

The Gully Line Terraces is a 10 unit development located approximately 6km from the centre of Newcastle City. It is located on the Western side of Turton Road, a main arterial road in New Lambton between Hobart and Monash Roads.

The brief for the project was to maximize the capacity of the site into highly efficient 2 bedroom units, each with good independence between dwellings which also have individual private outdoor open spaces.

The project achieved 10 units across the site, the maximum allowable under the council controls, arranged in a linear plan to both sides of a central driveway. Each unit successfully included private outdoor open space and garaging for 1 car, while 3 visitor parking bays are also included on site.

Each unit is composed of an open plan living, dining and kitchen area downstairs overlooking the private outdoor space. On the lower level is a second WC and garage, while the upper level incorporates 2 bedrooms, some with walk in robes, 1 bathroom and a study nook.

Being located on a main arterial road an acoustic consultant was consulted for input into requirements in glazing thickness and wall insulation. The project also involved the demolition of an existing residence and the removal and replacement of an existing sewer line.

The project constructed by Hunter Coast Homes, from the end of 2012 through to mid 2013, has shown to be a quality example of urban development in the context of its social fabric and surrounds.

**PROJECT ARCHITECTS**

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**PHOTOGRAPHY**

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