

WESTERN
PRECINCT

8

- 8.114 Donald Street/Parry Street Gateway
- a) Prepare and implement a landscape strategy for street planting as well as planting within the vacant areas adjacent this western gateway including:
 - . The area north of Donald Street as far as Hunter Street and the Railway line; and
 - . The island areas south-west of Donald Street each side of Gordon Avenue.
 - b) Encourage the establishment of a 'gateway' development on the eastern side of Selma Street which is visible in views looking east from both Donald Street and Hunter Street.

- 8.115 Hunter Street Gateway
- a) Prepare and implement a landscape strategy for street planting and planting within vacant areas adjacent this gateway as follows:
 - . Land between Hunter Street and the Railway line; and
 - . Land north of the railway line as part of an overall strategy for Wickham Park.
 - b) Encourage the upgrading of Wickham Station and immediate surrounds in conjunction with the upgrading of the Hannell Street gateway.

8.12 Landmarks

- 8.121 Sacred Heart Church
- a) Maintain the Sacred Heart Church as the primary landmark within this precinct.
 - b) Encourage maintenance and upgrading of the immediate public and private context as well as the provision of appropriate lighting.

- 8.122 Significant Landmarks
- a) Maintain other important landmarks and visual foci within the precinct including:
 - . Former brewery - now TAFE Food School
 - . Former brewery - now Regional Museum

- c) Liaise with the Department of Technical and Further Education to determine their mid to long term intentions in this area and associated implications on urban character.

8.132 Railway Line

Prepare and implement a strategy for the railway reserve as part of an overall strategy for use of the Honeysuckle site and the transportation system generally. The strategy should include:

- a) Landscaping of the areas adjacent the transport corridor, in particular within Wickham and Station Streets.
- b) Investigation of elevated transportation systems which would allow functional, vehicular and pedestrian continuity at ground level between the western CBD and Wickham.
- c) Retention of the quality of Hunter Street as a lineal urban street.

8.14 Special Areas

8.141 Regional Museum Precinct

- a) Encourage further improvements to Public areas and privately owned buildings around the Regional Museum including the following:
 - . Upgrading of the facade of the former Co-operative Store building including a sensitive colour scheme;
 - . Upgrading of the remainder of the buildings and sites immediately adjacent the Regional Museum and encouragement of compatible uses;
 - . Improvement of pedestrian links between the TAFE buildings and the Railway Station;
 - . Consolidation and improvement of buildings on the western side of Wood Street.

8.142 Birdwood Park

- a) Encourage the reinforcement of the role of Birdwood Park as an urban park at an important gateway to the CBD. this should include the following actions:

- . Use of a consistent planting medium of appropriate scale;
- . Provision of a landscape connection between Birdwood Park and landscape elements in the western gateway.

8.152 Hunter Street

- a) Encourage the establishment of planting within Hunter Street and adjacent private land west of Denison Street;
- b) Rationalise physical development associated with traffic management control and information systems in this area, particularly the following:-
 - . Seek ways to reduce the apparent width of intersections which are perceived as major obstacles to pedestrian movement;
 - . Seek ways to improve the visual quality of islands and slip lanes;
 - . Seek ways to more appropriately integrate traffic signage and lights and ensure a sensitive juxtaposition of these items with built form in the precinct;
 - . Thoroughly review the visual impact of any proposed overpass in this precinct as part of the design process.
- c) Prepare and implement a landscape plan for improvement of pavings and street furniture in this area.

8.153 Tudor Street

- a) Investigate landscape options for Tudor Street between Beaumont and Parry Street. In particular consider the provision of median and footpath planting of a size which will modify the visual scale of the street.
- b) Encourage redevelopment of buildings and land on the north western side of the street between Parry and Hunter Street to better relate to the adjacent church.

8.2 CITY FORM

8.21 General Massing

- a) This precinct should include a transition in scale and form which reflects its role as a transition from non CBD to CBD functions.
- b) Adopt the principle that buildings should not form a major departure from the scale of existing development west of Stewart Avenue. Adopt a three storey height limit in these areas.
- c) Adopt the principle that tall buildings within the block bounded by Stewart Avenue, Hunter Street, National Park Street and King Street should not form a major departure from the skyline in views from the south and east.

8.22 Street Heights

Encourage consistent development heights along street frontages adopting the principle of predominant parapet lines from 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 three storeys within Hunter Street with a transition to one and two storeys in the western end;
- b) Encourage a maximum scale of three storeys along the northern side of Parry Street east of Tudor Street;
- c) Encourage a maximum scale of three storeys along street frontages in the blocks between Parry and Hunter Streets from National Park Street to Tudor Street;
- d) Encourage development of a scale and form which relates to the predominantly residential pattern of usage south-west of Parry Street; and
- e) Ensure new development takes into consideration the scale of buildings and objectives with respect to control of overshadowing of public areas.

- c) Generally enhance street views into the residential and business areas of Hamilton as noted elsewhere in this section.

8.24 Density

- a) Site densities within this precinct should reflect the transitional scale and role of the area from non-CBD to CBD functions.

8.25 Taller Buildings

- a) Taller buildings should be discouraged within this precinct west of Stewart Avenue.
- b) Taller buildings could be permitted as noted in Section 7.25 within the block bounded by Hunter Street, National Park Street, King Street and Stewart Avenue. These should be restricted to the centre of block area and preferably improve the relationship of the building at 741 Hunter Street to its context.
- 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.

8.3 CITY CHARACTER

Refer Diagram 8.2

8.31 Street Form

8.311 Setbacks

Generally encourage the development of built-form up to the street alignment with the exception of the following cases:-

- a) The complete block bounded by Hunter, Tudor, Parry and Selma Street;
- b) The south side of Parry Street west of Stewart Avenue.

8.312 Corner Sites

- a) Encourage the retention of buildings which create strong corner identities as noted in the Heritage list;
- b) Encourage the creation of strong corner elements in any redevelopment proposals within the precinct;
- c) Encourage the creation of stronger corner identities in the following situations:

Hunter Street

- . Corner National Park Street - south west corner
- . Corner National Park Street - south east corner
- . Corner Stewart Avenue - all corners
- . Corner Denison Street - both corners

Parry Street

- . Corner Stewart Avenue - north west corner
- . Corner Wood Street - north west corner
- . Corner Denison Street - north west corner
- . Corner Denison Street - north east corner
- . Corner Tudor Street - north-east corner
- . Corner Tudor Street - south-east corner

King Street

- . Corner Stewart Avenue - north-east corner

8.313 Street Erosion and Infill

8.3131 Infill

Encourage infilling or the construction of appropriately scaled screens on the following sites which currently result in an eroded street form.

a) Hunter Street

Several sites north side west of Railway Street.

b) Parry Street

North side in vicinity of

- No. 22 Wood Street (west side)
- No. 198 Parry Street
- No. 214 Parry Street

8.3212 Non Preferred Treatments

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

8.322 Fenestration Design

8.3221 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 8.323 below.

8.3222 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.

8.323 Surface Relief

8.3231 Preferred Treatments

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

8.3232 Non Preferred Treatments

- a) Buildings with no surface texture should be discouraged unless the scale of the surface can be broken down and related to adjacent buildings by other surface pattern treatments.
- b) Buildings with strongly horizontal or vertical lines or having no articulation should be discouraged.

8.3262 Non Preferred Colours

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

8.3263 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.

8.327 Design Features

8.3271 Preferred Treatments

8.32711 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.

8.32712 Entrances

- a) Encourage emphasis of entrances on large scale developments in this precinct by the use of recessed or strongly modelled treatments and canopy treatment.

8.3312 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 Sacred Heart Church group
 - . Regional Museum group

8.332 Buildings Adjacent to Items of Environmental Heritage Significance

- a) Refer to Broad Guidelines

8.333 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 Co-operative Store building, Hunter Street
 - . Former Methodist Church - Tudor Street
 - . Former St. Aloysius School building - Tudor Street
- b) Encourage upgrading of the following items with painting in appropriate colour schemes which reflect the original architectural form:
 - . Former Co-operative Store building - Hunter Street

8.34 Landscape

8.341 Street Planting

8.3411 Parry Street

- a) Implement planting of medium sized deciduous trees along Parry Street between Donald Street and Birdwood Park as shown on the landscape master plan.

8.35 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 extension of retail pedestrian circuits into areas currently occupied by dead frontage particularly in the following locations:
- c) Encourage the upgrading of the pedestrian connection from the Technical College and school in Hamilton to Wickham Station and bus stops on Hunter Street.
- d) Encourage the improvement of pedestrian linkage to Birdwood Park.
- e) Encourage street level or below ground pedestrian links in preference to elevated links which destroy street views.

Accordingly it is essential that broader comment and discussion be invited, and that a sufficient period be allocated for exhibition, to permit the implications of the recommendations of the study to be digested and discussed. It is suggested that a minimum period of six weeks would be desirable, with exhibitions being located at three accessible locations within the CBD, one each in the eastern and western CBD and one centrally located between these two points.

Following the exhibition period there should be a review of comments received and where necessary any modifications incorporated into the implementation process.

Adoption of the recommendations of the study as amended by Council following the review process should be carried out as soon as practicable to permit the objectives and principles to be applied at the earliest possible time.

9.2 PUBLIC INFORMATION

The success of the guidelines is also dependent upon communication of the contents and recommendations of the study to the general public as well as persons, companies and groups specifically involved in the development process.

Information available to the public should include:

- . Summary of objectives of guidelines as a whole;
- . Individual summary documents for development within each precinct;
- . Street furniture guidelines;
- . Flow chart for development advisory and decision-making process;
- . Information sheets on specific programmes such as local area improvements schemes etc.

These will need to be revised, updated and reprinted at regular intervals.

9.3 PLANNING POLICY AND INSTRUMENT REVIEW

Implementation of many of the factors which affect private land will involve modification of current Planning Policies, particularly those currently expressed in Development Control Plans.

9.41 Steps in the Design Advisory Process

The process of creating a development package involves several stages of evaluation. It is critical to the success of the process that issues be identified at an early stage. This will help avoid wasted effort, and reduce the possibility of designers and developers becoming committed to packages that don't respond to basic urban design, heritage and other issues. It will also assist by reducing conflict and minimising the undesirable minor cosmetic changes which are carried out to make a building better fit into its context after major design decisions have already been made.

It is suggested that Council should review the way it currently deals with development enquiries and applications to ensure issues are dealt with at the appropriate stage in the process. This will require the establishment of a structure to ensure issues are identified at an early stage and that the appropriate skills are involved in the brief development and design stages. It is possible that existing panels or committees could form a basis for reference, with some expansion to incorporate urban design and heritage skills.

Important steps which should form part of the design advisory and assessment process include:-

9.411 Review of Urban Design Framework and Statement of the Public Brief

Particular proposals or sites should be assisted against the framework established within the Urban Design Guidelines to determine what are the essential constraints, opportunities and issues affecting a particular site.

In larger projects it may be desirable to provide the proponent with a summary statement of the factors that Council believe should be considered with respect to a particular site, and which should be incorporated into the site analysis included in 9.42 below.

9.412 Pre-Design Site and Context Studies

One area which appears to be currently inadequately dealt with by designers is the pre-design site analysis phase. This particularly applies to major proposals where the need is the greatest. The factors which should be looked at include a specific assessment of the factors discussed in a general way in the Urban Design Study document.

- . Is the project located within a special area?
- . Does the project include redevelopment of a large site or occupy a large frontage?
- . Does the project involve a building which is a significant departure from the scale and height of surrounding development?
- . Does the project involve a departure from the recommendations of Urban Design guidelines?

Exhibition should include a statement and diagrams which outline the outcome of the site analysis, the way in which the design responds to issues identified in the analysis, and justification for any departures.

9.414 Decision-Making Phase

This phase of the process involves making decisions about the success of a project in reconciling the requirements of the developer's brief with the issues identified during the site analysis and advisory process. Amongst other issues, this decision involves an assessment of how well a proposal addresses urban design and heritage issues, whether there are any trade-offs involved, and if so, whether these trade-offs are absolutely unavoidable and/or desirable.

In this regard, the ability to assess the visual impact of a proposal demands that accurate and relevant 3 dimensional visual representations of any proposal be made available for the community and decision makers to review. Presentation of major development proposals should include material which indicates how a building relates to both its immediate context, as well as views of the city from outside. Whilst models may provide a good representation of the form and architectural treatment of a building in its immediate context, it is often difficult to relate this to views from eye level at various locations in an around the CBD. There is often a tendency to assess models as sculptural forms unrelated to real viewpoints.

Other techniques such as rendering often provide representations of a building viewed from its best angle sometimes using considerable artistic licence to create a more favourable image.

For structures which have a more significant or widespread visual impact, the use of photomontage techniques is recommended, with accurately setup images of a project superimposed onto photographs. This provides a presentation and assessment tool which is easily interpreted and understood by most people.

Whilst the Panel may continue to play a useful role in providing an additional forum for the review of major proposals, there is a need to provide access to independent advice on urban design and heritage issues. This is essential if the interpretation, review and specific application of the guidelines are to be successful.

Should the panel continue to operate, issues that would need to be reviewed include:

- a) Clear statement of objectives;
- b) Composition;
- c) Procedures for meetings, minutes, reporting etc;
- d) Requirements for submissions to be assessed by the panel and circulation of information prior to meetings;
- e) Recompense for time;
- f) The legal status of opinions expressed by the panel.

9.422 Independent Urban Design and Heritage Advice

Access to independent and well informed advice on both Urban Design and Heritage matter is essential to the success of the guidelines. Whilst the guidelines provide a framework, significant skill will still be required in the interpretation review and application to particular circumstances. Due to the highly specialised nature of the advice required; the impracticality of securing these skills "in house"; and the need for the advice to be seen to be independent by the Community, Council may need to look at other means of obtaining this input. Essential qualities necessary for these services would include:-

Urban Design

- . Broad Urban Design experience;
- . Familiarity with Newcastle;
- . Familiarity and sympathy for the objectives and principles of the Urban Design Guidelines;
- . Accessibility for advisory and decision-making roles;

The adoption and development of the Landscape Structure Plan prepared by Tract Consultants as well as the Landscape Principle Plan and street furniture portfolio in conjunction with other guidelines will form a framework within which decisions can be assessed.

As with major private developments the opportunity should be provided for community input and response to major landscape and works proposals. In addition, an assessment of the visual context and heritage should form part of the pre-design process.

The major objectives for the establishment of such a committee would be:-

1. The co-ordination of works and landscape-related issues; and
2. Co-ordination of the development of local area improvement schemes, plans of management etc.

9.51 Co-ordination of Works and Landscape Issues

Actions which require co-ordination and review include:-

- . Road widenings;
- . Traffic control and management improvements;
- . Intersection upgrading;
- . Civil projects such as retaining walls, bridges etc;
- . Paving programmes;
- . Street planting;
- . Stormwater and other utility modifications;
- . Structures within streets including: amenities, bus shelters, lighting, fencing and other matters covered in the street furniture portfolio;
- . Conservation of original fencing, retaining walls, steps, kerb and guttering, pavings and other items within public places;
- . Maintenance of street planting;
- . Development of open space; and
- . Actions of other Authorities in public areas.

LIAISON WITH OTHER AUTHORITIES

Another action which can be taken relates to communication with Government Departments and Statutory Authorities who have a presence or impact on actions within the CBD. Some of these bodies have a very direct and disproportionate effect on the visual character of Newcastle due to the large areas of land they own. This particularly applies to the State Rail Authority, Maritime Services Board, and Department of Health (Royal Newcastle Hospital).

A great deal of priority should be given to liaison with these authorities, in particular, all of which are in a process of restructuring or reviewing operations in the CBD. The Newcastle Central Business District Transport and Land Development Study will to some extent involve Council in a form in which issues of initial interest will be discussed.

Similar liaison would be desirable with the Road and Traffic Authority and Urban Transit Authority both of which have involvement in the CBD.

Other particular agencies with landholdings include the H.D.W.B., Shortland Electricity, T.A.F.E. and Telecom. It is important that future proposals for restructuring, expansion, or disposal of landholdings be investigated to enable potential landuse, urban design and heritage conflicts to be foreseen.

Other Departments with an involvement directly or indirectly in the area include the Public Works Departments, the Department of Administrative Services and Australia Construction Services, who arrange leases and tenancies for Government Departments.

The Department of Planning and Heritage Council also have a direct involvement in planning policy including urban design and heritage issues.

Authorities which have holdings with an impact on views from the CBD include the Grain Handling Authority (Carrington Grain Handling Terminal), and Maritime Service Board (State Dockyard site).

Particular issues that should be taken up with each of these authorities include:-

1. STATE RAIL AUTHORITY

- . Future use and disposal of Honeysuckle site;
- . Future of the Railway corridor;
- . Possibility of terminating Railway at Civic;
- . Conservation Plan for Railway buildings and associated equipment;

- . Removal of aerial cables in parts of the central area in particular within:-
 - . Newcastle East;
 - . Darby Street;
 - . Waterfront areas;
 - . Bull Street enclave.
 - . Future works proposals;
 - . Siting of electrical substations.
8. T.A.F.E.
- . Future land and building requirements.
9. TELECOM
- . Future of Wolfe Street Telephone exchange and possibility of future commercial usage.
10. PUBLIC WORKS DEPARTMENT
- . Consideration of Urban Design and Heritage matters in future works or architectural design projects within C.B.D.
11. DEPARTMENT OF ADMINISTRATIVE SERVICES
- . Future space needs for Government Offices;
 - . Possibility of relocation of offices to Newcastle from other areas;
 - . Pre-tendering processes for office space acquisition, especially design/construct and leaseback arrangements.
12. AUSTRALIAN CONSTRUCTION SERVICES
- . Future space for Government offices;
 - . Possibility of relocation of offices to Newcastle from other areas;
 - . Pre-tendering processes for office space acquisition, especially design/construct and leaseback arrangements.
13. DEPARTMENT OF PLANNING
- . Introduction to nature of guidelines;
 - . Support for liaison with other government departments;
 - . Relationship to Regional Plan height Controls; and
 - . Funding for implementation.
14. HERITAGE COUNCIL
- . Introduction to nature of guidelines; and
 - . Funding for implementation.

other public places; and the development of conservation plans and disposal strategies for significant buildings. The above actions may be tied into local area improvement strategies for particular parts of the CBD, as noted in Section 9.52, with consideration being given to the relationship between public and private land, and a more holistic approach being adopted to achieve a more perceptible impact on a prioritised basis. This would obviously occur over a relatively long time frame and require progressive review.

Actions that should form part of this process include;

9.81 Plans of Management for Open Space

Plans in order of priority for areas within or adjacent the CBD would include:-

1. Civic Park/Christie Park (completed)
2. Birdwood Park
3. Cathedral Park (including surrounding walls etc.)
4. Foreshore areas
5. Ocean areas
6. Pacific Park
7. Wickham Park
8. National Park (in progress)

These should include consideration of the open spaces as well as immediate streets and buildings, and the relationship of planting within the open space to planting in adjacent streets.

9.82 Landscape and Urban Design Plans

Areas which should receive some design focus include (in order of priority):-

1. Railway reserve
2. Foreshore land
3. King Street/Parry Street route (from west to east)
4. Former Stockade site
5. Gateway Areas
6. Hunter Shopping Mall
7. Hunter Street (west to east)
8. Wharf Road
9. Honeysuckle, particularly around workshop buildings. (Consider temporary landscape works)
10. Transitional Areas/Edges
11. Post Office group
12. Eastern Precinct exposed areas east of ridgeline
13. Darby Street
14. Trades Hall

HEIGHT
AND BULK

A1

Limiting Diagonal:

A limit on the plan area of a building block in terms of the maximum permitted length of diagonal line between opposite corners of the plan.

View Corridor:

A clear cone of vision from an observer to a landmark or view, indicated on a plan with the side and base planes required to maintain the sightline.

A1.2 GENERAL PRINCIPLES

The guidelines for height and bulk of buildings in the central area are intended to acknowledge three main urban design considerations:

- a) General massing: of buildings, seen from around and within the city centre, in terms of compatibility of scale of buildings with each other and their relationship to the topography of the city;
- b) Street scale: within each area of the city central;
- c) View corridors: crossing city blocks.

These considerations apply in different ways, and to different degrees within the four precincts of the city centre.

Items a) and b) have been incorporate into DIAGRAM A1 which indicates general height ceilings and recommended parapet heights for development within the Central Business District.

This diagram will need to be read in conjunction with diagram No. A2 (Appendix 2) which indicates view corridors affecting building heights in the area.

A1.21 DEVELOPMENT PROFILES

Maximum profiles for development on a site can be generated by a combination of predominant parapet lines, sloping sight-line planes, set-backs and upper height limits. Two alternative development profiles are proposed for Newcastle CBD:

A1.3 EASTERN PRECINCT

A1.31 PRINCIPLES

The guidelines for the Eastern Precinct are intended to acknowledge the following distinctive characteristics of the precinct:

- The topography, with buildings stepping up to north-facing slope of the hillside to the high point of the tower of Christchurch Cathedral;
- The compact block from the Dangar plan, with blocks generally 80 or 90 metres square;
- The well-defined street scale for each of the functional areas within the precinct;
- The views across the precinct of notable landmark features and views.

A1.32 UPPER HEIGHT LIMIT

An upper height limit is applied across the precinct in order to maintain the overall massing of buildings against the hillside and below the Cathedral. It takes a generally pyramidal form with peak at the Cathedral tower and lower line along the harbour waterfront, and is defined in terms of individual height ceilings for each city block.

A1.33 HEIGHT AT STREET FRONTAGE

For each section of street within the precinct, upper and lower parapet lines are established to guide new development, based on existing or interpolated predominant parapet lines.

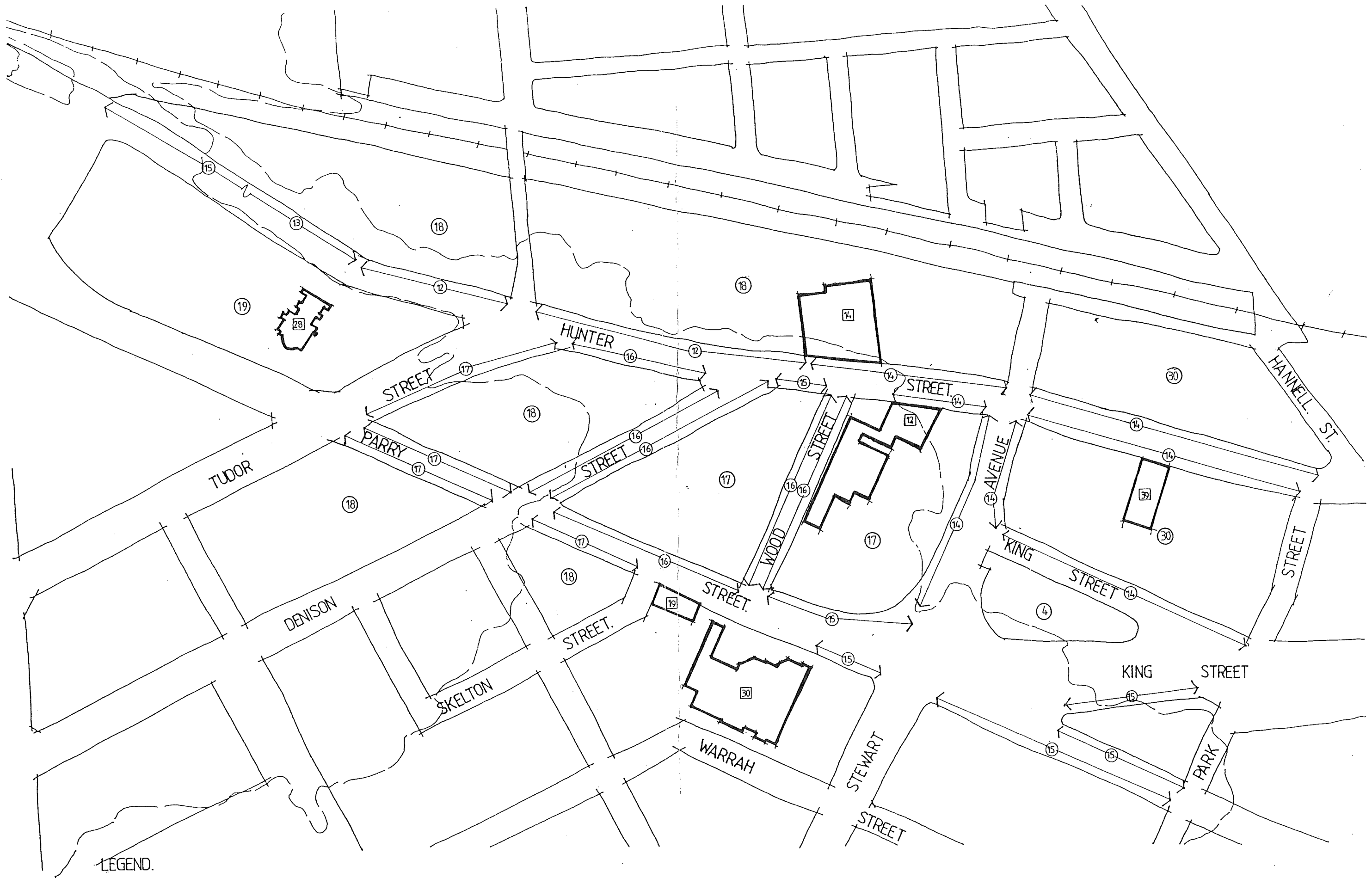
A1.34 SETBACK PROVISIONS

For any site, a sloping sight-line plane can be struck between a point 2m above ground level on the opposite side of the street (streets are generally a standard 20m width in this precinct) and the upper parapet line applying on the site frontage.

Development within the site can rise above the upper parapet line and up to the upper height limit for the block, provided it is set back in order to stay below the sight-line plane.

A1.35 VIEW CORRIDORS

View corridors which it is desirable to maintain are indicated on the View Corridor Register. In some cases these will cut across and reduce the maximum bulk of building allowable under the other considerations.



LEGEND.

23 ESTIMATED PARAPET
LEVEL AND.

20 UPPER PARAPET
LINE

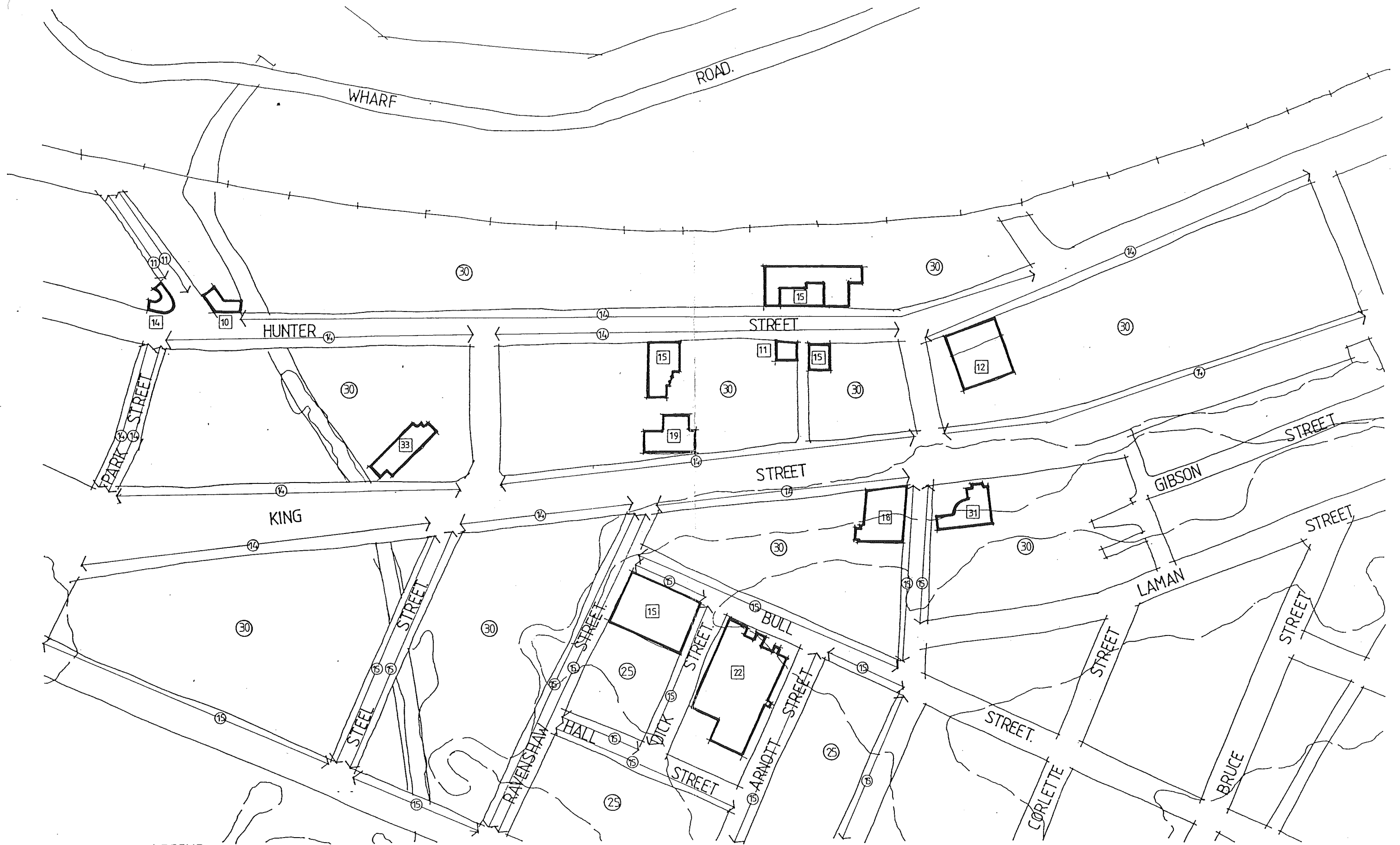
NEWCASTLE CENTRAL BUSINESS DISTRICT
URBAN DESIGN AND HERITAGE STUDY

SCALE 0 20 40 60 80 100 120 METRES
SUTERS ARCHITECTS & PLANNERS MATLAND: FORSITE.



BUILDING HEIGHT
WESTERN PRECINCT.

A1.4
NUMBER



LEGEND

- 23 ESTIMATED PARAPET LEVEL AHD.
- 20 UPPER PARAPET LINE.

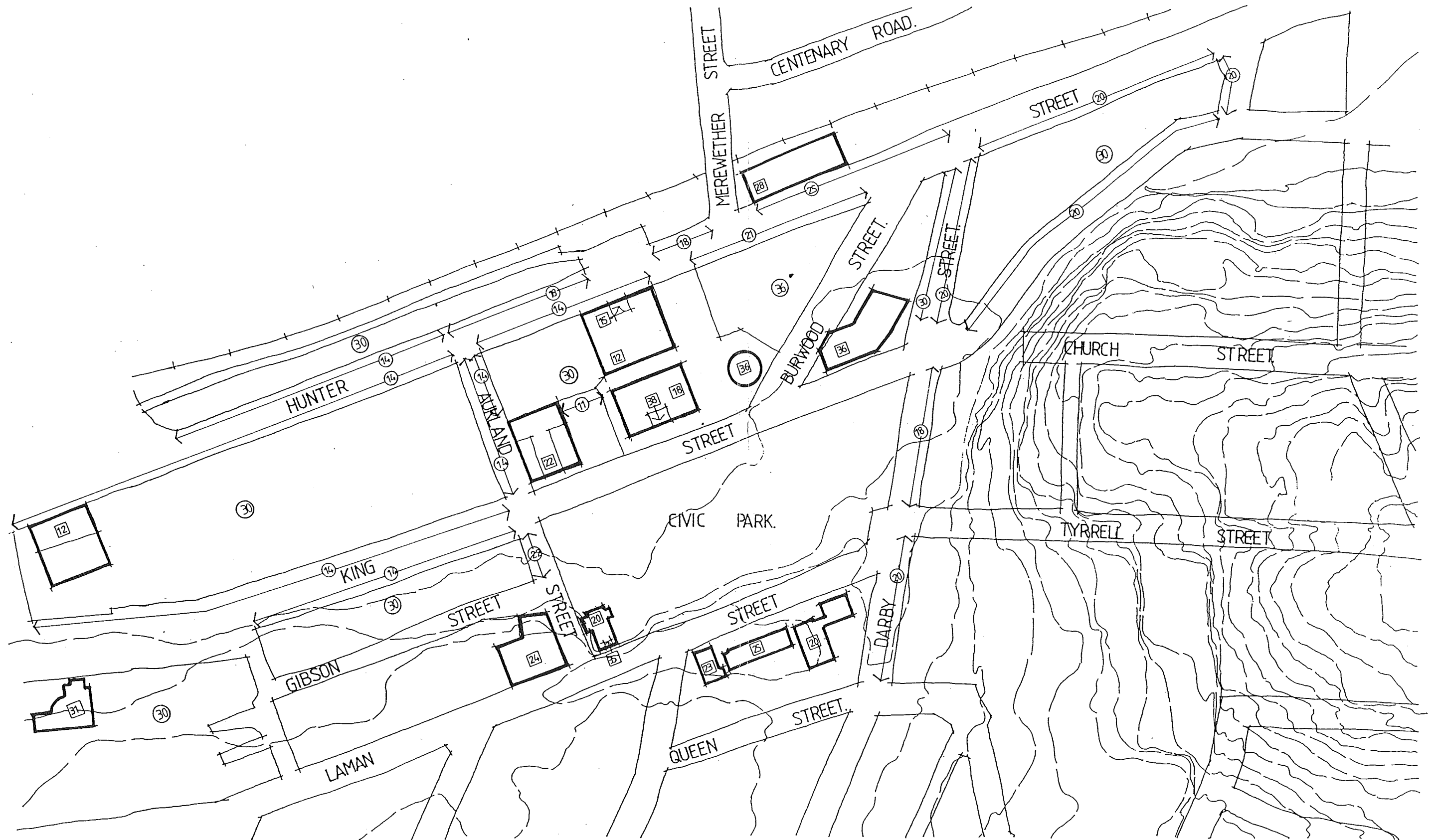
NEWCASTLE CENTRAL BUSINESS DISTRICT
URBAN DESIGN AND HERITAGE STUDY

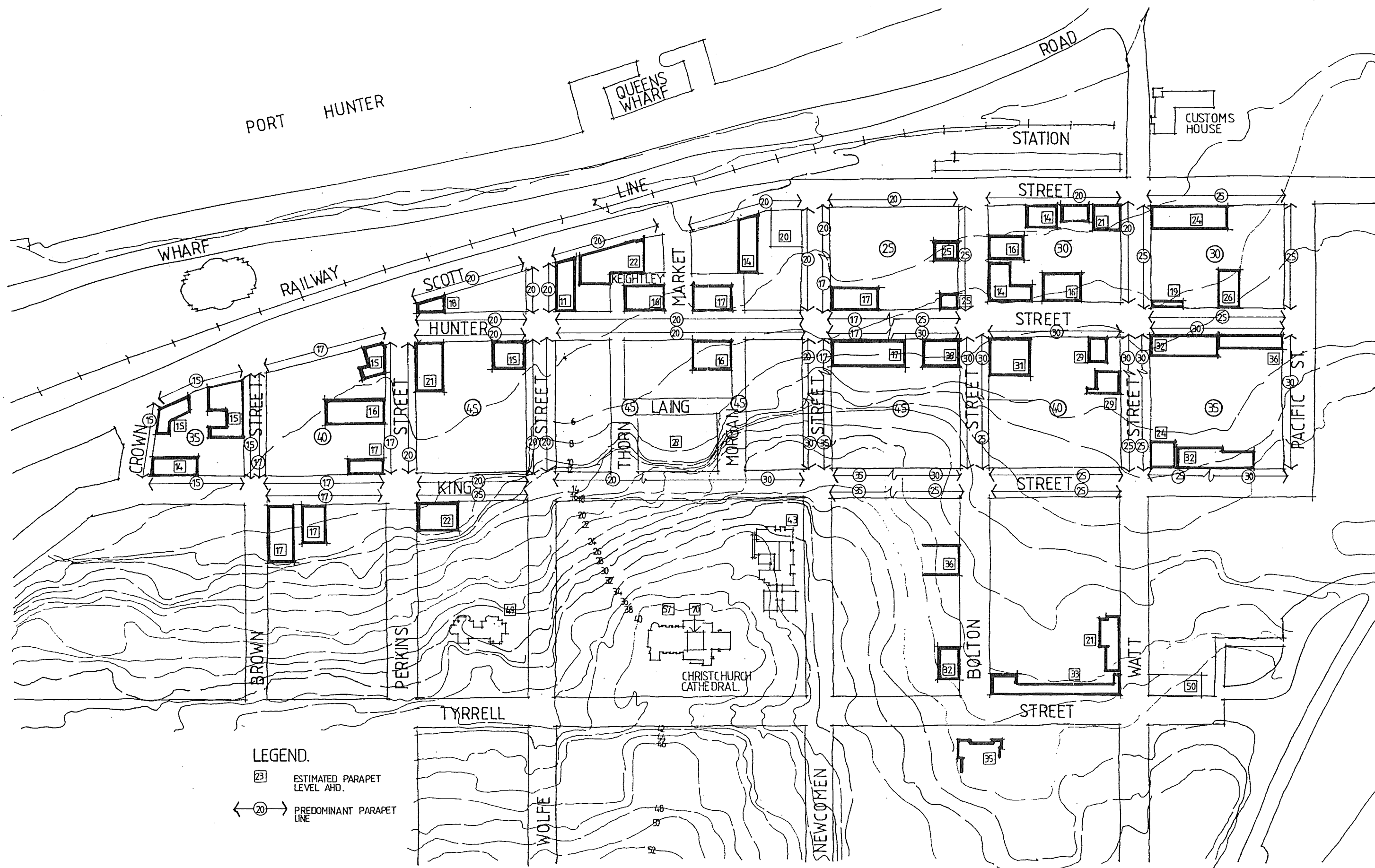
SCALE 0 10 20 40 60 80 100 120 METRES
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BUILDING HEIGHT
CENTRAL PRECINCT

A1.3
NUMBER





A1.4 CIVIC PRECINCT

A1.41 PRINCIPLES

The guidelines for the Civic Precinct are intended to acknowledge the following distinctive characteristics of the precinct:

- The existing scale of the main Civic buildings in the precinct;
- The topography of the area, with the western slope of the Hill against its eastern edge;
- The form and scale of the streets and open spaces in the precinct;
- The views across the precinct of notable landmark features and views.

A1.42 UPPER HEIGHT LIMIT

An upper height limit is applied across the precinct in order to maintain the presence of the main Civic buildings. This is established as the top of the tower of the City Hall.

A1.43 HEIGHT AT STREET FRONTAGE

For each section of street within the precinct, upper and lower parapet lines are established to guide new development, based on existing or interpolated predominant parapet lines.

A1.44 SETBACK PROVISIONS

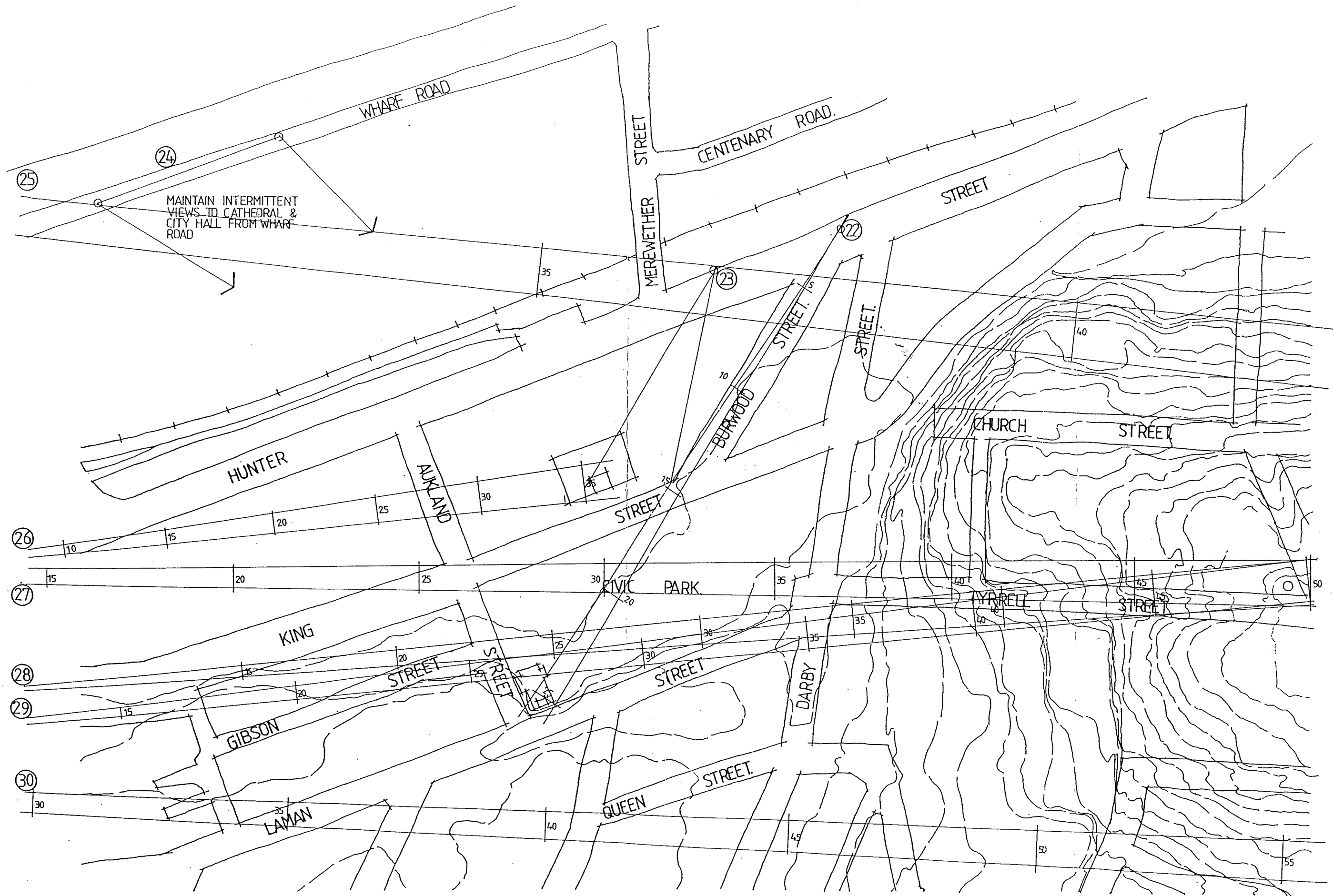
For sites on the east side of Civic Park, development should be held below a sloping sight-line plane set at an angle of 30° through the upper parapet line. For other sites in the precinct, development above the upper parapet line up to the upper height limit is subject to 10m setback from the frontage line.

A1.45 VIEW CORRIDORS

View corridors which it is desirable to maintain are indicated on the View Corridor Register. In some cases these will cut across and reduce the maximum bulk of building allowable under the other considerations.

VIEWS AND
LANDMARKS

A2



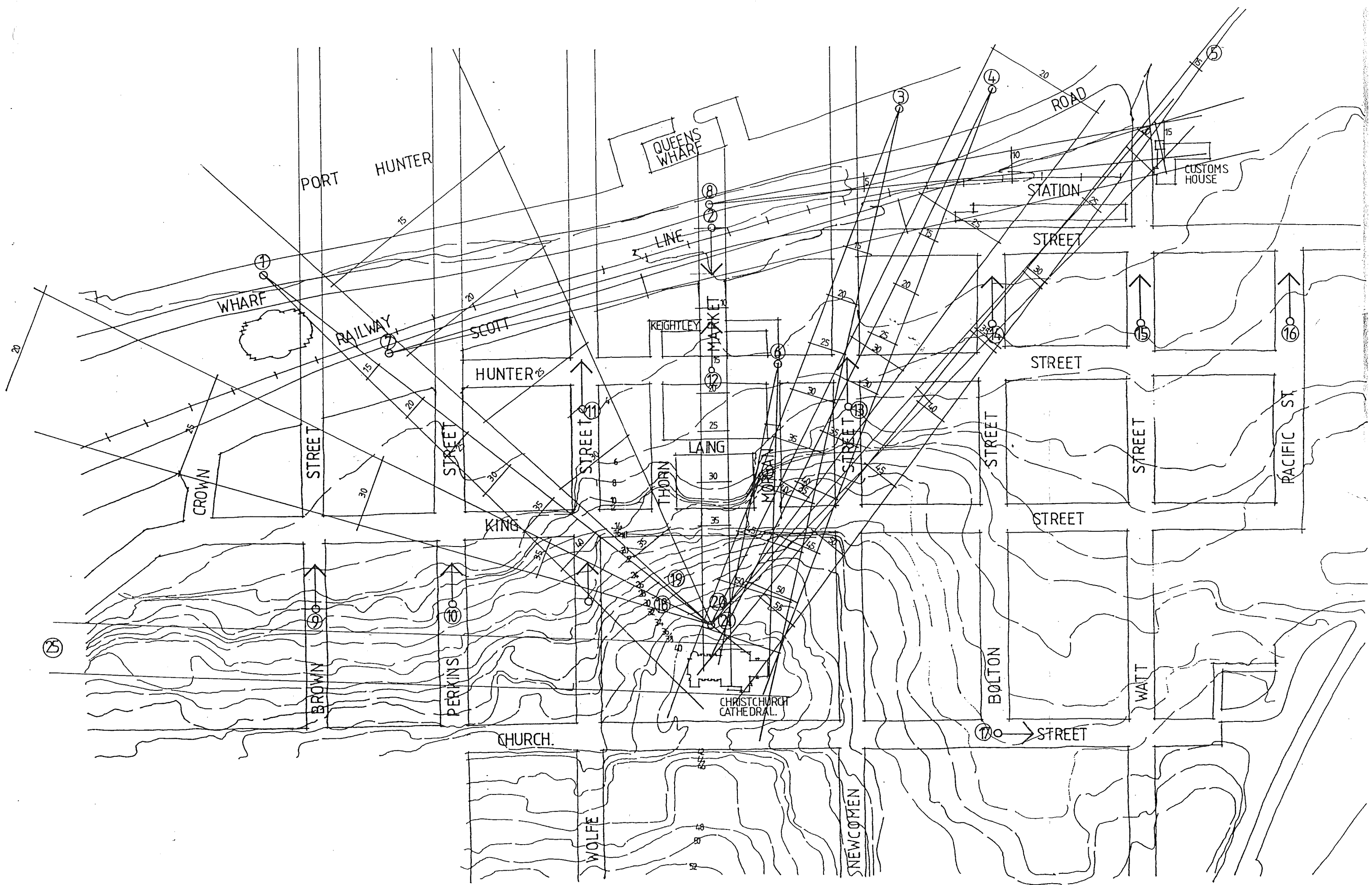
NEWCASTLE CENTRAL BUSINESS DISTRICT
URBAN DESIGN AND HERITAGE STUDY

SCALE 0 10 20 40 60 80 100 120 METRES
SUTERS ARCHITECTS & PLANNERS, MAITLAND: FORSITE.



VIEW CORRIDORS
CIVIC PRECINCT

A2-2
NUMBER



REFER ALSO FIG. 33

NEWCASTLE CENTRAL BUSINESS DISTRICT
URBAN DESIGN AND HERITAGE STUDY

SCALE 0 10 20 40 60 80 100 120 METRES
SUTERS ARCHITECTS & PLANNERS : MAITLAND : FORSITE



VIEW CORRIDORS
EASTERN PRECINCT.

A2-1
NUMBER

NEWCASTLE CENTRAL BUSINESS DISTRICT
URBAN DESIGN STUDY

APPENDIX NO. 2 - VIEWS AND LANDMARKS

A2.1 REGISTER OF LANDMARKS

A2.11 PRIMARY LANDMARKS

Christchurch Cathedral	- King & Church Streets
City Hall Tower	- King Street
City Administration building	- King Street
St. Andrews Spire	- Auckland & Laman Streets
St. Aloysius Tower	- Wharf Road
Customs House Tower	- Watt Street
Carrington Grain Silos	- Carrington

A2.12 SECONDARY LANDMARKS

The Obelisk	- Obelisk Hill
Navigation beacon	- Tyrrell & Brown Streets
T & G Building Tower	- Parry Street
Former Incenerator Chimney	- Ravenshaw & Parry Streets
B.P. Sign	- Hunter Streets
Bank Corner	- Hannell & Hunter Streets

A2.13 DETRACTING LANDMARKS

Office Building	- 741 Hunter Street
Royal Newcastle Hospital	- Pacific Street
Grain Silos*	- Carrington

* Potentially contributory with upgrading.

A2.14 VISUAL FOCI

Court House	- Visible along Bolton Street
Tyrrell House	- Visible along Hunter Street
York Wing, Royal Newcastle Hospital	- Visible along King Street
Dairy Farmers Building	- Visible along Tudor Street

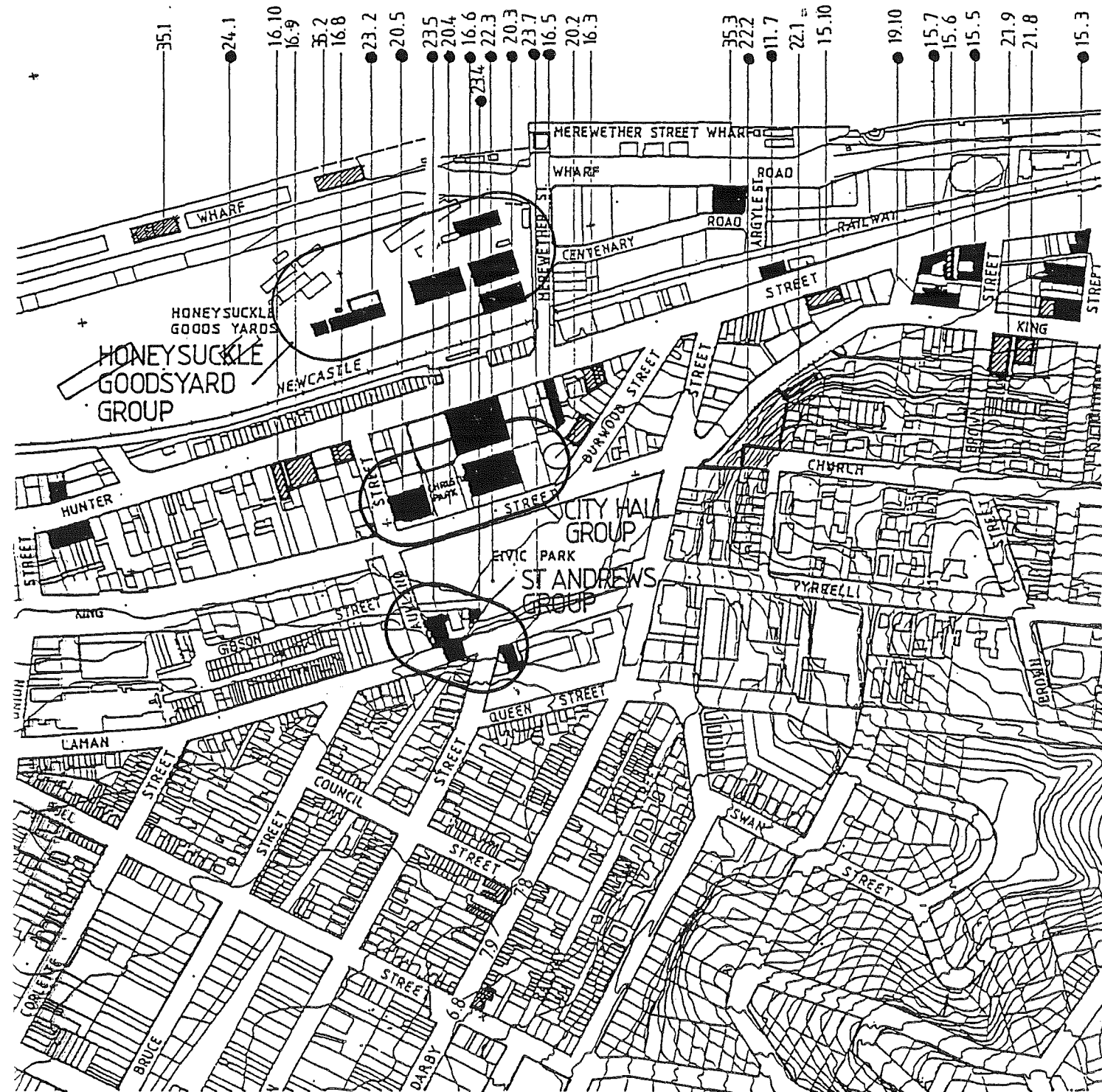
VIEW	DESCRIPTION	COMMENTS	PRIORITY RATING
10	Outward - Street View	- Perkins Street - Low level view blocked. Elevated views	H
11	Outward - Street View	- Wolfe Street - Low level views plus elevated panoramas	H
12	Outward - Street View	- Market Street - Views limited by recent structures	M
13	Outward - Street View	- Newcomen Street - Low level and elevated views	H
14	Outward - Street View	- Bolton Street - Some elevated views	L
15	Outward - Street View	- Watt Street - Views of Harbour and Stockton on important approach	H
16	Outward - Street View	- Pacific Street - Harbour views from within street and park	M
17	Outward - Street View	- Church Street - Views of ocean.	H
18	Outward - Harbour The basin	- Presence of water basin and adjoining industry	H
19	Outward - Harbour Channel	- Presence of channel and Hunter River Estuary	H
20.21	Outward - Ocean and Heads	- Presence of Port Breakwaters and Coastline beyond important	H

HERITAGE

A3

24.1 = PAGE 24 ITEM 1.

STATE DOCKYARD



■ SCHEDULE 1 ITEMS
 ▨ SCHEDULE 2 ITEMS



NEWCASTLE CENTRAL
 BUSINESS DISTRICT
 URBAN DESIGN & HERITAGE STUDY



CIVIC PRECINCT
 HERITAGE
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A32
 NUMBER

NEWCASTLE CENTRAL BUSINESS DISTRICT
URBAN DESIGN STUDY

APPENDIX 3 - HERITAGE

A3.1 LIST OF ITEMS OF ENVIRONMENTAL HERITAGE SIGNIFICANCE

Schedules 1, 2 and 3 attached include items of Environmental heritage significance within the Central Business Area. The location of these is indicated on diagrams A3.1 to A3.4.

In summary the schedules vary with respect to the importance of items and the following recommendations apply.

- | | |
|--------------|---|
| SCHEDULE I | - This schedule includes key items which should be retained |
| SCHEDULE II | - This schedule includes items which are considered to be important and which should not be lost unless retention is incompatible with achieving some major community or planning objectives. |
| SCHEDULE III | - This schedule includes items the retention of which is not essential, but which should be encouraged. |

The painting of these items in colour schemes of the period;

The use of graphics in a style and form which relates to the style and form of the architecture;

Discourage

Facelifts or other actions which result in the loss of original finishes. Actions which should be prevented include:

- . Additions which dominate the original building;
- . The removal of original windows and doors and their frames;
- . The removal of detail such as cornices, rendered relief, balustrades etc;
- . The removal of original verandahs;
- . Modification of windows and door opening proportions;
- . Cladding of facades and introduction of angled fascias;
- . Colour schemes which conflict with the style of the buildings;
- . Rendering of fascias;
- . Construction of brick feature walls;
- . Painting of previously unpainted facades;
- . Removal of paint by sandblasting or other abraasive techniques;
- . The application of mock details such as:
 - . Shutters
 - . Classical columns
 - . Lacework
 - . Quasi historical windows and door frames

A3.113 CONTEXT

Encourage

Upgrading of the immediate street context in particular by careful attention to the siting and selection of street planting, street furniture and signage.

A3.12 ITEMS OF ENVIRONMENTAL HERITAGE SIGNIFICANCE
SCHEDULE 2

This schedule includes items the retention of which is desirable.

These items exemplify important historical themes and contribute significantly to streetscape.

A3.121 RETENTION

Encourage

Refurbishment of these items for continued use;

Expansion and internal modification rather than redevelopment;

The retention of the visually important parts of the external building envelope and incorporation into major redevelopment projects.

Discourage

Demolition of these items for single site redevelopments;

Demolition of these items unless it prevents the achievement of a major community or planning objectives;

The removal of authentic components which are an essential part of the character of the item.

A3.112 MODIFICATION OR CHANGES IN IMAGE

Encourage

The conservation of components, elements and qualities which have led to inclusion in the list;

The removal of detracting elements such as unsympathetic additions or infill, air conditioning and other plant, service pipes and unauthentic awning fascias, signage and the like;

The reconstruction of detail in a form which is consistent with the style of the building following an assessment of original detail on the building and based on documentary photographic and other evidence;

The painting of these items in colour schemes appropriate to the period;

The use of graphics in a style and form which relates to the style and form of the architecture.

A3.13 ITEMS OF ENVIRONMENTAL HERITAGE SIGNIFICANCE -
SCHEDULE 3

This schedule includes items the retention of which should be encouraged.

Although individually having no known historical significance and not being significant townscape elements, these items contribute to the historical ambience of the Central Business Area.

Encourage further investigation of the historical background of these items.

A3.131 RETENTION

Encourage

- . Retention and upgrading of these items
- . Expansion and internal modifications rather than redevelopments or developments which result in only marginal increases in floor space.

Discourage

- . Demolition of these items for single site redevelopment.

A3.132 MODIFICATION OR CHANGES IN IMAGE

As for Schedule 2

A3.133 CONTEXT

As for Schedule 2

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
3.1	Former Coutts Sailors' Home Bond Street 1883-1897	Historical/Thematic Townscape Group	Preservation Reconstruction	Interior Exterior Grounds	Roofing, Verandah Modifications, grounds and fencing detract.	E
3.4	Customs House Bond Street 1876, 1898	Historical/Thematic Townscape - Landmark Architectural	Preservation	Interior Exterior Grounds	Reinstate original fencing	E
3.6	Earp Gillam Bond Store Bond and Telfrord Sts 1888	Historical/Thematic Townscape - Corner Group	Preservation Exterior Adaptive re-use	Exterior	Parapet Aerial cables and Railway sheds detract	E
3.7	Russell Offices Bond Street	Historical/Thematic Townscape Group	Preservation Adaptive re-use	Exterior	Roofing detracts Pavings and surrounds detract.	E

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
10.1	Sun Building 50 Hunter Street St c1926	Townscape	Preservation - facade	Facade	Shopfront Modifications and flanks of building detract	E
10.3	Former PWD Offices 74 Hunter Street 1872-1884.	Historical/Thematic Townscape - Corner Architectural Group	Preservation Restoration	Exterior Interior	Roofing detracts Paintwork detracts Pavings and utility installations detract	E
10.4	Former Police Station 90 Hunter Street 1859, 1890, 1893	Historical/Thematic Townscape Group	Preservation Restoration	Exterior Interior	Roofing detracts Pavings detract	E
10.5	Post Office 96-100 Hunter Street Cnr Bolton 1903	Historical/ Architectural Townscape - corner Group	Preservation Restoration	Exterior Interior Monument	Soldiers Monument Important element Pavings and seats detract	E
10.6	ANZ Bank 102-4 Hunter Street Cnr Bolton	Architectural Townscape - corner Group	Preservation - Exterior	Exterior plus some some interior fittings to bank chamber	Pavings and street Furniture detract Air Cond. detracts	E
10.7	Colonial Mutual 110 Hunter Street c1935	Architectural Townscape	Preservation - Exterior Adaptive re-use	Exterior including Graphics	Modifications to shopfronts and Awnings detract Air Cond. detracts Pavings detract	E

HUNTER STREET

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
11.6	Bank 220 Hunter Cnr Scott c1920	Townscape - Corner Group	Preservation -	Exterior Including roof	Bank Ground Floor Bays to Scott St detract.	E
11.7	Former Tramway Electrical substation 342 Hunter Street c1923	Historical - Thematic Townscape	Preservation - Exterior	Exterior	Originally unpainted. Render	CI
11.9	Former Police Station 556-8 Hunter Street 1907	Architectural Historical	Preservation Exterior Restoration Interior	Exterior Interior Fence	Brickwork to remain unpainted	CE
12.1	Former School of Arts 606 Hunter Street 1894	Townscape Historical Architectural Group	Preservation Exterior Restoration Interior	Exterior Interior	Brickwork to be cleaned and remain unpainted	CE
12.2	Former Trades Hall 608 Hunter Street 1895	Townscape Historical Architectural Group	Preservation Exterior Restoration Interior	Exterior Interior	Brickwork to be cleaned and remain unpainted.	CE
12.7	Bellevue Hotel 738 Hunter Street Cnr Hannell	Townscape - corner Group	Restoration Exterior Adaptive re-use	Exterior	Encourage appropriate colour scheme to exterior	CE

HUNTER STREET

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
14.5	Brick Emporium 87-101 Hunter Street Cnr Newcommen 1886	Historical - Thematic Townscape - Corner, Group	Preservation Exterior Adaptive re-use Consider reconstruction of verandah.	Exterior	Shopfront modifications detract. Air Cond. detracts. External colour scheme requires co-ordination. Street pavings detract. Advertising heading detracts.	E
14.9	Municipal building 119 Hunter Street Cnr Morgan 1906-8	Townscape - Corner Group	Preservation of Exterior	Exterior	Existing awnings detract. External colour scheme detracts. Pavings and street context detract. Bridge structure detracts	E
15.2	David Jones Building 169-85 Hunter Street 1900, 1908	Historical - Thematic Townscape - Corner, Group	Preservation of Exterior Adaptive re-use	Exterior	Improvement of street context desirable	E
15.3	Crown & Anchor Hotel 89-93 Hunter Street Cnr Perkins c1925	Townscape - Corner Group	Preservation of exterior Adaptive re-use	Exterior	Upgrading of street context desirable	E

HUNTER STREET

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
17.8	H.D.W.B. Office 593-603 Hunter St 1915-16	Architectural Townscape Historical - Thematic	Preservation Exterior Restoration Interior	Exterior Interior Grounds	Conservation plan desirable. Retain exterior and internal detail and finishes.	CE
18.5	Former Castlemaine Brewery 787 Hunter Street 1874	Architectural Townscape Historical - Thematic Group	Maintain as is.	Exterior Interior	Conservation plan desirable.	W
18.9	Convent of St. Joseph 941 Hunter Street 1889	Architectural Historical Thematic	Preservation Exterior Adaptive re-use	Exterior and some interiors Grounds.	Conservation plan desirable. Ensure detail and finishes are retained.	W
18.10	Sacred Heart Church 941 Hunter Street 1930	Arhitectural Townscape Landmark Group	Preservation Exterior and Interior	Exterior Interior Grounds	Conservation plan desirable. Retain original internal and external finishes and detail.	W

HUNTER STREET

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
20.5	Nesca House 300 King Street 1937	Historical Townscape Architectural Group	Preservation Exterior Restoration Interior	Exterior Interior Grounds	Encourage removal of additions to roof Retain building detail.	CI
21.2	Court Chambers King Street Cnr Bolton 1898	Historical Townscape - Corner	Preservation of Exterior Restoration of Interior	Exterior Interior	Originally unpainted brickwork with stone coloured dressings. Poor quality pavings and street planting detracts. Discourage awning construction.	E
21.3	Residence 81 King Street c1850s	Historical	Preservation Restoration	Exterior Interior	Infill to verandah conceals original building. Paving detract. Adjacent development detracts. Further historical investigation desirable.	E
21.4	The Newcastle Club King Street Cnr Newcommen Street 1925	Historical Townscape Architectural	Preservation Restoration	Exterior Interior Grounds	Important part of context of Christchurch Cathedral.	E
21.5	Cathedral Park 93 King Street 1818	Townscape Group	Preservation	Open setting in front of Cathedral Retaining walls	Maintain current simple setting. Upgrade furniture.	E

KING STRET

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
23.2	St. Andrews Church 12 Laman Street Cnr Auckland Street 1889	Townscape - landmark Corner Historical - Thematic Group	Preservation of Exterior and Interior	Exterior Interior Grounds and fencing	Restoration of fencing required urgently. Retain building finishes and detail.	CI
23.4	Railway Cottage Laman Street (Civic Park)	Historical - Thematic Group	Preservation Exterior and Interior	Exterior Grounds detracts.	Fencing detracts. Adjoining shed detracts	CI
23.5	Railway Overpass Laman Street (Civic Park)	Historical - Thematic Group	Investigate remains and retain	Abutments and retaining walls	Further historical and archaeological investigation desirable.	CI
23.7	Baptist Tabernacle 25 Laman Street 1889	Historical Townscape Architectural Group	Preservation of Exterior	Exterior	Aerial cables detract Encourage re-painting of facade but not brickwork.	CI

LAMAN STREET

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
26.3	Hospital North Wing Pacific Street Cnr Ocean Street 1913	Historical Townscape/Corner Group	Preservation of Exterior Adaptive re-use	Exterior	Forms an important edge to Pacific Park Conservation Plan Desirable	E
26.4	Hospital York Wing 1 Pacific Street 1927	Townscape Landmark Group	Preservation of Facade Adaptive re-use	Exterior	Forms important visual termination of King Street. Street context detracts. Conservation Plan Desirable	E

PACIFIC STREET

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
28.7	Former Victoria Theatre 8-10 Perkins Street 1890	Historical/Thematic Townscape Group	Preservation of Exterior and Restoration	Facade Interior	Current colour scheme detracts. Interior requires further investigation. Bricking up of windows detract. Conservation Plan desirable.	E

PERKINS STREET

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
29.9	Great Northern Hotel 89 Scott Street Cnr Watt 1938	Historical Townscape-Corner Architectural	Preservation and Restoration. Some adaptive re-use	Exterior plus some interior sections	Upper floor additions detract.	E
30.5	Former Woods Chambers 131 Scott Street 1892	Historical Architectural Townscape	Preservation	Exterior and Interior	Requires urgent attention. Pavings and adjoining development detracts. Discourage the construction of awnings.	E
30.6	Rundles Buildings 153-163 Scott Street 1899, 1905	Historical/Thematic Townscape Group	Preservation of facades. Adaptive re-use.	Facades and Internal Structure	Street context detracts. The bus shelter detracts. Discourage awning construction.	E
30.9	School of Arts additions Scott Street Cnr Wolfe 1885	Historical/Thematic Townscape-Corner	Preservation of exterior.	Exterior	Investigate original awnings. Current colour detracts.	E

SCOTT STREET

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
35.3	Argyle House "Fanny's" Wharf Road Cnr Argyle 1858	Historical/Thematic	Preservation Restoration	Exterior and Interior	Current use detracts. Building was originally unpainted. Roofing detracts.	CI
36.6	Remaining wall and steps. Wolfe Street Cnr King c1870s	Townscape Historical Thematic	Preservation Restoration	Walls, steps Pavings etc.	Encourage reinstatement of appropriate	E

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
6.8	167-73 Darby Street	Townscape Historical Thematic	Restoration of exterior and adaptive re-use	Exterior	Conserve detail including balconies, doors, windows, shutters, hood mouldings, shopfronts, etc.	CI
7.8	Hotel Delany 134 Darby Street Cnr Council c1920	Townscape Corner	Restore exterior	Exterior facades awnings	Ensure Graphics is sensitively integrated.	CI
7.9	Free standing 146 Darby Street Pre 1886	Townscape	Restore exterior	Exterior	Encourage appropriate colour colour scheme	CI
8.2	"Lawson" Residence 23 Denison Street	Townscape	Restore exterior	Exterior plus fencing		W
10.2	Former National Bank Hunter Street Cnr c1920	Townscape	Restore exterior	Exterior plus some interior elements	Originally brick with rendered dressings	E
10.8	Centennial Hotel 112 Hunter Street 1888	Townscape Architecture	Restore Facades	Facade	Connects to frontage in Scott Street.	E

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
14.8	Commercial Building 111 Hunter Street Cnr Morgan	Townscape Corner	Restore Exterior	Exterior	Encourage appropriate colour scheme	E
14.10	Washington House 163-67 Hunter Street	Townscape Historial	Restore Exterior	Exterior	Encourage appropriate colour scheme Removal of parapet detracts.	E
15.1	David Jones Building 169 Hunter Street 1914, 1920	Townscape	Restore Facade	Exterior	Refer also to item 15.2 Schedule 1	E
15.6	Commercial Building 235 Hunter Street c1890	Townscape Architectural	Restore Facade	Exterior	Sympathetic awning, shopfront and colour scheme desirable	E
15.10	Corona Building 279 Hunter Street 1935	Townscape	Facade	Exterior	Do not paint brickwork Air conditioning units detract. Investigate original awning.	CI
16.3	Commercial Building 339-41 Hunter Street c1885	Townscape	Restore Facade	Exterior	Further historical analysis desirable	CI

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
18.3	Former Terrace 693 Hunter Street c1885	Townscape (visual focus)	Restore Exterior	Exterior	Infill to east in similar form. Further historical investigation desirable.	CE
18.7	Terrace Building Hunter Street Cnr c1890	Townscape Corner Historical	Restore Interior and Exterior	Exterior	Remove later shopfront additions and reinstate fencing in conjunction with adjacent church.	W
18.8	Former Methodist Church 1889	Townscape Corner Group Historical	Restore Exterior	Exterior	Investigate interior. Potential gateway building.	W
19.3	Former Terraces 56 King Street c1870	Townscape	Restore Exterior	Exterior	Reinstate verandahs Adopt single colour scheme.	E
19.4	Commercial Building King Street Cnr c1870	Townscape Corner	Restore Exterior	Exterior	Loss of original balconies and modifications to Bolton Street facade detract.	E
19.6	Commercial Group 98-102 King Street c1890	Townscape	Restore Exterior	Exterior including shopfronts	Loss of original balconies and detail detracts. Encourage single colour scheme.	E

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
22.1	The Moorings 199 King Street c1920	Townscape	Preserve Exterior	Exterior	Further investigation desirable. Discourage modifications of windows etc.	CI
26.8	Commercial Building 6-14 Pacific Street c1925	Townscape	Restore Exterior	Exterior	Investigate original terraces behind facade. Retain awning and graphics.	E
26.9	Former Nurses Home 30 Pacific Street Cnr King Street c1950	Townscape Corner Historical	Restore Exterior and Interior	Exterior Interior Grounds Planting	Authentic restoration in conjunction with North Wing opposite.	E
29.10	George Hotel 95 Scott Street Cnr Watt Street	Townscape Corner Group	Preserve Exterior Adaptive re-use	Exterior plus some interiors	Do not paint brickwork Retain detail including awning.	E
30.1	Former J. Wood Business Premises 97-105 Scott Street 1899	Townscape Group	Preserve Facade Adaptive re-use	Exterior	Do not paint brickwork Reinstate original awning.	E
30.2	Terminus Hotel 111 Scott Street c1920	Townscape Group	Restore Facade	Facade	Do not remove paint Encourage colour scheme to restore original brick appearance.	E

	IDENTIFIED ITEM LOCATION DATE	IMPORTANCE	CONSERVATION STRATEGY	IMPORTANT ELEMENTS	COMMENTS	REF
35.1	Lee Wharf Buildings	Townscape	External	Exterior		CI
35.3	No. 1 and 2	Historical Thematic	restoration and adoptive re-use	Interior and immediate setting.		CE
36.4	Lyrique Theatre Wolfe Street c1915	Townscape	Restore Exterior	Exterior and some interior spaces	Encourage appropriate colour scheme	E

HERITAGE
SCHEDULE 3

APPENDIX NO. 3 - SCHEDULE 3

ITEM	DESCRIPTION	LOCATION	DATE
12.10	Commercial Building	780 Hunter Street	
15.4	Commercial Building	203-205 Hunter Street	
15.8	Warrah House	249 Hunter Street	1935
15.9	Commercial Building	257 Hunter Street	c1920
16.1	Commercial Building Remnant	305-309 Hunter Street	1895
16.2	NDL Building	317 Hunter Street Cnr Darby Street	c1925
16.4	Former Garrett Warehouse	343-5 Hunter Street	1905
17.1	Former Terraces	483 Hunter Street	c1900
17.2	Speedwell House	495 Hunter Street	c1925
17.3	Former Emporium Group	505, 507 and 515 Hunter Street	c1885
17.9	Churchills	627-629 Hunter Street	1920's
17.10	Family Hotel	635 Hunter Street Cnr Steel	1885
18.2	Former Butchery	683-685 Hunter Street	
18.4	Terraces	735-739 Hunter Street	c1890
18.6	Ball Bros Building	805 Hunter Street	1890
19.5	Malmo Flats	44 King Street	c1925
20.6	Commercial Buildings	King Street Cnr Union Street	c1920's
20.7	Star Hotel	King Street Cnr Devonshire Street	1925
20.8	Terrace Building	434 King Street	c1915
20.9	Castle Tavern	King Street Cnr Steel	c1920

