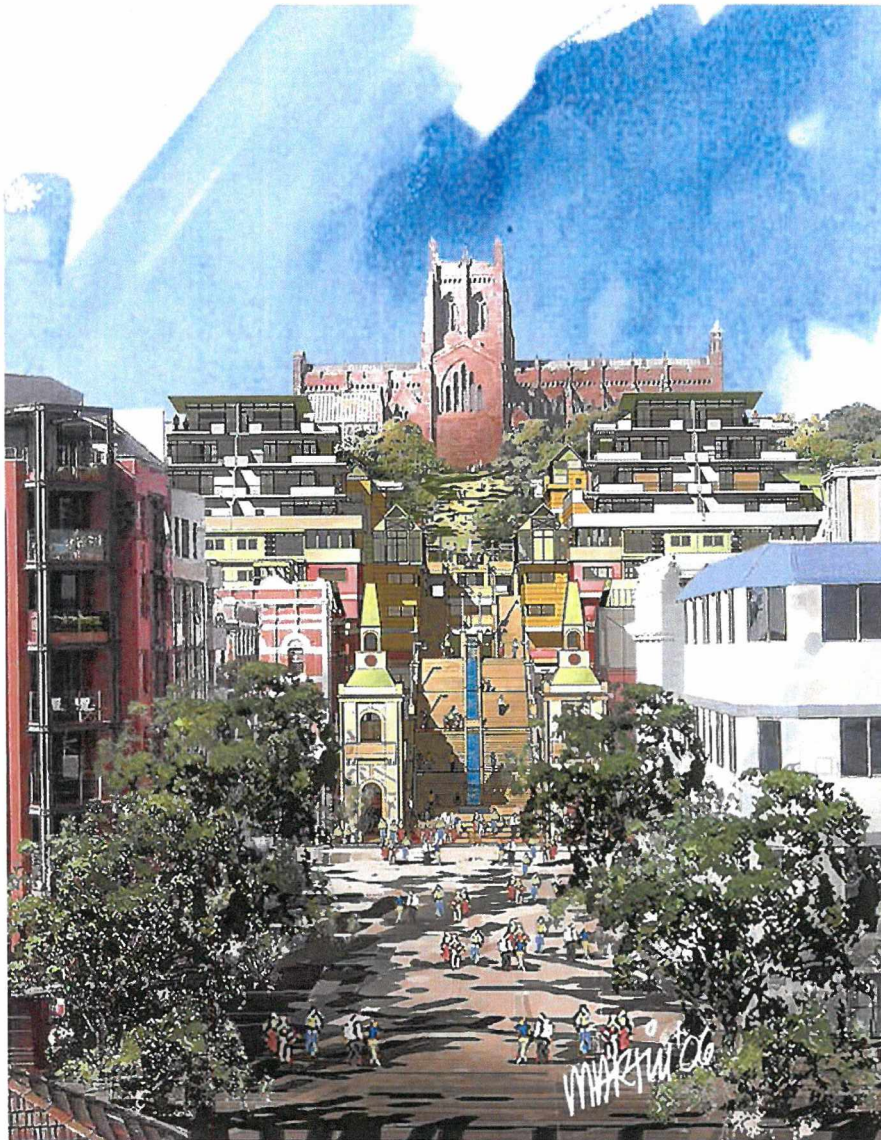


ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

CCL 08/12/2020 – STAIRWAY TO HEAVEN CONCEPT

PAGE 3 ITEM-102 Attachment A: Stairway to Heaven Concept

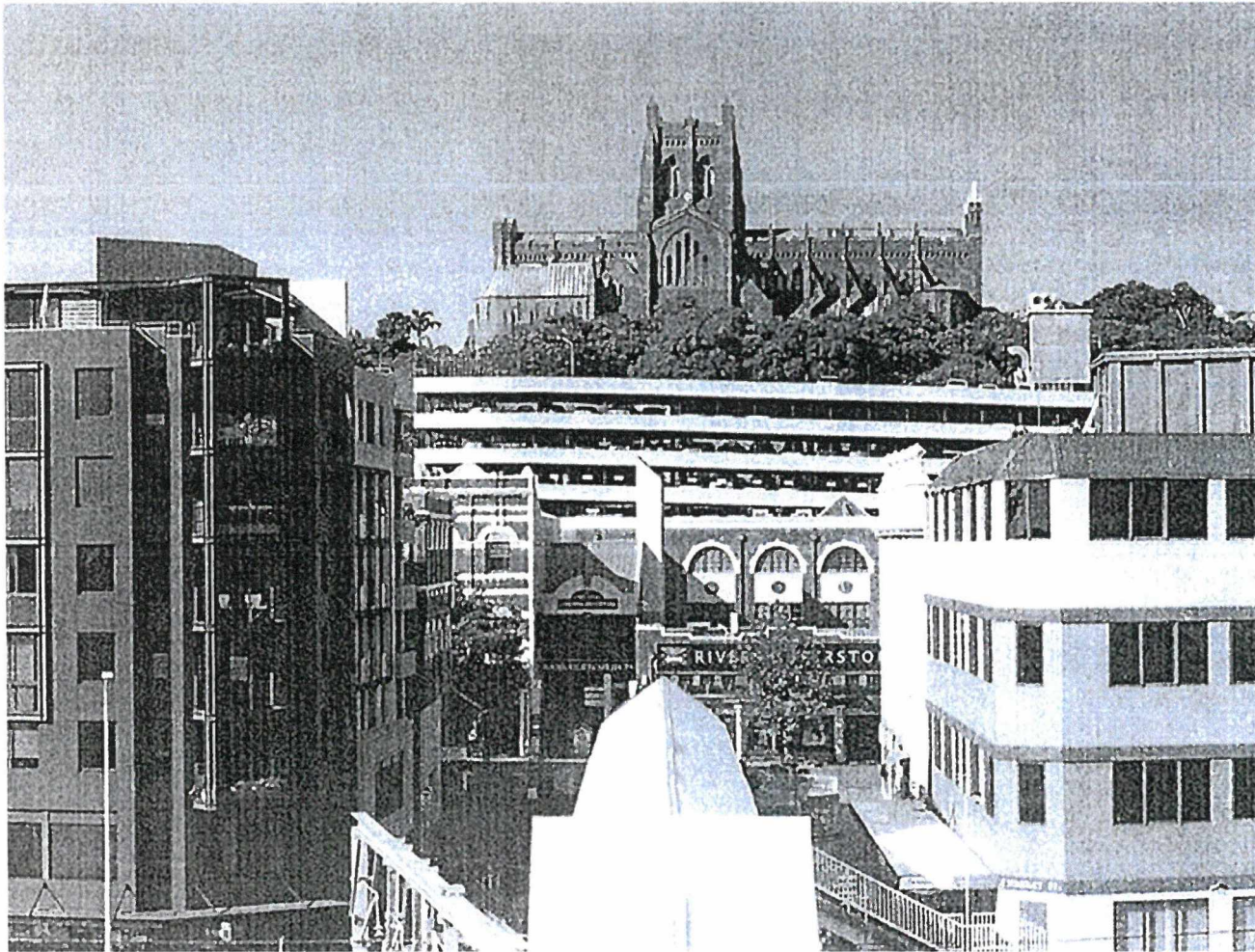
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REDEVELOPMENT OF MARKET SQUARE AND THE KING STREET PARKING STATION

SARRUN PTY LTD





A PROJECT TO CHANGE
THE HEART OF NEWCASTLE
AND ENHANCE THE
EUROPEAN ORIGINS OF
IT'S 1828 TOWN PLAN.



Redevelopment of Market Square
and the King Street Parking Station

EJE architecture

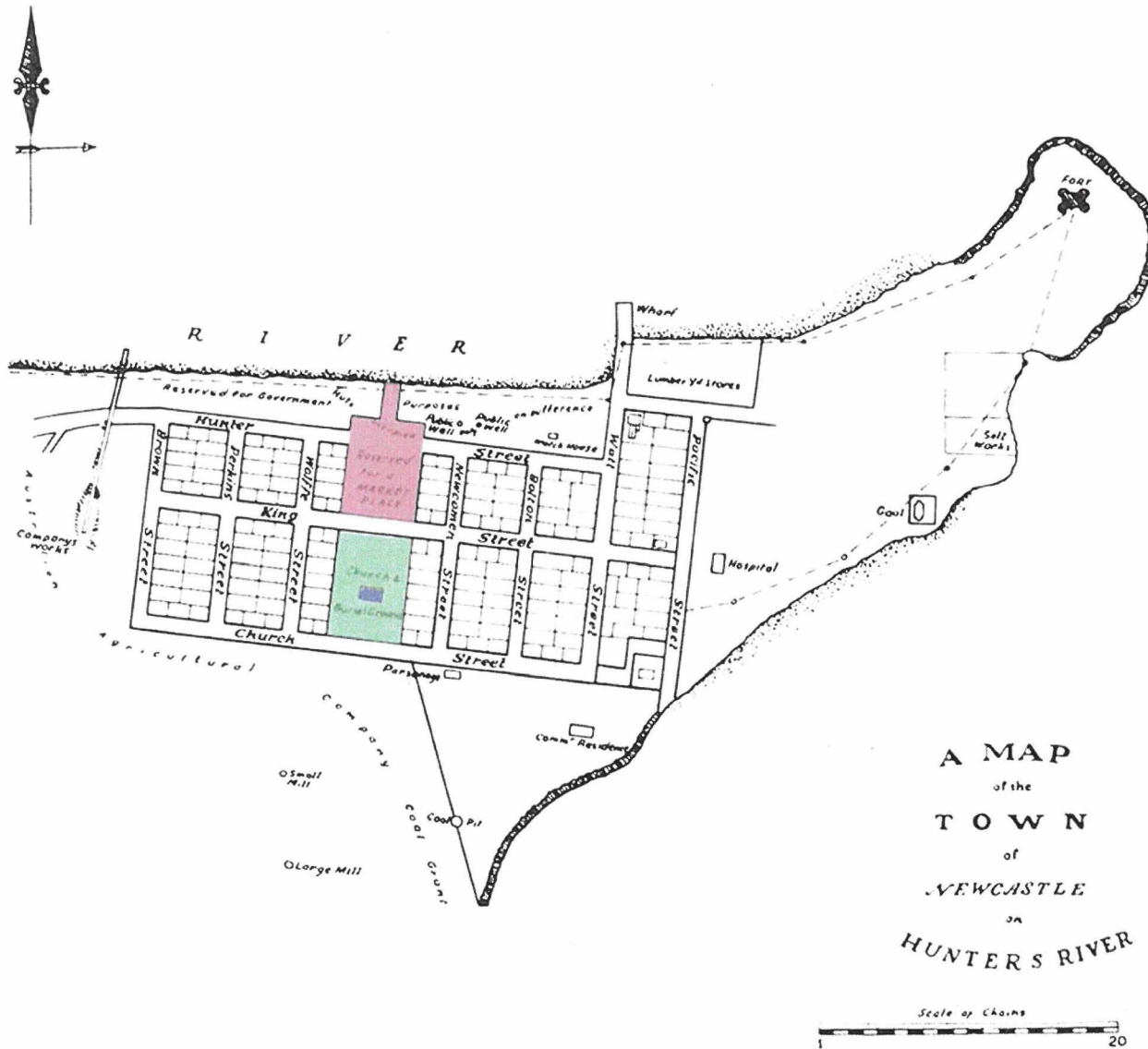


CREATING A NEW PUBLIC SPACE IN THE HEART OF NEWCASTLE (SIMILAR TO THE SPANISH STEPS IN ROME). LINKING THE HARBOUR, HUNTER ST AND CHRIST CHURCH CATHEDRAL.

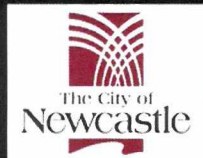


Redevelopment of Market Square and the King Street Parking Station



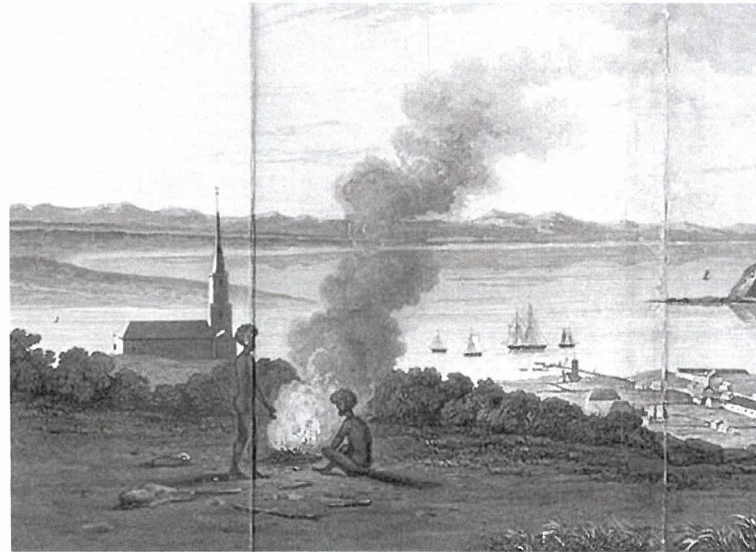
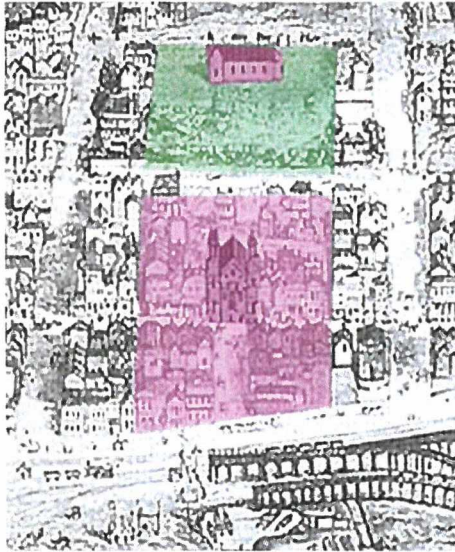


THE ORIGINAL TOWN PLAN FOR NEWCASTLE HAD ITS ORIGINS IN SPANISH TOWN PLANNING LAWS FOR NEWLY DISCOVERED LANDS. THE CHURCH ON THE HIGH GROUND, OVERLOOKING THE TOWN SQUARE, LINKED TO THE HARBOUR.



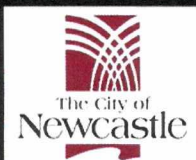
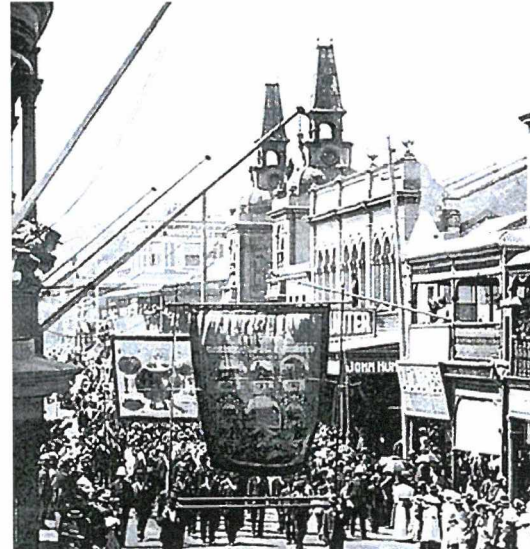
Redevelopment of Market Square and the King Street Parking Station





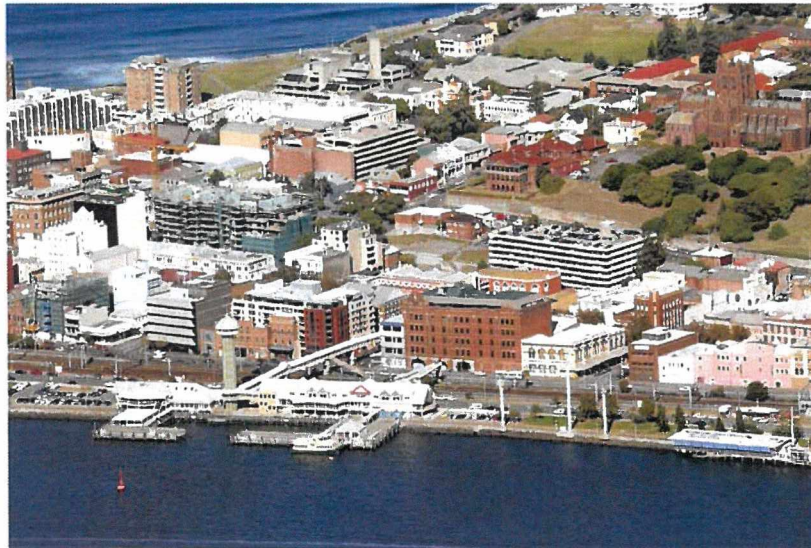
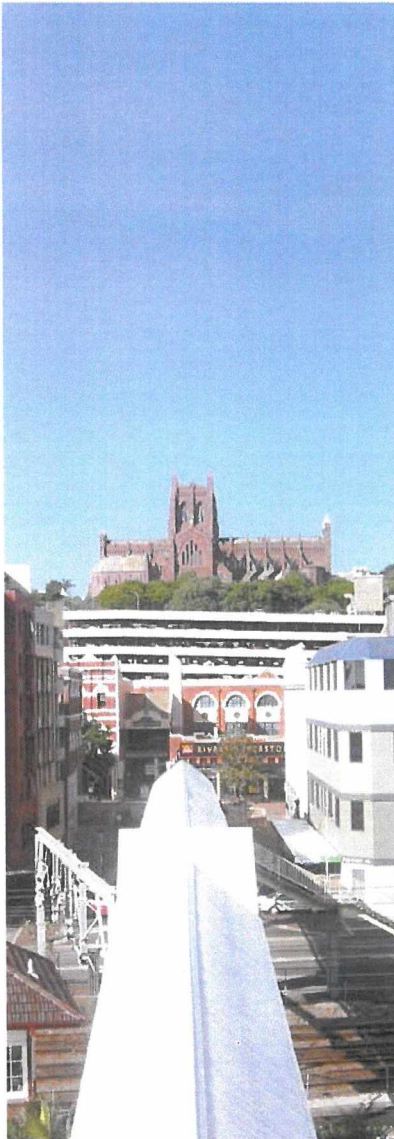
FROM THE 1820'S-1970'S,
NEWCASTLE'S MARKET
SQUARE WAS THE CENTRE
OF THE TOWN'S
COMMERCIAL AND RETAIL
ACTIVITY.

IN THE PAST THE MARKET
SQUARE WAS A VIBRANT
ENVIRONMENT WHERE
TRADE AND RETAIL
OCCURRED ON AN
EVERYDAY BASIS. THE
MARKET SQUARE WAS
PROGRESSIVELY ENCLOSED
WITH BUILDINGS OF
LANDMARK QUALITY.



Redevelopment of Market Square
and the King Street Parking Station

EJE architecture

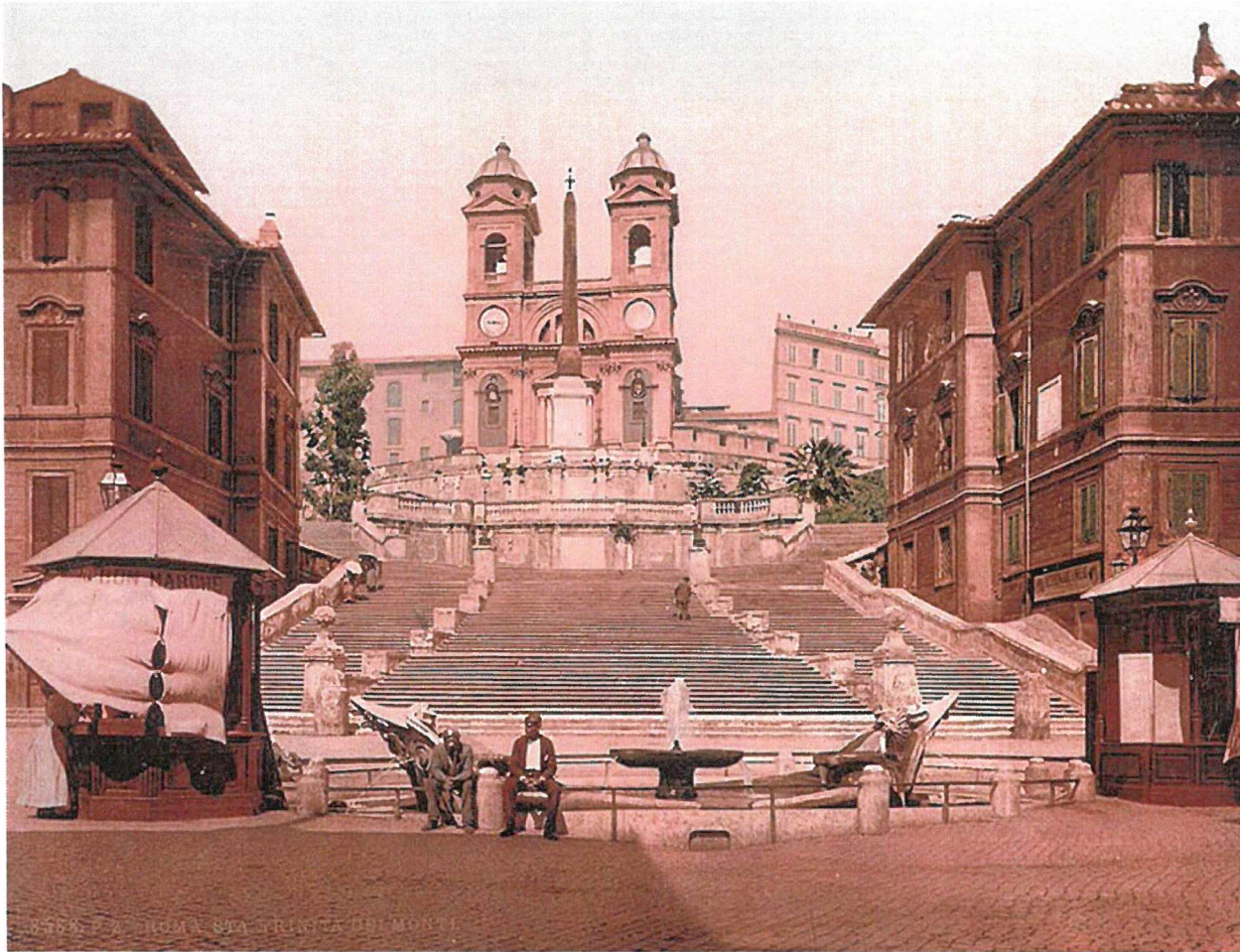


IN THE NEW MILLENNIUM THE MARKET SQUARE HAS LOST ITS APPEAL. LANDMARK BUILDINGS AND THE VIBRANCY IT ONCE HAD ARE GONE. THE TIME IS RIGHT FOR A DRAMATIC CHANGE. THE PROPOSED REDEVELOPMENT OF MARKET SQUARE AND THE ADJOINING COUNCIL CARPARK SEEKS TO REINSTATE THE ORIGINAL INTENT OF DANGAR'S TOWN PLAN BY LINKING THE CATHEDRAL TO THE HARBOUR WITH A NEW VIBRANT PUBLIC SPACE.



Redevelopment of Market Square
and the King Street Parking Station

EJE architecture

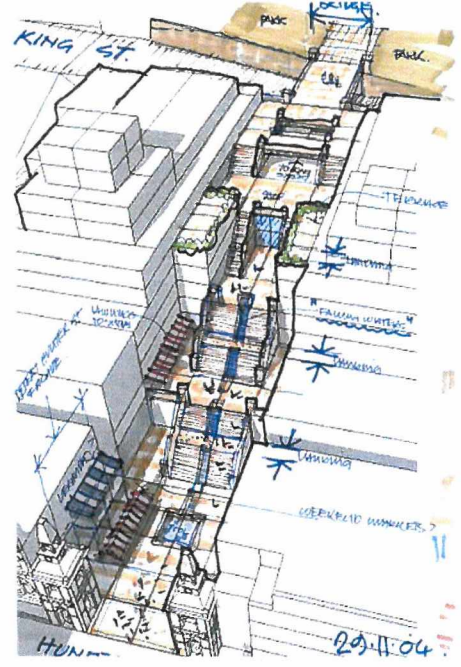
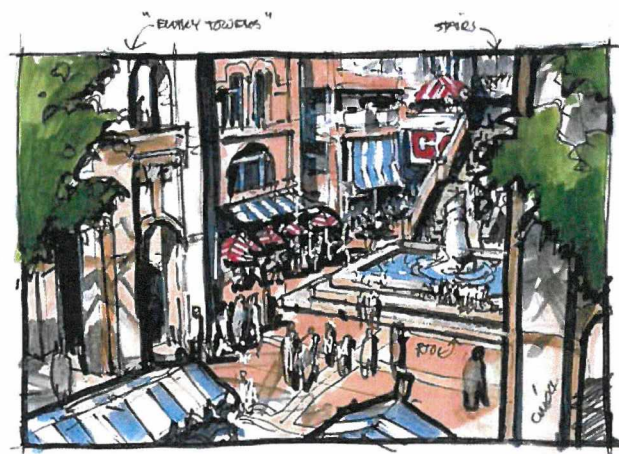
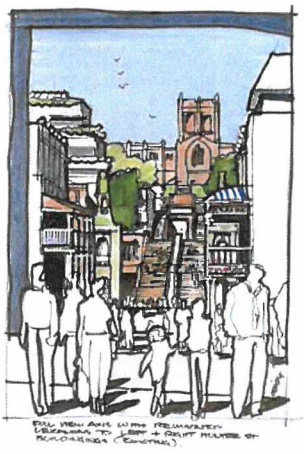


LIKE THE GREAT PEOPLE
PLACES OF EUROPE,
NEWCASTLE NEEDS A SPACE,
TO RE-ESTABLISH THE LINK
BETWEEN THE HARBOUR
AND CHRIST CHURCH
CATHEDRAL.



Redevelopment of Market Square
and the King Street Parking Station

EJE architecture



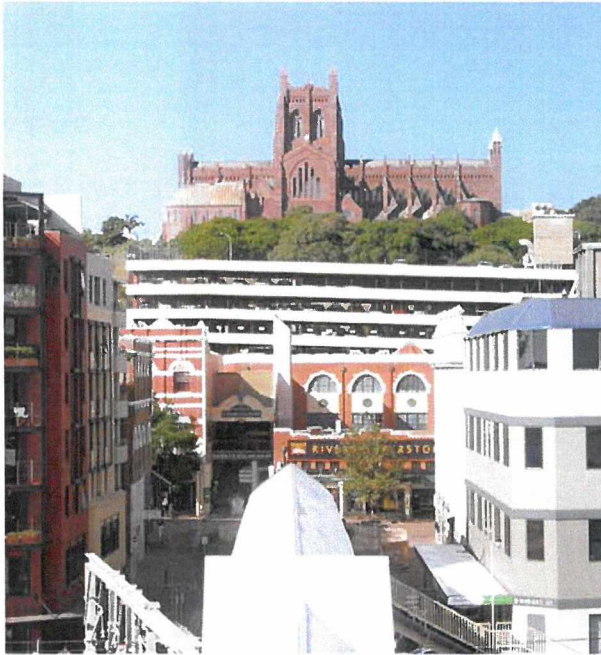
THIS CAN BE DONE AT MARKET SQUARE. THE DEVELOPMENT CREATES A PUBLIC SPACE FROM THE HARBOUR TO CATHEDRAL PARK, BY INTRODUCING A GRAND STAIRCASE FULL OF ACTIVITY AND PURPOSE WITH WIDE PEDESTRIAN PLACES WITH ACTIVE SHOP FRONTS, LANDINGS AND COURTYARDS.

Le Scale alla Chiesa di Christ



Redevelopment of Market Square and the King Street Parking Station





EXISTING

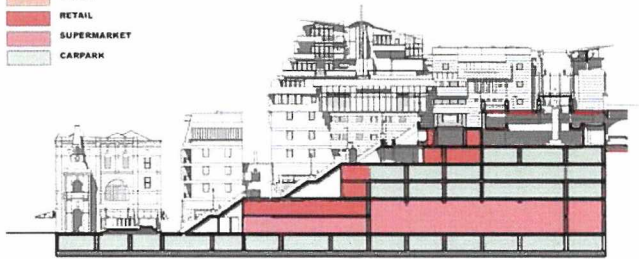


PROPOSED

A NEW EUROPEAN QUARTER

- PARKING
- SHOPPING
- SUPERMARKET
- WORKING
- LIVING
- EATING

- RESIDENTIAL
- OFFICE
- RETAIL
- SUPERMARKET
- CARPARK



SECTION THROUGH STAIRS



TYPICAL BLOCK SECTION

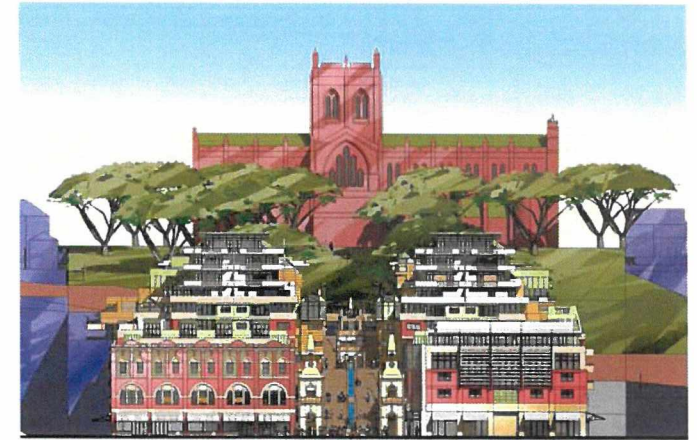


Redevelopment of Market Square and the King Street Parking Station

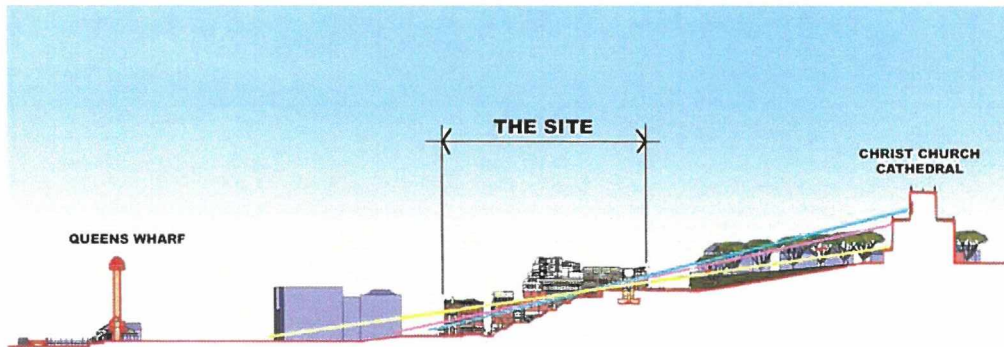




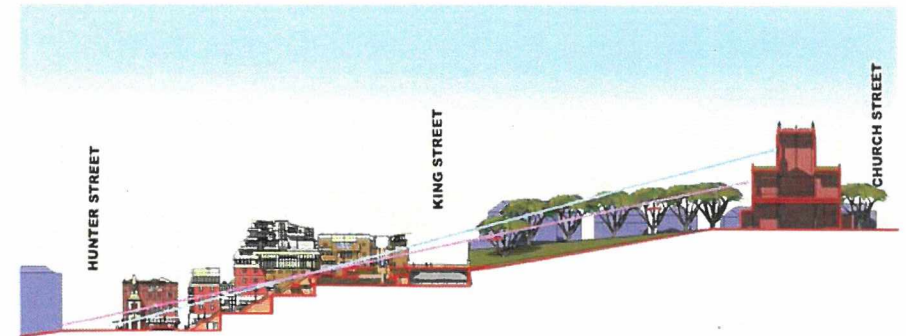
WEST ELEVATION



NORTH ELEVATION



OVERALL CROSS SECTION
SHOWING SITE LINES TO THE CATHEDRAL
FROM HUNTER ST & SCOTT ST



DETAIL CROSS SECTION
SHOWING SITE LINES FROM
HUNTER STREET



Redevelopment of Market Square
and the King Street Parking Station





EXISTING



PROPOSED



A NEW, VIBRANT MIXED-USE COMMUNITY REINFORCING THE EUROPEAN CITY ATMOSPHERE AND CHARACTER OF NEWCASTLE. A NEW FOCUS FOR THE HISTORIC EAST OF NEWCASTLE.



Redevelopment of Market Square and the King Street Parking Station

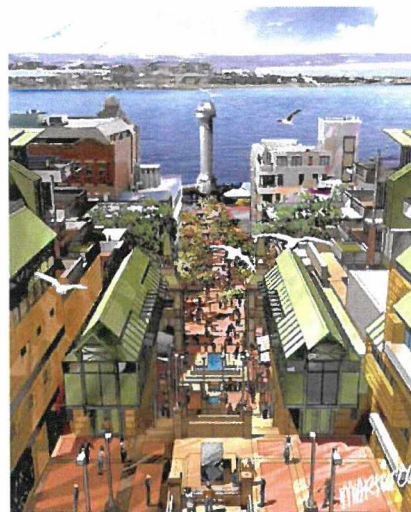




EXISTING



PROPOSED

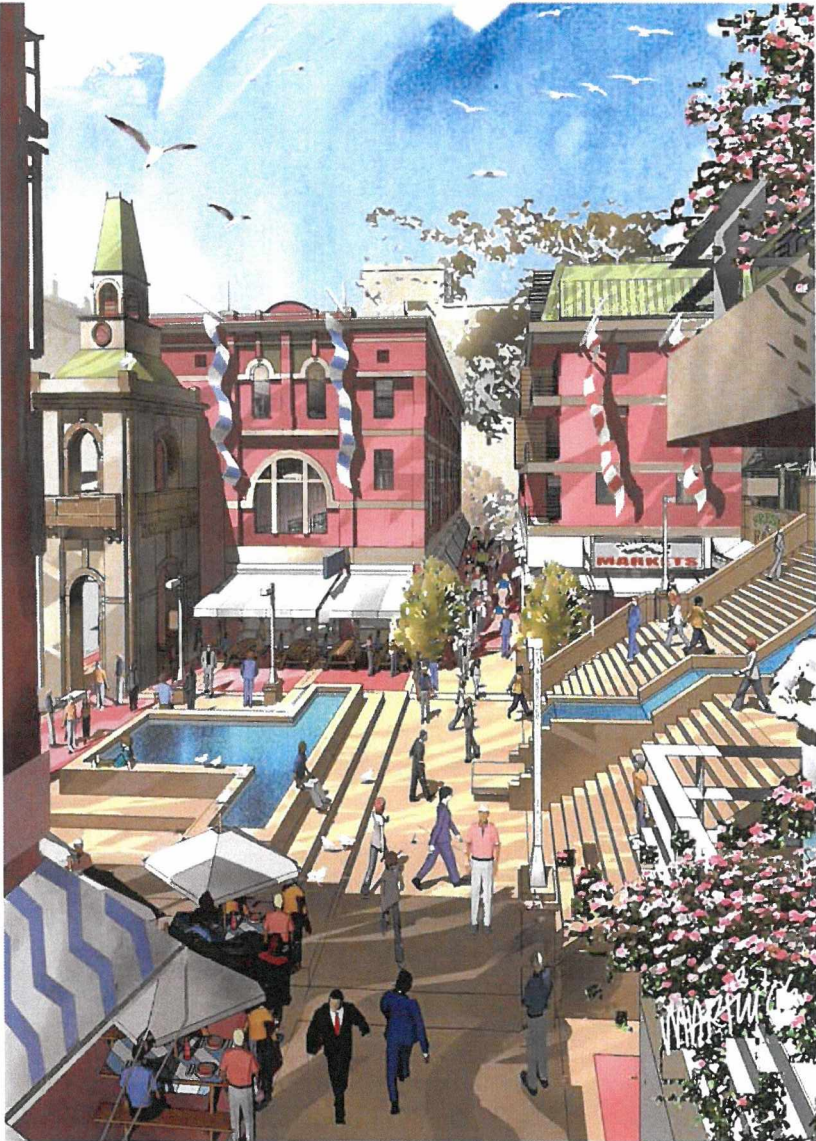


THIS DEVELOPMENT WILL KEEP PACE WITH THE DEVELOPING HONEYSUCKLE AND WEST END PRECINCTS. A REJUVENATED “EUROPEAN QUARTER” FOR NEWCASTLE WILL REMOVE THE BARRIER BETWEEN THE CATHEDRAL AND HARBOUR.



Redevelopment of Market Square
and the King Street Parking Station

EJE architecture

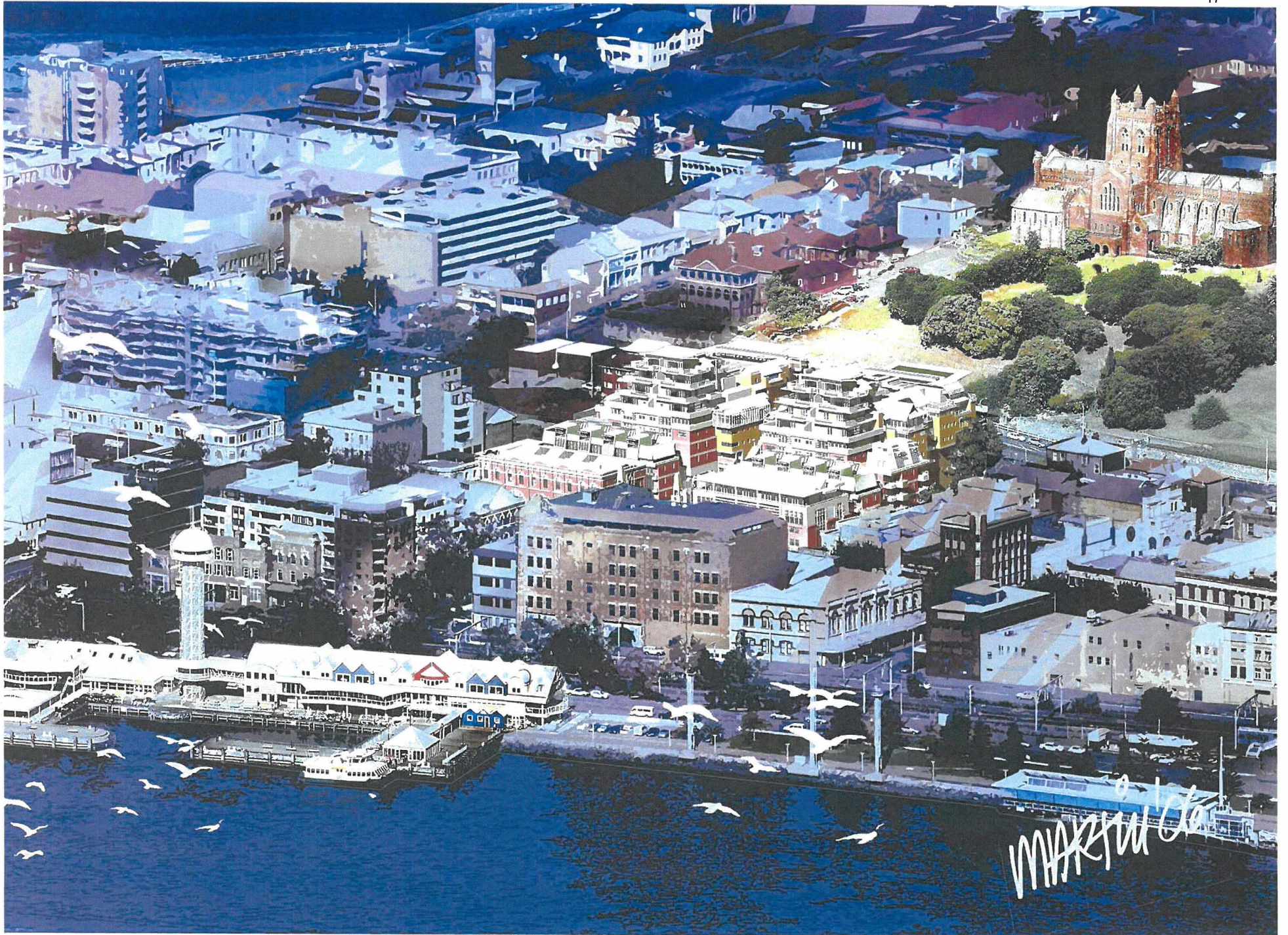


THE PROJECT CREATES NEW PEOPLE SPACES AND INTIMATE LANEWAYS FOR BOUTIQUE RETAIL, RESTAURANTS AND CAFES DIRECTLY ACCESSED OFF THE PLAZAS, LANDINGS AND STAIRWAYS.



Redevelopment of Market Square
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EJE architecture



MAKIN' IT

