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1. Introduction

This Manual:

- Supplements Section 6.02 of the Newcastle DCP 2012 and the State Heritage Inventory 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


Conservation Area Guidelines for Inner Newcastle, 1996, Godden Mackay Heritage Consultants, report to the City of Newcastle.


Design in Context; Guidelines for Infill Development in the Historic Environment, 2005, Heritage Office & RAIA NSW Chapter.


Hamilton South East Conservation Area; Review of Boundaries, 1996, Meredith Walker & Associates for The City of Newcastle.


3. Heritage Principles

The special qualities of the Cooks Hill, Glebe Road Federation Cottages, Hamilton Business Centre, Hamilton Residential Precinct, Hamilton South ‘Garden Suburb’, Newcastle City Centre, Newcastle East, and The Hill Heritage Conservation Areas have been recognised and protected by their inclusion in Schedule 5 of the Newcastle Local Environmental Plan 2012 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 in conjunction with Section 6.02 of the Newcastle DCP 2012 and the State Heritage Inventory 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 Heritage 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 19th 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 highlighted 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 19th and early 20th 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, predominantly one or two storeys high with some multi level buildings of more recent construction that have upper levels above two storeys set back from the street frontage so as not to be visually assertive. 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 with large brick buttressed retaining walls hidden by a landscaped embankment at the end of Glovers Lane and visible at the rear of the Signalman’s Cottage in Civic Park, 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.
5. Hamilton South “Garden Suburb” Heritage Conservation Area

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 20th 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 420m² to 820m², with most around 520 m² – 620 m² 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 boulevard, 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.
Newcastle East Heritage Conservation Area

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. The Hill Heritage Conservation Area

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 former Court House, a Free Classical design credited to W. L. Vernon but probably the work of James Barnet, Colonial Architect. This important landmark building is due to be retained and adaptively re-used as a new international campus for the Tokyo-based Nihon University. 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.
8. Architectural Styles

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 Italianate

Simplified Victorian Italianate
Federation Arts And Crafts

Federation Free Style
Federation Queen Anne

Federation Queen Anne / Arts and Crafts
Victorian Filligree

Inter-War California Bungalow
9. Design Guidelines – Hamilton South “Garden Suburb” and Glebe Road Federation Cottages Heritage Conservation Areas

Street Pattern & Allotment Layout

- Maintain the rhythm and pattern of development.
- Careful consideration should be given to site amalgamation or subdivision of properties within the Glebe Road Federation Cottages Heritage Conservation Area to avoid any undue impact on the established streetscape.
- Subdivision of existing allotments would be detrimental to the heritage significance of the Hamilton South ‘Garden Suburb’ Heritage Conservation Area and is not acceptable.

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

Alterations and additions

- 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.
- Alterations to the original main part of a building (other than a non-contributory building), including front and side facades, verandahs and roof forms, are not permitted.
- Where a contributory building has undergone limited change, restoration and repair of the original front of the building is encouraged.
- Where a contributory building has suffered major alteration, reinstatement is encouraged. When no surviving physical or documentary evidence of the original can be found, reconstruction similar to the neighbouring or other original dwelling houses is encouraged.
- Single storey additions hipped roofs are preferred.
- Extensions shall not conceal, dominate or otherwise compete with the original shape, height, proportion and scale of the existing buildings.
- Extensions are permitted only to the rear. In certain circumstances (where there is inadequate rear land) modest side extensions may be allowed where this does not alter or overwhelm the original front façade or the presentation of the house from the street.
- Where extensions are involved, new roofs are to be lower than the main roof form with a maximum height considerably less than the principal ridge point.
- The overall length of any extension is to be less than, and secondary to, the original house.
- New roof shapes may include gables and gablets where these are related to shapes already present in the main roof, and where they are subordinate to the main roof shape. Dormer windows, juliet balconies and similar protrusions will not be permitted.
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.

- Incorporate extra floor space within roof space. Attic rooms can be built within the main roof shape where they do not involve alteration of the roof shape. They are to be modest in scale and comprise one (1) or at the most two (2) rooms capable of habitation. Attic windows in the front or side faces of the main roof are not permitted.

- Rear extensions containing an attic may be considered where the attic does not cause the extension to compete with the scale and shape of the main roof and is not visible from a public place.

- Where attics are permitted, their windows shall be located in rear gable ends or gablets. They shall be discreet in scale and appearance and cannot be visible from a public place. Where extensions to existing roofs are being undertaken, modest sized in-line skylights may be considered in the side and rear planes of the extension only, and limited to one such window per roof plane.

- Extensions shall not employ any major or prominent design elements that compete with the architectural features of the existing building.

Roof Form & Shape

- Roof extensions are to relate sympathetically and subordinately to the original roof in shape, pitch, proportion and materials.

- New buildings are to have roofs that reflect the size, mass, shape and pitch of the neighbouring original roofs.

- Roof extensions are to be considerably lower than the original roof and clearly differentiated between the original and the new section.

- Some roofs have been altered over time. In many instances the original roof shape can be reinstated where it can be based on documentary evidence.

- 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.
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.
- Paint shall not be applied to any brickwork, stonework, exposed bricks on chimneys, terracotta chimneypots, tessellated or glazed tiling, slate verandah edging and steps.
- New exterior brickwork is to remain unpainted.
- 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.
- On an existing dwelling, where the original colour scheme or traditional colour scheme is not to be used, the scheme should be simple, consisting of one or two lighter tones and a darker colour for contrast. A trim colour may be used.
- 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.
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.

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.

- 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.
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.

- New carports are to be located at the back or at the side of the dwelling, with driveway access to one side of the dwelling.

- Garages and carports are to be free standing.

- Double garages are acceptable in the rear yard, and should be detached from the house.

- Garages and carports shall be of simple utilitarian design. They shall not challenge the mass or bulk of the individual dwelling.

- Where a garage or carport is at the side of the house it must be at least 1 metre back from the front wall of the dwelling.

- 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.

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.
Fences & Gates

- 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 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.

Design Guidelines – Building Alterations, Additions 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, Hamilton Residential Precinct, Newcastle East, and The Hill heritage conservation areas, 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 in the concept designs:

- 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 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.

These schematic concepts for Infill Development/Alterations & Additions are provided below.
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.
TYPE C - BUNGALOW

1. SKILLION ROOF TO MINIMISE VISIBILITY FROM STREET.
2. LIGHTWEIGHT CLADDING TO COMPLEMENT MAIN DWELLING & PRIVACY.
3. POSITION COURTYARD TO OPTIMISE SOLAR ACCESS & PRIVACY.
4. ROOF RAKED TO PROMOTE SOLAR ACCESS.
5. ROOF RAKED TO PROMOTE SOLAR ACCESS.
6. HIGH LEVEL GLAZING TO WALL ADJACENT BOUNDARY TO MAINTAIN PRIVACY TO NEIGHBOURS.
7. VISUAL BREAK BETWEEN OLD & NEW TO AVOID CLASH WITH EXISTING EAVES.

STREET

存在的车篷从建筑物线]
1. HIGHEST POINT OF NEW ROOF TO BE BELOW OR MATCH EXISTING RIDGE.
2. ROOF LINE RAKED TO PROMOTE SOLAR ACCESS.
3. NEW CARPORT SETBACK FROM BUILDING LINE TO MINIMISE IMPACT ON STREET.

BELOW

1. VISUAL BREAK BETWEEN OLD & NEW TO RESPECT EXISTING COURTYARD.
2. ROOF RAKED TO PROMOTE SOLAR ACCESS.
3. NORTH FACING COURTYARD.
4. NEW CARPORT SETBACK FROM BUILDING LINE.
5. ROOF RAKED TO PROMOTE SOLAR ACCESS.
6. HIGH LEVEL GLAZING TO WALL ADJACENT BOUNDARY TO MAINTAIN PRIVACY TO NEIGHBOURS.
7. VISUAL BREAK BETWEEN OLD & NEW TO AVOID CLASH WITH EXISTING EAVES.

NOTE: GARAGING & OFF STREET PARKING ONLY WHERE THERE IS AN EXISTING DRIVEWAY.

现有车道不主导街道
1. 从街道上获得最低点的屋顶
2. 从屋顶线上拉起，以促进太阳能接入
3. 新建车道从建筑线后退，以最小化对街道的影响

外侧

1. 维持侧退以允许进入车道，并避免遮挡
2. 维持退车道
3. 新建车道
4. 新建车道
5. 新建车道
6. 新建车道
7. 新建车道

内部

1. 从街道上获得最低点的屋顶
2. 从屋顶线上拉起，以促进太阳能接入
3. 新建车道从建筑线后退，以最小化对街道的影响
4. 新建车道
5. 新建车道
6. 新建车道
7. 新建车道
8. 新建车道
9. 新建车道

注释

现有车道

1. 维持侧退以允许进入车道，并避免遮挡
2. 维持退车道
3. 新建车道
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EXISTING DWELLING

NEW ADDITION

NEW CARPORT SETBACK FROM BUILDING LINE

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

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

1. NEW CARPORT SETBACK FROM BUILDING LINE

NEW ADDITION

EXISTING DWELLING

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS.
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Alterations and Additions
Newcastle City Council
Type C - Bungalow
Option 1
Drawing Number: SK02
Revision: 114-001
Issue: E
Date: 12004A3

[Table of revisions]

[Diagram of existing and new dwelling]

[Quick reference]

[Design considerations for further detail]
NOTE: DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS AND TICKETED ITEMS. SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.

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VERIFIED AND AUTHOURED:

James Chisholm - 62 4032 6431

Don't scale from drawings!

FREE TEXT:

The drawing shall not be used for prevailing summer winds.

Type C Bungalow

NOTE: DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS.

NOTE: DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS.

NOTE: DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS.
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

Alterations and Additions
Newcastle City Council
Type C: Bungalow
Option 2

Changes

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<td>E</td>
<td>30/05/14</td>
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COURTYARD
NEW GARAGE
SKILLION ROOF TO INCREASE SOLAR ACCESS, DECREASE OVERSHADOWING AND REDUCE VISIBILITY TO STREET

EXISTING DWELLING

JC BN 01/05/14 FOR REVIEW
JC BN 21/05/14 FOR REVIEW
JC BN 30/05/14 FINAL
JC BN 23/06/14 FINAL

Level 1, 62 Glebe Road, The Junction NSW 2291

Enquiries: sdarch.com.au

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Scale 1:200
**Type C - Bungalow**

- New garage setback from building line to minimise impact on street.
- Maintain link to rear yard to provide link to courtyard yard.
- Planning promoted northern light & ventilation to centre of dwelling.
- Low maintenance material to boundary wall.
- Position garage to provide sun shading & privacy.
- Position courtyard to optimise northern solar access.
- Existing single storey bungalow.
- North facing courtyard (private outdoor area).
- New addition.
- Covered deck.

**Quick Reference**

1. Respecting context
2. Overshadowing
3. Solar access
4. Private open space
5. Privacy
6. Respecting neighbours
7. Distinction of space
8. Courtyard

**Alterations and Additions**

- Newcastle City Council
- Type C - Bungalow
- Option 3

**Drawing Number**

114-001

**Scale**

SK05

**Status**

C

**Copy Number**

12001A3

**Note:**

Garaging & off street parking only where there is an existing driveway.

- Low maintenance materials to be retained.
- Roof raked to avoid overshadowing.
- Existing roof materials to be retained.
- Roofline raked to optimise northern light.
- Distinction of space.
- Courtyard.
- Existing dwelling.
- New garage built to boundary.
- Low maintenance material where built to boundary.
- Maintain link to rear yard to allow access to yard and avoid overshadowing to neighbours.
- New garage built to boundary.
- North facing courtyard (private outdoor area).
- Existing single storey bungalow.

**Verification:**

Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.

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2. OVERSHADOWING
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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.
TYPE D - COTTAGE

DRAWING NO. 001

1. HIGH LEVEL GLAZING TO WALLS ADJACENT BOUNDARY TO MAINTAIN PRIVACY TO NEighbours
2. POSITION COURTYARD TO OPTIMISE SOLAR ACCESS
3. NORTH FACIng COTTAGE TO PROMOTE SOLAR ACCESS
4. NEW CARPORT SETBACK FROM BUILDING LINE TO MINIMISE IMPACT ON STREET
5. MAINTAIN SIDE SETBACKS TO ALLOW ACCESS TO YARD AND AVOID OVERSHADOWING TO NEighbours
6. VISUAL BREAK BETWEEN OLD & NEW TO RESPECT EXISTING
7. HIGHEST POINT OF NEW ROOF TO BE BELOW OR MATCHING EXISTING ROOF
8. MAINTAIN LINK TO REAR YARD
9. PRIVACY SCREEN
10. PROVIDE LINK TO COURTYARD

1. LIGHTWEIGHT STRUCTURE TO REDUCE IMPACT ON STREET
2. POSITION COURTYARD TO OPTIMISE SOLAR ACCESS & PRIVACY
3. NORTH FACIng COTTAGE TO PROMOTE SOLAR ACCESS
4. NEW CARPORT SETBACK FROM BUILDING LINE TO REDUCE IMPACT ON STREET
5. PRIVACY SCREEN
6. VISUAL BREAK BETWEEN OLD & NEW
7. CONNECTION TO REAR YARD

5. PRIVACY SCREEN

3. POSITION COURTYARD TO OPTIMISE SOLAR ACCESS

1. LIGHTWEIGHT STRUCTURE TO REDUCE IMPACT ON STREET

1. SKILLION ROOF RAKED TO OPTIMISE SOLAR ACCESS

4. NEW CARPORT SETBACK FROM BUILDING LINE TO REDUCE IMPACT ON STREET

1. SKILLION ROOF TO MINIMISE VISIBILITY FROM THE STREET.

1. VISUAL BREAK BETWEEN OLD & NEW TO RESPECT EXISTING

1. NEW CARPORT SETBACK FROM BUILDING LINE TO MINIMISE IMPACT ON STREET

1. VISUAL BREAK BETWEEN OLD & NEW TO RESPECT EXISTING

1. HIGHEST POINT OF NEW ROOF TO BE BELOW OR MATCHING EXISTING ROOF

1. VISUAL BREAK BETWEEN OLD & NEW

1. SKILLION ROOF RAKED TO OPTIMISE SOLAR ACCESS

1. LIGHTWEIGHT STRUCTURE TO REDUCE IMPACT ON STREET

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1. VISUAL BREAK BETWEEN Old & NEW
EXISTING DWELLING

NEW ADDITION
NEW CARPORT

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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ALTERATIONS AND ADDITIONS
Newcastle City Council
Type D- Cottage
Option 1

114-001 SK02 D 1200HA3
**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 D - Cottage**

- **Existing Dwelling**
- **New Addition**
- **Yard**

- **New Facade Courtyard**
  - **Private Outdoor Space**
  - **Privacy Screen**
  - **Maintain Link to Courtyard & Rear Yard**
  - **Position Courtyard to Optimize Solar Access & Privacy**

- **Existing Single Storey Cottage**
  - **Low Maintenance Material to Boundary Walls**
  - **Locate Level Transition in Linkway**
  - **Visual Break Between Old & New to Respect Existing**

- **Low Maintenance Material Where Built to Boundary**
  - **Maintain Setbacks to Allow Access to Yard and Avoid Overshadowing to Neighbours**

- **Highest Point of New Roof to Be Below or Matching Existing Ridge**

- **Roof Form and Pitch to Minimize Visibility From Street**

- **Roof Line to Avoid Overshadowing to Neighbours**

- **Existing Courtyard**
  - **Visual Break Between Old & New to Avoid Clashing with Eaves**

**Notes:**

- Off Street Parking may be provided only where there is an existing driveway crossover.

**Existing Dwelling:**

- **North Facing Courtyard**
  - **Private Open Space**
  - **Privacy Screen**
  - **Maintain Link to Courtyard & Rear Yard**
  - **Position Courtyard to Optimize Solar Access & Privacy**

**New Addition:**

- **North Facing Courtyard [Private Outdoor Space]**
  - **Maintain Link to Courtyard & Rear Yard**
  - **Position Courtyard to Optimize Solar Access & Privacy**

**Street:**

- **Outdoor Space**
  - **Privacy Screen**
  - **Maintain Link to Courtyard & Rear Yard**
  - **Position Courtyard to Optimize Solar Access & Privacy**

**New Facade Courtyard:**

- **Private Outdoor Space**
  - **Maintain Link to Courtyard & Rear Yard**

**Zoning:**

- **D**: Cottage

**Client:**

- **Newcastle City Council**

**Type D - Cottage**

**Option 2**

- **Project Number:** 114-001
- **SDM:** 15-00
- **Drawing Number:** 02
- **Drawings:** 02
- **Current:** 100
- **Built To Boundary:**
- **Existing Dwelling:**
- **New Addition:**

- **For Review:**
  - 04/06/14: BN JC
  - 01/06/14: HR JC
  - 25/06/14: BN JC
- **Completed:**
  - 23/06/14: BN JC

**Enquiries:**

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- W: www.sdarch.com.au

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EXISTING DWELLING

NEW ADDITION

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

NEW ADDITION
**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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**TYPE D - COTTAGE**

- **LOW MAINTENANCE MATERIAL TO BOUNDARY WALL**
- **VISUAL BREAK BETWEEN OLD & NEW TO RESPECT EXISTING**
- **PLANNING PROMOTES NORTHERN LIGHT & VENTILATION TO CENTRE OF DWELLING**
- **NEW ADDITION [DOUBLE STOREY]**
- **EXISTING SINGLE STOREY COTTAGE**
- **NORTH FACING COURTYARD [PRIVATE OUTDOOR AREA]**
- **POSITION COURTYARD TO OPTIMISE NORTHERN SOLAR ACCESS**
- **Maintain Side Setbacks**
- **HIGHEST POINT OF NEW ROOF TO BE BELOW OR MATCHING EXISTING RIDGE**
- **EXISTING ROOF MATERIALS TO BE RETAINED**
- **OFF STREET PARKING MAY BE PROVIDED ONLY WHERE THERE IS AN EXISTING DRIVEWAY CROSSOVER**
- **RESPECTING CONTEXT OVERSHADOWING SOLAR ACCESS PRIVATE OPEN SPACE PRIVACY RESPECTING NEIGHBOURS DISTINCTION OF SPACE COURTYARD**

---

**NOTE:**

1. **EXISTING ROOF FORM AND PITCH TO MINIMISE VISIBILITY FROM STREET**
2. **ROOF LINE TO AVOID OVERSHADOWING TO NEIGHBOURS**

---

**FILE INFORMATION:**

- **File Name:** New Additions and Additions
- **Client:** Newcastle City Council
- **Type:** D - Cottage
- **Option:** 3
- **Scale:** SK05
- **Date:** 12/04/14

**PROJECT DESCRIPTION:**

- **Scale:** SK05
- **Drawing Number:** 114-001
- **Issue:** 1

**DATE AND SCALE:**

- **Scale:** SK05
- **Issue:** 1

---

**FOR REVIEW:**

- **FOR VIEW:** 23/06/14
  - **DRAWN BY:** JC
  - **DRAWN FOR:** BN
- **FINAL:** 23/06/14
  - **CHECKED BY:** JC
  - **DRAWN BY:** BN
  - **DRAWN FOR:** JC
## DESIGN CONSIDERATIONS

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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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<td>23/05/14</td>
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<td>23/05/14</td>
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**Alterations and Additions**

Newcastle City Council

Type B - End Terrace

**Option 1**

**SK01**

Issue 1

14-001

Page 2

*Note: See Design Considerations for further detail.*

- **RESPECTING CONTEXT**
- **OVERSHADOWING**
- **SOLAR ACCESS**
- **PRIVATE OPEN SPACE**
- **PRIVACY**
- **RESPECTING NEIGHBOURS**
- **DISTINCTION OF SPACE**
- **COURTYARD**

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**Quick Reference**

- 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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**Orientation**

Where addition is likely to overshadow neighbouring private outdoor space restrict addition to prevailing rear building line.

1. **Lower roof to fit under existing eave line**
2. **Skyline roof line**
3. **Drains rainwater to subject property**
4. **Optimises solar access to the existing terrace and visually separates old and new**
5. **Glazing to courtyard**
6. **Connection to rear yard**
7. **Openings in rear of existing terrace connect to new addition and light well**
8. **Retain existing street appearance, addition not visible from street**

---

**Scale**

Drawing:

- Drawing Number: SK01
- Project Number: 14-001
- Issue: 1
**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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**Alterations and Additions**

Newcastle City Council
Type B - End Terrace
Option 2

<table>
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E enquiries@sdarch.com.au
W www.sdarch.com.au

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2. Visual break between old and new
3. Internal courtyard to allow solar access and visually separate both old and new
5. Articulate boundary wall to secondary street to recess glazing
8. Low link to separate old and new
6. Masonry boundary walls to reduce maintenance and achieve BCA fire rating
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.
**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 A - Middle Terrace**

- **1. Optimize solar access to the existing terrace**
- **2. Low maintenance material to boundary walls**
- **3. Light well optimizes solar access to the existing terrace**
- **4. Skillion roof line drains rainwater to subject property**
- **5. Masonry boundary walls to reduce maintenance and achieve BCA fire rating**
- **6. Lower roof to fit under existing eave line**
- **7. Retain existing street appearance, addition not visible from street**
- **8. Existing terrace connects to new addition and light well**
- **9. Rear courtyard**

**Additional Notes**

- Alterations and Additions
- Newcastle City Council
- Type A - Middle Terrace
- Option 1
- Date: 01/06/14
- Sheet: 12000A3

**Contact Information**

- Email: sdarch.com.au
- Phone: 04 2403 6431

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(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

ALTERATIONS AND ADDITIONS
114 - 001

- TYPE A - MIDDLE TERRACE
- TYPE B - END TERRACE
- LINK
- COURTYARD (PRIVATE OPEN SPACE)
- NEW ADDITION

- LOW MAINTENANCE MATERIAL TO BOUNDARY WALLS
- VISUAL BREAK BETWEEN OLD AND NEW

- CENTRALISED COURTYARD FOR SOLAR ACCESS TO OLD AND NEW
- CENTRALISED COURTYARD FOR SOLAR ACCESS TO OLD AND NEW

- LOW LINK TO SEPARATE OLD AND NEW

- RETAIN EXISTING STREET APPEARANCE, ADDITION NOT VISIBLE FROM STREET

- MASONRY BOUNDARY WALLS TO REDUCE MAINTENANCE AND ACHIEVE BCA FIRE RATING

- GLAZING TO FACE TOWARDS COURTYARD

- CENTRALISED COURTYARD FOR SOLAR ACCESS TO OLD AND NEW

- CENTRALISED COURTYARD FOR SOLAR ACCESS TO OLD AND NEW
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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

**Type F - Single Story Infill Dwelling**

**Floor Plan - Option 1**

Scale 1:200 @ A3

1. Front fence references height of adjacent
2. Reference

3. Neighbouring building in heights and materials without replicating the old
4. Landscape buffer to driveway
5. New paving within subject lot only. Existing footpath to remain consistent along street
6. Infill development setback consistent with neighbouring properties
7. Entrance off verandah as reference to neighbouring properties
8. References

**Alterations and Additions**

Newcastle City Council

Type F - Single Story Infill Dwelling

Single Story Infill

Scale: 1:200 @ A3
PROPOSED INFILL DWELLING

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
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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

Type E - Two Storey Infill Dwelling

Yard [Private Open Space]

6. Landscaped Buffer

5. Front Fence References Height of Adjacent

6. Veranda References Those Adjacent in a Contemporary Way

Transparent balustrade

6. Reference Neighbouring Building in Heights and Materials Without Replicating the Old

5. Landscape Buffer to Boundary

6. New Paving Within Subject Lot Only. Existing Footpath to Remain Consistent Along Street

5 & 6. Infill Development Setback Consistent with Neighbouring Properties

5 & 6. New Paving Within Subject Lot Only. Existing Footpath to Remain Consistent Along Street

Respecting Context

1. Respect the context of the surrounding development.

Overshadowing

2. Ensure sufficient sunlight is not blocked.

Solar Access

3. Consider how sunlight can be maximised.

Private Open Space

4. Preserve private open spaces.

Privacy

5. Maintain privacy in your dwelling.

Respecting Neighbours

6. Respect the privacy of your neighbours.

Distinction of Space

7. Ensure the dwelling is distinct in appearance.

Courtyard

8. Utilise the courtyard space effectively.

Scale 1:200

Floor Plan

© SDA

Alterations and Additions

Newcastle City Council

Type E - Two Storey Infill Dwelling

Two Storey Infill

Scale: 1:200

Rev. E

14-001

SK01

1200/A3
PROPOSED INFILL DWELLING