

East End Stages 3 & 4

Planning Panel – Additional Information



Gadi Country
Level 2, 490 Crown Street
Surry Hills NSW 2010

T 61 2 9380 9911
E sydney@sjb.com.au
W sjb.com.au

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Iris Capital

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Acknowledgement of Country

Muloobinba Barray; place of seaferns - Country. The traditional lands, waters and skies of the Awabakal and Worimi, now home to a diverse multi-cultural community. Underlying and surrounding the urban fabric of contemporary Muloobinba is a rich history of Aboriginal culture, songlines, story and knowledge that has been passed through generations for time immemorial. We acknowledge the ancestors with us in spirit, the Traditional Custodians caring for and preserving knowledges of Country today, and emerging leaders who will continue the ongoing legacy of Aboriginal culture and history.

For eons Aboriginal people have cared for, and have a reciprocal relationship with Country, Mother. We remember the memory of water and tides flowing through lands from the seas and the skies; we've walked where the elements meet and traversed the volcanic ridgelines; swam in the salty Pacific and followed the rivers west to meeting of freshwater and mountain ranges; we listen to the wind rustling leaves of the eucalypts and grass-trees that are home to singing birds and echoes of insects; we share knowledge through dance, story, art and theatre; this is Aboriginal Country; welcoming to all.

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ARCHITECTS IN COLLABORATION

SJB - PRECINCT / BUILDING 3W/ BUILDING 4S

Gadi Country Level 2, 490 Crown Street Surry Hills NSW 2010	T 61 2 9380 9911 E architects@sjb.com.au W sjb.com.au	SJB Architecture (NSW) Pty Ltd ABN 20 310 373 425 ACN 081 094 724	Adam Haddow 7188 John Pradel 7004
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DURBACH BLOCK JAGGERS- BUILDING 3E

Gadi Country Level 2, 9 Roslyn Street Potts Point NSW 2011	T 61 2 8297 3500 E mail@durbachblock.com W durbachblockjaggers.com	Durbach Block Jaggers Architects Pty Ltd ABN 76 002 733 824 ACN 002 733 824	Neil Durbach 5850 David Jaggers 9999
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CURIOUS PRACTICE - BUILDING 4N

Awabakal Country Gnd Floor, 24/526 Hunter Street Newcastle NSW 2300	T 0411 824 600 E mail@curiouspractice.com W curiouspractice.com	Curious Practice Pty Ltd ABN 68 621 923 368 ACN 621 923 368	Warren Haasnoot 9852 Gregory Allan Lee 10997
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Certified Management Systems

ISO 9001:2015 Quality Management System
ISO 45001:2018 Occupational Health & Safety Management System
ISO 14001:2015 Environmental Management System

Version: DRAFT
(127/08/2024)

Prepared by: WG
Checked by: AH

Concept DA - Heritage Principles

East End Precinct Concept DA Mapping

The original concept DA mapped East End and the surrounding context, nominating heritage principles and heritage fabric. Principles included;

- Heritage Retention + Fabric
- Holding the Street
- Topography + Skyline
- Cathedral Views
- Market Square
- Grain + Activation

During the concept DA the removal of the council carpark was investigated, however the instruction from CN was that it would be retained. The proposed masterplan therefore responded to this constraint.

The subsequent demolition of the carpark changed the constraints and opportunities of the site. This allowed the delivery of the 'stairway to heaven' vision, with a view corridor from the Harbour to the Cathedral.



Figure 2.2.1 East End of Newcastle City Centre

- Key
- The site
 - Hunter Street Mall
 - Heritage items
 - Existing buildings



06 Christ Church Cathedral



05 Victoria Theatre on Perkins Street



04 View form Queens Wharf to the Cathedral



East End Precinct Concept DA Principles

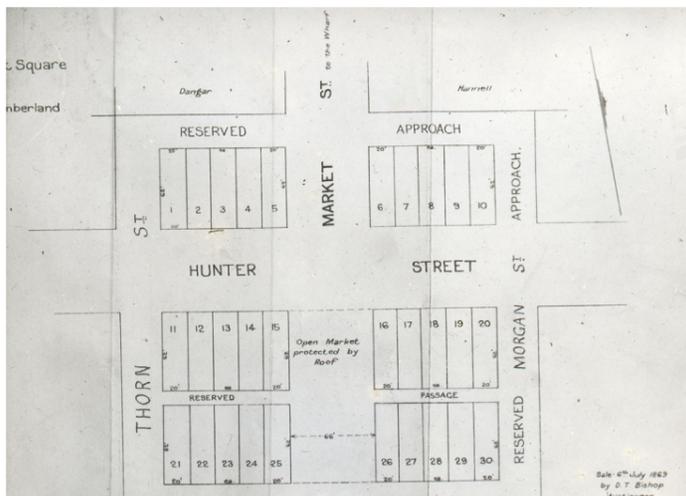
Holding the street

Newcastle is unique amongst Australian cities. In the East End buildings are built directly to the street with few setting back above a street wall. Whether tall or small, buildings are direct - they touch the ground and the sky. Our aim is to respect this condition, to manage the street interface to deliver a high-quality pedestrian environment, while playing with the skyline.



Market Square

Market Street connected the Harbour to Hunter Street culminating in a Market formed around a series of blocks and Lanes. The concept DA envisaged that the redevelopment of Stage 3 could reestablish the Market 'Square'.



Topography + skyline

Newcastle East's skyline responds to the sloping topography of its streets and is characterised by the detailed parapets of the historical buildings. The varied skyline is highly visible from many vantage points around the city and is also experienced from within the immediate streets when moving through them.

The new precinct should contribute positively to the existing playful skyline both at a building form scale and through an interpretation of finely detailed parapets.



Grain + Activation

The lower levels of heritage buildings will reinstate traditional shopfronts and be complimented by considered awnings, signage and lighting that contribute to a unique, vibrant shopping precinct.

The new buildings will incorporate a fine grain of shopfronts that continues the rhythmic nature of traditional retail spaces.



Heritage Retention + Fabric

There are layers of architectural periods represented throughout existing buildings in Newcastle. In addition to the representation of a period, the existing buildings contribute strongly to the character of Newcastle - a coastal town with a rich history. There are strong precedents for the use of durable materials, particularly masonry, as well as many examples for the use of colour on building facades, providing a point of difference and reinforcing Newcastle's character. New buildings should reinforce the town centre's unique character adding to the layers of architectural style.



Cathedral Views

Preserving significant views around the city is critical to place-making, wayfinding and for retaining the unique character of Newcastle. The most important views in Newcastle tend to be along streets leading to the water or landmark buildings, including Christ Church Cathedral.



Cathedral, Topography + Skyline

DCP View Corridor

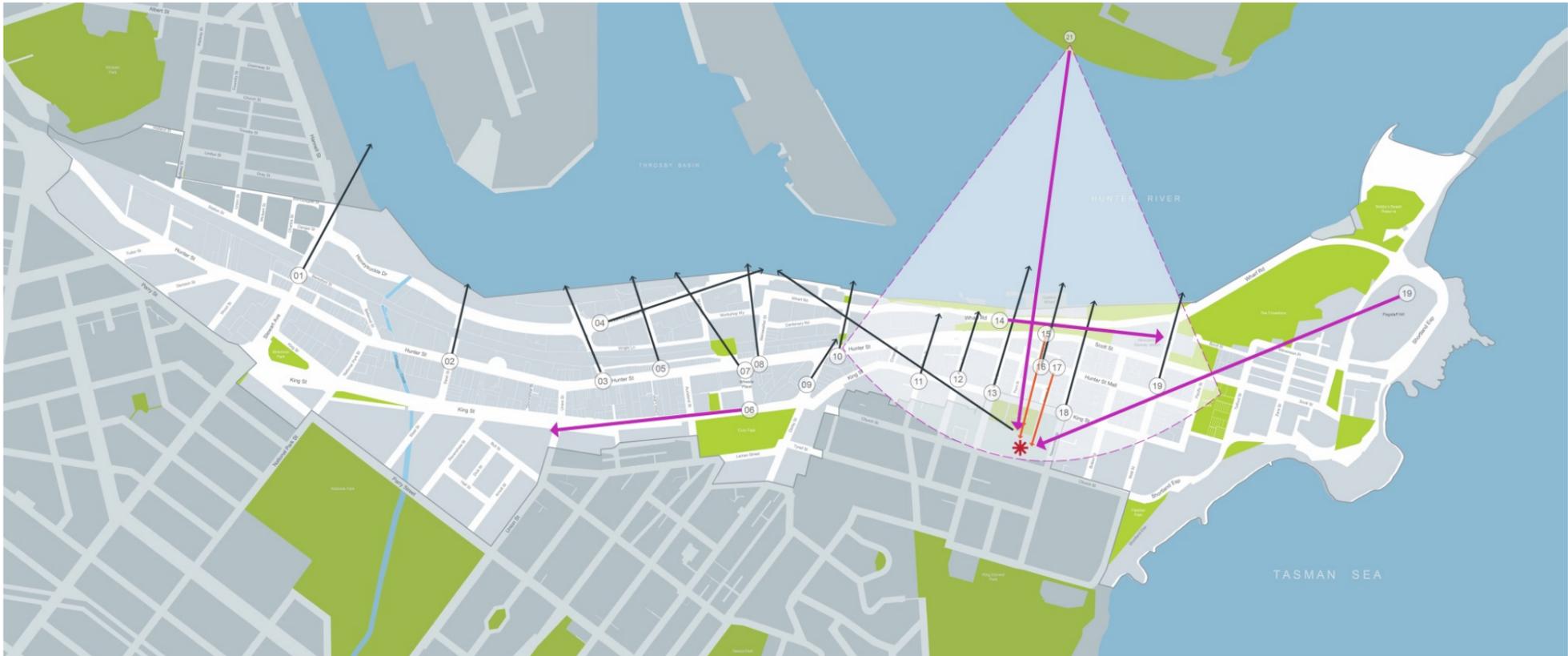
The DCP outlines a series of principles in B2 - Views and Vistas

'Preserving significant views around the city is critical to place-making, wayfinding and for retaining the unique character of Newcastle. Significant views include views from public places towards specific landmarks, heritage items or areas of natural beauty. The most important views in Newcastle tend to be along streets leading to the water or landmark buildings, including Christ Church Cathedral and Nobby's Head.

With the redevelopment of the former rail corridor lands, key views and vistas are to be established and will create a visual connection and link the city to the foreshore.'



NDCP 2012 - 6.01 Newcastle City Centre - p38



NDCP 2012 - 6.01 Newcastle City Centre - p39

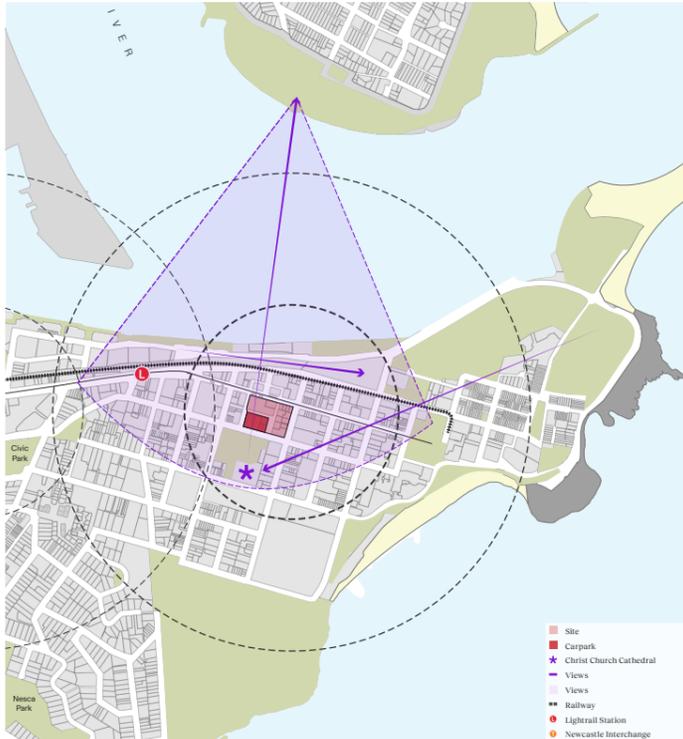
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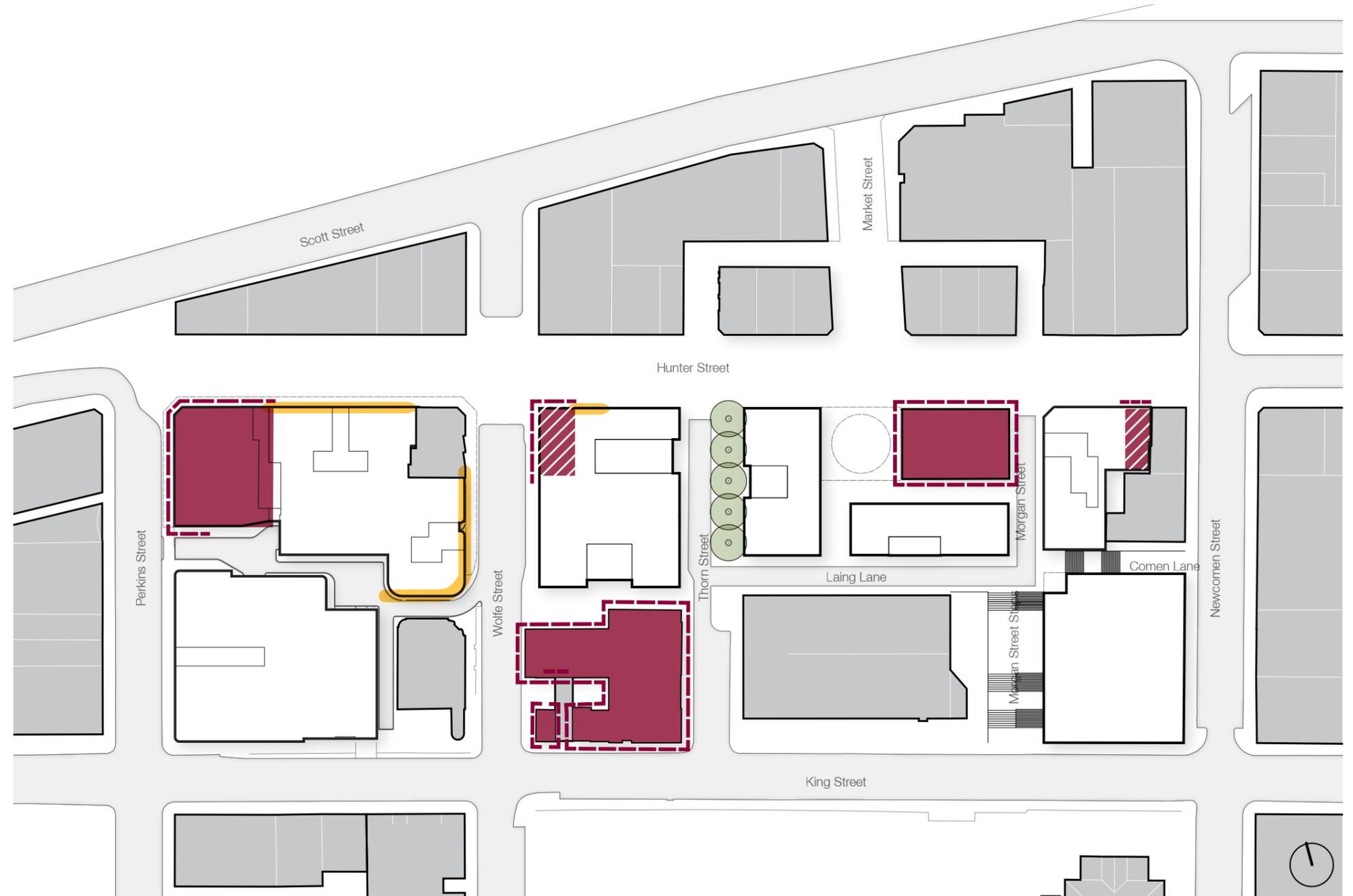
Heritage Retention + Fabric

During the concept DA heritage retention and fabric was investigated.

Based on the heritage controls and findings of the independent Heritage Assessment by TKD Architects, a heritage overlay was applied to the site with a number of important buildings and built elements identified for retention, including the former David Jones on Hunter Street, Masonic Hall on Wolfe and Thorn Streets, and other key buildings located along the northern and southern frontages of the Hunter Street mall.

In stage 3 and 4 the heritage fabric to be retained includes:
 _ Former Civic Building (121 Hunter Street)
 _ 105 Hunter Street

Refer adjacent diagram.



Key

- Facade retention and adaptive reuse of interiors
- Façade retained
- Investigate potential for adaptive reuse of interiors

Stairway to Heaven

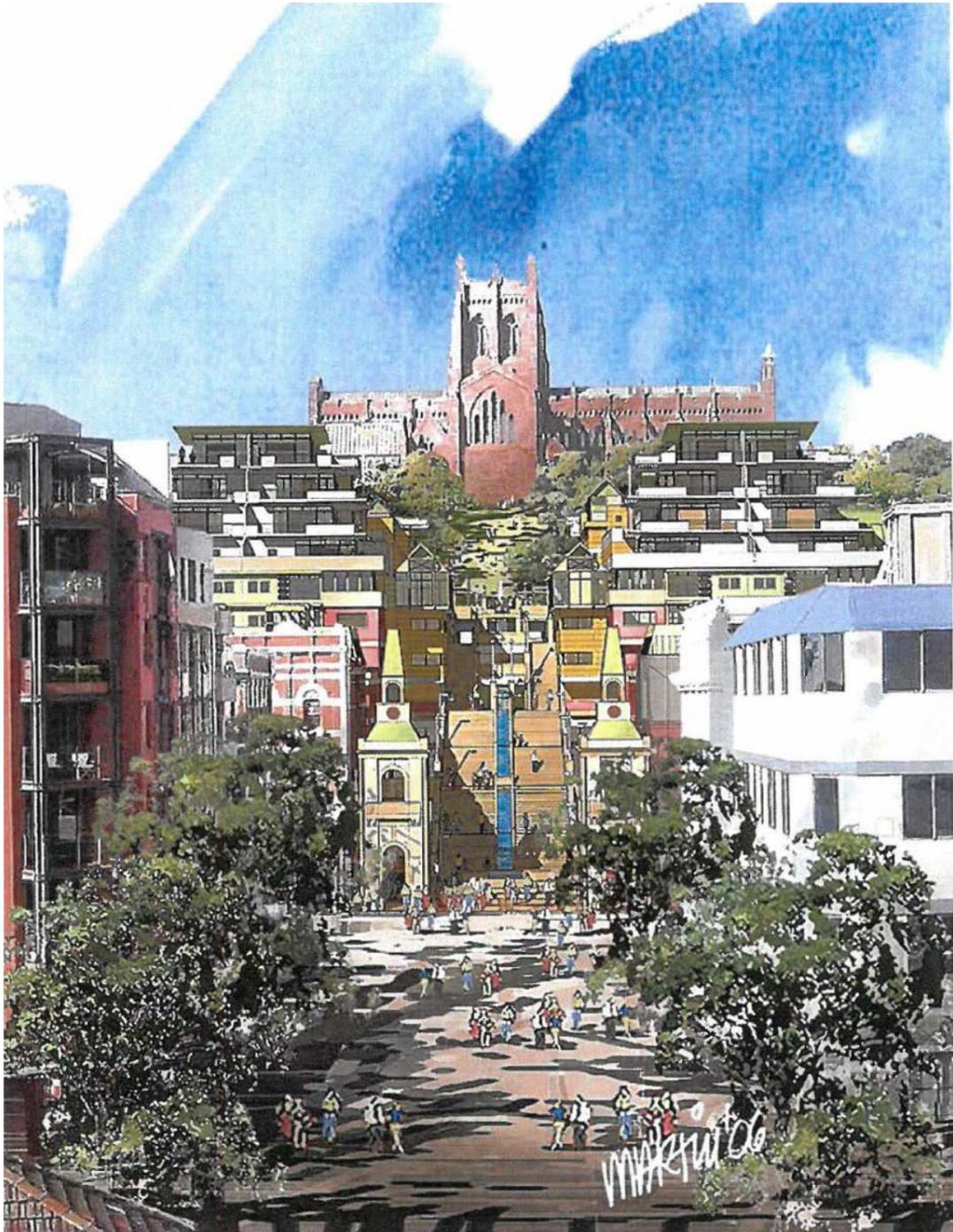
During the concept DA the removal of the council carpark was investigated, however the instruction from CN was that it would be retained. The proposed masterplan therefore responded to this constraint.

The subsequent demolition of the carpark changed the constraints and opportunities of the site. This allowed the delivery of the 'stairway to heaven' vision, with a view corridor from the Harbour to the Cathedral.

The Stairway to Heaven concept was first proposed by EJE Architecture in 2006.

An updated vision and concept with key principles, parameters and considerations was undertaken in 2021 for City of Newcastle.

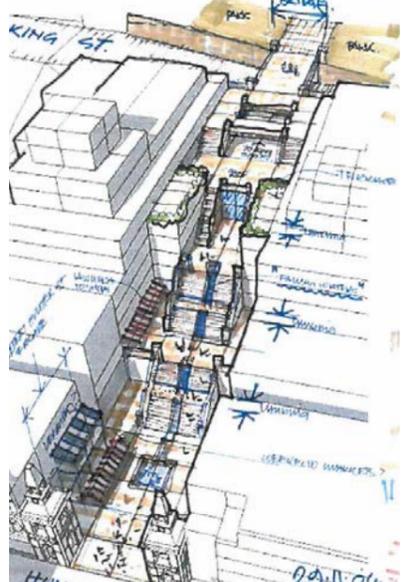
Our DA proposal for Stages 3 and 4 builds on this vision and allows council to realise their ambitions when redeveloping the council carpark site.



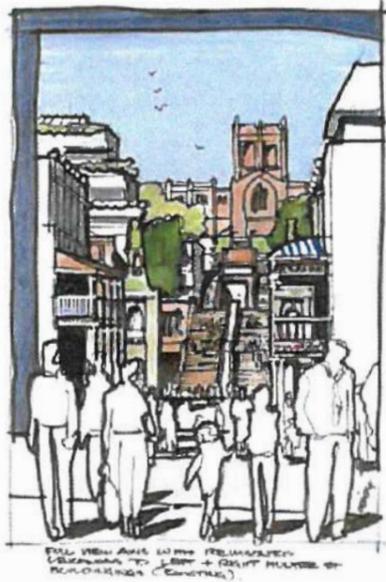
EJE Architecture, 2006



EJE Architecture, 2006



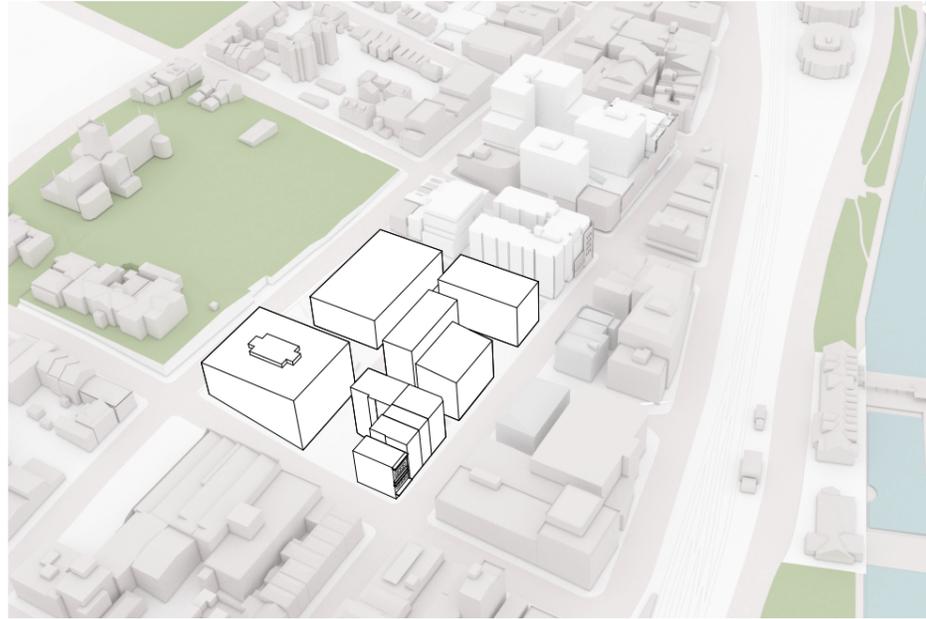
EJE Architecture, 2006



EJE Architecture, 2006

Design Response

Diagrams



Concept DA

The concept DA established principles for an urban form.

This was based on the retention of the carpark, which at the time was required by CN.

The carpark was subsequently demolished allowing for the establishment of a view corridor from the harbour to the cathedral,

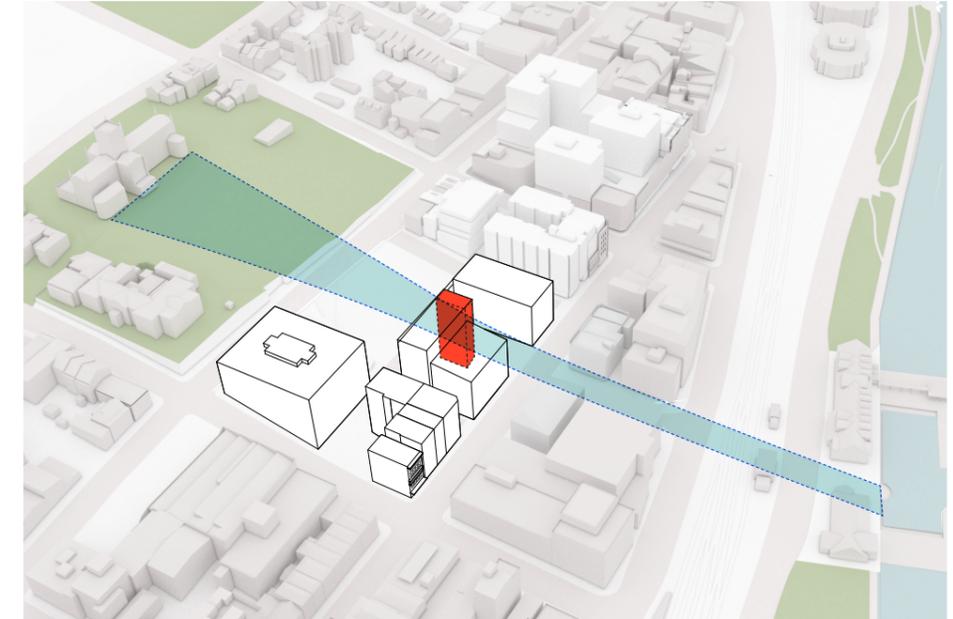


Market square + Heritage Retention

The concept DA included building a substantial addition on top of the municipal building.

The proposal retains the municipal building without an addition on top. This improves the heritage outcome and helps to re-establish market square

The built form surrounding the Municipal building creates a Square.



Harbour to Cathedral

The removal of the council carpark allows for a public view corridor, and physical connection, from the harbour to the Cathedral. The original mass that screened the carpark requires redistribution.

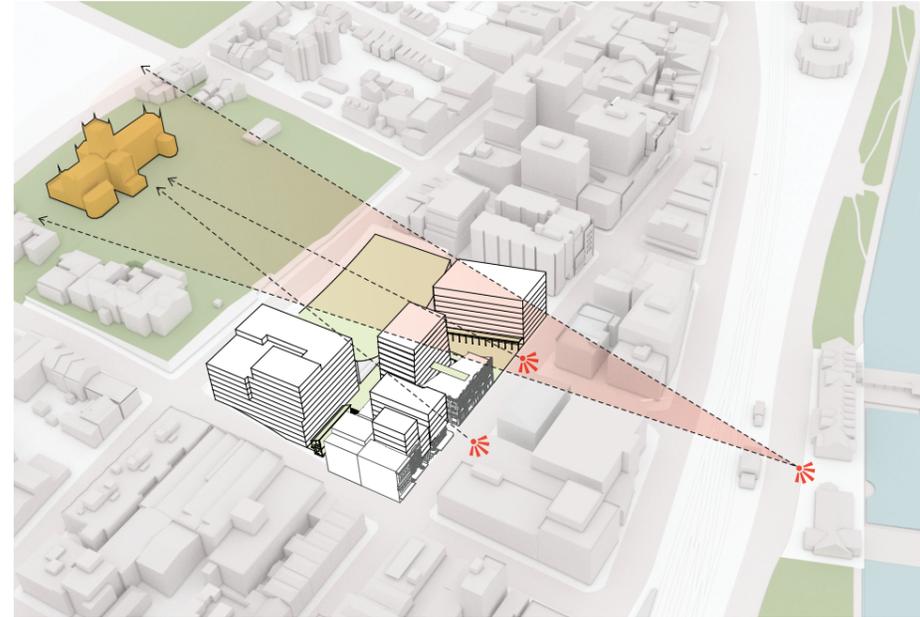
Diagrams



Hold the Street / Push and pull

The building mass holds the street to continue established built form pattern.

There is push and pull of the mass to redistribute GFA, allowing the view corridor and playful skyline.



Public Views

The cathedral axis is created by pulling back Stage 3 South. The view corridor is further re-enforced by subtly tapering Stage 3 South (reducing its footprint as it becomes taller) and twisting Stage 3 West.

Both these moves (tapering and twisting) also allow fine grain views to the cathedral from Hunter Street.

View to Cathedral + Market Square



View from Market Square - Concept DA Scheme



View from Market Square - Proposed Scheme

View to Cathedral + Market Square



View from Market Street - Visualisation



View from Market Street - Visual Impact Statement

View from Market Square - Concept DA Scheme

View from Market Square - Proposed Scheme

Public Views + Hold the Street

The proposal creates additional public view corridors from Hunter Street through Thorn and Morgan Street.

The skew in the building on the corner of Thorn and Hunter Street creates a view corridor, whilst still holding Hunter Street, aligning with the concept DA principles.

Refer to the adjacent image.



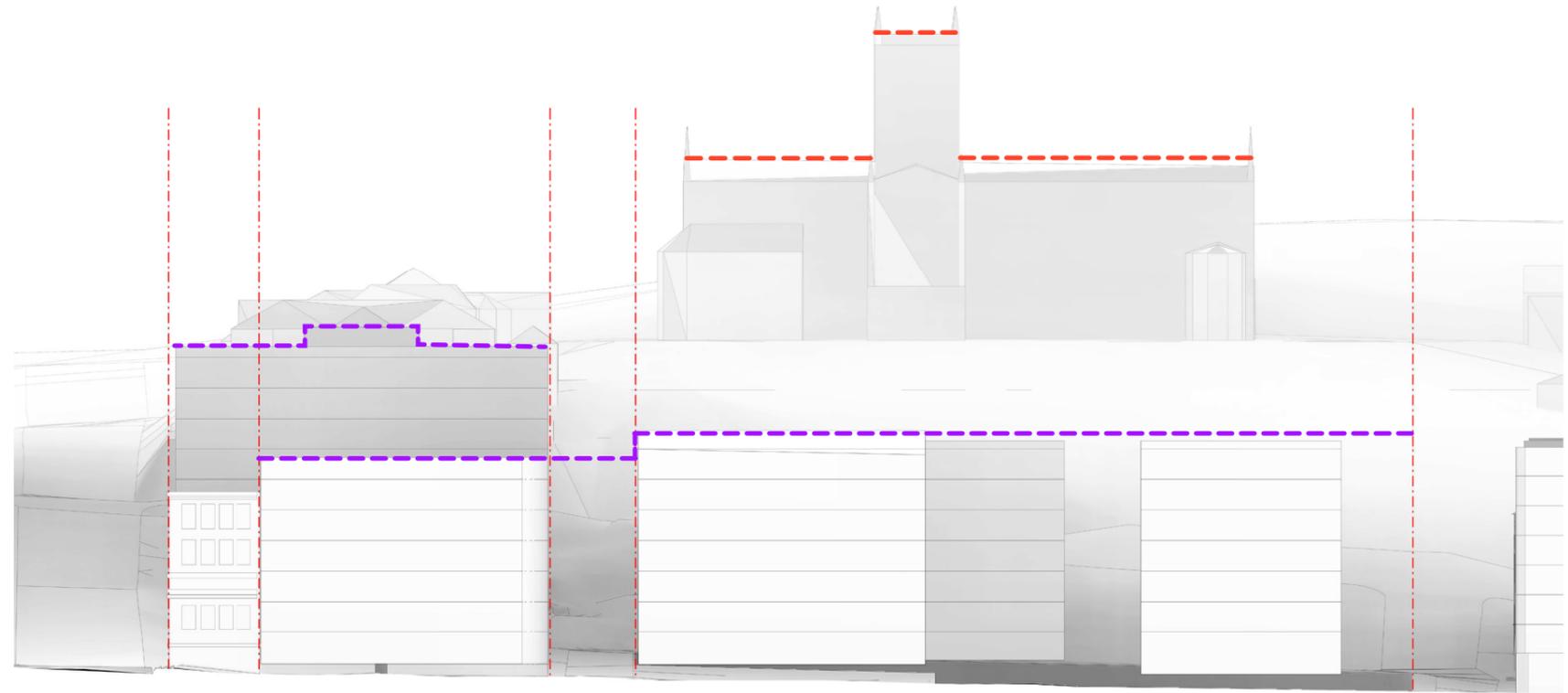
Building 3W viewed from corner of Hunter & Thorn Streets

Cathedral, Topography + Skyline

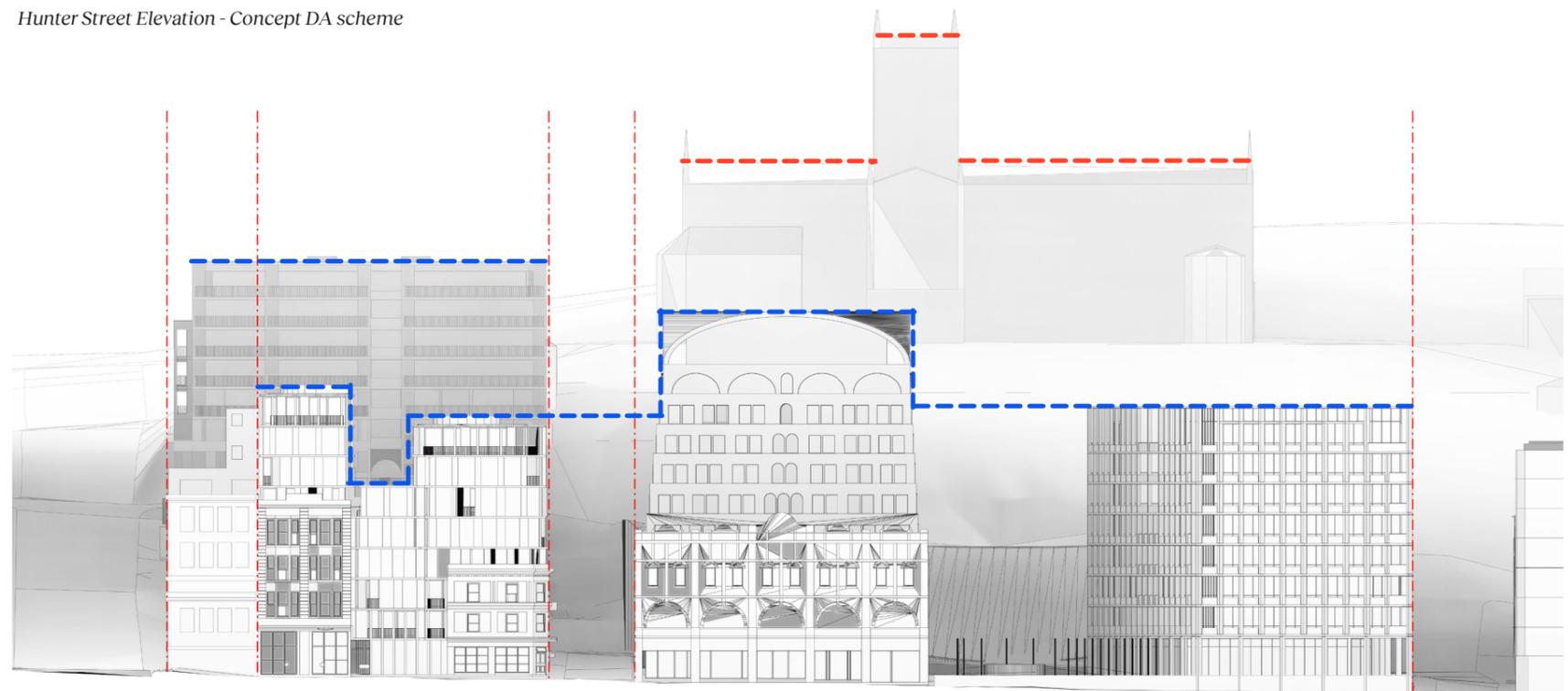
One of the key pieces of jury feedback commended the height variation across the Competition scheme, supporting **'the differing heights and rhythms of the proposed buildings, believing the interplay between them worked cohesively to create a high amenity precinct of diverse character'**.

The redistribution of height across Stage 3 reinforces the notion of a playful skyline, creating a positive contribution to Hunter Street when compared to the Concept DA scheme.

The height ensures that key view corridors to the cathedral are not adversely affected - refer VIA.



Hunter Street Elevation - Concept DA scheme



Hunter Street Elevation - Proposed scheme

- Concept DA
- Proposed Scheme

Market Square

The redistribution of GFA and additional height on building 3S allows for the heritage retention of 3N (Municipal Building).

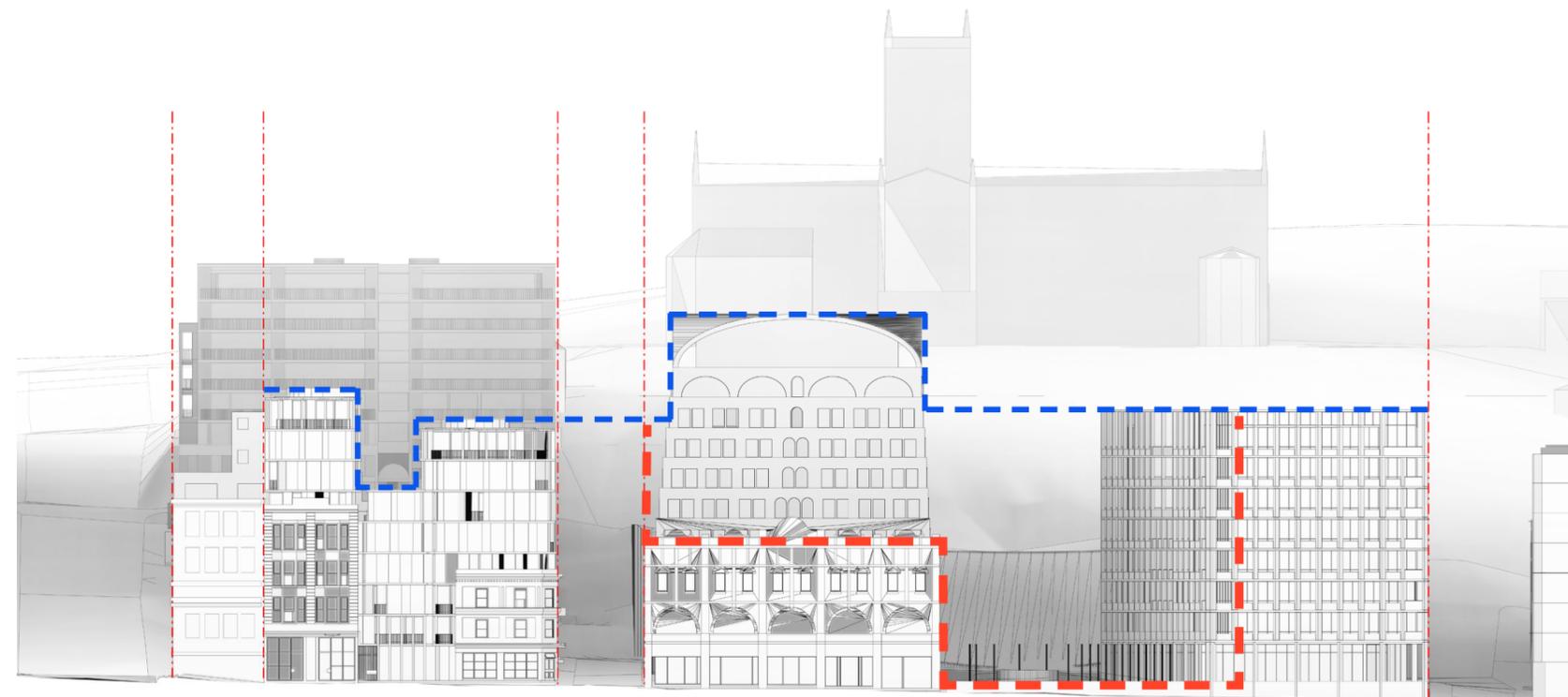
The variation in height is appropriate in terms of heritage context - refer image (left) showing the variation in height along Hunter Street.

The redistribution of GFA allows the existing Municipal building to be retained without adding new built form on top - avoiding a crowding of the heritage fabric.

The proposed public space reintroduces the idea of Market Square at the end of Market Street.



Hunter Street - Municipal Building (foreground)



Heritage Retention + Fabric

As proposed in the concept DA the proposal retains the heritage fabric along Hunter Street. Stage 4 North retains;

- _Former Civic Building (121 Hunter Street)
- _105 Hunter Street

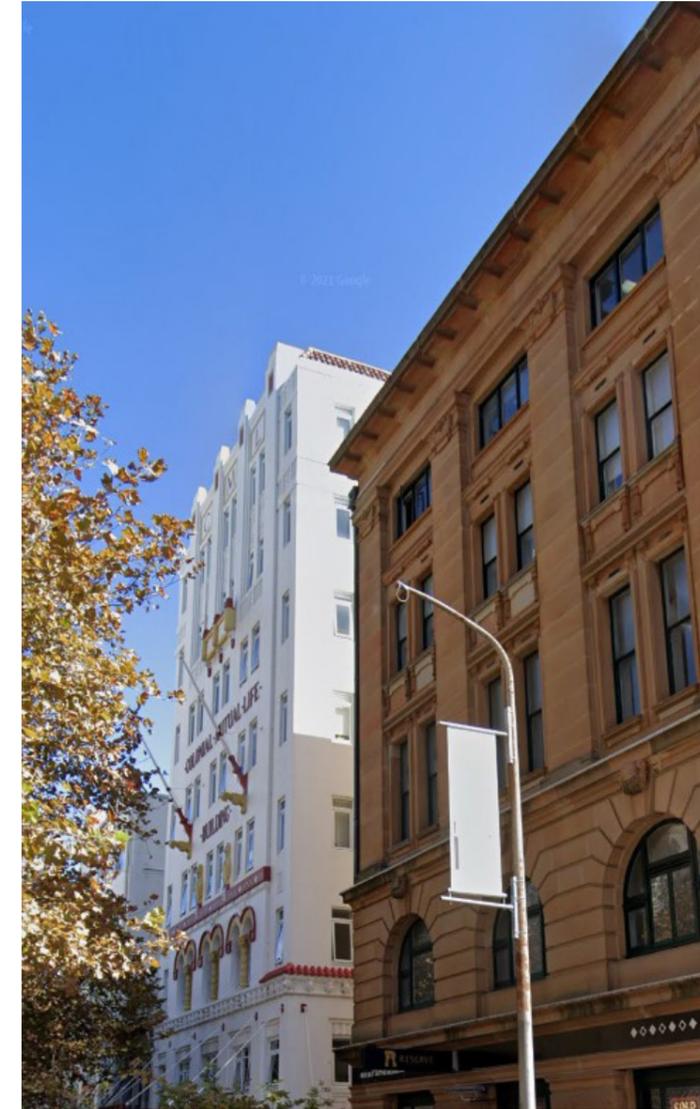
It also retains additional heritage fabric; _109 Hunter Street (Facade and Lift car for interpretive purposes).

Along Hunter Street the new built form holds the street edge.

There is variation in the skyline as proposed in the concept DA principles.



Corner of Hunter & Newcomen Street



Existing Hunter Street built fabric



Heritage Hunter Street built fabric



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PRACTICE
●



Gadi Country
Level 2, 490 Crown Street
Surry Hills NSW 2010

T 61 2 9380 9911
E sydney@sjb.com.au
W sjb.com.au