

George Street 2020 - A Public Domain Activation Strategy



Figure 59 - Martin Place 1959



Figure 60 - Contemporary awning design using mixed materials



Figure 61 - High quality heritage awning



Figure 62 - Canvas awnings

4.3 Building materials and finish quality

The age and quality of building along the length of George Street varies greatly from early 20th century sandstone and brick buildings, to modern concrete, glass and steel towers.

The quality and maintenance of building finishes tends to increase with property values, moving from south to north along George Street. There are many examples of poorly maintained buildings and shopfronts at the southern end of the street. Poor building maintenance is a particular loss in the case of heritage buildings, where rich details can be permanently lost due to inadequate maintenance.

The Sydney Development Control Plan sets out materiality requirements for all new development within Central Sydney. New building exteriors are required to be designed so that:

- the predominant masonry character and articulation of Central Sydney is reinforced, particularly at the lower levels of buildings; and
- the materials used, including glass, are predominantly light in colour to reflect better quality light into the streets and respond to the characteristic light colours of Central Sydney.

The DCP requires extensive expanses of blank glass or solid wall on building facades to be avoided.

Many examples throughout Central Sydney demonstrate the positive outcomes of these controls, where buildings demonstrate a particular Sydney sandstone quality and warmth within a modern design tectonic.

Design recommendations

Maintain the existing DCP requirements for building materiality and enforce the provision requiring masonry character for buildings facing George Street.



Figure 63



Figure 64 - Heritage building - George Street South



Figure 65

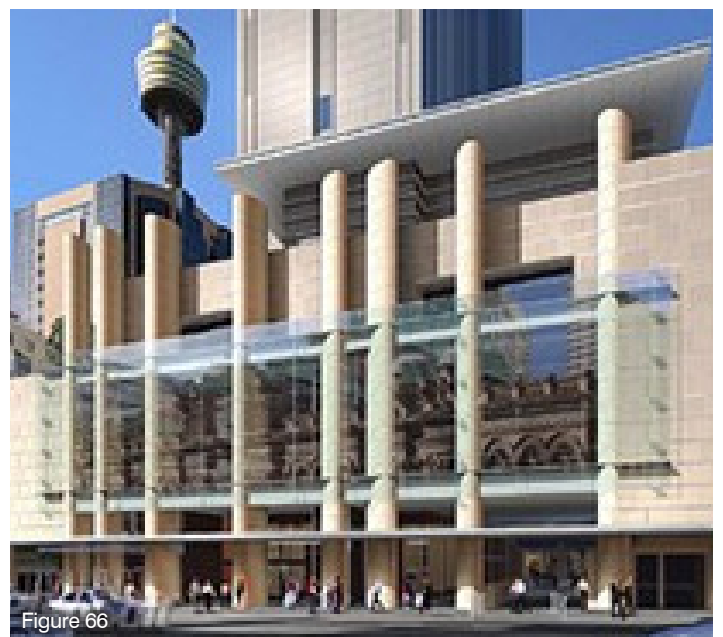


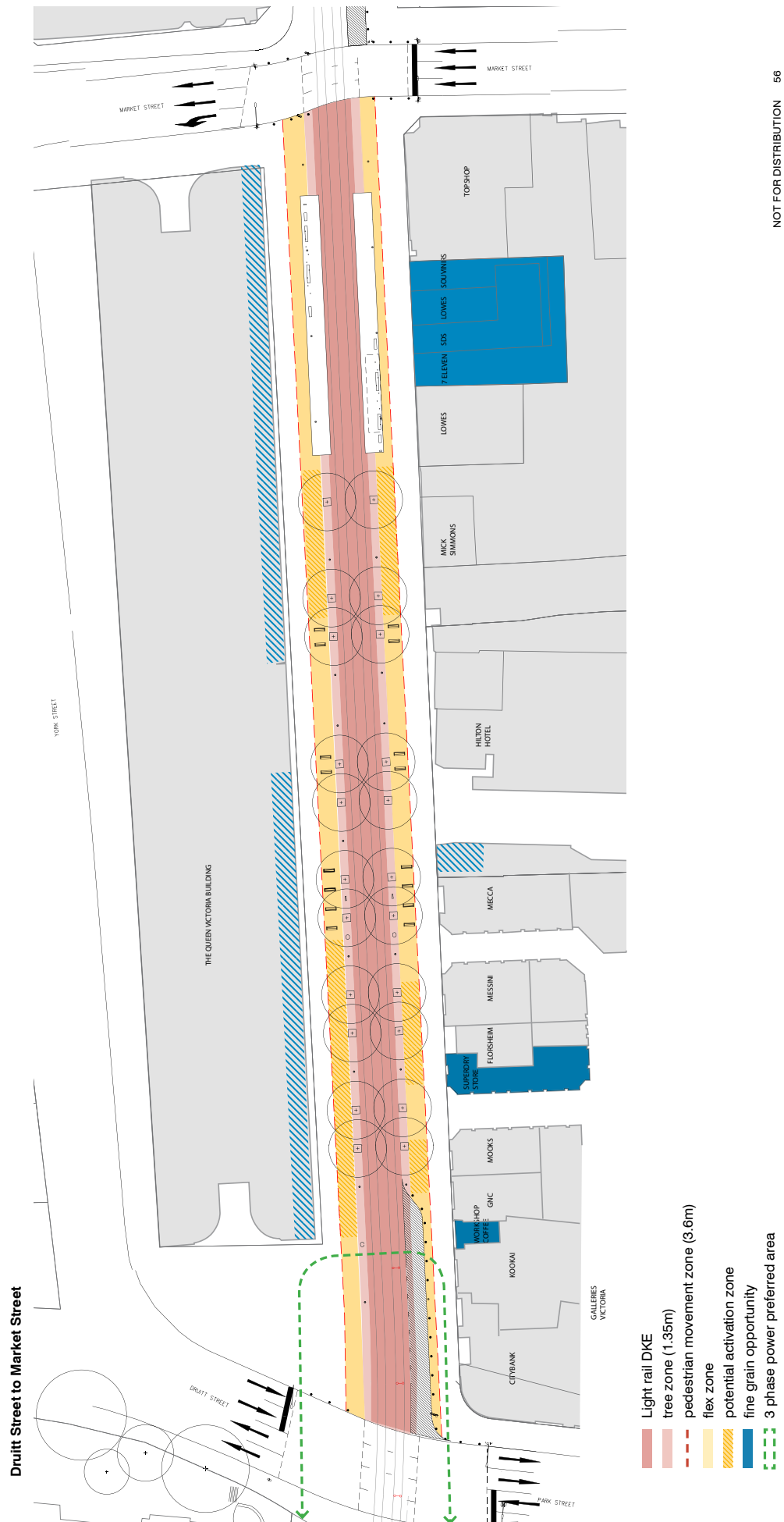
Figure 66

Sandstone character buildings in Central Sydney

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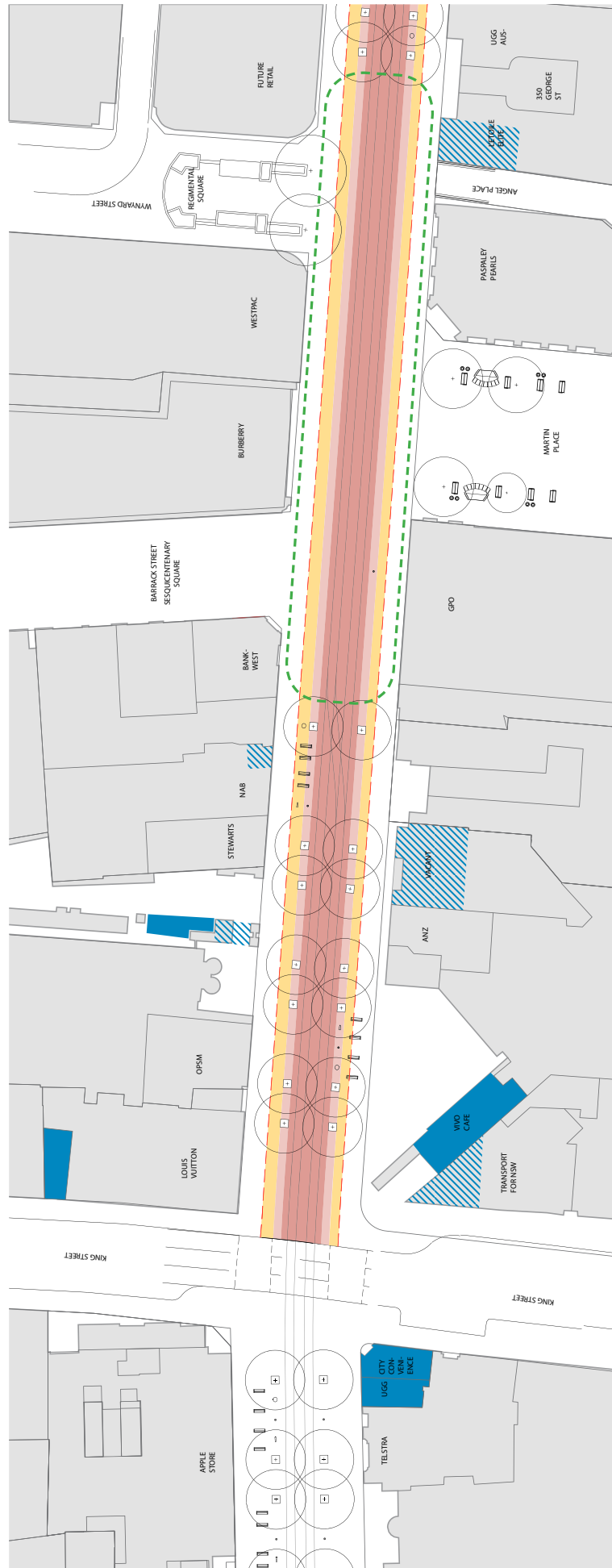
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Public domain activation plans - block by block





King Street to Wynyard Street

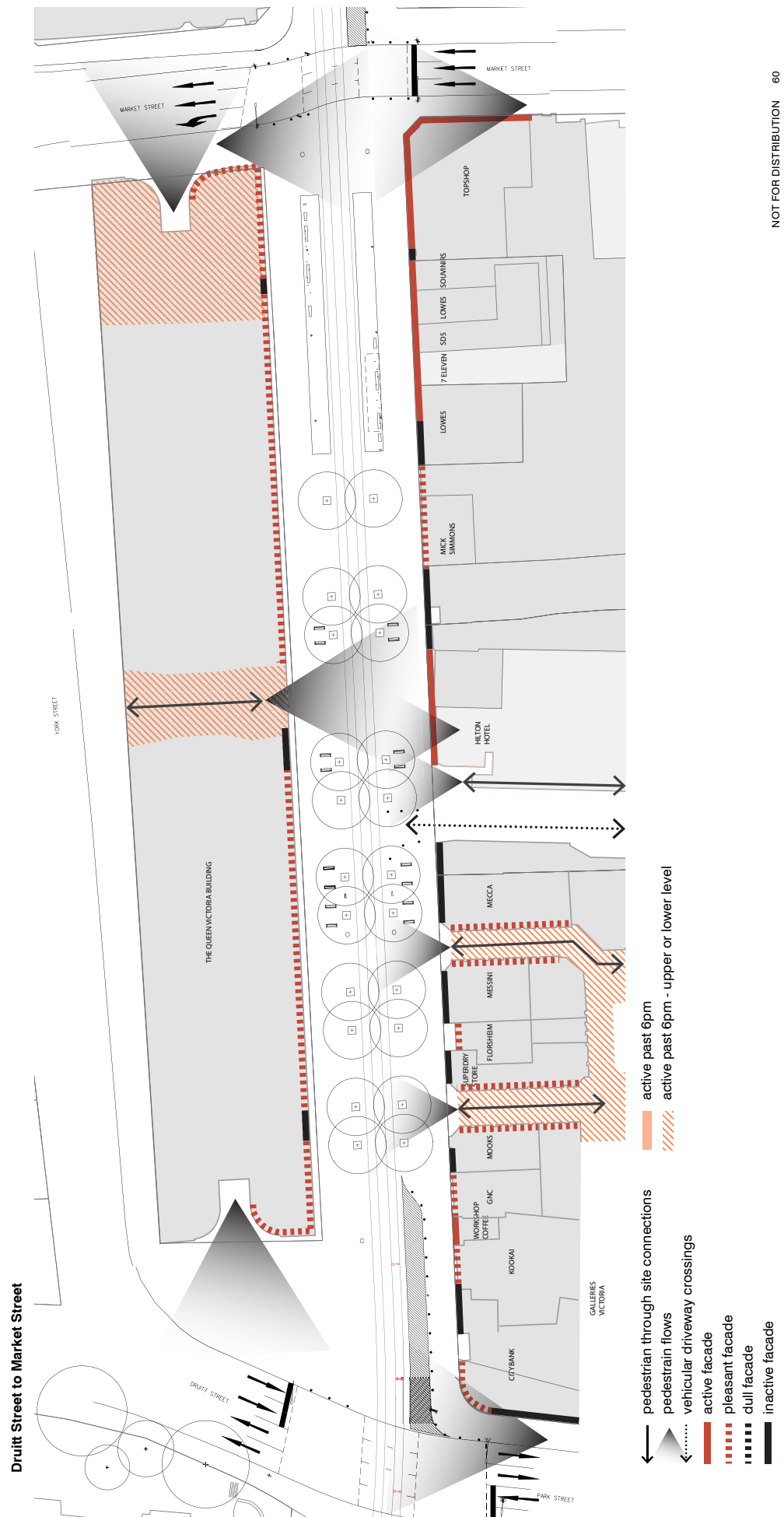




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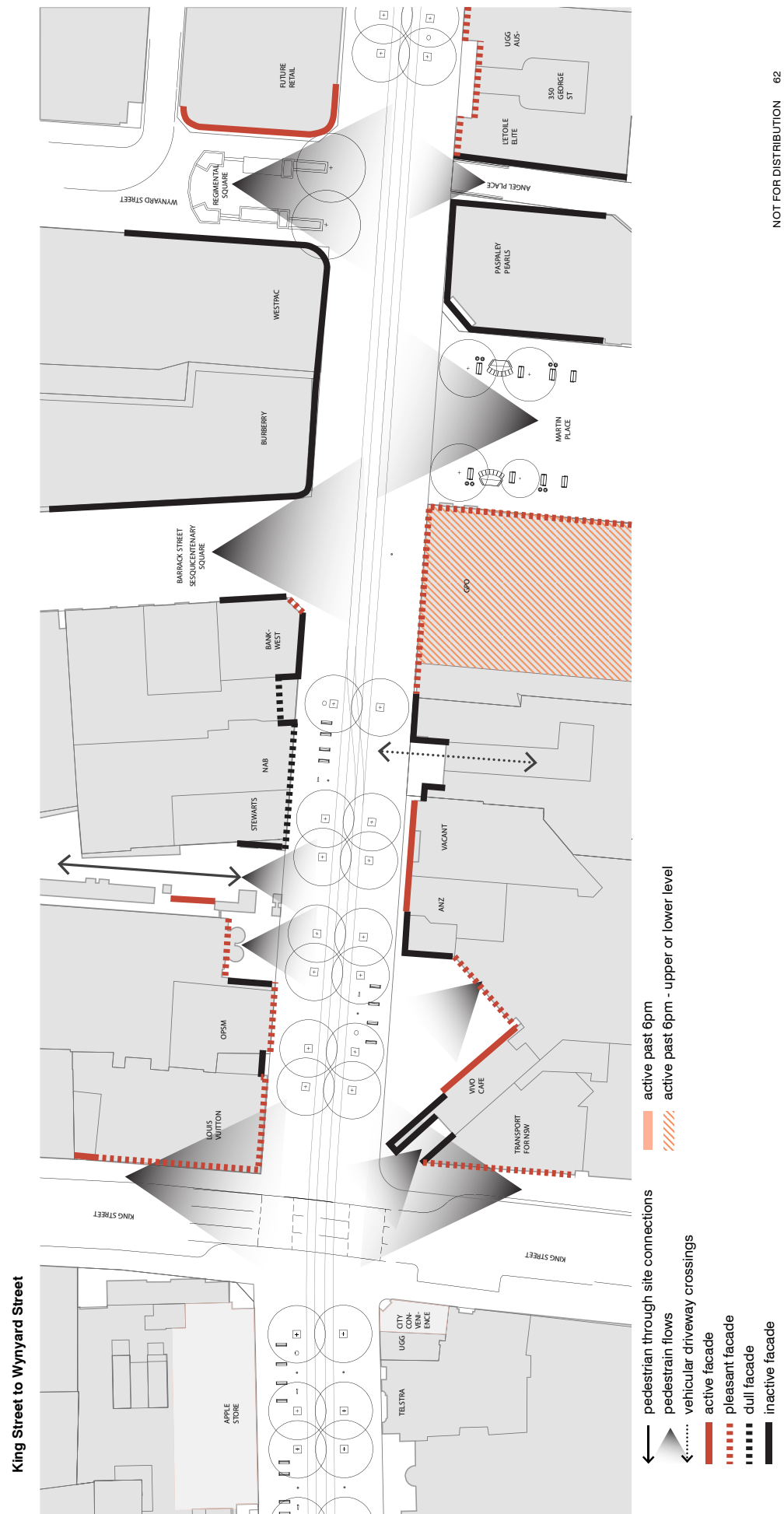
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Ground floor frontage analysis - block by block





Ground floor frontage analysis - block by block



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