

Standard Heritage Impact Statement Cooks Hill Conservation Area



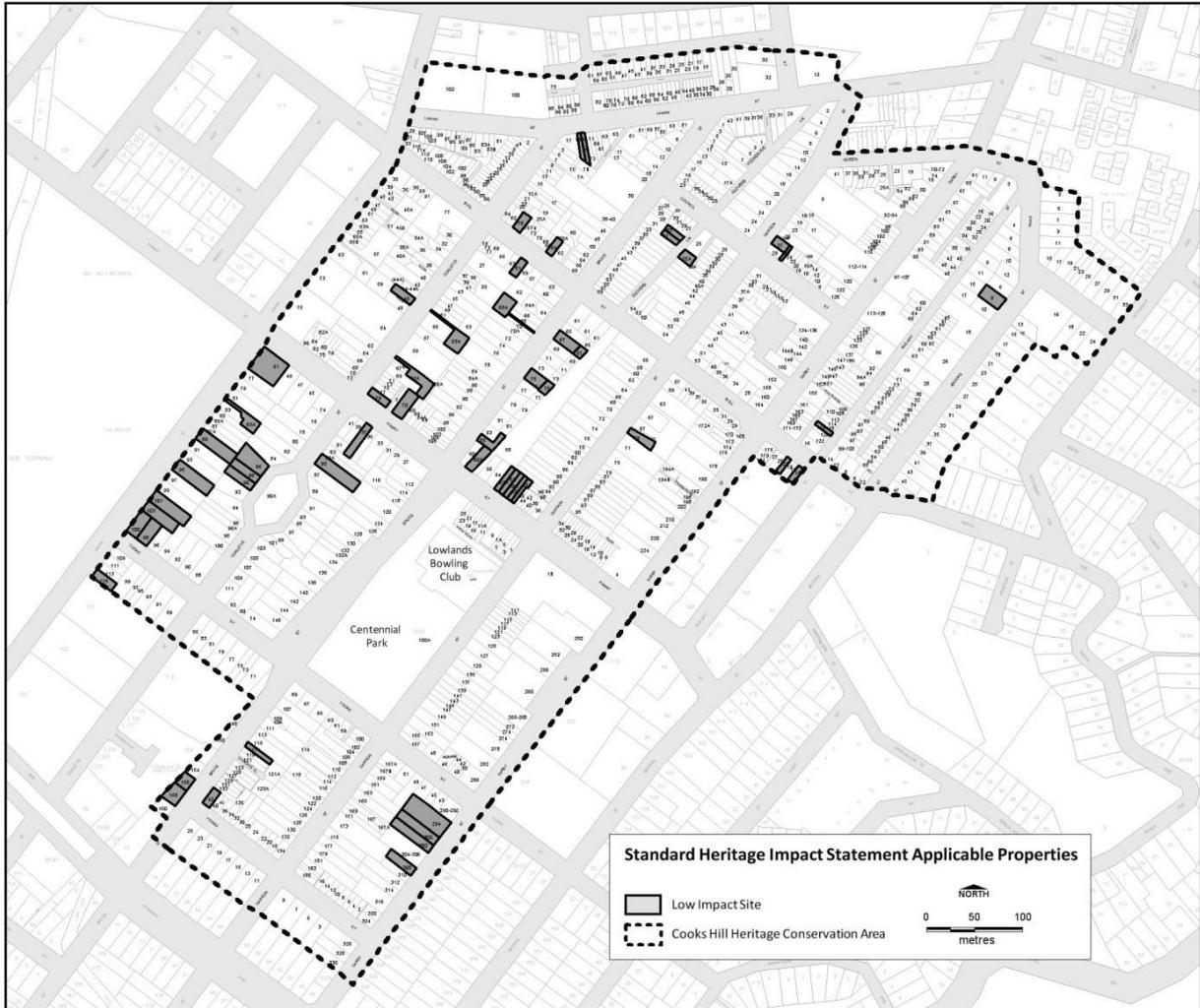
If the subject site is identified as a low impact site on the attached map this form may be used to complete the standard Statement of Heritage Impact for the Cooks Hill Conservation area. Additional conservation areas will be added to the list as further studies are completed.

Cooks Hill Heritage Conservation Area Standard Statement of Heritage impact

Development must answer YES to all questions. If a proposal is unable to answer YES to all questions the application will need to be assessed against the performance criteria in Section 3.02 Single Dwellings in the Newcastle DCP 2012. Development in a Heritage Conservation area also needs to take into consideration Sections 5.04 Aboriginal Heritage, 5.05 Heritage Items, 5.06 Archaeological Management and 5.07 Heritage Conservation Areas.

Q1	The development does not exceed the height of contributory buildings 20m either side of the subject site.	YES NO	Comments:
Q2	The front setback of the proposed development is the same, or greater than surrounding contributory buildings.	YES NO	Comments:
Q3	The development does not provide vehicular access or parking from the primary street frontage.	YES NO	Comments:
Q4	The development has a minimum setback of 1m from the side boundaries.	YES NO	Comments:
Q5	The development provides the same roof form and pitch (i.e. gable or hip) as surrounding properties 20m either side of the subject site	YES NO	Comments:
Q6	The colours of the proposed building are selected from Council's Heritage colours and materials palate. Colours and material palate can be found on Councils website.	YES NO	Comments:

Q7	The development does not obscure views to heritage items.	YES NO	Comments:
Total number of 'YES' answers:			



Statement of Heritage Significance for Cooks Hill Conservation Area

Cooks Hill Heritage Conservation Area is significant on a number of levels. As a residential and commercial precinct it is regarded for its special historical character, liveable streetscapes, diverse range of historic buildings and tree lined streets. Its age relative to other parts of Newcastle is readily apparent. It has a significant visual character comprising all architectural building styles ranging from early Victorian terraces through to post war era residential flat buildings. A critical mass of contributory buildings, traditional streetscapes, significant trees, sandstone kerb and gutters, artefacts, heritage listed hotels, shops and parklands, gives the suburb a strong sense of place and a distinctive historic identity valued by local residents and visitors.