

## Chapter 3

# Lismore Cultural Precinct



# 3 Lismore Cultural Precinct

## 3.1 Purpose of this Chapter

The Lismore Cultural Precinct incorporates the Northern Rivers Conservatorium, Lismore Library, Lismore Regional Art Gallery and the Fredericks Car Park. The opening of the art gallery and the activation of the adjacent open space in 2017 has assisted in the transformation of the precinct into a vibrant destination within the centre of Lismore. The vision for the precinct is to redevelop the car park to provide high quality tourist and visitor accommodation such as serviced apartments, 'A' grade office premises, complementary public buildings, open space and walkways and reconfigured/reconstructed car parking facilities.

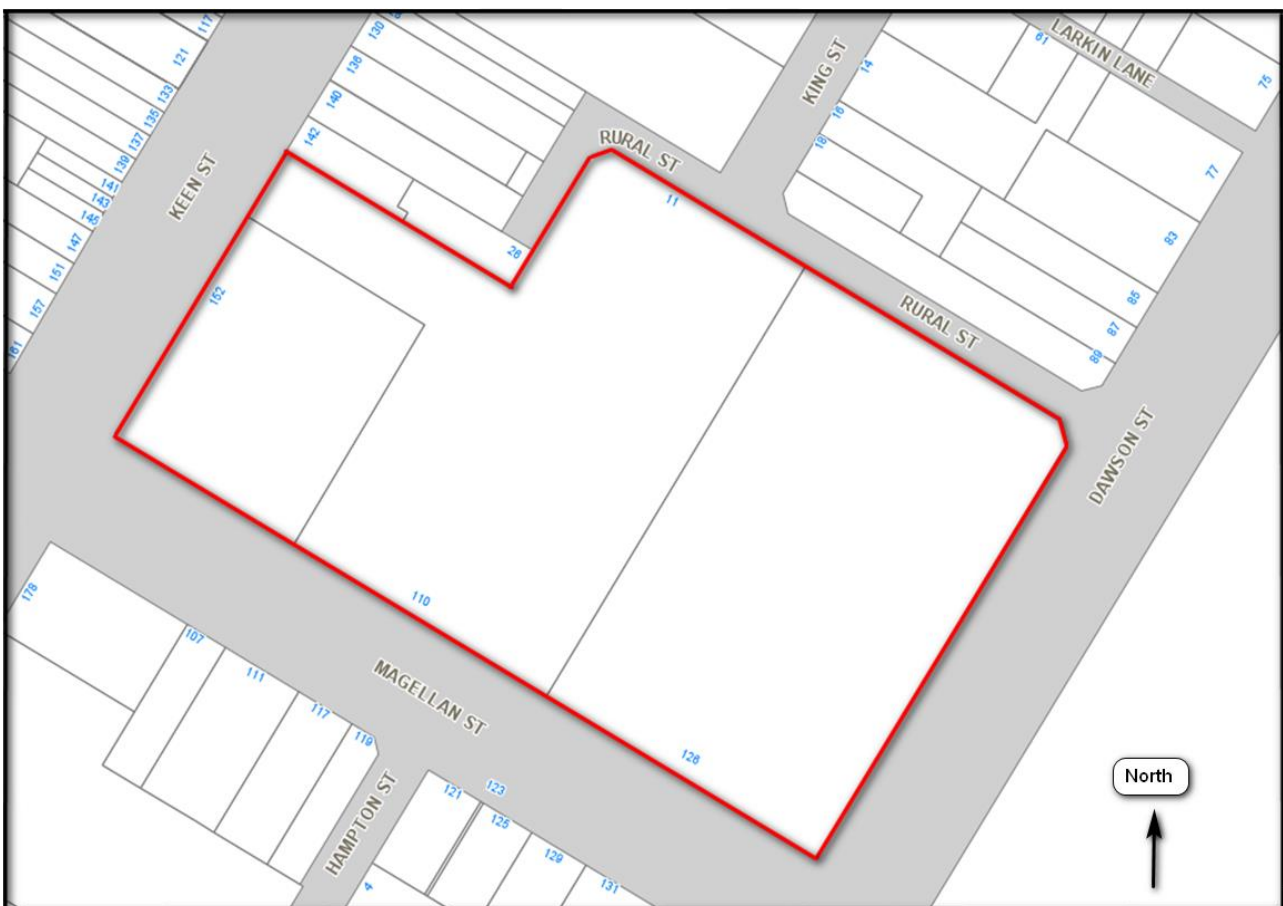
The Cultural Precinct is centrally located and close to the CBD shops, cafes and restaurants; recreational facilities including Oaks Oval, Crozier Oval and Lismore Park; Lismore Shopping Square and the Health Precinct. The demand for visitor accommodation is generated in Lismore by the abundance and diversity of professional services and high quality sporting facilities. Increased visitors and office workers within the Cultural Precinct will complement businesses within the CBD and beyond.

The purpose of this DCP chapter is to provide development principles that will influence the location, design, form, 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 existing buildings, surrounding land uses and the desired future character of the precinct.

## 3.2 Application of this Chapter

This chapter applies to land bounded by the thick red line in Map 1.

Map 1 – Lismore Cultural Precinct



### **3.3 How does this Chapter work?**

Development proposals are to be consistent with the Lismore Cultural Precinct Development Principles. Variations from these principles will only be considered where appropriate justification is provided. Development proposals will also be assessed against the provisions of other relevant Development Control Plan chapters; the Lismore Local Environmental Plan 2012; and relevant State Environmental Planning Policies.

### **3.4 Lismore Cultural Precinct Development Principles**

Lismore City Council convened a design charrette on the 6 October 2017 regarding the potential development of the public car park (Fredericks Car Park) within the cultural precinct. Land uses that formed the subject of the charrette included serviced apartments, offices, library and car parking building.

The following development principles incorporate the charrette objectives/outcomes and the main elements of the “Design Principles” of the now superseded version of this Development Control Plan chapter.

#### **Principle 1 Land uses**

Land uses must be compatible with the existing cultural facilities within the precinct. These may include serviced apartments, offices, potential new library, restaurant or cafes and associated parking facilities. Land uses are to be complementary with the rest of the CBD.

#### **Principle 2 Car parking**

The quantity of available parking in the precinct is to be maintained and additional parking will be provided for future development in accordance with DCP Part A Chapter 7. Car parking levels within buildings are to be screened so as to create visual interest using architecturally designed features that complement existing cultural development and open space within the precinct.

#### **Principle 3 Vehicle access**

Most vehicle access would be from Rural Street and vehicle access from Dawson Street would be unlikely. Access from Magellan Street would generally be limited to the apartment building.

#### **Principle 4 Pedestrian linkages/public open space**

Development is to be well integrated with the existing development on the site, surrounding public open space, sports facilities and the CBD. Pedestrians are to be prioritised over vehicle activity in the design and layout of the precinct. Legible, aesthetically pleasing pedestrian linkages are to be provided to Lismore Park, Oakes Oval, adjoining cultural facilities and the CBD. Clear sight lines and lighting will be provided along walkways for pedestrians. A potential footbridge over Dawson Street should be considered as part of the pedestrian network. Public spaces and pedestrian linkages will have as much activated frontage as possible.

#### **Principle 5 Building design/visual character**

New buildings, such as the recently constructed art gallery, are to be contemporary as well as sympathetic to existing heritage buildings with the incorporation of one or more of the design elements of the heritage buildings. Sustainable design features are to be utilised including features that respond to Lismore’s climate, context and culture. Awnings or canopies should be provided where appropriate.

#### **Principle 6 Land uses in the existing library**

Should a new library eventuate on the site, consideration should be given to ground level land uses in the existing library building that engage with and activate the green quadrangle open space.

**Principle 7 Staging of the development**

Activation of public open space and a high level of pedestrian connectivity are to be achieved throughout various stages of development.

Provision of public parking is to be maintained throughout staged development. This may be achieved by the early construction of a car parking building, with temporary/permanent off-site parking provision during construction.

**Principle 8 Landscaping**

Landscaping will enhance the visual appeal of the site and provide shade and open space that will encourage people to use the site. The landscaping will provide a unifying theme throughout the site and reinforce the pedestrian spines throughout the precinct. Trees used in landscaping shall be endemic to the area. Existing significant fig trees along the Dawson Street and Magellan Street frontages are to be maintained.

**Principle 9 Ecologically Sustainable Development**

New buildings are to incorporate features to maximise water and energy efficiency, provide enhanced thermal comfort and utilise water sensitive urban design. Rooftop solar power is to be integrated into the building design. New development is to have Green Star Certification provided by the Green Building Council Australia or equivalent recognised energy efficiency rating scheme.