



Technical Manual
Commercial

Production:

*Newcastle Technical Manual
Commercial* was prepared by the Future
City Group of The City of Newcastle.

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Updated June 2012

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1. Commercial

This Manual:

- supplements Section 6.01, 6.09 and 6.10 of the Newcastle DCP by providing technical information for the design and assessment of commercial development.
- provides additional design guidelines to designers and developers to facilitate quality urban design
- aims to encourage practitioners to take an innovative approach to commercial development.

2. Commercial Centres

The Newcastle CBD provides the greatest concentration of services and facilities to the regional community. The core activities in this area are commercial/office and retail, supported by residential, community, recreational, educational, entertainment, tourist and open space.

Other commercial centres that contribute to the vitality of Newcastle are predominantly based on traditional main street or 'high' streets at the centre of suburbs and offer increasing opportunities for the concentration of local 'urban village' services. These centres encourage active street frontages through retail, restaurants, cafes and service based activities such as hairdressers, banking centres and the like.

3. Design Guidelines Newcastle City Centre East

3.1 Desired Building Types - Building Bulk, Massing & Form

The ten main building types identified for City East set the context for any new development in terms of built form, topography, landscape and streetscape setting. Development is to be consistent with the desired building position, bulk and massing for each building type.

City core - desired building type: (found in Central Core Area) commercial/retail/institutional buildings

General

Buildings are of a simple rectilinear form with a parapet tower or roof form providing an interesting silhouette.



Building frontage widths vary. Building heights, cornices, parapets or roofs are seldom identical. This reinforces expression of property boundaries, visual interest, and the sense of a street of buildings, rather than a monolithic block like a high rise building laid on its side.

Upper building setback

Higher portions have a consistent setback in a single step to provide a simple rectilinear block form and a simple backdrop to the silhouette of the existing buildings. The consistent setback aligned to the street reinforces the city's grid structure.

The setback of this higher proportion is significant which means that the scale of the street wall is not dominated and that the higher portions of the development are visually separated from the street wall and read as a backdrop.

Street setbacks

Buildings are built to the street boundary and are aligned up to a street wall height before stepping back 6m to the taller element.

Side Setbacks

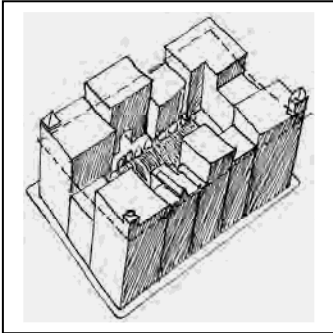
Buildings are generally built to side or simultaneously developed on the lot line.

Rear Setbacks

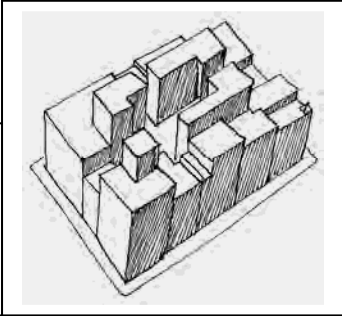
Setbacks at the rear are varied providing opportunity for courtyards and secondary access way networks.

Facade composition

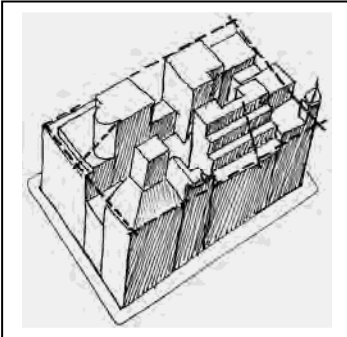
Articulation of retail shop buildings at the periphery is achieved through attached piers with windows arranged within recessed panels. The base is usually characterised by change in texture, wider openings and more massive piers.



THIS
 Mass up to the street line. Retain sense of a 'street of buildings' by slight variation of heights along the frontage



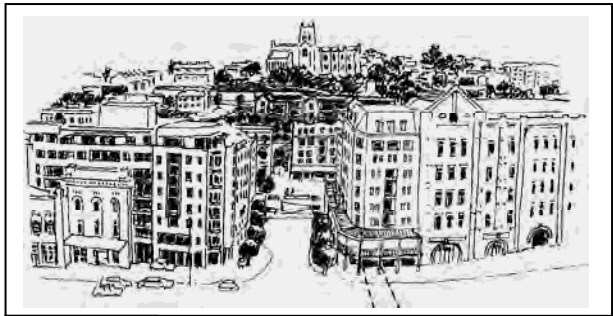
OR THIS
 Where stepping height envelope is allowed, make the form simple and the setbacks consistent.



NOT THIS
 These stepping envelopes above the street walls lead to building forms which are not sympathetic with characteristics of prevalent building types



Currently existing



Potential

City edge - desired building type: (found in Central Core Area)

General

Built to full height to the street frontage, developments mass up to the full height along the street frontage to help provide a simple and clear edge.



Buildings of heritage significance or contributory are often set back at the upper building height to retain the facade in cases where it has not diminished the character of the building.

Building sites and frontage widths vary. Variation in building heights gives expression of property boundaries.

Side Setbacks

Buildings are built to side boundaries to match existing or simultaneously proposed developments.

Buildings north of the railway line and west of Perkins Street align to reflect the north-south corridor to waterfront, where they occur.

Facade Composition

Simple and flat bays are achieved through the placement of windows in groups or pairs.



Vertical additions to the edge wall, to reinforce city edge



Setback higher portion of building to consistent setback, simple massing



Replacing some of the buildings at the edge of the block

Mixed fringe – desired building type: (found in King Street South, Newcastle East and Newcastle Beach Area) the mixed converted warehouse/terrace houses, walk up flats

Street setbacks

Two to three storeys built to or near street alignment make up the prevailing setbacks in the street.

Simple floor plate built to full height.

Side Setbacks

Varied but relatively small side setbacks provide visual connection to the rear (Note: these are not effective private and communal open spaces).

Rear Setbacks

Rear setbacks are varied, generally providing "backyards".

Frontages

Building blocks reflect subdivision pattern by the width of terrace house frontages.



Setback commercial – desired building type: (found in Darby Street Area) commercial/institutional buildings set behind landscaped verges and car parks

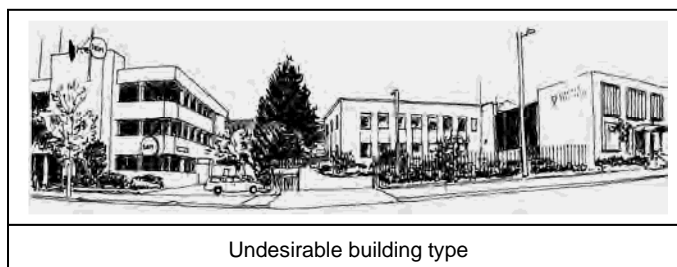
Street Setback

Development is built to the street boundary and street alignment providing continuity along Darby Street and an edge to Civic Park.

Where buildings have not been built to the street boundary a consistently landscaped edge can assist providing an edge to Civic Park. Landscaping comprising trees with broad canopies and ground covers to retain visual connection between buildings and the street are the most effective.

Undesirable

Two to three storey, horizontal buildings set back from the street beyond landscaped verge and car park, provide little cohesiveness between different buildings and wide street frontages predominate.



High rise – desired building type: (found in Newcastle Beach Areas) tall slab high rise buildings for hospital and tourism uses

General

The existing context is characterised by high rise buildings with a simple rectilinear slab form built to full height over entire building footprint.

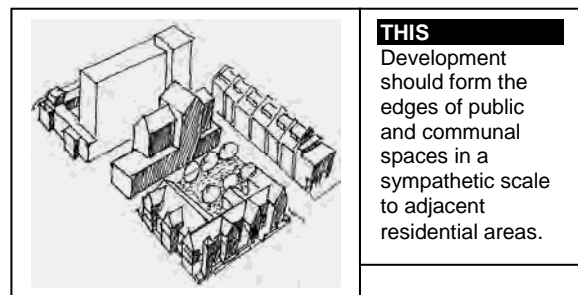
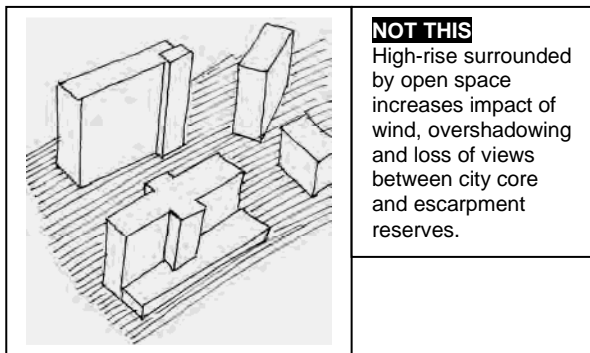
Setbacks

These buildings are usually setback from street and side boundaries, and not necessarily aligned with street.

Infill development

The preferred infill is up to four storeys, defining the street, communal and private courtyards.

More useable open spaces are desirable, which are sheltered from the wind, and provide good access to sunlight and a greater sense of ownership of the spaces.



Terrace housing – desired building type: (found in King Street South; Newcastle East; Newcastle Beach Areas) building types used as residential and small commercial premises

General

Two to three storeys built to or close to street frontage.

The main street wall is usually beyond the verandah, which is often lower than full height of building.

Stepping the heights at the property line of each dwelling in the row provides visual interest, relates buildings sympathetically to the topography, and reinforces a sense of a 'street of dwellings'.

Building articulation is consistent with prevailing characteristics expressed in each dwelling within the row building.



Street frontage

Highest portion at (with parapet) or near (with pitched roof) street frontage.

Side setback

Built to side boundaries consistent with the existing or simultaneously proposed development.

Rear setbacks

Rear setbacks vary generally providing private open space "courtyards" with some opportunity for access.

Facade composition

Party walls provide a strong articulation. In some cases, projecting bays with gable roofs divide each dwelling unit along the street frontage.



Existing view of Parnell Place: looking south, note the unsympathetic blank walls and form of recent hotel developments.



New development should continue the predominant scale and pattern of existing terrace housing along the edges of Parnell Place.

Hillside – desired building type: (found in Newcastle East Area) buildings that step up the hillside

General

One to three storeys following the topography through means of stepping.

Vertical articulation by stepping part of the facade, utilising bay windows, recesses, pergolas, corner turrets, verandahs, sunrooms, and raised courtyards with small trees. This provides a built form, which blends with the topography more naturally and has a sympathetic relationship with other existing buildings in the local context. (The uniform stepping along the full frontage width of buildings is not preferred).

Street setback

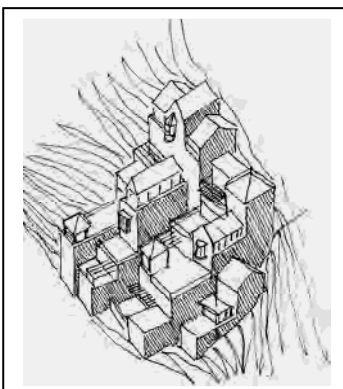
Setbacks from the street boundary match the prevailing setbacks and the primary and secondary facades.

Side setbacks

Side setbacks are varied and include zero site setbacks, which match existing, and/or define private outdoor spaces.

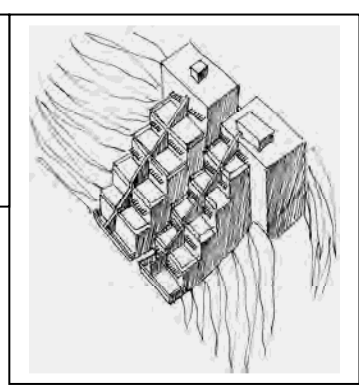
Facade composition

Vertical articulation by means of projecting bays, tower rooms and pergolas.



THIS
Ensure stepping is varied in terms of vertical proportions as well as in roof shapes, within common pattern of forms.

NOT THIS
Do not step evenly along the whole building frontage.





New development should provide vertical bays within the stepping profile and use 'outer layers' such as verandahs, bay windows, sun rooms, pergolas and viewing turrets.

Service retail – desired building type: (found in Darby Street Area) light industrial buildings of similar scale as the retail strip buildings.

General

One storey warehouse/retail space characterises the area.

Scale of development provides a low edge to the hillside enabling views of the layering of buildings and landscape up the hillside and express distinction between City East CBD core and edge.

Building form is generally reflective of subdivision pattern characterised by small to medium blocks.

Street setbacks

Buildings are either built to the street frontage or have a small setback.

Street Frontage

Simple roof form, parapet or gable end to provide highest point at the street frontage.

A relatively consistent street-wall helps to form an edge to Civic Park, and provides continuity and pedestrian amenity between the Darby Street retail node (further south) and Hunter Street.

Side Setbacks

Small side setbacks are prevalent and help to provide a visual corridor to the rear of properties and the landscape beyond.



Pavilion – desired building type: (found in Foreshore Area) free-standing smaller buildings

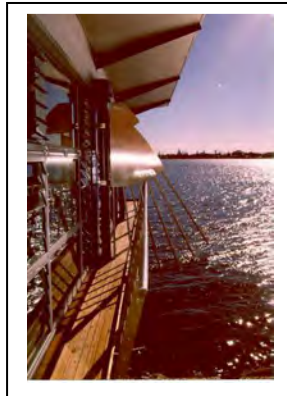
General

One to three-storey freestanding buildings surrounded by open space.



Pitched, steep (23-35 degrees) roof form predominant - highest part of the building is generally the middle - or a ridge running along the building axis.

Walls are permeable with variety of terraces and platforms providing inside - outside connection and activity and visual permeability.



In some cases, one edge is built to and defines street or promenade.

Buildings across the extension of north-south streets are undesirable limiting visual and future physical links between the city and the waterfront.

Buildings do not encroach into generous and continuous waterfront promenade and designated foreshore park areas.

Carpark – desired building type: (found in Central Core; King Street South Areas) car-park buildings and hard stand car parks.

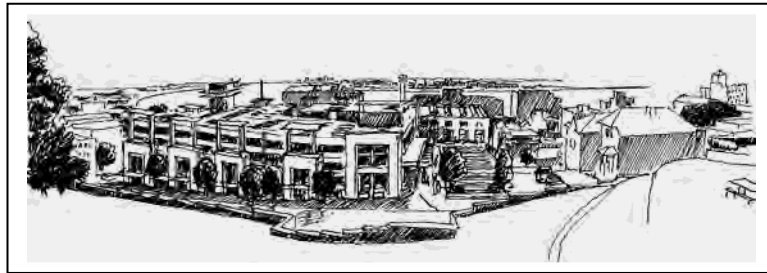
General

Car parking buildings - or the car parking components of developments are not a dominant frontage of public streets, parks and plazas.

Car parking structures provide an edge comprising other uses that overlook and/or activate the street. They are to be sympathetic in form and articulation to the prevailing character of existing heritage and contributory buildings.

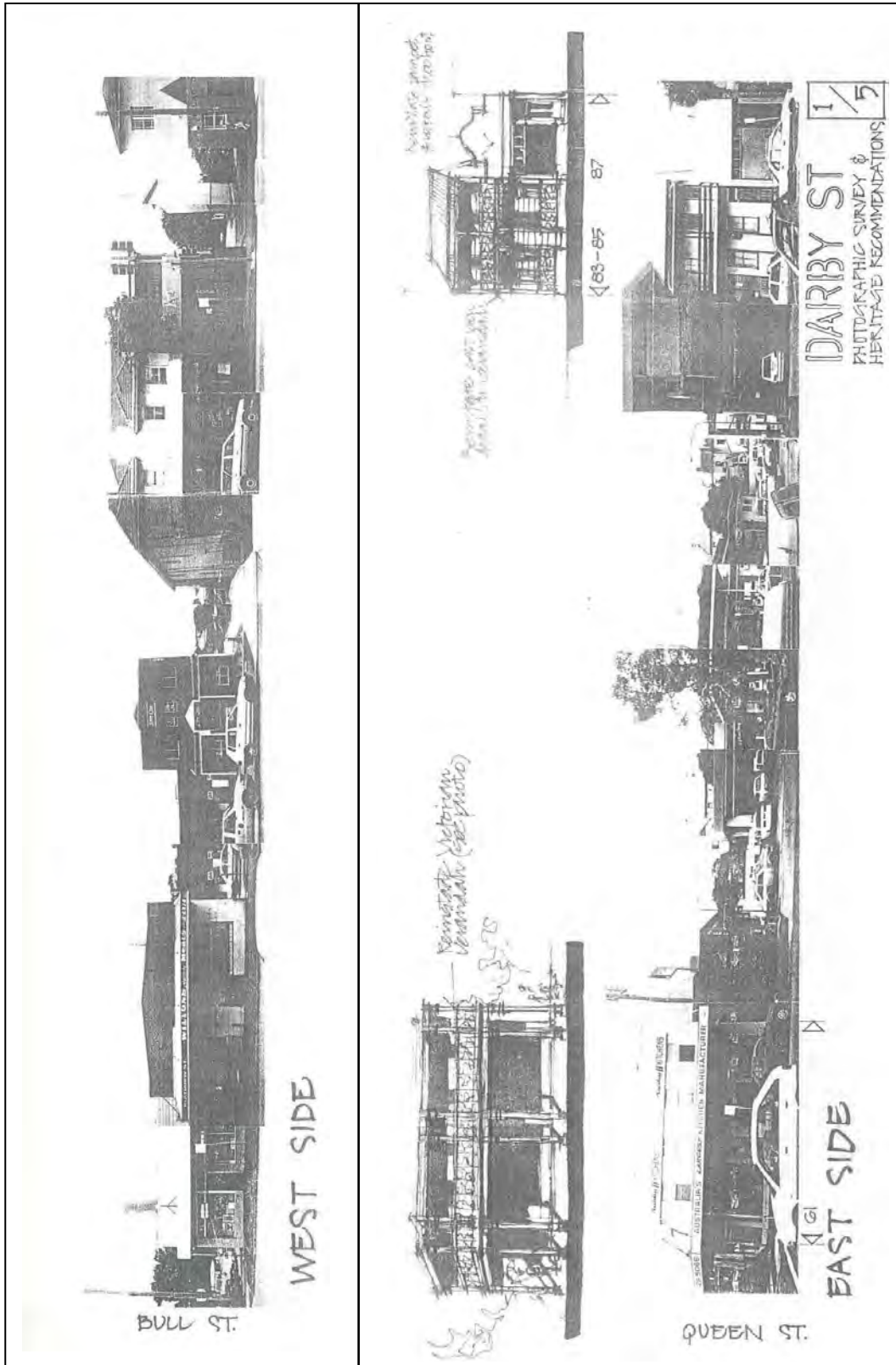
Hard stand parking areas provide a landscape edge between the street property line and the parking spaces. They are clearly marked, paved and illuminated as necessary.

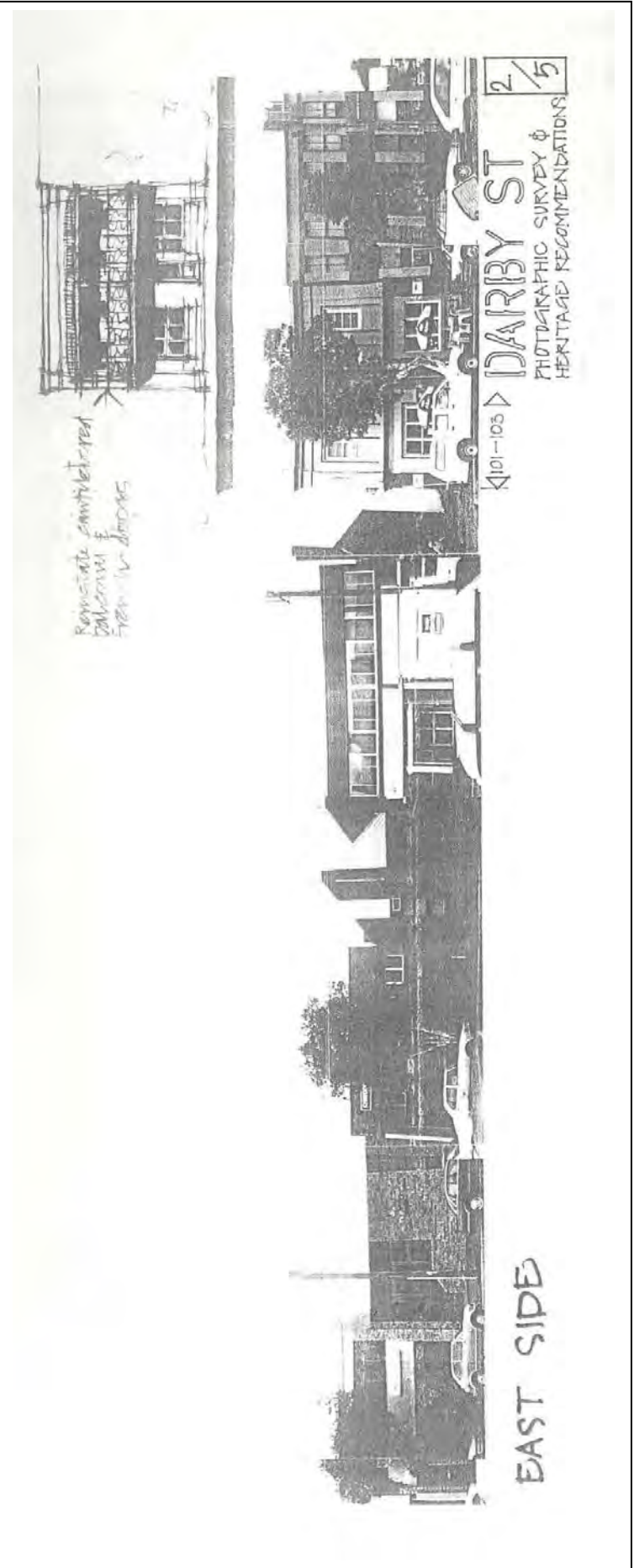
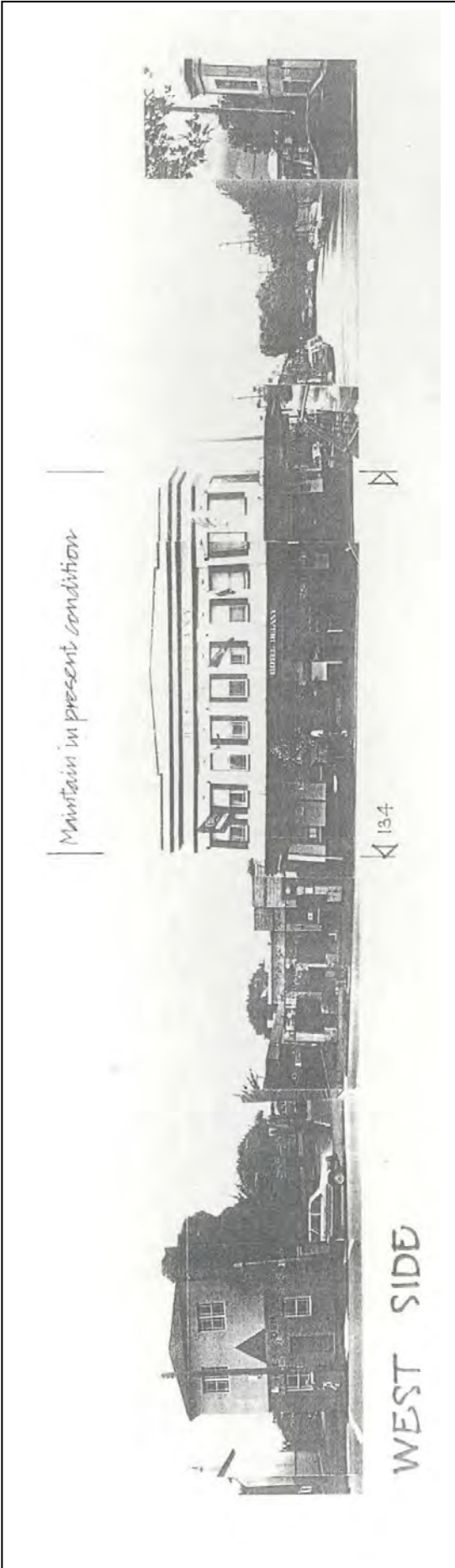
Hard stand parking areas north of the railway line retain the north-south extension of city streets as a visual corridor and as future possible linkages.

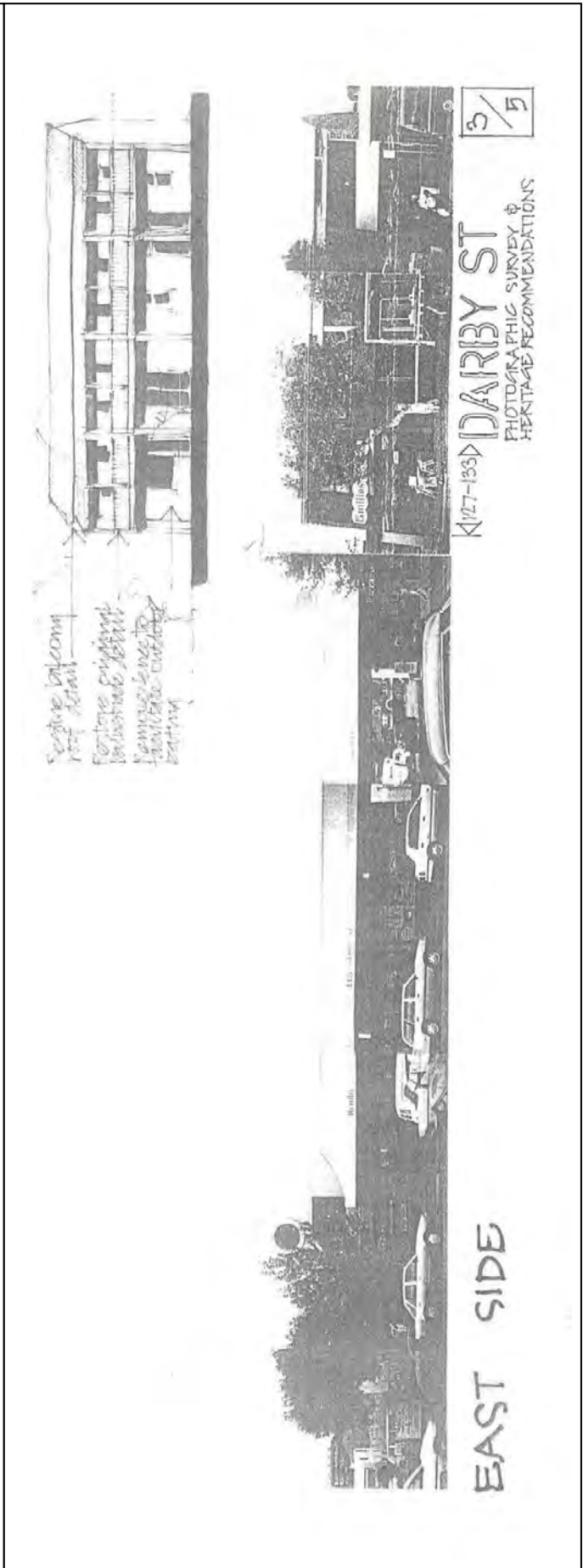
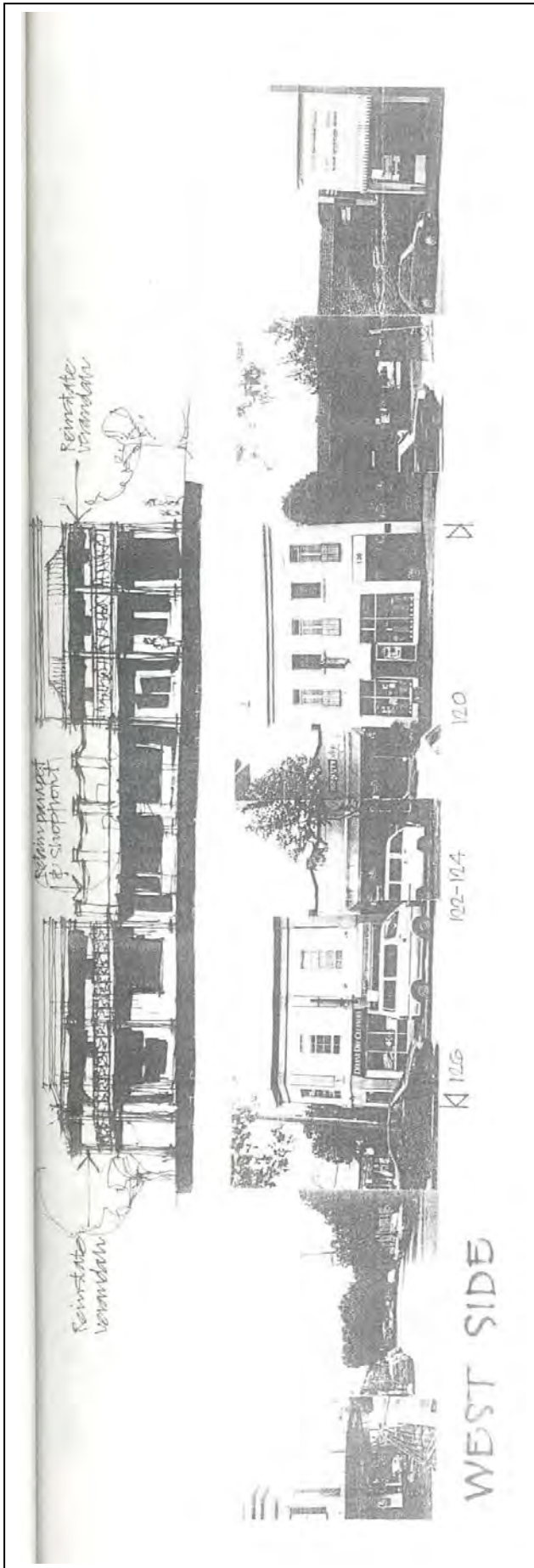


4. Design Guidelines Darby Street

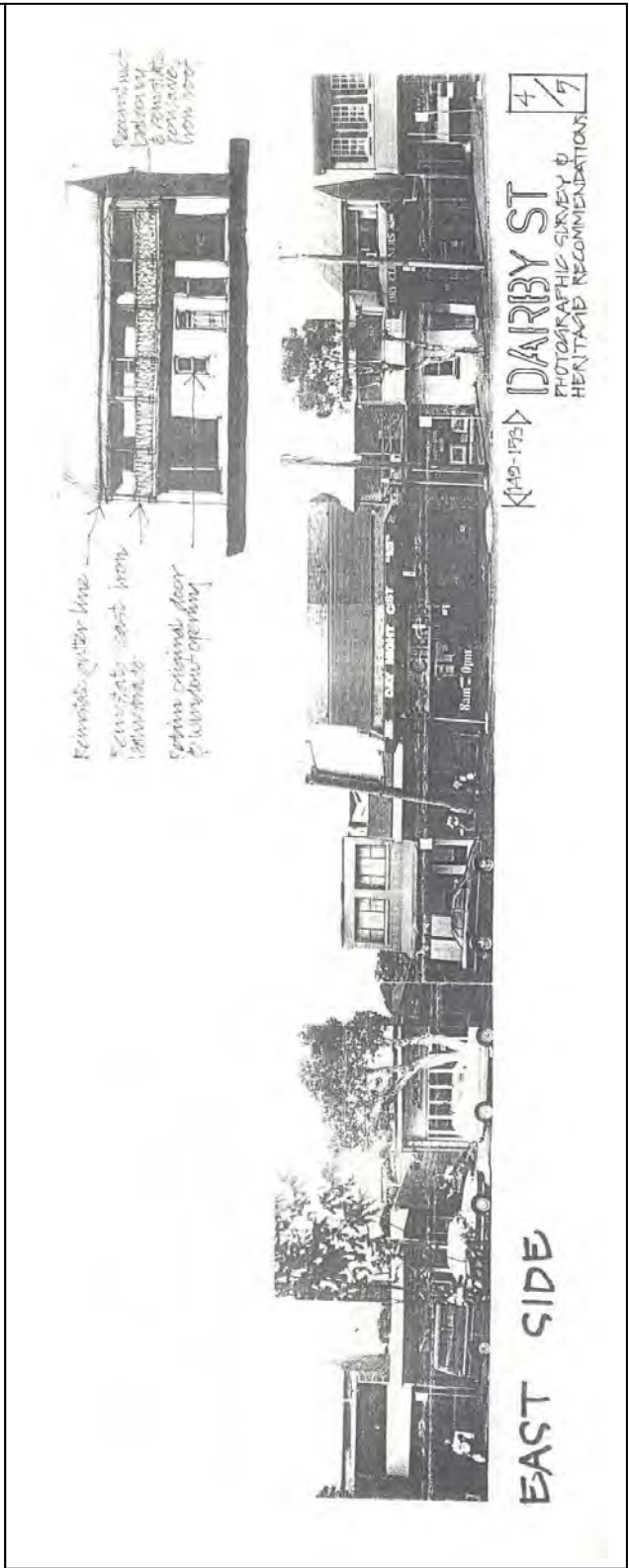
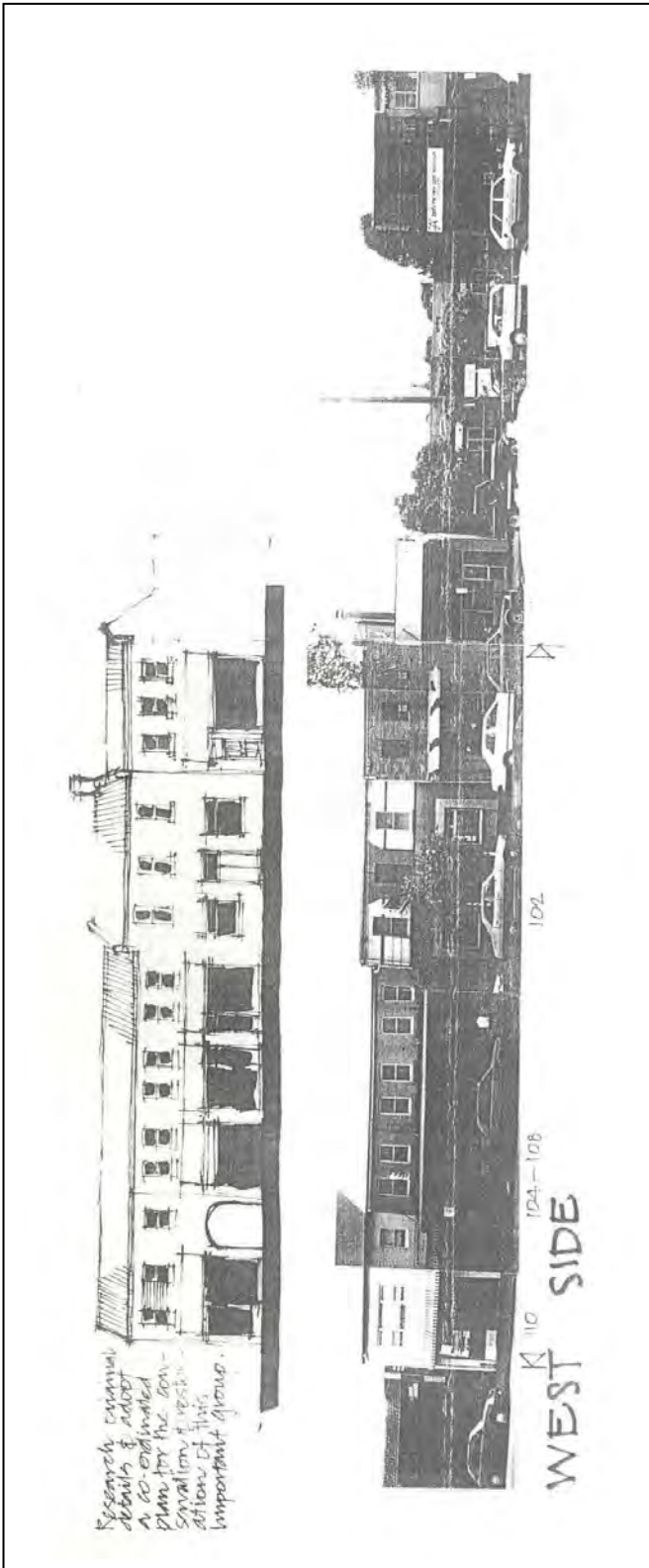
4.1 Heritage Conservation Recommendations

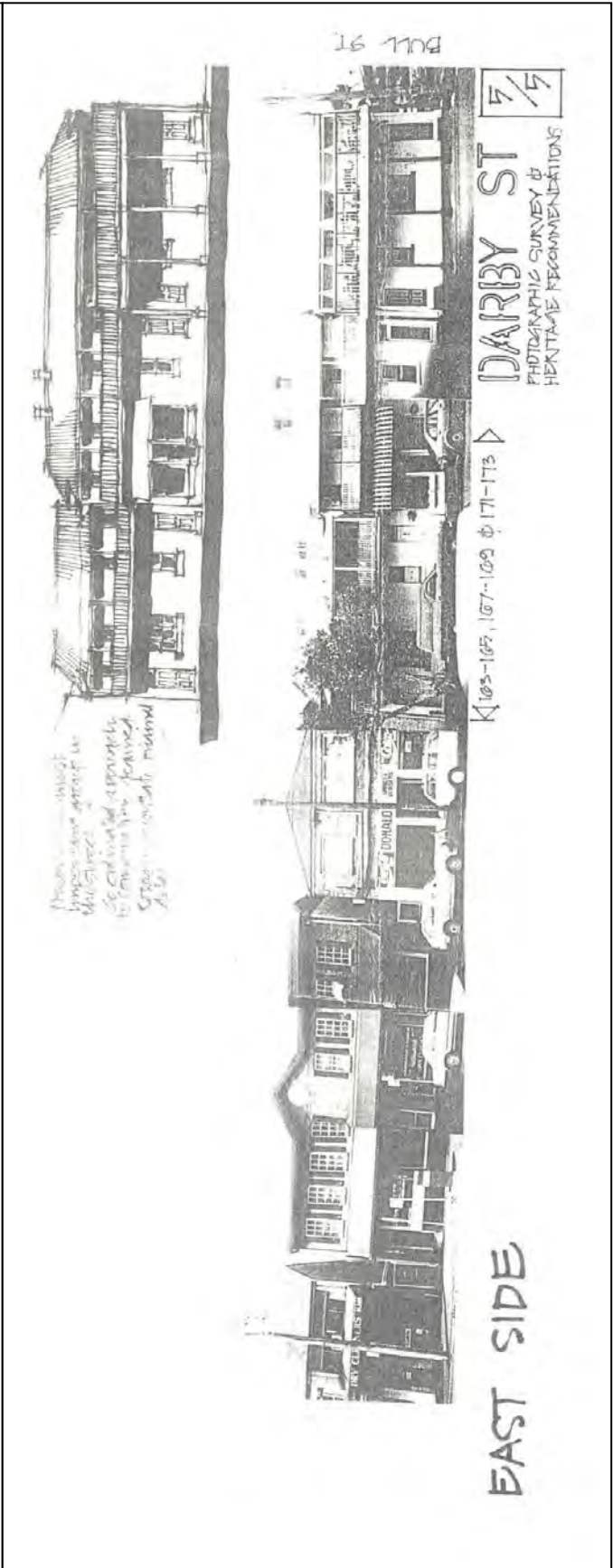
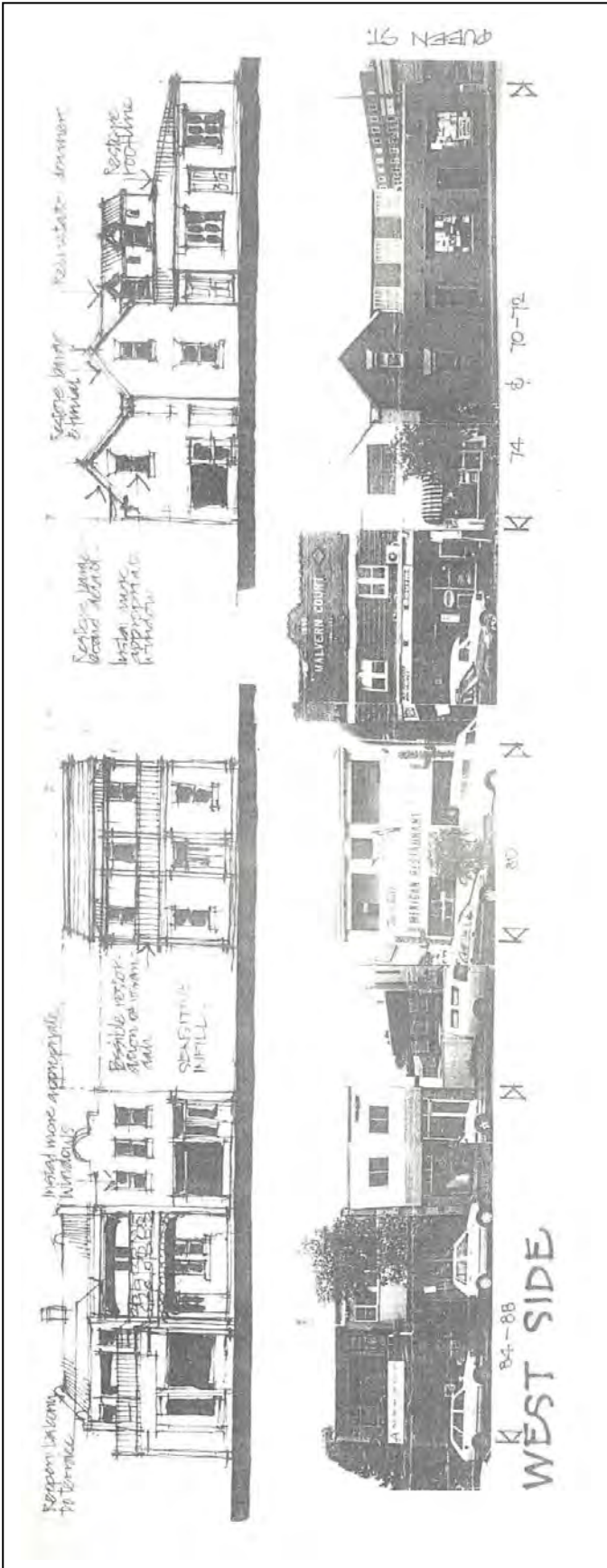




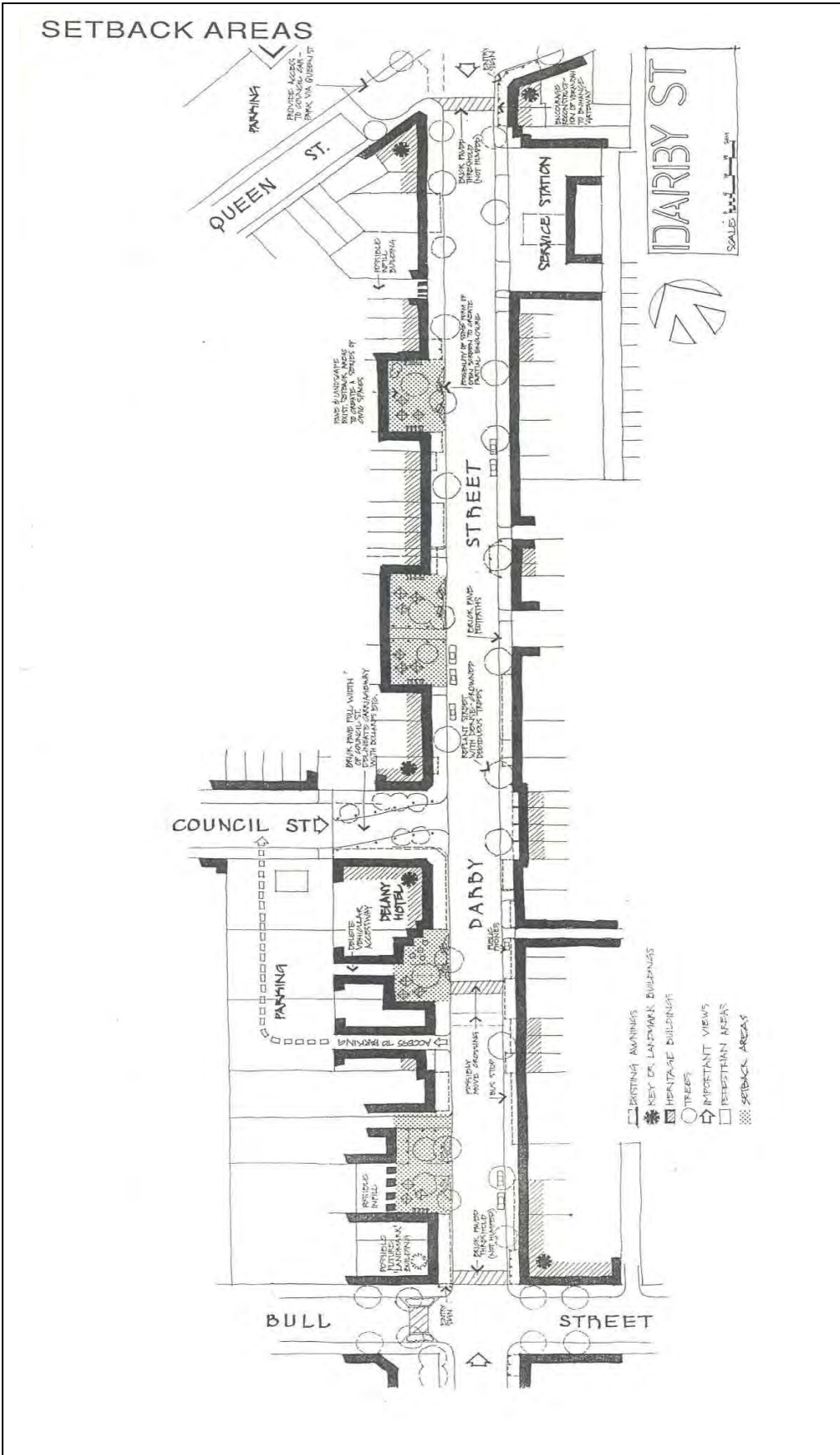


DARBY ST
 PHOTOGRAPHIC SURVEY &
 HERITAGE RECOMMENDATIONS
 3/5





4.2 Setback Areas



5. Design Guidelines Beaumont Street

5.1 Envelope Design Details

Preferred Treatment	Non Preferred Treatment
<p>Facade Composition</p> <ul style="list-style-type: none"> • Designs that incorporate the common facade composition of shopfront, awning, first floor fenestration and parapet. 	<ul style="list-style-type: none"> • Large buildings with no variation in architectural treatment from bottom to top.
<p>Fenestration</p> <ul style="list-style-type: none"> • Designs which have rhythmic arrangement of first floor windows with vertical proportions. • Designs which have proportions of glass-solid on the facade of less than 1:1 	<ul style="list-style-type: none"> • Fully glazed curtain walls or buildings with strongly horizontal or vertical window treatments and buildings with large unmodulated blank walls.
<p>Surface relief</p> <ul style="list-style-type: none"> • Designs which incorporate surface relief which contribute to the character of the area. 	<ul style="list-style-type: none"> • Buildings with no surface relief, unless the scale of the surface can be broken down by other surface pattern treatments • Buildings with strongly horizontal or vertical lines with no articulation.
<p>Materials</p> <ul style="list-style-type: none"> • Face brick of colours similar to those on nearby buildings which make a positive contribution to the character of the area. • Painted or rendered surfaces provided with appropriate relief similar to those buildings which make a positive contribution to the character of the area. (For existing buildings where owners are unable to match brickwork destroyed or damaged during the earthquake, special consideration will be given to the use of painted or rendered similar materials.) 	<ul style="list-style-type: none"> • Fully glazed curtain walls, of either 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.
<p>Colours</p> <ul style="list-style-type: none"> • Colours which make a positive contribution to the character of the area. 	<ul style="list-style-type: none"> • Painting of previously unpainted buildings where the original finish is an important part of the style. • Black; reflective finishes; highly saturated colours (particularly primary colours); metallic finishes, illuminous colours.

Preferred Treatment	Non Preferred Treatment
<p>Design features for awnings (see also Section 5.2)</p> <ul style="list-style-type: none"> Maintain the continuity of adjacent awnings adopting an identical height and fascia thickness to neighbours; to be sympathetic to adjacent buildings. (Alternative awnings may be considered on larger frontages). Awnings to be designed to retain their structural integrity and stability under full live load in the event that any one-post support is removed. For some location such as corner blocks, Council may require that the awning remain stable under the situation of all posts being removed (ie non-structural posts). Awnings are to comply with Council’s Policy on Awnings, Verandahs and Balconies over footways. 	<ul style="list-style-type: none"> Awnings which break the continuity of the edge fascia: strongly geometrical forms such as triangular shapes or bow vaults.
<p>Skyline</p> <ul style="list-style-type: none"> Buildings which incorporate stepped or otherwise varied roof forms by the modelling of parapets similar to nearby buildings which make a positive contribution to the character of the area. 	<ul style="list-style-type: none"> Strongly horizontal roof forms with extensive lengths of unbroken straight lines. Haphazardly located roof plant and enclosures. Strong fascia cladding including angled fascias.

5.2 Verandah and Awning Details

The variety of building styles contributes greatly to the vitality of Beaumont Street and therefore should be reflected in the design of awnings and verandahs, given that the following guidelines are used.

5.2.1 Existing Buildings

Buildings which had traditional verandahs

There are a number of buildings in the street which previously had single or two storey verandahs over the footpath. These can be identified from early photographs and from details on the facade, such as french doors on the upper floor opening into space or partly bricked up to form windows. Some of these buildings have been altered substantially so that only the basic form of the building remains.

Recreate these verandahs in a form as close as possible to the original with the help of photographs and expert advice.

Such spaces could be used for outdoor eating by first floor restaurants etc, and could contribute greatly to the life of the street.



Buildings with cantilevered awnings

Where buildings have cantilevered balconies that have become unsafe, replacement structures can be in similar form, but supported on posts.

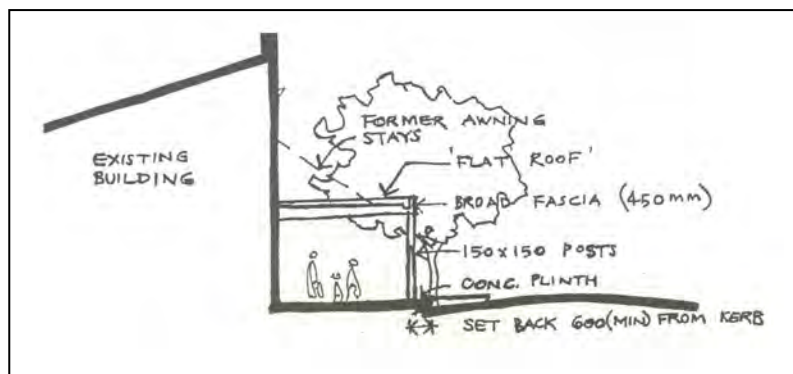
They should be flat roofed with fairly broad (approx 450mm) fascia suitable for signage.

Posts should be square (150 x 150) in timber or steel, stop-chamfered and supported on small concrete plinth.

‘reproduction’ cast corinthian columns and aluminium lacework etc, should be avoided unless part of an authentic reconstruction.

Post spacing should relate to building bay widths ie brick piers on facade.

Roof drainage can be achieved either through downpipe attached to the posts or recessed into the building facade.



Cantilevered awnings that are safe and are an integral part of the building design can remain.

Buildings without awnings

A number of buildings were never designed to have awnings and would be defaced by having an awning superimposed. (Greater Newcastle and Post Office and also modern buildings between Tudor and Denison Street.)

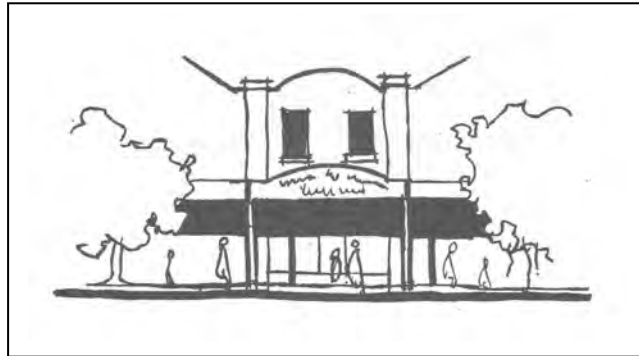
No awning to be provided and the opportunity taken to plant substantial trees along their frontages.

5.2.2 New Developments

Single shopfronts

New development to take note of buildings on either side, or in the general vicinity and the awning/verandah to be designed to fit in with, and provide a link between those on either side.

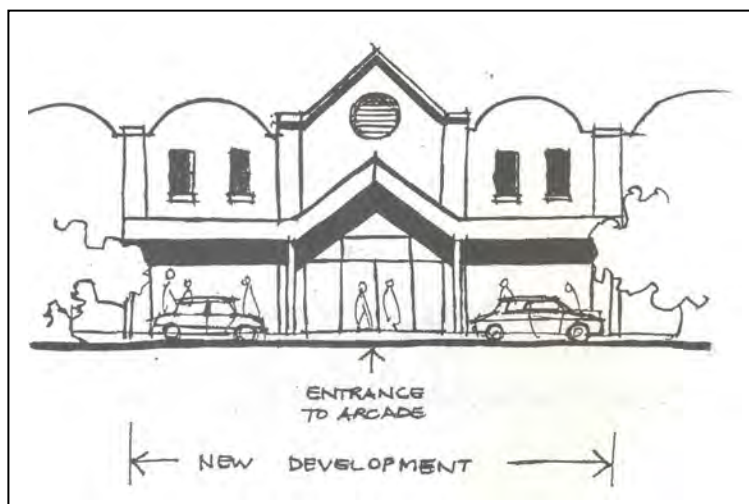
Generally, the simple, flat roofed model should be followed, with minor variations (eg the form of the fascia could be varied to reflect the form of the building parapet).



Avoid creating an 'Olde World' pastiche.

Larger developments

Where a new development stretches across 3 or 4 lots, and it is desired to emphasise a major entry point it is acceptable to incorporate some sort of 'portico' into the awning design at that point. This could take the form of a glazed barrel vault or gabled form etc, relating to the design for the proposed development.



6. Design Guidelines Royal Newcastle Hospital Site

6.1 Desired Building Types

The three main building types identified for the Royal Newcastle Hospital Site set the context for any new development in terms of built form, topography, landscape and streetscape setting. Development is to be consistent with the desired building type.

City Edge: (found along King Street)

General

Built to full height to the street frontage, developments mass up to the full height along the street frontage to help provide a simple and clear edge - except where upper floor setbacks are specified.

Buildings of heritage significance or contributory value are often setback at the upper building height to retain the facade in cases where it has not diminished the character of the building.

Building sites and frontage widths vary. Variation in building heights gives expression of property boundaries.



Side Setbacks

Buildings are built to side boundaries to match existing or simultaneously proposed developments.

Facade Composition

Simple and flat bays are achieved through the placement of windows in groups or pairs.

Mixed Fringe: (found in King Street and along Newcastle Beach Areas)

Street Setbacks

Two, three and four storeys built to or near street alignment make up the prevailing setbacks in the street (may incorporate terrace housing) .

Simple floor plate built to full height.

Side Setbacks

Varied but relatively small side setbacks provide visual connection to the rear.

Rear Setbacks

Rear setbacks are varied, generally providing “backyards” (Note: these are not effective private or communal open spaces).

Frontages

Building blocks reflect subdivision pattern by the width of frontages.

Foreshore Residential: (found in Newcastle Beach Area)

General

Buildings are built with a simple form built to full height over entire building footprint - except where upper floor setbacks are specified.

Buildings feature openings and recessed balconies to maximise views

Buildings up to six storeys define the street and provide communal and private courtyards

More useable open spaces are desirable, which are sheltered from the wind, and provide good access to sunlight and a greater sense of ownership.

Setbacks

These buildings are usually setback from the street and provide individual residential entries at street level.