

# URBAN DESIGN REPORT

47 DARBY STREET, COOKS HILL

REV A NOVEMBER 2025





# CONTENTS

---

1 SITE CONTEXT

---

2 URBAN PRINCIPLES

---

3 URBAN CONTEXT ANALYSIS

---

4 ADG COMPLIANCE

---



HARBOUR ENTRY

STOCKTON

CARRINGTON

WICKHAM

NEWCASTLE WEST

NEWCASTLE

NEWCASTLE EAST

HAMILTON EAST

THE HILL

COOKS HILL

URBAN VIEWS  
OCEAN VIEWS

OCEAN VIEWS

PARK VIEWS

URBAN VIEWS

HARBOUR VIEWS

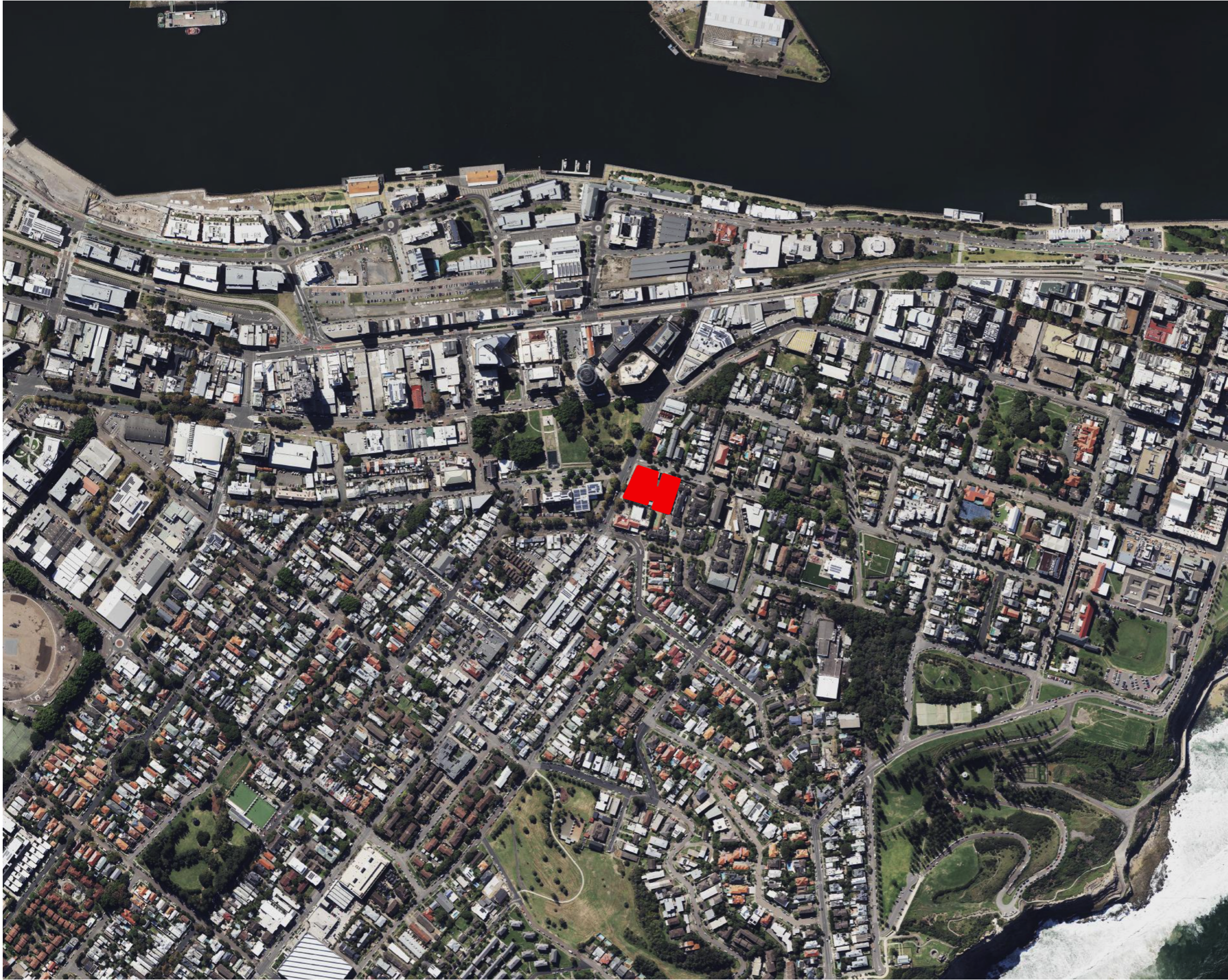
HARBOUR VIEWS

URBAN VIEWS

**SECTION 1**  
**Site Context**

# Site Context

Aerial Photo



# Site Context

## Aerial Photos

The subject site is located at the junction of 3 city precincts as defined by Newcastle Council DCP 2023.

Located within a narrow section of the East End precinct, which sleeves the Civic precinct. This diagram highlights an important city connection with opportunity for contributing to the public domain and enhancing this connection to the Civic precinct.

The subject site currently comprises two existing commercial buildings, both of which are proposed to be demolished as part of this redevelopment proposal. A 3 storey concrete commercial building currently occupies the prominent corner position, addressing both Darby Street and Tyrrell Street. To the rear of the site, an inter-war warehouse structure extends eastward.

The majority of the subject site outside the building envelope is a concrete hardstand area, currently used for car parking.

The existing topography of the site is relatively flat along the Darby St frontage, with a rise of approx. 8m from the junction with Darby St to the rear of the property along Tyrrell St (west to east).

The city of Newcastle is undergoing substantial transformation, with a rising trend and demand for increased housing density. The area surrounding Civic Park, a key civic and cultural node within the city, features a series of established blocks with iconic landmarks. Within this evolving context there are several opportunities, including the subject site, to offer significant contributions to the ongoing revitalisation of the precinct.

The subject site is a substantial lot positioned prominently on a corner, presenting an excellent opportunity for a new civic landmark that can engage meaningfully with its urban surroundings. Its strategic location offers the potential to strengthen pedestrian connections, enhance the streetscape, and complement the existing cultural and civic functions nearby.

To the east of the site, a collection of finergrain residential lots ascend the hillside; these smaller, established properties are less likely to experience significant redevelopment in the near future, helping to maintain the area's existing neighbourhood character and providing a contrasting backdrop to the site's potential for more substantial intervention.



# Site Context

## Civic Precinct



**EXISTING NESCA HOUSE**  
300 KING STREET NEWCASTLE



**EXISTING NORTHUMBERLAND HOUSE**  
20 AUCKLAND STREET NEWCASTLE



**EXISTING PRESBYTERIAN CHURCH**  
1/12 LAMAN STREET NEWCASTLE



**EXISTING NUSPACE UON CITY CAMPUS**  
409 HUNTER STREET NEWCASTLE



**EXISTING CITY HALL**  
290 KING STREET NEWCASTLE



**EXISTING KINGSLEY HOTEL**  
282 KING STREET NEWCASTLE



**EXISTING NEWCASTLE COURTHOUSE**  
343 HUNTER STREET NEWCASTLE



**EXISTING MIXED USE**  
266 KING STREET NEWCASTLE



**EXISTING FINNEGANS HOTEL**  
21-23 DARBY STREET NEWCASTLE



**EXISTING COMMERCIAL**  
39 DARBY STREET NEWCASTLE



**SUBJECT SITE**  
47 DARBY STREET COOKS HILL



**EXISTING COOK MEMORIAL FOUNTAIN**  
CIVIC PARK COOKS HILL



**EXISTING BAPTIST TABERNACLE**  
25 LAMAN STREET COOKS HILL



**EXISTING NEWCASTLE CITY LIBRARY**  
1 LAMAN STREET COOKS HILL









**EXISTING NEWCASTLE ART GALLERY**  
1 LAMAN STREET COOKS HILL

# Site Context

## Civic Edges

Civic Park, defined as the 'Green Heart of the Inner City' is flanked by some of Newcastle's most significant civic buildings. The site, located on the corner of Civic Park, offers opportunity to contribute to the iconic location and define the edge of the Civic Precinct.

-  **SUBJECT SITE**
-  **CIVIC PARK**
-  **ESTABLISHED SITES FORMING CIVIC EDGE - UNLIKELY FURTHER DEVELOPMENT**
-  **UNDER DEVELOPED SITES - POTENTIAL FUTURE DEVELOPMENT**
-  **CIVIC EDGE - ESTABLISHED**
-  **CIVIC EDGE - MISSING (DESIRED)**



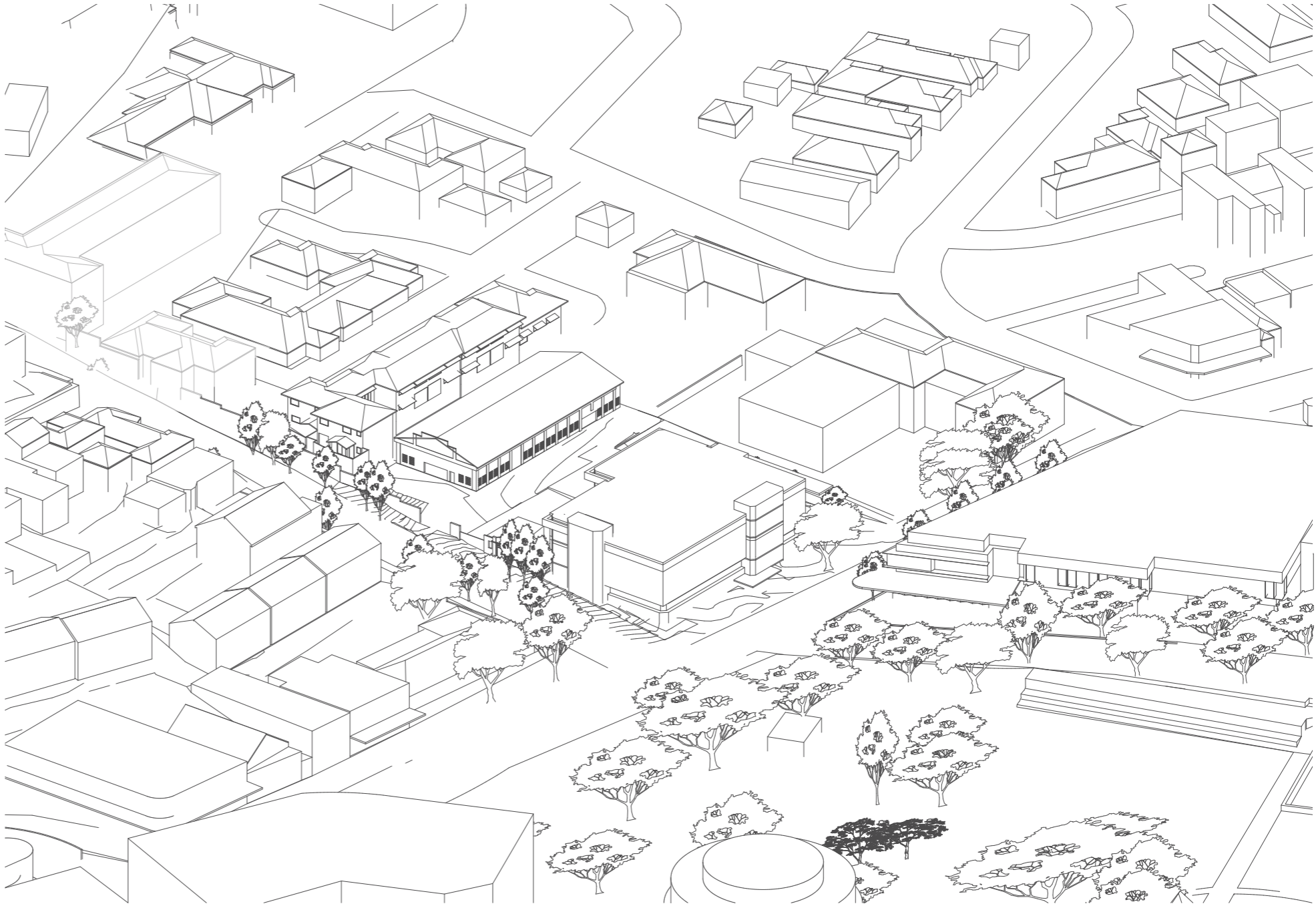


**SECTION 2**  
**Urban Principles**

# Urban Diagrams

## Existing Condition

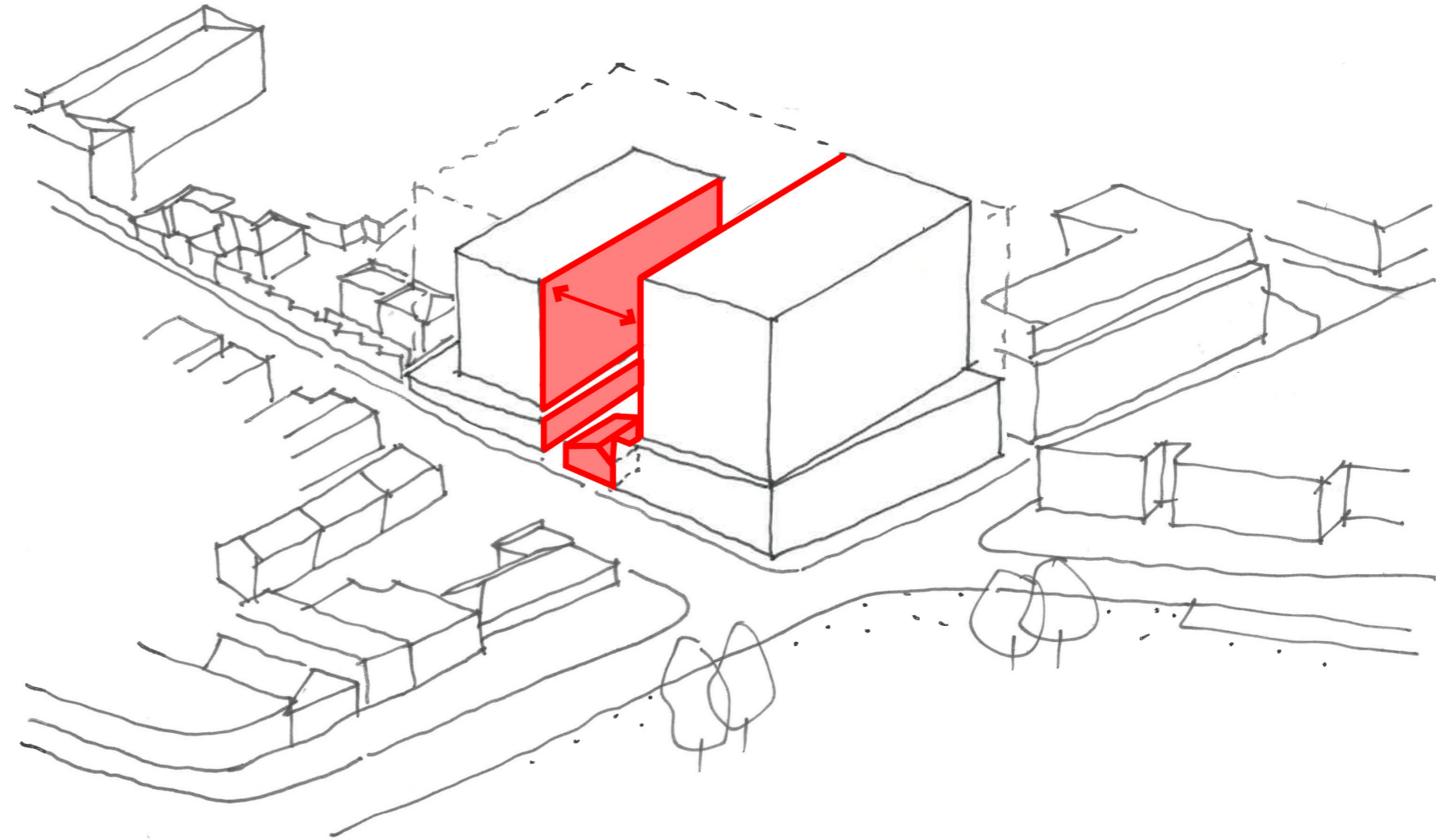
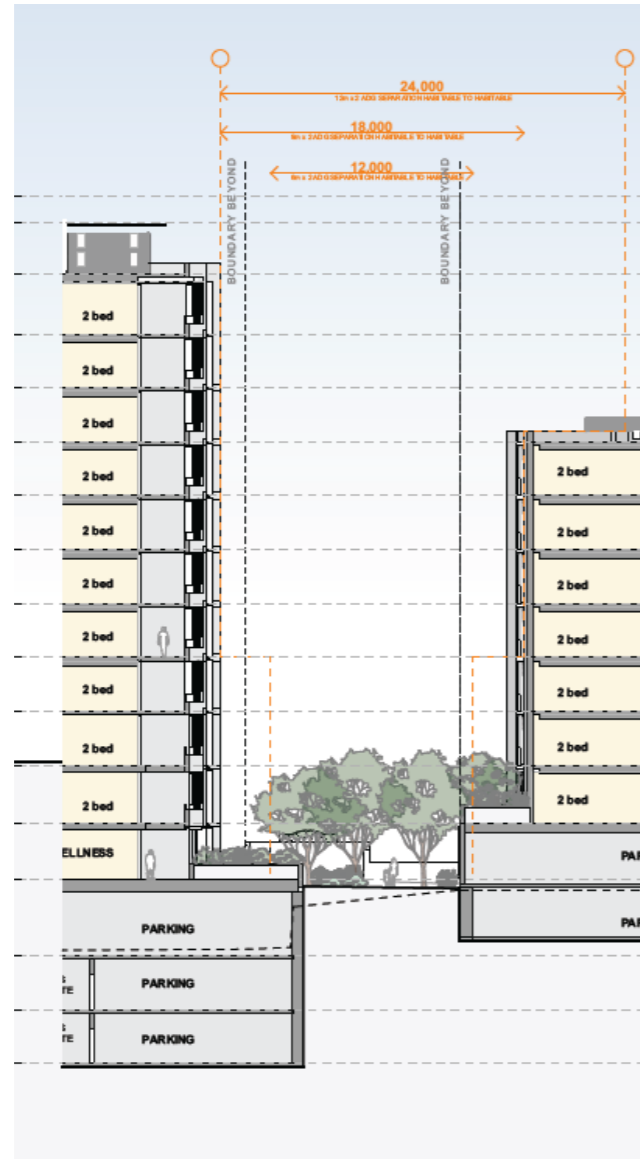
The existing commercial building occupies the current site.



# Urban Diagrams

## Breaking the Form

The building mass has been broken into two elements in response to the existing Hunter Water Pumping Station, and to provide daylight to the Southern site. Additionally, this achieves the required ADG separation between the two tower forms.

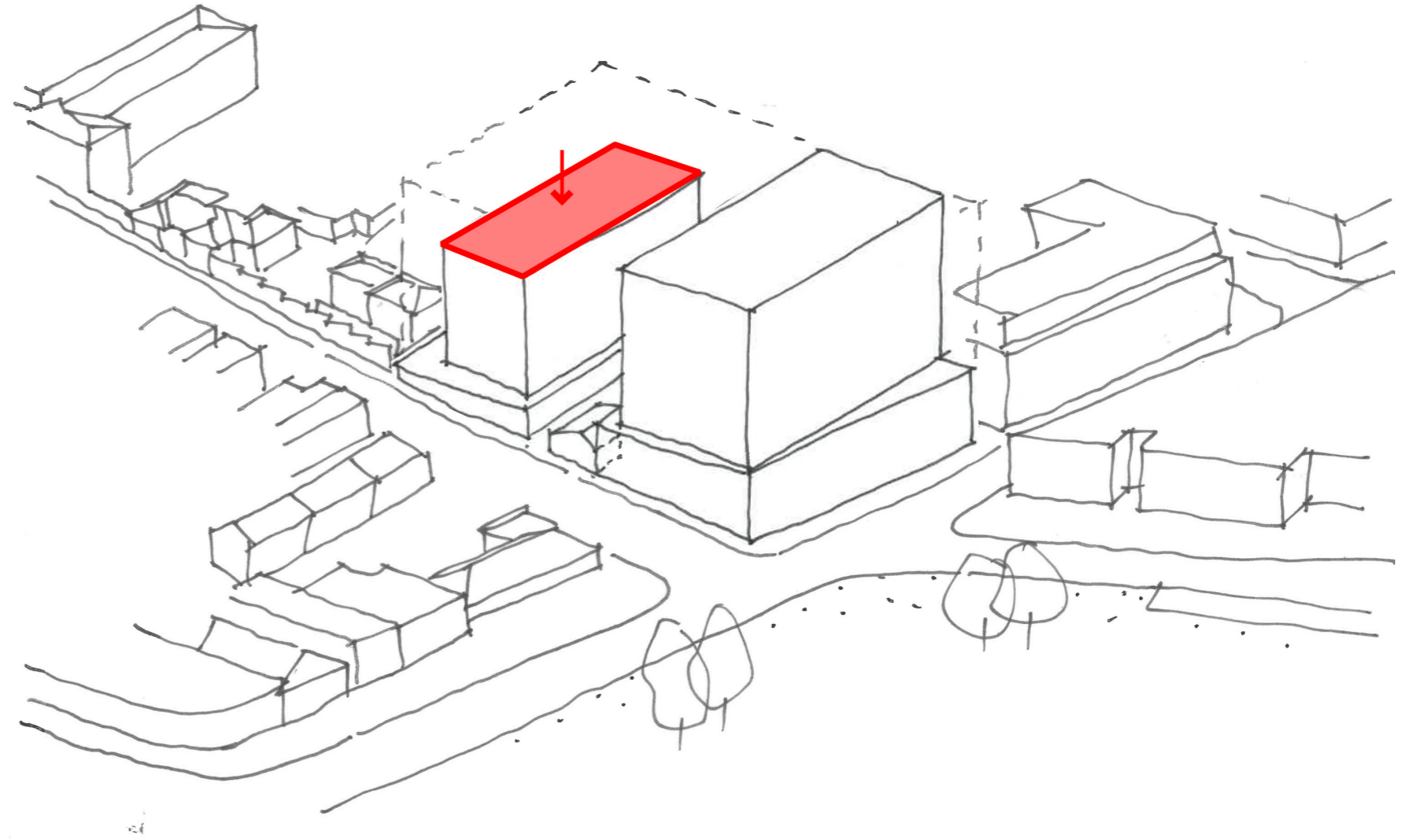


# Urban Diagrams

## Descaling the Form

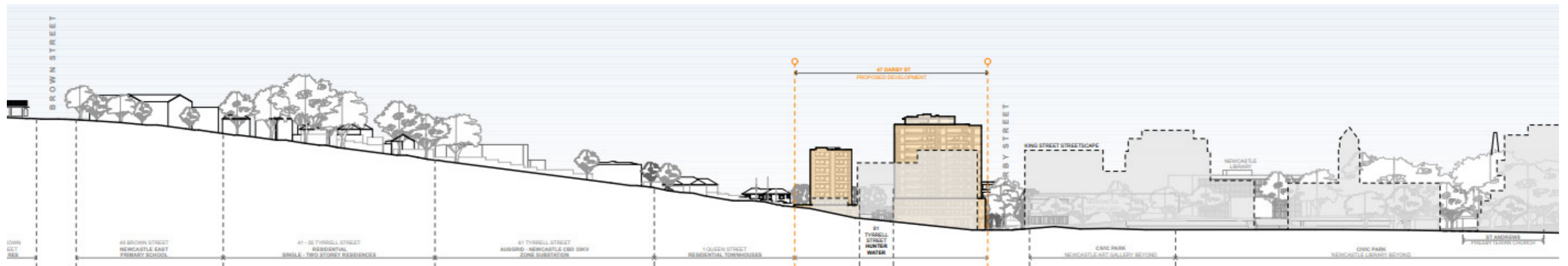
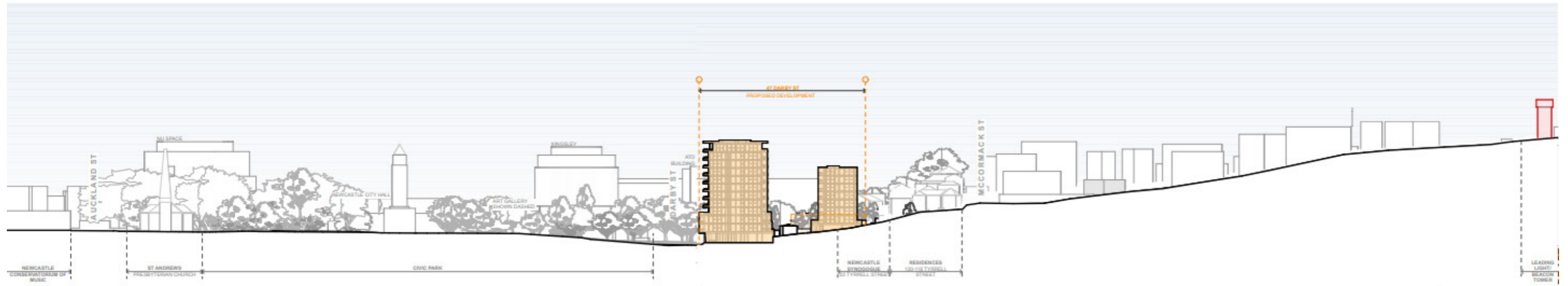
The Eastern building envelope has been developed as a transitional building. It has been reduced in height and width in response to the finer grain adjacent built form, integrating into the surrounding context.

Additionally, the reduced envelope achieves the required ADG separations between the Eastern and Southern adjacent neighbours.



# Urban Diagrams

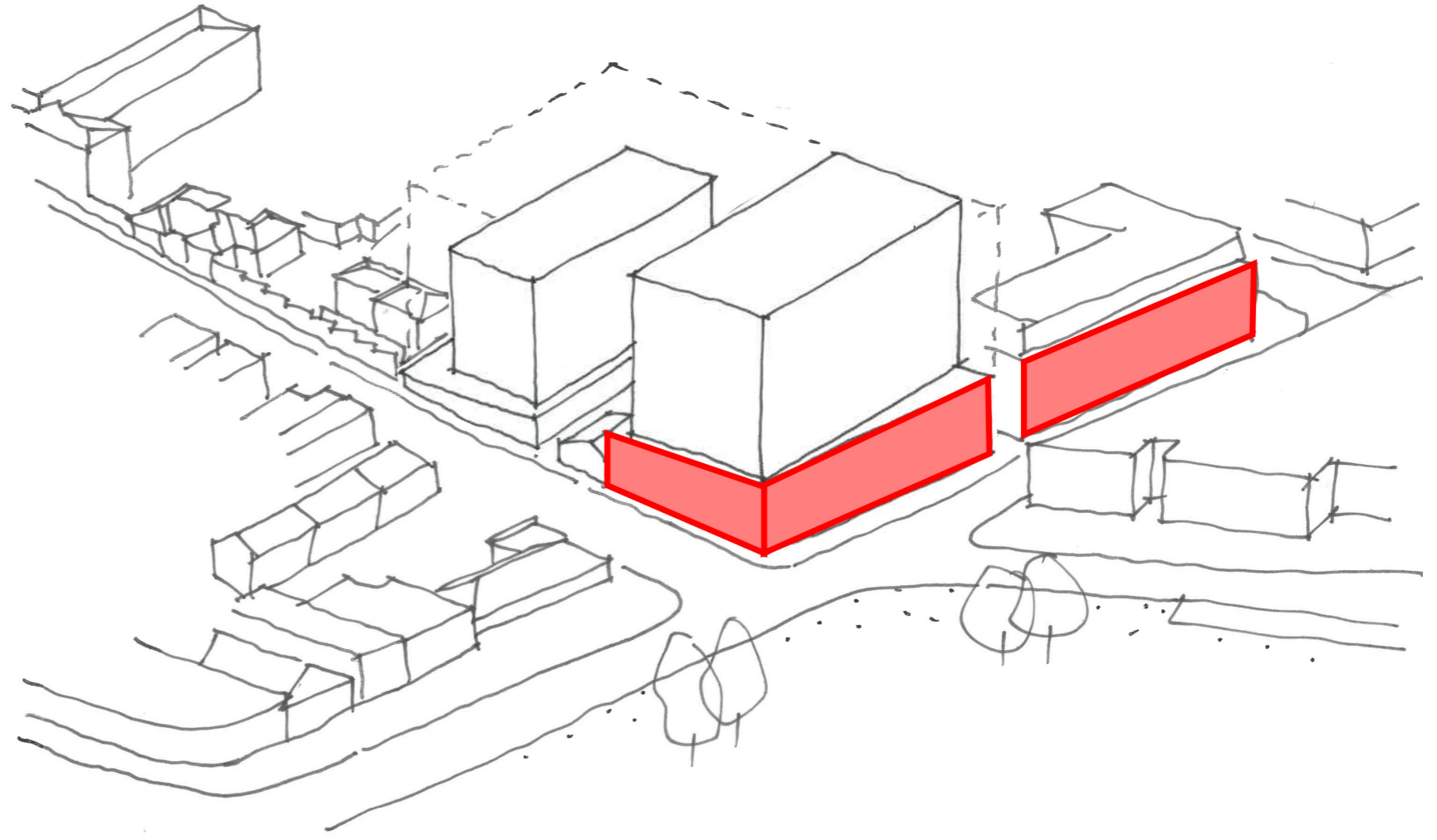
## Decalging the Form



# Urban Diagrams

## Podium Response

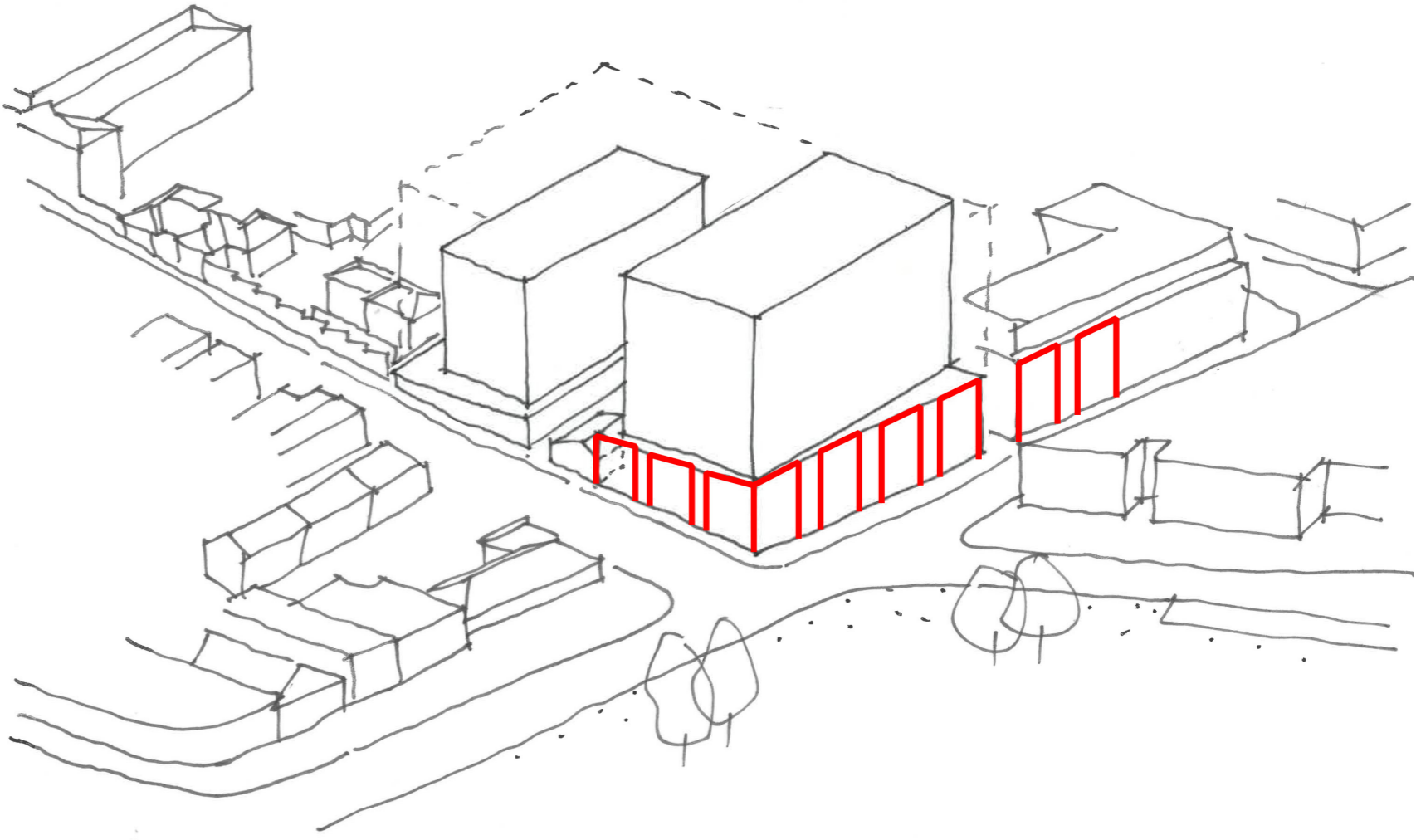
The podium has been designed in response to the adjacent street wall conditions. The Western corner building podium draws its datum from the adjacent Art Gallery and proposed Southern neighbour to create a continuous street wall transitioning the corner.



# Urban Diagrams

## Podium Response

Additionally, the podium has been articulated to reinforce the existing streetscape fine scale by adopting a vertical rhythm, descaling the podium into a series of finer grain elements. This strategy has also been applied to the Eastern Building, adopting the rhythm of the residential street.

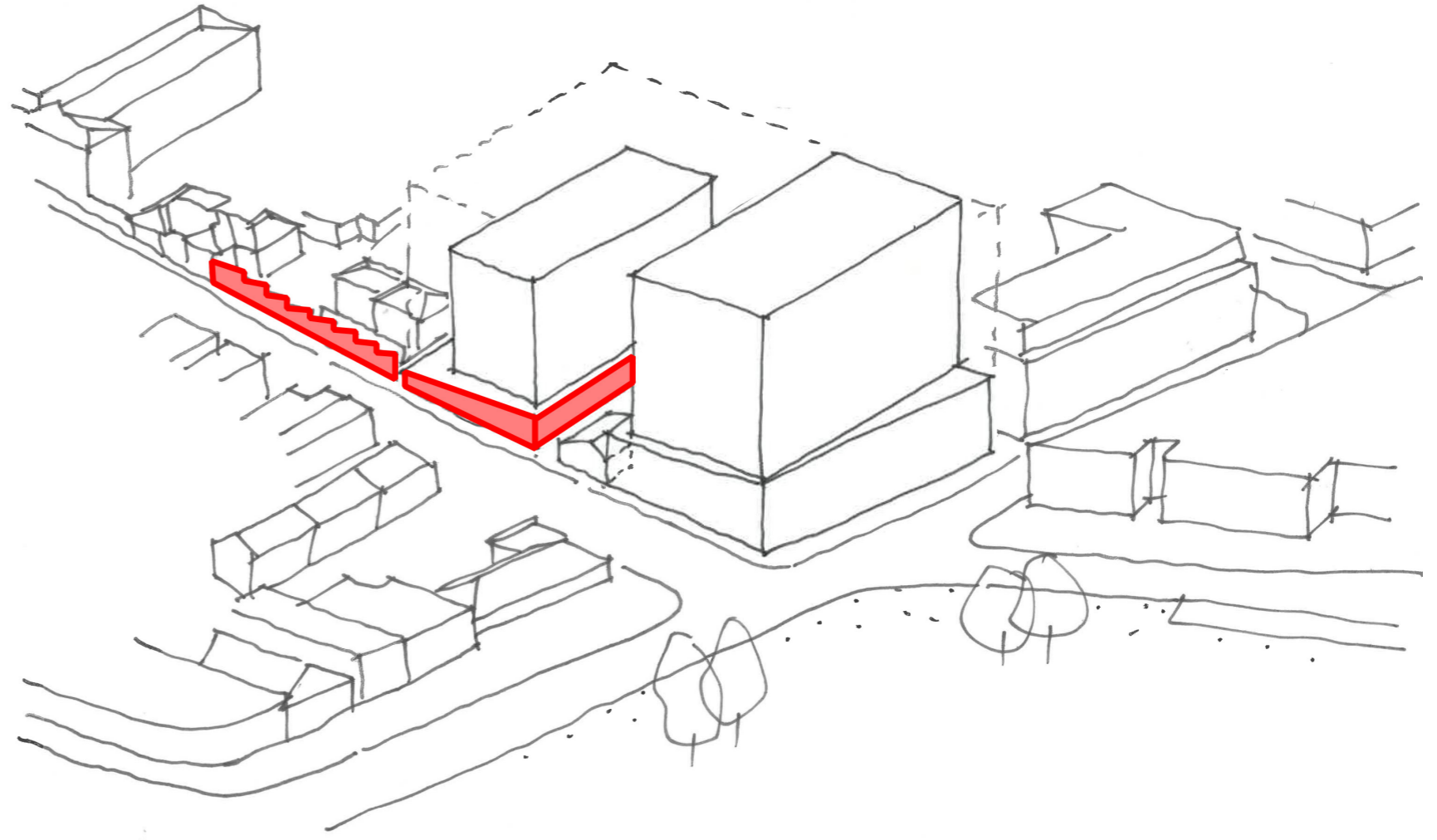


# Urban Diagrams

## Podium Response

The Eastern building podium has been designed to respond to the smaller scale residential street and ridgeline datum of the existing Hunter Water Pumping Station. The pumping station creates a natural break between the two towers and their relative podiums, further descaling this important transitional building.

The podiums' materiality has been developed to reinforce this fine scale response by adopting a masonry base in contrast to the lightweight glass and masonry tower.



# Urban Diagrams

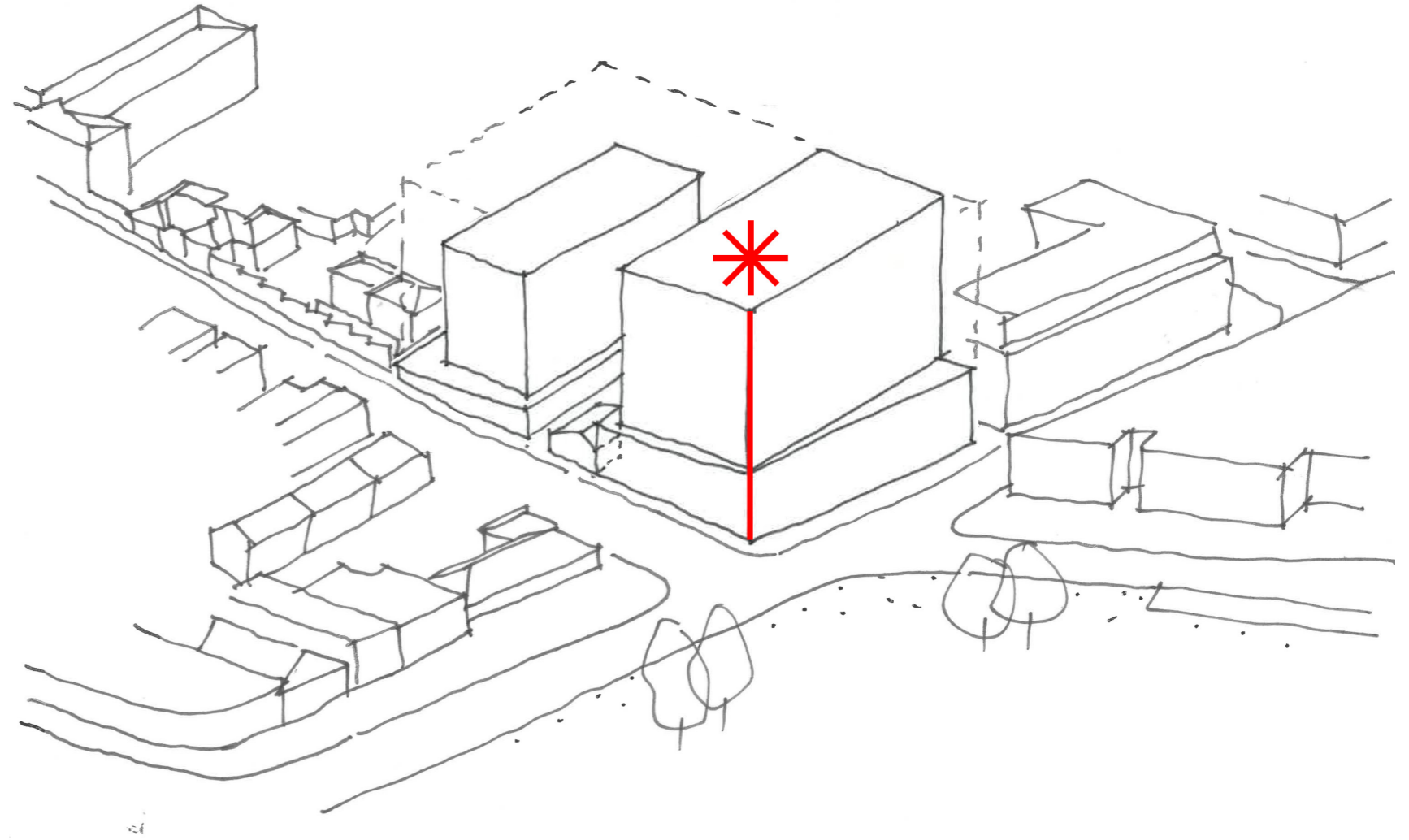
## Podium Response



# Urban Diagrams

## Holding the Corner

In response to the Civic precinct and Civic Park, the proposed scheme adopts the height and scale of the surrounding civic buildings. To reinforce this important street edge, the tower and podium have been aligned on this prominent corner to reinforce the adjacent civic scale, whilst the tower sets back as it transitions southward along Darby Street, and eastward along Tyrrell Street, providing a transitional experience as the building turns the corners into these finer grain precincts.



# Urban Diagrams

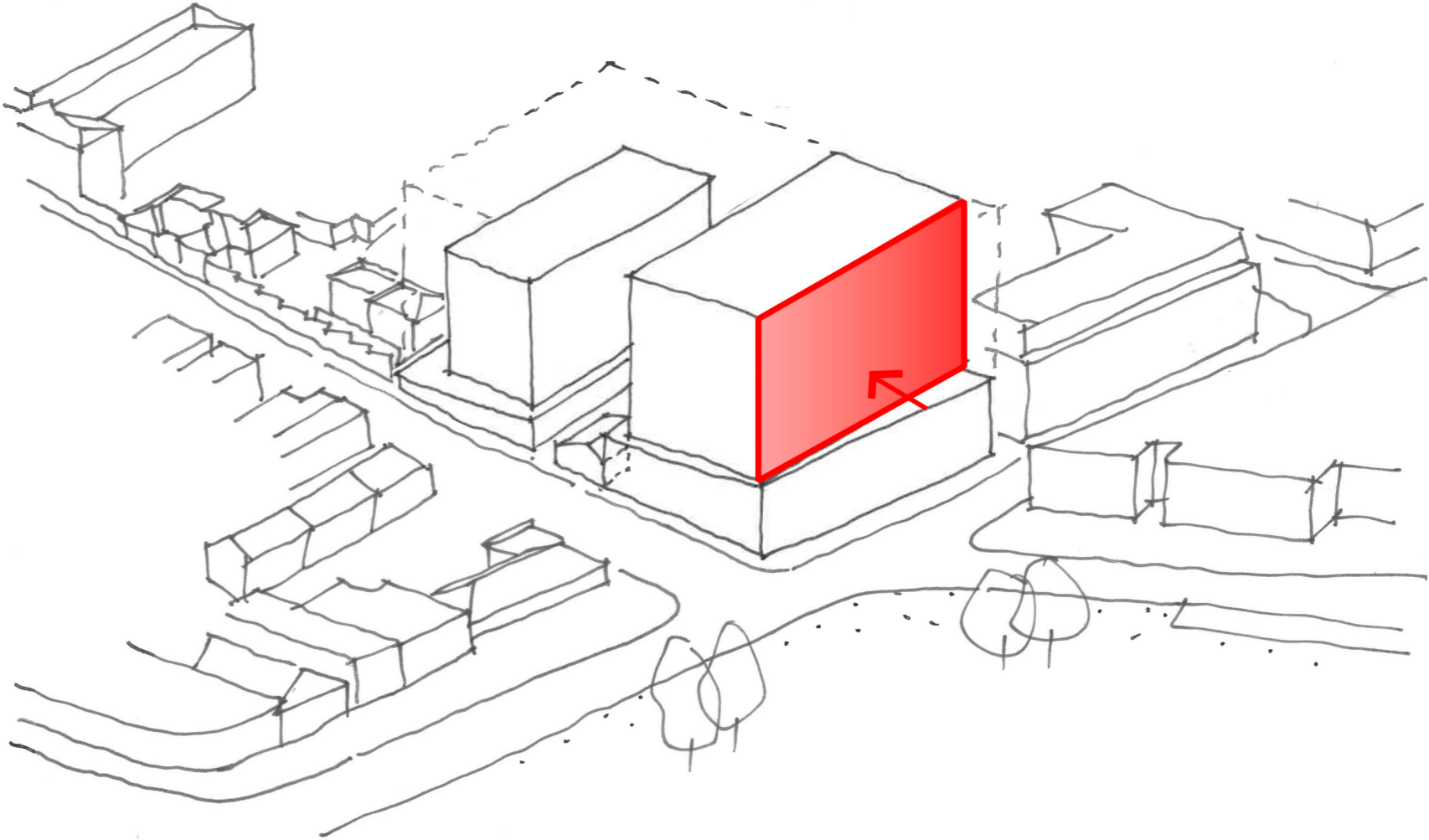
Holding the Corner



# Urban Diagrams

## Western Tower Response

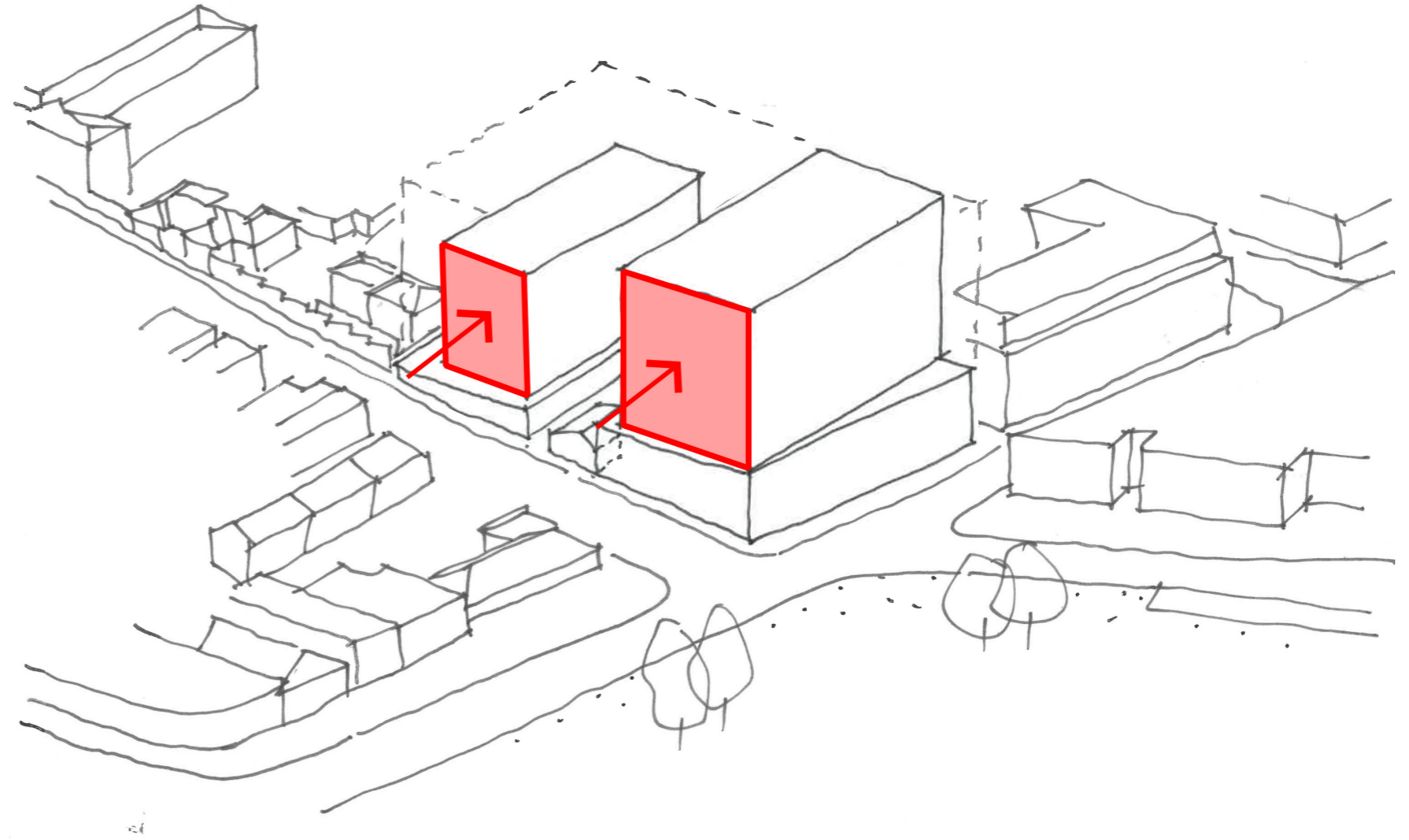
The Western tower sets back as it transitions southward along Darby Street providing a transitional experience as the building turns the corners into these finer grain precincts.



# Urban Diagrams

## Eastern Tower Response

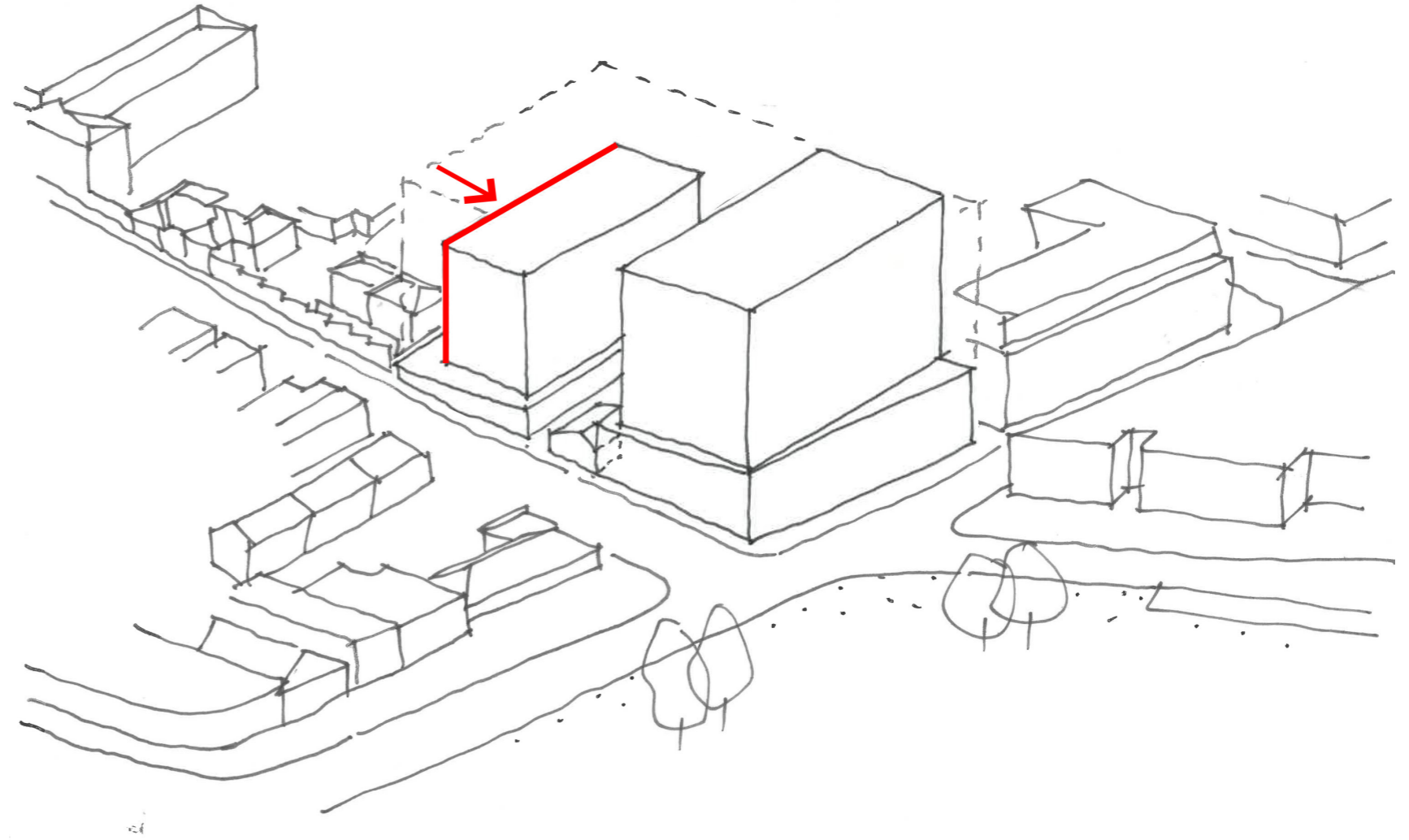
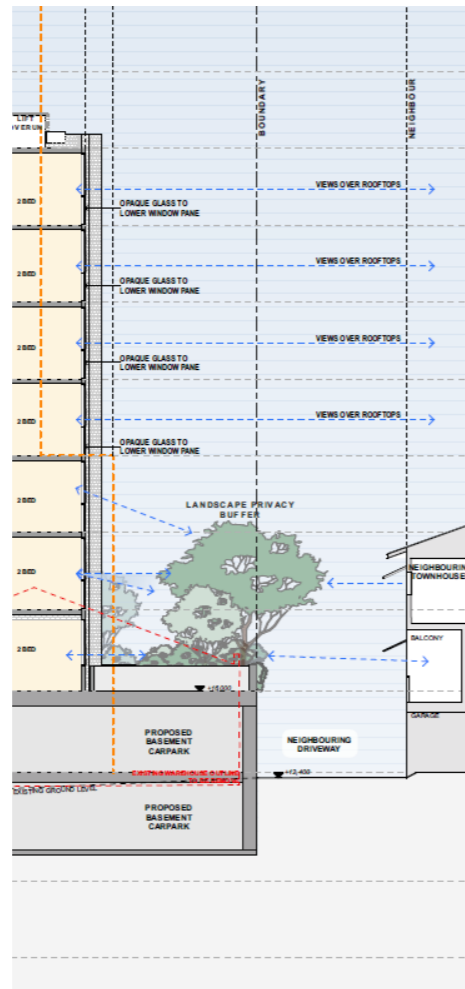
The Eastern tower sets back as it transitions eastward along Tyrrell Street, providing a transitional experience as the building turns the corners into these finer grain precincts.



# Urban Diagrams

## Eastern Tower Response

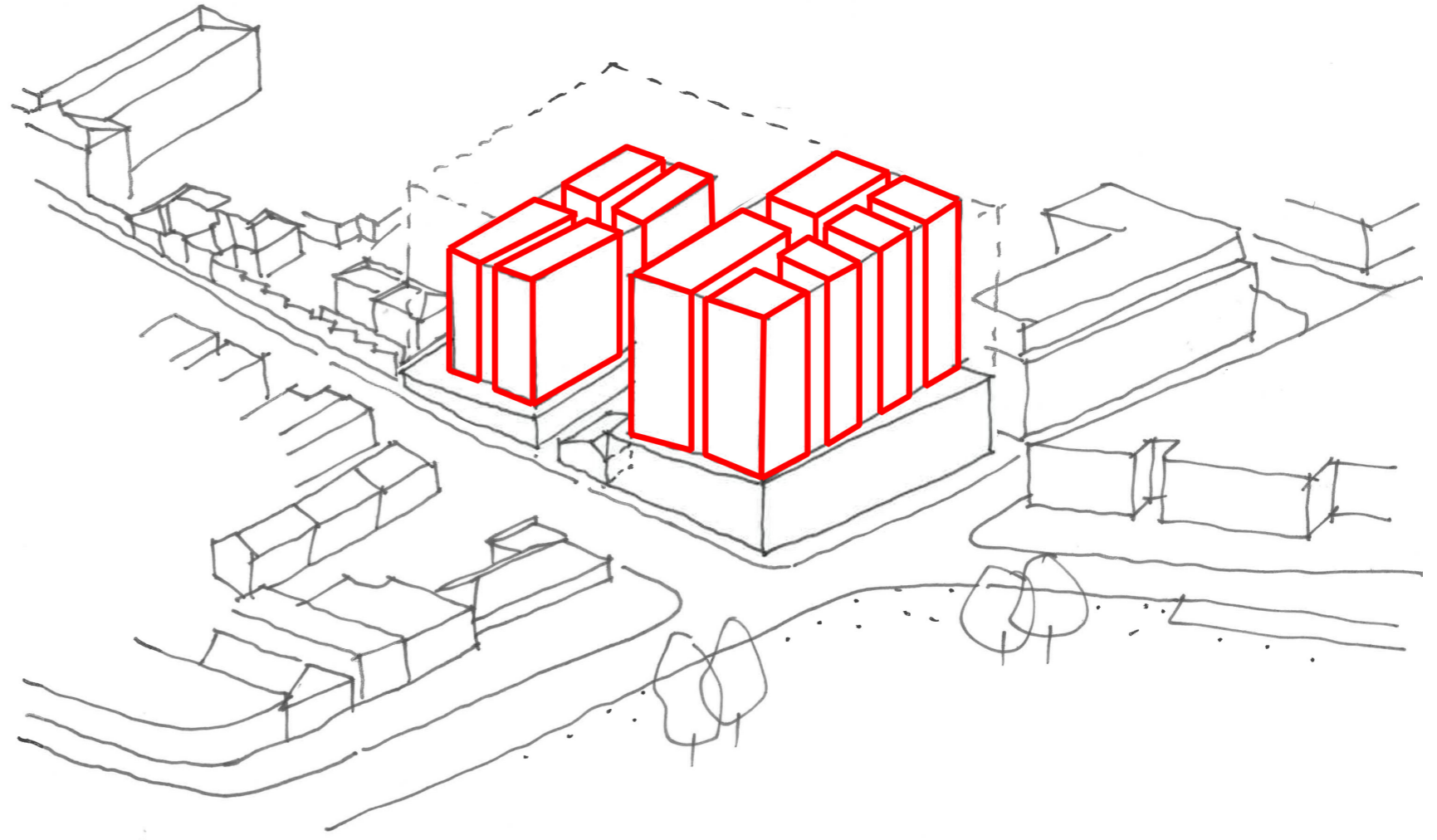
The Eastern tower envelope has been set back from the street and the Eastern boundary to achieve the required ADG separations between the Eastern and Southern adjacent neighbours.



# Urban Diagrams

## Tower Articulation

The residential towers have been articulated into a series of vertical elements that reinforce the skyward notion of the tower in contrast to the horizontal podium expression. This articulation has also been developed in response to the apartment interior design, which further orientates these vertical elements towards Northern views and natural daylight.

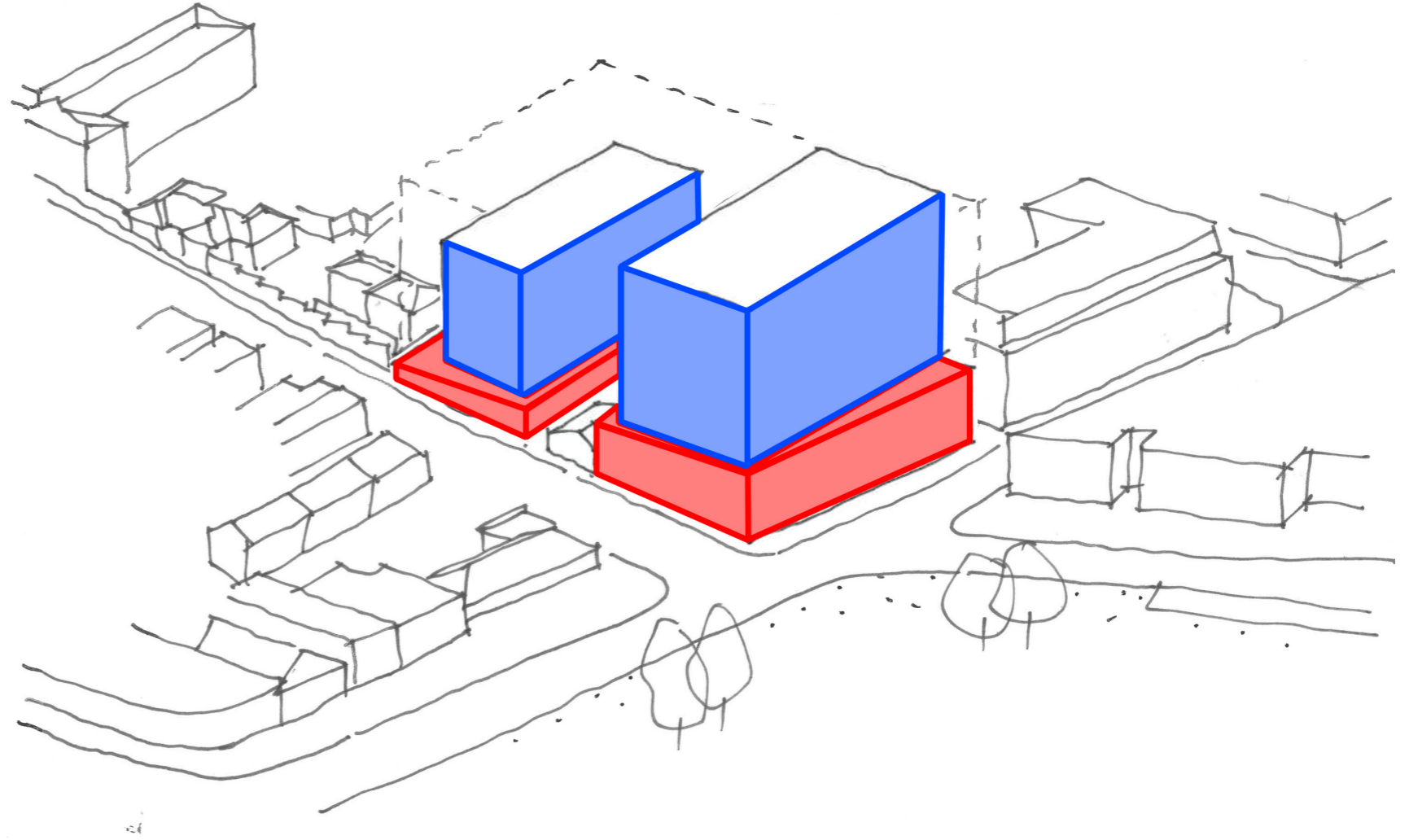


# Urban Diagrams

## Materiality

The proposed building materiality has been defined through its response to the neighbouring context and local materiality. The podium is a masonry base, providing a solid and grounded condition, coherent with the adjacent masonry street wall and fine grain buildings.

The tower has been developed in contrast to the podium as a more glazed and lightweight response, whilst maintaining a dialogue with the podium through the use of masonry elements, external shading, and detailing.

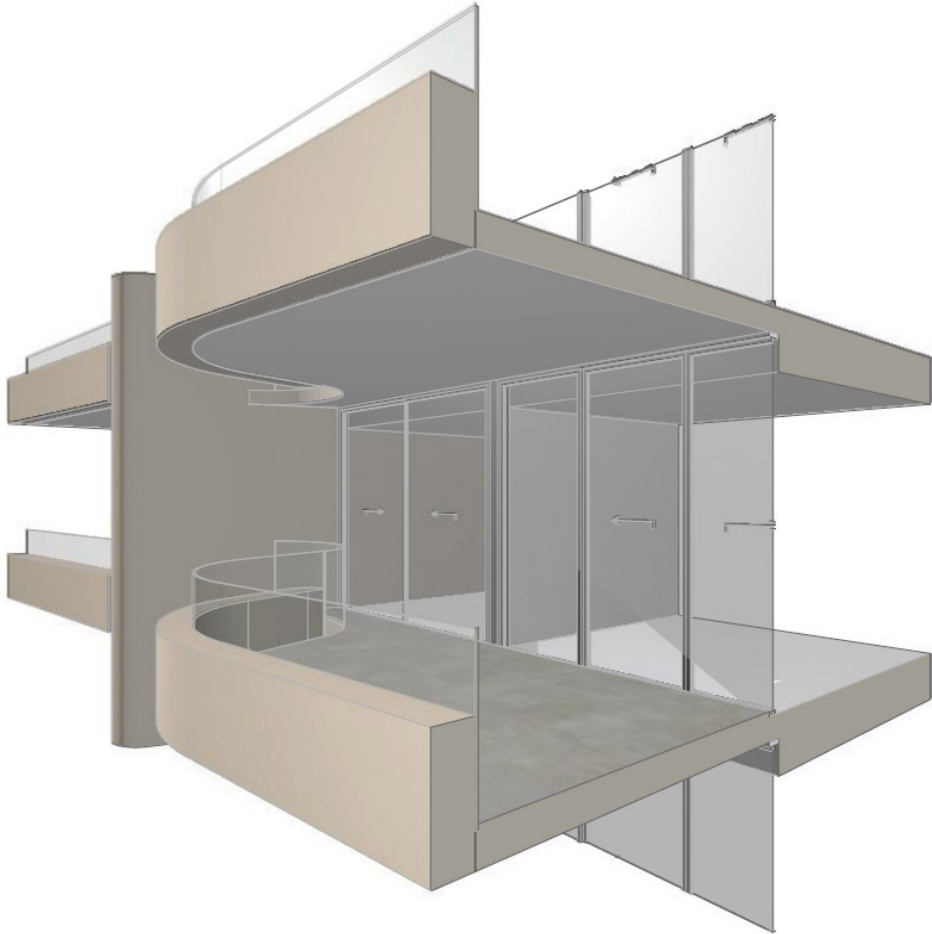


# Urban Diagrams

Materiality



Masonry Podium Base



Glazed Tower



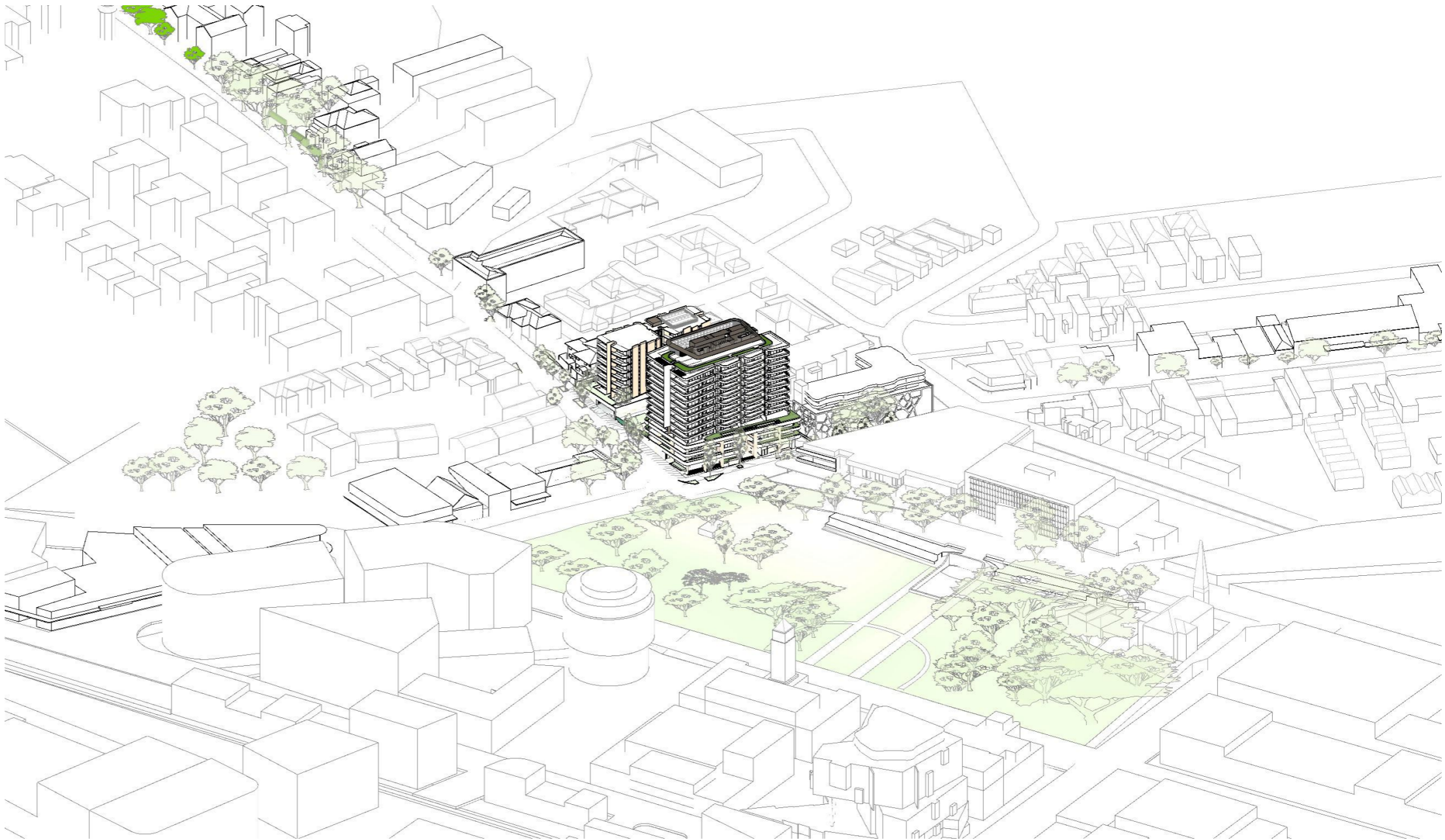
**SECTION 3**

**Urban Context Analysis**

# Aerial Context Views

## Northwest View

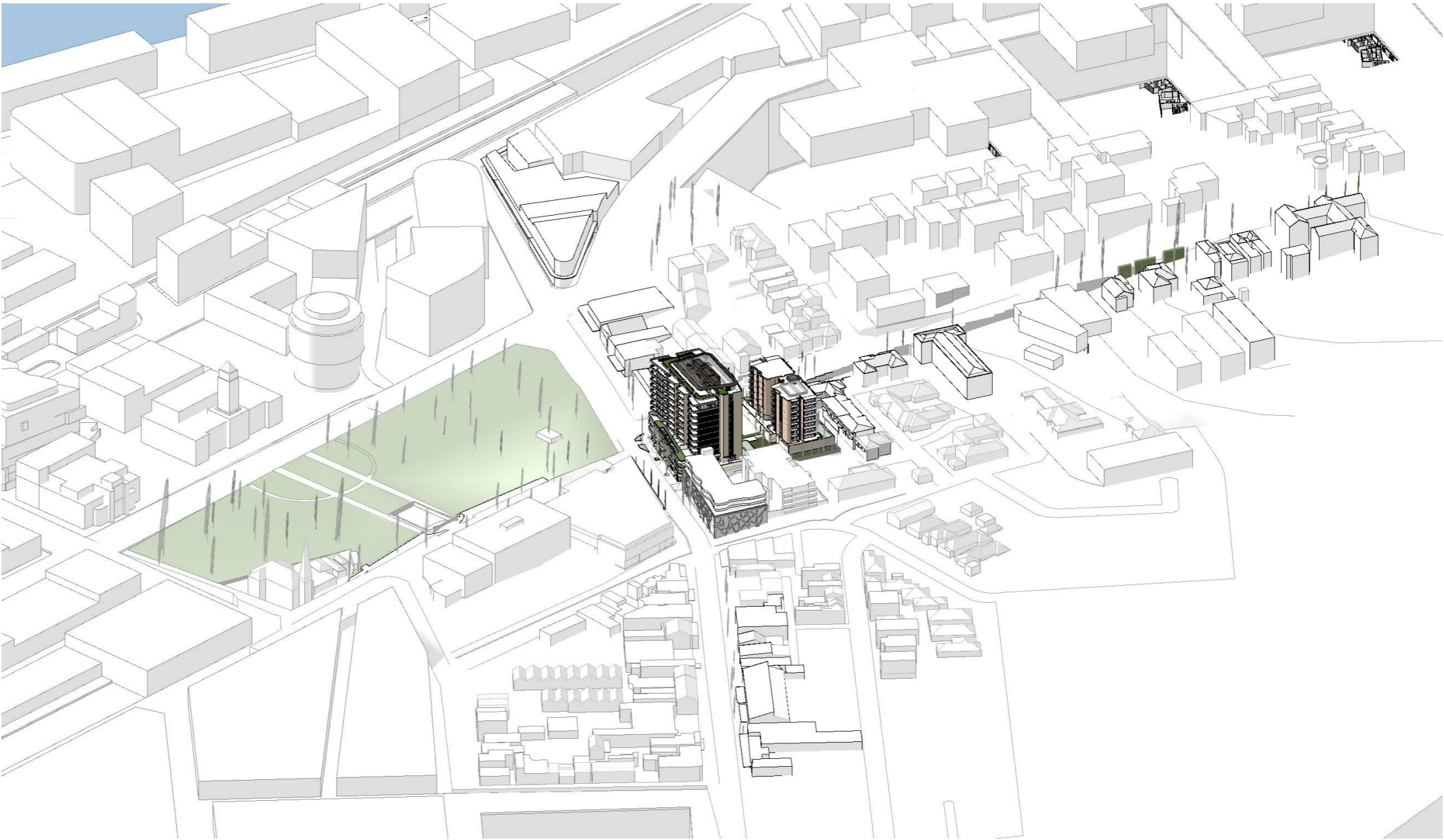
The proposed scheme has been carefully considered from a broad context such as the Civic precinct, adjacent fine grain streets, Eastern residential neighbourhoods, along with the consideration of hillside views across the site. The following drawings illustrate the building in the existing context, highlighting its ability to hold the Civic wall and descaling to the neighbouring context.



# Aerial Context Views

## Southwest View

The proposed scheme has been carefully considered from a broad context such as the Civic precinct, adjacent fine grain streets, Eastern residential neighbourhoods, along with the consideration of hillside views across the site. The following drawings illustrate the building in the existing context, highlighting its ability to hold the Civic wall and descaling to the neighbouring context.



# Aerial Context Views

## Southeast View

The proposed scheme has been carefully considered from a broad context such as the Civic precinct, adjacent fine grain streets, Eastern residential neighbourhoods, along with the consideration of hillside views across the site. The following drawings illustrate the building in the existing context, highlighting its ability to hold the Civic wall and descaling to the neighbouring context.



# Aerial Context Views

## Northeast View

The proposed scheme has been carefully considered from a broad context such as the Civic precinct, adjacent fine grain streets, Eastern residential neighbourhoods, along with the consideration of hillside views across the site. The following drawings illustrate the building in the existing context, highlighting its ability to hold the Civic wall and descaling to the neighbouring context.



# Street Views

## View from Darby Street looking South

The proposed building continues to provide a descaled podium base tying into the adjacent street walls whilst the tower continues to hold this civic scale on this transitional corner site.



## Street Views

### View from Darby Street looking North

The proposed building continues to provide a descaled podium base tying into the adjacent street walls whilst the tower continues to hold this civic scale on this transitional corner site.



# Street Views

View from Tyrrell Street looking West

The proposed building continues to provide a descaled podium base tying into the adjacent street walls whilst the tower continues to hold this civic scale on this transitional corner site.



## Street Views

### View from Lamar Street looking East

The proposed building continues to provide a descaled podium base tying into the adjacent street walls whilst the tower continues to hold this civic scale on this transitional corner site.

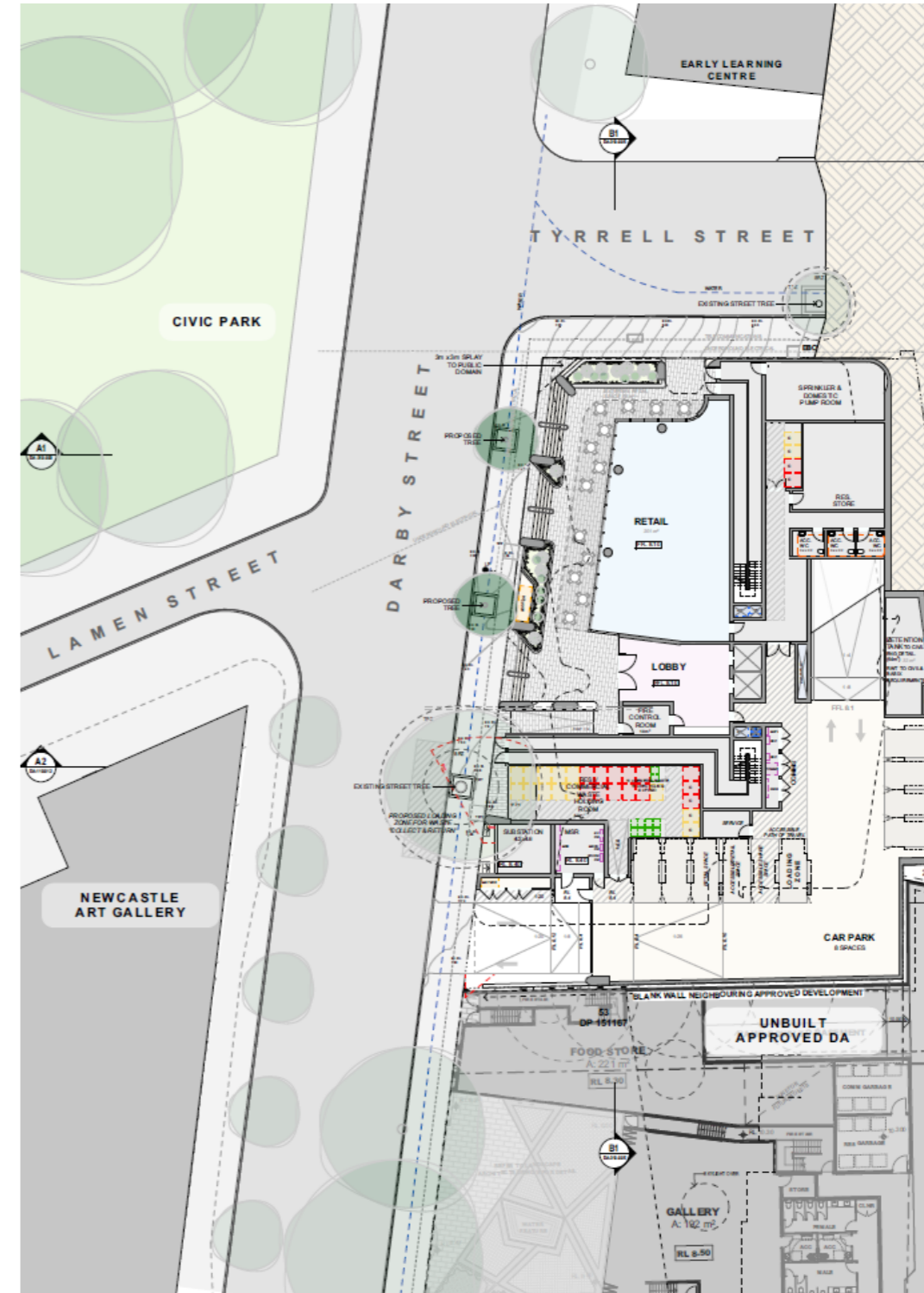


# Active Edges

## Ground Floor Plan

The Ground Floor has been developed to respond to the corner by creating a highly active edge with retail activation, internal and undercover space, enjoying Northern light and overlooking the Civic Park and precinct. The elevated stairs also provide a relief from the street, providing an elevated experience across passing traffic.

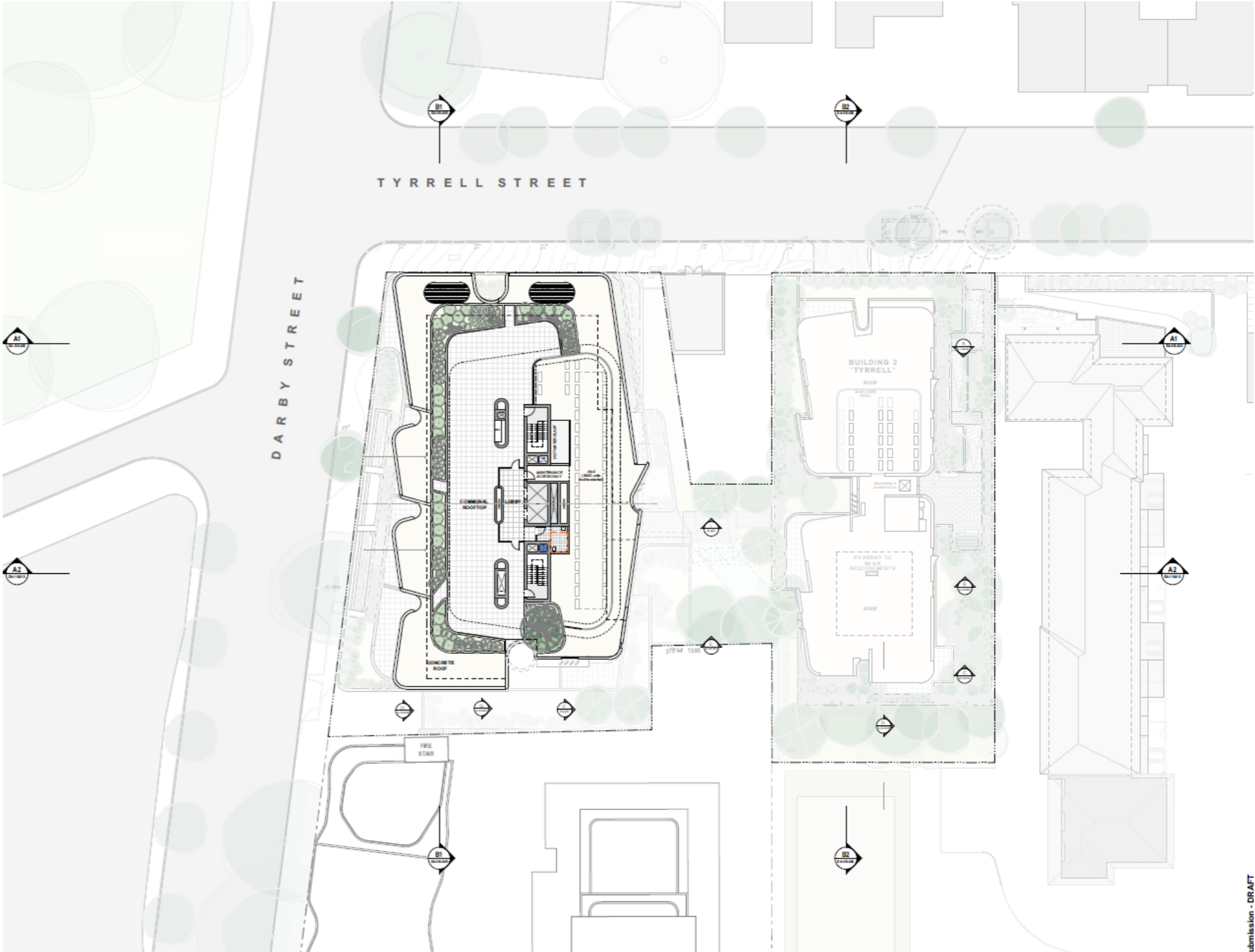
The residential lobby further activates Darby Street, whilst the Eastern building activates Tyrrell Street.



# Active Edges

## Rooftop

The proposed rooftop has also been activated with an abundant area of internal and external communal open space that can be enjoyed by both building communities.



Submission - DRAFT

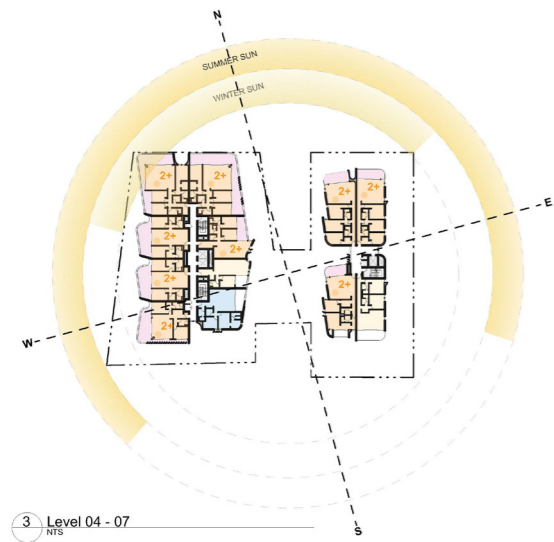


**SECTION 4**  
**ADG Compliance**

# ADG

The proposed scheme has been carefully designed to respect the adjacent neighbouring conditions and achieve ADG compliance by descaling the proposed envelope through a number of key strategic moves, illustrated in the previous section.

The proposed scheme has identified the key ADG separations required, and assessed neighbouring conditions such as balconies, windows, and overshadowing in order to deliver a successful outcome for both existing neighbours and future residents. The key move of breaking the tower into two transitional forms provides excellent daylight to the Southern properties and a slimmer, faster moving shadow. The following drawings illustrate detailed responses to the various neighbouring conditions through the use of privacy louvres, frosted windows, articulated setbacks, and apartment design.



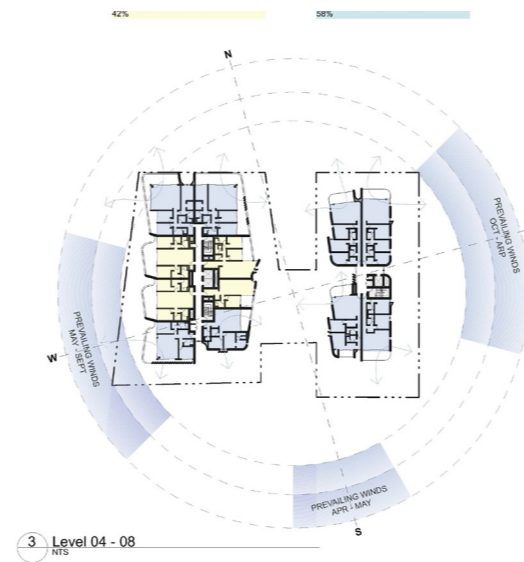
## ADG SOLAR ANALYSIS

- 2+ hours to unit living space
- 15min < solar < 2 hours to unit living space
- No direct sun
- 2+ hours to POS

## SUMMARY

	No Sun*	15min < Solar < 2hr	Solar 2hr
Lift Overrun			
Level 12 Communal			
Level 11	1	7	4
Level 10	1	7	6
Level 09	1	7	6
Level 08	1	11	9
Level 07	1	11	9
Level 06	1	11	9
Level 05	1	11	9
Level 04	1	11	9
Level 03	1	11	9
Level 02	1	11	6
Level 01	1	6	5
Ground			
Basement Lvl 1			
Basement Lvl 2			
<b>Totals</b>	<b>9.7%</b> 11	<b>92.0%</b> 104	<b>71.7%</b> 81

	ADG	Proposed
Solar First 9 Floors	N/A	66%
Solar Total	70%	72%
No Sun*	Max. 15%	10%



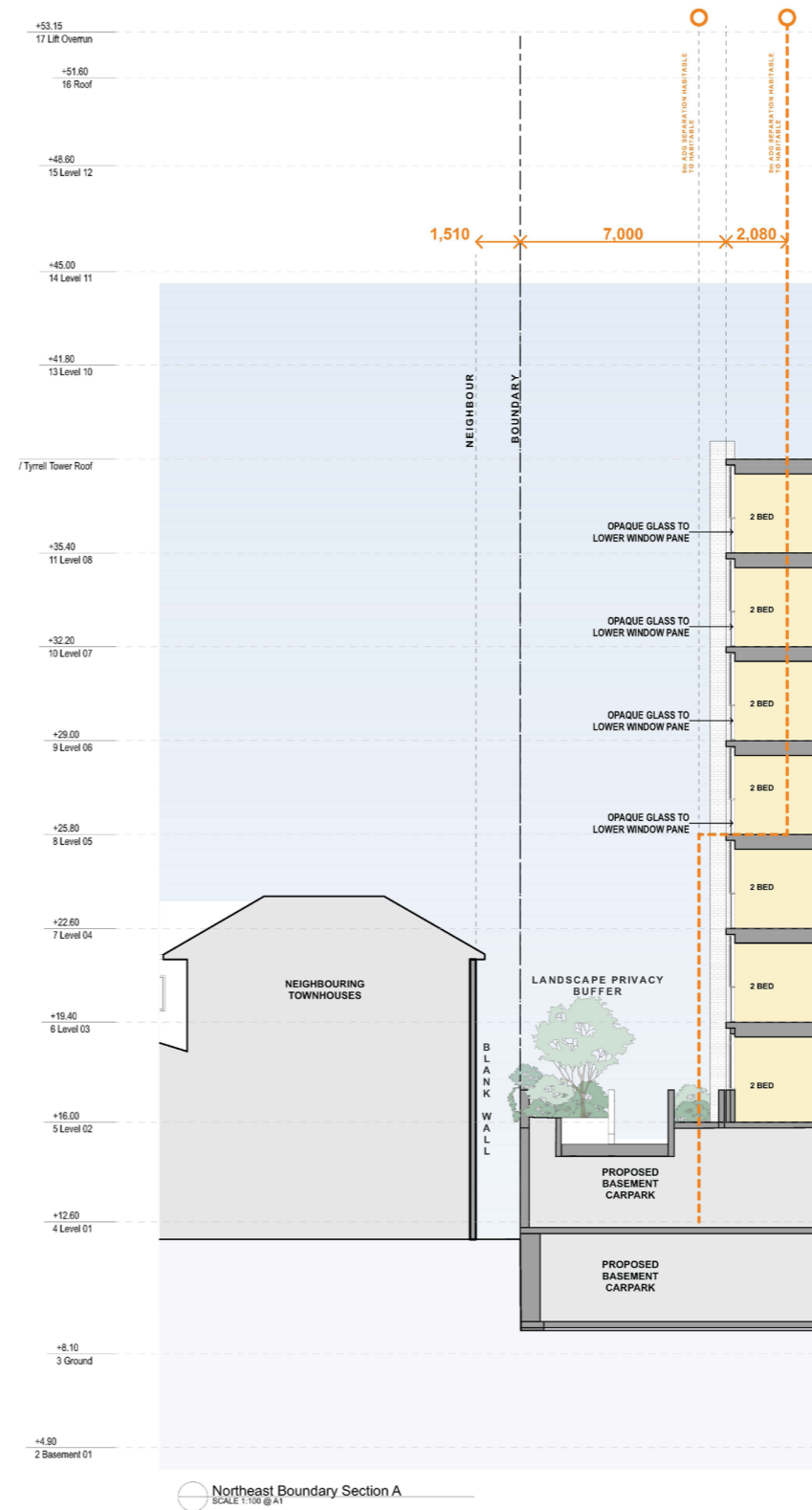
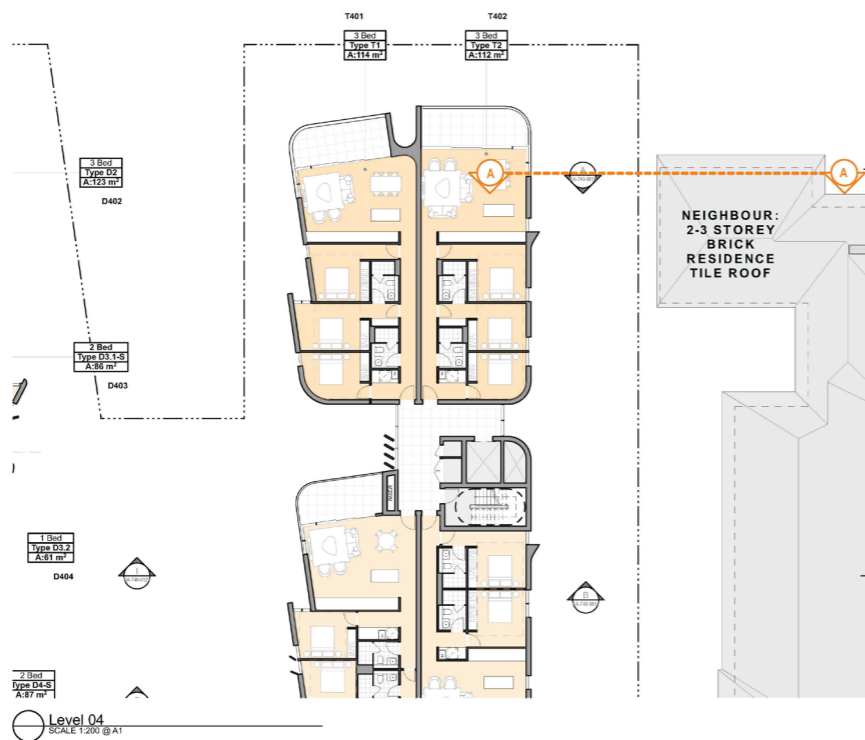
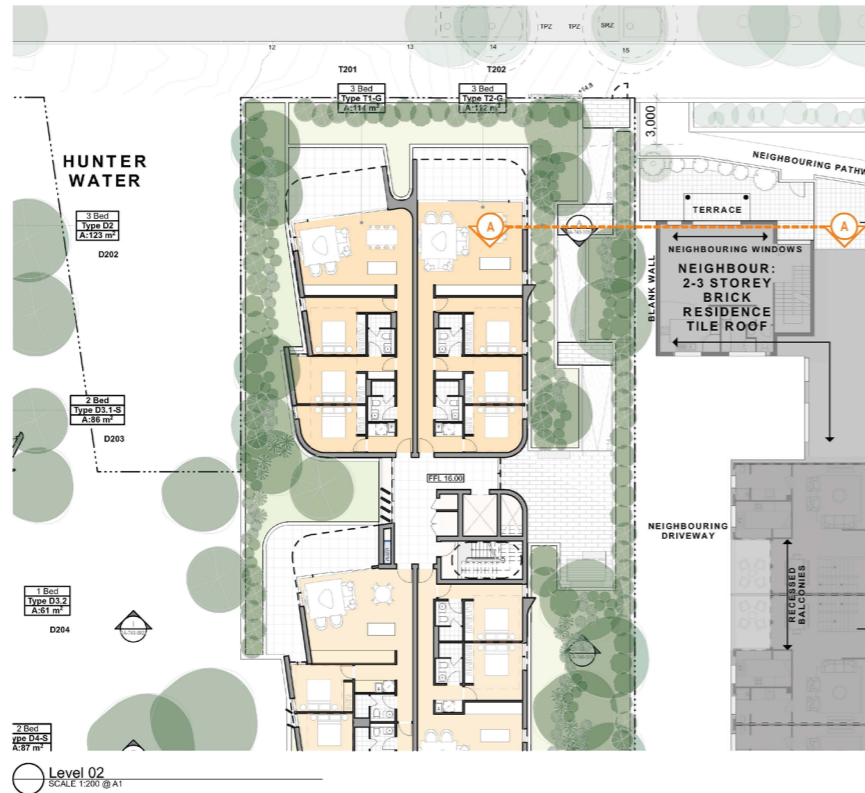
## ADG VENTILATION ANALYSIS

- Cross Ventilation
- Units achieving cross ventilation
- Single aspect unit

## SUMMARY

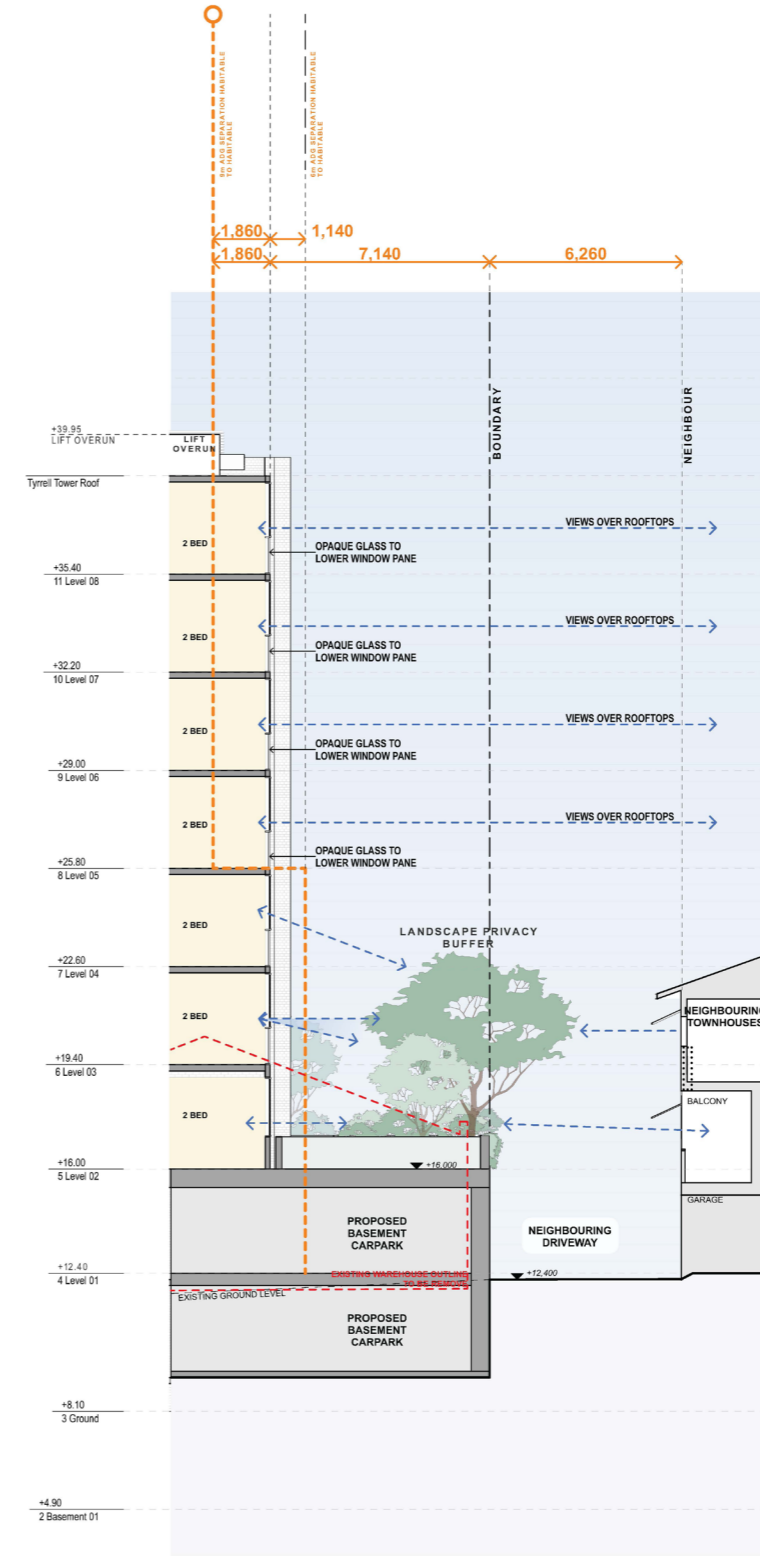
	Cross Vent
Lift Overrun	
Level 12 Communal	
Level 11	4
Level 10	6
Level 09	6
Level 08	8
Level 07	8
Level 06	8
Level 05	8
Level 04	8
Level 03	8
Level 02	8
Level 01	5
Ground	EXCLUDES UNIT 03
Basement Lvl 1	
Basement Lvl 2	
<b>Totals</b>	<b>68.1%</b> 77

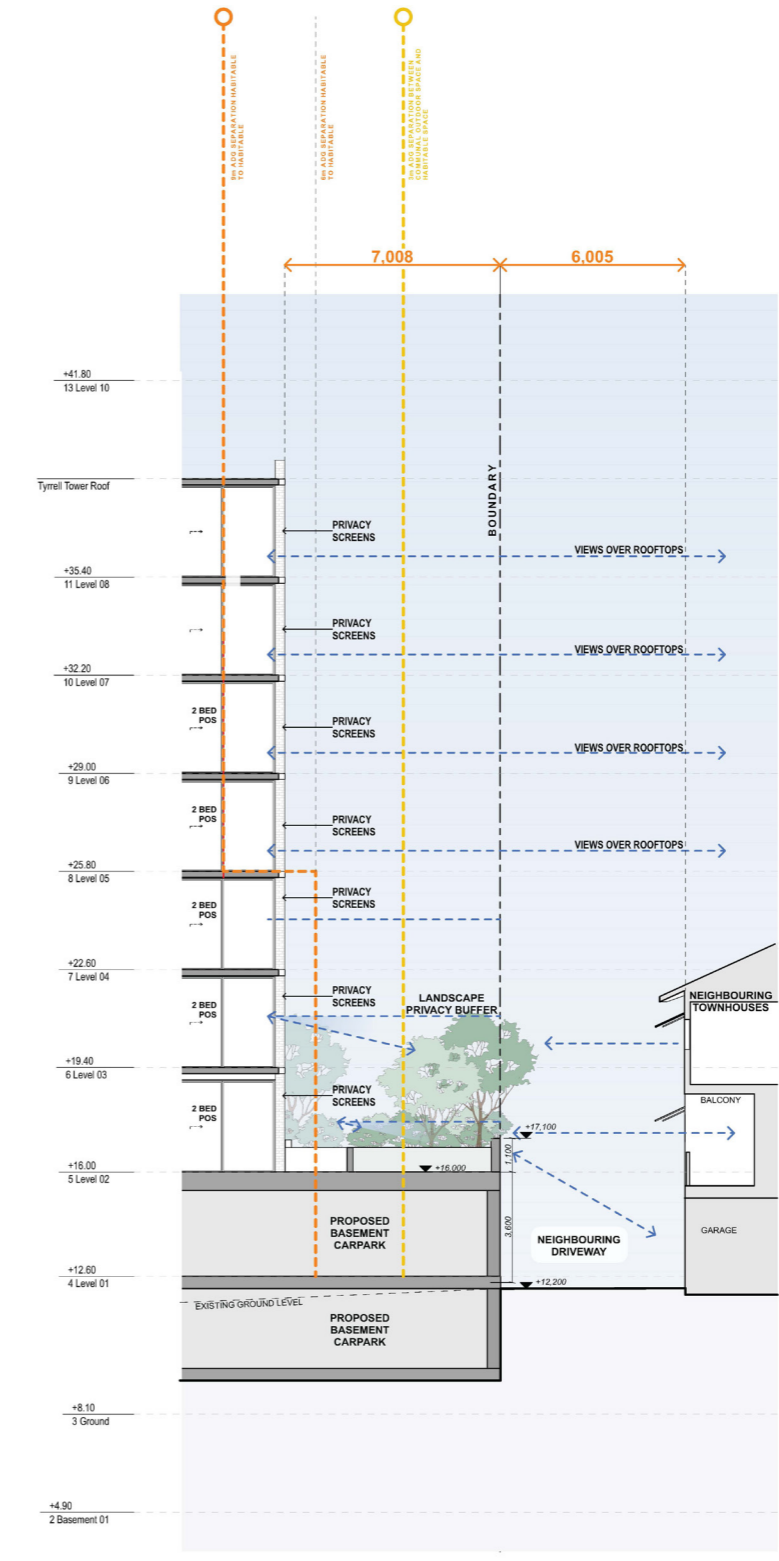
	ADG	Proposed
Cross Vent. First 9 Floors	60%	62%
Cross Vent. Total	N/A	66%





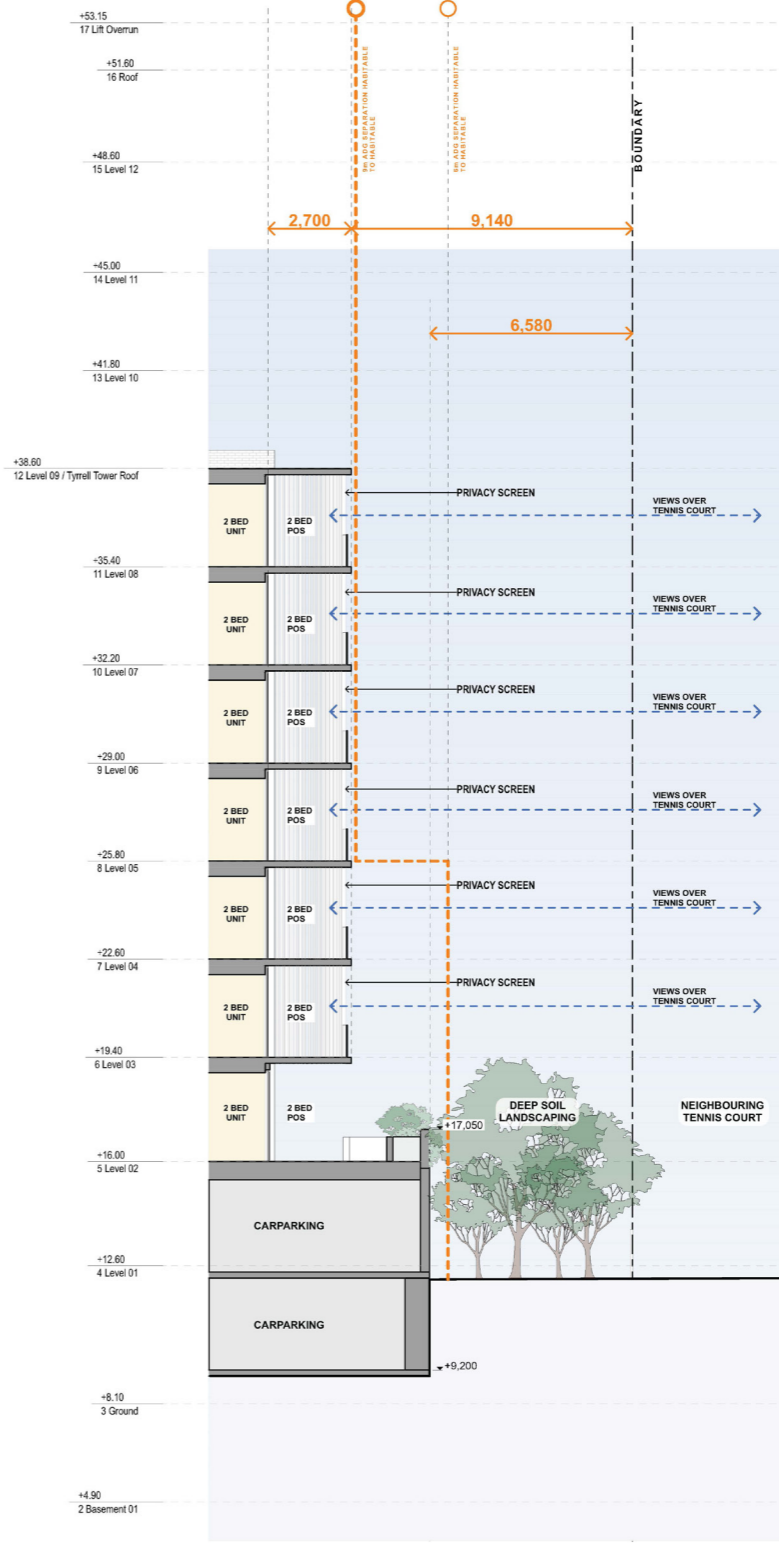
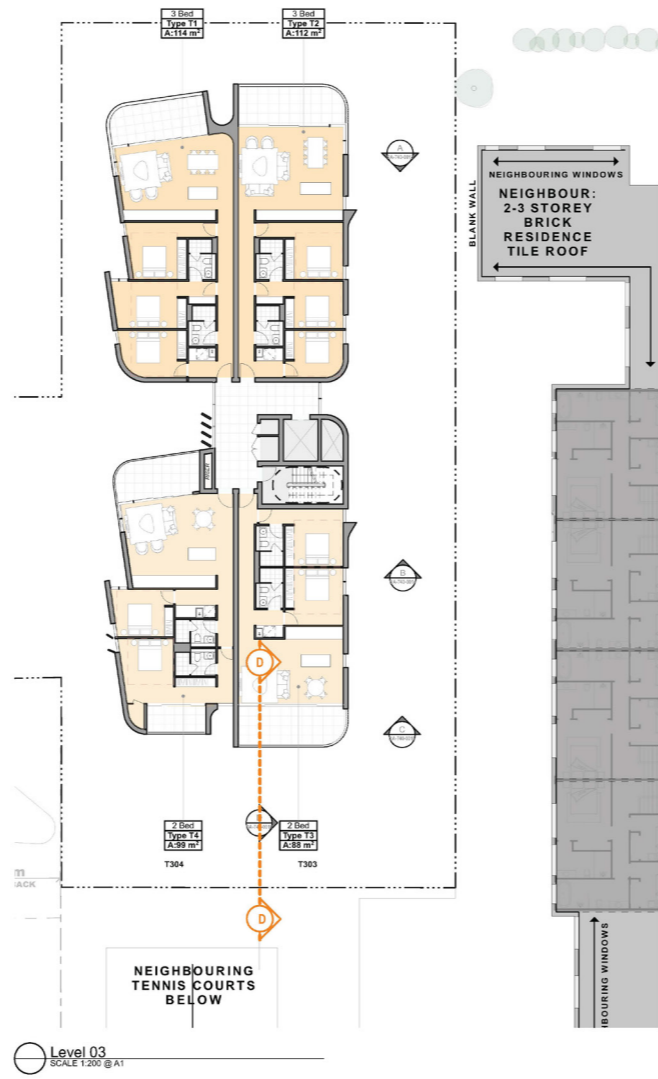
ADJOINING SITE - RESIDENTIAL TOWNHOUSE DRIVEWAY  
NTS



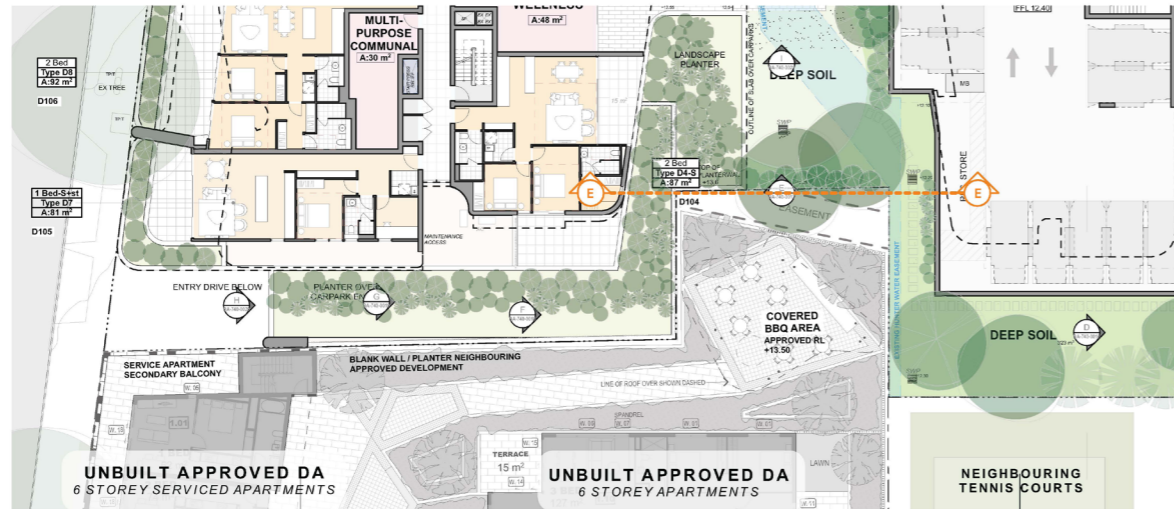


ADJOINING SITE - RESIDENTIAL TOWNHOUSE DRIVEWAY  
NTS

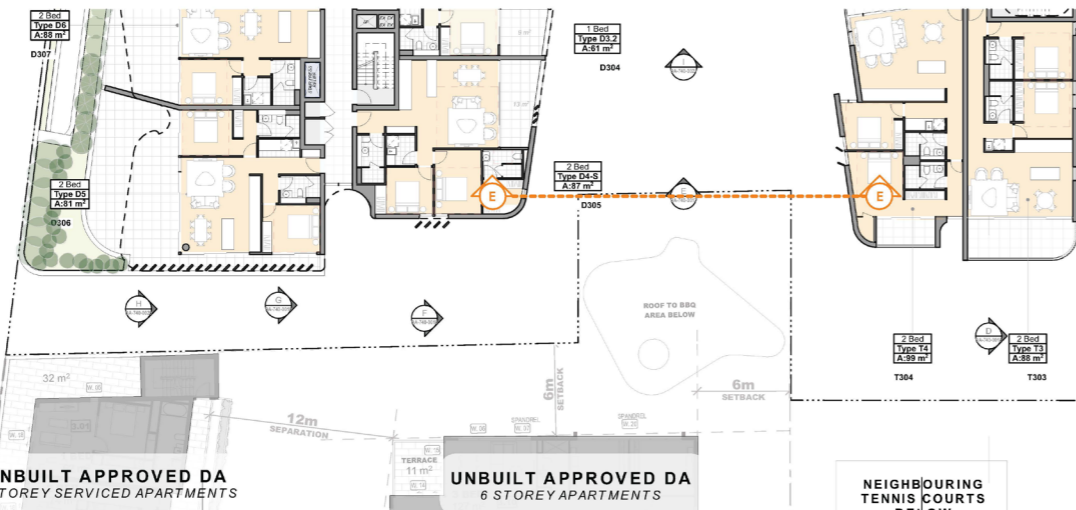




ADJOINING SITE - 1 QUEEN ST  
RESIDENCES TENNIS COURT  
IMAGERY FROM REALESTATE



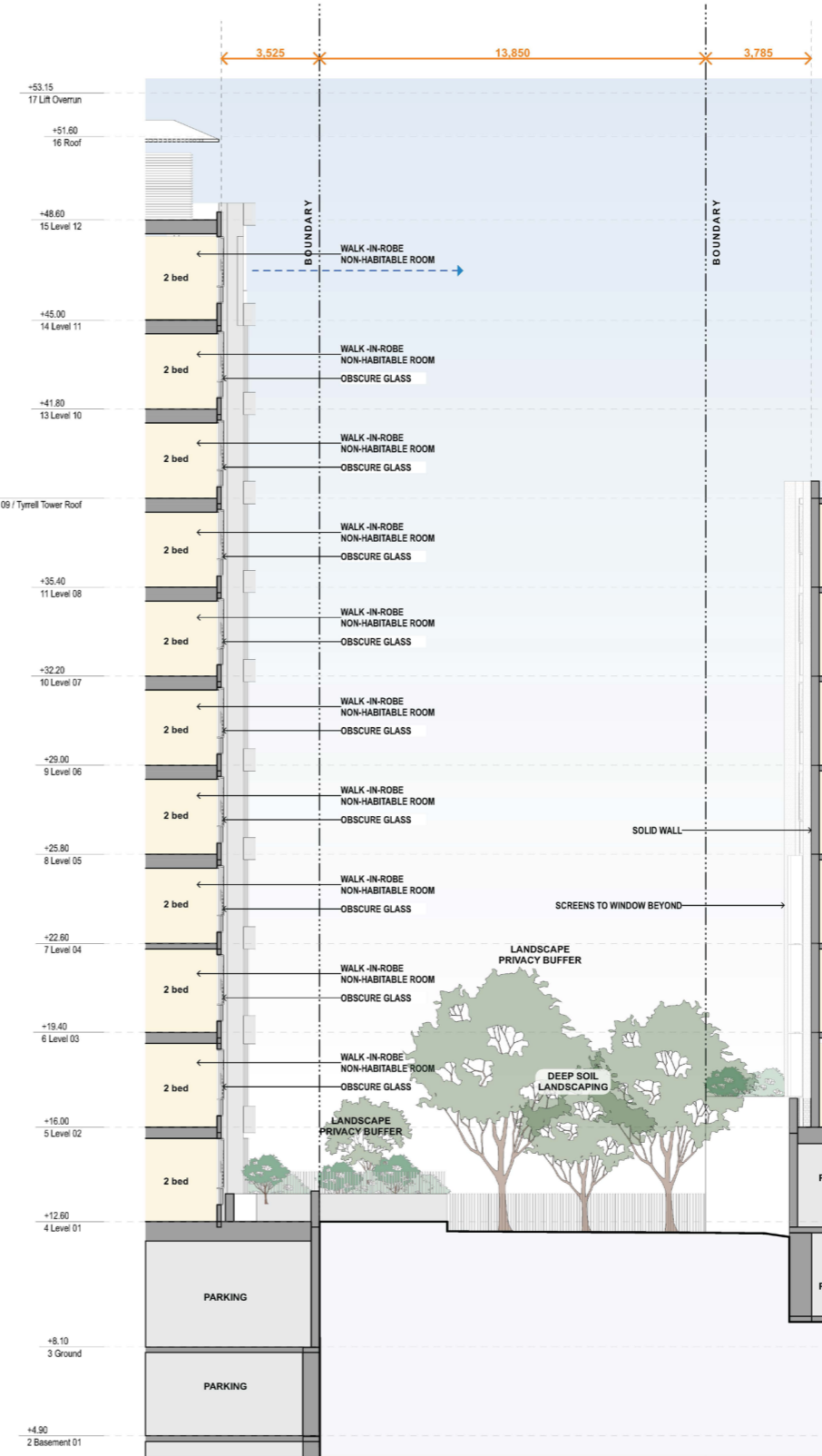
Level 01  
SCALE 1:200 @ A1



Level 03  
SCALE 1:200 @ A1



ADJOINING SITE - UNBUILT APPROVED COVERED COMMUNAL OPEN SPACE  
NTS



South Boundary Section E  
SCALE 1:100 @ A1

