horizontal or vertical window treatments should be discouraged.
- b) Buildings with large unmodulated blank walls.

7.323 Surface Relief

7.3231 Preferred Treatments

- a) Encouragement should be given in this precinct to designs which include surface relief.
- b) Preference should be given in surface patterns or relief which achieve a balance in horizontal and vertical articulation of the facade.

- c) Colours which are preferred in this precinct include:
- . Brickwork in red brown, mid tones or cream, and which are even in colour;
 - . Sandstone;
 - . Painted render in Victorian and Federation colour schemes;

7.3262 Non Preferred Colours

- a) Colours which are difficult to integrate include:
- . Black;
 - . Reflective finishes;
 - . Highly saturated colours particularly primary colours;
 - . Metallic finishes.

7.3263 Painting of Existing Buildings

- a) Colours should be used to unify buildings which form part of a group - for example terrace buildings.
- b) Colour schemes for existing buildings should be appropriate to the style of the building.
- c) Prevent the painting of previously unpainted buildings where the original finish is an important part of the style.

7.327 Design Features

7.3271 Preferred Treatments

7.32711 Awnings

- a) Awnings are generally used with consistency along street frontages in the retail areas
- b) New development should maintain the continuity of adjacent awnings, adopting an identical height and fascia thickness to neighbours.
- c) Alternative awning forms may be considered on larger frontages, preferably only where these occupy a full block.
- d) Encourage reinstatement of original awnings and verandahs where sufficient detail exists to permit authentic restoration.

7.3312 Important Groups

- a) The following areas require consideration of the group value of items. Special design attention is required for public and private actions within these areas to ensure group value is preserved and enhanced. These groups also provide a basis for prioritising implementation of actions for improvement schemes. The location of the groups are shown in Appendix No.3 and include:
 - . Former Trades Hall group
 - . Bank Corner group

7.332 Buildings Adjacent to Items of Environmental Heritage Significance

- a) Refer to Broad Guidelines

7.333 Particular Actions

- a) Particular attention should be focussed on finding future use for the following items which are underutilised or threatened as a result of being in a state of transition or decay:
 - . Former Incinerator - Parry Street
 - . Former Police Station - Hunter Street
- b) Encourage upgrading of the following items with painting in appropriate colour schemes which reflect the original architectural form:
 - . Former Steggas Emporium building - Hunter Street
 - . Bellevue Hotel - Corner Hunter Street & Hannell Street

7.34 Landscape

7.341 Street Planting

7.3411 Foreshore Zone

- a) Encourage a consistent approach to planting along the foreshore zone which takes into account the extreme exposure and associated environmental stress.
- b) Implement improvements in pavings and street furniture within this zone.

Pedestrian Network

- a) Seek opportunities to reinforce retail pedestrian circuits by ensuring the retention of active retail frontages and the development of canopy cover particularly in Hunter Street.
- b) Encourage the development of ground level pedestrian links to the foreshore.
- c) Encourage the extension of retail pedestrian circuits into areas currently occupied by dead frontage particularly in the following locations:
 - . King Street east of Union Street
 - . King Street west of Union Street
- d) Encourage street level or below ground pedestrian links in preference to elevated links which destroy street views.