




# Technical Manual Heritage

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*Heritage – Technical Manual*  
prepared by the City of Newcastle.

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# 1. Introduction

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This Manual:

- Supplements Section 5.07 of the Newcastle DCP 2012 by providing detailed technical information to assist in the assessment of development applications within Heritage Conservation Areas.
- Describes the *heritage significance* of each of the Heritage Conservation Areas as a guide to the importance of each area in heritage terms.
- Identifies the physical elements that contribute to each area's character and sense of place.
- Provides best practice guidelines to assist applicants in designing development proposals that are sympathetic to the heritage significance of each heritage conservation area.

# 2. References

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### 3. Heritage Principles

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The special qualities of the Newcastle CBD, Cooks Hill, The Hill, Newcastle East, Hamilton South 'Garden Suburb', and Beaumont Street CBD Heritage Conservation Areas have long been recognised and protected by their inclusion in Schedule 5 of the Newcastle Local Environmental Plan as 'Heritage Conservation Areas'.

In order that the special qualities of each heritage conservation area can be appropriately managed and conserved in the context of a changing urban environment, it is necessary to assess the impact of any proposed changes to buildings or other features that could affect the heritage significance of each area.

The provisions of this Technical Manual and Section 5.07 of the Newcastle DCP are to be applied to the design of development proposals. Together, these documents provide guidelines that are intended to clarify the form, style and nature of development considered appropriate for each Heritage Conservation Area.

## 4. Cooks Hill Conservation Area

### History, Character and Significance

Cooks Hill Heritage Conservation Area is representative of the historical development of most of Newcastle's coal mining villages. Beginning in the 1830s as a cluster of coal mines, the area grew into a residential suburb from the mid 19<sup>th</sup> century onward, closely influenced by the decisions and activities of the Australian Agricultural Company. By the 1890s Cooks Hill was densely settled and had acquired the character of a worker's village.

Cooks Hill is highly regarded by the community for its interesting urban character, visually interesting streetscapes, and the rich mix of historic buildings that unify and give the suburb its special character. The avenues of street trees provide an attractive green canopy that is a unifying visual element. There are numerous building styles ranging from early Victorian era terraces through to post war residential flat buildings. A high number of contributory buildings help to establish the streetscapes of Cooks Hill, along with the hotels, shops, churches, schools and parks. A 2014 community survey confirms that there is an established and distinctive character to Cooks Hill which is valued by residents and visitors to Cooks Hill.

Cooks Hill contains comparatively dense residential development around the northern edge between Laman and Bull Streets as a result of small lot sizes. This northern section tends to contrast with the larger blocks of land in the southern section and the higher number of free standing houses around Centennial Park. Detached bungalow style housing tends to dominate Dawson Street and the area south of Bull Street, although there are notable examples of attached terrace housing. Perhaps the most striking feature of Cooks Hill is the evidence of the route of the Burwood Coal and Copper Company railway, which is evident in the layout of houses and the shape of streets and lanes.

Cooks Hill has been the birthplace and home of significant individuals who have contributed to the political and cultural life of Australia including the nation's first female Lord Mayor Joy Cummings, gallery owner Ann Von Bertouch, and celebrated artists John Olsen and William Dobell.

### The Residential Precinct

Cooks Hill as a whole is essentially residential in character, typified by a mixture of single storey and two-storey buildings providing residential, commercial and public uses. It has a dense quality bestowed by the fact the houses are generally not set back from the street or have small front gardens. Especially distinctive are the cantilevered balconies of Victorian Regency houses and the prevalence of timber weatherboard dwellings including free standing cottages and terrace houses. Also notable are the variety of architectural treatments that survive from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries in the form of parapets, pediments, classical detailing and cast iron filigree decoration. The avenues of street trees within Cooks Hill are also significant.

### Darby Street Commercial Precinct

Buildings in the commercial strip of Darby Street tend to be modestly scaled, almost entirely one or two-storeys high with some multi level buildings of more recent construction. For detailed guidelines in relation to this precinct refer to Section 6.09 of the DCP 2012.

### Railway Street Residential Precinct

Railway Street has a distinctive character of two-storey houses, some single storey detached houses, which address each other across a narrow north-south street. The narrowness of the thoroughfare gives it a pleasant linear quality. There are few front gardens with most houses being built to the street line. Unity is bestowed by a general harmony of scale and by the use of traditional materials, corrugated iron roofs, terrace houses and some fine examples of buildings from the 1860s are particularly notable.

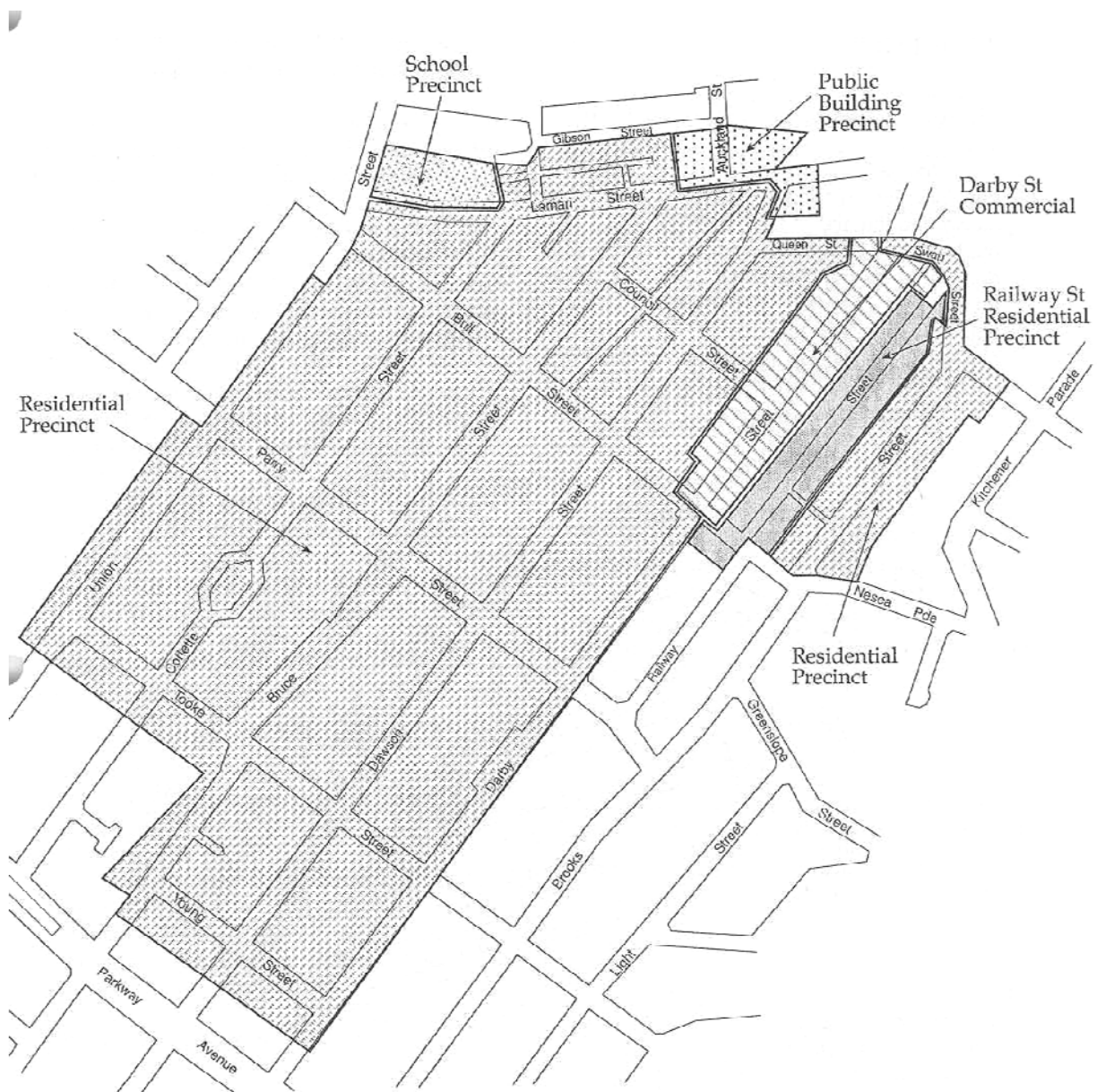


### Public Buildings Precinct

This is dominated by the St. Andrew's Presbyterian Church, the splendid gothic landmark, and the Baptist Tabernacle. The Laman Street underpass visible with large brick buttressed retaining walls at the end of Glovers Lane and at the rear of the Signalman's cottage, is an important physical remnant of the former coal railway.

### School Precinct

The Federation period buildings of the former Cooks Hill primary school group are a strong presence in the precinct and also have landmark qualities which sit on the slight elevation of Laman Street.



Cooks Hill Conservation Area

## 5. The Hill Conservation Area

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### History, Character and Significance

Originally known as Church Hill and Prospect Hill, this area is the historic heart of Newcastle and the site of the first town design laid out by Henry Dangar in the 1820's. The Hill is dominated by the Newcastle Cathedral, which provides an important landmark in a precinct dominated by steep topography.

The higher social status of The Hill has prevailed since the second half of the 19th century, when high coal prices brought great prosperity. It was here that the affluent built fine houses, many architect – designed, in a wide range of styles.

One of the notable characteristics of The Hill is its landform, which is effectively enhanced by the presence of landmark buildings as well as by other designed forms such as tree planting. Distant views towards the dominating eminence of the Cathedral site from all directions express this value and of course must be maintained. Views of the City and the Harbour from The Hill are also significant.

The great diversity of architecture in all its aspects has made it desirable in this report to consider the character of The Hill in several identifiable precincts. Each of these precincts has its own values, which ought to be protected.

### The Residential Precinct

This is really four areas which, though separated by areas of non-residential uses, and indeed sprinkled with non-domestic buildings, are here considered together. The most 'separate' is the enclave of The Terrace, which is unlike most other urban housing because it faces King Edward Park.

By comparison with the other conservation areas The Hill is more open and expansive. This is because of its elevation, the availability of long views over the harbour and the parkland and along streets, and the less intensive nature of development. There are larger houses and public buildings and they are generally surrounded by their individual landscaped space.

The prevailing character is one which expresses Victorian achievement though some significant 20th century buildings are also interspersed. A number of singular late 19th century mansions, villas and terrace rows remain relatively intact and, together with houses of more modest architectural pretensions give the residential precinct good streetscape qualities.

Several houses designed by prominent Newcastle architects are located here, with surviving original detail such as iron palisade fences, iron filigree and cement decorative embellishments.

### King Street Commercial Precinct

There are two commercial blocks, one to the west and the other to the east in King Street. There are some buildings of heritage importance; the former Warehouse/Wool Exchange of 1906, the Central Methodist Mission of 1902 and the former Ireland Bond Store 1884 (now the Piccardi Centre), as well as some three-storey terraces. Though they are outside the boundary of this conservation area, the buildings in King Street opposite those considered influence the appearance and character of the commercial precinct as a whole.

### The Cathedral Precinct

The present Christchurch Cathedral was designed by John Horbury Hunt, though not completed to his design. The Grammar School was formerly the Pro-Cathedral, also by Hunt. The cathedral is probably Newcastle's finest building and has unique landmark attributes, particularly when seen from a distance, when it becomes a symbol of the visual centre of the city. Around it are clustered a diffuse variety of structures most of which (through it all) do not detract from the pleasurable dominance.



### The Legal Precinct

This is centred on Bolton Street, which contains the Court House, a Free Classical design credited to W. L. Vernon but probably the work of James Barnet, Colonial Architect. The growth of buildings built for, or now occupied by, people and organisations associated with the law are marked by diversity of scale, style and appearance.

This precinct contains some prominent and distinctive individual buildings designed by well-known architects. It is these more-or-less free-standing edifices that dominate the prospect.

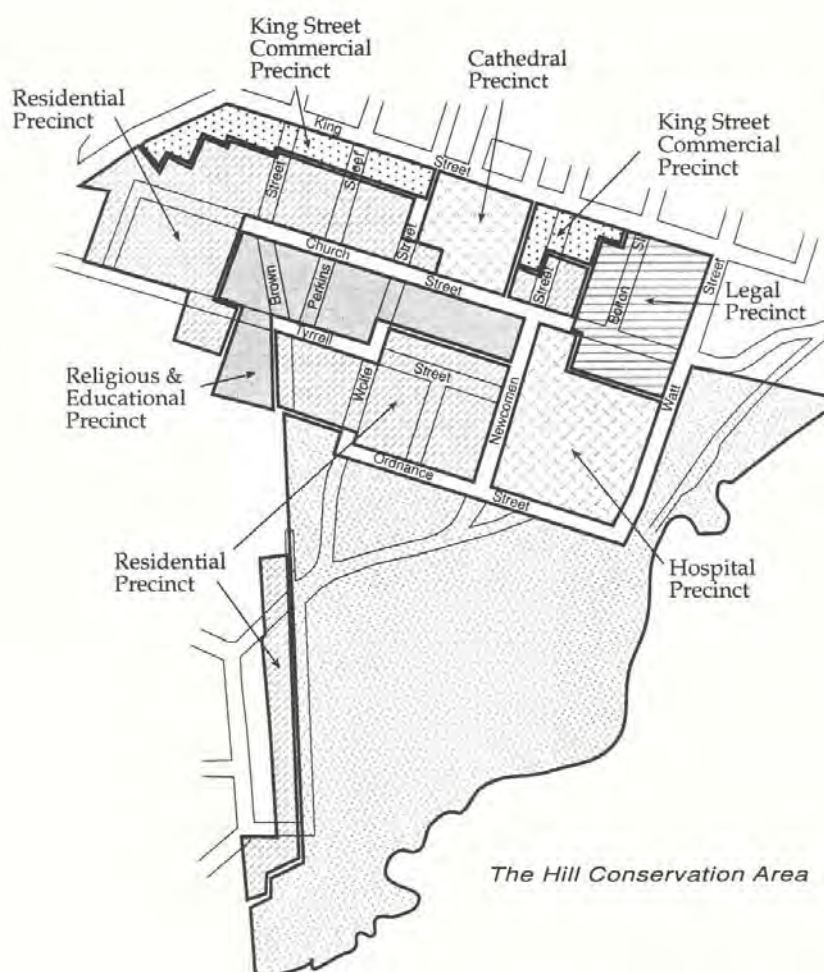
### The Hospital Precinct

A hospital is shown on Dangar's map at the end of King Street, obviously intended to be seen as a landmark. That site was used for military purposes and is now the Royal Newcastle Hospital, located outside the conservation area.

This precinct is now the site of a psychiatric hospital complex, which includes the original military barracks. It is an important historical group.

### The Parkland

Called 'the lungs of Newcastle', the open space of King Edward Park was developed by Newcastle Borough Council from the 1860s and named for the "British monarch of Australia" Federation period.



## 6. Newcastle East Conservation Area

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### History, Character and Significance

Newcastle East was a focus for early settlement and contains the archaeological site of the original convict lumberyard/stockade.

However it was not until mitigation work undertaken by the Scottish Australian Investment Company in the 1870's that it was possible to build on what was previously wind-eroding sand dunes. It was at that time that subdivision and development, stimulated by the growth of Newcastle, occurred. By the 1880's there were a number of substantial villas in what was described as the 'aristocratic end of the city'.

Today the built character of Newcastle East ranges from small-scale residential to intensive urban forms, from recreational to business uses and from tourist-oriented to industrial development. The residential stock is mostly Victorian and Federation, including some five terrace groups.

The significance of this conservation area begins with its setting, a core of structures surrounded by water on three sides. The dramatic elements of its landform are those, which are also the most open spaces, emphasising the very enclosed nature of the core.

The architectural values of Newcastle East are to be found in the high quality of buildings, in the landscape settings of many of them, in the wide diversity of style, scale and detail, and in the general attraction possessed by many.

### The Residential Precinct

The inner residential area is clearly identifiable, being surrounded by larger scale urban structures to the south, by the historic core to the west and by extensive open spaces elsewhere. The urban texture is of small-scale housing built on a grid pattern of streets.

The area bounded by Scott Street, Parnell and Stevenson Places and Telford Street is particularly interesting, being crossed by the narrow Alfred Street and divided again by the even narrower 'dunny' lanes. This interest is reflected in the nature of the buildings. In general the inner houses belong to the Victorian period, are mostly two-storeyed, small in scale with narrow frontages built to the street line. Around the inner part of the precinct are some later residential buildings of by no means uniformly high quality.

### The Historic Core Precinct

The Lumber Yard was one of the historic places located in this area. Its principal structure is now the splendid Customs House, a fine work by James Barnet, Colonial Architect that is now a miniature landmark.

### The Mixed-use Precinct

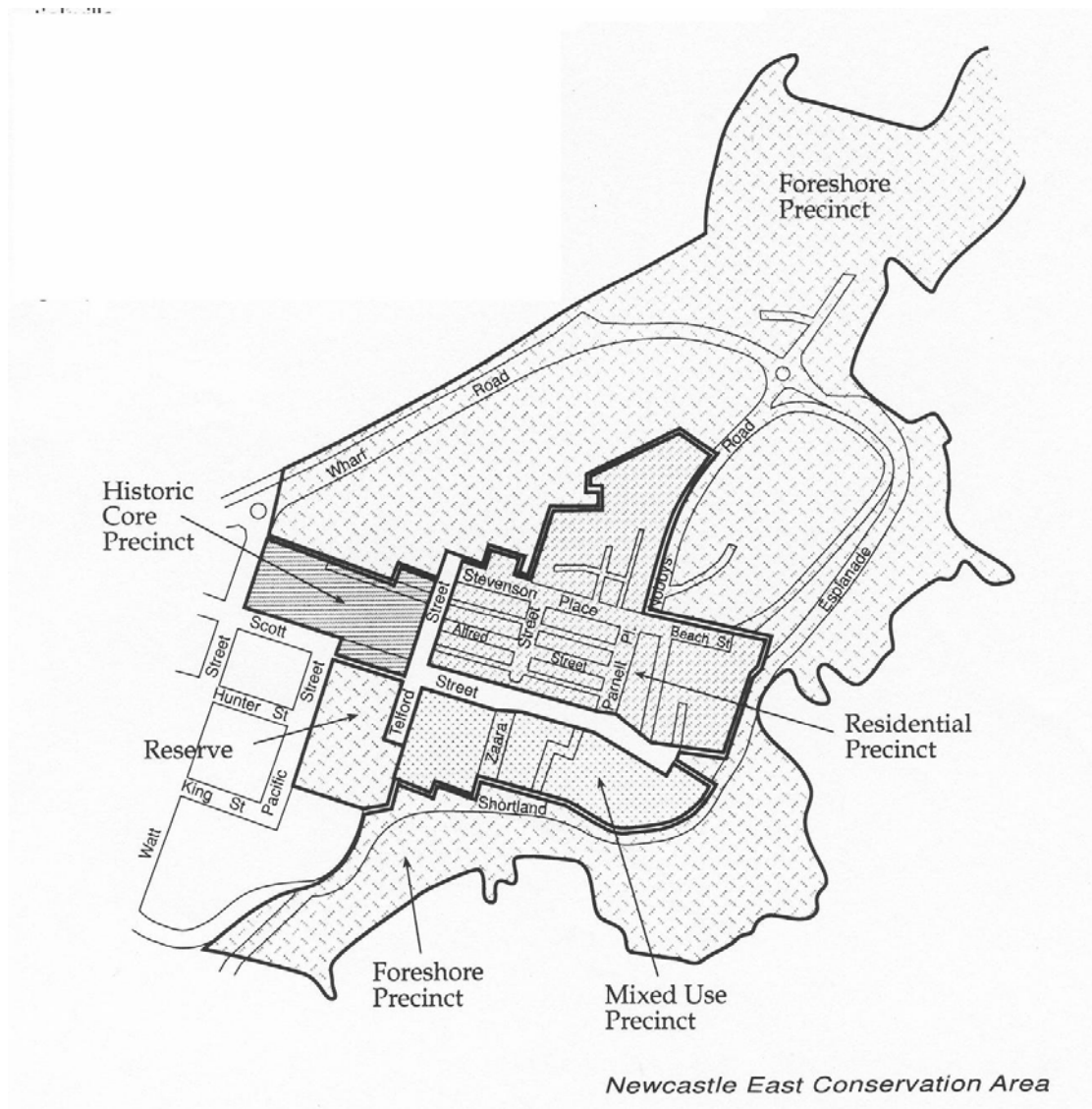
This area is particularly interesting and challenging for it lies between the inner residential blocks and the ocean, with visually prominent sites. It has one image when seen in relation to Shortland Esplanade and the ocean context, and another quality, quite different, when seen along Telford and Zaara Streets and Parnell Place with the small residential buildings in the foreground. Both of these aspects of its character are legitimate. Thus the developments within this precinct, which are increasingly buildings of large and dominating scale that have 'radically altered the urban profile for the peninsula', affect very seriously the special character of those adjoining residential enclaves.

Especially sensitive are the houses in Parnell Place and on the south side of Scott Street. The southern view corridor along Parnell Place deserves acknowledgment. Very careful design and most sympathetic control are necessary to ensure that the separate and peculiar qualities of this precinct and the residential precinct, which interact so forcibly here, are protected.

## The Foreshore Precinct

The Newcastle East Conservation area is largely encircled by open space, which includes some highly important structures. On the north or harbour side, formerly extensive railway marshalling yards, the most significant building is the Pilot Station. On the east side there is the reserve and then the dramatic landscape extends northwards past Nobbys Beach and Horseshoe Beach to Nobbys Head. It encompasses promenades, rock platforms, swimming baths and the incomparable Fort Scratchley. The foreshore to the south includes the Ocean Baths.

Several houses designed by prominent Newcastle architects are located here, with surviving original detail such as iron palisade fences, iron filigree and cement decorative embellishments.



## 7. Hamilton South “Garden Suburb” Heritage Conservation Area

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### History, Character and Significance

Hamilton South’s heritage significance is embodied in the physical elements that originated in the Garden Suburb planning concept of the early 20<sup>th</sup> century.

The spatial layout of the suburb, especially the relationship of houses to their gardens and houses to each other, is just as essential to the heritage significance of the suburb as the houses themselves. The layout of roads and parks, including Parkway, Gordon and Stewart Avenues, and public open space is also of heritage significance.

The area was developed by the Australian Agricultural Company in the period 1913-1935, largely keeping to a design by Sulman & Hennessey. Sulman and Hennessey’s spatial structure remains dominant today. It consists of:

- dwellings surrounded by open spaces (a feature of the Garden Suburb movement), with clear and consistent front and side setbacks to dwellings;
- a soft ‘edge’ – a subtle line of demarcation between open spaces (the public domain ) and gardens (private domain); and
- a strong symmetrical and hierarchical pattern of streets with the use of twist in direction to provide visual interest. Parkway, Gordon and Stewart Avenues are the obvious dominant feature streets.

Stewart Ave (the Pacific Highway), Gordon Avenue and Parkway Avenue provide the central axis to the plan and are the boundaries between its four quarters. Parkway Avenue remains highly important in demonstrating the application of the Garden Suburb principles with its wide central median and access corridor from the west to the beach. The street plan throughout the suburb remains relatively true to the original design, apart from some road closures and the introduction of round-a-bouts on Parkway Ave to manage traffic. The curtilage of Parkway Avenue extends beyond the boundaries of the conservation area to include the whole length of the street from Denison Street at its western end to Memorial Drive in the east.

The street pattern creates the framework of the area, the dominant streets shown bolded. The smaller elements of design, such as houses, fences, garages, and gardens add texture and detail to the setting

### Development Pattern

Hamilton South may be described as a relatively flat and low lying area of land which includes approximately 1300 residential allotments, most of which are occupied by single storey detached houses built in the period 1914-1950. The allotments vary in size from around 420m<sup>2</sup> to 820m<sup>2</sup>, with most around 520 m<sup>2</sup> – 620 m<sup>2</sup> in area. Typical lot dimensions are 15.24m wide and 39.6m deep.

The only variation to an otherwise homogeneous pattern of development is the style of dwellings. These range from large brick dwellings to more modest weatherboard dwellings in the southern parts of the suburb. Virtually all houses built in and near Gordon Avenue in the northern part of the suburb are brick and tile California bungalows. They are generally more substantial than the houses built west of Gordon Avenue, beyond Lawson Street, which are mix of weatherboard and brick construction. Despite this, there is a relatively high degree of continuity within the area, particularly in terms of form and scale. The degree of intactness of houses is variable; in some parts there is a high degree of intact houses, while in others there are houses showing a high degree of change. This is especially so in the parts west of Gordon Avenue, and are thereby excluded from the Conservation Area.



Houses are set back at a distance of between 3m and 5.9m from the front boundary. The front garden area is typically grassed with planting beds at the edges and a front fence demarcates the division of public and private open space (usually approx 11-13 courses of brickwork with metal infill or timber pickets). Many gardens maintain their original layout with mature plants. The gardens are a significant element of the original Garden Suburb design.

The houses sit within a garden setting that provides a very distinctive streetscape rhythm where the edge between the public and private is well defined but where the private domain is very much a part of the public experience. Key features are:

- the views and vistas along major streets ie. Stewart Ave (the Pacific Highway), Gordon Avenue and Parkway Avenue and east west streets such as Dumaresq Street
- Newcastle High School
- the relocated pillars at Learmonth Park which once formed the southern 'gateway' to the subdivision at the intersection of Gordon Ave and Glebe Road.

### Views and Vistas

The area, due predominantly to its relatively flat topography, is accentuated by introspective view corridors and external vistas of surrounding features. Important views are:

- views towards the area from surrounding elevated suburbs. The conservation area is a striking element in the urban landscape
- internal views including homogenous streetscapes, in particular Silsoe Street, Gordon Avenue, and parts of Dumaresq and Cram Streets and Parkway Avenue, especially adjacent to Newcastle High School
- long distance views along major north/ south and east/ west streets to Bar Beach, Shepherds Hill, the Obelisk, and surrounding ridges
- vistas along Jenner Parade to Cottage Creek.

### Vegetation and Street trees

Vegetation within the area consists of a mixture of exotic and native species. It reflects and reinforces the original plan for the area. As such, many plantings within parks and along streets and avenues are original elements of the Garden Suburb. Trees and gardens in the public domain are essential elements of the Garden Suburb planning concept. Significant avenues of trees exist along the major roads and within the drainage reserves. These plantings are considered a signature element of the Conservation area. Some of the most impressive streets are:

- Stewart Ave, northern end (the Pacific Highway) (ficus and pines species)
- Gordon Avenue (ficus, pine and brushbox)
- Parkway Avenue (Norfolk Island pines) Parkway Avenue provides evidence of one of the earliest adoptions of the Garden Suburb town planning movement. The whole extent of Parkway Avenue, from its western most point to its terminus with the beach, is visually and historically significant.
- Jenner Parade is well vegetated in parts and serves as an example of the type of approach recommended for the edges of Cottage Creek along Parkway Avenue.

### Material and Detailing

A limited but typical range of material and detailing can be found in the colour and composition of footways and the drainage design of Cottage Creek. Concrete was used extensively for its durability, symbolising a bold and modern approach to civic works throughout the subdivision. Particular features were the concrete footpaths at street corners with the patterned "splay" motif and later driveway crossovers with an etched linear pattern. Good examples of these elements can be found in Silsoe and Alexander Streets.

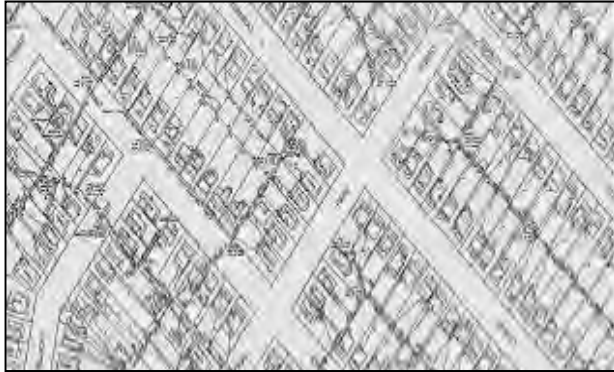
Asphalt was rarely used in public works while timber handrails were used sparingly along Cottage Creek. The concrete used to line Cottage Creek and the concrete bridges are dominant elements, the concrete being recognisable as a grey concrete with a smooth surface. Where appropriate, this palette of materials is to be used when works in the public domain are undertaken. The maximum amount of original fabric should be retained when undertaking maintenance works that affect infrastructure, such as the construction of new driveways and road maintenance works.

### **Parkway Avenue**

The form, layout and configuration of Parkway Avenue is one of the key features of heritage significance in the Garden Suburb. It is readily discernible as a grand public boulevarde, which connected the formerly landlocked suburb of Hamilton to the sea. Parkway Avenue embodies the principle ideas of the Garden Suburb movement; being the wide central median, the avenue of large imposing trees invoking a parklike character, and the generous width of the carriageway. The relationship of existing dwelling frontages to the Avenue is uniform and established by the layout of buildings and their relationship to the street. The whole extent of Parkway Avenue, extending beyond the boundaries of the Conservation Area into Cooks Hill and Bar Beach, has aesthetic and historic significance as evidence of Sulman's plan. Parkway Avenue north and south of the heritage conservation area has been included as a curtilage to the conservation area.



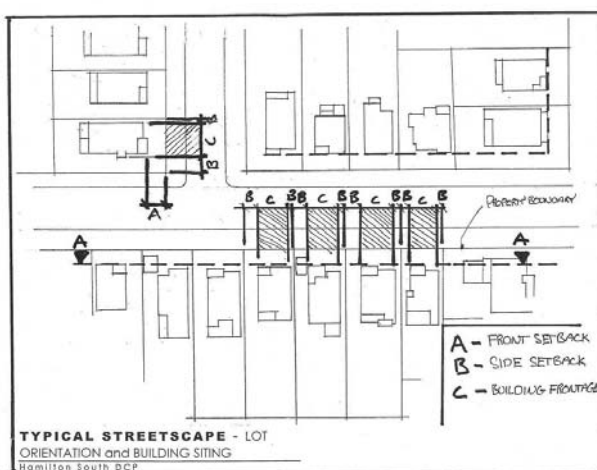
## 8. Design Guidelines – Hamilton South “Garden Suburb” Heritage Conservation Area



Typical development pattern

### Street Pattern & Allotment Layout

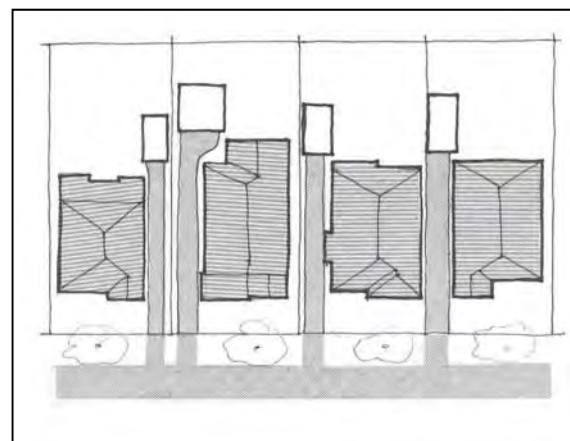
- Maintain the rhythm and pattern of development.
- Careful consideration should be given to site amalgamation or subdivision to avoid any undue impact on the established streetscape.



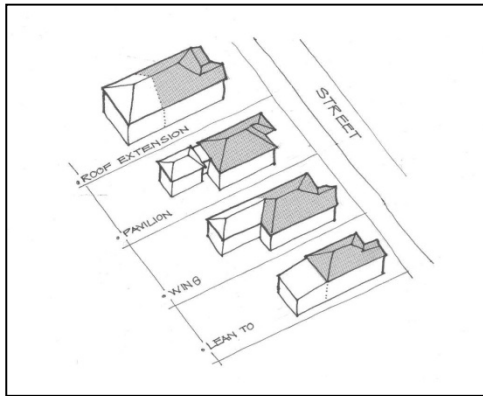
Typical streetscape pattern showing the prevailing building line within a street.  
Front and side setbacks are shown.

### Setbacks & Orientation – siting and position of structures

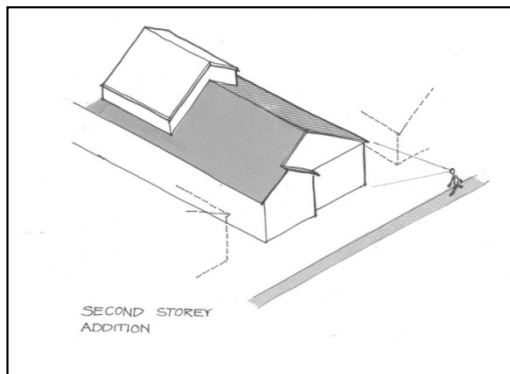
- The siting of new buildings or structures should mimic the siting of contributory buildings.
- Typical setbacks to boundaries are maintained.
- Siting of new buildings follow typical development patterns.
- New structures including carports are sited behind the prevailing building line.



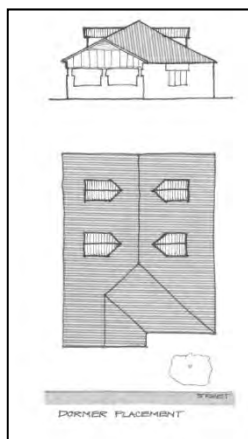
Typical streetscape pattern comprising one dwelling per lot with a rear detached garage and driveway at the side.



There are a range of options available when adding extra floor space. Common single storey addition types are shown in this illustration.



In this example an unobtrusive addition above the roof line is placed away from the principle elevation so as to preserve the significant character of the dwelling.



A roof addition with dormer windows carefully sited away from the principle elevation.

### Alterations and additions

- Single storey additions hipped roofs are preferred.
- Incorporate extra floor space within roof space.
- Additions above roof lines are set back from the street elevation to minimise change to the street frontage.
- The scale of a new dwelling should be appropriate to its setting.
- The wall height of a new dwelling should reflect those of the contributory buildings nearby.
- The height and bulk of any new addition should be subservient to the scale of the original building.



A well designed single storey addition located at the rear. In this example, the ridgeline of the addition sits perpendicular to the main roof and uses the same roof pitch, lessening any visual impact.



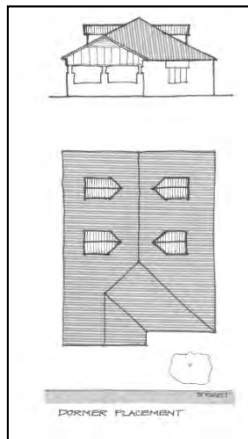
In this example, an unobtrusive addition to the roof is orientated away from the street facing elevation, thereby minimising the extent to which it alters the character of the dwelling.



Typical double gable roof on a California Bungalow



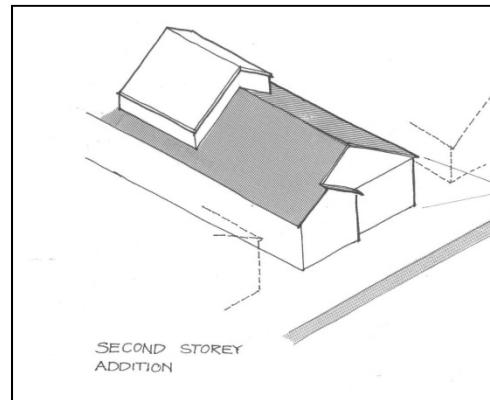
Unobtrusive addition to gable roof



Dormer elements in proportion to the roof

## Roof Form & Shape

- New buildings should feature roofs that reflect original roofs.
- Extension should match the form of the original roof.
- Dormer windows are positioned on the side roof plane, towards the rear.
- Federation or California bungalows, use predominant roof forms in correct proportions eg. gables, hip roof forms, gable ends with the "half timbered" effect and chamfered barge boards.
- Chimneys are repaired and retained above the roofline.



Roof addition with matching pitch carefully sited away from the eave line and towards the rear, minimising any adverse impact on the character of the dwelling



A typical roof treatment- unglazed Marseilles pattern terracotta roof tiles and half timbering to the gable ends.



Some bungalows feature polychromatic exterior treatments such as tuckpointed face brick and pebbledash on the upper portion of the wall surface.



A typical palette of materials including terracotta roof tiles, and tuckpointed brickwork with matching fences is evident in this group of California bungalows.



Textured face brick fencing. Fencing in face brick with curved edges and geometric patterns was popular in the Garden Suburb during the Inter-War era.

## External Finishes

- Smooth face-brick with terracotta roof tiles, or weatherboard cladding with corrugated metal sheeting are appropriate external finishes.
- Irreversible changes to the exterior finish should be avoided.
- Original external finishes should be repaired and replaced to match the original.
- Timber windows and doors, in correct proportions, with appropriate mullion detailing is best.
- Water-blasting/chemical peels can be used to clean brickwork that has been painted (on professional advice).
- Where mortar is fretting, professional advice should be obtained.
- Cement rendering should be avoided.
- Options to restore tuckpointing, face brickwork or weatherboards should be explored before irreversible change is considered.
- Consult the “heritage” range provided by the leading paint manufacturers (found in hardware stores) for paint schemes.



A good example of a weatherboard bungalow with a double gable and matching picket fence





In this example the architectural elements eg walls, windows and doors, are all in proportion to each other, creating the image of a typical California bungalow.

#### Architectural detailing: walls, windows & doors

- Window and door openings match the existing proportions of windows and doors.
- Traditional window compositions are regular, proportioned vertically and symmetrical or asymmetrical positioned within the wall surface.

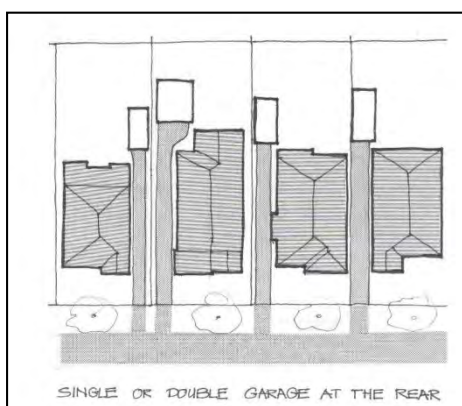


This Inter-War bungalow presents a typical arrangement of architectural components such as roofs, chimneys, windows and walls.

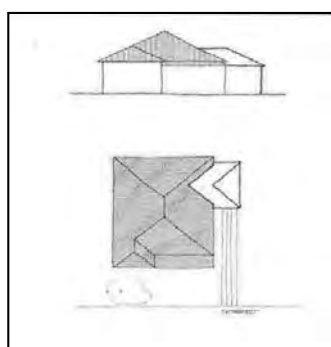
- Proportion of solid wall mass to openings is balanced. Window head and sill height all elements of building design which give character to a dwelling.
- New window and door openings should match the sill and head heights on the existing dwelling.
- Retain and restore original doors and windows in preference to their replacement. Authentic reconstruction in timber should be used.
- Skylight windows should run flush with the roof.
- Original sunhoods, blinds, awnings and skirts should be retained and repaired.



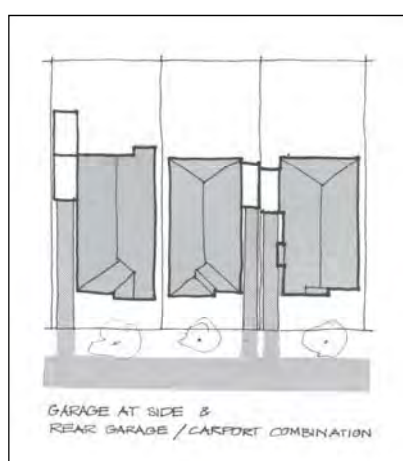
An example of a picturesque roof featuring a prominent shingled gable to the street elevation.



Single or double garage at the rear



In this illustration, a carport is placed towards the rear of the dwelling to one side and roofed by extending the main roof of the dwelling over it. In this scenario, the extended roof would be positioned well below the main ridgeline, sitting under the eaves to minimise the dominance of the carport.



Generally, covered car parking structures should be placed towards the rear of the dwelling or be situated in the back yard.

## Garages & Carports

- Car accommodation should not dominate street frontages, disturb garden settings, involve demolition or obscure views of the dwelling.
- New garages should be located at the rear of the dwelling, with driveway access to one side of the dwelling.
- Side carports which are roofed by an extension of the main roof should end in a hip form.
- Double garages are acceptable in the rear yard, and should be detached from the house.
- Driveways should be designed as concrete or brick strips with grass or gravel in between.
- Original concrete driveway strips and rear garages should be retained and renewed.



## Fences & Gates



Face brick fence in a typical geometric pattern



- Front fences should be consistent in height and form with fencing in the locality.
- Front fences should be between 0.9m to 1.0m in height.
- Up to 2.0 metres in height on the secondary road frontage of corner lots may be considered to provide privacy screening.
- Side or rear boundary fences can be 2.0 metres where constructed in timber, metal or lightweight materials.
- Front fences match the period and style of the house.
- Reconstruction of missing fences is encouraged where based on original examples.
- The replacement of original Federation and Inter-War period fences should be avoided.
- Modern finishes, eg bagged or painted brickwork, should be avoided.
- Original fences should be retained.
- Remove and replace unsympathetic fences.
- Fencing to a Federation period dwelling should be designed as a combination of traditional materials.
- Fencing to an Inter-War period dwelling should consist of a single material.
- Where sound attenuation is required other solutions should be considered such as double glazing street facing windows.



### Verandahs

- Verandahs and porches are used in any infill development and should be similar in proportion and detail to those found in the streetscape.
- The infilling of front verandahs for additional floor space is discouraged.
- Original entry porticos or porches at the side of a dwelling should be left in place.
- Enclosed verandahs/porches should be reinstated to match the proportions, massing and detailing of the original.
- New verandahs or decks should to be placed at the rear of the dwelling and be simple in design.
- New handrails for access should not replace original features and are carefully sited.



### Gardens & Trees

- Original tree plantings at Gordon and Stewart Avenues, and the central line of Norfolk pines along Parkway Avenue, should be maintained.
- Garden features including pathways should be retained.
- Original gardens should be retained and enhanced.
- The spatial relationship of a dwelling to its setting should be maintained.
- Paving and other hard surfaces should be kept to a minimum.
- Additional trees and shrubs are encouraged.
- Garden structures should be appropriate to the building in terms of scale, style and materials.



### Views and Vistas

- Introspective views of cohesive streetscapes and prominent views and vistas should not be diminished by new development.
- Internal views of intact streetscapes should be respected.
- Street trees in the public domain should continue to be maintained.



### Public Spaces & Landscaping

- Public open space and landscaping is preserved to the public domain.
- Parkway Avenue as a major corridor is reflected in landscape management and civic works.
- The curtilage of Parkway Avenue is recognised both in the Conservation area and its curtilage.
- The layout of gardens, including paving is conserved to maintain and reflect the principles of the Garden Suburb movement.
- Gordon, Parkway and Stewart Avenues, should continue to be managed as the principle streets of heritage significance.
- Parkway Avenue should be managed as a highly significant public promenade.
- No change to the width of the central median or verges in Parkway Avenue is to take place.
- Nurturing and infill of plantings in the median of Parkway Avenue should be undertaken.
- The original light grey coloured concrete should be retained and replicated.
- Original driveway crossover paving should be left in situ.
- Private paving treatments should not extend over the public footway.
- Soft landscaping should be used in preference to directional signage at road closure points.

## 9. Architectural Styles

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### **Building Types and Architectural Styles**

The following notes and pictures show some of the styles that may be seen in each of the heritage conservation areas.

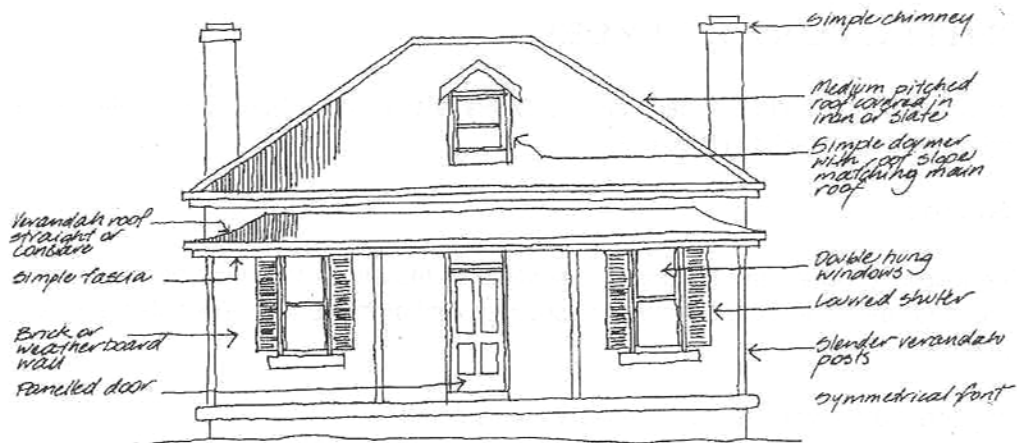
Illustrated style keys are shown for the following styles:

- Victorian Georgian, Regency, Filigree, Italianate, Free Classical
- Federation Queen Ann, Arts and Crafts, Filigree, Free classical
- Inter-War California Bungalow, Functionalist, Arts and Crafts
- Post War Bungalow, Late Twentieth Century International

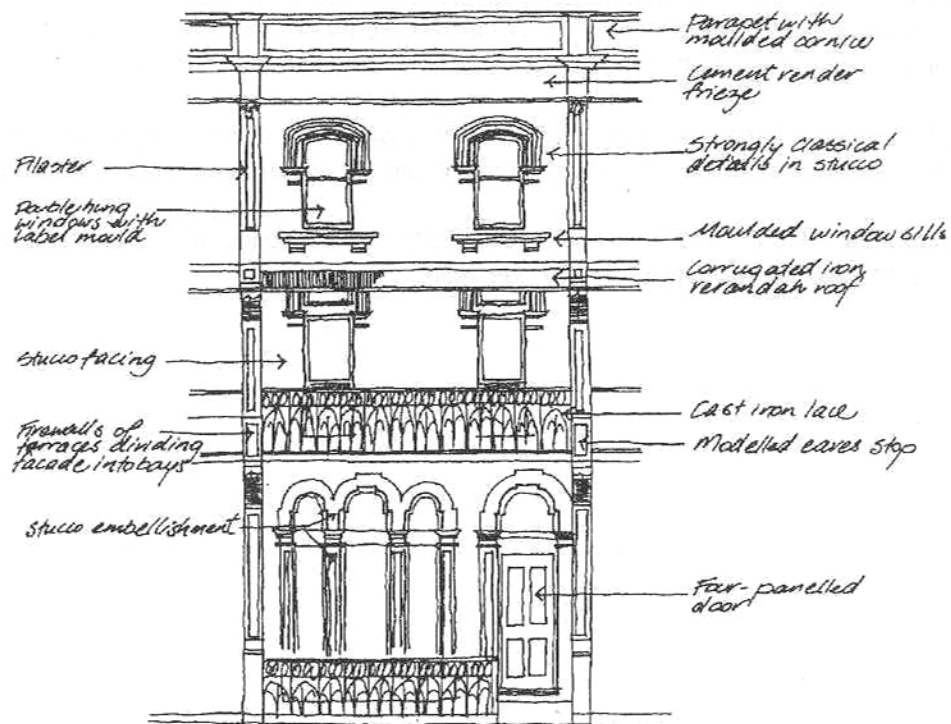
This is not a complete list of all the various architectural styles and building types found in each heritage conservation area, however it does provide an indication of the range present throughout the heritage areas.

Over time, buildings undergo modification and change. Such changes can remove or obscure original building features and this will often determine how intact a building is. Although some buildings can have only moderate or low intactness they may still contribute to the character of the heritage conservation area.





Victorian Georgian



Victorian Free Classical

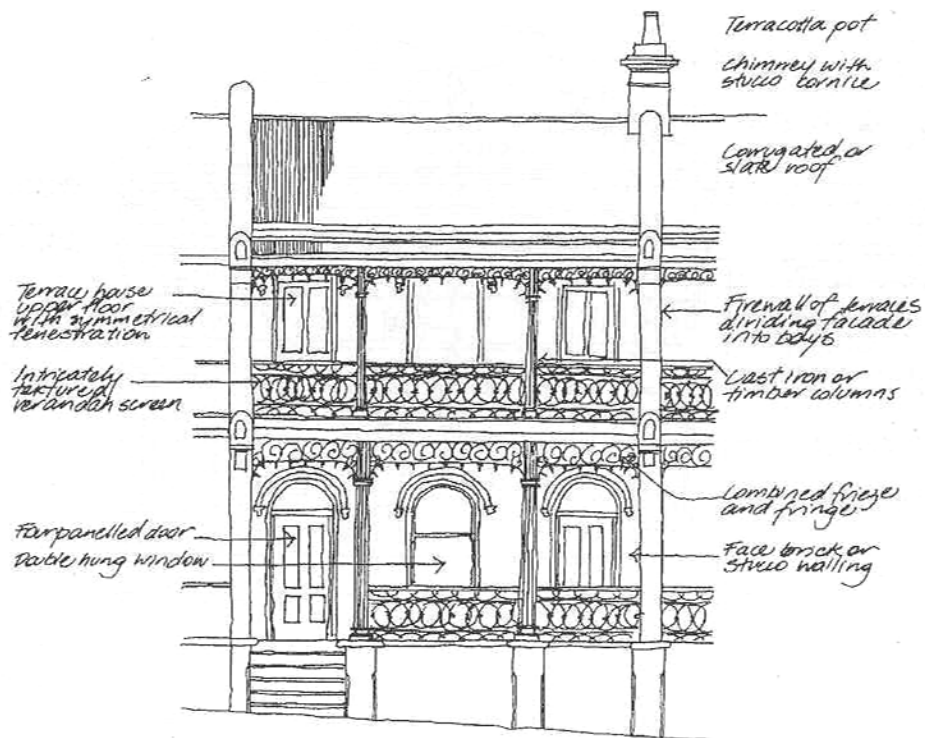




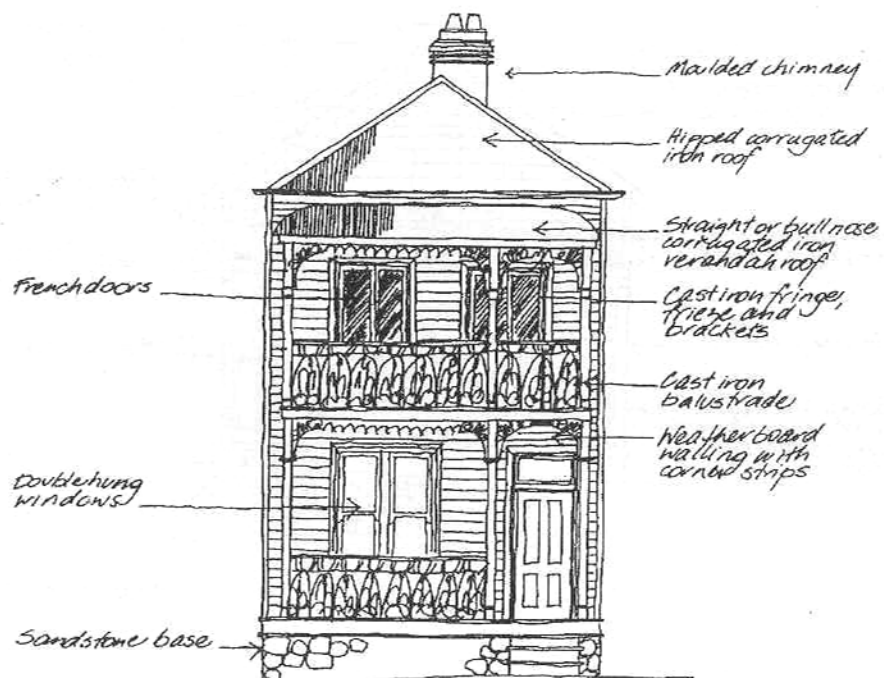
Victorian Regency



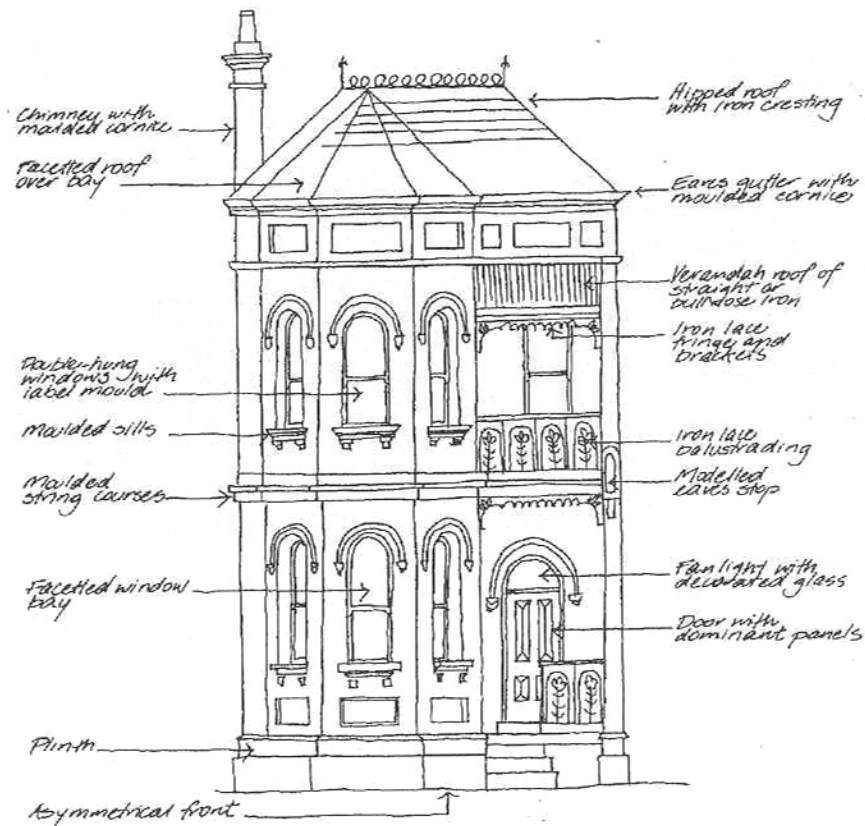
Simplified Victorian Regency



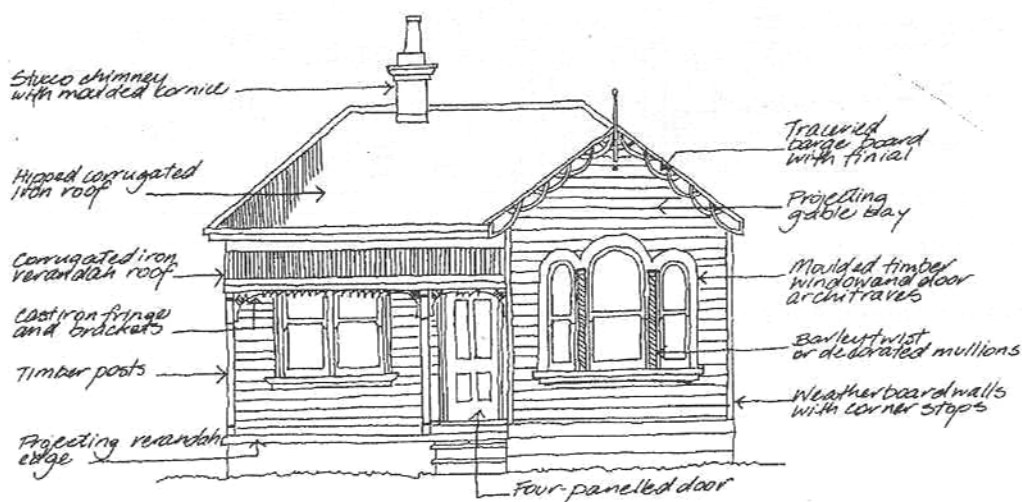
Victorian Filigree



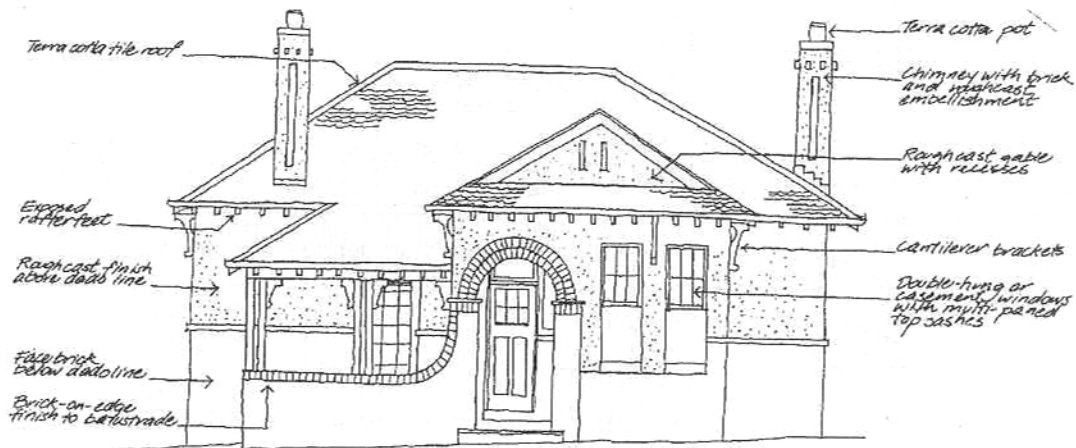
Victorian Filigree (Timber)



Victorian Italianate



Simplified Victorian Italianate

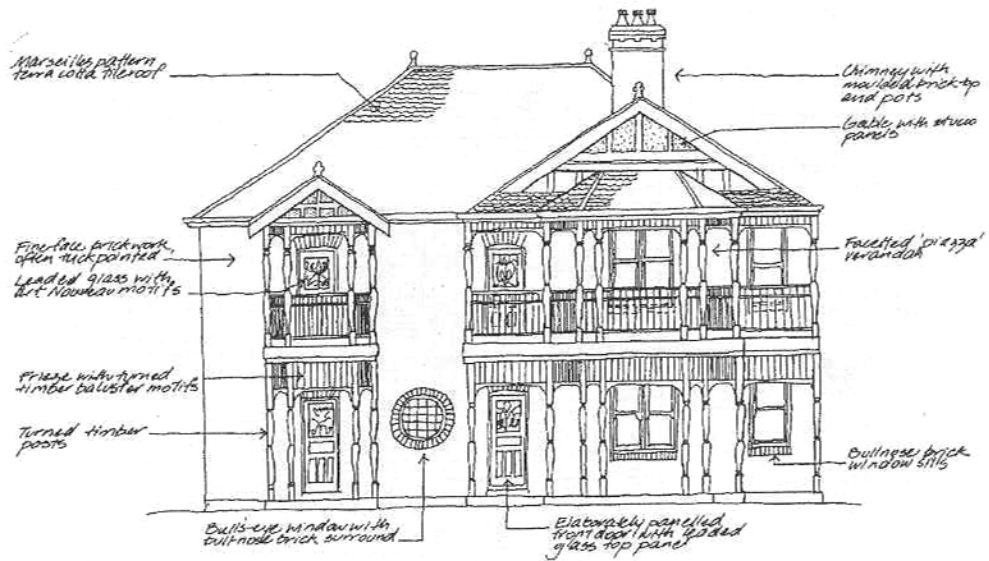


Federation Arts And Crafts



Federation Free Style



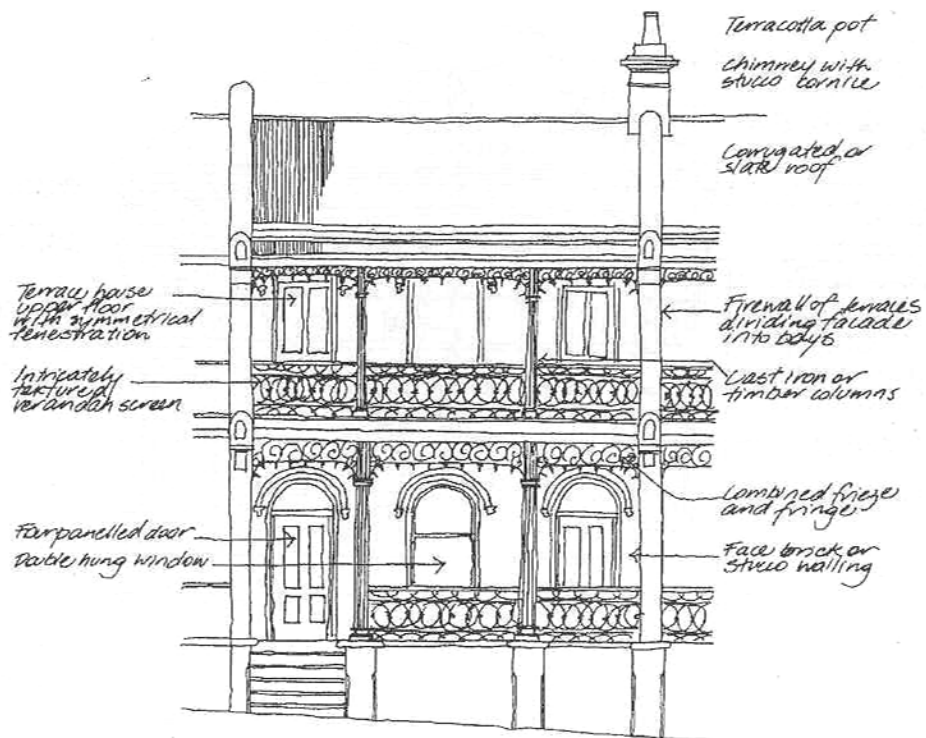


Federation Queen Anne

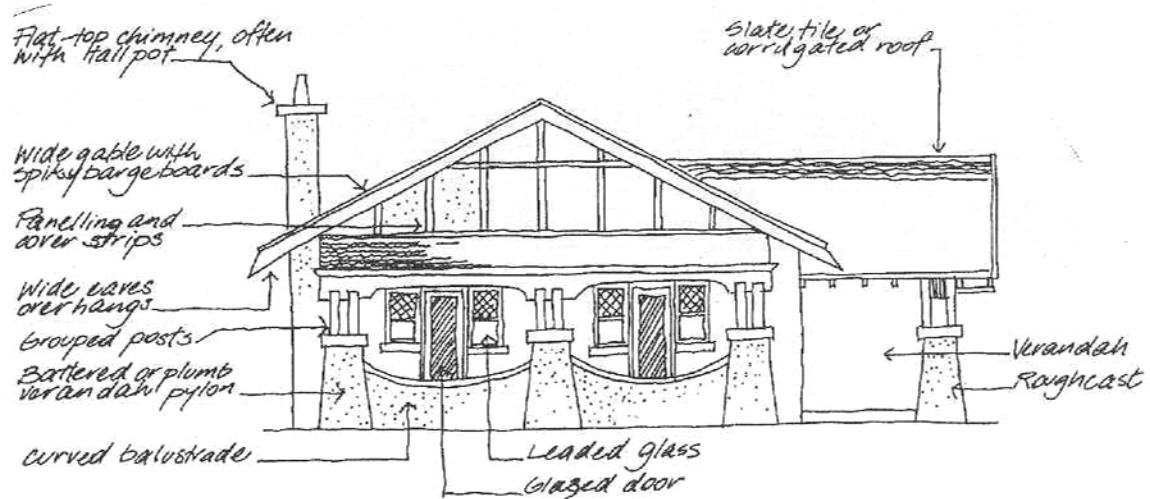


Federation Queen Anne / Arts and Crafts





Victorian Filigree

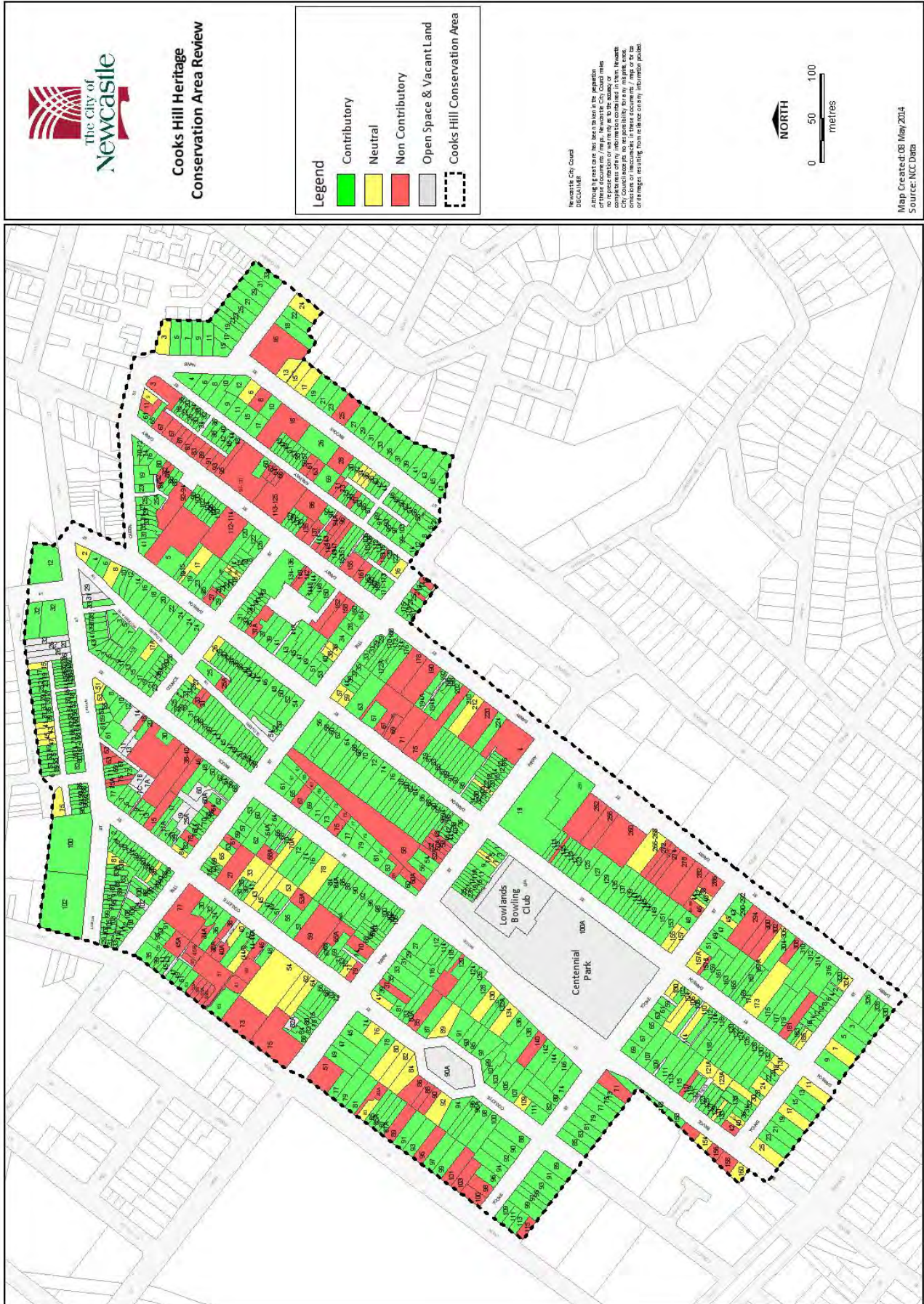


Inter-War California Bungalow

## 10. Contributory Buildings in Cooks Hill

KEY	Description	Objectives of development Control
Contributory Buildings Green	Contributory buildings are those whose form, style, scale, massing and features are an integral element that contributes positively to the streetscape and the character of the heritage conservation area. Contributory buildings may contribute to the character of the area but individually their heritage significance may have been reduced by loss of original materials or detail; however the overall contribution of the building remains. Examples of changes that may be seen on contributory buildings are verandah enclosures or non original windows.	Demolition of contributory buildings is an option of last resort. Enhance contributory buildings in any development application and maintain heritage characteristics and streetscape intactness. Where appropriate, restore heritage characteristics and streetscape intactness. Reconstruct original features and/or remove unsympathetic additions.
Neutral Contribution Yellow	Buildings whose impact on the heritage character of the area is neutral. Infill buildings which complement heritage characteristics and streetscape qualities.	Demolition of neutral buildings is discouraged. Improve the appearance of neutral buildings through incorporating appropriate colour schemes, landscaping, softening materials and through the reconstruction of features more in keeping with the original style and form of development. Remove unsympathetic additions.
Non-contributory Buildings Red	Buildings which have an adverse impact on the precinct because of their scale, design, assertiveness, materials, or because their original qualities have been lost.	Demolition of non contributory buildings is encouraged. The replacement of non contributory buildings with more sympathetic and appropriately designed buildings is favoured. Ameliorate the adverse impact of non contributory buildings through landscaping, appropriate colour scheme, etc.





Cooks Hill Contributory Buildings Map 2014

## 11. Cooks Hill Design Guidelines

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### Developing a Design Proposal

Where a development application is to be submitted for alterations and additions or for infill development in the Cooks Hill Heritage Conservation Area, appropriate design advice from an architect or accredited building designer should be obtained. A design statement should be prepared by the design professional to explain the form and style of the proposal and it how it relates to the heritage conservation area. Where the addition is visible from the street, a heritage impact statement by a heritage specialist may be required.

### Design Guidelines – Building Alterations and Infill Development

The development controls contained in the Newcastle Development Control Plan apply to development in the Heritage Conservation Areas listed in the Newcastle Local Environmental Plan 2012.

In order to clarify how these controls can be applied to the design of alterations and additions and to guide the design of infill development in the Cooks Hill Heritage Conservation area, schematic concepts have been prepared as a starting point for design development. The concept designs are schematic envelopes representing how buildings may be altered or extended, and to illustrate options for alterations that may be considered appropriate for new buildings.

The following building types are included:

- Single-storey bungalow
- Two-storey attached terrace house (end of the group)
- Two-storey attached terrace house (middle of the group)
- Single-storey cottage
- Single-storey infill development
- Two-storey infill development

The design process should begin with understanding the contribution the particular building makes to the Cooks Hill Heritage Conservation Area, how it relates to its setting and streetscape context, and a site analysis which determines aspect and orientation. The design concepts are underpinned by the principles in the Newcastle DCP.

Please refer to the contributory buildings map to identify whether your building is contributory, neutral or non-contributory to the Cooks Hill Heritage Conservation Area.



# INFILL DEVELOPMENT/ ALTERATIONS & ADDITIONS

## TYPE C - BUNGALOW

### DESIGN CONSIDERATIONS

1. RESPECTING CONTEXT
- It is important to respect the heritage significance and character of the heritage conservation area in which you are building. Reference should be made to the built forms, proportions, and materials of buildings in the area. The new building or addition should relate to the existing context drawing on the scale, proportions and character of the existing streetscape.
2. OVERSHADOWING
- Minimise overshadowing to the private outdoor areas and habitable room windows of neighbouring dwellings by considering the location of the addition and incorporation of courtyard voids which allow solar access.
3. SOLAR ACCESS
- Consider location of additions to allow solar access into main living areas. Courtyards and voids can allow sunlight penetration and create private "outdoor rooms."
4. PRIVATE OPEN SPACE
- The outdoor areas in an addition create separation between new and old and allow sunlight access into the building whilst reducing overshadowing of neighbours.
5. PRIVACY
- Ensure consideration is given to the visual and acoustic privacy of neighbouring dwellings by building layout and glazing orientation.
6. RESPECTING NEIGHBOURS
- As outlined above it is important to consider the privacy and amenity of your neighbours in planning an addition or new building. With careful planning it is possible to minimise impact on your neighbours while maximising the benefit to your project.
7. DISTINCTION OF SPACE
- In order to best respect the heritage "story" of an area or existing building it may be beneficial to separate new from old when developing infill buildings or adding to existing buildings. This can allow the history to be clearly read and distinguished from the next generation of built form.
8. COURTYARD
- Courtyards and voids can allow sunlight penetration into existing and new living areas and create private "outdoor rooms" which provide additional living area. Combined with the form of the addition or new dwelling they can help to minimise overshadowing and privacy issues commonly associated with infill development.



space   design   architecture		Issue	Description	Date	Chk	Auth
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Project			
Alterations and Additions			
Client			
Newcastle City Council			
Location			
Type C- Bungalow			
Drawing			
Cover Page			
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114-001	SK00	B	1:200@A3



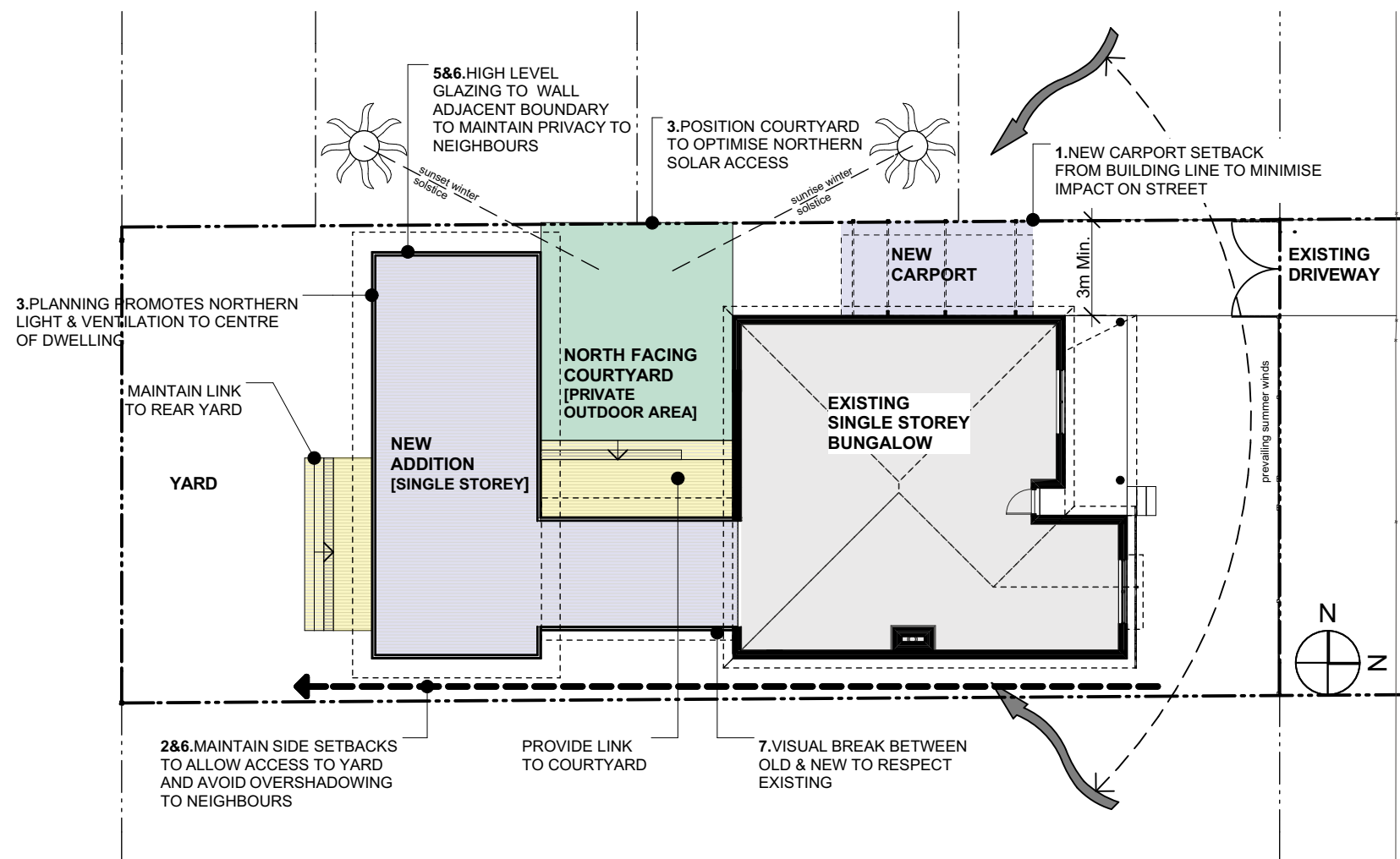
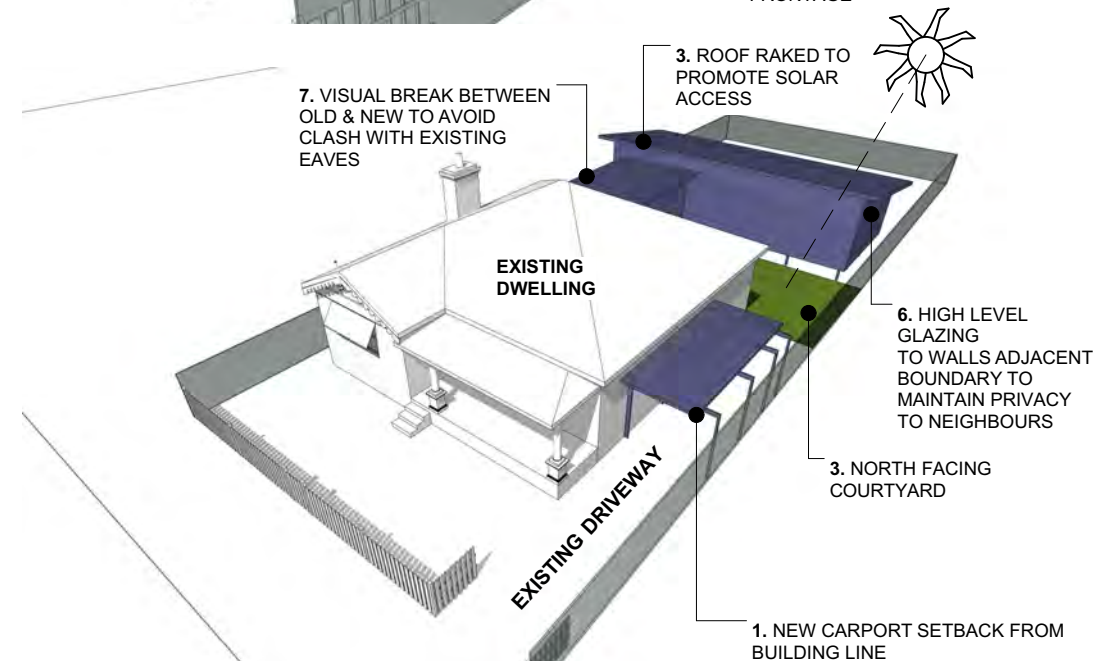
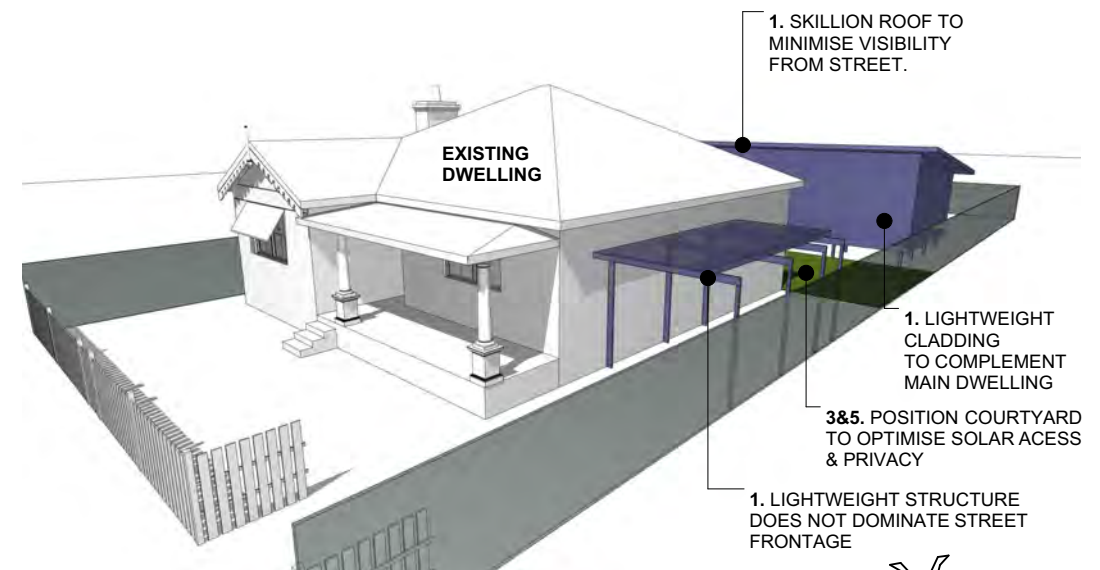




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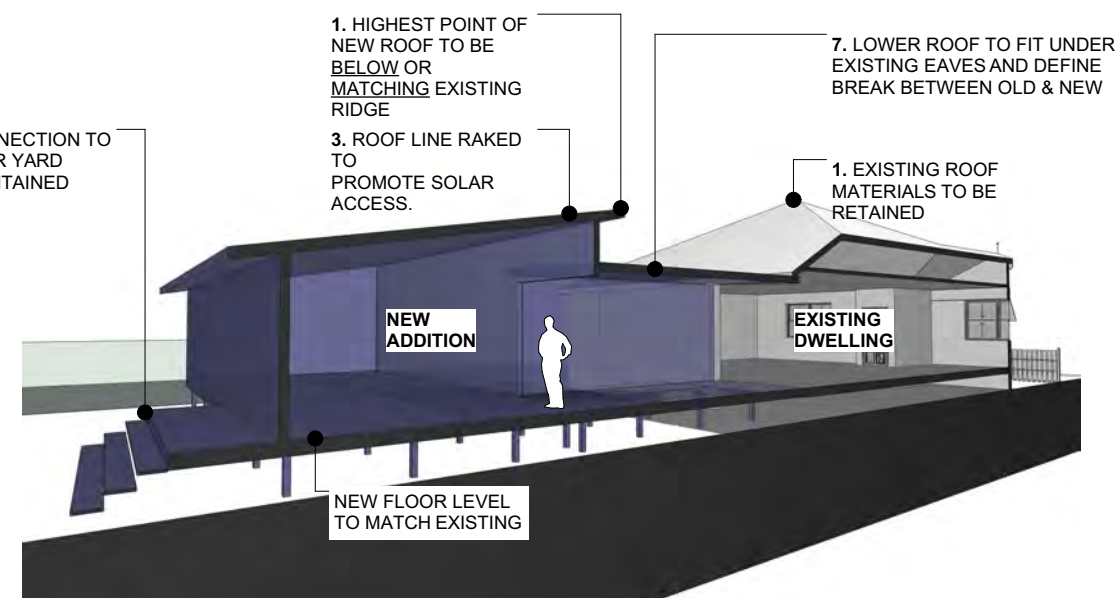
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(REFER TO "DESIGN CONSIDERATIONS"  
FOR FURTHER DETAIL)

1. RESPECTING CONTEXT
2. OVERSHADOWING
3. SOLAR ACCESS
4. PRIVATE OPEN SPACE
5. PRIVACY
6. RESPECTING NEIGHBOURS
7. DISTINCTION OF SPACE
8. COURTYARD



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D	FOR REVIEW	21/05/14	BN	JC
E	FINAL	23/06/14	BN	JC



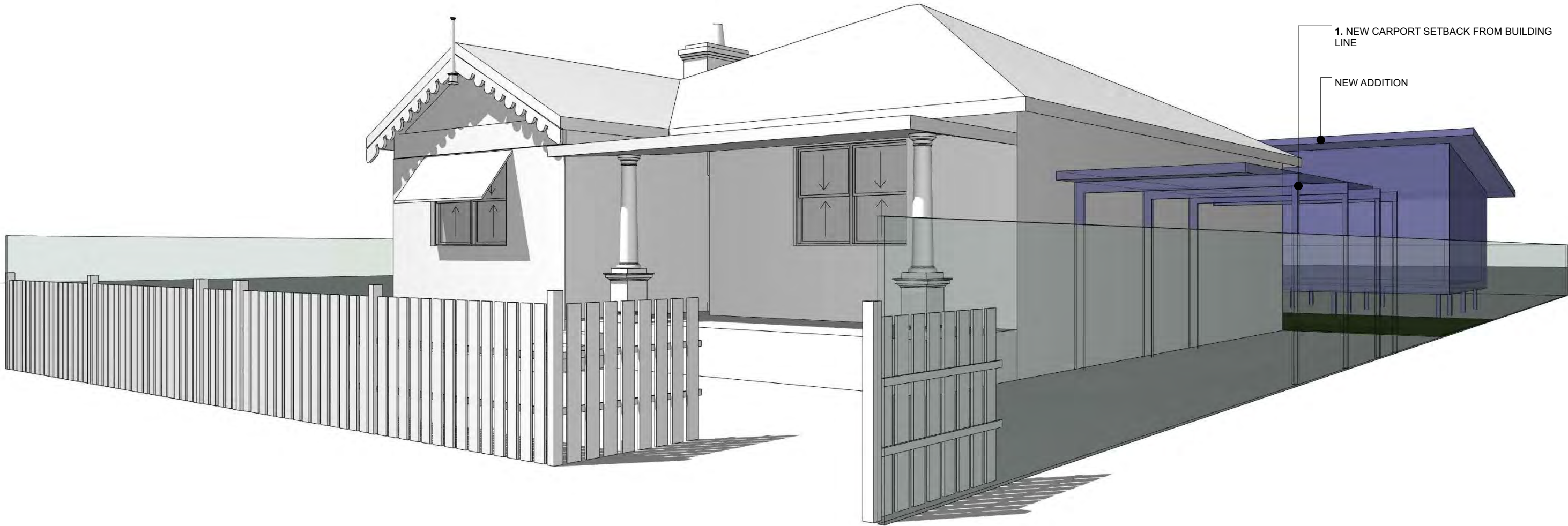
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Client  
Newcastle City Council  
Location  
Type C- Bungalow

Drawing  
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Drawing Number  
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Issue  
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Scale  
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- QUICK REFERENCE  
(REFER TO "DESIGN CONSIDERATIONS"  
FOR FURTHER DETAIL)
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  - 2. OVERSHADOWING
  - 3. SOLAR ACCESS
  - 4. PRIVATE OPEN SPACE
  - 5. PRIVACY
  - 6. RESPECTING NEIGHBOURS
  - 7. DISTINCTION OF SPACE
  - 8. COURTYARD

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B	FOR REVIEW	12/05/14	KR	JC
C	FOR REVIEW	21/05/14	BN	JC
D	FINAL	30/05/14	BN	JC
E	FINAL	23/06/14	BN	JC



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Alterations and Additions  
Client  
Newcastle City Council  
Location  
Type C- Bungalow  
Drawing  
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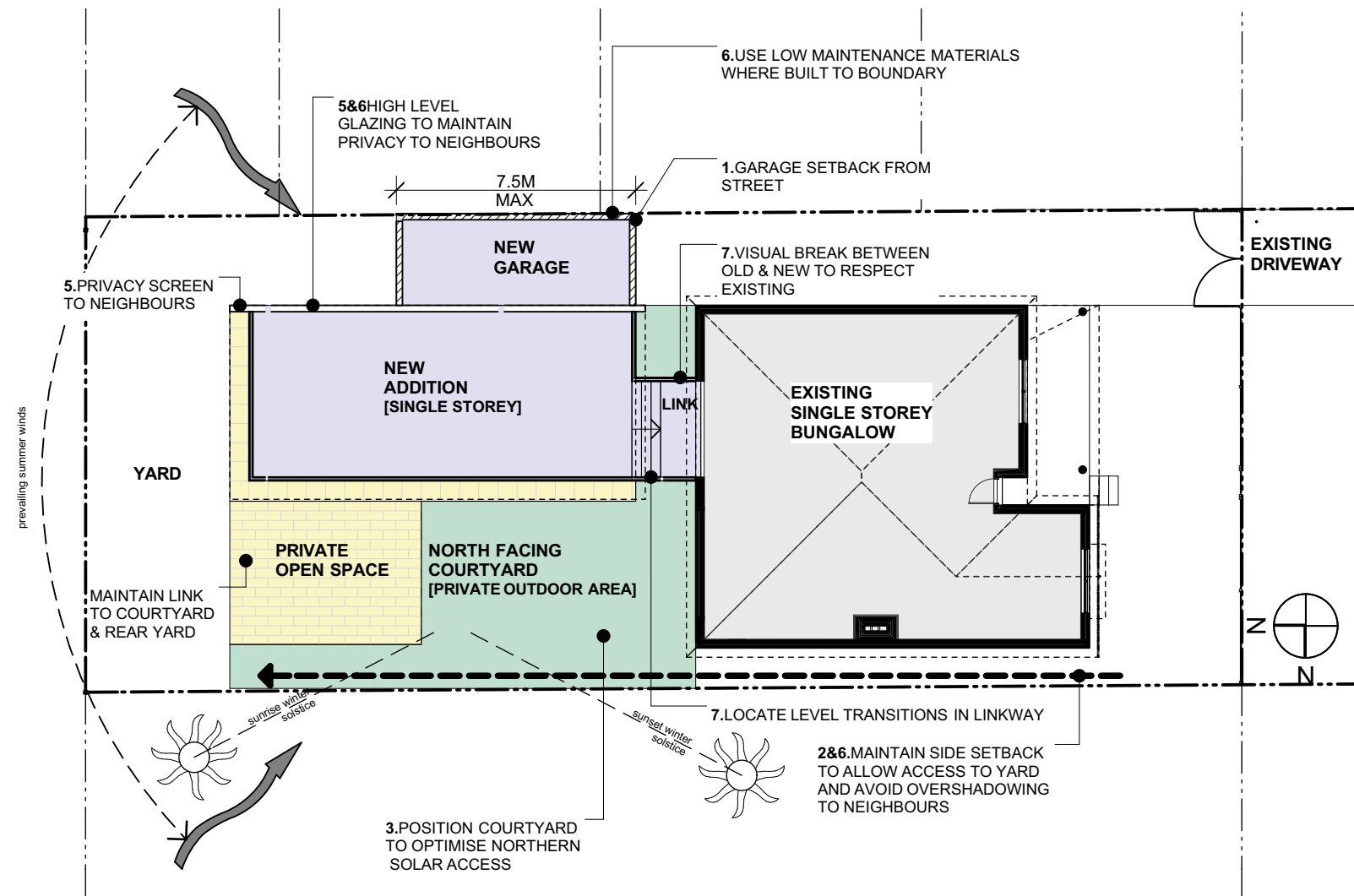
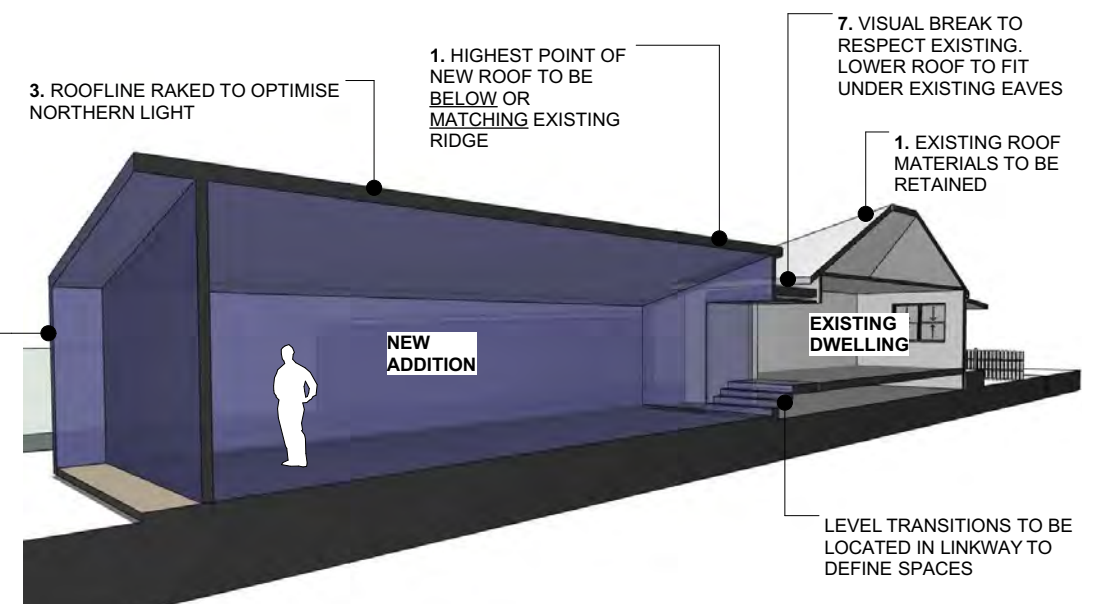
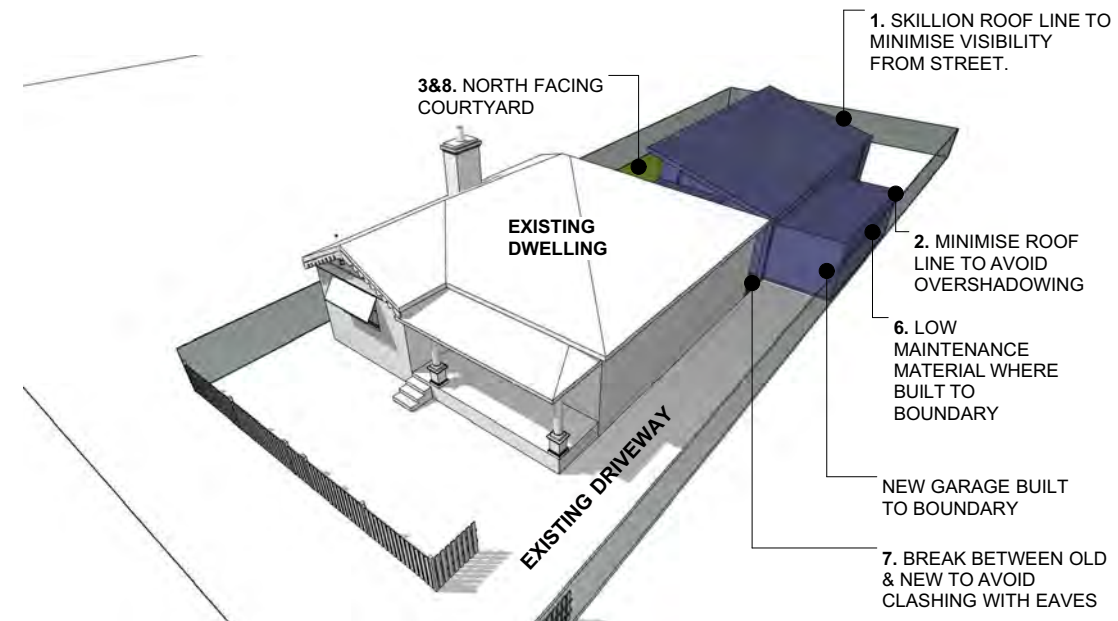
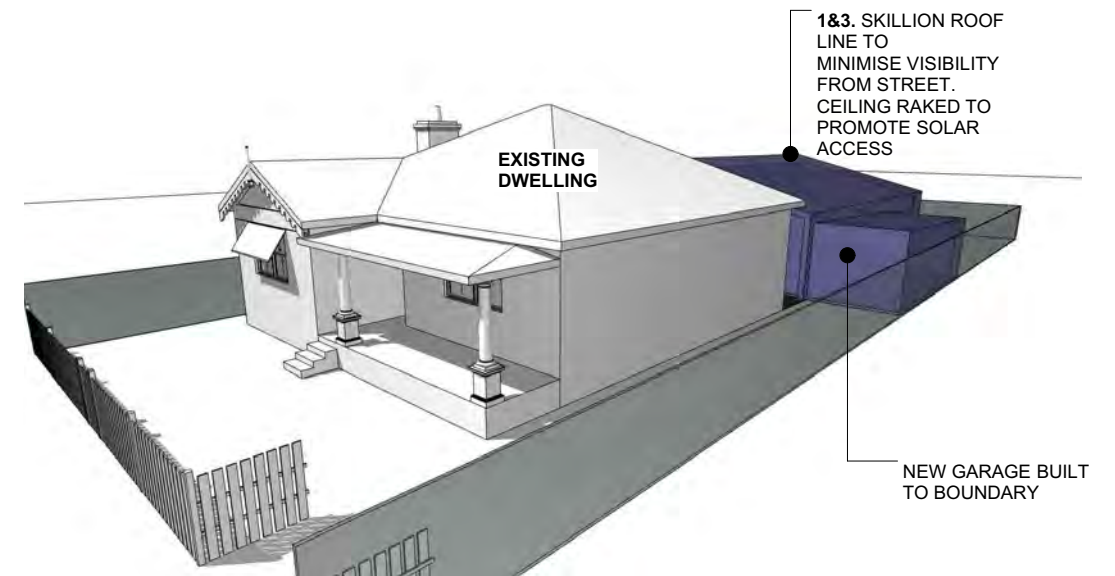




TYPE C - BUNGALOW

**QUICK REFERENCE**  
(REFER TO "DESIGN CONSIDERATIONS"  
FOR FURTHER DETAIL)

1. RESPECTING CONTEXT
2. OVERSHADOWING
3. SOLAR ACCESS
4. PRIVATE OPEN SPACE
5. PRIVACY
6. RESPECTING NEIGHBOURS
7. DISTINCTION OF SPACE
8. COURTYARD



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C	FOR REVIEW	21/05/14	BN	JC
D	FINAL	30/05/14	BN	JC
E	FINAL	23/06/14	BN	JC



Project  
Alterations and Additions  
Client  
Newcastle City Council  
Location  
Type C- Bungalow

Drawing  
Option 2  
Project Number  
114-001  
Drawing Number  
SK03  
Issue  
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Scale  
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- QUICK REFERENCE  
(REFER TO "DESIGN CONSIDERATIONS"  
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- 1. RESPECTING CONTEXT
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C	FOR REVIEW	21/05/14	BN	JC
D	FINAL	30/05/14	BN	JC
E	FINAL	23/06/14	BN	JC



Project  
Alterations and Additions  
Client  
Newcastle City Council  
Location  
Type C- Bungalow  
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Project Number  
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Drawing Number  
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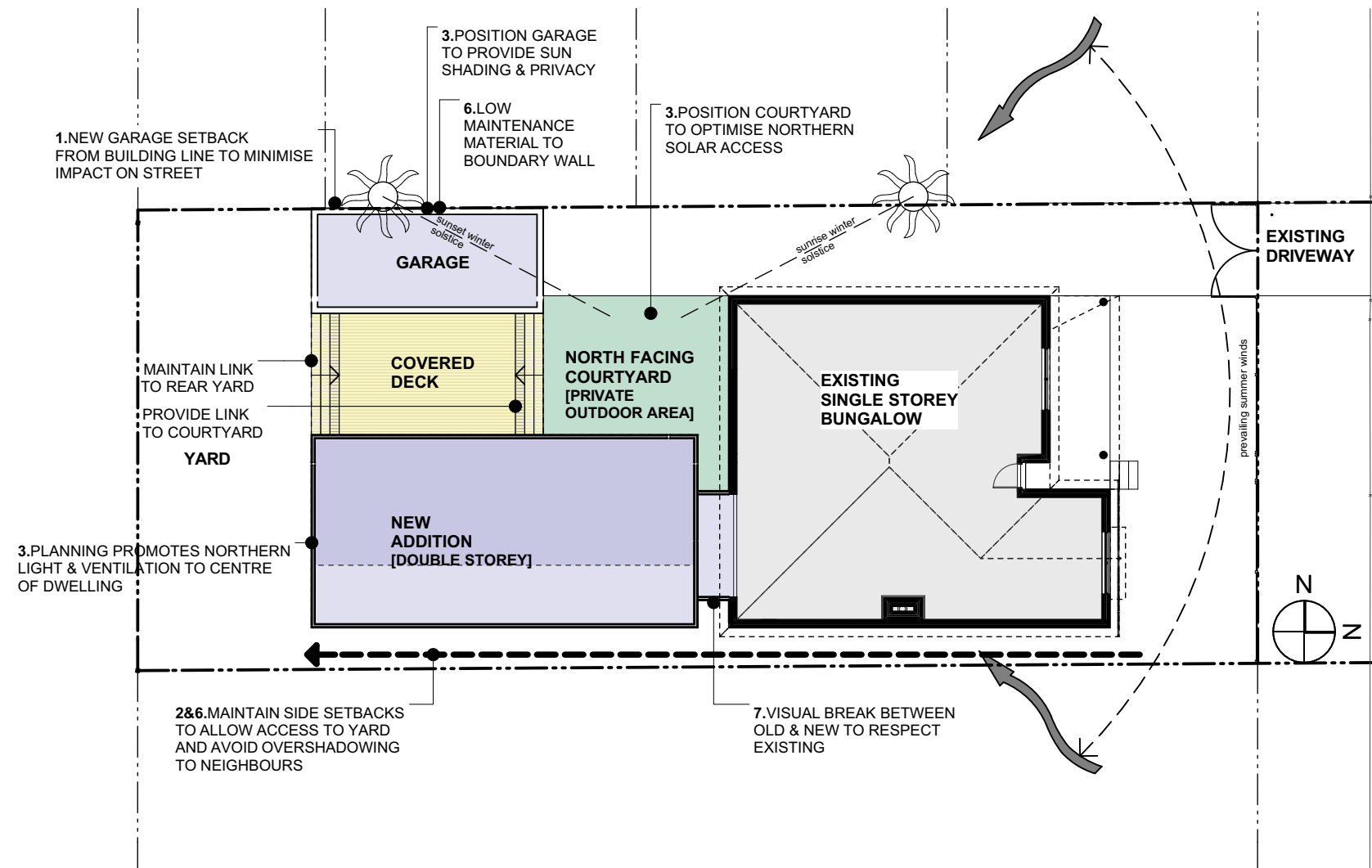
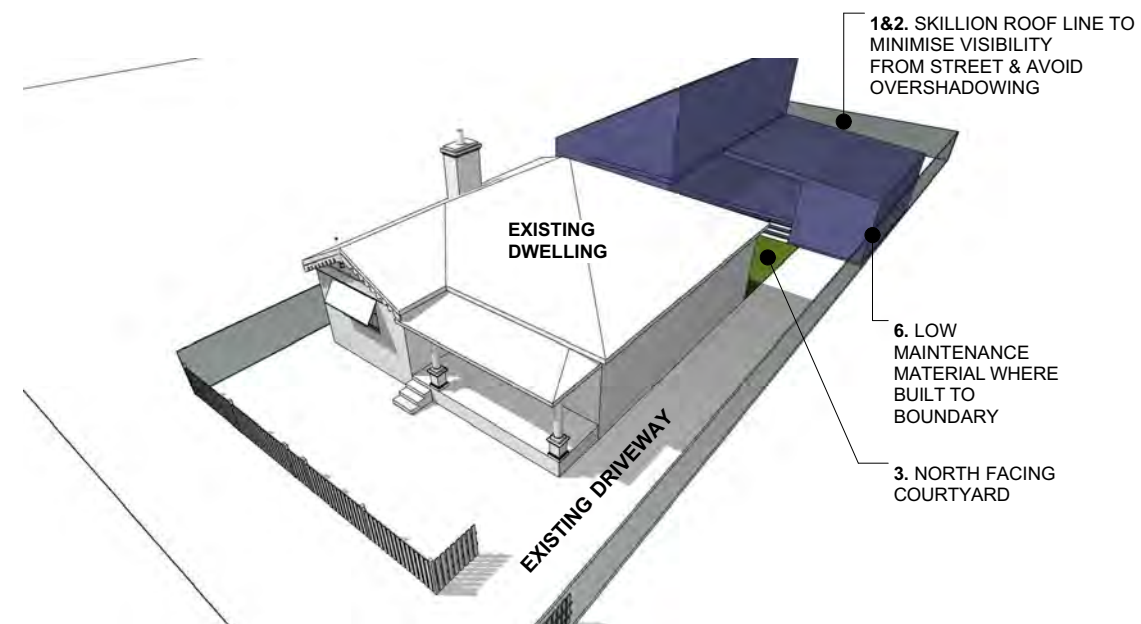
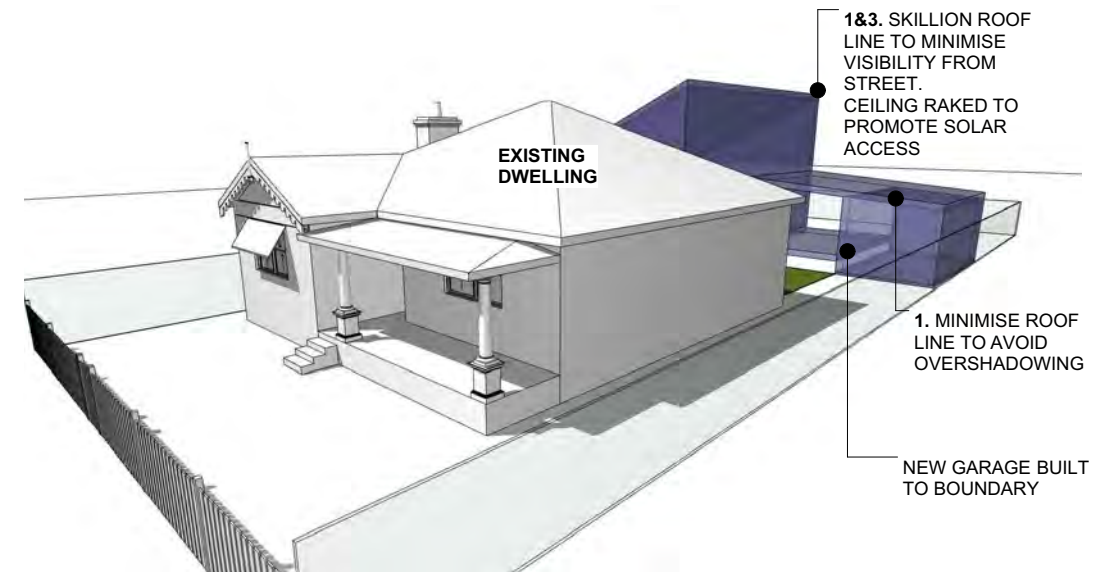
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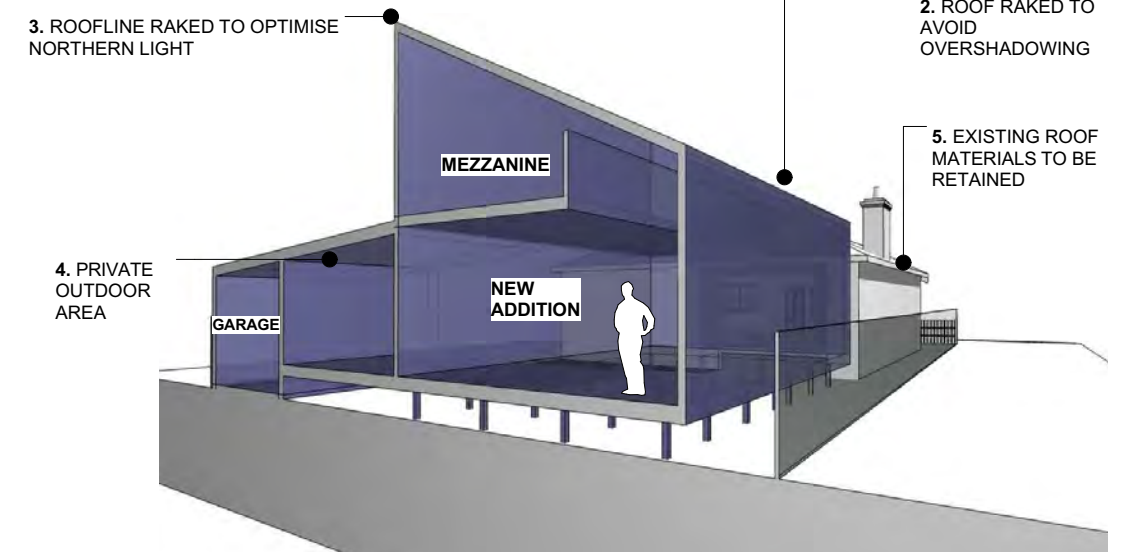
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  2. OVERSHADOWING
  3. SOLAR ACCESS
  4. PRIVATE OPEN SPACE
  5. PRIVACY
  6. RESPECTING NEIGHBOURS
  7. DISTINCTION OF SPACE
  8. COURTYARD



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B	FINAL	30/05/14	BN	JC
C	FINAL	23/06/14	BN	JC

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Project  
Alterations and Additions  
Client  
Newcastle City Council  
Location  
Type C- Bungalow  
Drawing  
Option 3  
Project Number  
114-001  
Drawing Number  
SK05  
Issue  
C  
Scale  
1:200@A3

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INFILL DEVELOPMENT/ ALTERATIONS & ADDITIONS  
TYPE D - COTTAGE

DESIGN CONSIDERATIONS

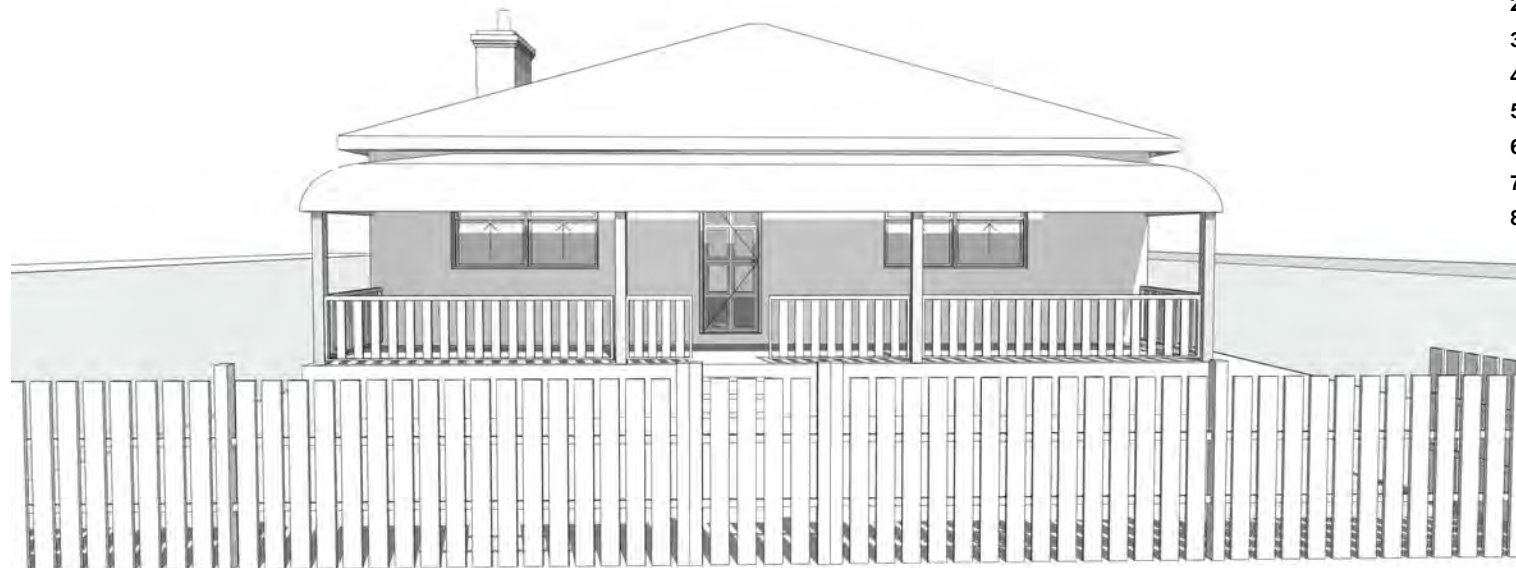
1. RESPECTING CONTEXT
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- Minimise overshadowing to the private outdoor areas and habitable room windows of neighbouring dwellings by considering the location of the addition and incorporation of courtyard voids which allow solar access.
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4. PRIVATE OPEN SPACE
- The outdoor areas in an addition create separation between new and old and allow sunlight access into the building whilst reducing overshadowing of neighbours.
5. PRIVACY
- Ensure consideration is given to the visual and acoustic privacy of neighbouring dwellings by building layout and glazing orientation.
6. RESPECTING NEIGHBOURS
- As outlined above it is important to consider the privacy and amenity of your neighbours in planning an addition or new building. With careful planning it is possible to minimise impact on your neighbours while maximising the benefit to your project.
7. DISTINCTION OF SPACE
- In order to best respect the heritage "story" of an area or existing building it may be beneficial to separate new from old when developing infill buildings or adding to existing buildings. This can allow the history to be clearly read and distinguished from the next generation of built form.
8. COURTYARD
- Courtyards and voids can allow sunlight penetration into existing and new living areas and create private "outdoor rooms" which provide additional living area. Combined with the form of the addition or new dwelling they can help to minimise overshadowing and privacy issues commonly associated with infill development.



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	A	FINAL	30/05/14	BN	JC
	B	FINAL	33/06/14	BN	JC

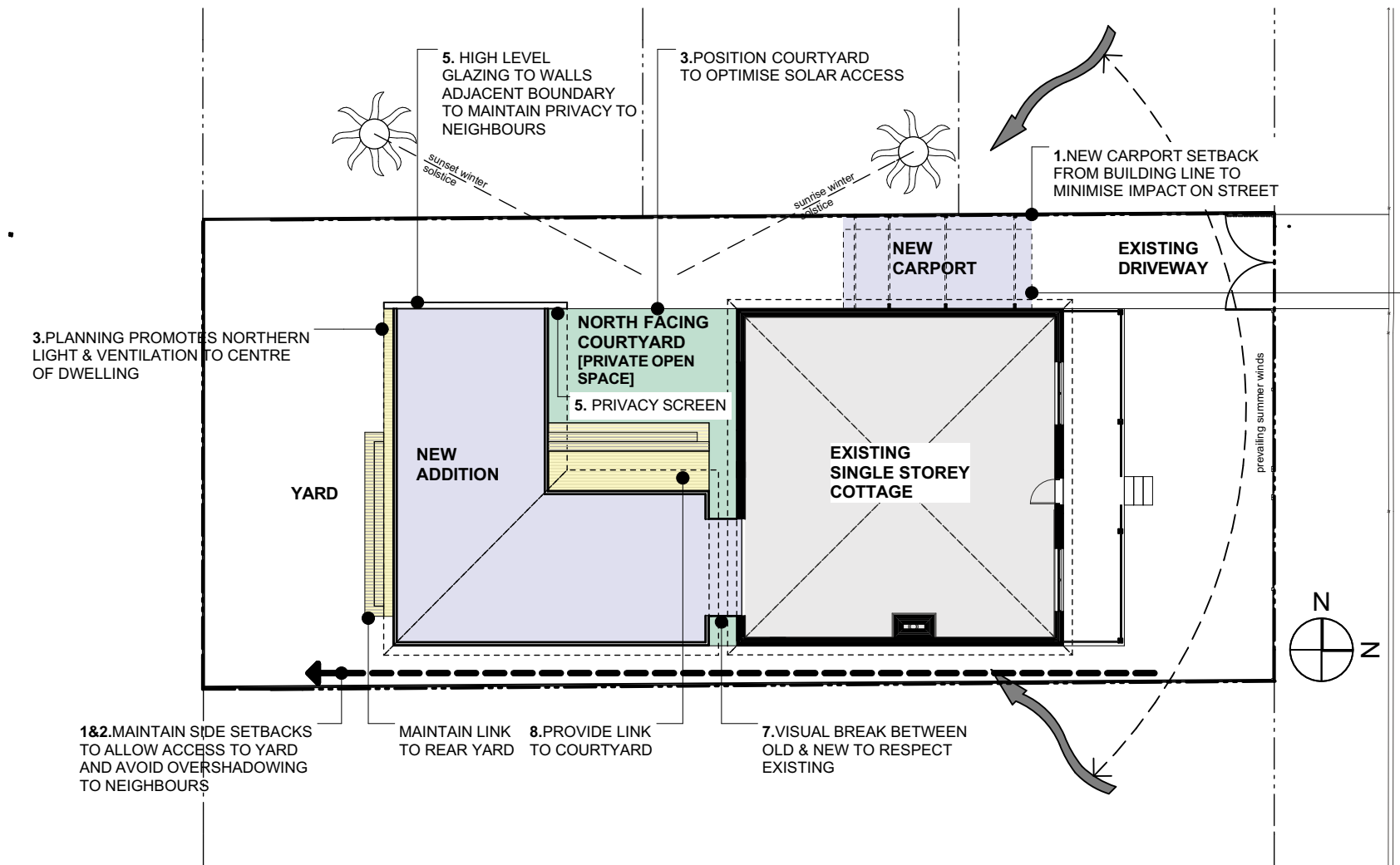
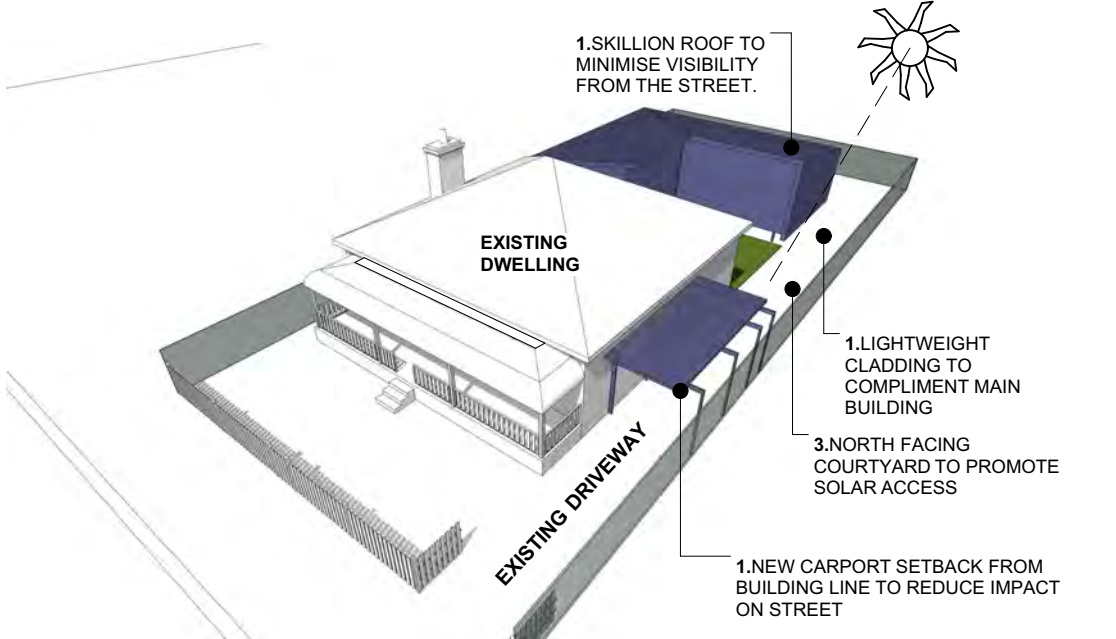
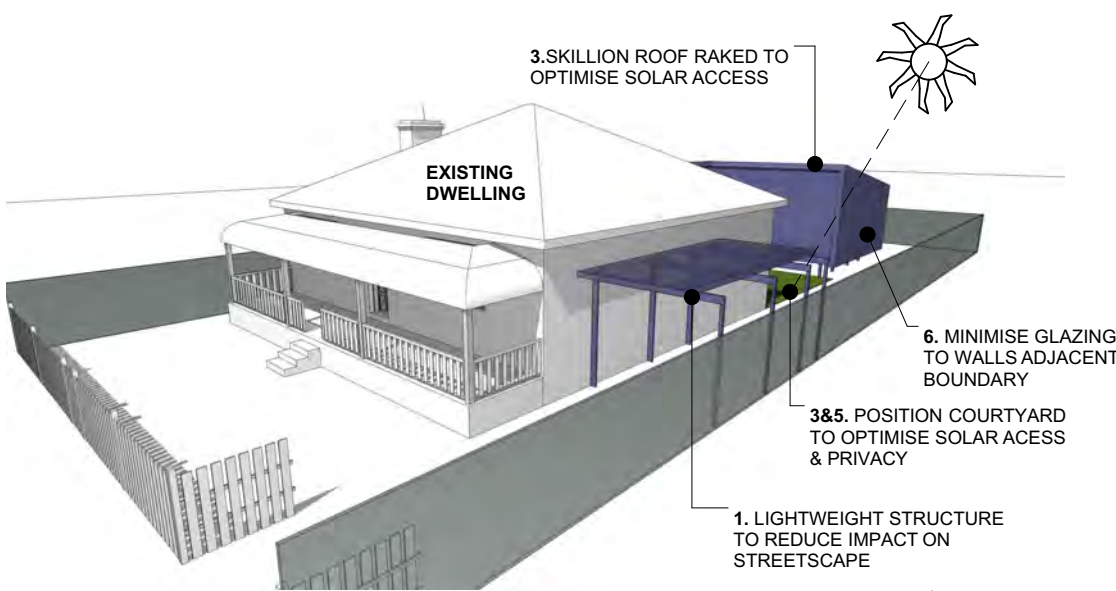


Project Alterations and Additions			
Client Newcastle City Council			
Location Type D- Cottage			
Drawing Cover Page			
Project Number 114-001	Drawing Number SK00	Issue B	Scale 1:200@A3



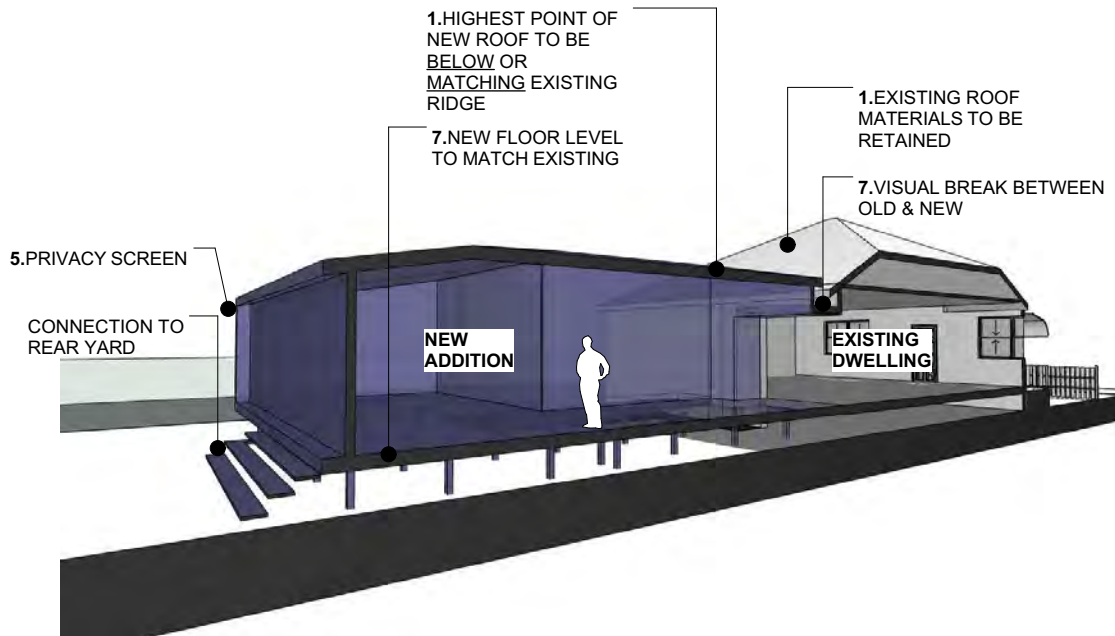
TYPE D - COTTAGE

- QUICK REFERENCE**  
(REFER TO "DESIGN CONSIDERATIONS" FOR FURTHER DETAIL)
1. RESPECTING CONTEXT
  2. OVERSHADOWING
  3. SOLAR ACCESS
  4. PRIVATE OPEN SPACE
  5. PRIVACY
  6. RESPECTING NEIGHBOURS
  7. DISTINCTION OF SPACE
  8. COURTYARD



CARPORT ONLY PERMITTED WHERE THERE IS AN EXISTING DRIVEWAY

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Z:\04 Projects\04\_b Current\000 JC\16-001\_NCC DCP Sketches\02 Drawings\02\_b Working Files\NCC DCP\_Type D Cottage.rvt

Issue	Description	Date	Chk	Auth
A	FOR REVIEW	01/05/14	BN	JC
B	FOR REVIEW	12/05/14	KR	JC
C	FOR REVIEW	21/05/14	BN	JC
D	FINAL	23/06/14	BN	JC

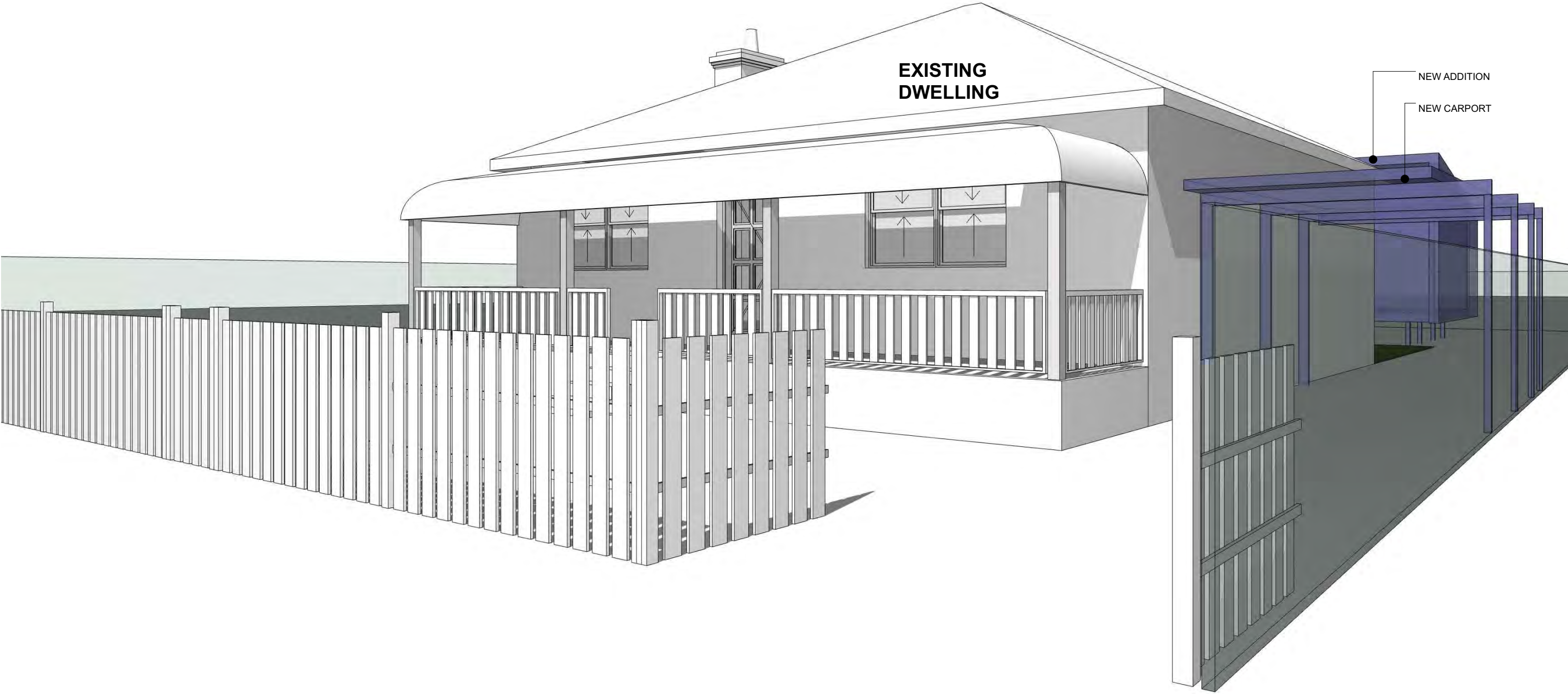


Project  
Alterations and Additions  
Client  
Newcastle City Council  
Location  
Type D- Cottage  
Drawing  
Option 1  
Project Number  
114-001  
Drawing Number  
SK01  
Issue  
D  
Scale  
1:200@A3

SDA  
pace | design | architecture



- QUICK REFERENCE  
(REFER TO "DESIGN CONSIDERATIONS"  
FOR FURTHER DETAIL)
- 1. RESPECTING CONTEXT
  - 2. OVERSHADOWING
  - 3. SOLAR ACCESS
  - 4. PRIVATE OPEN SPACE
  - 5. PRIVACY
  - 6. RESPECTING NEIGHBOURS
  - 7. DISTINCTION OF SPACE
  - 8. COURTYARD



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Z:\04 Projects\04\_b Current\000 JC\114-001\_NCC DCP Sketches\02 Drawings\02\_b Working Files\NCC DCP\_Type D Cottage.pdf

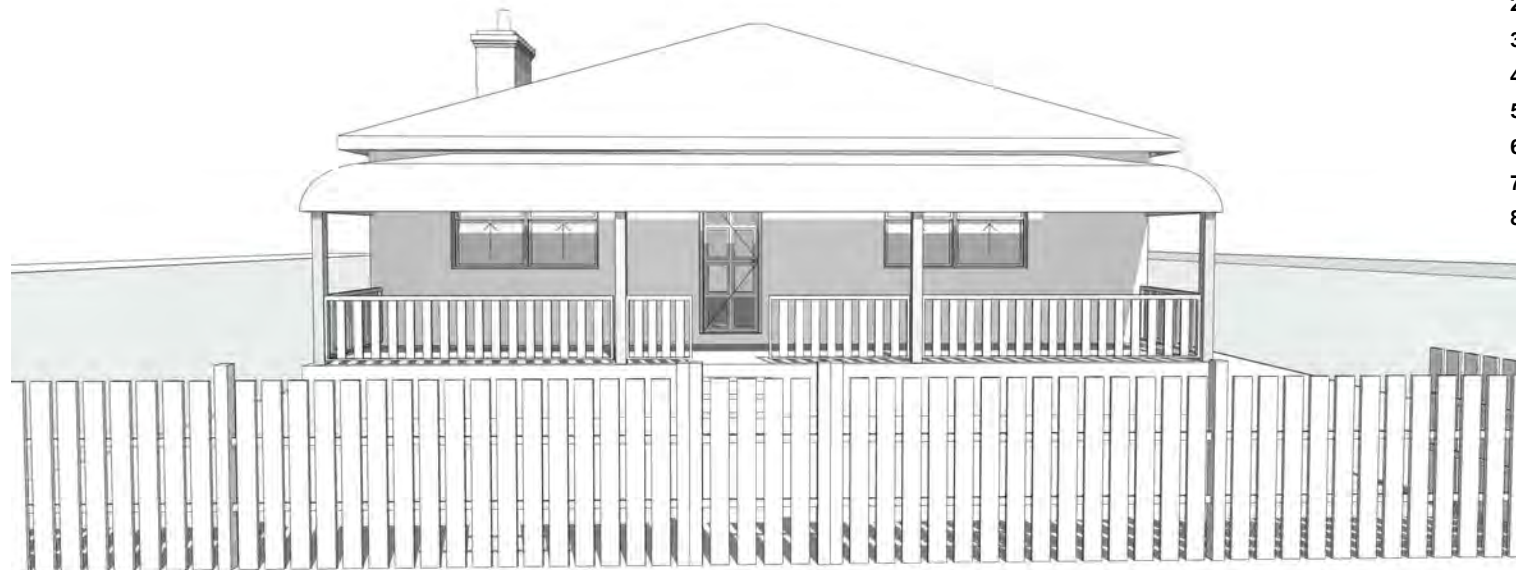
Issue	Description	Date	Chk	Auth
A	FOR REVIEW	01/05/14	BN	JC
B	FOR REVIEW	12/05/14	KR	JC
C	FOR REVIEW	21/05/14	BN	JC
D	FINAL	23/06/14	BN	JC



Project  
Alterations and Additions  
Client  
Newcastle City Council  
Location  
Type D- Cottage  
Drawing  
Option 1  
Project Number  
114-001

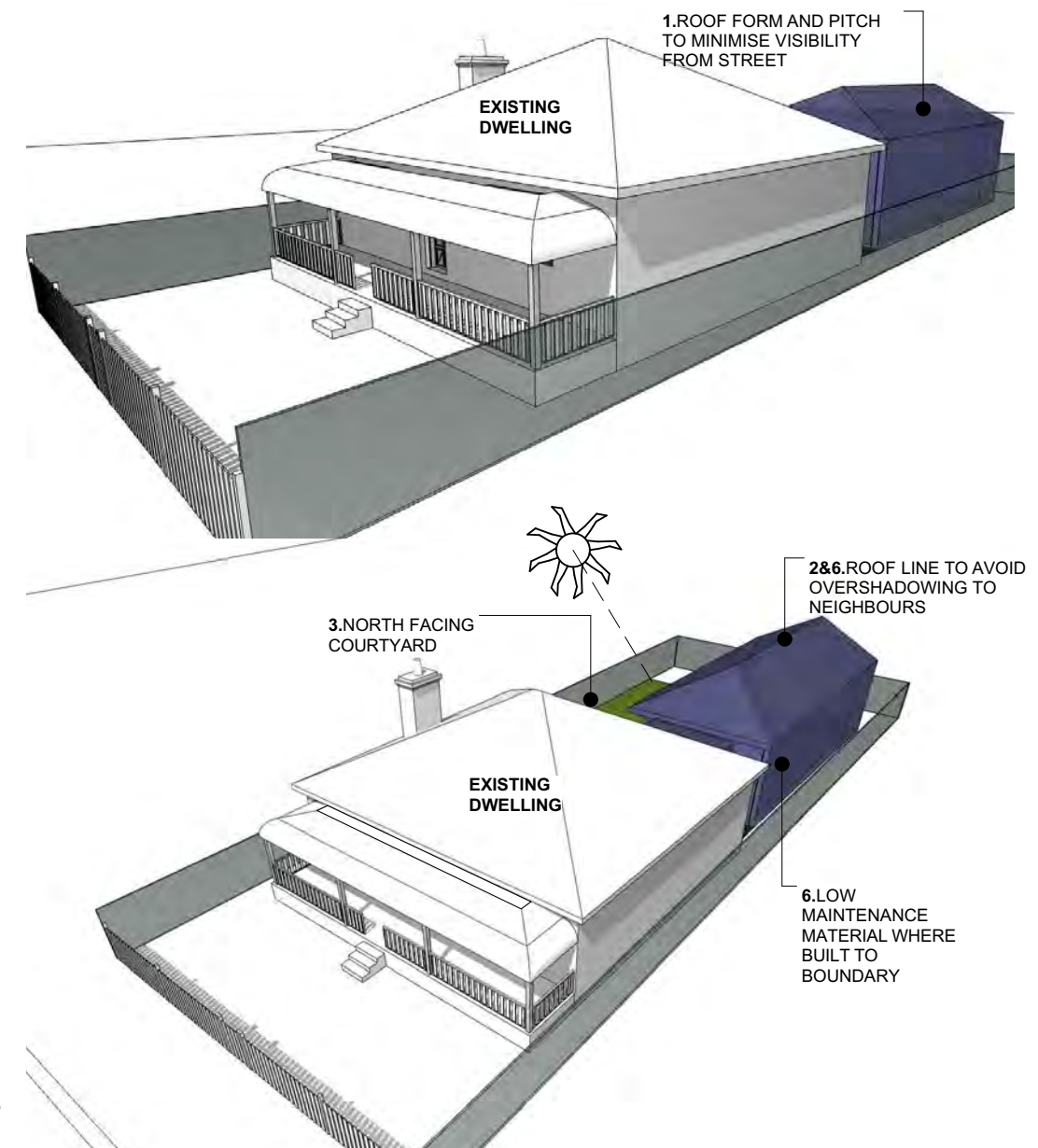
Drawing Number  
SK02  
Issue  
D  
Scale  
1:200@A3

SDA  
pace | design | architecture



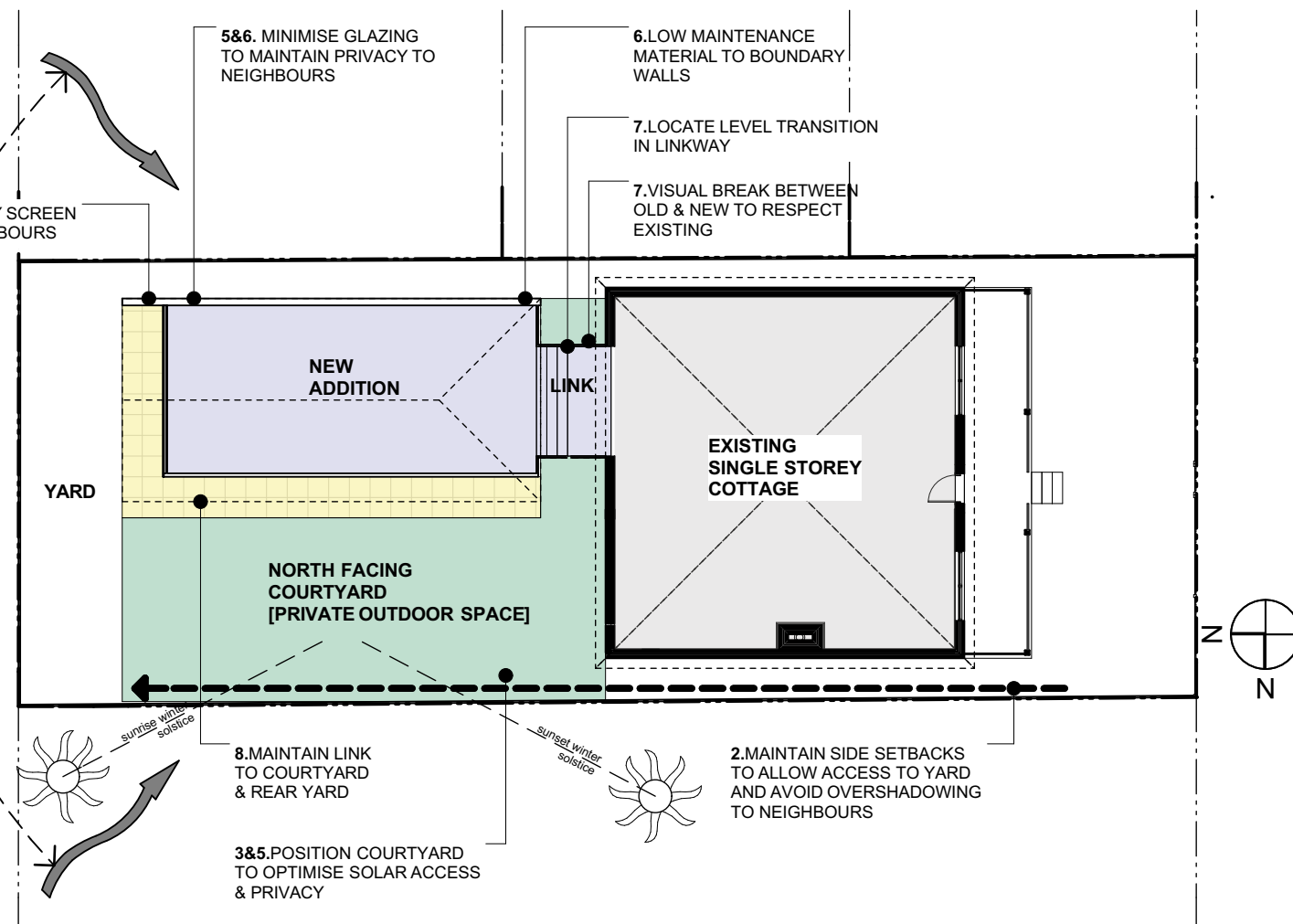
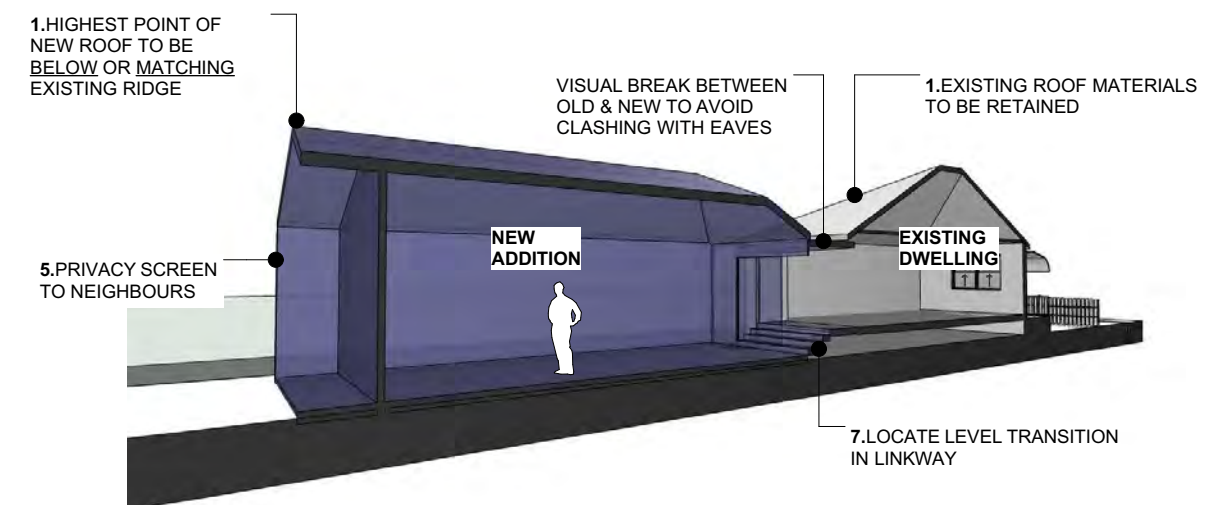
TYPE D - COTTAGE

- QUICK REFERENCE**  
(REFER TO "DESIGN CONSIDERATIONS" FOR FURTHER DETAIL)
1. RESPECTING CONTEXT
  2. OVERSHADOWING
  3. SOLAR ACCESS
  4. PRIVATE OPEN SPACE
  5. PRIVACY
  6. RESPECTING NEIGHBOURS
  7. DISTINCTION OF SPACE
  8. COURTYARD



**NOTE:**  
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Z:\04 Projects\04\_b Current\000 JC\114-001\_NCC DCP Sketches\02 Drawings\02\_b Working Files\NCC DCP\_Type D Cottage.dgn

Issue	Description	Date	Chk	Auth
A	FOR REVIEW	01/05/14	BN	JC
B	FOR REVIEW	12/05/14	KR	JC
C	FOR REVIEW	21/05/14	BN	JC
D	FINAL	23/06/14	BN	JC

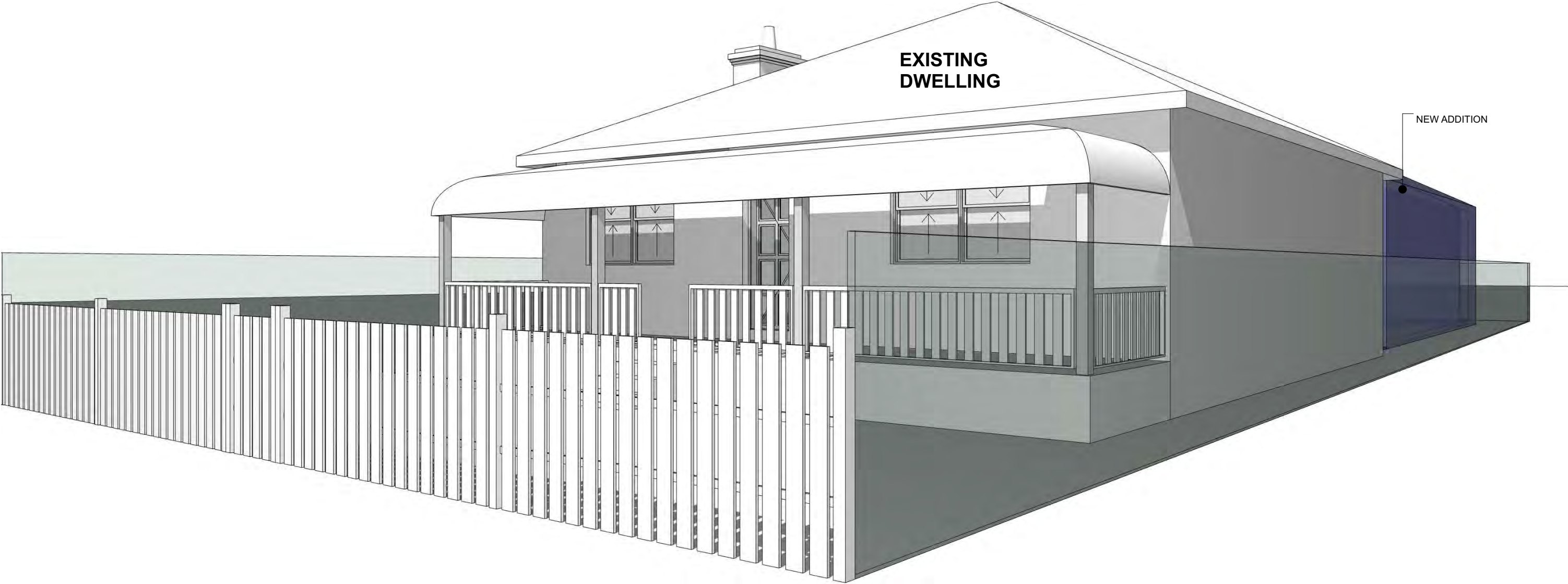


Project  
Alterations and Additions  
Client  
Newcastle City Council  
Location  
Type D- Cottage  
Drawing  
Option 2  
Project Number  
114-001  
Drawing Number  
SK03  
Issue  
D  
Scale  
1:200@A3

SDA  
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- QUICK REFERENCE  
(REFER TO "DESIGN CONSIDERATIONS"  
FOR FURTHER DETAIL)
- 1. RESPECTING CONTEXT
  - 2. OVERSHADOWING
  - 3. SOLAR ACCESS
  - 4. PRIVATE OPEN SPACE
  - 5. PRIVACY
  - 6. RESPECTING NEIGHBOURS
  - 7. DISTINCTION OF SPACE
  - 8. COURTYARD



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Z:\04 Projects\04\_b Current\000 JC\114-001\_NCC DCP Sketches\02 Drawings\02\_b Working Files\NCC DCP\_Type D Cottage.pdf

Issue	Description	Date	Chk	Auth
A	FOR REVIEW	01/05/14	BN	JC
B	FOR REVIEW	12/05/14	KR	JC
C	FOR REVIEW	21/05/14	BN	JC
D	FINAL	30/05/14	BN	JC
E	FINAL	23/06/14	BN	JC

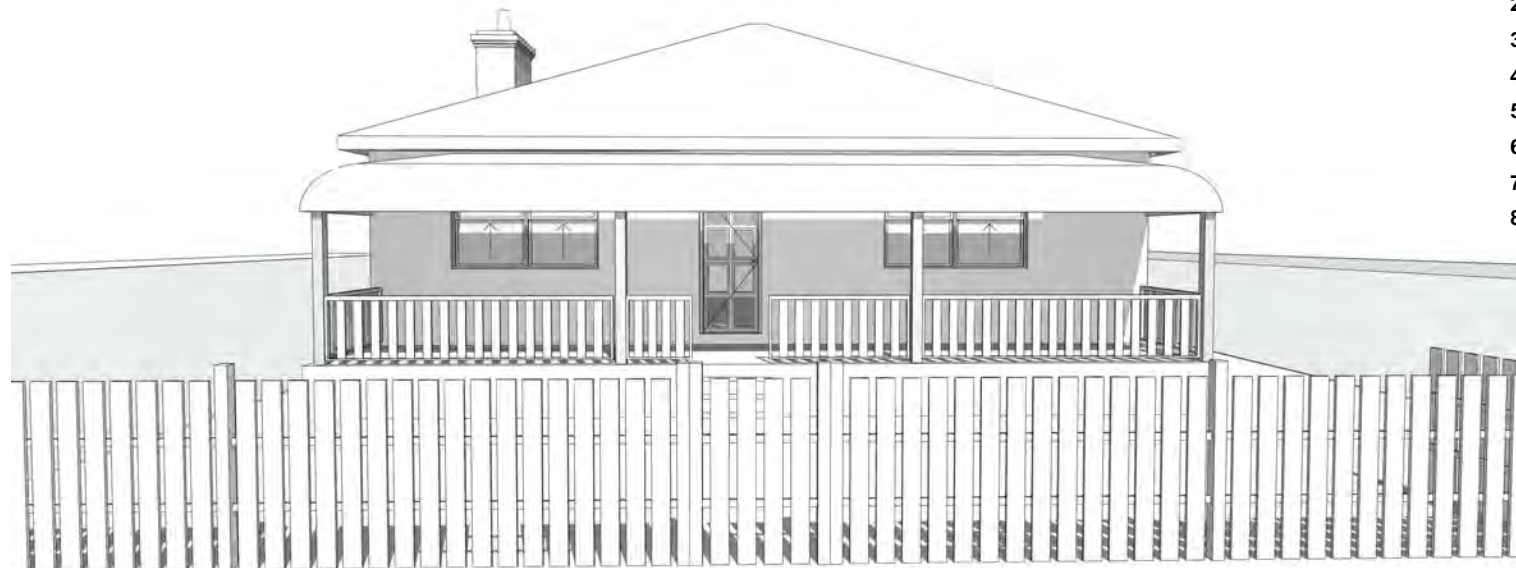


Project  
Alterations and Additions  
Client  
Newcastle City Council  
Location  
Type D- Cottage  
Drawing  
Option 2  
Project Number  
114-001

Drawing Number  
SK04  
Issue  
E  
Scale  
1:200@A3

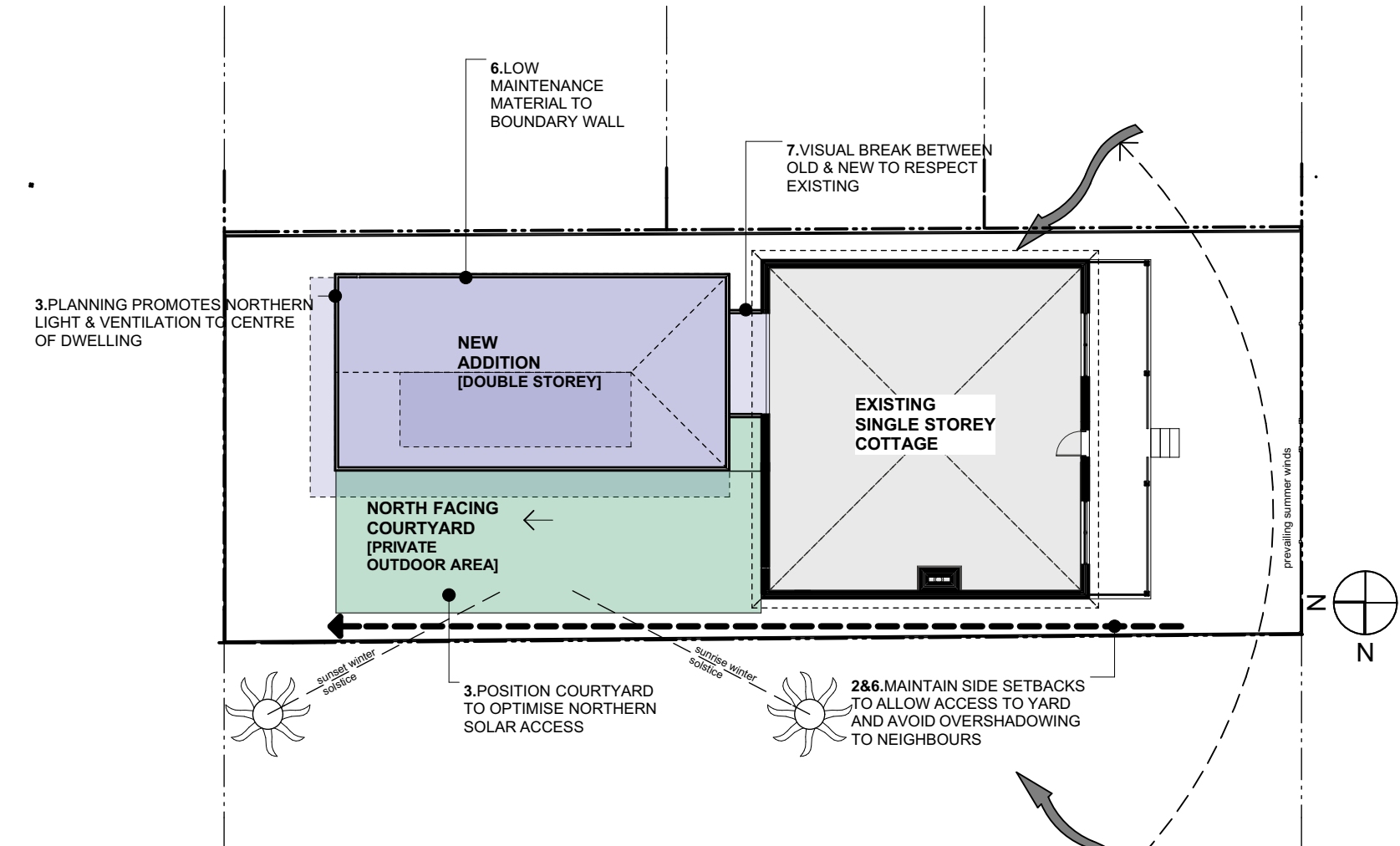
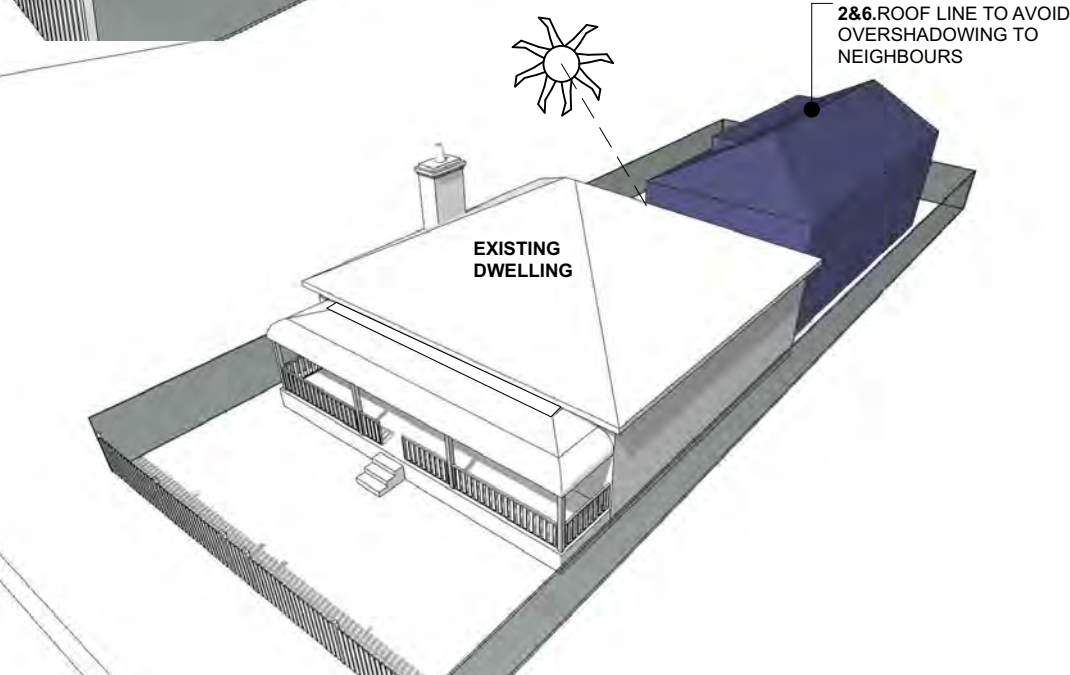
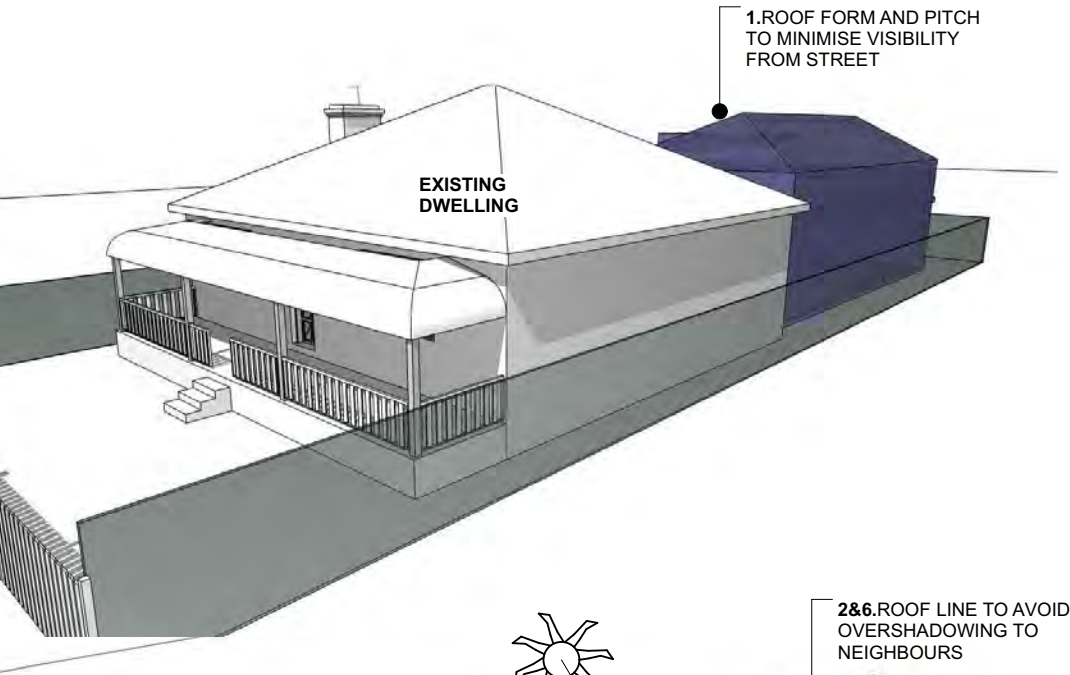
SDA  
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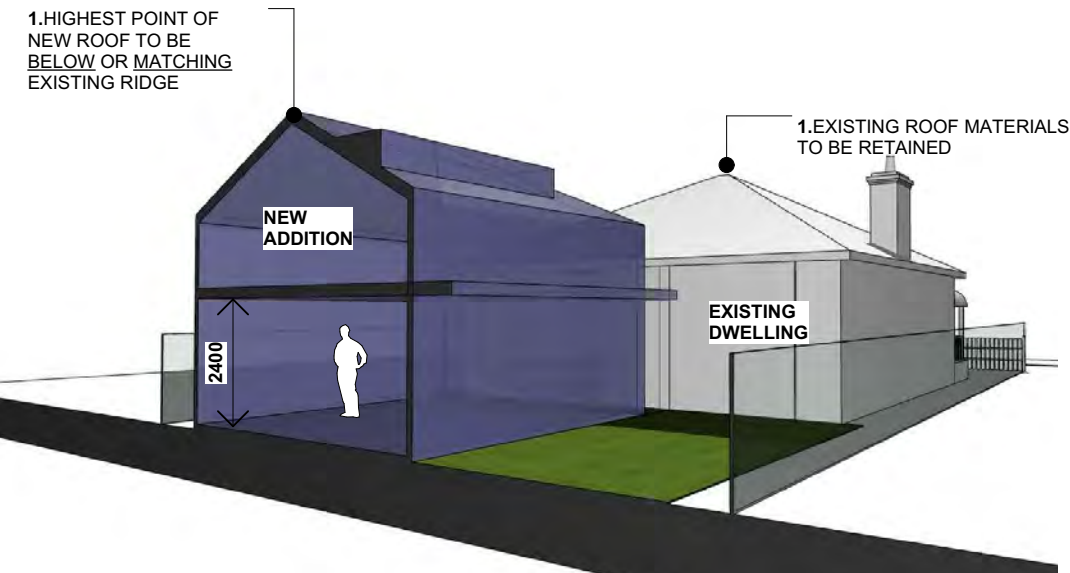
TYPE D - COTTAGE

- QUICK REFERENCE**  
(REFER TO "DESIGN CONSIDERATIONS" FOR FURTHER DETAIL)
1. RESPECTING CONTEXT
  2. OVERSHADOWING
  3. SOLAR ACCESS
  4. PRIVATE OPEN SPACE
  5. PRIVACY
  6. RESPECTING NEIGHBOURS
  7. DISTINCTION OF SPACE
  8. COURTYARD



NOTE:  
OFF STREET  
PARKING  
MAY BE  
PROVIDED ONLY  
WHERE THERE IS  
AN EXISTING  
DRIVEWAY  
CROSSOVER

STREET



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Issue	Description	Date	Chk	Auth
A	FOR REVIEW	01/05/14	BN	JC
B	FINAL	30/05/14	KR	JC
C	FINAL	23/06/14	BN	JC



Project  
Alterations and Additions  
Client  
Newcastle City Council  
Location  
Type D- Cottage  
Drawing  
Option 3  
Project Number  
114-001  
Drawing Number  
SK05  
Issue  
C  
Scale  
1:200@A3



INFILL DEVELOPMENT/ ALTERATIONS & ADDITIONS  
TYPE B - END TERRACE

DESIGN CONSIDERATIONS

1. RESPECTING CONTEXT
- It is important to respect the heritage significance and character of the heritage conservation area in which you are building. Reference should be made to the built forms, proportions, and materials of buildings in the area. The new building or addition should relate to the existing context drawing on the scale, proportions and character of the existing streetscape.
2. OVERSHADOWING
- Minimise overshadowing to the private outdoor areas and habitable room windows of neighbouring dwellings by considering the location of the addition and incorporation of courtyard voids which allow solar access.
3. SOLAR ACCESS
- Consider location of additions to allow solar access into main living areas. Courtyards and voids can allow sunlight penetration and create private "outdoor rooms."
4. PRIVATE OPEN SPACE
- The outdoor areas in an addition create separation between new and old and allow sunlight access into the building whilst reducing overshadowing of neighbours.
5. PRIVACY
- Ensure consideration is given to the visual and acoustic privacy of neighbouring dwellings by building layout and glazing orientation.
6. RESPECTING NEIGHBOURS
- As outlined above it is important to consider the privacy and amenity of your neighbours in planning an addition or new building. With careful planning it is possible to minimise impact on your neighbours while maximising the benefit to your project.
7. DISTINCTION OF SPACE
- In order to best respect the heritage "story" of an area or existing building it may be beneficial to separate new from old when developing infill buildings or adding to existing buildings. This can allow the history to be clearly read and distinguished from the next generation of built form.
8. COURTYARD
- Courtyards and voids can allow sunlight penetration into existing and new living areas and create private "outdoor rooms" which provide additional living area. Combined with the form of the addition or new dwelling they can help to minimise overshadowing and privacy issues commonly associated with infill development.



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	A	FOR REVIEW	02/05/14	KR	JC
	B	FOR REVIEW	12/05/14	KR	JC
	C	FOR REVIEW	21/05/14	BN	JC
	D	FOR REVIEW	30/05/14	BN	JC
	E	FOR REVIEW	22/06/14	BN	JC



Project			
Alterations and Additions			
Client			
Newcastle City Council			
Location			
Type B - End Terrace			
Drawing			
Cover Page			
Project Number	Drawing Number	Issue	Scale
114-001	SK00	E	1:200@A3

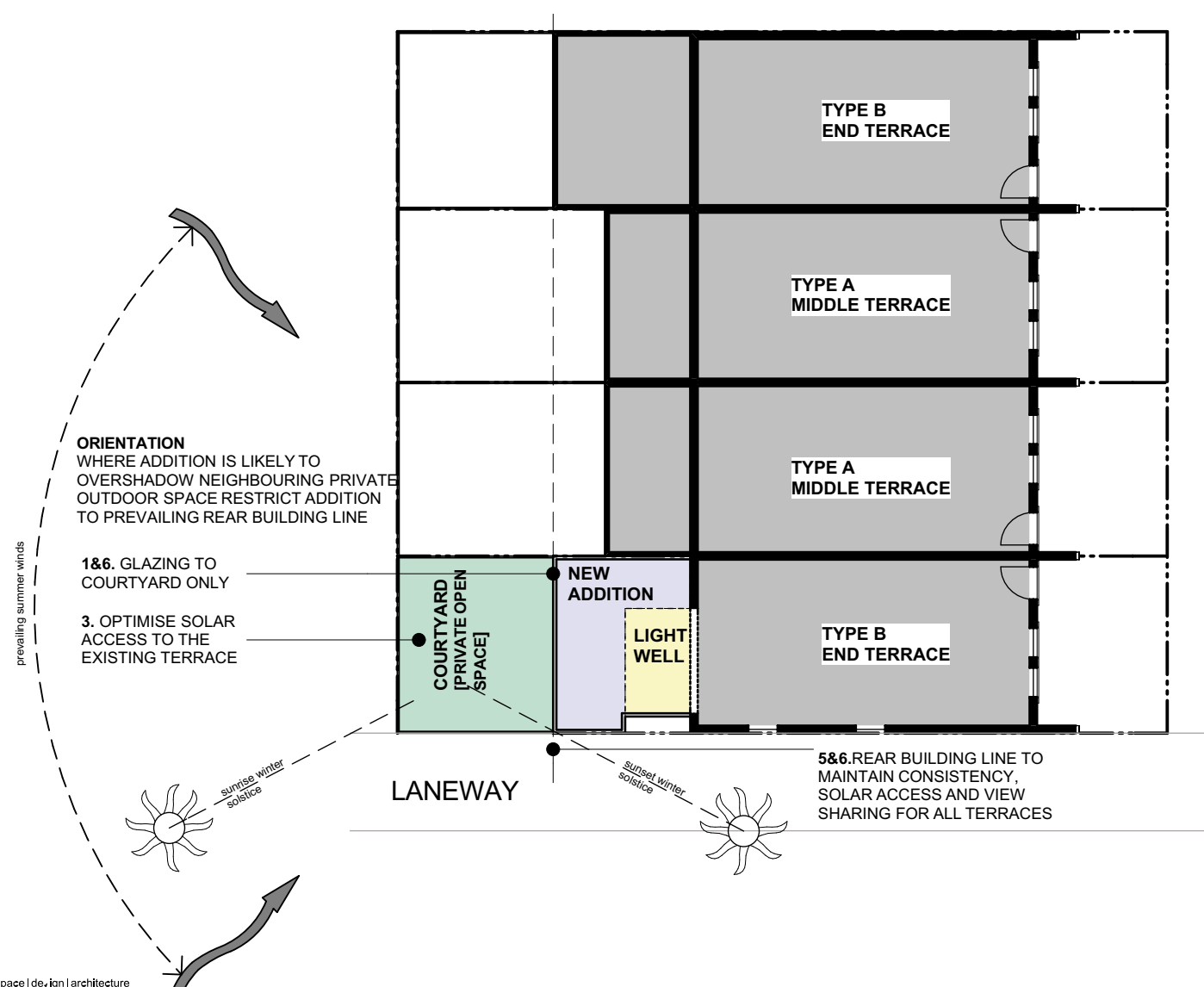
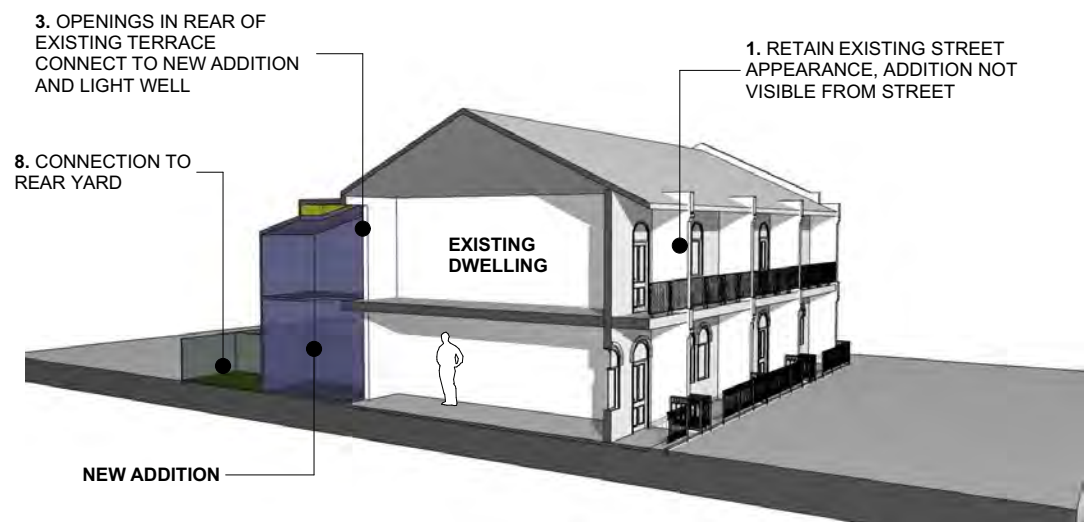
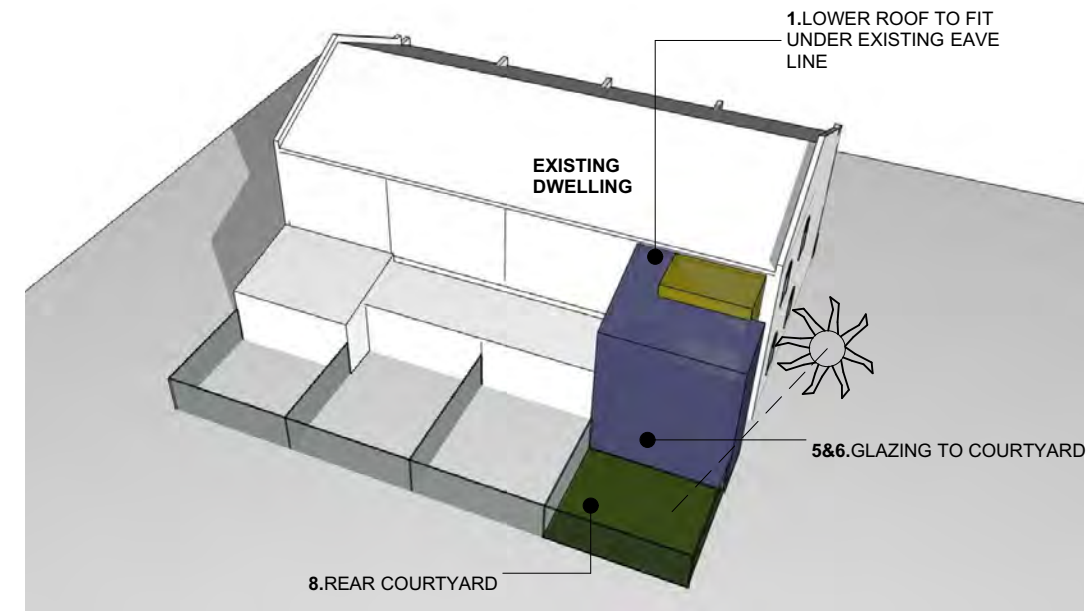
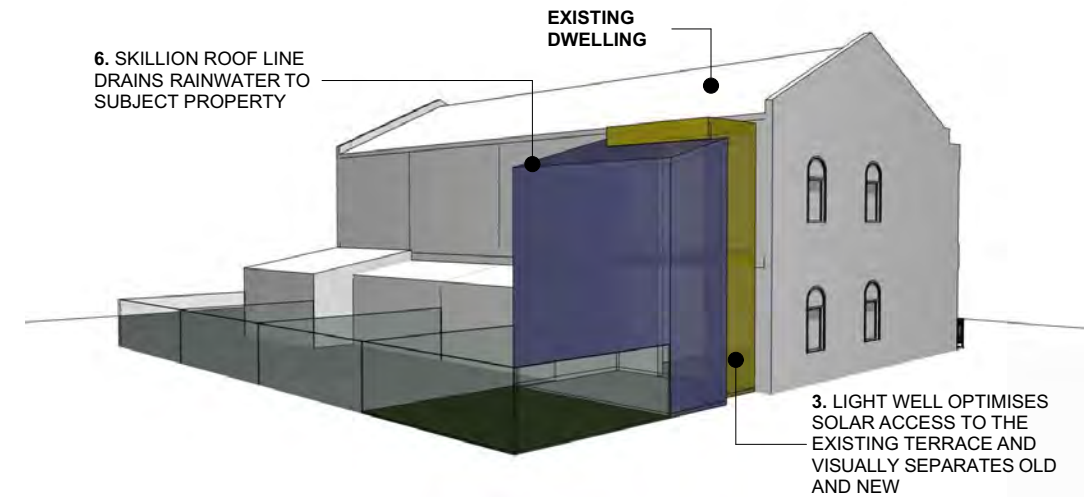




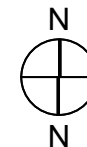


TYPE B - END TERRACE

- QUICK REFERENCE**  
(REFER TO "DESIGN CONSIDERATIONS" FOR FURTHER DETAIL)
1. RESPECTING CONTEXT
  2. OVERSHADOWING
  3. SOLAR ACCESS
  4. PRIVATE OPEN SPACE
  5. PRIVACY
  6. RESPECTING NEIGHBOURS
  7. DISTINCTION OF SPACE
  8. COURTYARD



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Z:\04 Projects\04\_b Current\000 JC\114-001\_NCC DCP Sketches\02 Drawings\02\_b Working Files\NCC DCP\_Type B\_End Terrace.dwg

A	FOR REVIEW	02/05/14	KR	JC
B	FOR REVIEW	12/05/14	KR	JC
C	FOR REVIEW	21/05/14	BN	JC
D	FOR REVIEW	30/05/14	BN	JC
E	FOR REVIEW	22/06/14	BN	JC

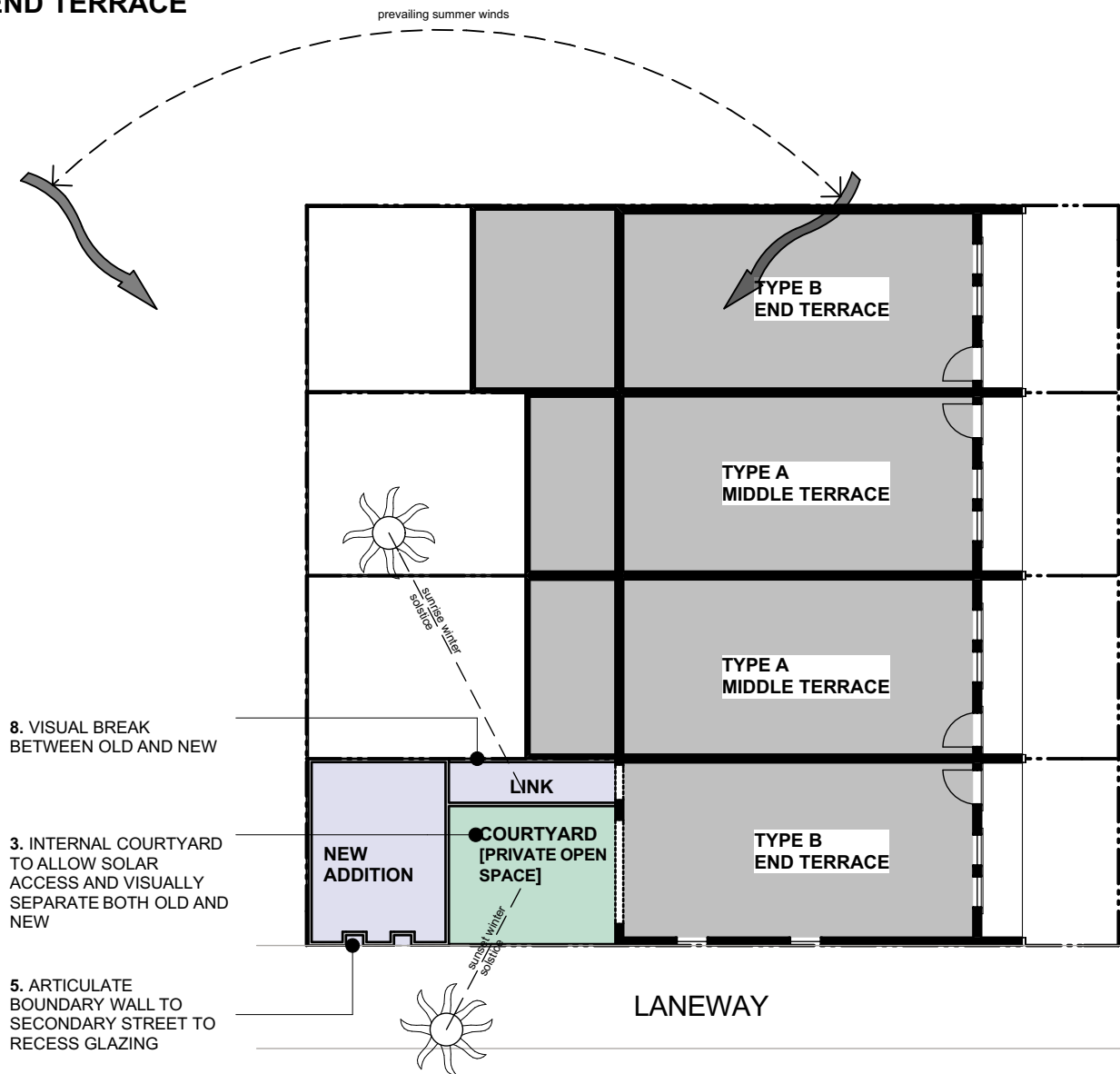


Project  
Alterations and Additions  
Client  
Newcastle City Council  
Location  
Type B - End Terrace  
Drawing  
Option 1  
Project Number  
114-001  
Drawing Number  
SK01  
Issue  
E  
Scale  
1:200@A3

SDA  
pace | design | architecture

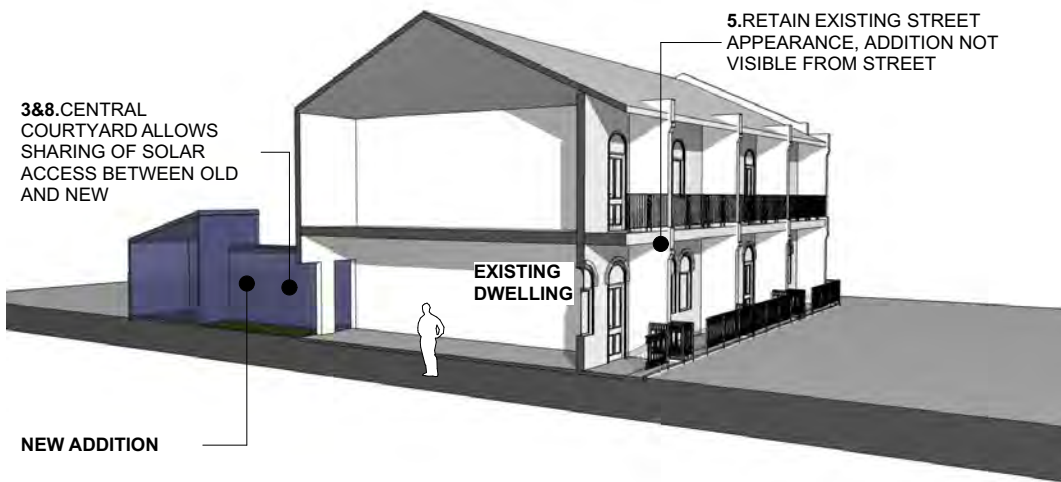
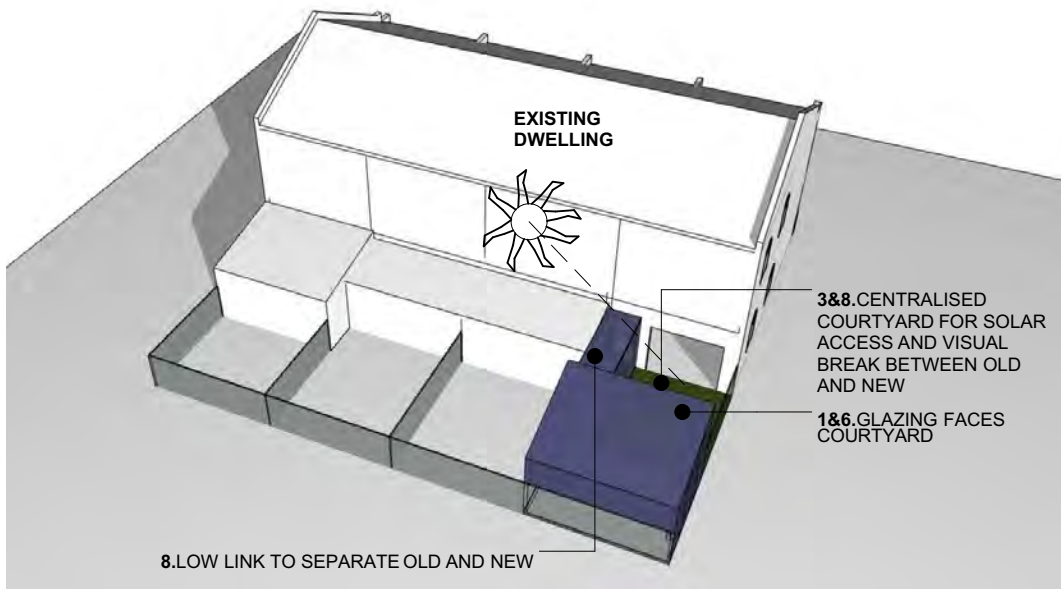
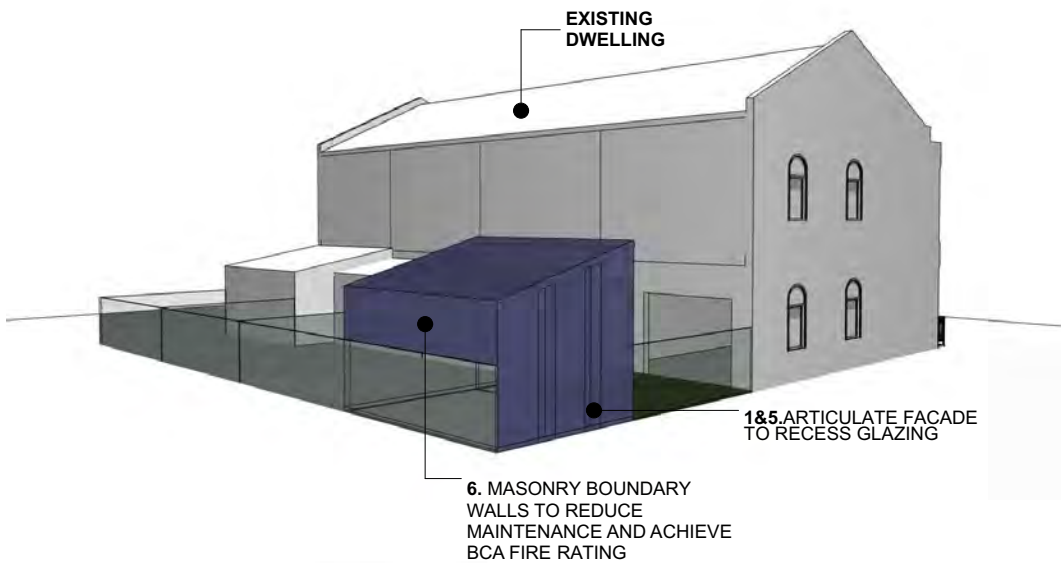


TYPE B - END TERRACE



**QUICK REFERENCE**  
(REFER TO "DESIGN CONSIDERATIONS"  
FOR FURTHER DETAIL)

1. RESPECTING CONTEXT
2. OVERSHADOWING
3. SOLAR ACCESS
4. PRIVATE OPEN SPACE
5. PRIVACY
6. RESPECTING NEIGHBOURS
7. DISTINCTION OF SPACE
8. COURTYARD



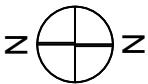
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Z:\04 Projects\04\_b Current\000 JC\114-001\_NCC DCP Sketches\02 Drawings\02\_b Working Files\NCC DCP\_Type B\_End Terrace.dgn

Issue	Description	Date	Chk	Auth
A	FOR REVIEW	02/05/14	KR	JC
B	FOR REVIEW	12/05/14	KR	JC
C	FOR REVIEW	21/05/14	BN	JC
D	FOR REVIEW	30/05/14	BN	JC
E	FOR REVIEW	22/06/14	BN	JC

STREET



Project  
Alterations and Additions  
Client  
Newcastle City Council  
Location  
Type B - End Terrace  
Drawing  
Option 2  
Project Number  
114-001  
Drawing Number  
SK02  
Issue  
E  
Scale  
1:200@A3

SDA  
pace | design | architecture



INFILL DEVELOPMENT/ ALTERATIONS & ADDITIONS  
TYPE A - MIDDLE TERRACE

DESIGN CONSIDERATIONS

1. RESPECTING CONTEXT
- It is important to respect the heritage significance and character of the heritage conservation area in which you are building. Reference should be made to the built forms, proportions, and materials of buildings in the area. The new building or addition should relate to the existing context drawing on the scale, proportions and character of the existing streetscape.
2. OVERSHADOWING
- Minimise overshadowing to the private outdoor areas and habitable room windows of neighbouring dwellings by considering the location of the addition and incorporation of courtyard voids which allow solar access.
3. SOLAR ACCESS
- Consider location of additions to allow solar access into main living areas. Courtyards and voids can allow sunlight penetration and create private "outdoor rooms."
4. PRIVATE OPEN SPACE
- The outdoor areas in an addition create separation between new and old and allow sunlight access into the building whilst reducing overshadowing of neighbours.
5. PRIVACY
- Ensure consideration is given to the visual and acoustic privacy of neighbouring dwellings by building layout and glazing orientation.
6. RESPECTING NEIGHBOURS
- As outlined above it is important to consider the privacy and amenity of your neighbours in planning an addition or new building. With careful planning it is possible to minimise impact on your neighbours while maximising the benefit to your project.
7. DISTINCTION OF SPACE
- In order to best respect the heritage "story" of an area or existing building it may be beneficial to separate new from old when developing infill buildings or adding to existing buildings. This can allow the history to be clearly read and distinguished from the next generation of built form.
8. COURTYARD
- Courtyards and voids can allow sunlight penetration into existing and new living areas and create private "outdoor rooms" which provide additional living area. Combined with the form of the addition or new dwelling they can help to minimise overshadowing and privacy issues commonly associated with infill development.



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	B	FOR REVIEW	12/05/14	KR	JC
	C	FOR REVIEW	21/05/14	BN	JC
	D	FINAL	30/05/14	BN	JC
	E	FINAL	23/06/14	BN	JC



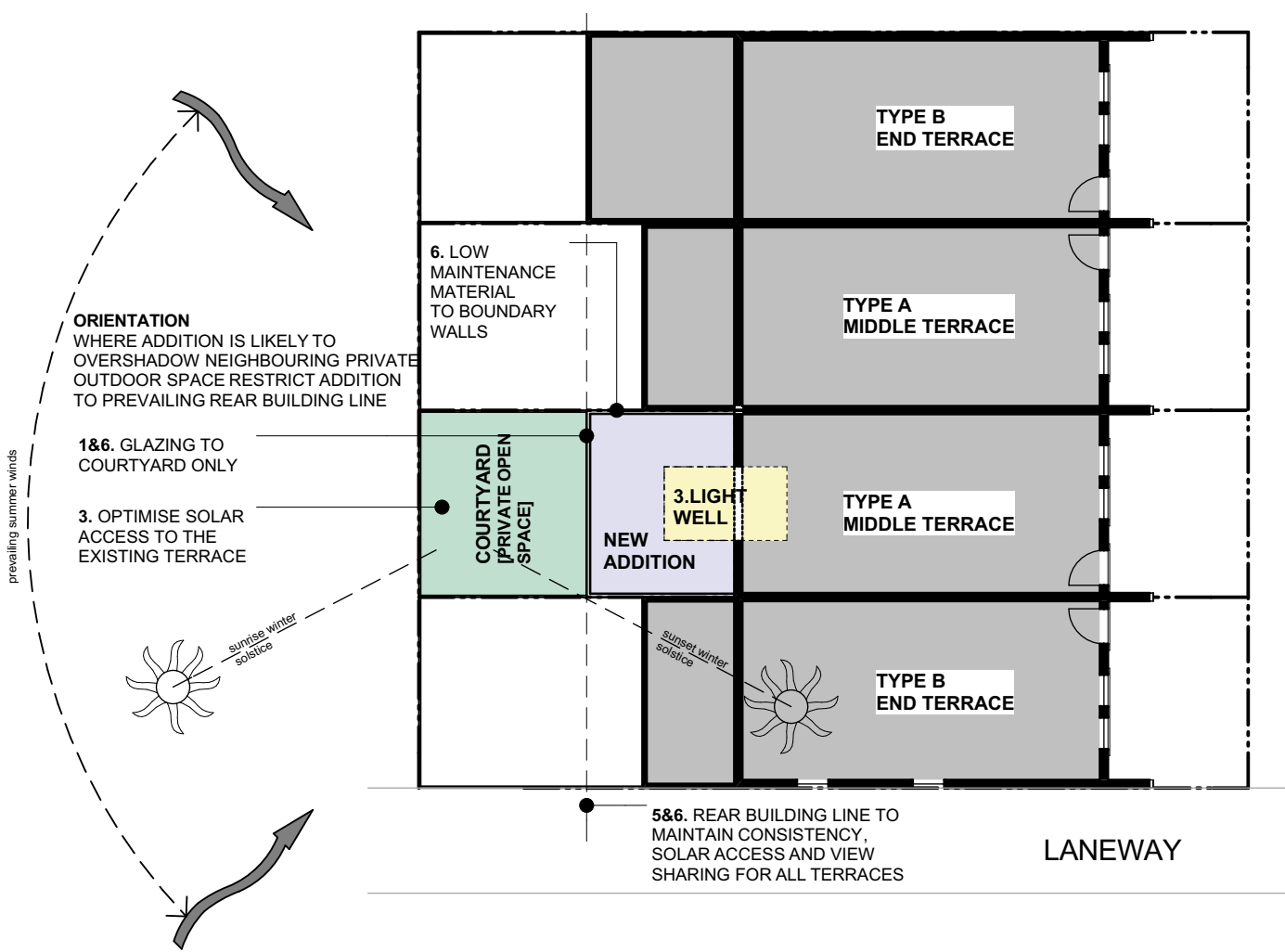
Project			
Alterations and Additions			
Client			
Newcastle City Council			
Location			
Type A - Middle Terrace			
Drawing			
Cover Page			
Project Number	Drawing Number	Issue	Scale
114-001	SK00	E	1:200@A3



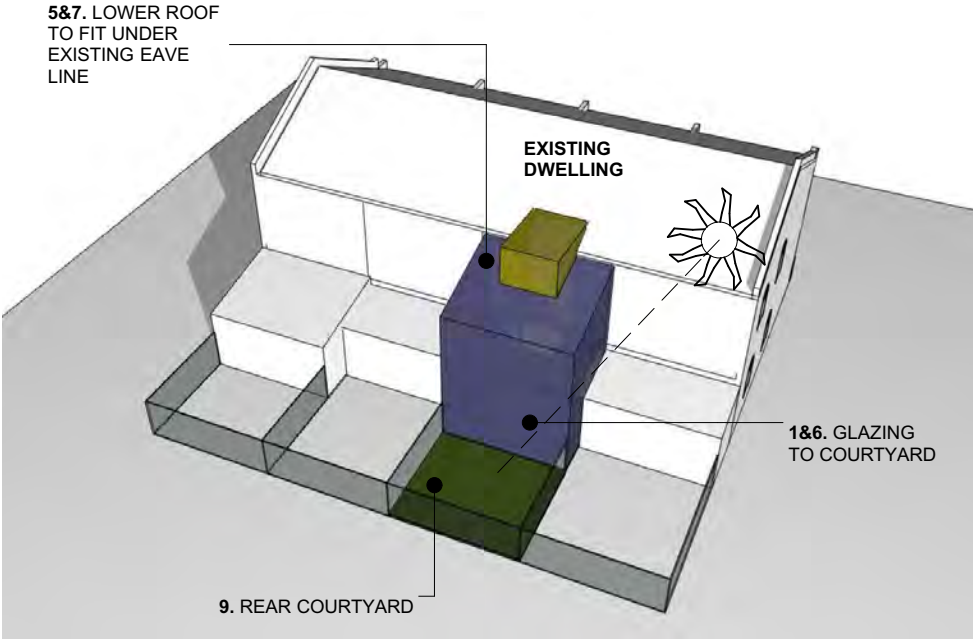
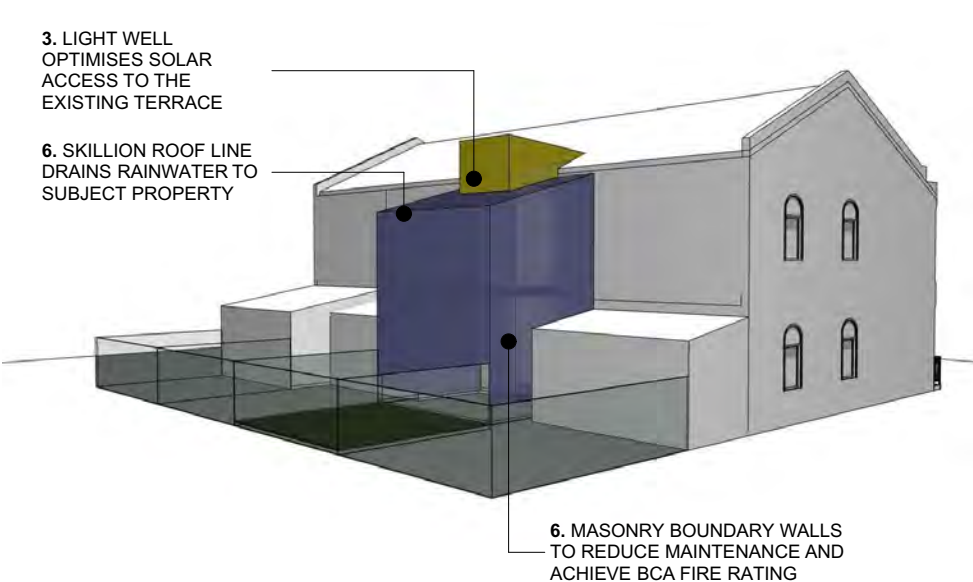




TYPE A - MIDDLE TERRACE



- QUICK REFERENCE**  
(REFER TO "DESIGN CONSIDERATIONS" FOR FURTHER DETAIL)
1. RESPECTING CONTEXT
  2. OVERSHADOWING
  3. SOLAR ACCESS
  4. PRIVATE OPEN SPACE
  5. PRIVACY
  6. RESPECTING NEIGHBOURS
  7. DISTINCTION OF SPACE
  8. COURTYARD



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Z:\04 Projects\04\_b Current\000 JC\114-001\_NCC DCP Sketches\02 Drawings\02\_b Working Files\NCC DCP\_Type A\_Middle Terrace.dgn

Issue	Description	Date	Chk	Auth
A	FOR REVIEW	02/05/14	KR	JC
B	FOR REVIEW	12/05/14	KR	JC
C	FOR REVIEW	21/05/14	BN	JC
D	FINAL	30/05/14	BN	JC
E	FINAL	23/06/14	BN	JC

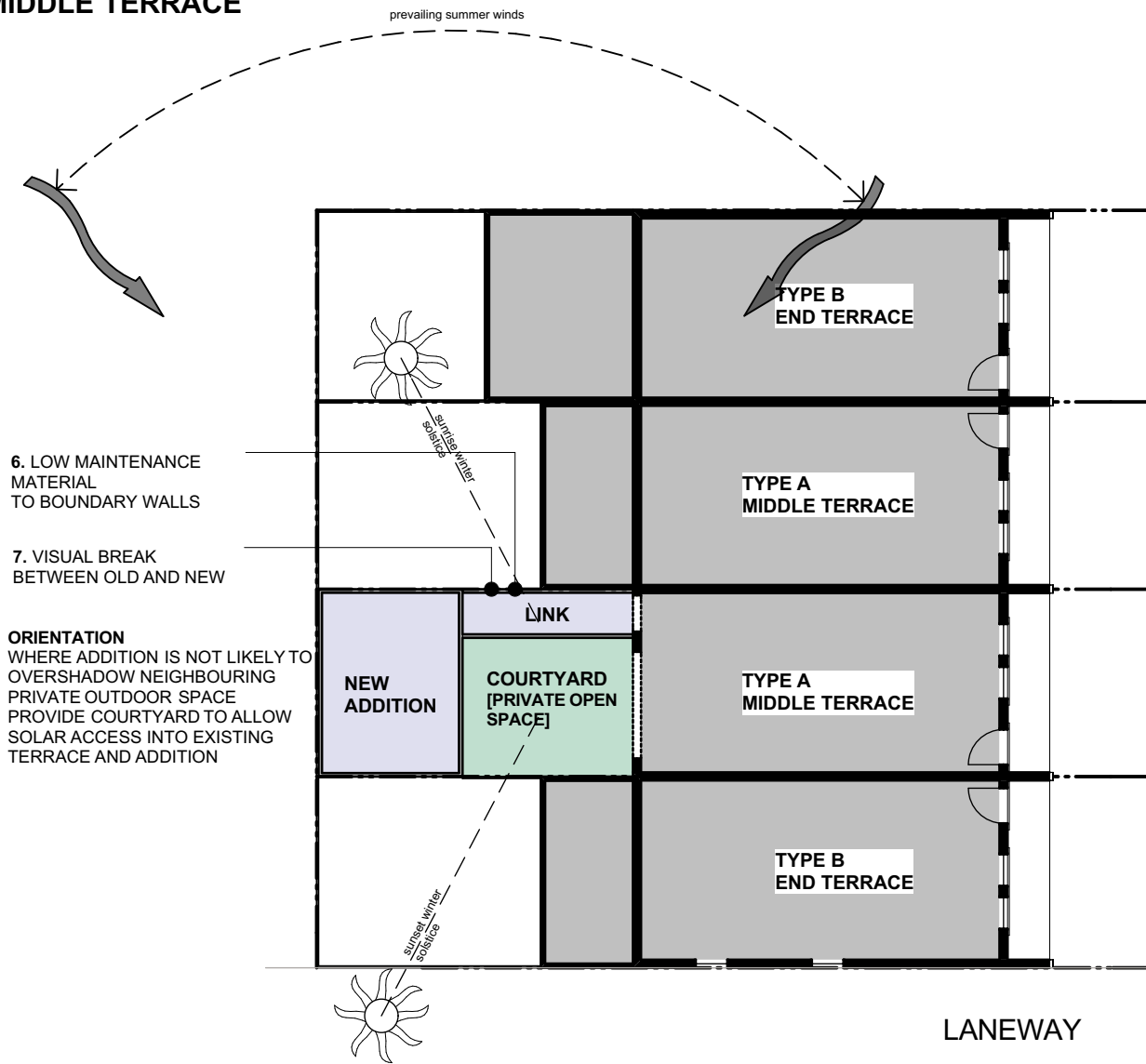


Project  
Alterations and Additions  
Client  
Newcastle City Council  
Location  
Type A - Middle Terrace  
Drawing  
Option 1  
Project Number  
114-001  
Drawing Number  
SK01  
Issue  
E  
Scale  
1:200@A3

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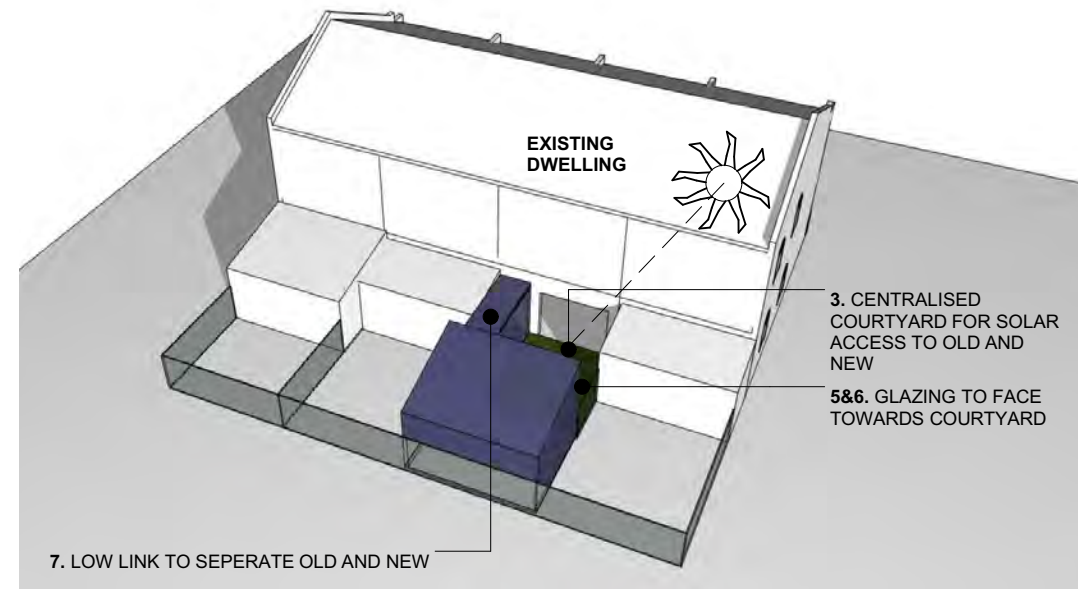
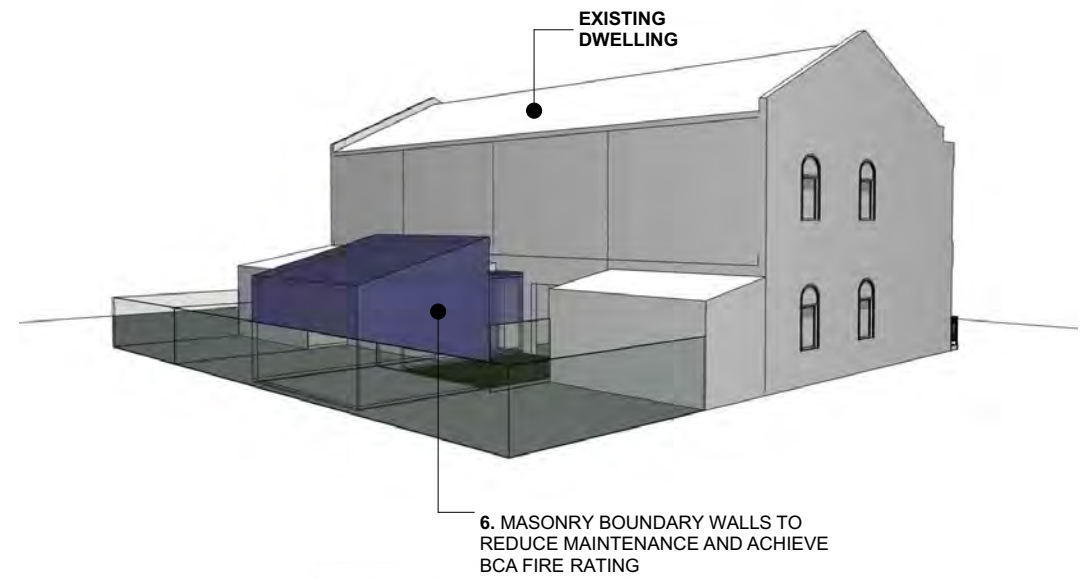


TYPE A - MIDDLE TERRACE

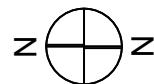


QUICK REFERENCE  
(REFER TO "DESIGN CONSIDERATIONS"  
FOR FURTHER DETAIL)

1. RESPECTING CONTEXT
2. OVERSHADOWING
3. SOLAR ACCESS
4. PRIVATE OPEN SPACE
5. PRIVACY
6. RESPECTING NEIGHBOURS
7. DISTINCTION OF SPACE
8. COURTYARD



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Issue	Description	Date	Chk	Auth
A	FOR REVIEW	02/05/14	KR	JC
B	FOR REVIEW	12/05/14	KR	JC
C	FOR REVIEW	21/05/14	BN	JC
D	FINAL	30/05/14	BN	JC
E	FINAL	23/06/14	BN	JC



Project  
Alterations and Additions  
Client  
Newcastle City Council  
Location  
Type A - Middle Terrace  
Drawing  
Option 2  
Project Number  
114-001  
Drawing Number  
SK02  
Issue  
E  
Scale  
1:200@A3

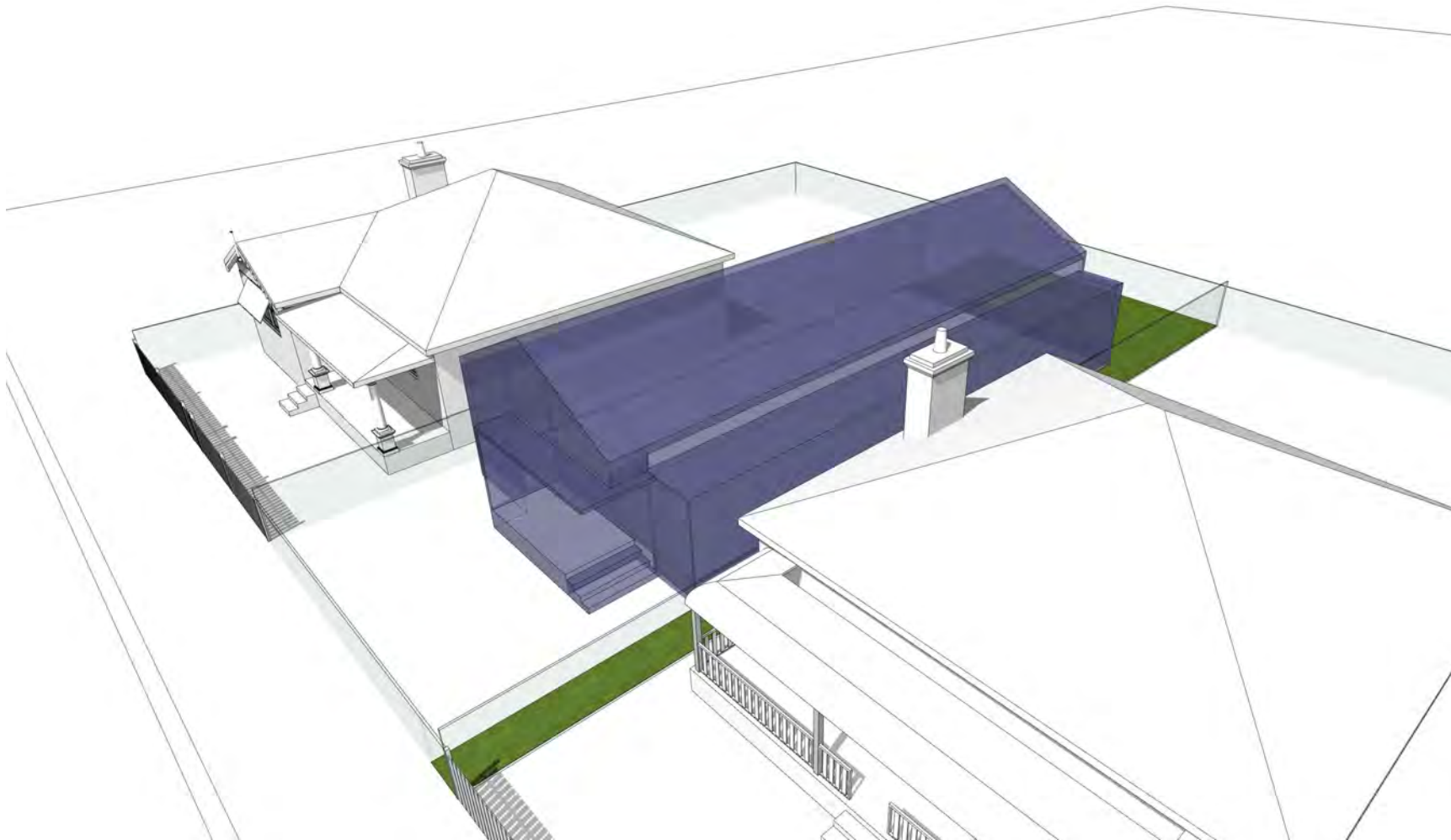
SDA  
pace | design | architecture



INFILL DEVELOPMENT/ ALTERATIONS & ADDITIONS  
TYPE F - SINGLE STOREY INFILL

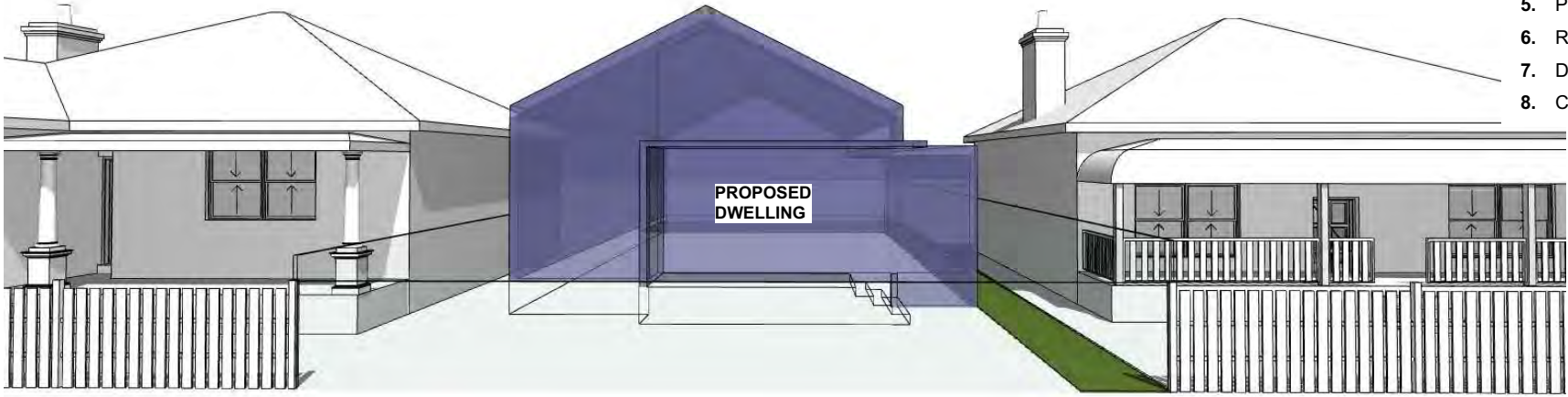
DESIGN CONSIDERATIONS

1. RESPECTING CONTEXT
- It is important to respect the heritage significance and character of the heritage conservation area in which you are building. Reference should be made to the built forms, proportions, and materials of buildings in the area. The new building or addition should relate to the existing context drawing on the scale, proportions and character of the existing streetscape.
2. OVERSHADOWING
- Minimise overshadowing to the private outdoor areas and habitable room windows of neighbouring dwellings by considering the location of the addition and incorporation of courtyard voids which allow solar access.
3. SOLAR ACCESS
- Consider location of additions to allow solar access into main living areas. Courtyards and voids can allow sunlight penetration and create private "outdoor rooms."
4. PRIVATE OPEN SPACE
- The outdoor areas in an addition create separation between new and old and allow sunlight access into the building whilst reducing overshadowing of neighbours.
5. PRIVACY
- Ensure consideration is given to the visual and acoustic privacy of neighbouring dwellings by building layout and glazing orientation.
6. RESPECTING NEIGHBOURS
- As outlined above it is important to consider the privacy and amenity of your neighbours in planning an addition or new building. With careful planning it is possible to minimise impact on your neighbours while maximising the benefit to your project.
7. DISTINCTION OF SPACE
- In order to best respect the heritage "story" of an area or existing building it may be beneficial to separate new from old when developing infill buildings or adding to existing buildings. This can allow the history to be clearly read and distinguished from the next generation of built form.
8. COURTYARD
- Courtyards and voids can allow sunlight penetration into existing and new living areas and create private "outdoor rooms" which provide additional living area. Combined with the form of the addition or new dwelling they can help to minimise overshadowing and privacy issues commonly associated with infill development.

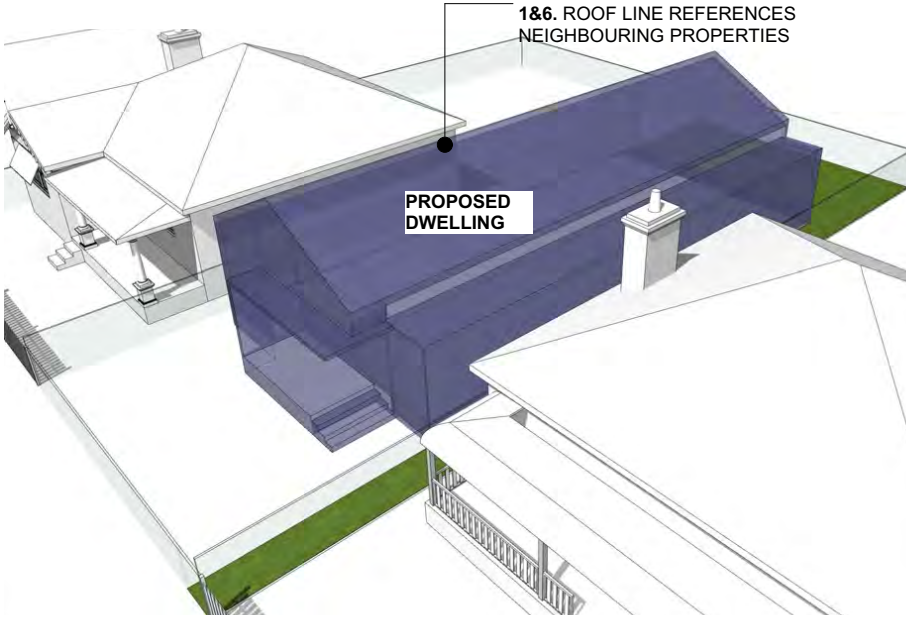


Issue	Description	Date	Chk	Auth
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B	FINAL	23/06/14	BN	JC

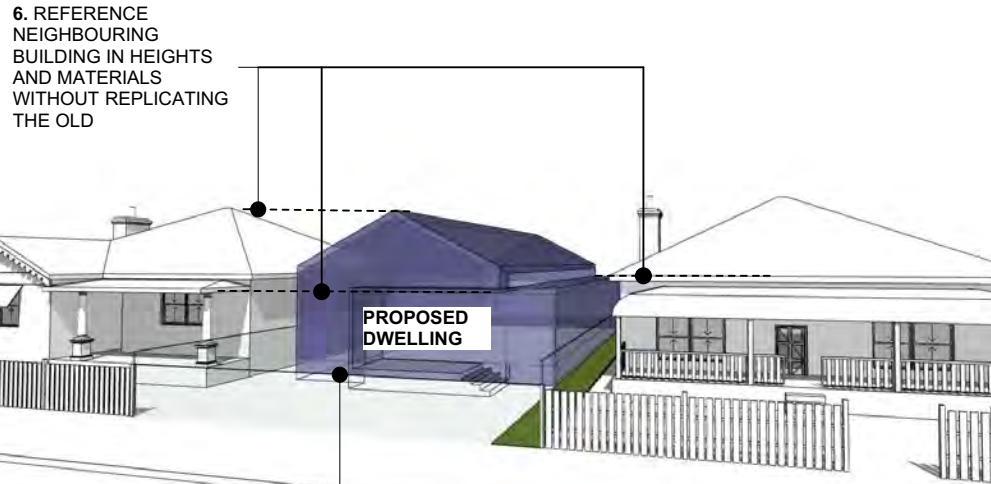
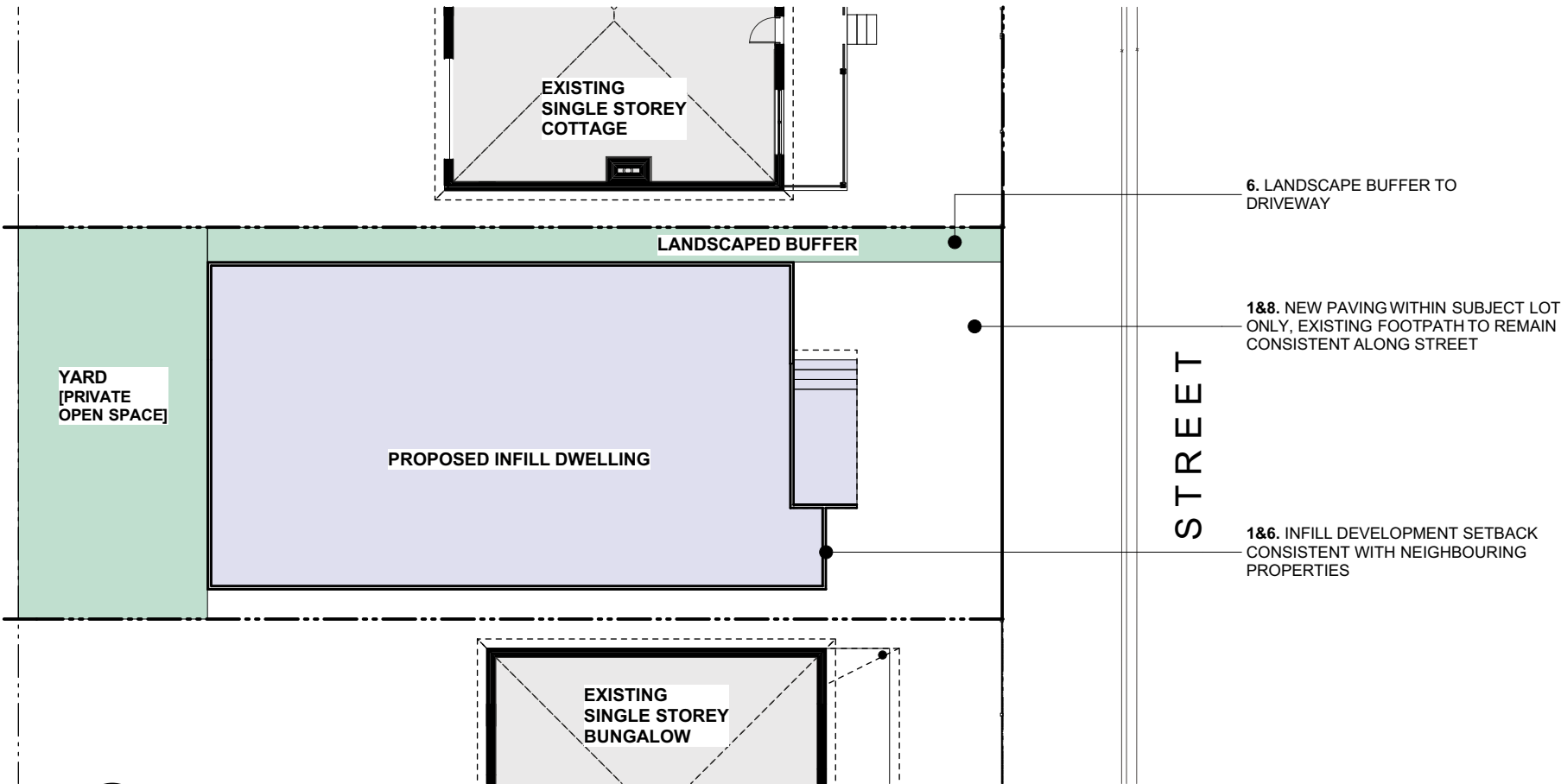




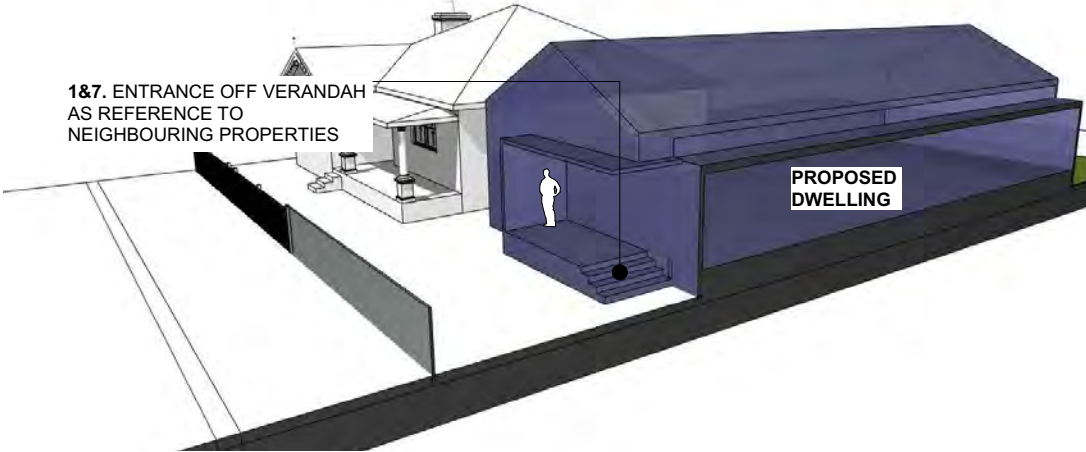
- QUICK REFERENCE**  
(REFER TO "DESIGN CONSIDERATIONS" FOR FURTHER DETAIL)
1. RESPECTING CONTEXT
  2. OVERSHADOWING
  3. SOLAR ACCESS
  4. PRIVATE OPEN SPACE
  5. PRIVACY
  6. RESPECTING NEIGHBOURS
  7. DISTINCTION OF SPACE
  8. COURTYARD



**TYPE F - SINGLE STORY INFILL DWELLING**



1. FRONT FENCE REFERENCES HEIGHT OF ADJACENT



**Floor Plan - Option 1**  
SCALE 1:200 @ A3

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Z:\04 Projects\04\_b Current\000 JC\16-001\_NCC DCP Sketches\02 Drawings\02\_b Working Files\NCC DCP\_Type F\_SingleStory Infill.dgn

Issue	Description	Date	Chk	Auth
A	FOR REVIEW	05/05/14	KR	JC
B	FOR REVIEW	12/05/14	KR	JC
C	FOR REVIEW	21/05/14	BN	JC
D	FINAL	30/05/14	BN	JC
E	FINAL	23/06/14	BN	JC



Project  
**Alterations and Additions**  
Client  
**Newcastle City Council**

Location  
**Type F- Single Story Infill Dwelling**

Drawing  
**Single Story Infill**

Project Number  
**114-001**

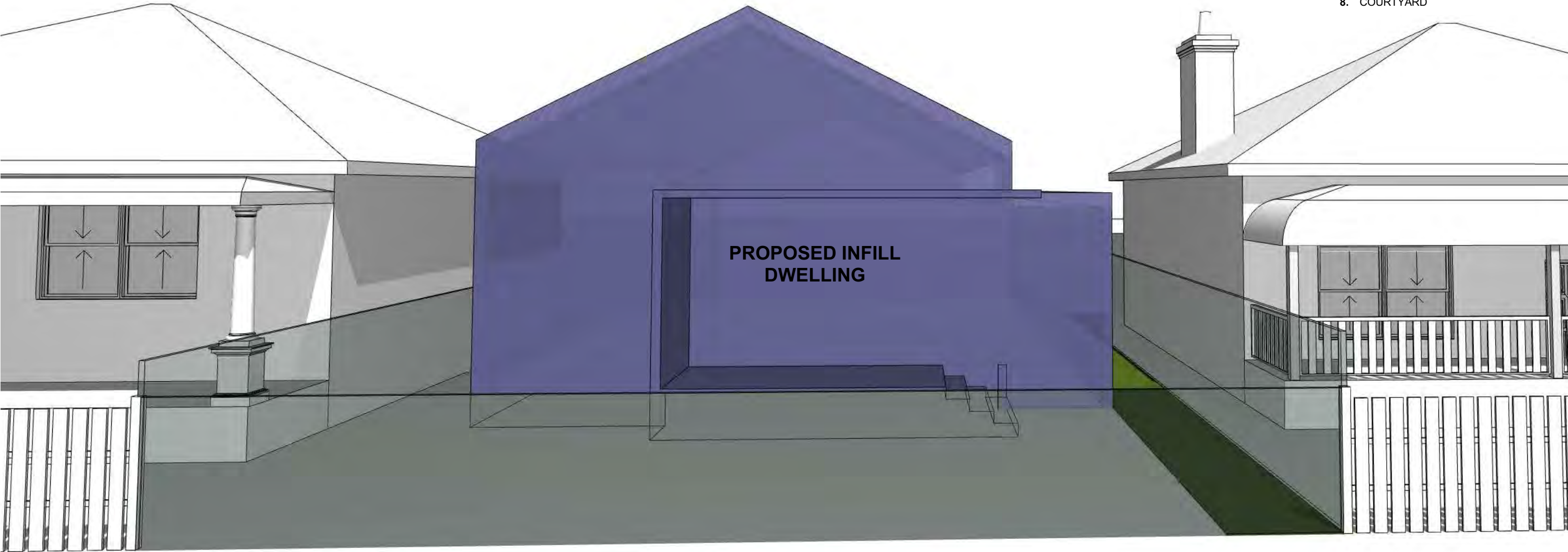
Drawing Number  
**SK01**

Issue  
**E**

Scale  
**1:200@A3**

SDA  
pace | design | architecture





- QUICK REFERENCE**  
**(REFER TO "DESIGN CONSIDERATIONS"**  
**FOR FURTHER DETAIL)**
- 1. RESPECTING CONTEXT
  - 2. OVERSHADOWING
  - 3. SOLAR ACCESS
  - 4. PRIVATE OPEN SPACE
  - 5. PRIVACY
  - 6. RESPECTING NEIGHBOURS
  - 7. DISTINCTION OF SPACE
  - 8. COURTYARD

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Z:\04 Projects\04\_b Current\000 JC\114-001\_NCC DCP Sketches\02 Drawings\02\_b Working Files\NCC DCP\_Type F\_SingleStory Infill.dgn

Issue	Description	Date	Chk	Auth
A	FOR REVIEW	05/05/14	KR	JC
B	FOR REVIEW	12/05/14	KR	JC
C	FOR REVIEW	21/05/14	BN	JC
D	FINAL	30/05/14	BN	JC
E	FINAL	23/06/14	BN	JC



Project  
**Alterations and Additions**  
Client  
**Newcastle City Council**

Location  
**Type F-- Single Story Infill Dwelling**

Drawing  
**Single Story Infill**

Project Number	Drawing Number	Issue	Scale
114-001	SK02	E	1:200@A3

SDA  
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# INFILL DEVELOPMENT/ ALTERATIONS & ADDITIONS

## TYPE E - TWO STOREY INFILL

### DESIGN CONSIDERATIONS

- 1. RESPECTING CONTEXT**  
It is important to respect the heritage significance and character of the heritage conservation area in which you are building. Reference should be made to the built forms, proportions, and materials of buildings in the area. The new building or addition should relate to the existing context drawing on the scale, proportions and character of the existing streetscape.
- 2. OVERSHADOWING**  
Minimise overshadowing to the private outdoor areas and habitable room windows of neighbouring dwellings by considering the location of the addition and incorporation of courtyard voids which allow solar access.
- 3. SOLAR ACCESS**  
Consider location of additions to allow solar access into main living areas. Courtyards and voids can allow sunlight penetration and create private "outdoor rooms."
- 4. PRIVATE OPEN SPACE**  
The outdoor areas in an addition create separation between new and old and allow sunlight access into the building whilst reducing overshadowing of neighbours.
- 5. PRIVACY**  
Ensure consideration is given to the visual and acoustic privacy of neighbouring dwellings by building layout and glazing orientation.
- 6. RESPECTING NEIGHBOURS**  
As outlined above it is important to consider the privacy and amenity of your neighbours in planning an addition or new building. With careful planning it is possible to minimise impact on your neighbours while maximising the benefit to your project.
- 7. DISTINCTION OF SPACE**  
In order to best respect the heritage "story" of an area or existing building it may be beneficial to separate new from old when developing infill buildings or adding to existing buildings. This can allow the history to be clearly read and distinguished from the next generation of built form.
- 8. COURTYARD**  
Courtyards and voids can allow sunlight penetration into existing and new living areas and create private "outdoor rooms" which provide additional living area. Combined with the form of the addition or new dwelling they can help to minimise overshadowing and privacy issues commonly associated with infill development.



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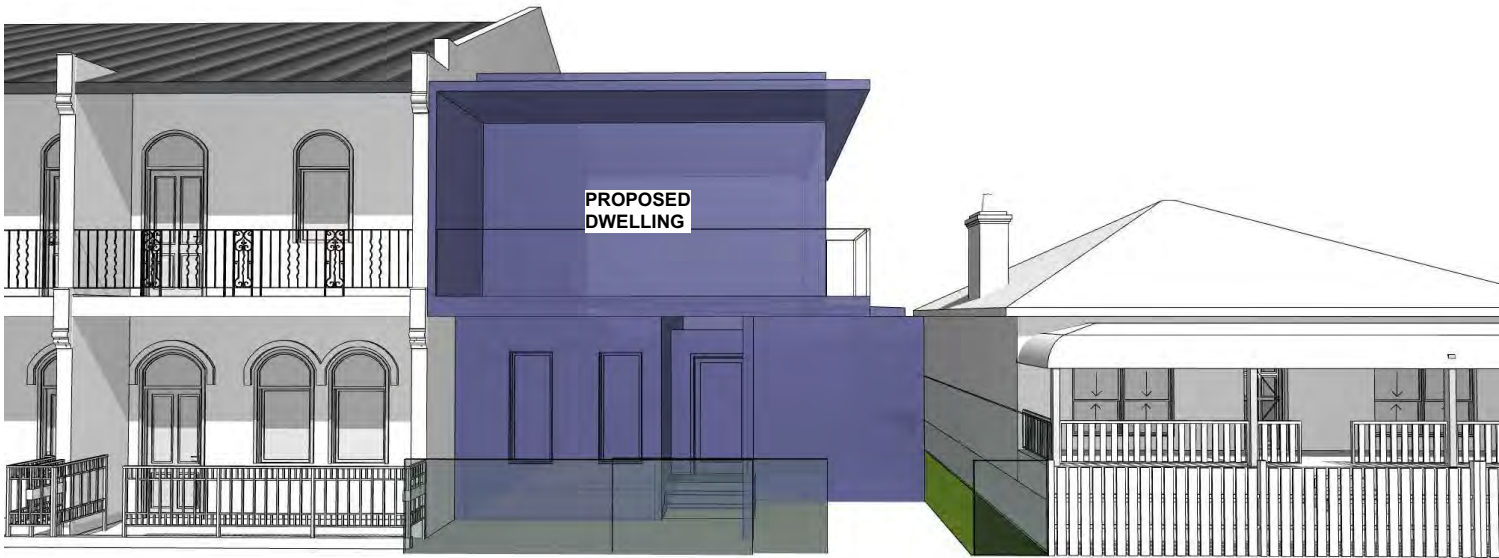
Issue	Description	Date	Chk	Auth
A	FINAL	30/05/14	BN	JC
B	FINAL	23/06/14	BN	JC



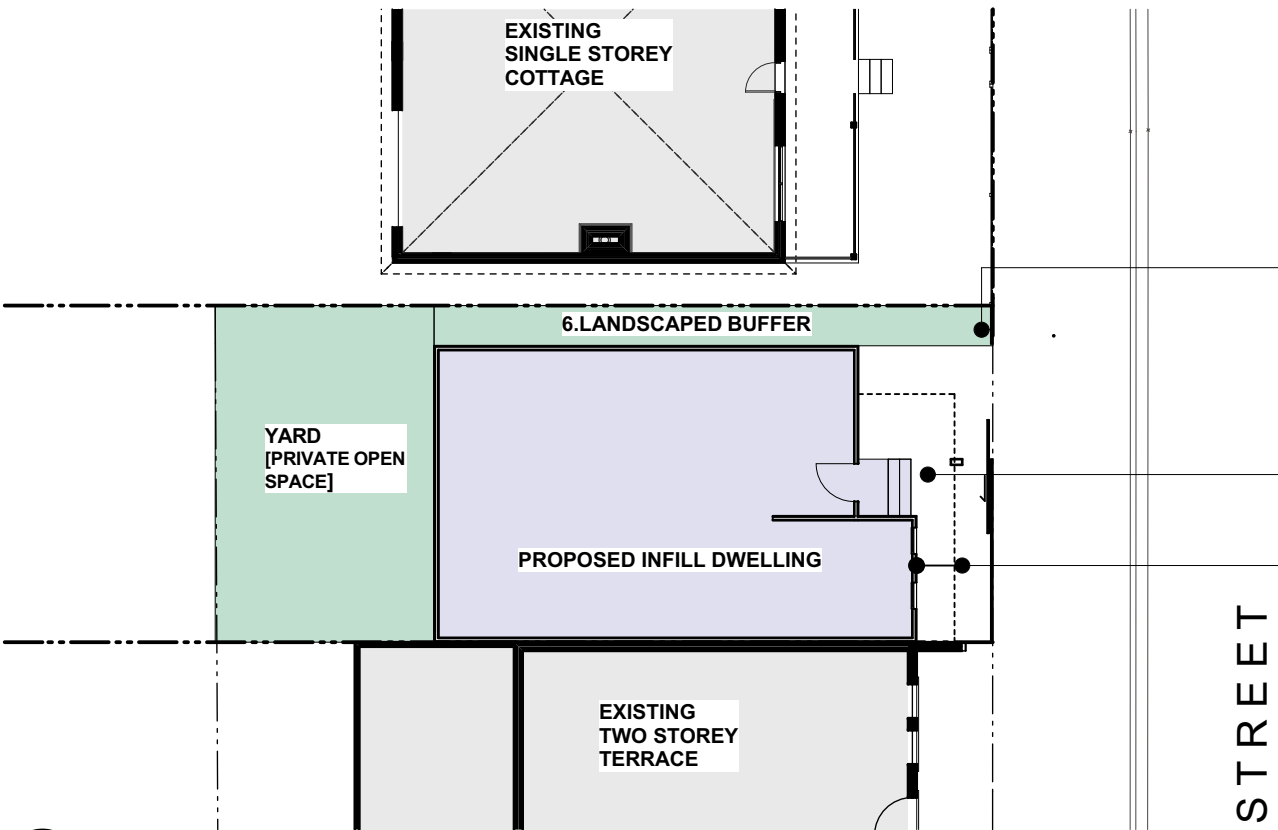
Project  
Alterations and Additions  
Client  
Newcastle City Council  
Location  
Type E- Two Storey Infill Dwelling  
Drawing  
Cover Page  
Project Number  
114-001  
Drawing Number  
SK00  
Issue  
B  
Scale  
1:200@A3

SDA  
pace | design | architecture



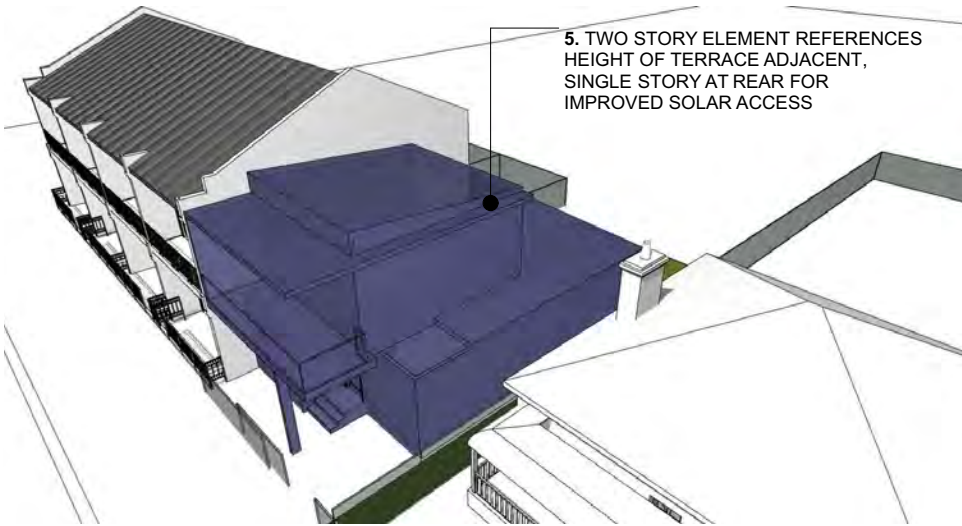


TYPE E - TWO STOREY INFILL DWELLING

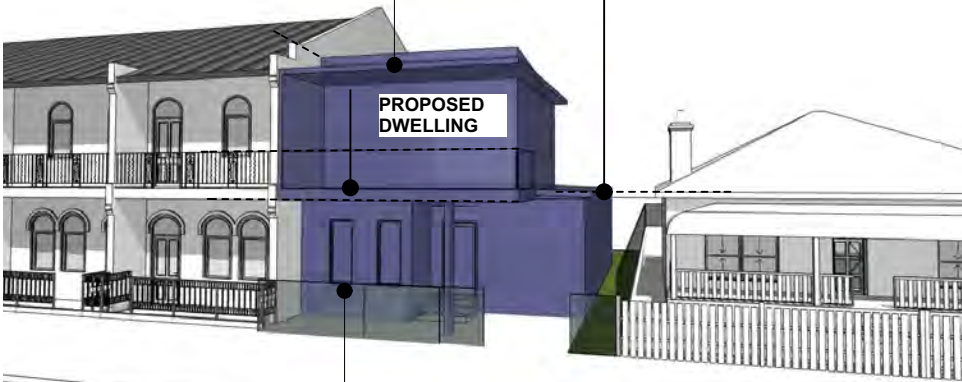


Floor Plan  
SCALE 1:200 @ A3

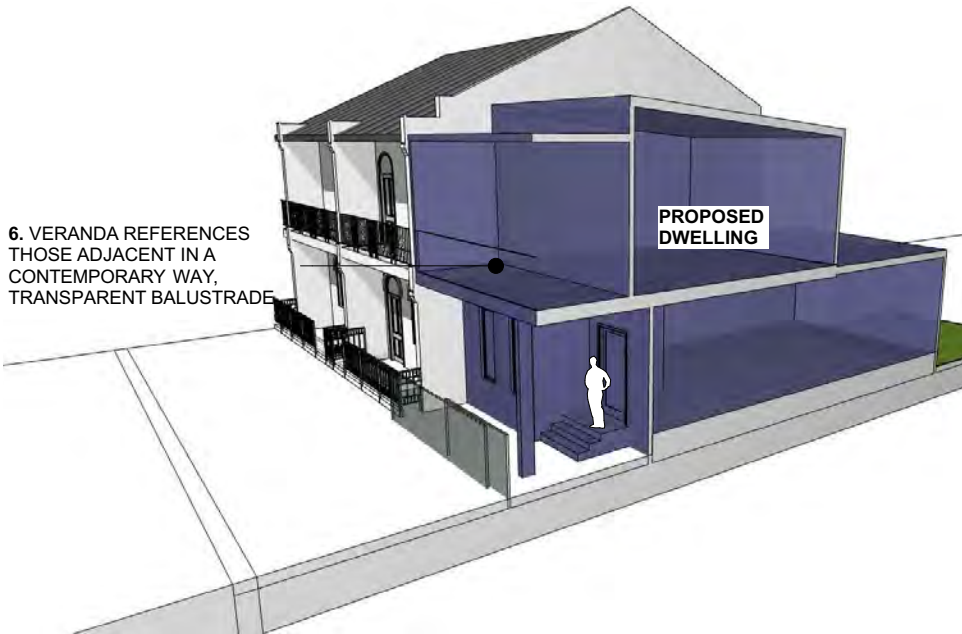
- QUICK REFERENCE**  
**(REFER TO "DESIGN CONSIDERATIONS"**  
**FOR FURTHER DETAIL)**
1. RESPECTING CONTEXT
  2. OVERSHADOWING
  3. SOLAR ACCESS
  4. PRIVATE OPEN SPACE
  5. PRIVACY
  6. RESPECTING NEIGHBOURS
  7. DISTINCTION OF SPACE
  8. COURTYARD



6. REFERENCE NEIGHBOURING BUILDING IN HEIGHTS AND MATERIALS WITHOUT REPLICATING THE OLD



5. FRONT FENCE REFERENCES HEIGHT OF ADJACENT



6. VERANDA REFERENCES THOSE ADJACENT IN A CONTEMPORARY WAY, TRANSPARENT BALUSTRADE

- 6.LANDSCAPE BUFFER TO BOUNDARY

- 5&6.NEW PAVING WITHIN SUBJECT LOT ONLY, EXISTING FOOTPATH TO REMAIN CONSISTENT ALONG STREET

- 5&6. INFILL DEVELOPMENT SETBACK CONSISTENT WITH NEIGHBOURING PROPERTIES

STREET

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Z:\04 Projects\04\_b Current\000 JC\16-001\_NCC DCP Sketches\02 Drawings\02\_b Working Files\NCC DCP\_Type E\_twoStorey Infill.rvt

Issue	Description	Date	Chk	Auth
A	FOR REVIEW	05/05/14	KR	JC
B	FOR REVIEW	12/05/14	KR	JC
C	FOR REVIEW	21/05/14	BN	JC
D	FINAL	30/05/14	BN	JC
E	FINAL	23/06/14	BN	JC



Project  
Alterations and Additions  
Client  
Newcastle City Council

Location  
Type E- Two Storey Infill Dwelling

Drawing  
Two Storey Infill

Project Number  
114-001

Drawing Number  
SK01

Issue  
E

Scale  
1:200@A3

SDA  
pace | design | architecture





- QUICK REFERENCE**  
**(REFER TO "DESIGN CONSIDERATIONS"**  
**FOR FURTHER DETAIL)**
- 1. RESPECTING CONTEXT
  - 2. OVERSHADOWING
  - 3. SOLAR ACCESS
  - 4. PRIVATE OPEN SPACE
  - 5. PRIVACY
  - 6. RESPECTING NEIGHBOURS
  - 7. DISTINCTION OF SPACE
  - 8. COURTYARD

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Z:\04 Projects\04\_b Current\000 JC\114-001\_NCC DCP Sketches\02 Drawings\02\_b Working Files\NCC DCP\_Type E\_twoStorey Infill.rvt

Issue	Description	Date	Chk	Auth
A	FOR REVIEW	05/05/14	KR	JC
B	FOR REVIEW	12/05/14	KR	JC
C	FOR REVIEW	21/05/14	BN	JC
D	FINAL	30/05/14	BN	JC
E	FINAL	23/06/14	BN	JC



Project  
Alterations and Additions  
Client  
Newcastle City Council

Location  
Type E- Two Storey Infill Dwelling

Drawing  
Two Storey Infill

Project Number	Drawing Number	Issue	Scale
114-001	SK02	E	1:200@A3

SDA  
pace | design | architecture