Figure 59 - Martin Place 1969

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.
Sandstone character buildings in Central Sydney
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Public domain activation plans - block by block
Public domain activation plans - block by block
Public domain activation plans - block by block

King Street to Wynyard Street

- Light rail DKE
- Tree zone (1.35m)
- Pedestrian movement zone (3.6m)
- Flex zone
- Potential activation zone
- Fine grain opportunity
- 3 phase power preferred area

- Active facade
- Pleasant facade
- Active past 6pm - upper or lower level
- Dull facade

- Future retail
- Fine grain tenancy <6m
George Street 2020 - A Public Domain Activation Strategy

5 Public domain activation plans - block by block

REGIMENTAL SQUARE WYNYARD STREET ANGEL PLACE
HUNTER STREET
PALINGS LANE
DE MESTRE PLACE
SEDUCE PASPALEY ETOILE ELITE UGG AUSTRALIA
WESTPAC UNDER CONSTRUCTION GHERMEZ CUPCAKES
TELSTRA SHOES CUE BUPA PAYLESS SHOES
LULULEMON ATHLETICA
CITY RECITAL HALL FELIX RESTAURANT
ASH STREET CELLAR THE IVY (ENTRANCE)
PETER ALEXANDER MIMCO CUPCAKE BAKERY
ROYAL GEORGE ST GEORGE BANK
MASTER SPECTS VACANT HUNTER CONNECTION
THACKRAL HOUSE - FUTURE REDEVELOPMENT
NIB COMMONWEALTH BANK
WESTERN UNION 3 VODAFONE PAXTONS CRAZY JOHNS
WESTPAC

'YES' OPTUS OPSM TAB SPORTS BET FLIGHT CENTRE CONVENIENCE STORE

Light rail DKE
tree zone (135m)
protection movement zone (0.6m)
potential activation zone
fine grain opportunity
3 phase power preferred area

KING STREET KING STREET MARKET STREET MARKET STREET
pedestrian through site connections
pedestrian /flows
vehicular driveway crossings
inactive facade
active facade
pleasant facade
active past 6pm
upper or lower level
dull facade
Ground floor frontage analysis - block by block

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Ground floor frontage analysis - block by block
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