

Chapter 3

Lismore Cultural Precinct



3 Lismore Cultural Precinct

Development of the Lismore Cultural Precinct will provide an opportunity to create a vibrant destination within the centre of Lismore. The location of the precinct and its mix of land uses will enable complementary activities to occur by day or evening and on weekdays and weekends.

The purpose of this Plan is to provide guidelines that will influence the location, design, form, height, type and character of future development within the precinct including the public open space areas. This will ensure that future development is located appropriately within the site and that each component of the development integrates with the overall concept and character of the precinct.

The Plan provides a framework for future development and will enable development to occur on a staged basis if necessary. However the controls are designed to be flexible enough to allow a range of design responses for each of the designated development components.

3.1 Land Uses

The precinct will contain a mix of land uses including:

- Cultural Centre incorporating an Art Gallery and Museum
- Café/restaurant
- Studios/art spaces
- Residential apartments
- Commercial /mixed use building
- Multi-level public car park
- Public open space
- Outdoor performance space

Figure 1 indicates where each of these land uses is to be located within the site. The designated area for each land use represents the maximum 'envelope' within which the footprint of future development must be accommodated. These envelopes do not necessarily represent the final shape or form of such buildings.

Additional land uses within the precinct may include a performance/dance venue for use by the Northern Rivers Conservatorium Arts Centre. All costs associated with the provision of the performance/dance venue to be the responsibility of the Northern Rivers Conservatorium Arts Centre.

Open space will take the form of two linked courtyard spaces located within the eastern and western sectors of the site. The courtyard within the western sector will be active in character while that in the eastern sector will be predominantly passive. The imaginative use of public art within the site will help to unify the open space areas and integrate the various buildings within the precinct.

3.2 Pedestrian Circulation

A primary objective of this Plan is to limit vehicle movements within the site and to enable pedestrians to move freely throughout the site in a safe and efficient manner.

A major pedestrian spine, forming a dominant east-west axis within the site, will connect the various developments within the precinct and link the CBD and Keen Street to Dawson Street and a proposed new bus stop/setdown area. This pedestrian spine will also provide a view-line through the site enabling people to see into and through the site.

A secondary pedestrian spine provides a north-south link between Rural Street and Magellan Street. Other secondary accesses provide pedestrian connections between the major land uses within the site.

Major and secondary pedestrian circulation routes are shown in **Figure 2**.

3.3 Vehicular Circulation and Car Parking

Primary vehicular access to the site will be from Rural Street in the locations shown in **Figure 3**. Rural Street will provide access to the multi-level public car park, commercial/mixed use building, drop-off and service areas and loading area for the gallery. The multi-level car park will accommodate at least 400 vehicles with the opportunity to extend over Rural Street if necessary.

In addition to the multi-level car park, the commercial/mixed use building will provide car parking underneath.

Secondary access from Dawson Street will provide private vehicle access to the studios and above studio apartments fronting Magellan Street. Car parking for the apartments will be provided within the footprint of this building.

A car park adjacent to the library and dedicated for library patrons only, will provide twenty spaces and will be accessed from Magellan Street. Parking in Magellan Street is to be reconfigured to provide additional parking. Eight spaces in front of the library will be provided for library patrons with special needs. This area will also serve as a loading zone for the mobile library at designated times.

3.4 Design Principles

The design of all buildings and open space areas within the precinct will incorporate state of the art principles of environmentally sustainable development.

The design of new buildings is to be:

- Sympathetic to existing heritage buildings
- Contemporary
- Responsive to Lismore's climate, context and culture
- Used to form strong edges to open spaces and streetscapes

New buildings should incorporate high quality timber detailing to reflect the timber industry heritage of Lismore. New buildings should also incorporate into their design one or more of the elements of the existing heritage buildings on the site. Such elements may include:

- Roof pitch – roofs are pitched at an angle of 32° and have gable ends.
- Fenestration – windows provide a strong vertical element to the buildings with a proportion of 2:1 of vertical to horizontal dimensions.
- Materials – exterior walls contain red brickwork with narrow horizontal bands of darker brick running just below the window line on each level.

3.5 Building Heights and Floor Areas

The following Table indicates the maximum height (in storeys) and the indicative size for each of the precinct buildings. Gross floor area (GFA) is defined as the sum of the areas of each floor of a building excluding lift wells, car parking and loading areas.

Land use	Storeys	Size
Cultural Centre	4	3,000m ² (GFA)

Café/restaurant	2	270m ² (GFA)
Studios/art spaces and residential	3	1 x 3 bed 7 x 2 bed 5 x 1 bed
Commercial/mixed uses	6	13,600 m ²
Multi-level car park	8	400 spaces

3.6 Retention of Existing Features

Two existing buildings on the site are listed heritage items under the Lismore Local Environmental Plan 2000. These buildings were constructed between the early 1900s and the 1930s and have been identified as having architectural significance in the Lismore Heritage Study. The buildings, which were part of the former Lismore High School, currently house the Lismore City Library and the Northern Rivers Conservatorium of Arts. These buildings are to be retained and fully integrated into the overall redevelopment of the site.

The site supports a number of existing trees including several mature and significant fig trees. Other trees include Camphor Laurel, Tallowwood and Silky Oak. A number of existing trees, including several of the Camphor Laurels, are senescent and in need of replacement.

Figure 1 shows existing trees that are to be retained.

3.7 Landscaping

A principal focus of the site landscaping will be to enhance the visual attractiveness of the site and to provide shade and open space that will encourage people to use the site. Landscaping is to be of a high quality and will provide a unifying theme throughout the precinct. The landscaping will also reinforce the pedestrian spines running through the site and will define the major access-way from Keen Street to the art gallery entrance.

Trees used in the landscaping should be predominantly local rainforest species providing a continuation of the local rainforest theme that has been developed in streetscape plantings in the CBD.



