4.2.1 Dormers and skylights

Explanation

The roof space of dwellings has sometimes been used as an attic or a habitable room. The usual method of providing light and ventilation was by the insertion of a dormer in the roof plane. A number of houses and cottages within Paddington survive with original dormers to the front and rear roof planes. The shape and design of dormers vary with different architectural styles and building types.

More numerous are the houses which exist without the introduction of dormers to the street front elevations. Dormers to the street front significantly alter the character of the streetscape.

Skylights located in highly visible positions, large skylights and skylights with protruding profiles can detract from Paddington’s roofscape.

Current pressures for accommodation make the utilisation of the roof space desirable. Where the principal roof form has sufficient slope and height an attic room may be possible with a dormer in the rear slope of the principal roof form.

Utilisation of the roof space is possible if the original ceilings are retained except where interrupted by a new stair or ladder access. To maintain the consistency of new dormers, traditional models for Victorian and Federation period buildings, with specific proportions and dimensions, are provided in this section.

Objectives

01 To minimise the impact of dormers and skylights on the form, appearance and fabric of the principal roof form.

02 To ensure that dormers to Victorian and Federation period terraces and cottages are traditional in form, proportions, scale and materials.

03 To ensure that new attic spaces do not unnecessarily impact on original significant fabric, especially original ceilings.

Figure 1 Dormer – typical elements
Controls

Dormers – general

C1 Dormers must not be added to street front and side elevations of the principal form of significant buildings unless documentary evidence shows that an original dormer or dormers existed in these locations as part of the original design.

C2 Attic spaces in a Victorian or Federation period building that contributes to the significance of Paddington may be permitted if the original ceiling to the principal form remains intact except for the provision of a stair or access ladder.

C3 A dormer may be located within the rear slope of the principal roof form only if this would have no impact or negligible impact on:
  - the building’s significance,
  - the group’s significance, where the building forms part of a group, and
  - the significance of the heritage conservation area.

C4 More than one dormer may be located within the rear slope of the principal roof form subject to:
  - the width of the roof being greater than 6m,
  - each dormer being identical in type, size and no greater than 1200mm maximum width overall, and
  - consideration of the impact on the building’s significance, on the group’s significance, where the building forms part of a group, and on the streetscape.

C5 The design, proportions and materials of new dormers, where permitted, must be based on traditional models and must be appropriate to the architectural style of the building and the building’s context (see figures 2 and 3).

C6 Dormers must be arranged symmetrically on the roof plane.

C7 Dormers must not incorporate balconies, balconets or Juliet balconies.

C8 Pediment infill and side cheeks to traditional and contemporary dormers must not be glazed.

C9 Pediments may be infilled with flush fitting timber ventilators.

Dormers to Victorian period cottages, semi-detached dwellings and terraces

C10 For buildings 4m wide or wider, a dormer, or each dormer where more than one is possible due to roof width, must not exceed 1200mm in width.

C11 Where buildings are less than 4m wide, a single dormer must not exceed one third of the width of the roof or 1000mm overall, whichever is the lesser.
For a dormer with a pitched roof:
- the height of a window is to be 1.4 times its width, measured from the head of the window to the bottom of the sill, and
- the roof pitch is to be between 32 degrees and 45 degrees.

For a round headed dormer, the height of a window measured from the bottom of the sill to the springing point of the rounded head is to be equal to the overall width of the dormer.

The top of a dormer must be below the main roof ridge by at least 300 mm.

The top of the dormer window sill must be set at least 400mm above the finished floor level.

The dormer’s roof must be clad with corrugated metal sheeting and flashing that matches the existing roof colour. The roof sheeting and bargeboard must not exceed a 150mm overhang. Dormers must have a timber pilaster facing and no wall cladding below the sill. Cheeks must be clad in timber weatherboards.

Where dormers are reconstructed on street front elevations (as allowed under C1), they must use traditional windows appropriate to the building style.

Note: Documentary evidence must be provided to support the appropriateness of the window type.

Dormers to Federation period cottages, semi-detached dwellings and terraces

Dormers to Federation-period significant buildings should be appropriate to the architectural style of the building.

Vertically proportioned ‘Victorian’ period dormers with double hung or casement windows are permitted if they comply with the proportions and location of C10 or C11, and C12 to C15.

Horizontally proportioned dormers with casement windows are permitted with ‘eyelid’ or hipped roof forms if:
- designed appropriately to the building’s type,
Part 4.2 – Specific policy for building and site elements

- the top of the dormer is located at least 600mm below the main roof ridge line,
- the top of the sill is set at least 900mm above the gutter line,
- the dormer width is limited to 2.2m,
- the window height is limited to 1m maximum or 2.2m maximum depending on the window type (see figure 3), and
- the dormer complies with figure 3.

![Figure 3](image)

**Figure 3** Federation period dormers

**Dormers to infill buildings**

**C21** A contemporary styled dormer may be located within the rear roof plane of the principal roof form of an infill building where:
- there would be no impact or negligible impact on the heritage significance of the adjoining buildings and on the significance of the heritage conservation area,
- the proportions comply with C10 or C11, and C12 to C15, and
- the provisions of C6, C7, C8 and C9 are met.

**C22** More than one dormer may be located within the rear slope of the principal roof form subject to:
- the width of the roof being greater than 6m,
- each dormer being identical in type, size and no greater than 1200mm maximum width overall,
- the height of each dormer complying with C12 to C15,
- the provisions of C6, C7, C8 and C9 being met, and
- consideration of the impact on the significance of the adjoining properties and on the streetscape.

**Skylights**

**C23** Skylights are not to be placed in front or side facing roofs of the principal roof form.

**C24** A single skylight may be placed in the rear facing slope of the principal roof form by itself or with a single dormer.
C25 A maximum of two skylights may be placed in the rear facing slope of the principal roof form provided:
  - they are arranged symmetrically, and
  - there is no dormer.

C26 No skylights may be placed in the rear facing slope of the principal roof form where there are two or more dormers.

C27 Skylights must be of a low profile and should be flush with the roof surface. They should have simple, unobtrusive detailing and be non-reflective. Colouring must merge with the roofing material.

C28 A skylight on the principal roof form is to not to exceed an area greater than 1.5m².

C29 Rear roof planes are not to incorporate more than 25% transparent material. This includes the area of skylights and dormer windows.
4.2.2 Chimneys

Explanation

Chimneys are important elements within the heritage conservation area. They add vertical emphasis to the roofscape and richness by the variety of forms and detail.

Objectives

O1 To retain original chimneys and their details.

O2 To encourage reinstatement of missing chimney elements.

Controls

C1 Original chimneys and their details must be retained.

C2 When works are proposed to the roof of the principal form of the building, missing details from existing chimneys, where substantiated by evidence, are to be reinstated and repairs to existing chimneys are to be undertaken in a traditional manner.

Figure 1 Typical chimney stack

1 Chimney pot
2 Coped and moulded cornice
3 Shaft
4 Stump
4.2.3 Windows, doors, shutters and security

Explanation

The majority of window types available in the late nineteenth and early twentieth century were double hung timber-framed sashes. Windows were commonly rectangular in shape and vertically proportioned. Where a larger opening was desired, windows were set in groups. Rear windows were vertically proportioned and relatively plain.

Casement windows became fashionable in the early twentieth century. Often these were grouped in threes.

Glazing bars, glazing and the number of panes reflected stylistic fashions and advances in the manufacture of the size of sheets of glass. Both casements and double hung windows were sometimes embellished with coloured and patterned glass. This decorative treatment is usually located on the street front location. Rear glazing is comparatively plain.

The front door was the most elaborately detailed timber door of the house. Commonly it featured moulded and recessed panels and good quality hardware. The quality and level of detail diminished in secondary areas of the house. Doors to verandahs at the first floor level were usually timber French doors with solid lower panels.

Louvre timber shutters were commonly used for windows and doors to assist with cooling buildings and providing privacy and security. In two storied or higher buildings shutters might only have been fitted to the ground floor windows and French doors.

Security devices which conceal the windows and doors to the street front elevations of a building adversely affect the visual character of the building.

Objectives

01 To retain original windows, and doors and their associated detailing and joinery components including original shutters on significant elevations of the principal building form, such as street fronts and side elevations facing streets.

02 To reinstate traditional windows, doors, and shutters consistent with the architectural style of the building on significant elevations facing streets.

03 To retain the visual prominence of windows and doors visible from the public domain.

New windows should be vertical in proportion, preferably within the range suggested. The width of a window should not be greater than the height given by the radius of the diagonal, as shown on Window 1. The height of the window should not exceed twice the width, as shown in Window 2.

These controls are applicable for new windows in existing walls and additions to existing buildings. Greater freedom of interpretation is permitted for infill development.
Controls

Windows and doors

C1 Original windows, doors and shutters on elevations on the principal building form and side elevations facing the street are to be retained.

C2 When works are proposed to the street front elevations on the principal building form and on side elevations facing the street, unsympathetic windows and doors on those elevations are to be removed and replaced with windows and doors that are consistent with traditional elements of known earlier configuration in terms of size, proportion, materials and detail.

C3 Traditional shutters to windows and French doors should be reinstated where they have been known to exist previously where visible from the public domain.

C4 New doors and windows to additions must be consistent with traditional materials, use vertically proportioned openings appropriate to the building type and comply with clause 4.1.3 – Rear elevations, rear additions, significant outbuildings and yards.

C5 Where rear wings are extended boundary to boundary at the ground floor, new doors and windows must be vertically proportioned, but may use contemporary detailing.

C6 New doors replacing a rear window opening at the upper level of a rear wing are to be limited to the size of a set of traditional French doors.

Security

C7 Security should be provided by the least obtrusive method such as the use of mortice deadlocks, window and door locks, an alarm system or internal security bars, internal timber window shutters or security film attached to the internal face of glazing, and other measures in preference to external security grilles.

C8 External metal security doors and window grilles are permitted where they use simple, unembellished, rectangular bars in a vertical pattern or a pattern that reflects the configuration of the glazing bars, and are painted in recessive colours that match the colour of the door or window frame.

C9 Highly visible grilles embellished with pseudo period detail over windows and doors are not permitted.

C10 Roller shutters will not be permitted to windows or doors.

C11 Motorised window sunscreens are permitted only to ground floor windows not visible from the public domain.
Some common examples of front doors are shown. All are panelled doors with stiles and rails. Type A and Type B are four panel doors, while Type C is a high-waisted Edwardian door.

1. Top rail
2. Stile
3. Muntin
4. Mid rail
5. Bottom rail
6. Sunken panel
7. Raised field panel
8. Bolection mould
9. Lamb’s tongue mould
10. Knob
11. Knocker

Figure 2  Door types
4.2.4 Verandahs and balconies

Explanation

Many buildings obtain their visual interest from verandahs and balconies, which create a strong pattern of light and shade by their projection, decorative timber or cast iron and the covering balcony roof. Verandahs that are traditionally located on the front elevation are an important element in the streetscape.

Note: Balconies associated with dormers are addressed in clause 4.2.1 – Dormers and skylights

![Figure 1 Verandahs and balconies](image)

1. Ogee gutter
2. Timber mouldings
3. Cast iron lace frieze
4. Handrail
5. Cast iron lace balustrade panel
6. Balcony timber floor
7. Bead moulding
8. Dentils
9. Stop-chamfered verandah beam
10. Cast iron frieze panel
11. Stop-chamfered frieze
12. Cast iron lace frieze
13. Cast iron bracket
14. Fin wall
Part 4.2 – Specific policy for building and site elements

**Suspended balcony**
- Usually present on Georgian or early Victorian terraces

**Balcony between fin walls**
- Typical for mid- or late Victorian and Edwardian terraces

**Enclosed balconies**
- Enclosed balconies are intrusive and they should be re-opened and restored.

**Figure 2** Types of balconies

**Objectives**

O1 To retain original verandahs and balconies and their associated detailing and components.

O2 To encourage the reinstatement of traditional open balconies and verandahs where verandahs and balconies have been altered or removed.

O3 To promote sympathetic contemporary design of new rear balconies and verandahs that responds to the historic character of the area.

**Controls**

C1 Original verandahs and balconies on the front building elevation are not to be altered except for the reinstatement of original detail, and the reversal of unsympathetic alterations. Patterns of replacement cast iron should be of a design suitable to Paddington.

C2 Verandahs and balconies may be reinstated on street front elevations where they have been known to exist at an earlier date. The design must be consistent with the architectural style, materials and detailing of the building and the group, where the building is part of a group.

C3 The step down from the main roof to the balcony roof must be retained or reinstated where a new or replacement balcony or reinstatement of a balcony on street front elevation is proposed.

C4 Reinstatement of rear upper-storey balconies is permitted where evidence shows they have previously existed.

C5 The heights of original balustrade panels and rails must conform to the heights of original and appropriate balustrades within Paddington. Balustrade heights may only be increased by inserting a fine horizontal bar above the existing balustrade, supported behind the existing balustrade.
C6 New verandahs and balconies are not permitted at the upper levels, if the building is part of an unaltered group of buildings.

C7 If the building is part of an altered group of buildings, a rear balcony is permitted where:
   - the original rear window opening is widened to a maximum of 1.2m to accommodate a pair of traditionally scaled French doors,
   - the balcony width does not exceed the width of the door opening by more than 300mm and must not have a depth greater than 600mm,
   - the balcony is a similar form to a traditional balcony, but is detailed in a contemporary manner, and
   - a glass balustrade is not used.

C8 New rear upper floor balconies and verandahs must be designed with regard to the amenity of adjoining and adjacent properties. Privacy screens may be required to reduce the impact of new balconies.

C9 Verandahs and balconies on infill buildings must be of a contemporary design and materials that demonstrate an appropriate response to the relevant aspects of the historic context.

Figure 3 Balcony roofs
Intrusive balcony roof
In the 50’s and 60’s many terraces were re-roofed, mainly using terra cotta or concrete tiles, removing the separation between the roof and the main balcony roof. Renovators are encouraged to reverse this intrusive trend.

Figure 4  Intrusive balcony roof
4.2.5 Fences, walls and gates

Explanation

In Paddington the majority of houses with a setback from the street originally had a front fence. As well as performing the usual range of functions the fence presented the household to the street. Through pickets and iron palisade fences the passer-by could obtain glimpses of gardens and the house.

Each architectural period or building type had an associated style of fence, so the materials and the design of the front fencing varied. Typical Victorian terraces had an iron palisade fence on a sandstone base. Cottages often had a timber picket fence.

Front fences enriched the visual appeal to the street. Side and rear fences were usually rough sawn timber palings or brick and performed a utilitarian function.

Fences play an important role in forming the character of a house. A well designed fence will complement and enhance the qualities of a building. Too often the appeal of a house will be considerably diminished by a fence of inappropriate design and materials. The blank brick fence on the street front elevation is an example of an unsympathetic fencing type.

Where groups of buildings were elevated, a boundary wall was constructed using local sandstone, with a traditional fence on top. Often these changes in level occurred beside old quarry sites. Where these street walls are high, they form significant townscape elements.

Note: For garage doors and associated gates refer also to clause 4.2.6 – On-site vehicle parking, garages, carports, driveway access and servicing facilities.

Objectives

01 To retain original fences and gates.
02 To reinstate traditional fences and gates on street frontages and side streets of an appropriate architectural style to existing buildings.
03 To maintain traditional heights of fences and their elements.
04 To ensure fences and gates for infill development respond in a contemporary manner to the relevant aspects of the historic context.
05 To retain views towards the rear of properties from the laneways or over side fences.
06 To ensure fences are built with regard to the topography of sloping sites.
07 To ensure boundary fences between allotments provide visual privacy without adversely affecting the amenity of adjoining properties in terms of views and sunlight.
08 To retain and conserve significant sandstone walls.
Part 4.2 – Specific policy for building and site elements

Early Colonial and Edwardian buildings are associated with timber picket fences. Picket designs varied from Colonial times through to Edwardian times from small rounded tops, to scalloped, spear-ended and flat tops.

1 Iron palisade bar
2 Iron spearhead top
3 Top rail
4 Coped masonry plinth
5 Masonry pier
6 Iron gate

**Figure 1** Picket fence

**Figure 2** Palisade fence

**Controls**

**General – all areas**

**C1** Fences and gates must be constructed to the boundary or, where the adjoining owner’s consent has been obtained, on the boundary (except for public land where no encroachment must occur).

**C2** Gates must not encroach over or onto public land when opening and closing.

**C3** Gates must be constructed in line with fences.

**C4** The configuration, finishes and details of original sandstone walls must be retained and conserved. Alterations for the purpose of maintenance, reinstatement or reinstatement of missing elements may occur.

**Street front zone**

**C5** There is to be no alteration to original fences and gates, except for maintenance, reconstruction or the reinstatement of missing elements.
Part 4.2 – Specific policy for building and site elements

C6 When works are proposed to the street front zone, unsympathetic fences, walls and gates must be removed and replaced by fences, walls and gates that are of the form, height, details, materials, finishes and quality appropriate to the architectural character of the building and group, where the building forms part of a group.

C7 New and replacement fences and gates must be consistent with the architectural style of the building and be an appropriate traditional height. If part of a group, a fence must match the original fence in the group.

C8 In the street front zone, traditional types of fencing permitted for Victorian or Federation buildings comprise one or a combination of the following:
- iron or steel palisades on sandstone or rendered bases,
- timber pickets,
- low brick fences (for Federation style buildings).

C9 The configuration, finishes and details of original sandstone retaining walls located in the street front zone are to be retained and conserved.

C10 Breaching an original sandstone retaining wall to incorporate an opening for parking is not permitted.

C11 New or replacement fences must incorporate root barriers at the street front boundary where street trees occur.

C12 On corner sites, new fences and gates must allow good visibility for pedestrian and vehicular traffic. This may be achieved by low fences and gates or designs with at least 50% transparency.

C13 Fences and gates on infill sites should be of a contemporary design and are to be of a form, height, detail, finish and materials that demonstrate an appropriate response to the physical and historical context of the streetscape.

Side boundary

C14 Side boundary fencing must be consistent with traditional fence, forms and materials.

C15 The height of side boundary fencing is not to exceed 1.8 metres.

C16 On sloping sites, the height of side boundary fences may be averaged and fences may be regularly stepped.

Rear boundary and side street

C17 New fences and gates to side and rear streets and rear lanes are to be of a design and height, and are to use materials and details which are consistent with the building’s context and with the controls contained in Table 1 below and in clause 4.2.8 – Materials, finishes and details.
Part 4.2 – Specific policy for building and site elements

Palisade fence in the streetscape
Palisade fences were common for Victorian terraces.

Boundary masonry wall
Contemporary high masonry walls as front fences are intrusive in the streetscape and they should not be permitted.

Figure 3  Palisade fence in the streetscape
Figure 4  Boundary masonry wall
Table 1  Rear boundary and side street fence and gate controls

<table>
<thead>
<tr>
<th>Scale</th>
<th>Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Side street fence maximum height of 1800, unless building is designed to face both front and side streets.</td>
<td>▪ Rear and side fences should be timber palings.</td>
</tr>
<tr>
<td>▪ Side street fence where building is designed to face both front and side, maximum height consistent with architectural style of building and appropriate traditional height</td>
<td>▪ Fully transparent or semi-transparent materials such as lattice are not permitted.</td>
</tr>
<tr>
<td>▪ Rear fence maximum height 1800.</td>
<td>▪ Palisade fences to side streets may be permitted where the building is designed to face both front and side streets.</td>
</tr>
<tr>
<td>▪ Rear and side fences should be timber palings.</td>
<td>▪ Bagged or rendered brick walls may be permitted if appropriate to the context.</td>
</tr>
<tr>
<td>▪ Fully transparent or semi-transparent materials such as lattice are not permitted.</td>
<td></td>
</tr>
<tr>
<td>▪ Palisade fences to side streets may be permitted where the building is designed to face both front and side streets.</td>
<td></td>
</tr>
<tr>
<td>▪ Bagged or rendered brick walls may be permitted if appropriate to the context.</td>
<td></td>
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</tbody>
</table>

#### FENCES

- Maximum gate height 1800.
- Maximum gate width 1200.
- Minimum gate width 900.
- Maximum double gates width 2400.

- Ledged and braced timber gates.
- Timber painted bi-fold gates.

#### REAR STREET OR LANEWAY GATES

- Maximum gate height 1800, unless lower height required to match fence height for building designed to face both front and side streets.
- Maximum gate width 1200.
- Double gates maximum width 2400.
- Minimum gate width for pedestrian gates 900.

- Materials to relate to context.
- Palisade-style gate where palisade fence used.

#### SIDE STREET GATES
4.2.6 On-site vehicle parking, garages, carports, driveway access and servicing facilities

Explanation

Garages, carports and on-site parking areas for motor vehicles were not elements incorporated into Victorian buildings and their sites. Garages emerged as a building type with the advent of the motor vehicle just prior to World War I. By the 1930s garages were proliferating and were being constructed on the street frontages and rear lanes. Garages were generally of a size allowing single car access only and were treated as secondary or utilitarian buildings with little embellishment. During the late 1960s, double garage doors and roller shutters and carports became common. Two car families and the desire for vehicle security have created pressure for large garages and car spaces within sites in Paddington.

The rear lanes of Paddington are now often lined with garage doors and brick walls. They form an impenetrable unattractive barrier between private gardens and the public spaces and have an adverse effect on the character and use of laneways. Their height and mass prevent views towards the rear of buildings, whose forms contribute to the character of the lane. There is an alienation of the pedestrian in these spaces. High solid walls and fences on the rear boundaries can also provide opportunities to screen burglars. This Plan aims to readdress the treatment of these forms.

The demands for car spaces have resulted in a reduction of soft landscaping and useable open space to the rear of properties. Consequently, there has been a reduction in trees and a loss of permeable surface, which is increasing the pressure on surface drainage systems. Additionally sandstone kerbing, which forms part of the laneway character, has been removed to provide driveway crossovers.

The pressure for parking has also resulted in proposals for alternate means of providing on-site parking. One alternative involves the use of car stackers. There may be certain circumstances where a stacker arrangement may be acceptable due to existing site and context characteristics and to the scale and form of an existing building. However, generally, car stackers are not considered acceptable for use in Paddington for several reasons: they require a substantial surge in electrical power to operate and are therefore environmentally unacceptable; vehicle queuing in laneways and streets due to delays in operating the stacker system can cause impacts on traffic and pedestrian movements; out of scale garage structures are required to house the stackers; and excessive excavation is required for basement stackers.

Objectives

01 To conserve original elements and structures on street frontages and laneway boundaries, including coachhouses, stables and rear lane toilets.

02 To ensure that significant buildings rather than vehicular access and parking structures remain the dominant element in the streetscape.

03 To improve the character of laneways where unsympathetic earlier development such as high brick walls and full width garages has eroded the quality of these urban spaces.
To ensure that the designs of garages, carports, fences and gates are sympathetic in their massing, form and scale to the relevant aspects of the historic context and setting of the building and allow visual connectivity to the principal building form of a significant group.

To encourage development that is scaled for the pedestrian in terms of height, articulation and modulation.

To provide off-street car parking and servicing facilities where feasible.

To retain sandstone kerbing on streets and laneways where feasible.

To ensure that the amount and quality of deep soil landscaped area and private open space are not compromised by the provision of on-site parking and servicing areas.

To ensure that vehicle access complies with Council’s controls and relevant Australian Standards.

To minimise vehicle and pedestrian conflicts.

To prevent loft structures over garages.

To ensure there is no net loss of vehicle parking spaces in the area.

To ensure that use and quantity of on-street parking spaces is not adversely affected.

To prevent vehicle car stackers.

To minimise overshadowing, loss of privacy and the impact of building bulk on adjoining properties.

To minimise excavation.

**Controls**

**General**

Provision of on-site parking areas, parking structures and servicing areas such as loading facilities is not be a mandatory requirement. In addition, and subject to circumstances listed in the following controls, on-site parking will only be permitted or may only be required where:

(a) the parking area, servicing area or structure will not have a detrimental impact on:
   - the amenity of adjoining properties,
   - the architectural character or significance of a building, including original coach houses, stables or rear lane toilets (where the toilets occur on adjoining properties),
   - the character of a streetscape or laneway, or
   - the health of a significant tree,

(b) vehicle entries and exits will not have a detrimental impact on pedestrian movements, traffic movements, Council infrastructure or service authority infrastructure,

(c) the parking area, servicing area or structure will comply with the current Australian Standard 2890.1-2004 and Council’s standard drawing RF 2 (annexures A and B),
(d) a driveway will comply with a maximum gradient of 20% with adequate transitions on the top and bottom,
(e) a single garage has a minimum internal clearance of 3m x 5.4m,
(f) a double garage has a minimum internal clearance of 5.4m x 5.4m,
(g) a carport space has minimum dimensions of 3m x 5.4m,
(h) an uncovered car space has minimum dimensions of 3m x 5.4m,
(i) extensive excavation is not required and the excavation controls in clause 4.1.6 are satisfied,
(j) private open space and deep soil landscape area controls are met,
(k) there are adequate sight distances to allow safe vehicle movement into and from the site,
(l) there is no net loss of vehicle parking spaces in the immediate area, and
(m) the use and quantity of on-street parking spaces is not adversely affected.

C2 No further vehicle crossings are permitted at street frontages that form part of the street front zone.

C3 No parking is permitted on that area of the site which forms part of the street front zone or within or beneath the principal building form.

C4 Loft structures over garages are not permitted.

C5 Vertical car stackers are not permitted.

C6 The design and location of car parking spaces and structures must allow an 85th percentile vehicle to manoeuvre into and out of a space without the loss of on-street parking opposite or abutting the proposed vehicle entry. This is particularly relevant where the street or lane is less than 5 metres between kerbs.

Note: Vehicle turning paths are to be determined in accordance with Australian Standard 2890.1.2004. The 85th percentile vehicle is a standardised vehicle based on the significant characteristics of various vehicle types operating on Australian roads. More information about the 85th percentile vehicle, including its dimensions, can be found in AS 2890.1.2004. A copy of the B85 Design Template is included as Appendix B superimposed over the average 6 metres wide Paddington laneway. This appendix also includes the table of apron widths for right angle access to single garages.

C7 Garages and carports must comply with the dimensions, settings, forms and materials shown in Tables 3 and 4.

Street front zone

C8 A single uncovered car space, single carport or single garage, may be permitted if:
   - an approved vehicle crossing exists on the street frontage,
   - the existing building is setback from the side boundary which adjoins another building by a minimum of 3 metres in the case of a proposed uncovered car space or carport, and a greater distance in the case of a proposed garage,
- the car space, carport or garage is setback behind the front building line and not within the street front zone, and
- the general controls C1-C7 can be met.

C9 Where parking is permitted under C8, new garage and carport structures are to be of a design and in materials that respond to the relevant aspects of the historic context. An appropriate contemporary design is permitted and should not be an historic imitation.

Rear lane or rear street
C10 Rear lane or rear street vehicle access and associated on-site parking are permitted if:
- the distance from the rear of the building, whether existing or proposed, to the rear boundary is 10.0 metres or more,
- the block width is 3.4 metres or more,
- the lane or street width between kerbs is 4.8 metres or more, but if less the applicant can demonstrate to Council that access can be achieved by compliance with C6 and C1(d), and
- the general controls of C1-C7 can be met.

C11 Where rear lane or street parking is permitted under C10, and the property is 4.7 metres or more in width, proposals must provide an acceptable interface between the private and public domain by incorporating elements such as pedestrian gates or fences a minimum of 1200mm wide along rear boundaries. Where possible, gateways on adjoining properties should be grouped.

C12 Where rear lane or street parking is permitted under C10, double garages, double carports, double car spaces are permitted only where the property is a least 7.1 metres wide and a 1.2 metres wide gateway is provided. Structures must not exceed a width of 6 metres.

C13 Any loss of on-street parking due to construction of a new driveway access must be compensated for by an equivalent number, or more, of on-site parking spaces.

C14 Laneway garages with roof landscaping are permitted only where:
- the property slopes steeply to the rear,
- the floor level of the roof landscaping is to be below the floor level of the existing lowest floor of the principal building form,
- the roof is non-trafficable except for garden maintenance purposes,
- there is compliance with the deep soil landscape area requirement, and
- the roof landscaping area, including planter boxes, parapets and landscaping will not adversely impact on adjoining and adjacent properties.

Residential parking rates
C15 A maximum of two on-site parking spaces may be provided for a dwelling-house, where all controls and restrictions contained in C1-C14 are satisfied.
For residential flat buildings, the number of on-site car parking spaces must comply within the following table:

### Table 1  On-site parking requirements – residential flat building

<table>
<thead>
<tr>
<th>Dwelling size</th>
<th>Maximum number spaces per dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom</td>
<td>1.0</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>1.5</td>
</tr>
<tr>
<td>3 or more bedrooms</td>
<td>2.0</td>
</tr>
<tr>
<td>Visitors</td>
<td>0.25</td>
</tr>
</tbody>
</table>

**Note:** Round to nearest whole number

For the residential component of a mixed residential and non-residential development, the number of car parking spaces must comply with the following table:

### Table 2  On-site parking requirements – dwelling in mixed development

<table>
<thead>
<tr>
<th>Dwelling size</th>
<th>Maximum number spaces per dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom</td>
<td>0.75</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>1.0</td>
</tr>
<tr>
<td>3 or more bedrooms</td>
<td>1.25</td>
</tr>
<tr>
<td>Visitors</td>
<td>0.25</td>
</tr>
</tbody>
</table>

**Note:** Round to nearest whole number

On-site parking must comply with the provisions of C1-C14. Maximum parking may not be permitted where non-compliance with the provisions of C1-C14 will occur.

**Retail, commercial and other non-residential parking and servicing rates**

For retail, commercial and other non-residential development, the average number of on-site parking spaces and servicing facilities must comply with the DCP for Off-street Parking Provisions and Servicing Facilities.

On-site parking and servicing facilities must comply with the provisions of C1-C14. Maximum parking may not be permitted where non-compliance with the provisions of C1-C14 will occur.
### Table 3  Dimensions for garages and carports

Rear lane, rear street and existing street-front access locations (unless otherwise specified)

<table>
<thead>
<tr>
<th>Garage carport type</th>
<th>Garage - flat roof parapet form</th>
<th>Garage - pitched roof form with garden roof</th>
<th>Carport - flat roof form</th>
<th>Carport - pitched roof form</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Note 3</td>
<td>Note 5</td>
<td>Note 3</td>
<td>Note 3</td>
</tr>
<tr>
<td>Width</td>
<td>Height</td>
<td>Door</td>
<td>Piers</td>
<td>Planter box</td>
</tr>
<tr>
<td>Max</td>
<td>Max to top parapet</td>
<td>Max wall height below eve</td>
<td>Max height</td>
<td>Min width</td>
</tr>
<tr>
<td>Garage - flat roof parapet form</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single space</td>
<td>4340</td>
<td>2800</td>
<td>2800</td>
<td>2200</td>
</tr>
<tr>
<td>Double space</td>
<td>6000</td>
<td>2800</td>
<td>2800</td>
<td>2200</td>
</tr>
<tr>
<td>Garage - pitched roof form with garden roof</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single space</td>
<td>4340</td>
<td>N/A</td>
<td>2700</td>
<td>2200</td>
</tr>
<tr>
<td>Double space</td>
<td>6000</td>
<td>3000</td>
<td>3000</td>
<td>2200</td>
</tr>
<tr>
<td>Carport - flat roof form</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single space</td>
<td>4340</td>
<td>N/A</td>
<td>2700</td>
<td>2200</td>
</tr>
<tr>
<td>Double space</td>
<td>6000</td>
<td>N/A</td>
<td>2700</td>
<td>2200</td>
</tr>
<tr>
<td>Carport - pitched roof form</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single space</td>
<td>4340</td>
<td>N/A</td>
<td>2700</td>
<td>2200</td>
</tr>
</tbody>
</table>

**Notes:**
1. Top of parapet from lane or street level
2. Doorway width will vary depending on road/lane width. Refer to C6 in 4.2.6. The minimum acceptable doorway width is 2400mm
3. Double space garage and carport (adjoining or tandem) not permissible in front yard
4. Pitched roof form only permitted for single space garage and single space carport
5. Landscaped roof form only permitted in rear lane and rear street
6. Column or pier height for carport
Garage and carport design examples

The diagrams below show examples of designs for garages, carports, fences and gates. Dimensions for garages and carports must be taken from Table 3. The form, setting and materials of garages and carports must comply with Table 4.

![LANEWAY GARAGE](image1)

![LANEWAY DOUBLE GARAGE - with side gate/fence](image2)

![LANEWAY GARAGE - with side gate/fence](image3)

![GROUPED GARAGES - with side gates/fences](image4)

![LANEWAY GARAGE - with gabled roof form](image5)

![LANEWAY GARAGE - with roof garden](image6)

Figure 1  Garage and carport design diagrams
## Table 4  Setting, form and materials for garages and carports

<table>
<thead>
<tr>
<th>Rear lane and rear street garages parapet and gabled roof form</th>
<th>Setting</th>
<th>Form</th>
<th>Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Build on rear boundary.</td>
<td>- Horizontal parapet (flat roof) or pitched roof form.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Minimise ramp up to garage.</td>
<td>- Corner sites to have pitched roof form.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Provide an acceptable interface on laneway (refer to C11).</td>
<td>- Pitched roof to match appropriate traditional roof pitch.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Double garages to have horizontal parapet form only.</td>
<td>- Double garages to have horizontal parapet form only.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- A masonry to door ratio 1:1 is preferred.</td>
<td>- A masonry to door ratio 1:1 is preferred.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Rendered and painted masonry walls.  
- Corrugated steel roofing.  
- Timber or metal bi-fold doors, timber sliding doors, panel-lift doors or roller shutters.  
- Roller shutter and panel-lift doors only if set within a masonry surround.  
- Paint finish to all doors (dark colour recommended).
Table 4  Setting, form and materials for garages and carports (continued)

<table>
<thead>
<tr>
<th>Setting</th>
<th>Form</th>
<th>Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rear lane and rear street garages with garden roof landscaping</strong></td>
<td>Build on rear boundary.</td>
<td>Rendered and painted masonry walls.</td>
</tr>
<tr>
<td></td>
<td>Minimise ramp up to garage.</td>
<td>Concrete slab to roof garden.</td>
</tr>
<tr>
<td></td>
<td>Provide an acceptable interface on laneway (refer to C11).</td>
<td>Timber or metal bi-fold doors, timber sliding doors, panel-lift doors or roller shutters.</td>
</tr>
<tr>
<td></td>
<td>Not on corner site.</td>
<td>Roller shutter and panel-lift doors only if set within a masonry surround.</td>
</tr>
<tr>
<td></td>
<td>Flat roof form only.</td>
<td>Paint finish to all doors (dark colour recommended).</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Simple timber or metal balustrade set behind masonry parapet if required.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setting</th>
<th>Form</th>
<th>Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rear lane and rear street carport</strong></td>
<td>Build on rear boundary.</td>
<td>Timber or metal posts or masonry reveals.</td>
</tr>
<tr>
<td></td>
<td>Minimum ramp up to carport.</td>
<td>Timber, metal or masonry fascia.</td>
</tr>
<tr>
<td></td>
<td>Where site widths allow, a row of more than 2 carports must be interspersed with fencing or pedestrian gates.</td>
<td>Timber or metal bi-fold doors, timber sliding doors, panel-lift doors or roller shutters.</td>
</tr>
<tr>
<td></td>
<td>Flat or pitched roof form.</td>
<td>Paint finish to all posts, reveals and fascias.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setting</th>
<th>Form</th>
<th>Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Single garage or carport with existing street front zone access</strong></td>
<td>Behind front building line (refer to C8 for other criteria).</td>
<td>Garage walls to be rendered and painted masonry.</td>
</tr>
<tr>
<td></td>
<td>Minimum ramp up to garage or carport.</td>
<td>Roof material to be slate, terracotta tile or corrugated steel appropriate to the building with which the garage or carport is associated.</td>
</tr>
<tr>
<td></td>
<td>Horizontal parapet (flat roof) or pitched roof form.</td>
<td>Timber and metal posts to be paint finished.</td>
</tr>
<tr>
<td></td>
<td>Pitched gabled roof form to match appropriate traditional gable roof pitch.</td>
<td>Timber or metal bi-fold doors, panel-lift doors or roller shutters.</td>
</tr>
<tr>
<td></td>
<td>A masonry to door ratio 1:1 is preferred.</td>
<td>Roller shutter and panel-lift doors only if set within a masonry surround.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Paint finish to all doors (dark colour recommended).</td>
</tr>
</tbody>
</table>
### 4.2.7 Satellite dishes, solar devices, air conditioning units, aerials and site facilities

**Explanation**

Paddington’s roofscape is an integral component of its overall significance. The introduction of unsympathetic and uncharacteristic elements such as satellite dishes, solar heating devices and aerials can have a detrimental impact on the aesthetic significance of individual buildings and on the area generally.

The fixing of these structures on roofs and chimneys can also contribute to physical damage and possible loss of original fabric and detail.

**Objectives**

**O1** To retain the character of the original roofscape of Paddington.

**O2** To protect the original fabric and details of roofs and chimneys.

**O3** To ensure that satellite dishes, solar heating devices, solar electricity generators, air handling systems, external hot water heaters, air conditioning units, aerials and similar devices do not detrimentally impact on the character and significance of individual buildings and the streetscape.

**Controls**

**Satellite dishes, solar heating devices, solar electricity generators, aerials and similar devices**

**C1** Satellite dishes, solar heating devices, solar electricity generators, aerials and similar devices:
- are to be designed and scaled to minimise their visual impact and impact on the amenity of the adjoining properties,
- must not be located on any part of a roof or chimney which is visible from the street frontage or the public domain, and
- must not have a detrimental impact on the architectural style or significance of the building to which they are attached.

**External condenser and air conditioning units**

**C2** Condensers and units must be located:
- behind the front building line and not be visible from the public domain,
- a minimum of 3 metres from all other property boundaries (including party walls) and not less than 5 metres from a bedroom window in an adjoining residential property, and
- at existing ground level or at the ground level above a basement level or part-underground level (but not on a roof).

**C3** Condensers and units must not be visible from an adjoining property.

**C4** External conduits must not exceed 3m in length and not be visible from the public domain.
C5  External conduits must be bundled and concealed by matching the colour of the external surfaces of the building.

C6  Condensers, units and conduits must not have a detrimental impact on the architectural style or significance of the building to which they are attached.

**Internal air conditioning systems and packaged air conditioning systems**

C7  Any associated wall opening must be:
  - behind the front setback and not be visible from the public domain, and
  - no higher than 600mm above the ground level abutting the wall containing the new opening.

**Site facilities**

C8  Site facilities, including mail boxes, garbage storage areas, external storage facilities, clothes drying areas and laundry facilities, should be unobtrusively integrated into new development.

**Solar heating devices for swimming and spa pools**

C9  Solar water heating devices for swimming pools and spa pools must:
  - be sized and designed to minimise their visual impact and impact on the amenity of adjoining properties and neighbouring lands,
  - be less than 300mm above the roof level, if attached to the roof,
  - be located behind the front building alignment,
  - not be located on a chimney,
  - not be located on any part of the building, particularly a roof, that is visible from a street, lane or other public domain areas, and
  - not have a detrimental impact on the architectural and heritage character of the buildings to which they are attached.
4.2.8 Materials, finishes and details

Explanation

Buildings in Paddington were constructed from a distinct and limited range of materials. Similarly, there is a pronounced repetition of detailing in surface treatments and building components.

Materials, finishes and detailing are two important elements which unite the area and contribute to Paddington’s character. The repetitive combination of materials and the manner in which they were used for specific parts of buildings also forms part of Paddington’s significant character.

The use of modern-day materials and contemporary design approaches can be successfully employed in Paddington provided the relevant aspects of context are respected.

The table following the objectives and controls sets out traditional external materials found within Paddington. It lists materials which are suitable for new development, alterations and additions. Additionally it lists materials which are intrusive elements, either by their very nature or if they are used in inappropriate situations.

Objectives

O1 To retain and conserve traditional materials, finishes and details.
O2 To promote high quality design, materials, finishes and detailing which is appropriate to the architectural style, building type, and historic context.
O3 To conserve original external finishes.

Controls

C1 Surviving original materials, finishes, textures and details on street front elevations are to be retained and conserved.
C2 Original brickwork, sandstone, terracotta, glazed or tessellated tiling that is unpainted or un-finished by other mediums must not be rendered, bagged, painted or otherwise re-finished in a manner inappropriate to the architectural style of the building.
C3 Render must not be removed from the exterior face of buildings unless it is proposed to re-render the surface immediately. Where original render has been removed from the exterior face of a building new render must be applied and painted. [Special consideration will be given to a building in a group]
C4 New materials, finishes, textures and details on the principal building form and elevations visible from a public space must be traditional and appropriate to the architectural style of the building.
C5 New external materials and details to additions must complement the architectural character of the existing building and minimise the apparent bulk of the addition.
C6 Infill buildings must use materials, finishes, textures and details appropriate to the building type and style. They must be similar to, but should not copy, the characteristic materials, finishes and textures of buildings within the streetscape.

C7 The following table sets out traditional external materials found within Paddington; materials which are permissible for new development, including infill development and alterations and additions. Intrusive materials are not permitted.

Traditional cladding profiles
1 Rusticated weatherboard
2 Chamfered boarding
3 Beaded boarding

Figure 1 Traditional cladding profiles
# Table 1  Materials and details

<table>
<thead>
<tr>
<th>Building component</th>
<th>External building materials</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ROOFS</strong></td>
<td></td>
</tr>
</tbody>
</table>
| Traditionally      | • Welsh slate and South Australian slate. Later Victorian or Edwardian terraces occasionally had traditional ornamental patterns which may have been in contrasting colours.  
• Corrugated galvanised iron in short lengths and associated details and fixings.  
• Unglazed terracotta tiles on Federation period buildings and post-Federation buildings. |
| New roofs to existing buildings – replacement and additions | • Zinc coated corrugated steel with associated zinc coated gutter details and fixings.  
• Traditional roof materials as outlined above. |
| Roofs for infill development | • Traditional roof materials as outlined above - copper sheeting, zinc sheeting.  
• Contemporary corrugated profile sheeting in appropriate colours such as dark slate grey or uncoloured natural metallic finish, subject to low reflectivity. |
| Intrusive roofs for existing buildings – replacement and additions, and infill development | • Concrete roof tiles.  
• Metal roofing sheets or panels in inappropriate colours such as white, beige, blue or green.  
• Tray profile metal sheeting (including flat zinc sheets).  
• Terracotta tiles on pre-Federation period buildings.  
• Glass (other than permitted in skylights). |
| **WALLS**          |                             |
| Traditionally      | • Sandstone blocks for walls or as a base course to brick walls.  
• Timber weatherboards. The profiles vary depending on the construction date.  
• Brick, which was usually rendered in Victorian era buildings and was often inscribed with ashlar coursing.  
• Face brickwork on Edwardian and late Federation style buildings. The associated details may include tuck pointing on the principal elevation and areas of roughcast render.  
• Corrugated galvanised iron, zinc coated corrugated steel ripple iron and weatherboards on sides of dormer windows and outbuildings. |
| New walls to additions – additions and infill development | • Rendered brick, with or without inscribed ashlar coursing where appropriate.  
• Timber weatherboards.  
• Fibrous cement sheeting with a rendered and painted finish - for rear additions but only if window reveals of minimum 100mm external depth are achieved. |
| Intrusive walls for existing buildings – additions and infill development | • Extensive areas of glass sheeting.  
• Stripped sandstock brickwork.  
• Circular pattern render (mock Spanish) or rough textured render. |
<table>
<thead>
<tr>
<th>Building component</th>
<th>External building materials</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>WINDOWS</strong></td>
<td></td>
</tr>
</tbody>
</table>
| Traditionally      | • Timber framed, double hung sash windows, plain or multi-paned windows.  
                      • Plain glass, traditional patterned or coloured glass in some building types. |
| New windows to existing building (replacement and additions) and infill development | • Timber frames.  
                      • Steel frames on rear ground floor only.  
                      • Metal frames for ground floor shops and commercial premises where appropriate.  
                      • Plain clear glass.  
                      • Coloured and patterned glass for replacement in appropriate situations.  
                      • Fine metal frames in neutral tones to infill buildings. |
| Intrusive windows  | • Metal frames, other than to the rear of ground floor residences, shops and commercial premises where appropriate.  
                      • Window walls.  
                      • Bubble glass.  
                      • Timber on metal frames not reflecting traditional proportions.  
                      • Roller shutter security and sunscreen windows. |
| **DOORS**          |                             |
| Traditionally      | • Timber solid core; principal doors are often panelled; utilitarian doors are often ledged and braced.  
                      • Etched or frosted glass in the top panels of late Victorian style doors and small coloured glass panes in Federation style doors. |
| New doors to existing building (replacement and additions) and infill development | • Solid core framed timber panelled doors to match original doors are required for reconstruction work.  
                      • Solid core timber framed, glazed timber-framed doors, glazed steel frame in appropriate locations. |
| Intrusive doors     | • Fully glazed doors to the street front elevation of residential properties.  
                      • Hollow core and timber doors with detail and panels are inappropriate to the architectural style of the building.  
                      • Roller shutter doors to residential houses, retail and commercial premises. |
| **SHUTTERS**       |                             |
|                    | • Timber louvred shutters, are applicable for windows and French doors on some building types. |
| **VERANDAHS**      |                             |
| Traditionally      | • Floors of stone flagging, marble, unglazed multi-coloured tessellated tiles.  
                      • Slate, timber and sandstone edging.  
                      • Cast iron posts of a flat profile or circular in section, cast iron friezes. |
Table 1  Materials and details  (continued)

<table>
<thead>
<tr>
<th>Building component</th>
<th>External building materials</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>VERANDAHS</strong> (continued)</td>
<td></td>
</tr>
</tbody>
</table>
| New verandahs – reconstruction. Infill development | - Traditional materials for reconstruction.  
- Materials similar to traditional materials for infill but without elaborate detailing. |
| Intrusive verandahs | - Pebble-crete, modern concrete, large form modern tiles for original building types.  
- Perspex or similar type material roofs.  
- Glass roofs to street elevations. |
| **BALCONIES** | |
| Traditionally | - Corrugated iron or slate roofs where appropriate to the style of the building.  
- Timber for floors and timber framing for the underside of verandah roofs.  
- Cast iron friezes and balustrade panels with iron or timber handrails for Victorian period buildings.  
- Timber balustrades for early Victorian buildings and Federation period buildings. |
| New balconies – reconstruction and infill development | - As with traditional materials for reconstruction on original building types or with modern-day equivalents.  
- Masonry and metal. |
| Intrusive balcony materials | - Smooth, textured or profiled face brick and exposed cement blocks.  
- Corrugated and other profiled metal sheeting.  
- Wire fencing.  
- Fibrous cement sheeting.  
- Glass balustrading if visible from a public place. |
| **FENCES** | |
| Traditionally | - Occasionally rendered masonry with inscribed ashlar coursing.  
- Timber post, rail and paling.  
- Iron palisade, on sandstone or rendered bases.  
- Timber pickets.  
- Brick and timber fences or brick with iron inserts on Federation period buildings. |
| New fences – additions and infill development | - As with traditional fences but with consideration to building style and context.  
- Appropriate traditional materials for reinstatement of fences on original building types.  
- Contemporary interpretation of traditional fence details and materials such as iron palisade and timber for infill development. |
| Intrusive fences | - Smooth, textured or profiled face brick, exposed cement blocks, titree or sheet metal fences  
- Full height brick fences.  
- Materials and forms that are inappropriate to the style of the building. |
4.2.9 Exterior colours

Explanation

Colour schemes make important contributions to the character of individual buildings and groups of buildings. Colour schemes can influence the cohesiveness of a group of buildings and an entire streetscape. They can be used to enhance significant building features and reduce intrusive features. The use of historic-based colour schemes is appropriate where an original colour scheme contributed to the architectural style of a building.

Exterior colours used on buildings constructed between 1850-1895 and 1895-1915, and even during the Inter-War period were from a comparatively narrow range. These colours were used to enhance the architectural style and to enhance the natural colours of construction materials. A range of exterior colours was used on buildings constructed in the early, mid and late Victorian period and in the Edwardian period. Colours were often used to enhance the architectural style and to highlight particular features and building components.

In determining a colour scheme the architectural style of the building must be considered. Georgian style buildings tended to have simply decorated exterior surfaces with only two or three colours. By the late Victorian period, when buildings where designed with a profusion of decoration, six or eight colours may have been used. Edwardian and Federation buildings used one or two lighter tones with a darker contrasting colour to enhance the unpainted brickwork.

A wider range of colour finishes and a higher level of gloss were used for door and window joinery, verandah posts, valances, bargeboards and ornamental work.

For signwriting, trimmings and metal finishes typical colours included light brown, rich brown, Indian red, chrome green, and in rare instances Prussian blue, black and dark tints, and slate grey.

Special roof paints were available in the nineteenth century in a variety of colours. Common colours for roofs that were originally painted were light stone slate grey and Indian red.

Original colours schemes may be determined by the careful scraping of protected difficult to paint areas. They may survive under hardware, behind eaves, under window sills and on the more protected elevations of a building. Care should be taken to distinguish layers of paint finishes from undercoats.

Old photographs can provide valuable evidence of the original paint treatment, particularly in regard to the use of contrasting colours and tonal relationships for the various elements of the building.

Objective

O1 To promote colour schemes that are appropriate to the character of the individual buildings, groups of buildings, the historic context.
Controls

C1 Colour schemes must be appropriate to the building type and style.

C2 The use of fluorescent paints and primary colours are not permitted.

C3 Limewashes on front elevations are not permitted.

C4 New buildings and additions in both the residential and commercial areas are to use colour schemes that have hue and tonal relationships with traditional colour schemes.

C5 The intensity and hue of colour must relate to the style of the building and the streetscape context.

C6 The whole face of the dividing party wall between attached buildings including terraces must be painted one colour. Painting with different colours to the centreline of a party wall is not permitted.

C7 Matching buildings in a terrace row must be painted colours that are consistent in tone with the group.

C8 Where terraces step down a hill, the colour of the front elevations of a terrace and its lower party wall including the return face and chimney above the roof line must be the same colour.

C9 Where terraces are set back in plan, the forward terrace must be the colour of the exposed party wall, including the return face, up to the adjacent party wall.

Note: Control C3 in clause 4.2.8 – Materials, finishes and details specifies that original brickwork, sandstone, terracotta, glazed or tessellated tiling that is unpainted or un-finished by other mediums must not be rendered, bagged, painted or otherwise re-finished in a manner inappropriate to the architectural style of the building.
4.2.10 Advertising signs on buildings

Explaination
Traditionally signage was painted on building elements. Old photographs show that signs were painted on building wall parapet panels, verandah and awning fascias or directly onto glazing. Broadly there was an integration of signage with the building. Signs utilised a range of colours, (outlined in traditional joinery colour schemes - refer to clause 4.2.9 – Exterior colours), as well as gold and silver leaf. While replication of older signage is not the aim, reference to lettering styles, traditional locations and colours should be made.

Objectives
O1 To conserve existing signs which have cultural significance.
O2 To promote well designed signs in appropriate locations.
O3 To minimise the number of signs.
O4 To minimise the impact of signs on the heritage significance of individual buildings and the heritage conservation area generally.

Controls
C1 The choice of signs for a building must be drawn from the following types of signs:
  - parapet sign,
  - elevation bay sign,
  - flush wall sign,
  - awning fascia sign,
  - under awning sign,
  - top hamper sign,
  - painted or etched window sign.
C2 The number of signs must be limited to the name of the business and the proprietor, the name of the building (if applicable) with minimum reference to the particular service provided or products retailed from the premises.
C3 Any advertising not related to the business being conducted from the premises is not permitted.
C4 Where a building comprises more than two tenants, a directory of tenants must be provided at ground floor level on a secondary external wall in order to minimise the amount of advertising on the building.
C5 Discrete painted signs on upper storey windows for identification of tenants may be permitted at Council's discretion in circumstances where appropriate wall surfaces or other areas for advertising are not available.
C6 The erection of roof signs and above-awning projecting wall signs is not permitted.
C7 The design and size of signs must not dominate or obscure the architectural character and detail of the building, adjoining buildings and other buildings if part of a group of buildings. Signs must respond appropriately to the relevant historic character of the streetscape.
C8 Painted signs on windows must not dominate or clutter the shop front window.

C9 The colours used in signs must be consistent with the architectural style of the building. Fluorescent and iridescent paints are not permitted. Corporate colours may appear as part of the advertising signs, but they are not to be used as the principal or dominant colour scheme for buildings.

C10 The style of lettering used in signs must be suitable for the style of the building and the historic character of the area.

C11 Neon signs or neon lettering is to be restricted to minor signs, inside the shop window.

C12 Flashing, pulsing or moving signs are not permitted.

C13 Floodlighting of signs is permitted where the lighting will not adversely affect residential amenity of adjoining properties. Floodlights should employ gates to minimise the light spill.

---

Figure 1 Advertising signs

1 Parapet sign
2 Façade bay sign
3 Flush wall sign
4 Awning fascia sign
5 Under awning sign
6 Top hamper sign
7 Painted or etched window sign
4.2.11 Gardens and trees

Explanation
Paddington’s private gardens have a considerable effect on the townscape quality. Both streets and lanes are enhanced by significant landscaping from adjacent private properties. Development, including excavation and landfill, can impact on the conditions in which trees grow. Remnant established gardens, parks and municipal street trees make an important contribution to the character of the area.

Objectives

O1 To retain traditional planting schemes and hard landscape elements where they exist.
O2 To promote landscaping that is consistent with the character of the individual building, the characteristics of a group of distinctive buildings and the character of the heritage conservation area.
O3 To ensure that front gardens are planted with a species selection that relates to the building type and is appropriate to the size and aspect of the garden space.
O4 To create zones of rear planting with appropriate species of trees and shrubs.
O5 To ensure that trees and shrubs do not have an adverse impact on the fabric of buildings and have no or minimal adverse affect on the amenity of occupiers or properties.

Controls

C1 Significant gardens, or remnants of gardens with original planting schemes and hard landscape elements such as paving and associated decorative elements are not to be removed.
C2 Significant trees are to be retained in place.

Note: Significant trees are subject to a tree preservation order. Consent from Council is required to remove a significant tree.
C3 Where significant trees are to be removed due to ill health, the tree should (subject to site constraints) be replaced with a species of appropriate size at maturity.
C4 New trees must be selected from Table 1 'An outline list of plants historically suitable for Paddington gardens' a species which is suitable for a Paddington garden, such as those listed in Table 1.
C5 Front gardens should include original pathways and low formal planting which is appropriate to the building type and allows views of the street front elevation to be maintained.
C6 Rear gardens of 200m² or more in area should include one medium sized tree of a suitable species such as those listed in Table 1.
C7 Excavation and landfill must not impact on the current and future health of significant trees that are located on the development site or on adjoining sites.
### Table 1: An outline list of plants historically suitable for Paddington gardens

<table>
<thead>
<tr>
<th>Colonial Trees</th>
<th>Victorian Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angophora costata (Sydney Red Gum)</td>
<td>Acer negundo (Box-elder)</td>
</tr>
<tr>
<td>Brachychiton (Kurrajong, Flame Tree)</td>
<td>Acmena sp (Lilly Pilly)</td>
</tr>
<tr>
<td>Callitris rhomboidea (Port Jackson Pine)</td>
<td>Aesculus hippocastum (Horse Chestnut)</td>
</tr>
<tr>
<td>Calodendrym capense (Spanish Chesnut)</td>
<td>Arbutus unedo (Strawberry Tree)</td>
</tr>
<tr>
<td>Castanea sativa (Spanish Chesnut)</td>
<td>Archontropheion cunninghamiana (Bangalow Palm)</td>
</tr>
<tr>
<td>Ceratonia siliqua (Carob Tree)</td>
<td>Banksia sp (Banksia)</td>
</tr>
<tr>
<td>Citrus</td>
<td>Brachychiton (Kurrajong Flame Tree)</td>
</tr>
<tr>
<td>Cupressus sempervirens stricta (Italian Cypress)</td>
<td>Calodendrum capense (Spanish Chesnut)</td>
</tr>
<tr>
<td>Ficus rubiginosa (Port Jackson Fig)</td>
<td>Castanea sativa (Spanish Chesnut)</td>
</tr>
<tr>
<td>Fraxinus (Ash)</td>
<td>Castanopsis australis (Black bean)</td>
</tr>
<tr>
<td>Magnolia grandiflora (Bull Bay)</td>
<td>Crataegus monogyna (English Hawthorn)</td>
</tr>
<tr>
<td>Robinia pseudacacia (False Acacia)</td>
<td>Cytisus proliferus (False Tree-Lucerne)</td>
</tr>
<tr>
<td>Ulmus parvifolia (Chinese Elm)</td>
<td>Cytisus proliferus (False Tree-Lucerne)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Colonial Shrubs</th>
<th>Victorian Shrubs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agave americana (Century Plant)</td>
<td>Diospyros kaki (Persimmon)</td>
</tr>
<tr>
<td>Bambusa</td>
<td>Erythrina cristagalli (Cockscomb Coral)</td>
</tr>
<tr>
<td>Buxus sempervirens (Box)</td>
<td>Eucalyptus citriodora (Lemon-scented Gum)</td>
</tr>
<tr>
<td>Camellia</td>
<td>Eucalyptus sp. (Gum Tree)</td>
</tr>
<tr>
<td>Carissa bispinosa (Hedge-thorn)</td>
<td>Ficus rubiginosa (Port Jackson Fig)</td>
</tr>
<tr>
<td>Crataegus monogyna (English Hawthorn)</td>
<td>Ficus sp. (Fig Tree)</td>
</tr>
<tr>
<td>Datura cornigera “Plena” (Angel’s Trumpet)</td>
<td>Flindersia australis (Teak)</td>
</tr>
<tr>
<td>Duranta repens (Sky Flower)</td>
<td>Fraxinus (Ash)</td>
</tr>
<tr>
<td>Gardenia jasminoides (Gardenia)</td>
<td>Grevillea robusta (Silky Oak)</td>
</tr>
<tr>
<td>Ilex aquifolium (English Holly)</td>
<td>Hibiscus sp. (Hibiscus)</td>
</tr>
<tr>
<td>Laurus nobilis (Bay Tree)</td>
<td>Howea forsteniana (Kentia Palms)</td>
</tr>
<tr>
<td>Levandula spica (True Lavender)</td>
<td>Jacaranda mimosifolia (Jacaranda)</td>
</tr>
<tr>
<td>Nerium oleander (Oleander)</td>
<td>Laurus nobilis (Bay Tree)</td>
</tr>
<tr>
<td>Olea europea (Common Olive)</td>
<td>Leptospermum sp. (Tea Tree)</td>
</tr>
<tr>
<td>Pelargonium peltatum (Ivy-leafed geranium)</td>
<td>Lithodendron tulipiferum (Tulip Tree)</td>
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<tr>
<td>Phormium tenax (N.Z. Flax)</td>
<td>Livistonia australis (Cabbage Tree Palm)</td>
</tr>
<tr>
<td>Phorinia serrulata (Chinese Hawthorn)</td>
<td>Magnolia grandiflora (Bull Bay)</td>
</tr>
<tr>
<td>Plumbago capensis (Plumbago)</td>
<td>Pipturus sp. (Native Daphne)</td>
</tr>
<tr>
<td>Punica granatum (Pomegranate)</td>
<td>Populus nigra (Black Poplar)</td>
</tr>
<tr>
<td>Rosmarinus officinalis (Rosemary)</td>
<td>Quercus ilex (Holm Oak)</td>
</tr>
<tr>
<td>Roses</td>
<td>Salix babylonica (Weeping Willow)</td>
</tr>
<tr>
<td>Vinca major (Periwinkle)</td>
<td>Schinus molle (Pepper Tree)</td>
</tr>
<tr>
<td>Yucca gloriosa (Yucca)</td>
<td>Sorbus aucuparia (Rowan Tree)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Climbers</th>
<th>Shrubs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bougainvillea</td>
<td>Agave americana (Century Plant)</td>
</tr>
<tr>
<td>Clematis</td>
<td>Artemisia</td>
</tr>
<tr>
<td>Jasminum officinale (Common Jasmine)</td>
<td>Bambusa (Bamboo clumping var.)</td>
</tr>
<tr>
<td>Passiflora edulis (Edible Passionfruit)</td>
<td>Buddleia</td>
</tr>
<tr>
<td></td>
<td>Buxus sempervirens (Box)</td>
</tr>
<tr>
<td></td>
<td>Camellia</td>
</tr>
<tr>
<td></td>
<td>Chaenomeles speciosa (Japonica)</td>
</tr>
<tr>
<td></td>
<td>Convolvulus cneorum</td>
</tr>
</tbody>
</table>

Part 4.2 – Specific policy for building and site elements
### Table 1  An outline list of plants historically suitable for Paddington gardens (continued)

<table>
<thead>
<tr>
<th>Victorian</th>
<th>Federation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Shrubs</strong></td>
<td><strong>Trees</strong></td>
</tr>
<tr>
<td>Cordyline australis (Giant Dracena)</td>
<td>Acer (Maple)</td>
</tr>
<tr>
<td>Daphne odor (Daphne)</td>
<td>Arbutus unedo (Strawberry Tree)</td>
</tr>
<tr>
<td>Datura cornigera “Plena” (Angel’s Trumpet)</td>
<td>Brachychiton (Kurrang Flame Tree)</td>
</tr>
<tr>
<td>Duranta repens (Sky Flower)</td>
<td>Butia sp. (Jelly Palm)</td>
</tr>
<tr>
<td>Fuchsia</td>
<td>Calodendrum capense (Cape Chestnut)</td>
</tr>
<tr>
<td>Gardenia jasminoides (Gardenia)</td>
<td>Chamaeyparis lawsoniana (Lawson Cypress)</td>
</tr>
<tr>
<td>Gordonia axillaris (Gordonia)</td>
<td>Cupressus (Sempervirens Stricta)</td>
</tr>
<tr>
<td>Heliotropium arborescens (Cherry Pie)</td>
<td>Diospyros kaki (Persimmon)</td>
</tr>
<tr>
<td>Hydrangea macrophylla (Hydrangea)</td>
<td>Erythrina criota-galli (Cocks Comb Coral)</td>
</tr>
<tr>
<td>Ilex aquifolium (English Holly)</td>
<td>Eriobotrya japonica (Loquat)</td>
</tr>
<tr>
<td>Indigofera decora</td>
<td>Fraxinus (Ash)</td>
</tr>
<tr>
<td>Lavandula spica (True Lavender)</td>
<td>Jacaranda minosifolia (Jacaranda)</td>
</tr>
<tr>
<td>Ligustrum (Privet)</td>
<td>Jubaæchiæensis (Chilean Wine Palm)</td>
</tr>
<tr>
<td>Nandina domestica (Sacred Bamboo)</td>
<td>Lagerstroemia indica (Crepe myrtle)</td>
</tr>
<tr>
<td>Nerium oleander (Oleander)</td>
<td>Livistona sp. (Cabbage - Tree Palm)</td>
</tr>
<tr>
<td>Olea europaea (Common Olive)</td>
<td></td>
</tr>
<tr>
<td>Philadelphia coronarius (Mock-orange)</td>
<td>Magnolia sp. (Magnolia)</td>
</tr>
<tr>
<td>Photinia glabra (Red-leaved Photinia)</td>
<td>Phoenix Canenensis (Canary Date Palm)</td>
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<tr>
<td>Plumbago capensis (Plumbago)</td>
<td>Quercus sp. (Oak Tree)</td>
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<tr>
<td>Protea</td>
<td>Sabal sp. (Fan Palm)</td>
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<tr>
<td>Psidium guajava (Common Guava)</td>
<td>Washingtonia sp. (Cotton Palm)</td>
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<tr>
<td>Rosmarinus officinalis (Rosemary)</td>
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</tr>
<tr>
<td>Spiraea alba (Bird’s Tongue Flower)</td>
<td>Chaenomeles speciosa (Japanese Quince)</td>
</tr>
<tr>
<td>Syringa vulgaris (Lilac)</td>
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</tr>
<tr>
<td>Viburnum tinus (Lauretinus)</td>
<td>Crataegus monogyna (English Hawthorn)</td>
</tr>
<tr>
<td>Yucca gloriosa (Yucca)</td>
<td>Daphne odor (Daphne)</td>
</tr>
<tr>
<td>Ferns</td>
<td>Gardenia jasminoides (Gardenia)</td>
</tr>
<tr>
<td>Roses</td>
<td>Hydrangea macrophylla (Hydrangea)</td>
</tr>
<tr>
<td><strong>Climbers</strong></td>
<td></td>
</tr>
<tr>
<td>Clematis</td>
<td></td>
</tr>
<tr>
<td>Doxantha unguis-cati (Cat’s Claw Creeper)</td>
<td>Ilex aquifolium (English Holly)</td>
</tr>
<tr>
<td>Hedera helix (English Ivy)</td>
<td>Indigofera decora (Chinese Indigo)</td>
</tr>
<tr>
<td>Jasminum officinal (Common Jasmine)</td>
<td>Lavendula spica (True Lavendar)</td>
</tr>
<tr>
<td>Pelargonium peltatum (Ivy-leaved Geranium)</td>
<td>Macrozamia communis (Burrawang)</td>
</tr>
<tr>
<td>Vinca major (Periwinkle)</td>
<td>Nandina domestica (Sacred Bamboo)</td>
</tr>
<tr>
<td>Wisteria sinensis (Wisteria)</td>
<td>Nerium oleander (Oleander)</td>
</tr>
<tr>
<td></td>
<td>Philadelphia coronarius (Mock-orange)</td>
</tr>
<tr>
<td></td>
<td>Photinia glabra (Photinia)</td>
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<tr>
<td></td>
<td>Plumbago capensis (Plumbago)</td>
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<tr>
<td></td>
<td>Plumeria acutifolia (Frangipani)</td>
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<tr>
<td></td>
<td>Punica acutifolia (Pomegranate)</td>
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<td>Rhododendron</td>
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<td>Spiraea alba (May)</td>
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<td></td>
<td>Syringa vulgaris (Lilac)</td>
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<td></td>
<td>Viburnum macrocephalum (Chinese Snowball)</td>
</tr>
<tr>
<td></td>
<td>Viburnum tinus (Laurestinus)</td>
</tr>
<tr>
<td></td>
<td>Weigela florida (Weigela)</td>
</tr>
<tr>
<td>Ferns</td>
<td></td>
</tr>
<tr>
<td>Roses</td>
<td></td>
</tr>
</tbody>
</table>
Table 1  An outline list of plants historically suitable for Paddington gardens (continued)

<table>
<thead>
<tr>
<th>Federation</th>
<th>Inter-war</th>
</tr>
</thead>
<tbody>
<tr>
<td>Climbers</td>
<td>Trees</td>
</tr>
<tr>
<td>Bougainvillea</td>
<td>Acer sp. (Maple)</td>
</tr>
<tr>
<td>Clematis</td>
<td>Agonis flexuosa (Willow Leafed Myrtle)</td>
</tr>
<tr>
<td>Jasminum officinale</td>
<td>Banksia sp. (Banksia)</td>
</tr>
<tr>
<td>Parthenocississ quinquefolia</td>
<td>Brachychiton acerifolius (Illawarra Flame tree)</td>
</tr>
<tr>
<td>Wistaria sinensis</td>
<td>Callicoma serratifolia (Black Wattle)</td>
</tr>
<tr>
<td></td>
<td>Callistemon sp. (Bottle Brush)</td>
</tr>
<tr>
<td></td>
<td>Calitris rhomboidea (Port Jackson Pine)</td>
</tr>
<tr>
<td></td>
<td>Camellia sp. (Camelia)</td>
</tr>
<tr>
<td></td>
<td>Cupressus sp. (Cypress Pine)</td>
</tr>
<tr>
<td></td>
<td>Eucalyptus sp. (Gum Tree)</td>
</tr>
<tr>
<td></td>
<td>Ficus sp. (Fig Tree)</td>
</tr>
<tr>
<td></td>
<td>Fraxinus excelsior (Golden Ash)</td>
</tr>
<tr>
<td></td>
<td>Grevillea sp. (Grevillea)</td>
</tr>
<tr>
<td></td>
<td>Jacaranda mimosifolia (Jacaranda)</td>
</tr>
<tr>
<td></td>
<td>Juniperus sp. (Juniper)</td>
</tr>
<tr>
<td></td>
<td>Lagerstroemia indica (Crepe myrtle)</td>
</tr>
<tr>
<td></td>
<td>Liriodendron tulipifera (Tulip Tree)</td>
</tr>
<tr>
<td></td>
<td>Macadamia sp. (Macadamia)</td>
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<td></td>
<td>Magnolia sp. (Magnolia)</td>
</tr>
<tr>
<td></td>
<td>Melaleuca sp. (Paper Bark)</td>
</tr>
<tr>
<td></td>
<td>Melia azedarach (White cedar)</td>
</tr>
<tr>
<td></td>
<td>Quercus ilex (Holm Oak)</td>
</tr>
<tr>
<td></td>
<td>Rhododendron sp. (Rhododendron)</td>
</tr>
<tr>
<td></td>
<td>Toona australis (Red cedar)</td>
</tr>
</tbody>
</table>
Explanation

The built environment of Paddington reflects the historic development of the area. Building types and styles exemplify stages of development and contribute to the overall cultural significance of the area. Examples of the 1840-1870 phase of development include small workers’ cottages and boldfaced terraces from the original Paddington village and grand mansions from the large gentry estates built along the ridgelines such as Juniper Hall. Rows of Victorian boom style terraces were built between 1870 and 1910 on the subdivisions of the early land grants and large estates.

Later development which has occurred on further subdivisions, on vacant blocks or on redeveloped sites includes Federation era terraces, Inter-war apartment buildings, intrusive 1960s and 1970s high rise style units and more recently some excellent examples of contemporary infill.
4.3.1 Single-storey buildings

General description of building type

Single-storey buildings include timber, stone, brick and weatherboard cottages, terraces and semi-detached houses. Architectural styles include Georgian, Victorian and Federation. The scale of buildings range from the typical small, narrow fronted buildings to medium-to-large houses, ranging in date from 1840s to 1920s.

Single-storey buildings, in particular the timber cottages, are significant because of their rarity and their historical association with the evolution of the early Paddington village and the artisan community that developed at the junction of Glenmore Road and New South Head Road.

Objectives

O1 To retain the early timber, brick and sandstone cottages.
O2 To retain single-storey buildings.
O3 To conserve the settings of single-storey buildings.

Controls

C1 Additional storeys are not permitted to the principal building form where the existing roof height will be increased, and changes to the existing roof pitch and eaves height will occur.

C2 Roof space within the principal building form may be used where:
- if used for habitable space, the area will comply with statutory building requirements, and
- there will be no change to the existing roof height, roof pitch, eaves height or ceiling below.

C3 The addition of dormer(s) or skylights in the rear roof slope of the principal building form is permitted subject to compliance with the controls in clause 4.2.1 – Dormers and skylights.

C4 Ground floor additions and pavilion extensions to the rear of single-storey cottages must not compromise the principal building form of the cottage.

C5 Additions of an appropriate form and scale are permitted at the rear of the principal building form if:
- the addition is consistent with the traditional pattern for secondary wing extensions or employs a pavilion style extension,
- the addition has an appropriate roof form that is consistent with the principal building form of the building and its roof,
- the addition, other than a pavilion extension, does not exceed a height 300mm below the ridge level of the principal building form, and
- the addition is consistent with the traditional pattern for secondary wing extensions or employs a pavilion style extension.
C6 Additions to single storey semi-detached and terrace groups must not compromise the architectural character of the pair, or the group of houses.

Rear pavilion extension

C7 A pavilion extension may be permitted if:
- it would not have an adverse impact on the heritage significance of the existing building, adjoining properties, or the group of buildings, where the building forms part of a group,
- it is not visible, directly or obliquely, from any part of the street to which the property’s street front zone abuts and from the front yard within the street front zone,
- it will have a negligible impact on the amenity of neighbouring properties in terms of loss of sunlight, ventilation and privacy,
- it will not adversely affect the setting of the existing building, and
- it is ancillary to the existing building and will not dominate the existing building in terms of bulk, height and scale.

C8 A pavilion extension should generally be single storey in height.

C9 A two storey pavilion extension may be permitted if it meets the requirements of C7.

C10 Where a pavilion extension is appropriate:
- a linking structure should be provided between the principal building form and the pavilion,
- the height of the linking structure must be below the eaves of the principal building form, and
- the linking structure should use lightweight construction to differentiate the new work from the original.

C11 Where proposed as part of a dwelling-house, a pavilion extension is to be designed so that it is not capable of being used as a separate dwelling.
Figure 1 Shows a generic version of a single storey terrace.

Figure 2 Shows intrusive development

Figure 3 Shows non-intrusive development
4.3.2 Multi-storey terrace houses

General description of building type

Multi-storey terrace houses include mostly two and three storey terraces, some with basements. They are built in blocks of two to twenty and frequently form distinct pairs or groups. Occasionally an individual terrace completed or stood on the end of a row. Dating from 1840-1910, architectural styles include Georgian, Victorian and Federation. The predominant style is the Victorian Filigree style of the 1880s, using materials such as brick, stone, stucco, cast iron, terra cotta and some timber.

Three storey terraces are generally wider and larger in size. All terraces have front verandahs and balconies. The height of the terraces is the most variable element of the built form.

Objectives

O1 To retain and conserve the principal building forms of rows and groups of terraces.
O2 To retain significant rear and side forms.
O3 To retain the rear forms of unaltered pairs and groups of terraces.
O4 To retain the shared distinctive characteristic of groups of buildings.
O5 To retain, restore and promote the significance, contribution and relationship of a building within the context of a group of buildings.

Controls

C1 Refer to objectives and controls in clause 4.1 – General policy for existing buildings and infill development and clause 4.2 – Specific policy for building and site elements.
4.3.3 Corner terrace houses

General description of building type

Corner terrace houses terminate a terrace row at an intersection street or lane. The form of corner terraces makes an important contribution to views and vistas at street intersections. Generally they are built to the street boundary, having no setback at all on the side. Frequently, the side gable end walls are blank, but sometimes there are windows and balconies. Materials include stone, brick, stucco, render, cast iron and terra cotta.

Objectives

01 To retain the architectural detail and special character of corner terraces.
02 To ensure that traditional side elevations, forms and alignments are retained.
03 To ensure that side additions are of sympathetic design and construction to the original building.

Controls

C1 Refer to objectives and controls in clause 4.1 – General policy for existing buildings and infill development and clause 4.2 – Specific policy for building and site elements.
4.3.4 Freestanding houses

General description of building type

Freestanding houses range from small, timber, brick and stone cottages to larger stone and brick mansions. They include workers cottages, middle-class housing and mansions built on original gentry estates. Examples include single storey buildings, two storey or multi-storey buildings. A garden setting is often associated with freestanding houses. Within the curtilage there may be associated culturally significant outbuildings.

Refer also to clause 4.3.1 – Single storey buildings for additions to single storey cottages.

Objectives

01 To retain freestanding houses their curtilage and settings.

02 To ensure that additions to multi-storey houses do not compromise or dominate the original main front section of the house, and are suited to the architectural style of the building.

Controls

C1 Refer to objectives and controls in clause 4.1 – General policy for existing buildings and infill development and clause 4.2 – Specific policy for building and site elements.
4.3.5 Multi-unit housing

General description of building type

Multi-unit housing in Paddington consists of small two, three and four storey buildings dating from the 1930s - 1950s, taller buildings dating from the 1960s - 1970s, and the infill buildings of the 1990s. Public housing is represented by the 1950s residential flat buildings. Early building materials include brick and terracotta with the later buildings constructed from masonry, concrete and glass.

Some multi-unit housing types, because of their scale, bulk and materials, are intrusive elements in the general context of Paddington and therefore are not significant buildings.

Objectives

O1 To retain contributory examples of multi-unit housing.
O2 To mitigate the effects of intrusive multi-unit housing development.
O3 To encourage redevelopment or modification of intrusive development.

Controls

C1 Redevelopment or modification of intrusive development must be to a design that is appropriate to the relevant aspects of the historic context.
C2 Alterations may be made to the external finishes of multi-unit housing, if appropriate to the building type.
C3 Alterations are permitted that reverse any unsympathetic works to multi-unit housing.
C4 Alterations and additions must not adversely affect the form or character of significant buildings.
C5 Additions are limited to undercroft areas, roof spaces and the provision of balconies.
C6 There shall be no alterations or additions to the original forms, details or materials of the principal elevations of significant buildings.
C7 Alterations and additions to an individual unit must not adversely affect the cohesiveness of the principal building form of the building.
C8 Alterations to windows and external doors of significant buildings are not permitted except where they would not be visually prominent, such as to rear ground-floor flats or below street level.
C9 Enclosure of balconies and verandahs of significant buildings is not permitted.
C10 Alterations to improve accessibility (including lifts, ramps and stairs) must retain the original character and design of the building and setting.
C11 Skylights are not permitted where visible from the public domain.
C12 Dormer windows are not permitted.
C13 Ancillary development must be no higher than one storey and should be constructed of materials in the style and character of the principal building.
C14 Ancillary development should be located behind the principal building form.

C15 Shade structures including awnings and canopies are not permitted to the street front elevation of the building.

C16 Privacy screens must be discreet, must not be visible from the street and must not adversely affect the overall character of the building.

C17 Services upgrading and fire safety works must minimise adverse visual impact and damage to original building fabric.

C18 Existing ground level landscaped spaces shall not be reduced in area, or screen the principal elevation of the building.

Note: Refer also to clause 2.5 - Contemporary design in Paddington and clause 4.5 - Intrusive development.
4.3.6 Corner shops and corner commercial buildings

General description of building type

Corner shops and commercial buildings typically are one or two storeys in height and are often located at cross streets. They are usually the corner terrace of a block of terraces or are a corner block on their own. Often they have an angled entry elevation, as well as elevations on two street sides, all of which are built to the boundary.

Many corner shops remain as shops but others have been changed to restaurants, cafes, galleries and residences. The typical shop windows are large and face the streets on either corner with the entrance at the corner. Building materials include stone, brick, stucco, render, cast iron, terra cotta and some timber.

Corner shops and commercial buildings reflect the neighbourhood evolution of Paddington and have a high social and historical significance.

Objectives

O1 To retain corner shops and corner commercial buildings as distinct building forms and as evidence of the evolution of Paddington.

O2 To retain corner shops and corner commercial buildings because of the service they provide to residential neighbourhoods and because they provide a positive contribution to the pedestrian environment of Paddington.

O3 To encourage the reinstatement of suitable retail and commercial uses within existing corner shops and commercial buildings in recognition of the social and historic significance of these types of uses and their role in the neighbourhood evolution of Paddington.

Controls

C1 Retain original shopfront windows, joinery and architectural details irrespective of a building’s use.

C2 Shopfront windows must remain as showcases and not be obscured by walls or partitions.

C3 Refer to objectives and controls in clause 4.1 – General policy for existing buildings and infill development, clause 4.2 – Specific policy for building and site elements and clause 4.3.1 – Single storey buildings.
4.3.7 Commercial, retail and industrial buildings

**General description of building type**

Retail and commercial buildings have always been a major feature of Paddington. Oxford Street is an homogenous Victorian commercial precinct established since the 1860s and is the main shopping area of Paddington. A smaller group of retailers is located at Fiveways, which was established by 1910. Other shops are scattered throughout Paddington, mostly on street corners. These shops have survived, many with changed uses and most have a high degree of integrity.

In Oxford Street the general cohesiveness of the streetscape comes from the original above-awning elevations. Decorative parapets are common. Architectural styles include Victorian, Federation and Inter-War and date from the early 1860s to the 1940s. Building materials include stone, brick, stucco, render and timber.

Shopfronts are stylistically diverse. They include original Victorian shopfronts, and Federation, Inter-War and Post-War shopfronts.

Commercial and industrial buildings are spread throughout the area with mixed architectural forms and varying degrees of integrity.

Industrial buildings include garages, workshops, service stations and light industry factories. These buildings include large single storey buildings constructed from brick and corrugated iron.

![Traditional shopfront](image)

**Figure 1** Traditional shopfront

1. Awning
2. Hamper
3. Glazed display window
4. Recessed entry area
5. French doors
6. Stallboard
7. Tiled floor
Objectives

O1 To retain forms, significant elevations, details and finishes of commercial, industrial and retail buildings.

O2 To retain good representative examples of significant architectural styles in the historic development of commercial retail and industrial buildings in Paddington.

O3 To retain original shopfronts.

Controls

General

C1 Principal building forms are to be retained.

C2 Significant architectural elevations and significant finishes and details are to be retained.

C3 Works for the adaptive re-use of a building must be consistent with the overall character of the building type, its architectural style and its context within the heritage conservation area.

Shopfront elevation

C4 Shopfronts that are examples of significant architectural styles in the historical development of Paddington are to be retained.

C5 New work to significant shopfronts is to be consistent with the style and character of the building and the streetscape.

C6 Original above-awning windows are to be retained and not increased or decreased in size.

C7 Shopfronts must not be amalgamated. Where internal spaces of buildings are amalgamated, individual shopfront elements and features such as shop windows and doors must be retained.

C8 For new buildings and existing buildings where no significant fabric or layout is present in the shopfront, contemporary design is permitted if it is consistent with the building’s historic streetscape context in terms of:
  - materials, colours and finishes,
  - proportions of windows and doorways, including the division of windows with their bases and vertical sections,
  - detailing, and
  - signage.

C9 Reconstruction of original shopfronts may be permitted where a shopfront forms part of a group or where sufficient evidence exists showing the original shopfront design.

C10 Removal of original shopfronts or elements of an original shopfront is not permitted except for the purposes of restoration.

C11 When work is proposed to an intrusive shopfront, reconstruction, restoration or contemporary interpretation according to C5 is required.
4.3.8 Hotels

General description of building type

Most hotels in Paddington are substantial buildings ranging in height from two to four storeys. They are often located on corner sites. They date from the 1840s through to the 1940s. Building materials include stone, brick, stucco, timber and terra cotta.

Hotels display a diverse range of architectural styles ranging from Victorian filigree style through to Inter-War styles such as Art Deco.

Some buildings exhibit original elevation detail and a few retain their original interior detail.

Objectives

O1 To retain the diversity of hotel buildings and their associated internal and external significant detail.

O2 To retain original names of hotels as part of the historical and social significance of Paddington.

O3 To retain residential accommodation within hotels.

Controls

C1 Original elevations, including areas of original tiling must be retained and conserved.

C2 Significant interior features of the public areas are to be retained and interpreted.

C3 The restoration of missing detail or reversal of unsympathetic work to street front elevations is required when work is undertaken to the principal elevations.

C4 The original name of a hotel must be retained and displayed appropriately in signage.
4.3.9 Ecclesiastical and institutional buildings

General description of building type

Since the 1840s Paddington has always had a strong church and school presence but over time many church and school buildings have been demolished and have been replaced with other types of buildings. The remaining churches include St George Anglican Church built in 1888 and The Church of Christ built in 1901. Both are masonry with the latter being a much smaller building.

Present schools in Paddington include Glenmore Road Public School built of stone and brick in 1884, and Grammar Preparatory School built of masonry.

Objective

O1 To ensure that any new work is carried out with due regard to the significance of the building and its setting.

Controls

C1 Refer to relevant objectives and controls in clause 4.1 – General policy for existing buildings and infill development and clause 4.2 – Specific policy for building and site elements.

C2 Work undertaken on heritage items must conform to the management policies within a conservation management plan, where one is required by the Council.
4.3.10 Public buildings

General description of building type

Remaining public buildings in Paddington include the Post Office and Police Station (former courthouse). The Post Office is a two storey stuccoed masonry building in the Victorian Free Classical style. Built in 1885, its features include a parapetted tower on the western end and a colonnaded loggia between the tower on the west and the curved corner pier on the east.

The former courthouse building was designed in the Victorian Italianate style and built in the 1880s. Situated between terrace houses it has a recessed portico with a central entrance. Main materials are stuccoed brickwork.

Objectives

O1. To ensure that any new work is carried out with regard to the significance of the building.

O2. To encourage the ongoing use of public buildings.

Controls

C1. Refer to relevant objectives and controls in clause 4.1 – General policy for existing buildings and infill development and clause 4.2 – Specific policy for building and site elements.

C2. Work undertaken on heritage items must conform to the management policies within a conservation management plan, where one is required by the Council.
4.3.11 Existing contemporary infill

General description of building type

Existing contemporary infill refers to buildings (generally 1970 to the present) that occur between terrace houses. Materials often include rendered brickwork, concrete and glass and architectural styles are referred to as modern, ‘Sydney School’, contemporary or post modern.

Objectives

O1 To ensure that any new work has regard to the building’s context.

O2 To ensure that any new work does not detract from the architectural merit the building may possess.

Controls

C1 Refer to relevant objectives and controls in clause 4.1 – General policy for existing buildings and infill development, clause 4.2 – Specific policy for building and site elements and clause 4.4 – Infill development.

C2 Additions are to be consistent with the character of the existing building (where the building is not intrusive) and the massing of existing development within the streetscape.
Explanation

The term ‘infill development’ refers to new development within an existing urban context.

The opportunities for infill development in Paddington provide the chance for the continuing enrichment of the area by adding new built form which is an expression of contemporary life.

As the opportunities for infill development are rare the design for such sites will be required to demonstrate an appropriate response to context and an approach which enhances the character of Paddington and its cultural significance.

Council does not necessarily advocate replication of historical architectural styles for infill development. A contemporary design approach which respects the historic context and achieves a cohesive relationship between the existing and new urban fabric is required.

Objectives

O1 To encourage development on infill sites which reflects contemporary values and employs contemporary design, and through a design idiom, materials and construction technique provides an appropriate response to relevant aspects of the historical context of Paddington.

O2 To ensure that new development on infill sites is designed and located to achieve a cohesive relationship between new and existing urban fabric and which retains and enhances the cultural significance of the area.

O3 To ensure that infill development respects the scale and setting of adjacent contributory buildings.

Methodology

Designers of infill development are required to provide a detailed site and context analysis.

A draft site and context analysis is to be submitted to Council for comment as part of a pre-development application meeting between Council representatives and the applicant. The following information is to be submitted for comment prior to the lodgement of the development application:

- the applicant’s preferred infill design proposal,
- a statement outlining the proposed measures to minimise the adverse impact of the infill development on neighbouring lands, including the public domain,
- the philosophy of how the design elements relate to the proposal’s context in terms of built form, materials and character, and
- statement of heritage impact.

Controls

General

C1 Infill development is to comply with all relevant objectives and controls listed elsewhere in this Plan.
Character

C2 Infill development must:
- maintain the significant features and qualities that combine to represent the character of the neighbourhood and area, and
- make a positive contribution to the character of the neighbourhood and area.

Scale

C3 Infill development must not overwhelm its context and should be consistent with the predominant scale of significant development adjoining the site and in its immediate area in terms of aspects including, but not limited to:
- height,
- dominant ridge line,
- massing (building volume and size).

Note: Refer also to clause 4.1.8 – Building heights, bulk, form and scale.

Form

C4 Infill development must be consistent with the predominant built form (volume and configuration) of significant development adjoining the site and in its immediate area in terms of aspects including, but not limited to:
- roof forms,
- three dimensional modelling of neighbouring buildings,
- relationship of solids and voids,
- fenestration patterns, and
- relationship of floor to ceiling heights (especially ground and first floor levels of existing buildings on sloping sites and streets).

Note: Refer also to clauses 4.1.4 – Roofs and roof forms, 4.1.5 – Site coverage, setbacks and levels, and 4.1.8 - Building heights, bulk, form and scale.

Siting

C5 Infill development must adopt the established orientation pattern of the streetscape.

C6 Where neighbouring buildings are orientated to face the street, infill development is to adopt the existing pattern of orientation.

C7 Orientation across the site is not permitted unless there is a dominant pre-existing pattern in the street.

C8 Where there is a uniform building front setback, the infill development must align with the existing setbacks of adjoining buildings.

C9 Where building front setbacks vary:
- if there is a dominant pattern and the infill development adjoins that pattern, the infill development must align with that pattern,
- if there is no dominant pattern, the infill development must align with the existing adjoining development whose scale is more compatible with the proposed infill development,
Part 4.4 – Infill development

- if there is an existing stepped pattern, the infill development must be consistent with the pattern and proportion of the step, and
- if the infill development occurs on a corner site, it must be sited on the street property boundaries to define the corner.

**C10** Rear and side setbacks must align with existing patterns, where visible from the public domain.

**C11** Infill development must be sited to:
- include sufficient deep soil landscape area,
- have no adverse impact on significant trees on the site or adjoining land, including public land.

**Note:** Refer also to clauses 4.1.7 – Open space, swimming pools, lightwell courtyards and landscaping and 4.2.11 – Land subdivision and site amalgamations.

**Materials, finishes, textures and colours**

**C12** Materials, finishes, textures and colours must be appropriate to the historic context. They must be similar to the characteristic materials, finishes, textures and colours of the original significant buildings within the streetscape.

**C13** Contemporary materials are permitted where their proportions, detailing and quantities are in keeping with the desired future character of the area.

**Note:** Refer also to clause 4.2.8 - Materials and details and clause 4.2.9 - Exterior colours.

**C14** Infill development must:
- use render, masonry and/or timber,
- avoid large expanses of glass and reflective wall cladding,
- use roof cladding which conforms with contributing neighbouring development,
- not have solid masonry front boundary walls, and
- use colour schemes which respect the character of the neighbourhood.

**Note:** The applicant must demonstrate to Council that materials that diverge from traditional materials are an appropriate response to the historic context.
Explanation

Intrusive buildings within Paddington are generally twentieth century buildings constructed after World War 2. They are characterised by scale, proportions, materials and design idioms which are inappropriate to the significant historic character of Paddington. Intrusive development adversely affects adjoining buildings, the streetscape and the general character of Paddington.

Council may provide site specific incentives for modification and redevelopment on identified ‘opportunity sites’.

Objectives

O1 To mitigate the adverse impact of intrusive development.

O2 To encourage appropriate redevelopment of identified intrusive development.

Controls

C1 Alterations must mitigate the impact of the scale, proportions, materials and design idioms of intrusive buildings and improve the relationship of these buildings to the streetscape.

C2 Design for development on intrusive sites must demonstrate the application of contemporary design techniques, materials and finishes, scale, form, massing, details orientation and setting that respect the character of the adjacent historical context. The design must make a positive contribution to the character of Paddington.

C3 Alterations must retain existing setbacks from side and front boundaries.
adaptation means modifying a place to suit proposed compatible uses (Burra Charter).

aesthetic significance means significance due to positive visual or sensory appeal, landmark qualities and/or creative or technical excellence. (Heritage Manual)

air handling system means a system for the purpose of directing air in a controlled manner to or from specific enclosures by means of air handling plant, ducts, plenums, air distribution devices and automatic controls. Air handling systems include central heating, air conditioning, mechanical ventilation, supply air systems, exhaust air systems, internal air conditioning systems and packaged air conditioning systems.

alter in relation to a heritage item or to a building or work within a heritage conservation area, means -
(a) make structural changes to the outside of the heritage item, building or work; or
(b) make non-structural changes to the detail, fabric, finish or appearance of the outside of the heritage item, building or work, but not changes that involve the maintenance of the existing detail, fabric, finish and appearance of the outside of the heritage item, building or work (Woollahra LEP 1995).

amenity means the enjoyment of the environment, whether by the community or by an individual, arising from the use of property, dwellings or publicly accessible land, community facilities or open space and includes, but is not limited to, the enjoyment of sunlight, privacy and views.

ancillary development means a building or structure, other than a dwelling-house, dual occupancy, mixed development, residential flat building or other housing type, but including sheds, pool houses, detached garages, gazebos, separate laundries, pagodas, swimming pools and pergolas.

balconet means a area incorporating a guard rail only and a very minor projection from the outer wall of a building, fronting windows with deep sashes or inward opening doors, preventing people from falling.
balcony means a raised platform added to the enclosing envelope of a building and unenclosed except for the external enclosing walls of the building and/or an approved balustrade or privacy screen/s.

building footprint means the area of land measured at finished ground level, which contains all external walls, balconies and verandahs of a dwelling-house, dual occupancy or residential flat building.

Building Code of Australia (BCA) is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia whilst allowing for variations in climate and geological or geographic conditions.

Burra Charter (and its guidelines) means the charter adopted by Australian ICOMOS which establishes the nationally accepted principles for the conservation of places of cultural significance.

character means the combination of features and qualities of a place.

compatible use means a use for a heritage item which involves either no change to its culturally significant fabric, changes which are substantially reversible or changes which make a minimum impact.

conjectural reconstruction means alteration to stimulate a possible earlier state, which is not based on documentary or physical evidence. (Burra Charter)

conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these (Burra Charter).

context means the particular built, natural, historical and social characteristics of a building or place’s setting.

contributory building means a building and its setting which due to its materials, detailing, finishes, scale, form, siting and landscaping makes a positive impact and contribution to the streetscape character and to the cultural significance of the heritage conservation area.

contributory elements are components of a building and its setting or of a place including materials, finishes and landscaping.

curtilage means the geographical area that provides the physical context for an item and which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide. (Heritage Manual)
<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>deep soil landscape area</strong></td>
<td>means that area of a site with no above ground, ground level or subterranean development. Paved surfaces, driveways, pathways or tennis courts (including grassed courts) do not constitute deep soil landscape area.</td>
</tr>
<tr>
<td><strong>demolition</strong></td>
<td>in relation to a heritage item or to a building within a heritage conservation area, means the damaging, defacing, destruction, pulling down or removal of the whole or part of the heritage item, building or work (Woollahra LEP 1995).</td>
</tr>
<tr>
<td><strong>dormer</strong></td>
<td>means a structure comprising a window, roof and side walls projecting from a sloping roof.</td>
</tr>
<tr>
<td><strong>dwelling</strong></td>
<td>means a room or suite of rooms occupied or used or so constructed or adapted to be capable of being occupied or used as a separate domicile.</td>
</tr>
<tr>
<td><strong>dwelling-house</strong></td>
<td>means a building containing one but not more than one dwelling on one allotment of land.</td>
</tr>
<tr>
<td><strong>existing ground level</strong></td>
<td>means the surveyed level of the ground surface immediately prior to the proposed development and prior to any associated excavation, development or site works.</td>
</tr>
<tr>
<td><strong>fabric</strong></td>
<td>refers to physical material or substances. In the case of a building, fabric would include materials such as brick, stone, timber, mortar, glazing, iron, steel, terracotta and slate.</td>
</tr>
<tr>
<td><strong>form</strong></td>
<td>in relation to a building, means its overall shape and configuration of components.</td>
</tr>
<tr>
<td><strong>front building line</strong></td>
<td>means the alignment of the outer wall of a building in the street front zone excluding any projecting balconies and decks.</td>
</tr>
<tr>
<td><strong>group</strong></td>
<td>means a number of buildings, including a pair of buildings and a terrace, which display similar characteristics such as architectural style, form, scale and details.</td>
</tr>
<tr>
<td><strong>guidelines and controls</strong></td>
<td>means the requirements of the design elements in this DCP that provide a basis for judging whether the objectives have been met.</td>
</tr>
<tr>
<td><strong>habitable room</strong></td>
<td>means a room used for normal domestic activities such as bedroom, living room, lounge room, kitchen, dining room, study, play room and sun room.</td>
</tr>
<tr>
<td><strong>Heritage Act, 1977</strong></td>
<td>is the statutory framework for the identification and conservation of heritage in New South Wales. The Act also describes the composition and powers of the Heritage Council.</td>
</tr>
<tr>
<td><strong>heritage assessment criteria</strong></td>
<td>means principles by which values for heritage significance are described and tested. (Heritage Manual)</td>
</tr>
<tr>
<td><strong>heritage conservation area</strong></td>
<td>means an area which has a distinctive character of heritage significance which it is desirable to conserve. The Paddington Heritage Conservation Area is land shown edged blue and marked “Heritage Conservation Area” on the heritage conservation map of Woollahra LEP 1995.</td>
</tr>
</tbody>
</table>
| **heritage item** | means a building, work, relic, tree or place having historic, scientific, technological, cultural, social, archaeological, architectural, townscape, natural or aesthetic significance this is –  
(a) located on land described in Part A of Schedule 3 of Woollahra LEP 1995, being land shown coloured orange on the heritage conservation map; and  
(b) described in Part B of Schedule 3 of Woollahra LEP 1995. |
| **heritage inventory** | means a list of heritage items, usually in a local environmental plan or regional environmental plan. (Heritage Manual) |
| **heritage significance** | means significance due to aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations. |
| **infill development** | is new development, usually a whole building, within the context of an existing built up area. Infill development may occur where an existing building has been demolished or where a large site has been subdivided thereby creating a vacant allotment. |
| **integrity** | in relation to a building or place, refers to the soundness, quality and condition of fabric. A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact. |
| **intrusive development** | is development which is inappropriate to the significant heritage character of Paddington due to its form, scale, bulk, materials and proportions and which adversely affects adjoining buildings, the streetscape and the general character of the area. |
Part 5 – Definitions

**juliet balcony** means a small balcony accessed from a single door or narrow pair of doors that open inwards, and which is generally ornamental or only deep enough to allow one person standing.

**landscape plan** means a plan or document outlining the extent, type and location of landscaping proposed for a development.

**land subdivision** includes the division of an allotment into two or more allotments, the realignment of boundaries of existing allotments and the consolidation of allotments.

**local environmental plan (LEP)** means a plan made by the Minister under section 70 of the Environmental Planning and Assessment Act, 1979.

**local significance** means items of heritage significance which are fine examples, or rare, at the local community level. (Heritage Manual)

**maintenance** means the continuous protective care of fabric, contents and setting of a place and is to be distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly (Burra Charter).

**missing elements** based on known evidence rather than speculation – see Burra Charter

**mixed development** means one or more dwellings (or a boarding house) within the same building as, or on the same allotment of land as, shops, commercial premises or any other non-residential use which is not prohibited in the zone.

**movable heritage** means heritage items not fixed to a site or place (for example, furniture, locomotives and archives). (Heritage Manual)

**new development** means alterations and additions and infill development.

**non-habitable room** means a bathroom, laundry, water closet, food storage pantry, walk-in wardrobe, corridor, hallway, lobby, clothes drying room, and other spaces of specialised nature occupied neither frequently nor for extended periods.

**NSW Heritage Manual** is a document prepared by the NSW Heritage Office and comprises a series of publications explaining the three steps of the NSW Heritage Management System and how they can be applied.

**objectives** define the intention of each element and indicate the desired outcomes to be achieved in the completed development.
**open space**  is that area within a particular site upon which no building has been erected.

**original significant fabric**  means the physical materials and substances belonging to the initial construction phase of a place that contribute to the heritage significance of Paddington. In the case of a building, original significant fabric would include all the original materials of the principal building form and extant external materials of the secondary wing, if the form is intact and the external materials are substantially intact. Original building materials include brick, stone, timber, mortar, glazing, iron, steel, terracotta, tiles and slate.

**place**  means site, area, building or other work, group of buildings or other works together with associated contents and surrounds (Burra Charter).

**preservation**  means maintaining the fabric of a place in its existing state and retarding deterioration (Burra Charter).

**primary frontage (corner allotments)**  is that part of the site in the street front zone and the part between the side street and the principal building form (see diagram)

![Diagram of primary frontage](image)

**principal building form**  is the original front building section and main roof, which contains the main rooms (see diagram)

![Diagram of principal building form](image)

**principal elevation**  is the elevation of a building which faces a public space.

**principal roof form**  is the main roof over the original front building section.
Part 5 – Definitions

**private domain** is all land which is privately owned and which is not included in the public domain.

**private open space**

(a) in relation to a dwelling-house and dual occupancy means an area of land which is appurtenant to the dwelling-house and dual occupancy and intended for the exclusive use of the occupants of the dwelling-house and located and designed so as to offer visual privacy to the occupants.

(b) in relation to a residential flat building or mixed development means an area of land or of a building (such as a balcony or verandah) which is appurtenant to a dwelling and intended for the exclusive use of the occupants of the dwelling and located and designed so as to offer visual privacy to the occupants. Private open space provided at above ground level must be located a minimum of 2 metres above ground level.

Private open space does not include a roof terrace.

Note: For the purpose of calculating the area of private open space to be provided in a development, tennis courts, swimming pools and spa pools are not included as private open space.

**public domain** is all land which is owned by a public authority and includes roads, footpaths, laneways, alleyways and parks.

**rarity** refers to a value of significance. A building may have this type of significance because it represents a rare, endangered or unusual aspect of history or cultural heritage.

**reconstruction** means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new and old) into the fabric (Burra Charter).

**regional significance** means items of heritage significance which are fine examples, or rare, at the regional community level. (Heritage Manual)

**representativeness** refers to a value of significance. A building may have this type of significance because it is a fine representative example of an important class of building.

**residential flat building** means a building containing two or more dwellings. This does not include a row of two or more dwellings attached to each other, commonly known as semi-detached house or terrace buildings.
Part 5 – Definitions

**restoration** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material (Burra Charter).

**reverse skillion** a single plane roof pitched from an outermost external wall and sloping back and down towards another wall.

**roofscape** means a view or expanse of roofs including their pitch and form, and elements such as chimneys, parapets, party walls, guttering and roof materials.

**roof terrace** means the flat roof of a building (or part thereof) (including a garage or carport) which has the potential to be used for the purpose of private open space and which is either open to the sky or partly covered by a non-continuous shade device.

**row** means a continuous line of buildings.

**scale** means the size of a building and its relationship with surrounding buildings and landscape.

**shopfront elevation** means the elevation to the street and includes the areas above and below an awning.

**side boundary fence** means a fence separating allotments or on a side street, in the case of a corner site, but does not include a fence within the street front zone.

**Significant building** means –

(a) a building which has aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations, and which is or is not listed as a heritage item;

(b) a building which makes a positive contribution to the streetscape in terms of aesthetic and architectural qualities;

(c) a building which has local or state significance, or both; and/or

(d) a building which has a rarity value.

**Significant tree** means a mature tree which is significant because of, but not restricted to its:

- prominent appearance in the locality
- dimensions and form,
- species, and/or
- cultural association.
site area

means the area of land to which an application for consent under the Act relates, including any land on which the development to which application relates is permitted by or under this plan, other than any long narrow corridor or access way in the case of hatchet shaped or irregular allotments or land which was below the line of maximum tidal reach as at 15 December 1972 or at a date determined by the Council.

soft landscaping

means the area of private open space at ground level which is landscaped exclusively with gardens, lawns, shrubs or trees.

spa pool

means an impermeable structure capable of holding water to a depth greater than 300mm for swimming or other recreation purposes and includes hot tubs and other like structures, but does not include a spa pool swimming pool.

street front zone

comprises the front building elevation and visible roof, front yard, the side boundary fences in the front yard and the street boundary fence.

streetscape

encompasses both the public and private domain and includes the street design, its landscaping, traffic management treatments, surfaces, utility installations, all buildings abutting the street and their associated landscaping, fences, paths and driveways. The arrangement and integration of these components and their visual appearance determine the streetscape character.

swimming pool

means an impermeable structure capable of holding water to a depth greater than 300mm for swimming or other recreation purposes, but does not include a spa pool.

terrace

is a row of three or more buildings which are linked by common party walls and which share a similar design and form.

unbuilt upon area

means an area of the site which is uncovered by the building footprint. The unbuilt upon area may include the area of any setback or that part of the site occupied by an un-roofed swimming pool or tennis court located at or near ground level.
**NOTES**

1. Residential vehicle crossings to be constructed for residential properties only. For commercial, mixed development and adjacent lots, commercial vehicle crossings are to be constructed.

2. All concrete to have a minimum compressive strength (f'c) of 20MPa at 28 days.

3. Driveways are to be 4.5m closer than:
   - 0.6m from boundary point of corners
   - 0.6m from electrical turbines
   - 0.6m from electrical ducts
   - 0.3m from Telstra pits

4. Use handrails. Water hydrant & stop valves can remain in new driveways but must be accessible at all times.

5. The desirable maximum grade between top of kerb & face of pavement is 1 in 33 (0.3%). The contractor is responsible to ensureKirra driveway does not incline.

6. Telstra pits are not to remain in driveways unless approved by Telstra and suitable arrangements made.

7. All residuary laybacks to be replaced with kerb & gutter & adjoining residuary driveway slabs are to be removed & area restored with natural turf.

8. Where a driveway is to be extended, new one constructed on an old one removed, adjacent road pavement and kerb to be widened and restored with asphalt. The road pavement is to be restored in accordance with Council's standard specification. Drainage of the adjacent road to be kept in accordance with Council's standard specification.

9. (a) If length of driveway is less than 10m, expansion joints are required at the property boundary and both sides of the driveway crossing.

(b) If length of driveway is between 1.5 and 3 metres, expansion joints are required at the back of the layback at the property boundary and both sides of the driveway crossing.

10. If driveway is asphalt, then driveway crossing is to be concrete with an asphalt overlay.

11. All construction elevations are to be 150x75x400mm steel rectangular section. No outlet will be permitted in the layback wings.

12. Where works are completed, the edges of the driveway crossing are to be backfilled with subgrade soil and made safe.

13. All existing footpaths affected by the works are to be removed and replaced. The driveway crossing is to be connected to the footpath with no gaps or unfilled sections.

14. Driveway crossings must be completed 30 days from completion for public safety.

15. Ensure suitable compacted subgrade replace if necessary.

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**CONCRETE CROSSING SECTION A**

**PLAN**

*Max Width may be varied with the permission of Council's Technical Services Department.*

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**SCALE**

**Woolloongabba Municipal Council**

**STANDARD VEHICLE CROSSING AND LAYBACK**

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Appendix B

B85 Design template superimposed over the average 6 metres wide Paddington laneway

PARKING TURNING CIRCLES
AS 2890.1:2004

Figure 1  B85 Example of the B85 Design Template from AS 2890.1:2004
Doorway width ‘D’  Apron width ‘W’

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*Interpolated value

Figure 2  Apron widths for right angle access to single garages from AS 2890.1:2004
Appendix C

Supporting documents

Knox and Partners, 1997, Street tree inventory of Paddington.
Reference material

Australia ICOMOS, 1988, The Australia ICOMOS, Charter for the Conservation of Places of Cultural Significance (The Burra Charter), Australia ICOMOS.


Heritage Office and Department of Urban Affairs and Planning, 1996, NSW Heritage Manual