

ATTACHMENTS

Attachment 1

Applicant planning proposal documentation

1. **Planning proposal report** prepared by SJB Planning, dated December 2016.
2. **Built Form & Urban Study** prepared by SJB Architects, dated 9 November 2016
3. **Statement of Heritage Impact** prepared by Cracknell and Lonergan Architects, dated 3 November 2016

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190-200 Boundary Street, Paddington

Planning Proposal

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Executive Summary

Overview

This Planning Proposal (PP) has been prepared for St Vincent's Private Hospital, the owners of the land known as 190-200 Boundary Street, Paddington ("the site"). The site has a legal description of:

- Lot 3 DP 223679 (190 Boundary Street);
- Lot 2 DP 223679 (192 Boundary Street);
- Lot 1 DP 223679 (194 Boundary Street); and
- Lot 3 DP 84504 (196 – 200 Boundary Street).

The site has a total area of approximately 889m² and is zoned R2 Low Density Residential in accordance with the Woollahra Local Environmental Plan (WLEP) 2014.

The site is located opposite the main St Vincent's Private Hospital buildings, on the south eastern side of Boundary Street. It is noted that Boundary Street represents the boundary between the Woollahra Local Government Area (LGA) and the City of Sydney LGA.

St Vincent's Private Hospital seeks to be able to develop and use the site for the purpose of an office premises which is currently prohibited at the site in accordance with the provisions of Clause 6.6 (Use of existing non-residential buildings in residential zones) of WLEP 2014.

The WLEP 2014 provides the following definition for an **office premises**:

"Office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used."

The aim of St Vincent's Private Hospital is to be able to use the site to provide offices for general administrative purposes, including office space for Hospital staff and space for storage of clerical archives and records and the like.

The Proposal seeks to amend Schedule 1 of WLEP 2014 to allow an additional permitted use at the site for the purpose of an office premises ancillary to and associated with St Vincent's Private Hospital.

The Proposal does not require any other consequential amendments to WLEP 2014 or the Woollahra Development Control Plan (WDCCP) 2015.

The Proposal is supported by two (2) reports, those being a Built Form & Urban Study prepared by SJB Architects and a Statement of Heritage Impact prepared by Cracknell and Lonergan Architects (refer to Attachment 1). Collectively, the reports consider the constraints of the site, and effectively demonstrate that the site is able to be developed for the purpose of a commercial building (an office premises) within the framework of the existing building height control of WLEP 2014, and the existing built form controls of WDCCP 2015.

This Planning Proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act (EP&A Act) 1979* and the two (2) documents prepared by the NSW Department of Planning and Environment titled: *Local Environmental Plans - A Guide to Preparing Local Environmental Plans (August 2016)* and *Planning Proposals - A Guide to Preparing Planning Proposals (August 2016)*.

Background

The St Vincent's Private Hospital has owned the properties which comprise the site for a number of years and undertook previous investigations, including consultations with Council officers as long ago as 2007, regarding the concept now proposed.

At that time the site was subject to the provisions of WLEP 1995. In accordance with WLEP 1995 the site was zoned Residential (2a) and the use of the site for the purpose of a hospital was permissible with consent. The use of the site for the purpose of an office ancillary to and associated with the hospital would have also therefore been permissible with consent. The introduction of WLEP 2014 had the effect of prohibiting the proposed land use.

The proposed office use will not be accommodating medical facilities, treatment rooms, clinical facilities or the like, so will not generate public use or access.

Car parking will not increase as the functions to be accommodated are currently occurring in the hospital building and car parking is also provided in the hospital building. Notwithstanding, there is capacity to accommodate car parking onsite with any future development if it is deemed necessary. The large site provides this opportunity, if needed, in the future.

Site and Context Identification

The site is located at 190-200 Boundary Street, Paddington opposite St Vincent's Hospital, north of Oxford Street and 2.3km east of Sydney CBD; and is within the Paddington Heritage Conservation Area, as identified in WLEP 2014. The site does not accommodate any heritage items and there are no heritage items immediately adjacent to the site.

To the west of the site is the main St Vincent's Private Hospital building which is up to eight (8) storeys in scale. The Oxford Street retail corridor is to the south of the site, and extends to the Sydney CBD. Barcom Avenue Park, St Vincent's (Public) Hospital and a St Vincent's Medical Research building are located to the north of the site. The St Vincent's Hospital buildings range between two (2) and ten (10) storeys in scale.

Residential development is generally located to the east, including a four (4) storey residential flat building at 186 Boundary Street.

The site consists of four (4) allotments and accommodates five (5) terrace houses. A considerable portion of 196-200 Boundary Street, being the western most allotment, is unbuilt upon.

The terraces vary between single storey (being Nos. 190-194) and two (2) storey (being Nos.196-200) in scale, and date from the Victorian Filigree – Early Federation period of terrace housing. Two (2) of the five (5) terrace dwellings are located at 196-200 Boundary Street, and are dilapidated and uninhabitable.

The subdivision pattern of the four (4) allotments is generally in keeping with the wider subdivision patterns of the area and is typical of the historical period that they represent.

The locality of the site and the existing terrace dwellings and adjacent buildings are shown in Figures 1 – 7 below.

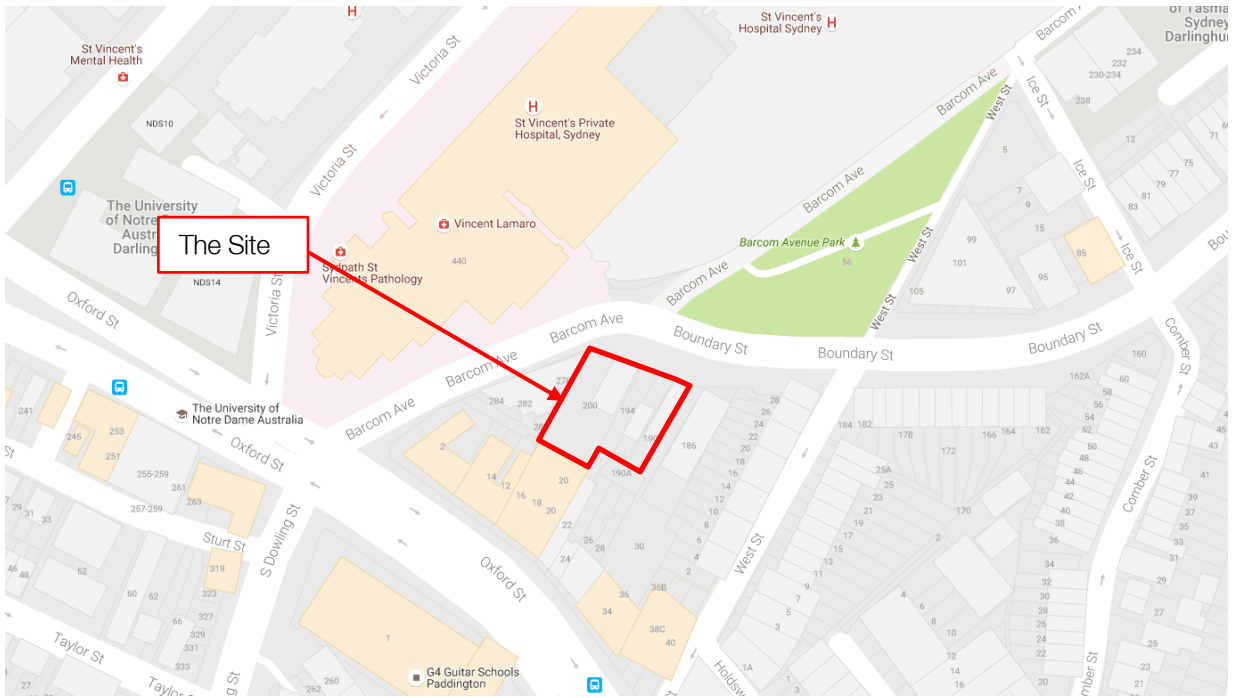


Figure 1: Locality map (Source: Nearmaps)



Figure 2: Aerial photo of site (Source: Nearmaps)



Figure 3: North eastern elevation of existing terraces dwellings at 190 – 194 Boundary Street



Figure 4: North eastern elevation of terrace dwellings at 196 – 200 Boundary Street



Figure 5: South east elevation of St Vincent's Private Hospital



Figure 6: Residential flat building at 186 Boundary Street



Figure 7: St Vincent's Hospital with Barcom Avenue Park in the foreground

1.0 Objectives and Intended Outcome of the Planning Proposal

The objective of this PP is to facilitate the use of the site at 190-200 Boundary Street, Paddington, which is located opposite the St Vincent's Private Hospital, for the purpose of an office premises in conjunction with the St Vincent's Private Hospital. It is intended that the site will remain zoned as R2 Low Density Residential and the proposed office premises use will be in addition to the current permissible uses.

It is intended that the existing built form controls applicable to the site will remain in place; no changes are proposed to those controls (including the maximum height of buildings, floor space ratio (FSR) and setback controls).

Currently, the development of the site for the purpose of an office premises associated with the St Vincent's Private Hospital is at the conceptual stage. The design for a new building at the site will be detailed as part of a future DA and will be consistent with the current applicable built form controls.

2.0 Explanation of Provisions

The proposed outcome will be achieved by amending Schedule 1 (Additional Permitted Uses) of the Woollahra Local Environmental Plan 2014 to include the following provision:

"15 Use of certain land at 190-200 Boundary Street, Paddington

- (1) This clause applies to land at 190-200 Boundary Street, Paddington, being Lots 1, 2 and 3 in DP 223679 and Lot 3 in DP 84504.*
- (2) Development for the purpose of a place of an office premise is permitted with development consent but only if the consent authority is satisfied that the activities proposed are ancillary to and associated with St Vincent's Private Hospital."*

3.0 Justification

3.1 Section A – Need for the planning proposal

Is the planning proposal a result of any strategic study or report?

Yes. The applicant held initial discussions with Council and from those discussions a Built Form and Urban Study report has been prepared, as well as a Statement of Heritage Impact report.

The Built Form and Urban Study considers the site's context and the uses and the amenity of neighbouring buildings. In particular the Built Form and Urban Study considers possibilities for the development of the subject site for the purpose of an office premises in a manner that is compliant with the current built form controls which apply to the R2 Low Density Residential zoned land.

The Built Form and Urban Study demonstrates that the development of the site for the purpose of an office premises is able to be undertaken in accordance with the current applicable built form controls without reducing the potential of adjacent sites to be developed in a compliant manner.

As a result, this Planning Proposal has been produced.

Is the planning proposal the best means of achieving the objectives, or is there a better way?

Yes. This PP is the best means of achieving the objectives. Currently, the use of the site for the purpose of an office premises is not permissible in accordance with the provisions of WLEP 2014. A PP is therefore needed to change the permissibility provisions of WLEP 2014 to allow the site to be used for the purpose of an office premises.

There is no other way or better way to allow the site to be used as an office premises.

3.2 Section B – Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Yes. The Planning Proposal is consistent with the relevant objectives and actions contained in the Metropolitan Strategy – A Plan for Growing Sydney and the East Subregion Draft Subregional Strategy.

Each of these documents is addressed in the subsequent sections of this document.

A Plan for Growing Sydney

On 14 December 2014, the NSW Minister for Planning released the new Metropolitan Strategy – A Plan for Growing Sydney ("the Plan"). The Plan is a State Government strategic document that outlines a vision for Sydney over the next 20 years. It identifies key challenges facing Sydney including a population increase of 1.6 million by 2034, 689,000 new jobs by 2031 and a requirement for 664,000 new homes.

In responding to these and other challenges, the *Plan* sets out four (4) goals, reproduced below:

- (1) *a competitive economy with world-class services and transport;*
- (2) *a city of housing choice with homes that meet our needs and lifestyles;*
- (3) *a great place to live with communities that are strong, healthy and well connected; and*
- (4) *a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.”*

To achieve these goals, the Plan proposes 22 Directions and associated Actions, including:

- Direction 1.7: Grow strategic centres – providing more jobs closer to home; and
- Direction 1.10: Plan for education and health services to meet Sydney’s growing needs.

In addition, the Plan outlines priorities for the ‘sub-regions’ of Sydney. The subject site is within the “Central” sub-region.

Specifically, the site is within the City East area of the Central Sydney Sub-region. The Planning Proposal is entirely consistent with the only listed priority for the City East area, which is as follows:

“Support health-related land uses and infrastructure around St Vincent’s Hospital”.

The Planning Proposal is consistent with relevant goals, directions and actions of the plan in that it will:

- Provide the opportunity for additional office space within the Central Sydney sub-region while not sterilising the potential for residential accommodation;
- Facilitate development of a site which is accessible by public transport;
- Improve residents’ access to jobs, services and recreation;
- Support health-related land uses and infrastructure around St Vincent’s Hospital; and
- Plan for the expansion of health facilities to service Sydney’s growing population.

East Subregion Draft Strategy

| Strategy A – Economy and Employment | | |
|---|---|--|
| Objective | Action | Comment on Consistency |
| Objective A1 Provide suitable commercial sites and employment lands in strategic areas | Action A1.1 Provide a framework for accommodating jobs across the subregion. | The Planning Proposal will: <ul style="list-style-type: none"> • Increase capacity for employment in a location that is adjacent to and has a strong nexus with, existing employment lands; and • Assist Council to meet the Draft East Subregional Strategy employment target of 300 additional jobs by 2031 for the Woollahra LGA. The Proposal applies to a site that is within an existing residential zone (i.e. R2 Low Density Residential) and that is opposite and adjacent to a B4 Mixed Use Zone and a SP2 Infrastructure (Health Services Facilities) Zone. |
| | Action A1.2 Plan for sufficient zoned land and infrastructure to achieve employment capacity targets in employment lands. | |
| | Action A1.4 Contain the rezoning of employment lands to residential zonings across Sydney. | |

Strategy A – Economy and Employment

| Objective | Action | Comment on Consistency |
|--|---|--|
| Objective A2 Increase innovation and skills development | Action A2.2 Strengthen industry clusters | <p>The Planning Proposal will:</p> <ul style="list-style-type: none"> Facilitate the use of the site for an office premises to be used in association with St Vincent’s Private Hospital which is located opposite the site. <p>The Hospital is part of a well-established cluster of health service facilities which includes St Vincent’s Private Hospital, St Vincent’s Hospital and the Sacred Heart Health Service.</p> <p>The Proposal will reinforce and strengthen this important cluster of health services.</p> |

Table 1: East Subregion Draft Strategy

Draft Central District Plan

The Greater Sydney Commission placed six (6) draft District Plans for Greater Sydney on public exhibition on Monday 21 November 2016. The Plans will be on exhibition until the end of March 2017.

The District Plans sit in the middle of the hierarchy of metropolitan, district and local planning for the Greater Sydney Region. The draft District Plans set out “Priorities” and “Actions” and it is understood that in finalising the draft District Plans, the Commission will prepare an implementation plan covering all relevant actions.

The site is located within the area covered by the Draft Central District Plan. It is noted that not all of the Priorities and Actions in the Draft Plan relate to the current Planning Proposal. Nonetheless the Planning Proposal is consistent with those Priorities and Actions that are relevant to the site as detailed below:

Productivity Priorities

Enhancing the Eastern City’s role as a global leader

Supporting the growth of health and education super precincts

The site is opposite the St Vincent’s Private Hospital and the St Vincent’s Hospital. The hospitals have a strong connection to the area and were established over one hundred years ago. The St Vincent’s Private Hospital is a leading centre for education and research and the St Vincent’s Hospital functions as a full service public teaching hospital.

Together the hospitals provide significant training and research activities housing several specialty units that are internationally recognised as centres of excellence.

Consequently, the locality is widely recognised as a well-established health services precinct and the Planning Proposal will support and consolidate the existing facilities, if even in an incremental manner. The proposal is consistent with the Priority of “Enhancing the Eastern City’s role as a global leader” by supporting the growth of an established health services precinct.

Planning for job targets in strategic and district centres

Plan for the growth of centres

The site is located in an area that is categorised by the R2 Low Density Residential land to the east, SP2 Infrastructure (Health Services Facilities) to the north and north east, and B4 Mixed Use zone to the west. The

proposal to allow the land to be used for the purpose of an office premises associated with St Vincent's Private Hospital is likely to result in incremental additional job creation in the locality, which will invariably contribute to employment opportunities within the centre and assist Council in satisfying the relevant employment target.

Protect and manage employment and urban services land

Protect and support employment and urban services land

The proposal will provide the opportunity to allow development at the site which will support the existing health services facilities. The proposal is consistent with this Priority.

Improve 30 minute access to jobs and services

The proposal will allow for development at the site for the purpose of additional office premises floor space and consequentially additional employment opportunities. The site is in a location with good access to public transport and adjacent to residential properties and within a residential zone. The proposal is therefore consistent with the Priority to improve 30 minute access to jobs and services.

Liveability Priorities

Foster cohesive communities in the Central District

- *Conserve and enhance environmental heritage including Aboriginal, European and natural*
- *Conserve heritage and unique local characteristics*

The proposal demonstrates that the expansion of permissible uses to allow the site to be used for the purpose of an office premises will not diminish the significance of the Paddington Conservation Area. Additionally, the Statement of Heritage Impact submitted with the proposal demonstrates that future development of the site for the purpose of an office premises is capable of being undertaken in a manner that will not adversely impact upon the contribution of the existing buildings to the significance of the Paddington Conservation Area.

The proposal is consistent with the Priority to conserve and enhance environmental heritage and unique local characteristics.

Respond to people's need for services

- *Support planning for health networks*
- *Support planning for health facilities and services*
- *Support planning for health infrastructure*

The purpose of the proposal is to provide ancillary offices to support St Vincent's Private Hospital which is a long established and highly regarded health services facility.

The hospital provides an important health service to the local community as well as the wider Sydney Metropolitan community and the proposal will help consolidate and improve that service.

St Vincent's Hospital is specifically recognised under Section 4.8.6 of the Draft Central District Plan. The "*Liveability Priority 12: Support planning for health infrastructure*" in this Section of the Plan outlines that the relevant planning authorities should "*give due consideration to the need to support the co-location of ancillary uses that complement health precincts*", including, amongst other uses, "*commercial uses that are complementary to and service the health precinct*".

The proposal to provide ancillary office premises to the hospital is consistent with this Priority.

Is the planning proposal consistent with the council’s local strategy or other local strategic plan?

Yes. The Planning Proposal is consistent with the Council’s Community Strategic Plan titled Woollahra 2025 – our community, our place, our plan. Notably, the Proposal is consistent with the goals and strategies of Council’s Plan, as set out in Table 2 below:

| Theme | Goal | Strategy |
|----------------------------------|--|--|
| <i>Community well-being</i> | Goal 2: A supported community | <p>Strategy 2.1: Increase access to services and information to support the community.</p> <p>Strategy 2.4: Protect the health and well-being of residents and visitors to our area.</p> |
| <i>Quality places and spaces</i> | Goal 4: Well planned neighbourhoods | <p>Strategy 4.1: Encourage and ensure high quality planning and urban design outcomes.</p> <p>Strategy 4.2: Promote sustainable design in future private and public development.</p> <p>Strategy 4.3: Protect local heritage and residential amenity, including protection of significant architecture and the natural environment.</p> |
| <i>Local prosperity</i> | Goal 9: Community focused economic development | Strategy 9.1: Encourage vibrant and vital local suburbs, villages and neighbourhoods that support a healthy economy. |

Table 2: Woollahra 2025 – Strategic Plan

Is the planning proposal consistent with applicable state environmental planning policies?

The relevant State Environmental Planning Policies and deemed State Environmental Policies have been addressed at Attachment 2 of this report.

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Section 117 Directions applicable to the Planning Proposal have been addressed at Attachment 3 of this report.

3.3 Section C – Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposal does not apply to land, or is in the vicinity of land, that has been identified as containing critical habitats or threatened species, populations or ecological communities, or their habitats.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

It is unlikely that the proposed amendment to WLEP 2014 will result in environmental effects that cannot be managed through the development assessment process. Existing policies, regulations and standards are already in place to ensure environmental impacts are mitigated during the development assessment and the construction phases and as part of the eventual use of the development.

Rather than negative environmental effects, the Planning Proposal presents an opportunity for the development of a scheme that can enhance the existing urban and environmental amenity within and around the subject site. The proposal is likely to result in positive social and economic impacts for the locality by facilitating the better coordination of the office functions of the St Vincent's Private Hospital.

How has the planning proposal adequately addressed any social and economic effects?

It is not anticipated that the PP will have any negative social and economic effects which need to be addressed as part of the Proposal.

There are no likely environmental effects that cannot be managed through the development assessment process. Council and the other land owners are aware of environmental constraints on the land, such as acid sulfate soil and heritage conservation. These matters will be addressed if a development application is lodged.

3.4 Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

Yes. The Planning Proposal relates to a site within an established urban context serviced by all required utilities and with access to public transport infrastructure. The LEP amendment and subsequent redevelopment of the site would be based upon the sound principles for utilising existing community investment in infrastructure and services.

It is understood that the existing infrastructure has the capacity to accommodate development on the site, subject to any necessary expansion and augmentation at the detailed application stage.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This section will be completed following consultation with public. The Gateway Determination will advise the full list of public authorities that will need to be consulted with as part of the Planning Proposal process.

It is requested that public authority consultation be undertaken concurrently with community consultation.

4.0 Mapping

The Planning Proposal seeks an additional permitted use for a site. The WLEP 2014 does not include an Additional Permitted Uses Map. The proposed amendment does not affect any WLEP 2014 Maps.

As such, no maps require amendment as a result of the Proposal.

5.0 Community Consultation

An exhibition period of at least 28 days is intended. This is consistent with part 5.2 of A Guide to Preparing Local Environmental Plans, and due to likely community interest in this Proposal.

Public notification of the exhibition will comprise:

- A weekly notice in the local newspaper (the Wentworth Courier) for the duration of the exhibition period;
- A notice on Council's website;
- A letter to the owners of land which is the subject of the Planning Proposal; and
- A letter to the owners of land owners in the vicinity of the site.

Consultation will also have regard to the requirements set down in the Gateway Determination issued by the Director-General of the NSW Department of Planning and Environment.

During the exhibition period, the Planning Proposal, Gateway Determination and other relevant documentation will be available on Council's Customer Service Centre and on Council's website.

6.0 Project Timeline

The project timeline is to be determined by Council, however a preliminary timeline is outlined in Table 3 below:

| Planning Proposal Stage | Estimated Completion |
|--|---|
| Urban Planning Committee recommends proceeding | February 2017 |
| Submit Planning Proposal to Department of Planning and Environment seeking a Gateway Determination | March 2017 |
| Receive Gateway Determination | April 2017 |
| Government agency consultation | April – May 2017 (28 days) |
| Public exhibition period | |
| Submissions assessment | May – June 2017 |
| Council assessment of Planning Proposal post exhibition | June 2017 |
| Submission of Planning Proposal to the DPE finalising the LEP | N/A – Proposal likely to be subject to delegation |
| Council decision to make the LEP amendment (if delegated) | July 2017 |
| Forwarding of LEP amendment to DPE for notification | July 2017 |
| Notification of the approved LEP | August 2017 |

Table 3: Preliminary Project Timeline



Attachments

Attachment 1: Built Form & Urban Study prepared by SJB Architects
and Statement of Heritage Impact prepared by
Cracknell and Lonergan Architects

Boundary Street, Paddington Built Form & Urban Study

190-200 Boundary Street, Paddington

SJB Architects



Project

Boundary Street, Paddington, Built Form & Urban Study
190-200 Boundary Street,
Paddington NSW 2021

Ref: 5494
Date issued: 30 November 2016
Version: 01
Prepared by: RC, TH
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Executive Summary

SJB have been appointed by St Vincent's Private Hospital Sydney to undertake a built form and urban study of 190-200 Boundary Street, Paddington, located opposite St Vincent's Hospital. The aim of the study is to demonstrate the site's capacity to deliver an office building for the hospital within the existing DCP controls which contributes to the broader character of the area. This report supports a planning proposal for a change to the Woollahra Local Environment Plan 2014 (WLEP 2014) to allow the site to be used for the purpose of an office premises associated with the hospital.

We have analysed the site, its immediate and broader urban context, focusing specifically on the site's integration with the surrounding heritage conservation built form character and urban grain. Key features of the site include its sloping topography, location opposite St Vincent's Hospital adjoining residential properties and proximity to Oxford Street.

The design study has been prepared to investigate the potential built form while adhering to the existing residential Woollahra Development Control Plan 2015 controls and the WLEP 2014 maximum building height development standard. The study has tested built form, scale, orientation, overshadowing and amenity, to understand scale relationships and potential impacts in the immediate and broader context.

Introduction

Overview of the regional, urban and local context to provide an initial understanding of the site.

Introduction

1.1 Regional Context

The subject site is located at 190-200 Boundary Street, Paddington opposite St Vincent's Hospital. Boundary Street forms the western boundary between Woollahra Council and the City of Sydney.

Located east of Sydney's CBD, the site is well serviced by public transport with access to King's Cross train station and buses on Oxford Street which provide access to the CBD, inner west and eastern suburbs.

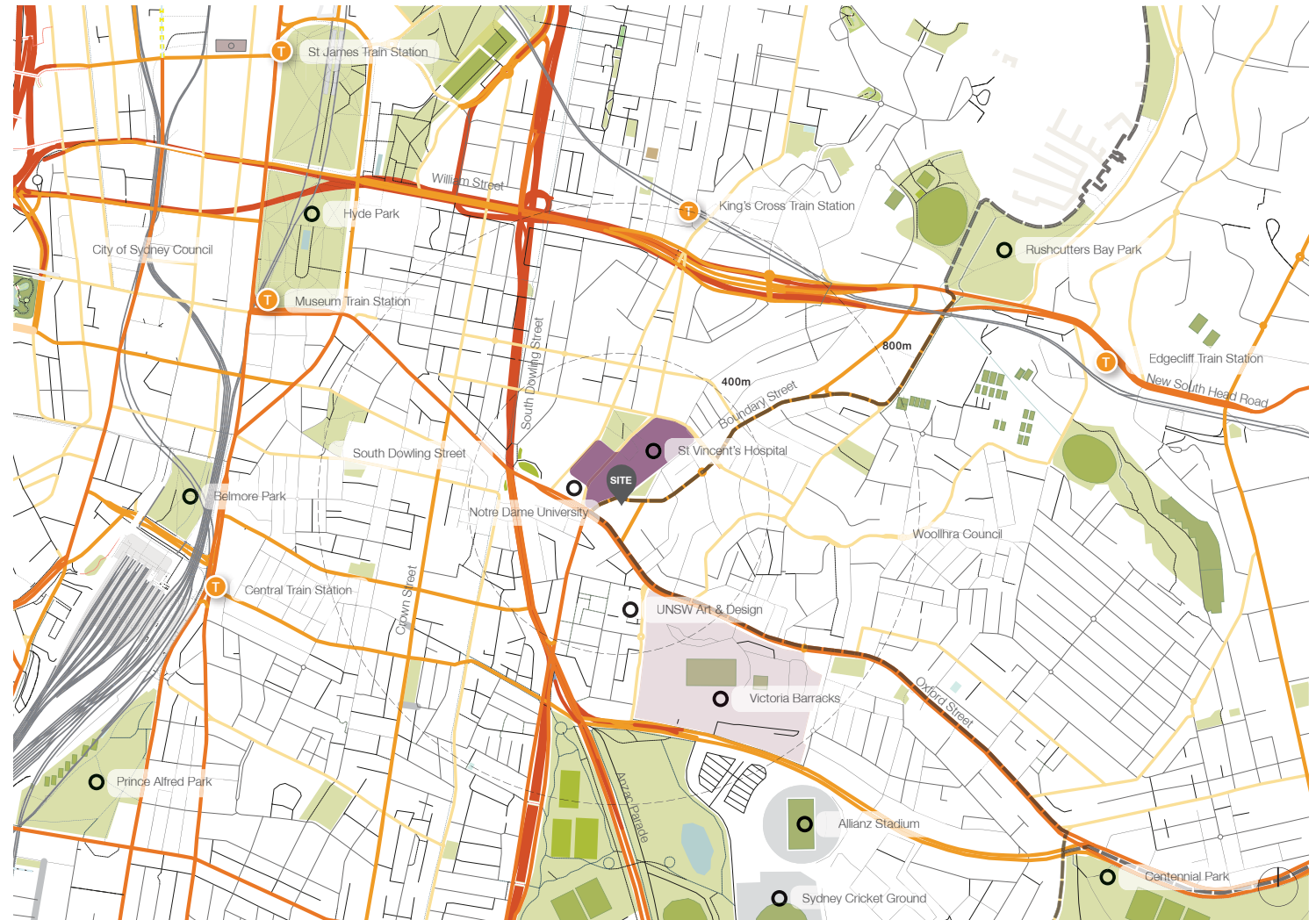


Figure 01. Regional Context

- Key**
- Train Station
 - Park
 - Sports Facilities
 - St Vincent's Hospital
 - Military
 - Major Street
 - Secondary Street
 - Suburban Street
 - Local Street
 - LGA Boundary

Introduction

1.2 Local Context

The subject site is located at 190-200 Boundary Street, Paddington opposite St Vincent's Private Hospital, north of Oxford Street and 2.3km east of Sydney CBD. The site is located within the Paddington Heritage Conservation Area, as identified in the WLEP 2014.

To the west of the site is St Vincent's Private Hospital, with the Oxford Street retail corridor along the southern boundary of the site extending to the Sydney CBD. Barcom Avenue Park and a St Vincents Medical Research building is located to the north of the site, with residential development focused to the east.

The nearest train station to the subject site is Kings Cross Train Station, located 800m away. Local facilities positioned within close proximity to the site include; St Vincent's Private Hospital, National Art School, UNSW Art & Design, Oxford Street retail corridor and Moore Park.

The subject site has a total area of approximately 851.8 m² and is made up of 4 lots with frontage to Boundary Street.

Access to the site is provided off Boundary Street. The existing road and footpath infrastructure requires maintenance and upgrades at a pedestrian level.

The site sight slopes approximately 3m from the south west to the north east, and has no existing vegetation.

There are no heritage listed items within close proximity however the site is located in the Paddington Heritage Conservation Area.



Figure 02. Local Context

Key

- Subject Site
- St Vincent's Public Hospital
- St Vincent's Private Hospital and Clinic
- Woollahra LGA

Introduction

1.3 Site Context



View of West and Boundary Street intersections



Northern facade of subject site along Boundary Street



Outlook of West and Boundary Street junction from Barcom Avenue Park



Loading zone and movement junction at Boundary Street and Barcom Avenue



View of site from Barcome Avenue Park in context with surrounding built form



View along Barcom Avenue towards Barcom Avenue Park



Access laneway along Barcom Avenue servicing rear of Oxford Street retail



Condition of Barcom Avenue, Oxford Street and South Dowling Street junction



Residential terraces along West Street



View of West and Boundary Street intersection towards St Vincent's Hospital



View of Barcom Avenue Park and St Vincent's Hospital from Ice Street



Westerly aspect along Boundary Street towards St Vincent's Hospital

1.3 Woollahra Local Environmental Plan 2014 (WLEP 2014)



Figure 03. Height of Buildings

01 Height of Buildings Map

The subject site has a height control of 9.5m, as outlined in the Woollahra LEP 2014. There are no specific height controls to the north applying to the hospital site as outlined in the City of Sydney LEP 2012 (SLEP 2012)

Key

| | | | |
|----|------|----|------|
| C | 5 | N3 | 14.1 |
| E | 6 | N4 | 14.5 |
| F | 6.5 | N5 | 14.7 |
| G | 7 | O1 | 15 |
| H | 7.5 | O2 | 16.5 |
| I | 8 | P1 | 17.5 |
| J | 8.2 | P2 | 18 |
| J1 | 9 | P3 | 18.1 |
| J2 | 9.5 | O1 | 19 |
| K | 10.5 | O2 | 19.5 |
| L1 | 11 | O3 | 20.5 |
| L2 | 11.5 | R1 | 21.5 |
| M | 12 | R2 | 22.5 |
| N1 | 13 | T | 26 |
| N2 | 13.5 | U | 34 |

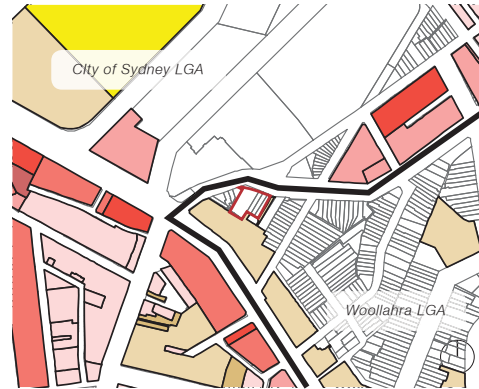


Figure 04. Floor Space Ratio

02 Floor Space Ratio Map

There is no FSR control placed on the subject site.

Key

| | | | |
|----|------|----|------|
| A1 | 0.21 | N1 | 1 |
| A2 | 0.37 | N2 | 1.04 |
| B1 | 0.4 | O | 1.1 |
| B2 | 0.43 | P | 1.25 |
| C | 0.46 | Q | 1.3 |
| D1 | 0.5 | R1 | 1.4 |
| D2 | 0.52 | R2 | 1.42 |
| D3 | 0.53 | S1 | 1.5 |
| F1 | 0.6 | S2 | 1.55 |
| F2 | 0.63 | S3 | 1.68 |
| G1 | 0.65 | S4 | 1.7 |
| G2 | 0.68 | T | 2 |
| H | 0.73 | U | 2.5 |
| I | 0.75 | V | 3 |
| L | 0.77 | X | 4 |

Source: Woollahra Local Environmental Plan 2014 - Floor Space Ratio Map - Sheet FSR - 001

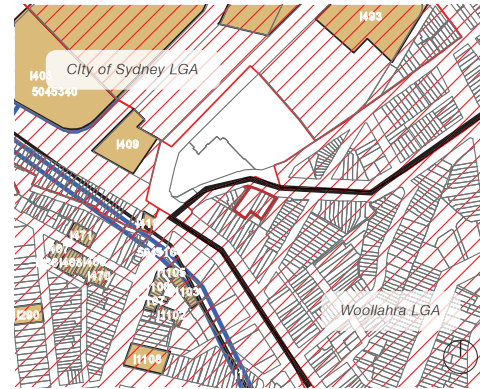


Figure 05. Heritage

03 Heritage Map

There are no heritage items within or adjacent to the subject site, however it is located in the Paddington Heritage Conservation Area

Key

| | |
|-------------------|-----------------------------|
| [Red Hatched Box] | Conservation Area - General |
| [Brown Box] | Item - General |
| [Yellow Box] | Item - Archaeological |

Source: Woollahra Local Environmental Plan 2014 - Heritage Map - Sheet HER - 001

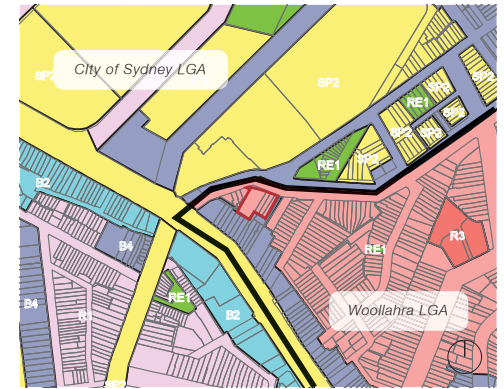


Figure 06. Land Zoning

04 Land Zoning Map

The subject site is zoned R2 Low Density Residential. To the north of the site the area is zoned SP2 Infrastructure as outlined in SLEP 2012.

Key

| | |
|-----|------------------------------------|
| B1 | Neighbourhood Centre |
| B2 | Local Centre |
| B4 | Mixed Use |
| E1 | National Parks and Nature Reserves |
| E2 | Environmental Conservation |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| RE1 | Public Recreation |
| RE2 | Private Recreation |
| SP2 | Infrastructure |
| SP3 | Tourist |

Source: Woollahra Local Environmental Plan 2014 - Land Zoning Map - Sheet LZN - 001

1.4 Woollahra Development Control Plan 2015 (WDCP 2015)

The WDCP 2015 controls that affect the site in terms of building envelope are:

Chapter C1

The site falls into the Paddington Conservation Area and development at the site therefore is required to meet the controls set out within chapter C1. The relevant controls are:

Exterior Controls

- C1 – retention of significant external elements of the principal building are to be retained
- C2 – reconstruction or reinstatement of missing elements may be required by Council and is encouraged (other elements exist in relation to the maintenance of the front facades but do not have an impact on building envelope)

Side Elevations

- C8 – additions shall respect the existing setbacks

Rear Additions

- C1 – height must be below the gutter line of the existing building
- C6 – scale controls – largely say rear extension may complement host and surrounding buildings

Bulk Height, Scale and Form

- C1 – height of buildings on street frontages must not be increased
- C3 – scale of infill development must be consistent with predominant bulk and height of surrounding/adjoining buildings

- C4 – infill development, alterations and alterations must be designed and sited so that sunlight is provided to at least 50% or 35m² with minimum dimensions of 2.5m whichever is the lesser of the main ground level private open space for a minimum of 2 hours between 0900 and 1500 on 21st June.
- C5 – where sunlight exists to northern windows to habitable rooms this is not to be reduced to less than 3 hours between 0900 and 1500 on 21st June.
- C7 - storey heights must conform to those of the appropriate adjacent buildings.

Site Coverage and Setback

- C1 – proportion of building footprint to be consistent with similar properties in the vicinity
- C2 – existing setbacks on street frontages are to be maintained
- C7 – new development to be consistent with existing first and ground floor levels.

Private Open Space

- Mixed use development
 - 8% of the site area where site less than 180m²
 - 12% of site area where site area at least 180m²



Site Analysis

A study into the existing urban context and site conditions.

2.1 Site Analysis

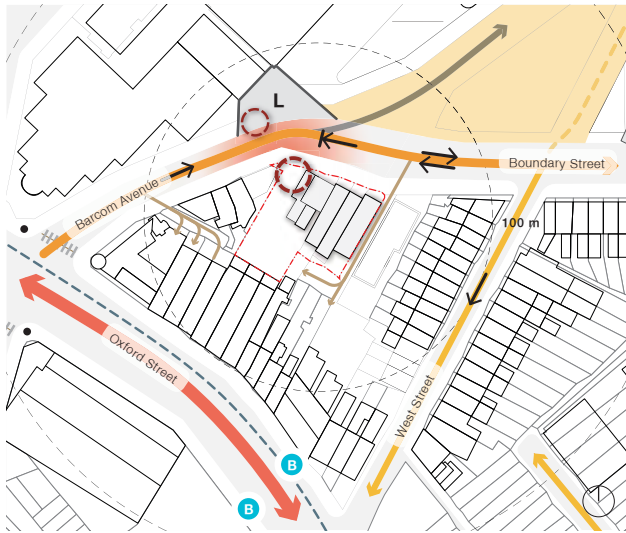


Figure 07. Access + Movement

Access + Movement

Key pedestrian and vehicular access to the site is along Boundary Street, with movement in a primarily east-west direction. There is a series of differing road conditions affecting local routes, with congestion and traffic arising at the intersection of Barcom, Boundary Street and the access to St Vincent's Hospital loading dock. Sydney Buses service Oxford Street, providing connections to Sydney CBD and the Eastern Suburbs.

Key

- - - Site Boundary
- Primary Route
- Secondary Route
- Local Route
- Private Access Lane
- St Vincents Access Road
- B Bus Stop
- Bus Route
- Pedestrian Route
- Pedestrian Interface
- L Loading Dock
- One Way Street
- ↔ Two Way Street
- A Access
- Pedestrian Crossing
- Traffic Light



Figure 08. Landform

Landform

Barcom Avenue Park is located to the north of the site, creating a pedestrian link from Boundary Street to Ice Street. There are a number of significant and established trees located within the area, however none are positioned on the subject site. The site slopes approximately 3 m from the south west to the north east, and the site is classified as Class 5 Acid Sulfate within both the Woollahra LEP 2014 and the City of Sydney LEP 2012.

Key

- - - Site Boundary
- Public Open Space
- Existing Trees
- Contours

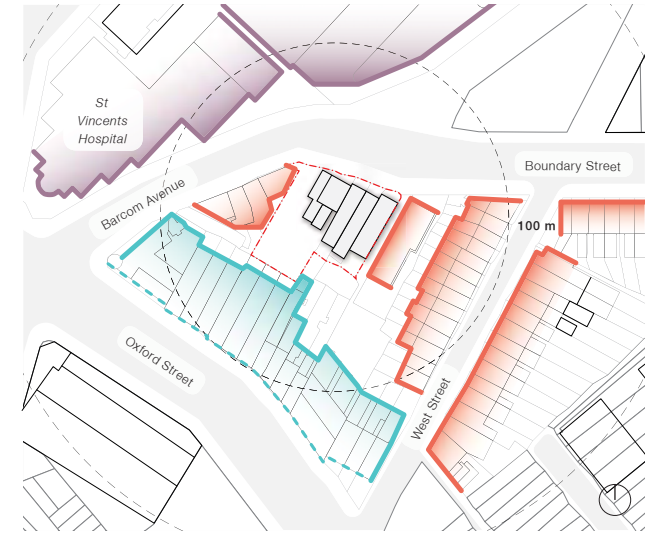


Figure 09. Edges + Interfaces

Edges + Interfaces

The site interfaces with a variety of land uses at varying scales of development. These include:

- Northern Boundary: Medical facility and open space (2-7 storeys)
- Eastern Boundary: Residential apartment building (4 storeys)
- Southern Boundary: Back of Oxford Street retail and shop-top housing (Two storeys)
- Western Boundary: Residential Terraces (2 storeys)

Each edge condition presents a unique characteristic that future development will need to consider, taking into consideration the existing conditions and the future desired character of the area.

Key

- - - Site Boundary
- Medical
- Residential
- Retail Back of House
- Retail Frontage

2.1 Site Analysis



Figure 10. Built Form

Built Form and Character

The subject site is listed as 'Conservation Area - General' within the WLEP 2014. There are no heritage items in close proximity of the site.

The majority of the buildings in the immediate context are two-storey terraces on narrow blocks. The predominant width of these terraces, not located on corners ranges from 3.1-5.9 metres

Height within the area is restricted to 9.5m to properties subject to the WLEP 2014.

Key

- - - Site Boundary
- Building Storeys
- Residential
- Commercial



Figure 11. Character

1. **Institutional:** St Vincent's Private Hospital 8 storey building defines the northern edge of Barcom Avenue opposite the site. It is large in scale (6 storeys) with the loading bay, servicing and car parking focused along Barcom Avenue.
2. **Residential:** Two storey terraces adjoin the property to the west along Barcom Avenue and Boundary Street. Two-storey terrace typologies line West and Boundary Streets.
3. **Retail:** Oxford Street traffic corridor is at the rear of subject site, extending to both Sydney CBD and Woollahra
4. **Open Space:** Barcom Avenue Park provides space for passive recreation

Key

- - - Site Boundary
- Commercial
- Residential
- Retail
- Pocket Park



St Vincent's Hospital Loading Bay / BOH



View of St Vincent's Hospital from Boundary St



Terraces along West Street



Terraces along Barcom Avenue



Oxford Street retail and streetscape condition



Retail interface along Oxford Street



View of Barcom Avenue Park from Ice Street



St Vincent's Private Road adjacent to park

2.2 Constraints

1. **Movement + Access:** Circulation in and around the subject site is constrained and limited due to high flow of traffic and one/two-way road directions, with pedestrian circulation being secondary to vehicular
2. **Topography:** Site slope and relative levels to adjoining properties causes potential overlooking issues from buildings to the south of the site to the subject site.
3. **Heritage and Conservation:** Consistency with existing conservation built form limits scale and articulation of new development
4. **Height Limitations:** WLEP limits building height at the site to 9.5m
5. **Urban Grain:** Fine urban grain limits built form options
6. **Overshadowing:** Future development may overshadow neighbouring residential properties
7. **Interfaces:** Alignment of windows/living spaces of adjacent residential buildings may affect built form
8. **Dilapidated Buildings:** Two contributory buildings on-site would need significant refurbishment if retained

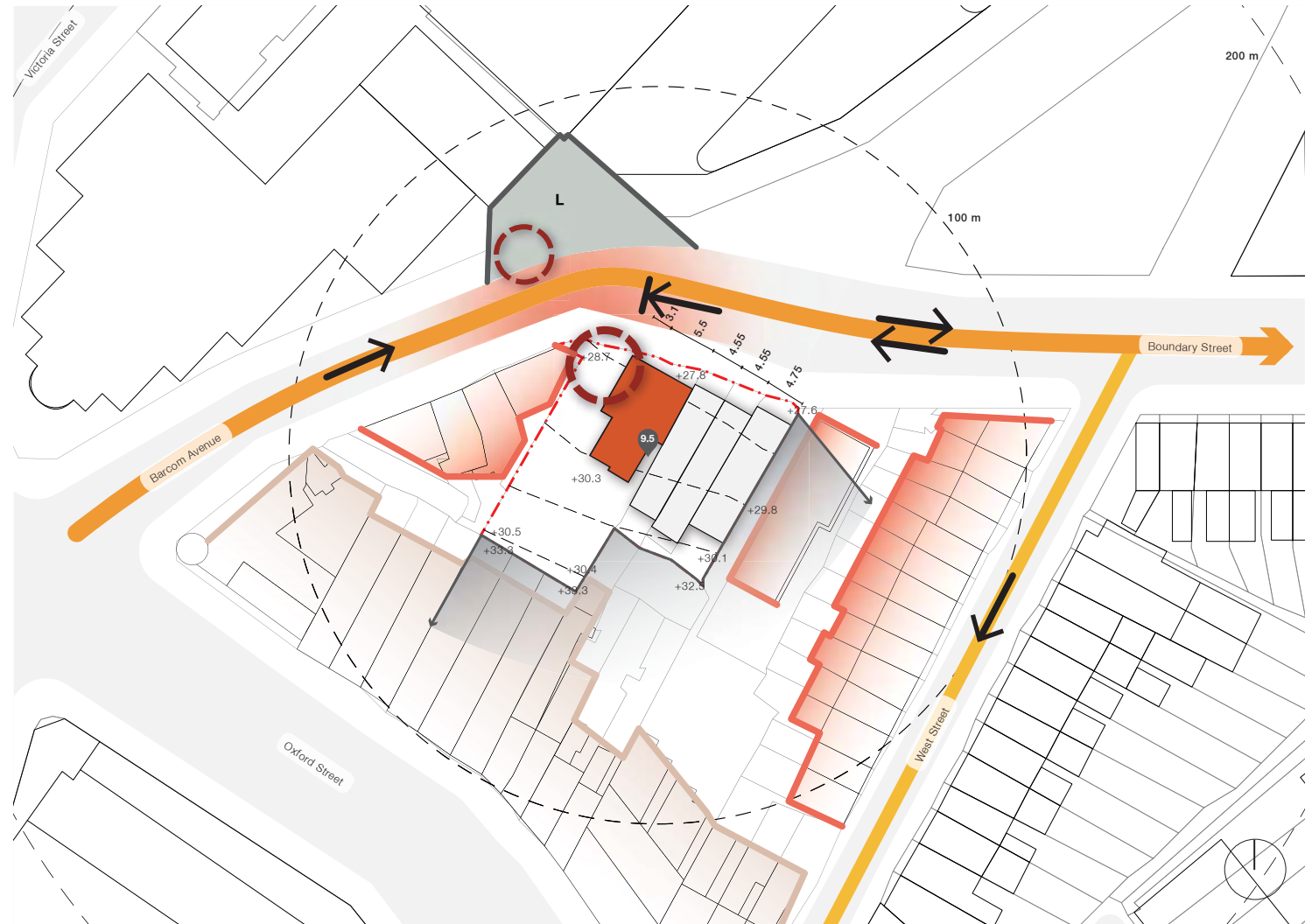


Figure 12. Constraints

Site and Context Analysis

2.3 Opportunities

1. **Large Site Area:** Subject site has a total area of 889m²
2. **Open Space Buffer:** Vacant space at rear of site to act as noise and privacy buffer
3. **Movement:** Potential addition of private vehicular access off roundabout at Barcom Avenue, Boundary Street and St Vincent Hospital access road junction.
4. **Public Transport:** Sydney Buses services along Oxford Street to CBD and Eastern Suburbs
5. **Solar Access:** Northerly orientation allows for solar access
6. **Existing Vegetation:** Existence of native trees along Barcom Avenue
7. **Local Park:** Barcom Avenue Park adjacent to site
8. **Topography:** Fall of topography allows for additional and/or stepped height
9. **Non-residential Amenity:** St Vincent Hospital's medical facilities and Oxford Street retail corridor within close proximity
10. **Character:** Continuation of fine urban grain and 'terrace' typology
11. **Adaptive reuse:** Existing terraces located on site may be adaptively reused to maintain consistent streetscape
12. **Existing Road Infrastructure:** Existing roundabout provides opportunity for easier access to potential underground carpark

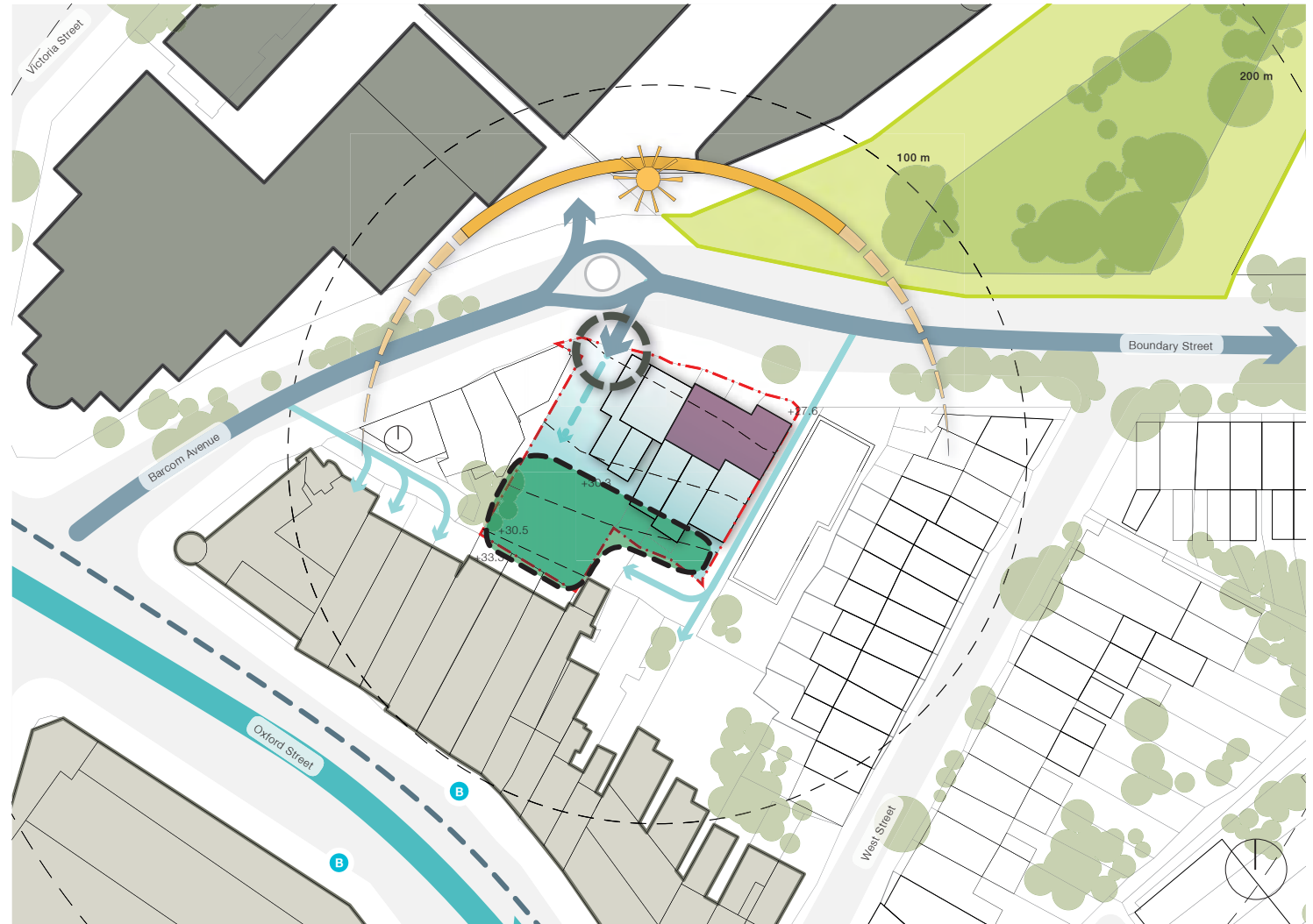


Figure 13. Opportunities

Key

- - - Site Boundary
- Primary Route
- Private Access Lane
- B Bus Stop
- - - Bus Route
- Existing Trees
- Contours
- Pedestrian Interface
- Access
- Solar Access
- Adaptive Reuse



Design Principles

Design principles and concepts that respond to the site's unique characteristics and opportunities.

3.1 Urban Design Principles



Character

Paddington is an inner city suburb with strong heritage significance and its conservation should be of high importance. The unique relationship between the landscaped streets and predominantly residential buildings contribute to the character of the area.

It is an example of 19th century inner city urbanisation and clearly features the development of imported terrace models into the distinct Australian Victorian era terraces.



Urban Grain

Paddington has a fine urban grain built up in the late 1800s and includes narrow lot widths, parapets, traditional shop fronts, distinct corner buildings and upper level verandahs. This pattern along side the undulating topography of the suburb provides a fine urban grain.



Movement + Access

Pedestrian and disabled access is a key priority for the site and future development should facilitate movement especially with the integration of existing buildings.

Vehicular access should be provided from the intersection between Barcom Ave and Boundary Street.



Built Form

This area of Paddington has a predominant built form and scale which reflects the history of the area and should be considered in relation to the streetscape and experience of pedestrians.

Predominantly at one to two storeys the narrow densely packed built forms line the streets with minimal setback to the street.

The medical node of St Vincent's Private and Public Hospitals have contemporary buildings with a greater scale up to 8 storeys.

3.2 Built Form Parameters



Figure 14. Setbacks

Setbacks

As outlined in WDCP 2015, “Infill development is to respect the design of neighbouring buildings and the character of the conservation area in regards to setbacks - new buildings must maintain and reflect the existing setbacks to front and side boundaries.”

Located on the western side of Paddington, the site is in an area originally known as the Paddington Village (WDCP 2015), which features dense rows of terrace housing with zero setbacks to side boundaries and small setbacks to the street. Often referred to as the “street front zone” these lots feature stepped setbacks to compensate for the curvature of the road and provides an important setting for the buildings.

Predominant existing rear setbacks are to be retained.

Key

- - - Site Boundary
- - - 0m setback
- - - Stepped front setback
- - - Rear setback



Figure 15. Urban Grain

Urban Grain

Sitting within the Paddington Heritage Conservation Area, proposed developments must retain and reflect the established rhythm and pattern in the street arising from the original subdivision pattern. The Boundary Street streetscape features dense rows of terrace buildings with nil side setbacks.

Any proposed development would be consistent with the narrow facades of existing buildings.

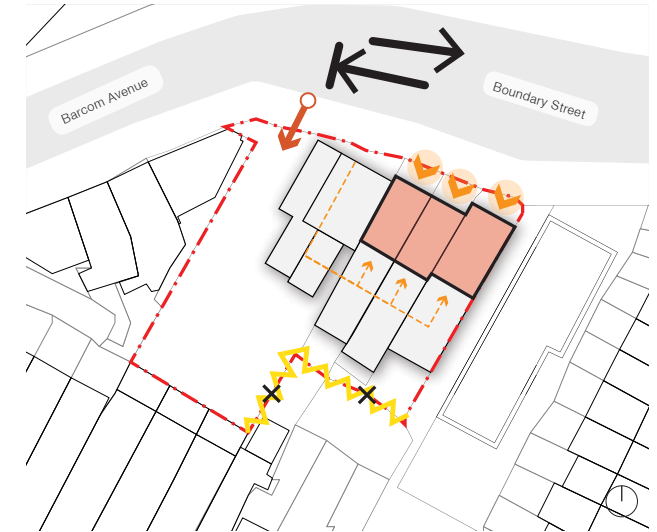


Figure 16. Height

Access

Existing buildings on-site are currently accessed on foot from Boundary Street. Adaptive re-use of buildings on-site will need to consider alternative routes of access to provide disabled access to existing floor levels which sit above existing footpath levels and are currently only accessible via stairs.

Similar to many terraces in Paddington, there is no existing vehicular access or on-site parking. There is a termination of west-bound traffic at the corner of Barcom Avenue and Boundary Street. Due to the topography of the site, access through the lane adjacent to the site to the east is not possible.

Key

- - - Site Boundary
- ↔ Pedestrian access
- ↔ Potential pedestrian access
- ↔ Potential vehicular access
- X No access available



Built Form Options

A built form option for the site that responds to the design principles.

4.1 Options Summary

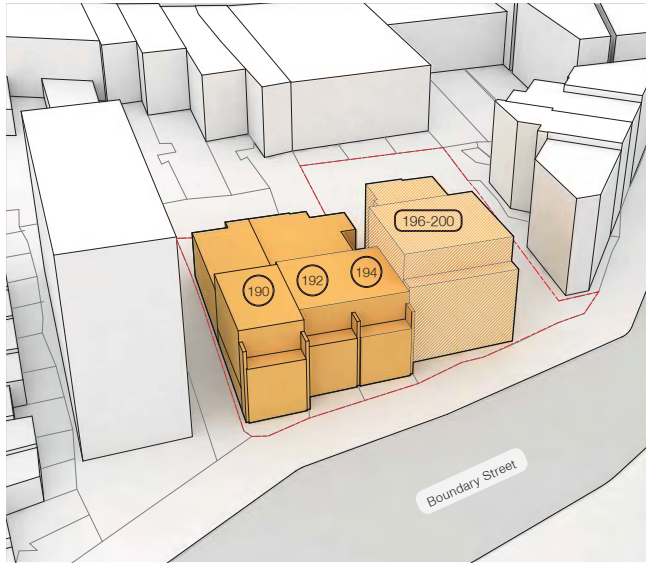


Figure 17. Existing Massing

Existing

Existing buildings on-site include single storey terraces to the south at 190,192 and 194 Boundary Street and a dual set of double storey terraces at 196-200 Boundary Street.

190,192 and 194 Boundary Street are currently residential in land-use while the double storey terraces at 196-200 Boundary Street have not been occupied for some time and are currently in a dilapidated state.

A heritage statement has been included in the appendix for reference.

Key

- - - Site Boundary
- Existing buildings
- Existing dilapidated buildings

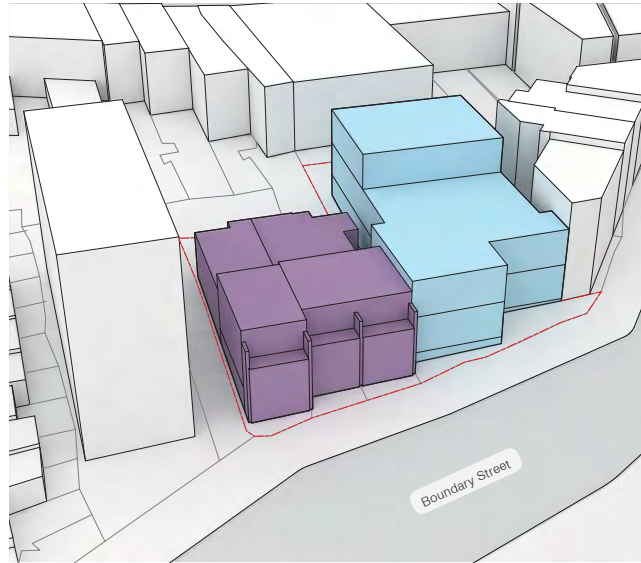


Figure 18. Option 1 Massing

Option 1

This option proposes:

- the demolition of existing dilapidated terraces at 196-200 Boundary Street
- a new office infill building at 196-200 Boundary Street
- the adaptive reuse of terraces located on 190,192 and 194 Boundary Street.

Key

- - - Site Boundary
- New office building
- Commercial adaptive re-use

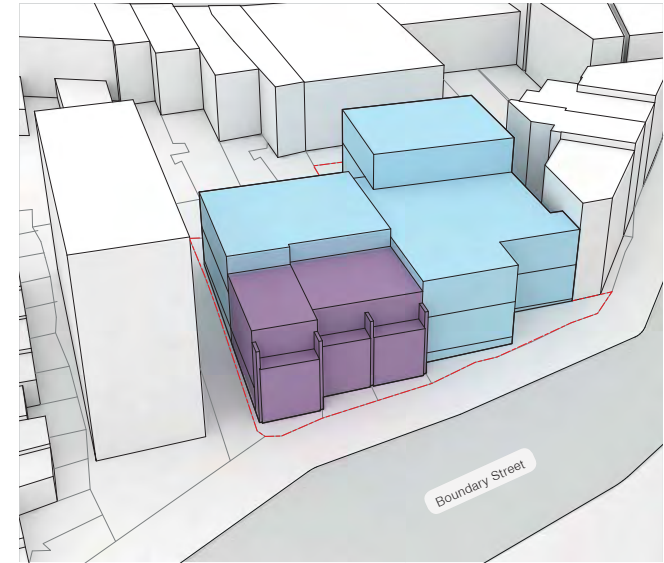


Figure 19. Option 2 Massing

Option 2

This option proposes

- the demolition of dilapidated terraces at 196-200 Boundary Street and rear extensions at 190,192 and 194 Boundary Street
- a new infill office building at 196-200 Boundary Street
- the adaptive reuse of the front portion of existing terraces at 190,192 and 194 Boundary Street with new office infill extension at the rear.

Key

- - - Site Boundary
- New office building
- Commercial adaptive re-use

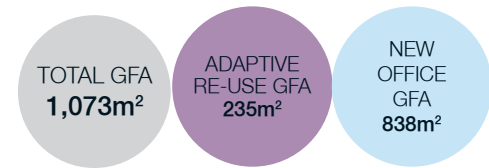
Built Form Options

4.2 Option 1

This option proposes:

- the demolition of existing dilapidated terraces at 196-200 Boundary Street
- a new office infill building at 196-200 Boundary Street
- the office adaptive reuse of terraces located on 190,192 and 194 Boundary Street.

The eastern portion of the facade aligns with the location of the demolished terrace and the western portion aligns with the facades of 178 Barcom Ave. This stepped facade mimics the pattern of setbacks along Boundary Street and the existing terraces on-site.



Key

- Site Boundary
- New office building
- Adaptive re-use

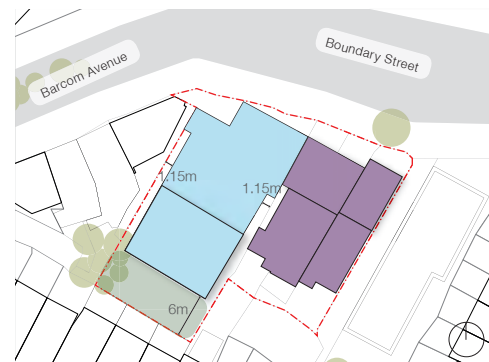


Figure 20. Option 1 Site Plan

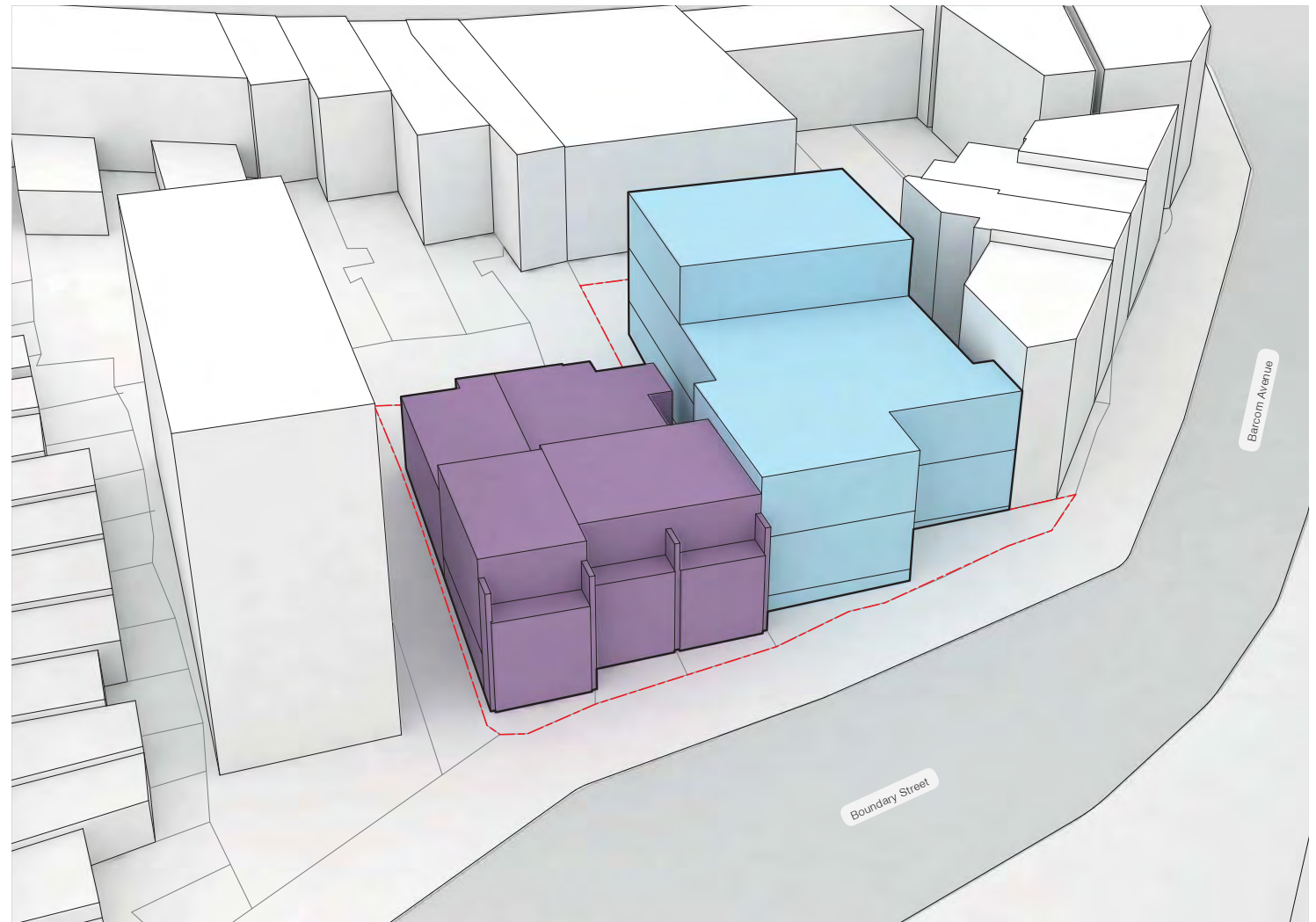


Figure 21. Option 1 Massing

Built Form Options

4.3 Option 1 - Indicative Floor Plans

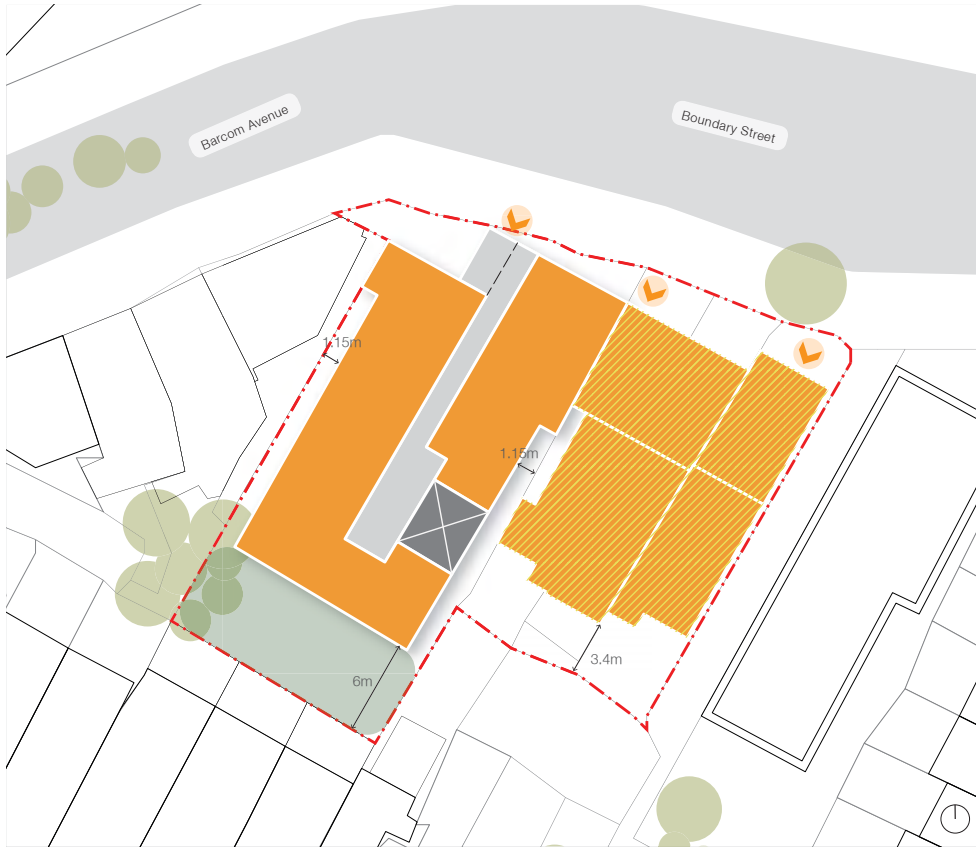


Figure 22. Option 1 - Ground Floor Plan

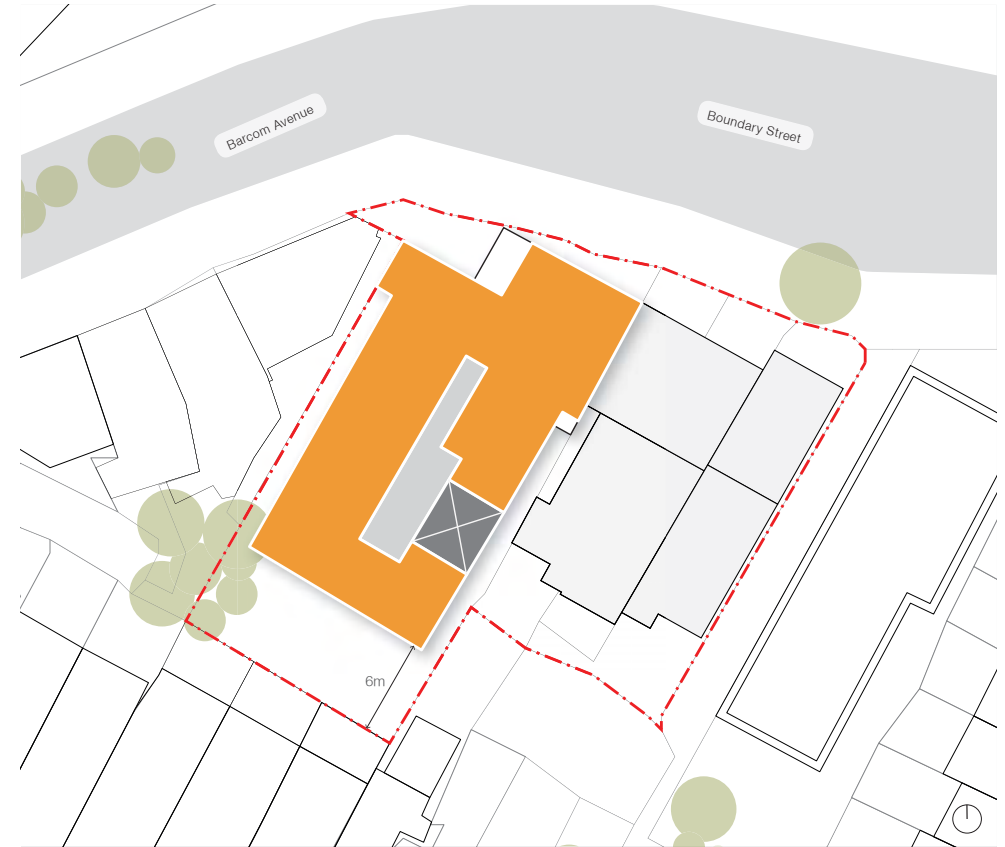


Figure 23. Option 1 - First Floor Plan

Key

- - - Site Boundary
- General Administration
- Adaptive Reuse
- Circulation
- Services Core

Built Form Options

4.4 Option 1 - Indicative Floor Plans



Figure 24. Option 1 - Second Floor Plan

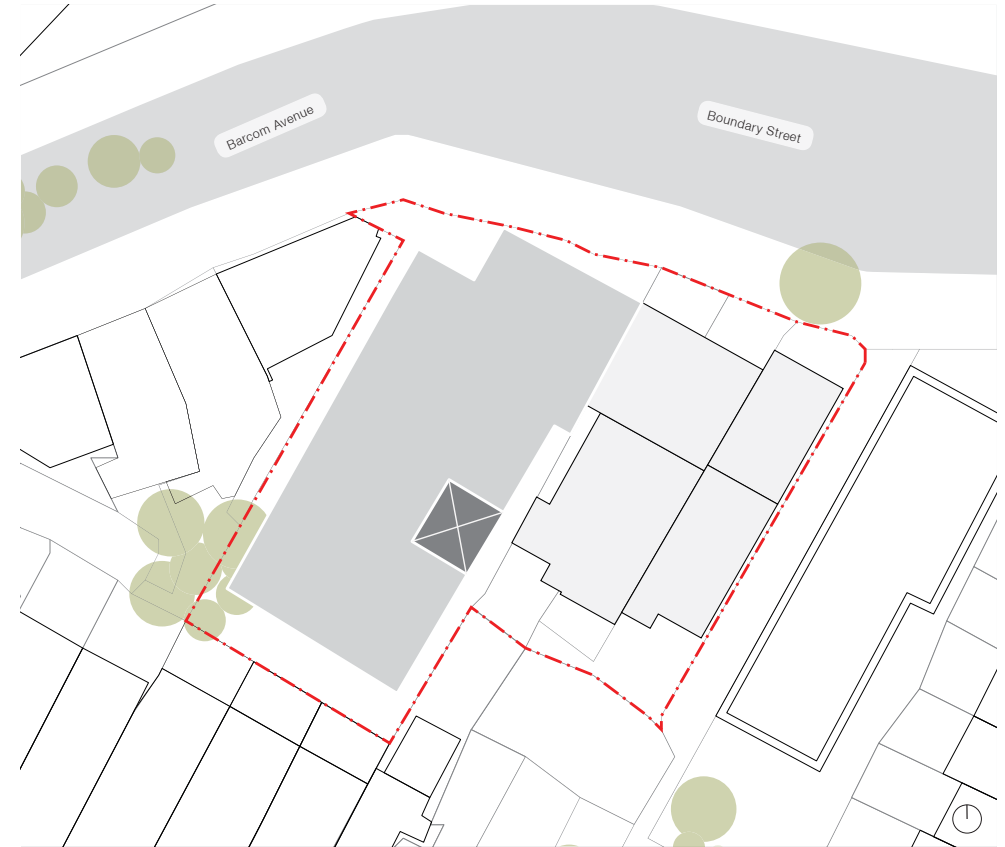


Figure 25. Option 1 - Basement Plan

Key

- Site Boundary
- General Administration
- Adaptive Reuse
- Circulation
- Services Core

Built Form Options

4.5 Option 1 - Section

Key

- - - Site Boundary
- General Administration
- ▨ Adaptive Reuse
- Circulation
- Services Core

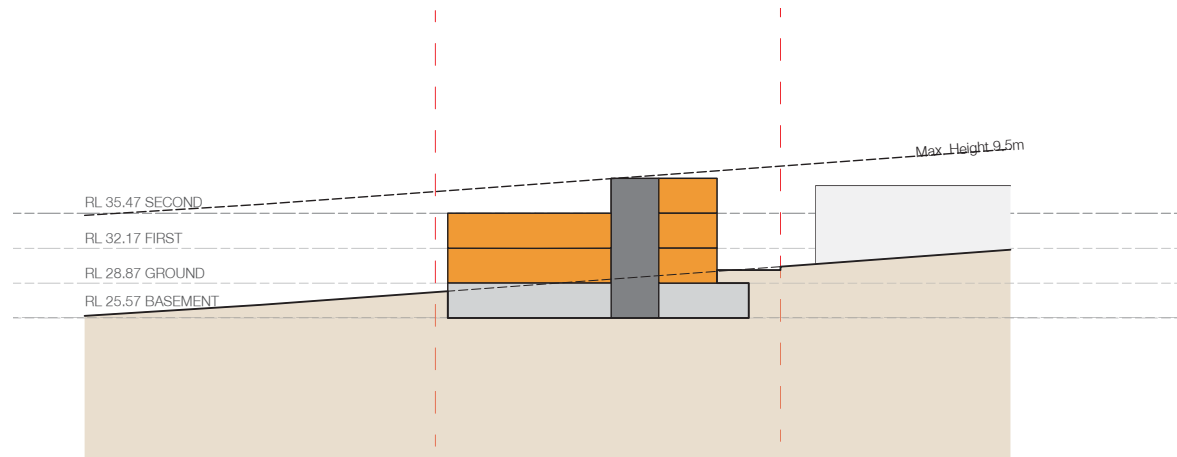


Figure 26. Option 1 -Section A-A'

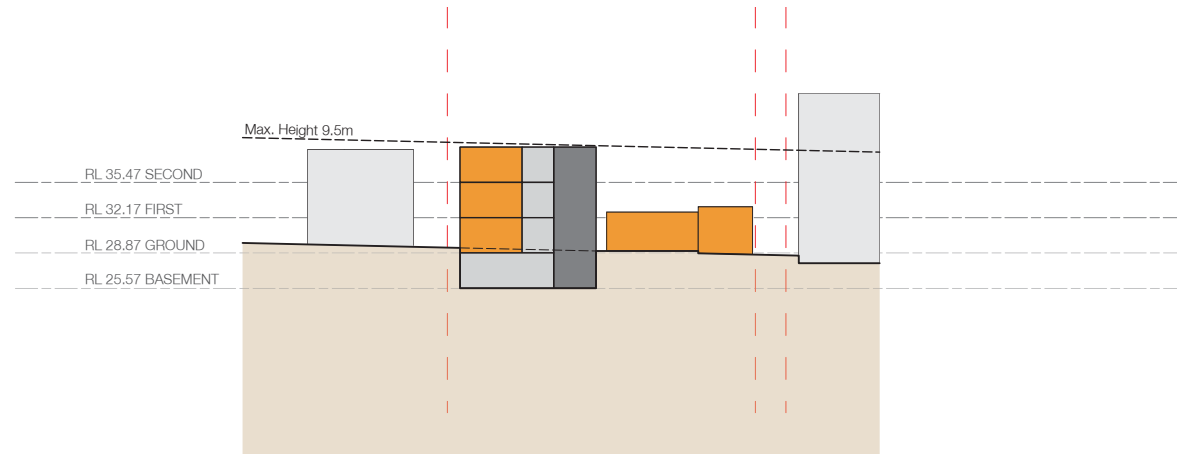


Figure 27. Option 1 -Section B-B'

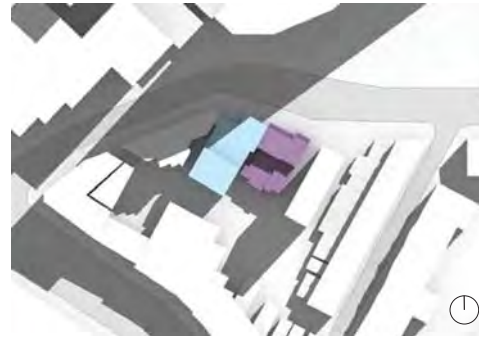
Built Form Options

4.6 Shadow Analysis

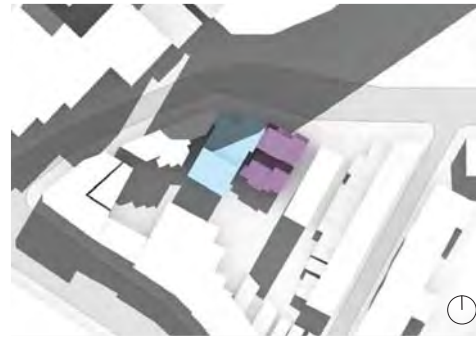
The following diagrams show the extent of shadow cast by the proposed massing. The built form will cast shadows that move west to east. The neighbour directly to the west currently overshadows their own private open space located to the south of the lot. That property receives the bulk of its solar access on the northern facade which is not incumbered by the proposed massing.

The existing buildings at the the east of the site produce some overshadowing to the lower levels of the building directly to the east. The proposal will not change that.

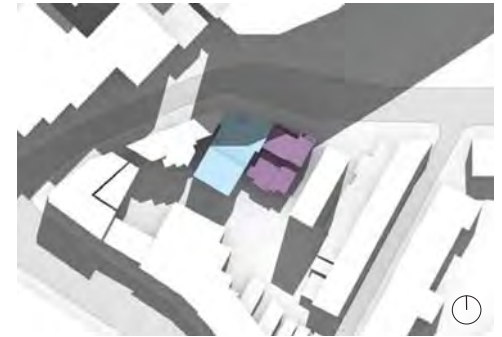
The orientation, heights and setbacks of the proposed buildings allow for the living rooms and private open spaces of most adjacent dwellings (including 70% of apartments within the residential flat building to the east), to receive a minimum of 3 hours direct sunlight between 9am and 3pm during mid winter.



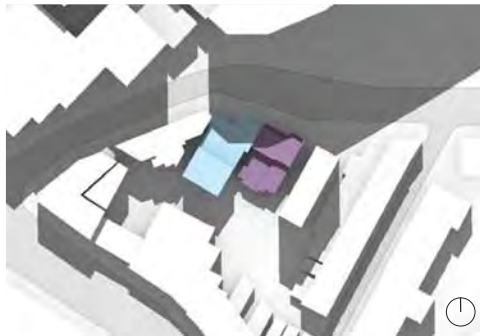
21st June - 9am



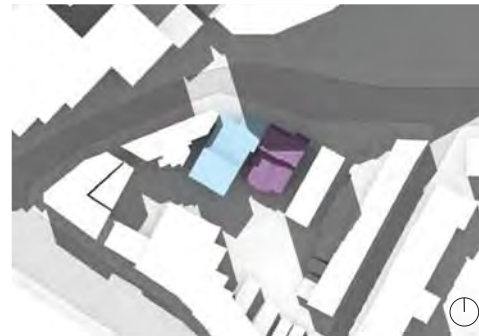
21st June - 10am



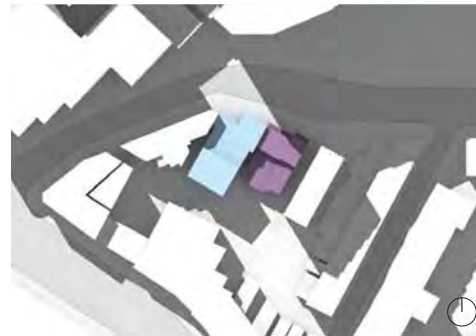
21st June - 11am



21st June - 12pm



21st June - 1pm



21st June - 2pm



21st June - 3pm

Built Form Options

4.7 Solar



Figure 28. View from north-west

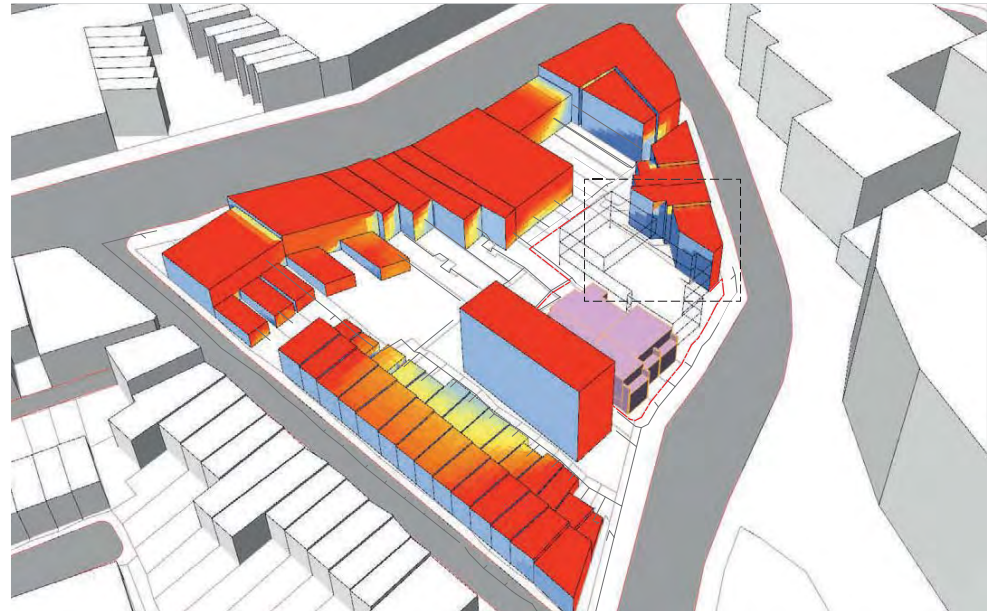


Figure 29. View from north-east

The diagrams above show the extent of daylight access that adjacent buildings will receive on the 21st of June. The range of colours represent the hours of the day in which they will receive solar access with the warmer colours illustrating greater amounts of sunlight.

The solar access diagrams above show limited impact to adjacent buildings from the proposed built form.

The only notable new overshadowing is to the south-east wall of the neighbouring property at 278-284 Barcom Avenue. The proposed built form provides a setback from this window however it will experience some minor overshadowing mainly due to its position on the boundary. Solar insolation diagrams of the existing and proposed massings impact on the neighbour are shown in detail in Fig 28 and 29 above.

Legend

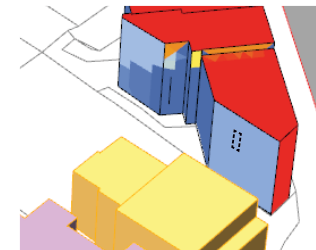
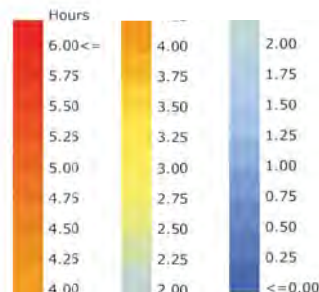


Figure 30. Existing solar access to 278-284 Barcom Avenue

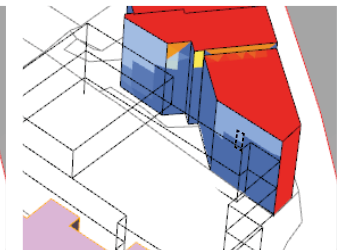


Figure 31. Proposed solar access to 278-284 Barcom Avenue

---- Indicative location of existing window

Built Form Options

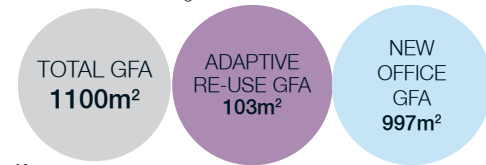
4.8 Option 2

This option proposes

- the demolition of dilapidated terraces at 196-200 Boundary Street and rear extensions at 190,192 and 194 Boundary Street
- a new infill office building at 196-200 Boundary Street
- the adaptive reuse of the front portion of existing terraces at 190,192 and 194 Boundary Street and rear infill commercial addition.

The eastern portion of the facade aligns with the location of the demolished terrace and the western portion aligns with the facade of 178 Barcom Ave. This stepped facade mimics the pattern of setbacks down Boundary Street and the existing terraces on-site.

The rear addition to existing terraces align with existing floor levels at ground and sit 730mm above the ground floor level of the new infill building to the west.



Key

- - - Site Boundary
- New office building
- Adaptive re-use



Figure 32. Option 2 Site Plan

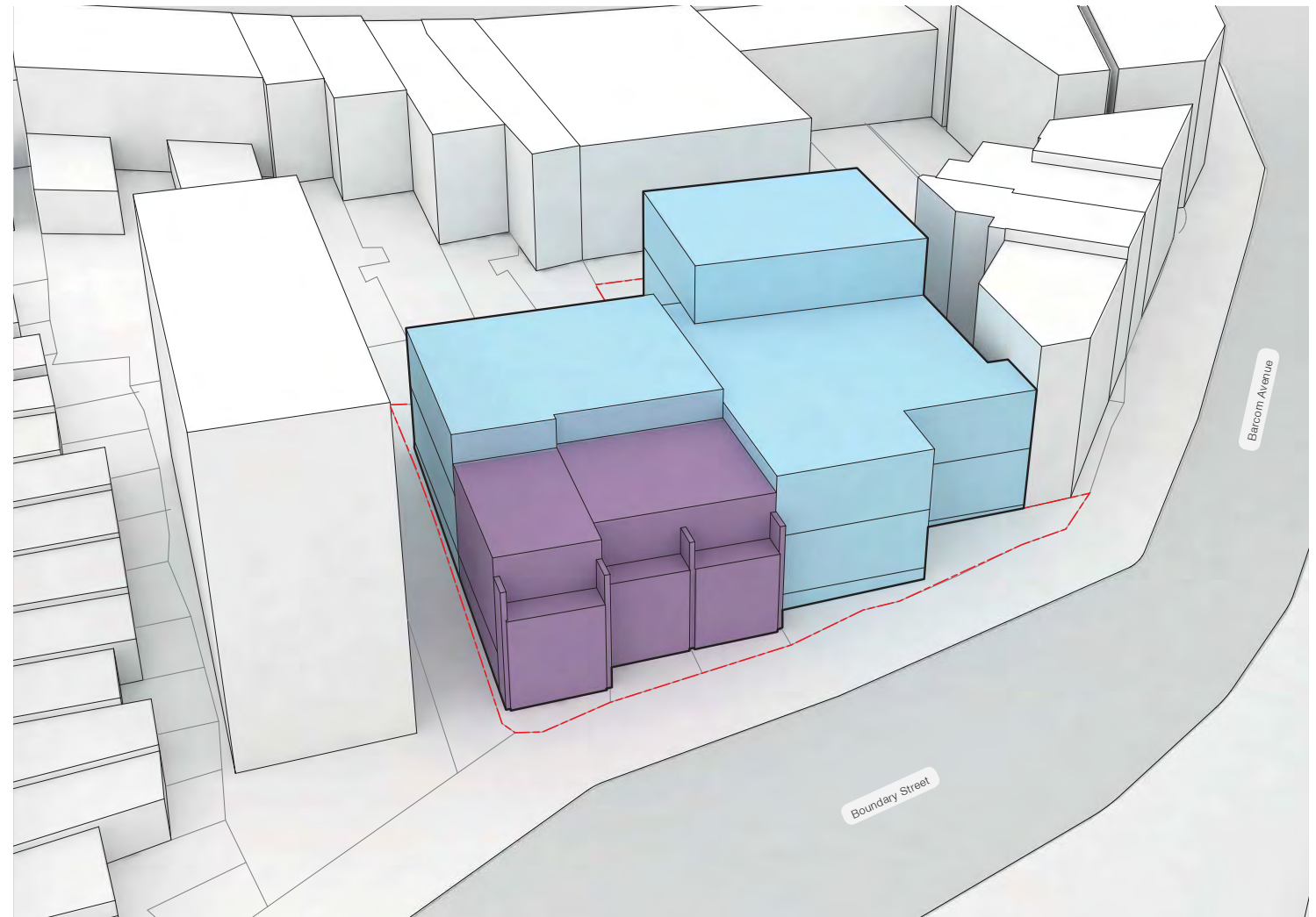


Figure 33. Option 2 Massing

Built Form Options

4.9 Option 2 - Indicative Floor Plans



Figure 34. Option 2 - Ground Floor Plan



Figure 35. Option 2 - First Floor Plan

Key

- Site Boundary
- General Administration
- ▨ Adaptive Reuse
- Circulation
- Services Core

Built Form Options

4.10 Option 2 - Indicative Floor Plans



Figure 36. Option 2 - Second Floor Plan



Figure 37. Option 2 - Basement Plan

Key

- Site Boundary
- General Administration
- Adaptive Reuse
- Circulation
- Services Core

Built Form Options

4.11 Option 2 - Section

Key

- - - Site Boundary
- General Administration
- ▨ Adaptive Reuse
- Circulation
- Services Core

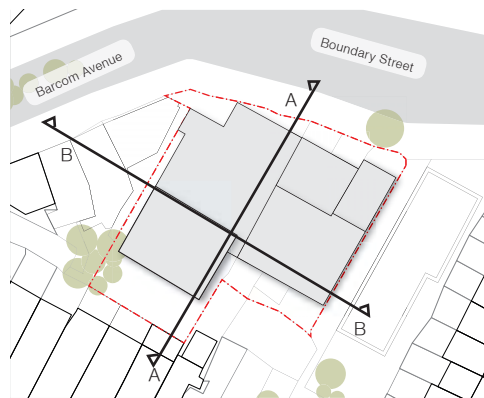


Figure 38. Option 2 Site Plan

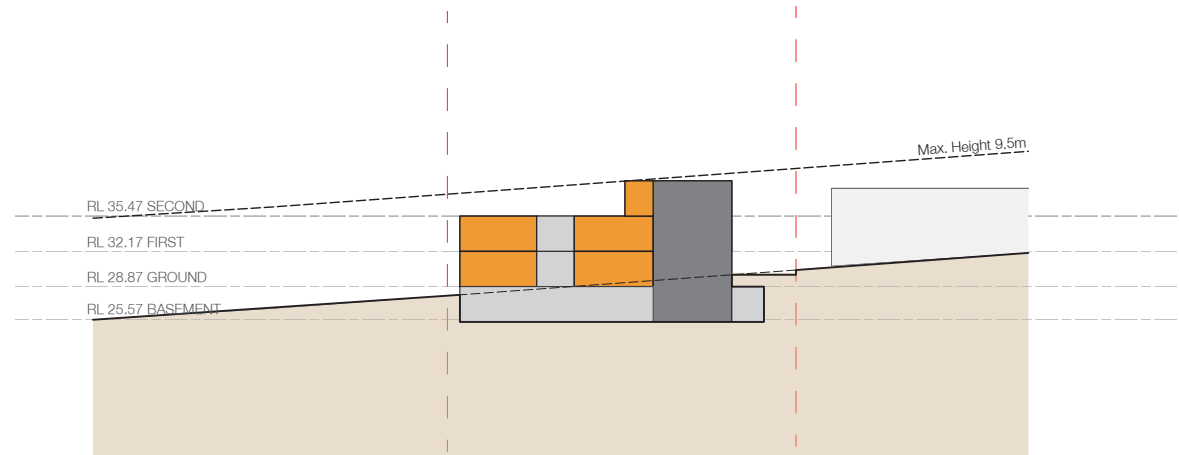


Figure 39. Option 2 -Section A-A'

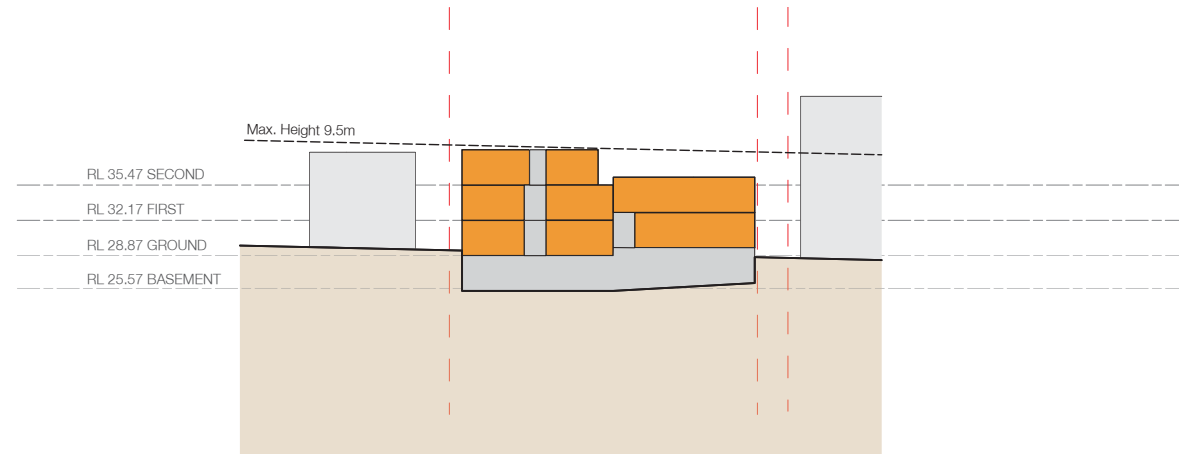
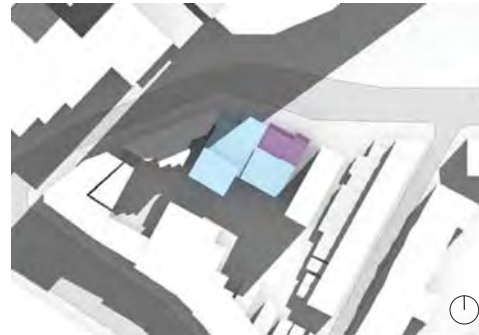


Figure 40. Option 2 -Section B-B'

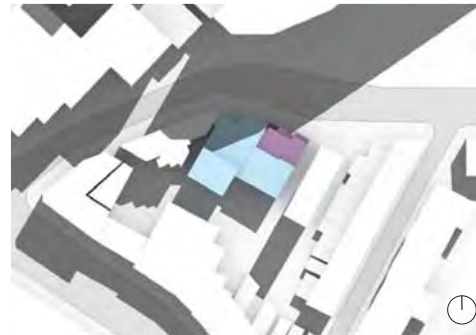
4.12 Shadow Analysis

The following diagrams show the extent of shadow cast by the proposed massing. The built form will cast shadows that move west to east.

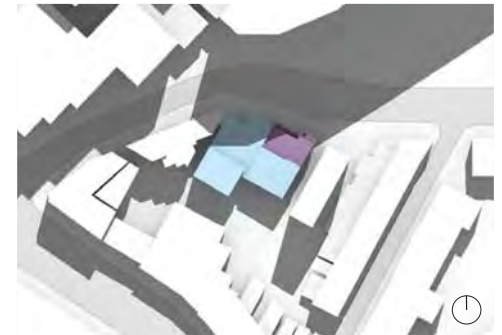
The orientation, heights and setbacks of the proposed buildings allow for the living rooms and private open spaces of most adjacent dwellings (including 70% of apartments within the residential flat building to the east), to receive a minimum of 3 hours direct sunlight between 9am and 3pm during mid winter.



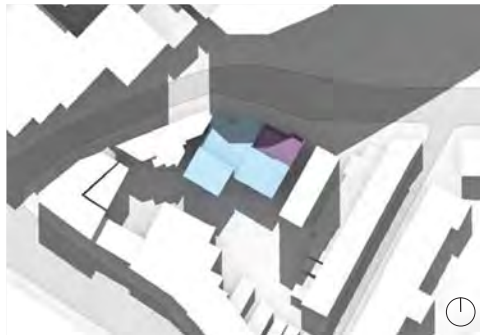
21st June - 9am



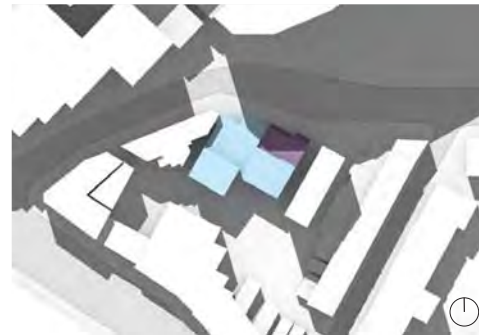
21st June - 10am



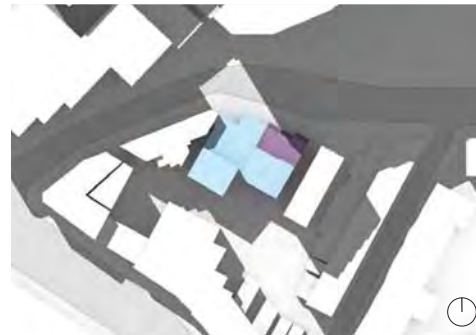
21st June - 11am



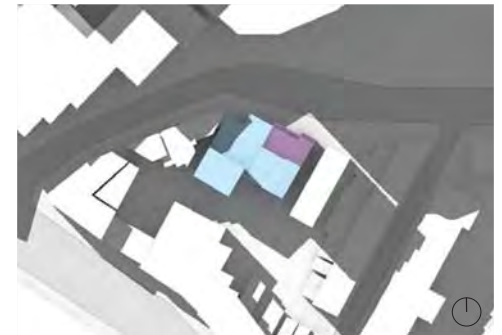
21st June - 12pm



21st June - 1pm



21st June - 2pm



21st June - 3pm

Built Form Options

4.13 Solar



Figure 41. View from north-west

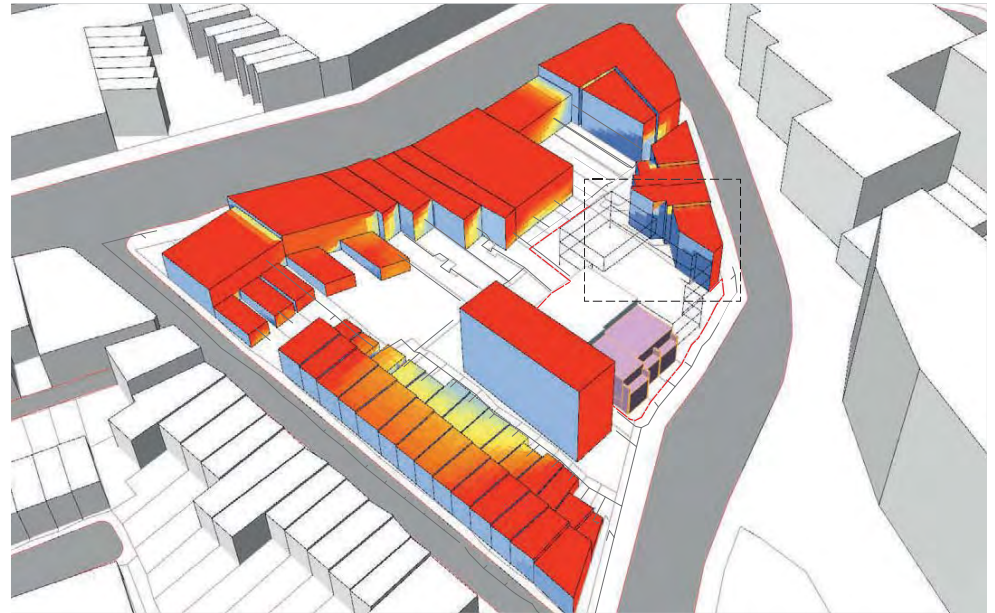


Figure 42. View from north-east

The diagrams above show the extent of daylight access that adjacent buildings will receive on the 21st of June. The range of colours represent the hours of the day in which they will receive solar access with the warmer colours illustrating greater amounts of sunlight.

The solar access diagrams above show limited impact to adjacent buildings from the proposed built form. Some additional overshadowing is created to ground floor windows at 186 Boundary Street by the proposal but it is noted that any compliant development at the site would be likely to create an equivalent amount of overshadowing to the ground floor windows of that property.

Additional overshadowing to the south-east wall of the neighbouring property at 278-284 Barcom Avenue is also created. The proposed built form provides a setback from this window however it will experience some minor overshadowing mainly due to its position on the boundary. Solar insolation diagrams of the existing and proposed massings impact on the neighbour are shown in detail in Fig 41 and 42 above.

Legend

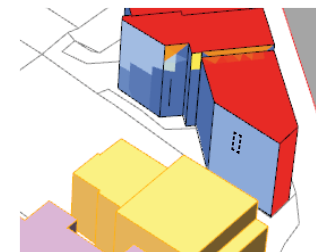
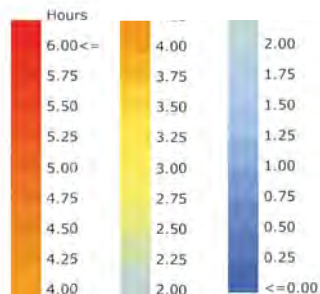


Figure 43. Existing solar access to 278-284 Barcom Avenue

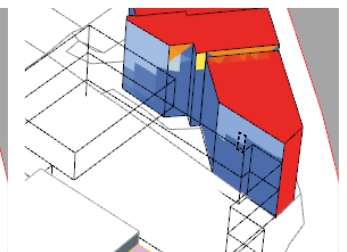


Figure 44. Proposed solar access to 278-284 Barcom Avenue

---- Indicative location of existing window



Conclusion

5.1 Conclusion

Located on Boundary Street, along the north western edge of Paddington, the subject site is located in the Paddington Heritage Conservation Area in the Woollahra LGA. Currently accommodating residential uses and two vacant dilapidated terraces, the site is located directly opposite St Vincent's Private Hospital and within walking distance of public transport accessible on Oxford Street.

In response to this condition, we have undertaken two built form studies with a view to identifying the capability of the site to accommodate a commercial building use (for the purpose of office premises). In conjunction with heritage advice provided by Cracknell & Lonergan, studies tested the potential of the demolition of existing dilapidated terraces and rear additions, replacement with a new office infill building and adaptive re-use of existing residential terraces. Additionally, indicative floor plans tested office premises uses within the floorplates created.

We believe Option 2, the demolition of existing dilapidated terraces and rear additions, adaptive re-use of existing terraces and new office infill building will provide an appropriate built form outcome. The option provides more GFA on-site than currently available without unacceptable adverse solar impact on neighbouring dwellings as well as an integration of disabled access to existing terraces on-site. Maintenance of some terraces on-site will allow for the conservation of the existing street character and better integration of commercial uses into the predominantly residential fabric.

Within the residential land use zone, an office premises building use can be accommodated compliant with the existing

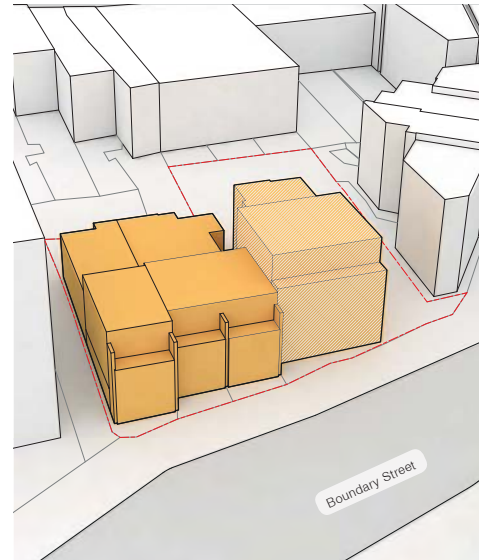


Figure 45. Existing Massing

Existing

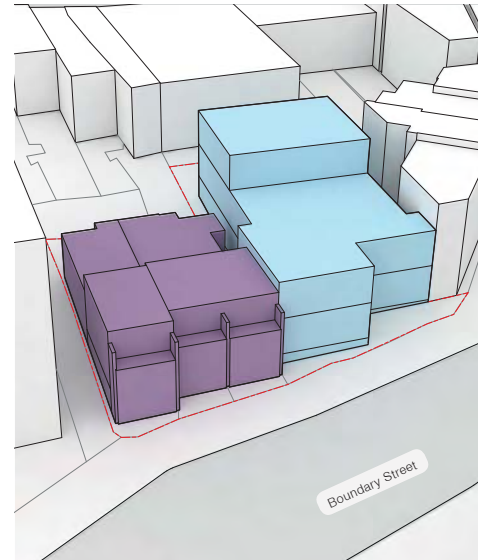


Figure 46. Option 1 Massing

Option 1

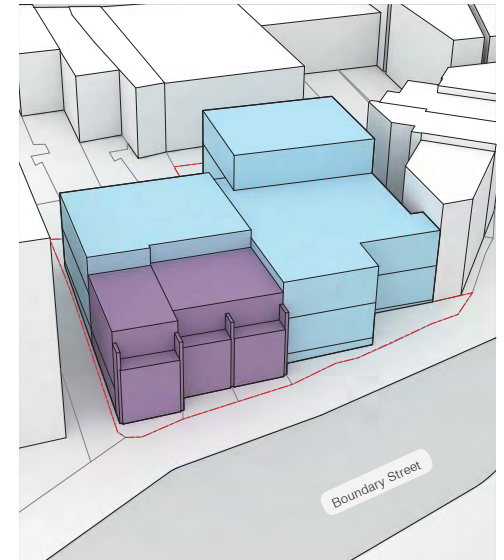


Figure 47. Option 2 Massing

Option 2

Key

- Site Boundary
- Existing buildings
- Existing dilapidated buildings
- New commercial building
- Commercial adaptive re-use

SJB Architects



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Attachment 2: Consistency against State Environmental Planning Policies

Consistency against State Environmental Planning Policies

| SEPP Title | Consistency | Comment |
|--|-------------|---|
| SEPP No 1—Development standards | N/A | |
| SEPP No 14—Coastal Wetlands | N/A | |
| SEPP No 15—Rural Landsharing Communities | N/A | |
| SEPP No 19—Bushland in Urban Areas | N/A | |
| SEPP No 21—Caravan Parks | N/A | |
| SEPP No 26—Littoral Rainforests | N/A | |
| SEPP No 29—Western Sydney Recreation Area | N/A | |
| SEPP No 30—Intensive Agriculture | N/A | |
| SEPP No 32—Urban Consolidation (Redevelopment of Urban Land) | Yes | The Planning Proposal does not contradict or hinder the application of this SEPP. |
| SEPP No 33—Hazardous and Offensive Development | Yes | The Planning Proposal does not contradict or hinder the application of this SEPP. |
| SEPP No 36—Manufactured Home Estates | N/A | |
| SEPP No 39—Spit Island Bird Habitat | N/A | |
| SEPP No 44—Koala Habitat Protection | N/A | |
| SEPP No 47—Moore Park Showground | N/A | |
| SEPP No 50—Canal Estate Development | N/A | |
| SEPP No 52—Farm Dams and Other | N/A | |

| SEPP Title | Consistency | Comment |
|---|-------------|--|
| Works in Land and Water Management Plan Areas | | |
| SEPP No 55—Remediation of Land | Yes | <p>Clause 6 of SEPP 55 requires the consent authority to be satisfied that the site is or can be suitable for the proposed use of the land.</p> <p>The proposal seeks to amend the WLEP 2014 provisions to allow the use of the site as an office premises. The historical use of the site is for residential purposes and the current approved use of the site is for residential accommodation purposes. Office premise is an equal or less sensitive type of use compared to residential accommodation in terms of land contamination and in this respect the current approved uses demonstrate the sites suitability for office premises.</p> <p>Any future DA for the site will also be subject to the standard assessment requirements under SEPP 55.</p> <p>The Planning Proposal does not contradict or hinder the application of this SEPP.</p> |
| SEPP No 59—Central Western Sydney Regional Open Space and Residential | N/A | |
| SEPP No 62—Sustainable Aquaculture | N/A | |
| SEPP No 64—Advertising and Signage | Yes | <p>Future redevelopment of the site as facilitated by this Planning Proposal may include signage. This signage will be subject to separate future development applications, which will include assessment against this SEPP.</p> <p>This Planning Proposal does not contradict or hinder application of this SEPP.</p> |
| SEPP No 65—Design Quality of Residential Flat Development | Yes | <p>The Planning Proposal seeks to amend the WLEP 2014 provisions to allow the use of the site as an office premises. Future redevelopment of the site for the purpose of an office premises as facilitated by this Planning Proposal will not require assessment against this SEPP.</p> |

| SEPP Title | Consistency | Comment |
|---|-------------|---|
| | | This Planning Proposal does not contradict or hinder application of this SEPP. |
| SEPP No 70—Affordable Housing (Revised Schemes) | Yes | This Planning Proposal does not contradict or hinder application of this SEPP. |
| SEPP No 71—Coastal Protection | N/A | |
| SEPP (Affordable Rental Housing) 2009 | N/A | |
| SEPP (Building Sustainability Index: BASIX) 2004 | Yes | The Planning Proposal does not contradict or hinder the application of this SEPP. |
| SEPP (Exempt and Complying Development Codes) 2008 | Yes | The Planning Proposal is not inconsistent with the SEPP. |
| SEPP (Housing for Seniors or People with a Disability) 2004 | Yes | The Planning Proposal does not contradict or hinder the application of this SEPP. |
| SEPP (Infrastructure) 2007 | Yes | The Planning Proposal does not contradict or hinder the application of this SEPP. |
| SEPP (Kosciuszko National Park—Alpine Resorts) 2007 | N/A | |
| SEPP (Kurnell Peninsula) 1989 | N/A | |
| SEPP (Major Development) 2005 | N/A | |
| SEPP (Mining, Petroleum Production and Extractive Industries) 2007 | N/A | |
| State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 | N/A | |
| State Environmental Planning Policy (Penrith Lakes Scheme) 1989 | N/A | |
| SEPP (Rural Lands) 2008 | N/A | |
| State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011 | N/A | |
| State Environmental Planning Policy (State and Regional Development) 2011 | N/A | |
| State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 | N/A | |

SJB Planning

| SEPP Title | Consistency | Comment |
|--|-------------|---------|
| SEPP (Sydney Region Growth Centres) 2006 | N/A | |
| State Environmental Planning Policy (Three Ports) 2013 | N/A | |
| State Environmental Planning Policy (Urban Renewal) 2010 | N/A | |
| SEPP (Western Sydney Employment Area) 2009 | N/A | |
| SEPP (Western Sydney Parklands) 2009 | N/A | |

Attachment 3: Section 117 Directions

Section 117 Directions (version 14 April 2016)

| S117 Direction Title | Consistency | Comment |
|--|-------------|--|
| 1.0 Employment and Resources | | |
| 1.1 Business and Industrial Zones | Yes | This direction applies when a relevant planning authority prepares a Planning Proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary). The proposal relates to residential zoned land and will not diminish or affect the amount of business zoned land available in the Woollahra LGA. |
| 1.2 Rural Zones | N/A | Not applicable. |
| 1.3 Mining, Petroleum Production and Extractive Industries | N/A | Not applicable. |
| 1.4 Oyster Aquaculture | N/A | Not applicable. |
| 1.5 Rural Lands | N/A | Not applicable. |
| 2.0 Environment and Heritage | | |
| 2.1 Environment Protection Zones | N/A | Not applicable. |
| 2.2 Coastal Protection | N/A | Not applicable. |
| 2.3 Heritage Conservation | Yes | The WLEP 2014 contains provisions that facilitate the conservation of: a) facilitate the conservation of items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, b) Aboriginal objects or Aboriginal |

| S117 Direction Title | Consistency | Comment |
|--|-------------|--|
| | | places that are protected under the National Parks and Wildlife Act 1974, and c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people. The Planning Proposal does not affect those provisions and any future development at the site will be subject to those provisions. |
| 2.4 Recreation Vehicle Areas | N/A | Not applicable. |
| 3.0 Housing, Infrastructure and Urban Development | | |
| 3.1 Residential Zones | N/A | Consistent. The Planning Proposal will provide additional employment opportunities (even if only minimal) within a residential zone, but will not sterilise the potential of the site or adjacent sites to be developed for residential purposes. |
| 3.2 Caravan Parks and Manufactured Home Estates | N/A | Not applicable. |
| 3.3 Home Occupations | Yes | The proposal does not alter the permissibility of home occupations in the zone. |
| 3.4 Integrating Land Use and Transport | Yes | Consistent. The Planning Proposal will provide additional employment opportunities (even if only incremental) in an accessible transport location. |
| 3.5 Development Near Licensed Aerodromes | N/A | Not applicable. |
| 3.6 Shooting Ranges | N/A | Not applicable. |
| 4.0 Hazard and Risk | | |
| 4.1 Acid Sulphate Soils | Yes | The site is identified on the WLEP 2014 Acid Sulphate Soils Map as Category 5 and the Planning proposal will not affect this. |
| 4.2 Mine Subsidence and Unstable | NA | Not applicable. |

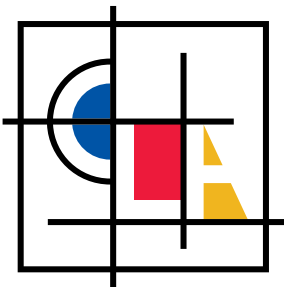
| S117 Direction Title | Consistency | Comment |
|--|-------------|--|
| Land | | |
| 4.3 Flood Prone Land | Yes | The site is not within an identified Flood Planning Area and the Planning Proposal will not affect this. |
| 4.4 Planning for Bushfire Protection | Yes | The site is not on land identified Bushfire Prone and the Planning Proposal will not affect this. |
| 5.0 Regional Planning | | |
| 5.1 Implementation of Regional Strategies | N/A | Not applicable. |
| 5.2 Sydney Drinking Water Catchments | N/A | Not applicable. |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast | N/A | Not applicable. |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast | N/A | Not applicable. |
| 5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) | N/A | Revoked |
| 5.6 Sydney to Canberra Corridor | N/A | Revoked |
| 5.7 Central Coast | N/A | Revoked |
| 5.8 Second Sydney Airport: Badgerys Creek | N/A | Not applicable. |
| 5.9 North West Rail Link Corridor Strategy | N/A | Not applicable. |
| 5.10 Implementation of Regional Plans | N/A | Not applicable. |
| 6.0 Local Plan Making | | |
| 6.1 Approval and Referral Requirements | Yes | The Planning Proposal is consistent with this Ministerial Direction. |
| 6.2 Reserving Land for Public Purposes | Yes | Consistent. This Planning Proposal will not affect any land reserved for public purposes. |
| 6.3 Site Specific Provisions | Yes | Consistent. This Planning Proposal does not introduce unnecessarily restrictive site |

| S117 Direction Title | Consistency | Comment |
|--|-------------|--|
| | | <p>specific controls and instead offers greater flexibility to achieve an alternative development outcome on the site.</p> <p>The Planning Proposal does not seek to impose any development standards or requirements in addition to those already contained in the WLEP 2014.</p> |
| 7.0 Metropolitan Plan Making | | |
| 7.1 Implementation of A Plan for Growing Sydney | Yes | Consistent. This Planning Proposal is consistent with this direction and does not hinder implementation of A Plan for Growing Sydney. |
| 7.2 Implementation of Greater Macarthur Land Release Investigation | N/A | Not applicable. |

Statement of Heritage Impact

**190-200 Boundary Street
Paddington**

Planning Proposal



**CRACKNELL
&
LONERGAN**
ARCHITECTS PTY LTD

Prepared on 03 November 2016
Prepared for St. Vincent's Hospital

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Prepared On:

16 August 2016 [DRAFT]
03 November 2016 [FINAL]

Project Address:

190-200 Boundary Street
Paddington

Prepared For:

St. Vincent's Hospital

Prepared By:

Cracknell & Lonergan
Architects Pty Ltd

Statement of Authorship & Research Methodology

This Statement of Heritage Impact has been prepared to assist the Council of Woollahra in assessing a planning proposal which seeks to allow for the development of the site for the purposes of an office premises at 190-200 Boundary Street, Paddington. This document has been prepared in accordance with Part 5.10 Heritage Conservation of the Woollahra LEP 2014, which states that the Council must consider the impact of the proposed works on a conservation area and on any heritage items in the vicinity of the site.

This report has been prepared in accordance with the NSW Heritage Manual and in particular, guidelines for the preparation of "Statement of Heritage Impact" (available for access via this link: www.heritage.nsw.gov.au/docs/hm_statementsofhi.pdf). A detailed history of the site using secondary sources, particularly reference books and other literary works were relied upon to provide a historical overview for assessment.

In preparation for this report, consultation was made with the applicant and a site visit has been conducted to ascertain the significance of the site today and its relationship to the contemporary urban context. The supplement to legislation, specifically the Woollahra Development Control Plan C2 - Woollahra Heritage Conservation Area document has also been considered as part the responses for this report. This Statement of Heritage Impact accompanying the planning proposal has been considered only after having closely reviewed the proposed design by SJB Planning, the following heritage issues are to be considered:

1. Significance of the Conservation Area
2. Significance of the Subject Site/Item
3. The effect of the proposed development on the heritage significance of the conservation area, the items in the vicinity and the site.
4. The way in which adverse impacts could be mitigated.

This Statement of Heritage Impacts has been prepared by Peter Lonergan, Director of Cracknell and Lonergan Architects Pty Ltd, heritage architect and consultant (Architect's Registration No. 5983). Supplementary research has been undertaken by Julie Cracknell (Director) and Hugo Chan (Graduate of Architecture), both also from the office of Cracknell & Lonergan Architects Pty Ltd. The Curriculum Vitae of Peter Lonergan's expertise in the field of Heritage documentation and architecture is attached as an appendix to this document. A select bibliography of sources referenced in this report is also provided as an appendix to this document.



Peter Lonergan

Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983

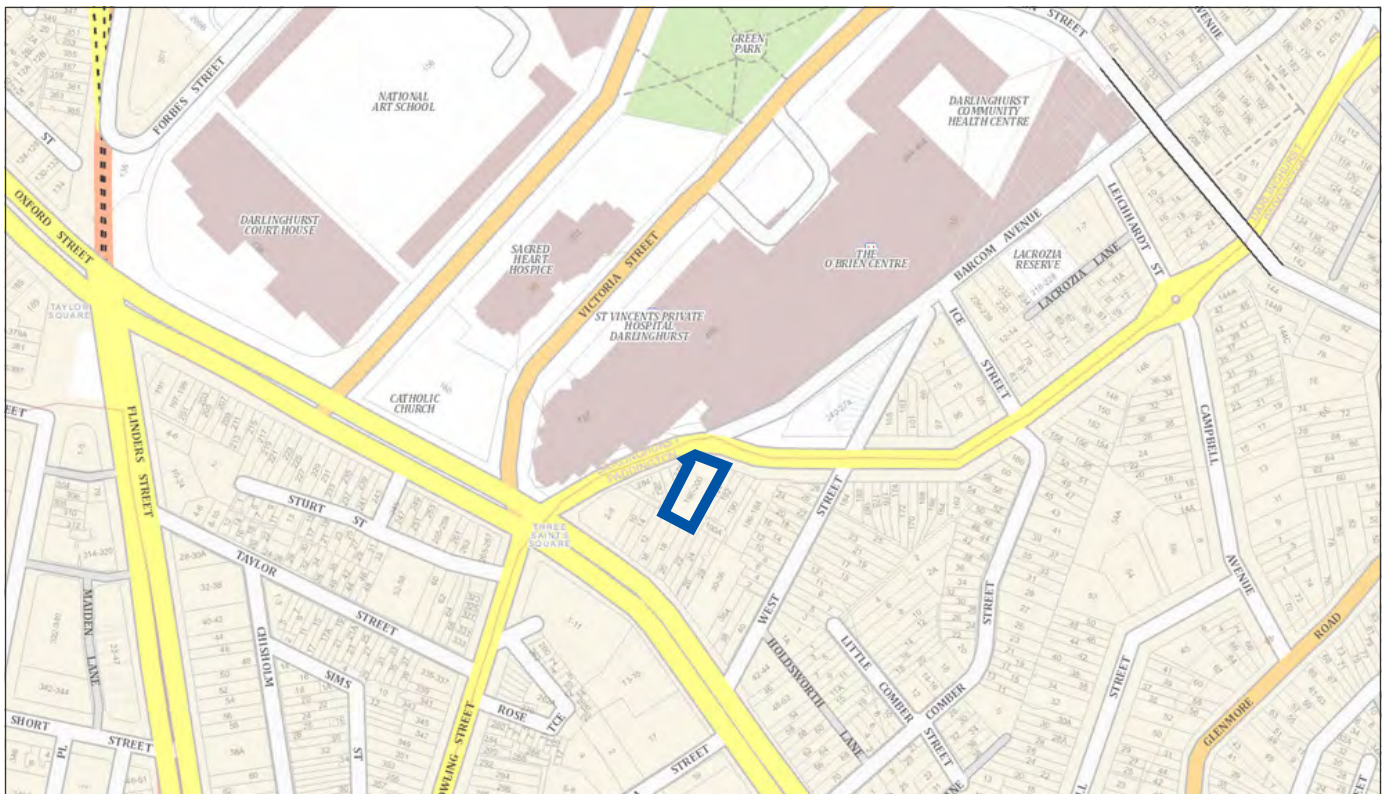
2.1 Preamble

The following Statement of Heritage Impacts has been written to supplement a detailed built form and urban study of the site 190-200 Boundary Street Paddington prepared by SJB for St. Vincent's Private Hospital. As the subject site is situated within Heritage Conservation Area C8 of the Woollahra LEP, the proposed built form options provided by SJB have been significantly scrutinised in terms of their curtilage and ability to respond to the historical context as an urban infill and adaptive reuse proposal. The proposed demolition of severely dilapidated and structurally unsound fabric at 196-198 Boundary Street Paddington and the subsequent proposed built form along with the adaptive reuse of terraces 190-194 Boundary Street are considered appropriate. The proposal is fully supported in principle as it is believed that the integrity of the streetscape as well as the community outcomes achieved by the proposal will be a significant improvement.

2.2 Site Context & Locality

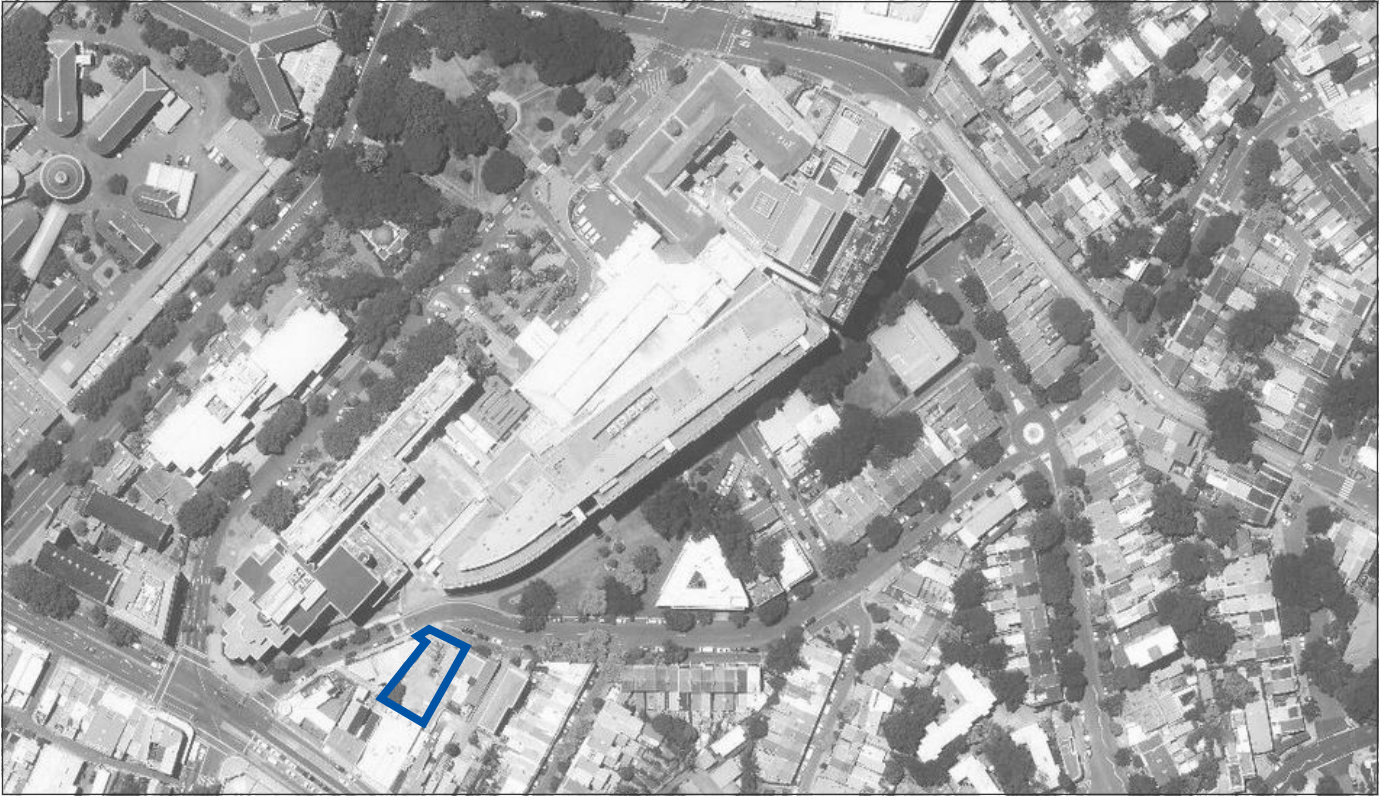
The subject site is No. 190-200 Boundary Street Paddington, consisting of five terrace houses and an empty block of land. The terraces vary between single storey (No. 190 – 194) and two storey (No. 196-198) typologies but date from the Victorian Filigree – Early Federation period of terrace housing. The subdivision pattern of these terraces is generally in keeping with the wider subdivision patterns of the area and is typical of the historical period they represent. Consideration of the LEP Maps of Woollahra Council indicates that there are no heritage items immediately adjacent to the site, but it is noted as being of contributory status to Heritage Conservation Area C8, Paddington.

A series of relevant maps have been included in the following pages to identify the site and its immediate context.

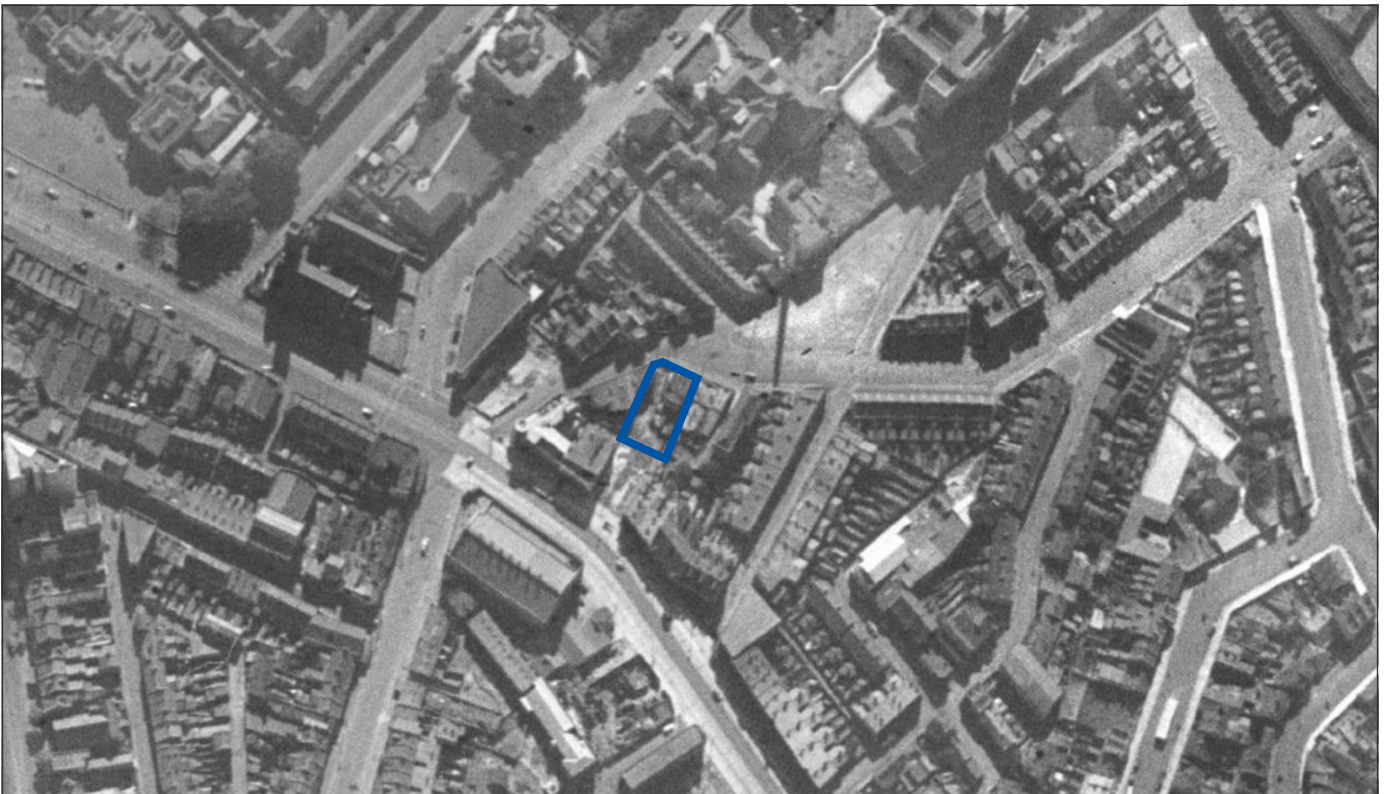


Subject site 190-200 Boundary Street Paddington (Blue)

2.0 Introduction

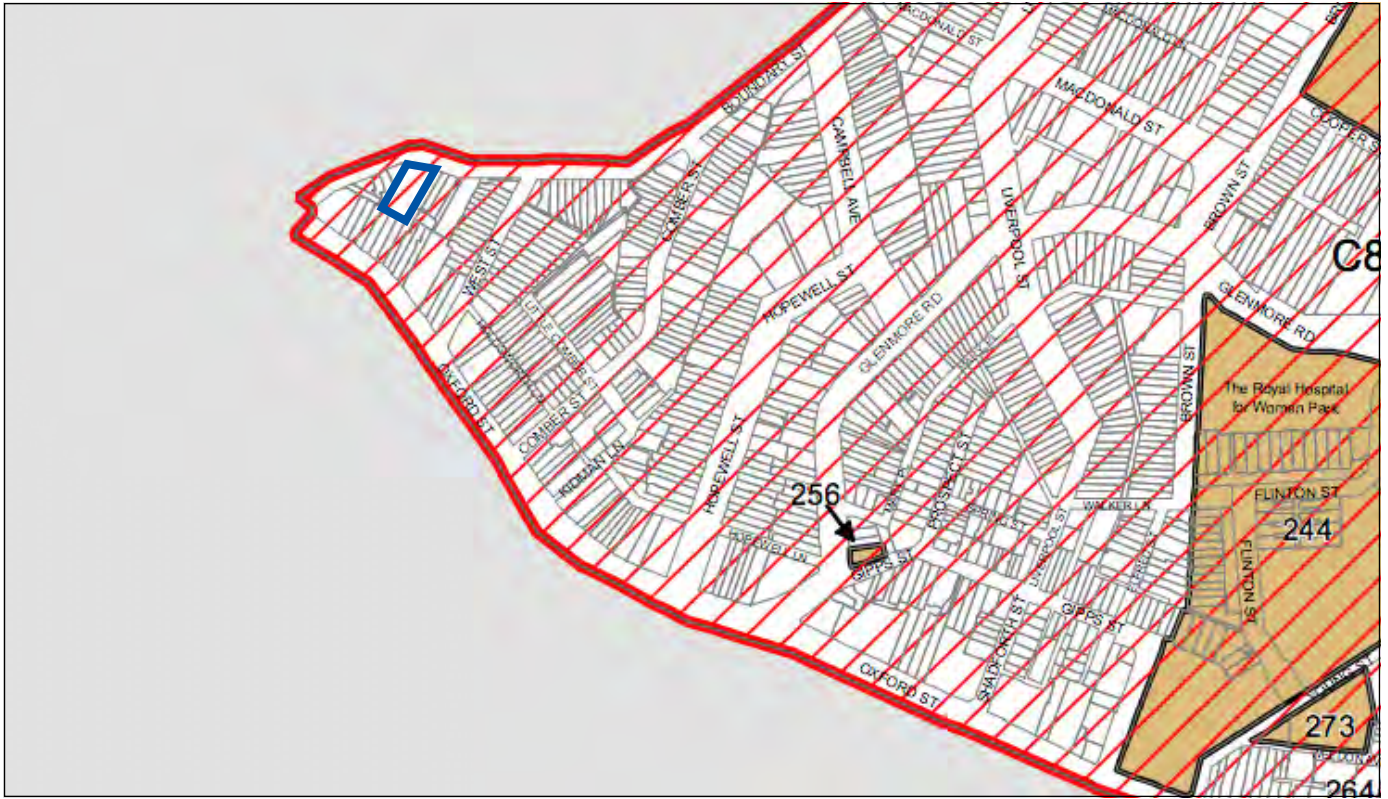


SIX Maps Contemporary - Aerial Image (Site in Blue)

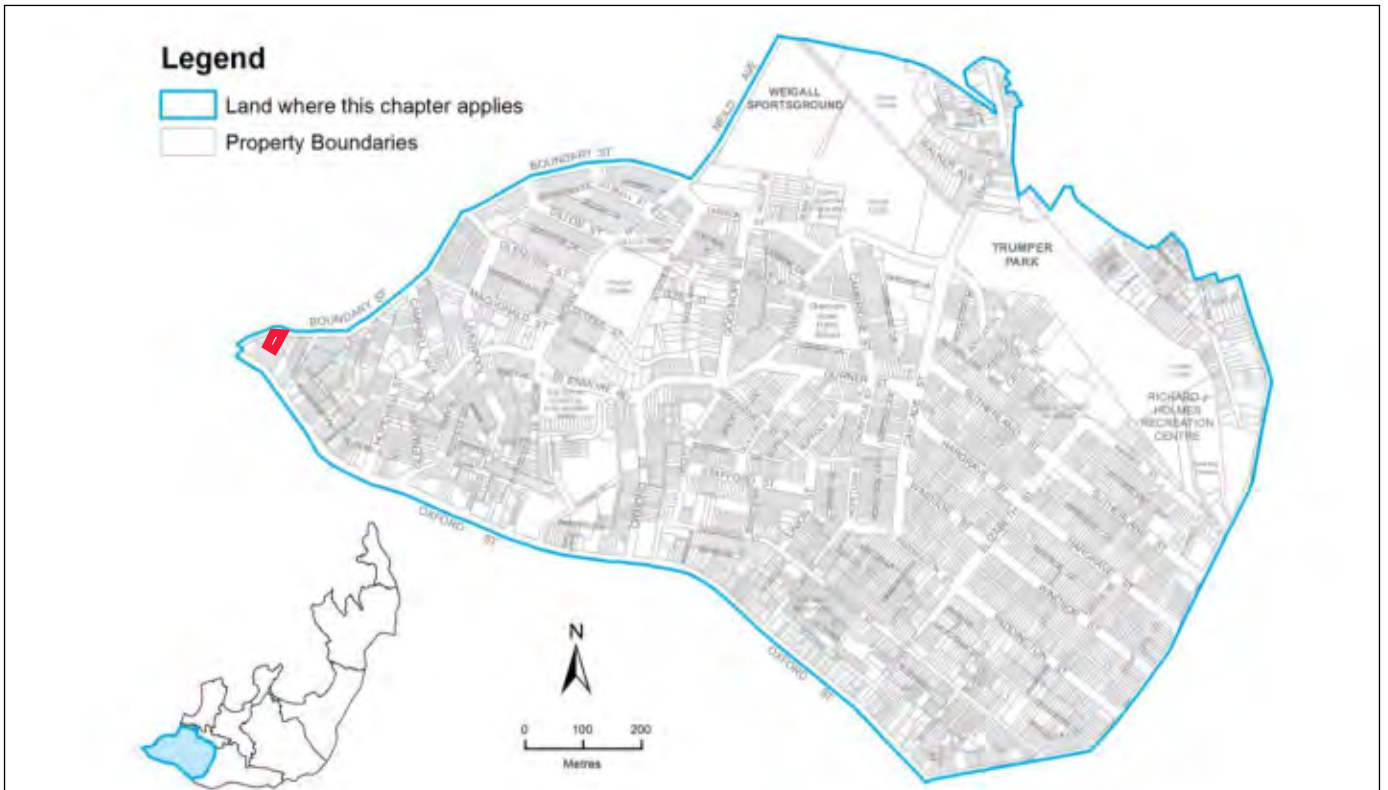


SIX Maps 1943 - Aerial Image (Site in Blue)

2.0 Introduction



Wollahra Heritage Conservation Area - LEP Map Site in Blue



Wollahra Development Control Plan Map - Site in Red

3.1 Indigenous History - Traditional Custodians of the Land

Prior to colonisation, the area known as Paddington was home to the Wangal and Cadgil people, with the former considered to be the traditional owners of the larger Sydney area and the later occupying the area westward from the city. The larger Paddington area falls within the area which is often referred to as 'Eora Country' – a reference to the coastal Aboriginal people in Sydney. It is believed that the word Eora means 'here' or 'from this place', although it has been suggested recently, that the term was the word for 'person'. The first point of contact between the Wangal and Gadigal people and European settlers was as early as 1788, and it has been noted that the Gadigal people were perhaps amongst the worst hit by smallpox epidemic, and as the Wangal were frequently in contact with the Gadigal people the impact of the epidemic would have also been felt by them. It is noted that the Gadigal were nearly "completely wiped out by the epidemic". This report thus acknowledges the Gadigal people as the traditional custodians of the land on which the subject item is located.

3.2 Post-1788 Settlement - Historical Summary

Early developments in the Paddington, Darlinghurst began primarily in 1811, when Governor Macquarie dedicated 490 acres to the south of South Head Road for public use. This included all land south of Oxford Street from South Dowling Street to Centennial Park and Moore Park. The area was swampy and unattractive for residential settlement. South Head Road (now Oxford Street) was built in 1803 to access a Pilot and Signal Station at South Head. The first toll bar in Paddington was at the intersection of Darlinghurst and Oxford Streets. By 1841 it was relocated near Victoria Barracks (cnr Oxford and Glenmore Road).

The growth of Paddington gained momentum in 1838 when it was decided to build the new military barracks at Paddington Hill. The site chosen was located on part of the Sydney Common adjoining the road to South head. At this time the land was described as being remote from the town centre with a terrain unsuitable for agriculture and covered with stunted trees, sand, and scattered outcrops of

stone. Its advantages as a location for a Military Barracks included its proximity to good drinking water at Busby's Bore, the bounteous quantity sandstone available plus the high ground which was very suitable for defence purposes. The barracks fronted the South Head Road and for its first 30 years were surrounded only by the crown lands of the Sydney Common.

Land Grants for Roman Catholic Church, St Mathias School, Wesleyan Church at Newcombe and Oxford, State School and land for Reservoir on Oxford Street were also made. The extensive areas devoted to public purposes reflects the intentions of the 1811 dedication of the Sydney Common for public use.

By 1851 Paddington had a population of 1,389 inhabitants, making it the third largest village in Sydney after Glebe and Balmain. The first state school was opened in 1856 and called the Paddington School. In 1857 St Mathias Samoan Church was opened in Oxford Street. By 1859 there were 1000 houses in Paddington with 3,100 inhabitants. In 1860 the municipality of Paddington was proclaimed and 6 years later the first Paddington Town Hall was built. The council set itself a task of laying water and gas pipes, constructing streets and gutters and generally bringing 'order out of chaos'.

From 1861-1871 Paddington's population rose by 60% to 4,250, a higher growth rate than for the whole of Sydney in the same period. The first Catholic mass was celebrated in Underwood Street and by 1866 a wooden structure was built in Gordon Street for Catholic services. This building was later closed and then re-opened in 1873. By 1870 there were 52 shops in Paddington, 37 of them being located on Old South Head Road(Oxford Street). The shops picked up trade from those travelling from the city to Bellevue Hill and Bondi.

The Depression in 1890s brought building activity in Paddington to a halt. By 1895 the depression was receding , but from that time on buildings were less ambitious and smaller in size. The area of land left in Paddington on which to speculate was not large and the market was more cautious due to the economic climate.

¹Although the term Cadgil is now commonly used it needs to be pointed out that this is the Anglicised version of the Aboriginal terms Gadigal or Kadigal. As noted by Val Attenbrow "...in the First Fleet journals and reports, k/g was often written as 'c', as in Cadgil, rather than Kadigal or Gadigal, and there are also various spellings for the same words and names" (2002, p.3).

²City of Sydney. 2010, 'Aboriginal People and Place', Barani: Indigenous History of Sydney City, available at <<http://www.cityofsydney.nsw.gov.au/barani/themes/theme1.htm>>; Attenbrow, V. 2002, 'The People and their country: numbers, names and languages' in Sydney's Aboriginal Past: Investigating the archeological and historical records

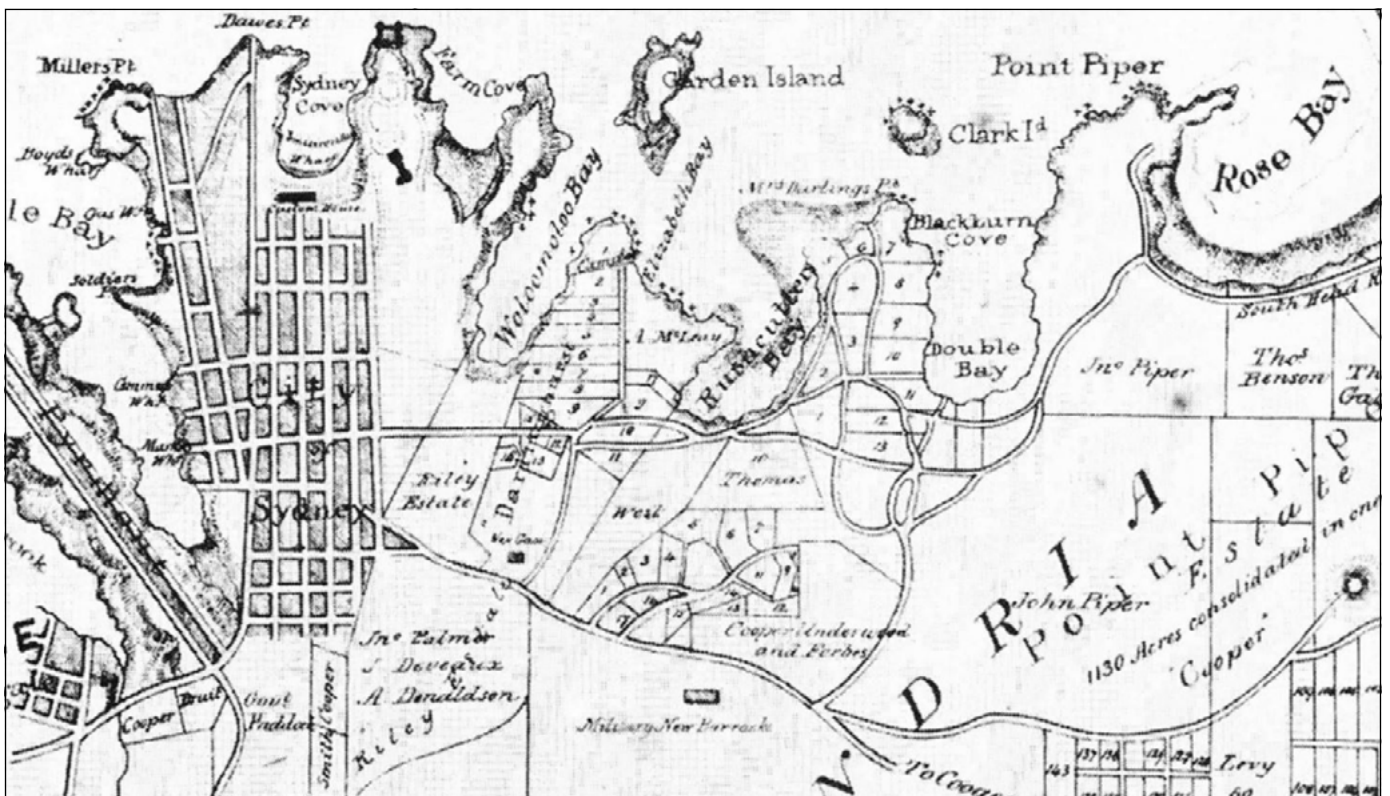
³Coupe, S. and Coupe, R. 1988, Speed the plough: Ashfield 1788-1988, p. 19

3.0 Socio-Cultural & Historical Significance

New transport, in the introduction of trams and buses, made the concept of living in a healthy detached house on a half acre block in the suburbs entirely possible. There was no longer a need to live near one's work now that people could commute on public transport to and from work. The change in landlord ownership began as the middle class owners and tenants slowly moved out of the suburb. There was consequently less of an interest in well maintained properties. By 1930 Paddington was a slum. Tenants could not pay rent, and the landlords could not afford to maintain the buildings. Streets fell into disrepair. Many terraces became rooming houses, and balconies were boarded up to accommodate more people per house.

Under its own local government from 1860 to 1948, Paddington extended from New South Head Road to Moore Park Road on the north south axis and from Dowling Street to Jersey Road on the west east axis. In 1948 a rationalisation of local government areas added Paddington to the City of Sydney but twenty years later, the area north of New South Head Road was moved into the Municipality of Woollahra leaving the southern part with the city

During the 1960s there was pressure from developers on the local authorities to demolish much of the suburb for high-rise development. As a result the Paddington Society was formed in 1964. The aims of the Society were to conserve the suburb as important to Australia's heritage, to increase and improve it's amenities, and to research and publish its history. Paddington was listed as the first ever conservation area by the National Trust (NSW) in 1979. Today, multiple heritage listings exist for the area, indicating its relationship with the earliest development of colonial settlement in Australia.



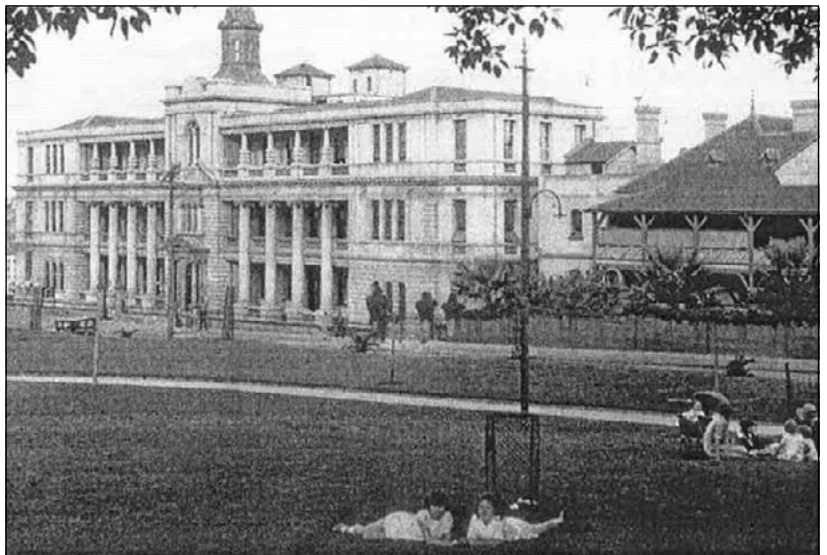
Parish of Alexandria c. 1890s

3.0 Socio-Cultural & Historical Significance

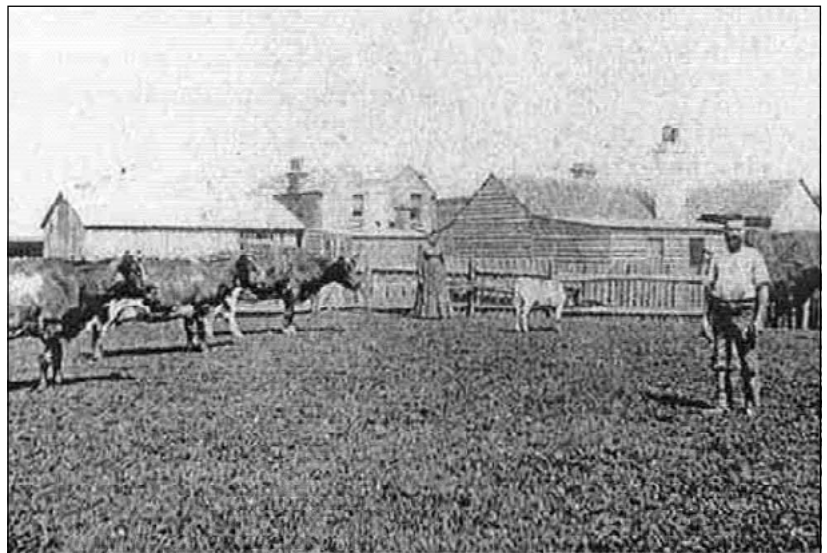
Darlinghurst Goal, closed in 1912 and in 1921, converted to a Technical College. Today it is the main campus of the National College of Art.



St Vincent's Hospital as seen from Victoria Street (c. 1925). The hospital was started by the Sisters of Charity in 1857.



A dairy on Burton Street, adjacent to the Darlinghurst Goal. Noting that in as late as 1900 the Paddington/Darlinghurst area still had hints of bushland and areas of pasture.



3.3 Heritage Conservation Area - Statement of Significance

Whilst the NSW State Heritage Office Inventory does not provide a detailed Statement of Significance for the Heritage Conservation Area, the statement which accompanies the Woollahra DCP provides a comprehensive summary, detailing the key subdivision and architectural patterns of the precinct. An extract from the DCP has been included here:

Paddington is a unique urban area which possesses historical, aesthetic, technical and social significance at a National and State level. An important factor in the significance of Paddington is its exceptional unity, encompassing scale, character, history, architecture and urban form.

The built environment of Paddington is an excellent example of the process of 19th century inner city urbanisation of Sydney which was largely completed by 1890. The predominant Victorian built form is an excellent representative example of the phenomena of land speculation and a 'boom' building period between 1870 and 1895.

The terraces of Paddington clearly trace the evolution of the imported English Georgian and Regency terrace models into the distinct Australian style evident in the Victorian era terraces.

Paddington retains many significant types of buildings that represent all phases of the suburb's historical development. These building types range from modest, small-scale, single storey timber and masonry cottages, to remnant examples of former gentry mansions, boom style middle-class terrace houses, apartment blocks and contemporary infill development, all of which are set in a varied network of streets, lanes and pedestrian accessways which reflect the phases of subdivision and development.

Paddington has a multitude of important historical and social associations. It is linked with the early transport routes along South Head Road (Oxford Street) and Point Piper Road (Jersey Road), the construction of Victoria Barracks in the 1840s, the gentry estates, prominent figures of the early colony, the speculative building boom between 1870 and 1890, and the development of Australian tennis at the White City site. Its historical and social associations extend to the periods of occupancy by immigrant groups and minority groups including the Chinese market gardeners, the Jewish community around

the turn of the century, the European immigrants in the 1950s and an alternative artistic and intellectual population in the 1960s and 1970s. Today Paddington has a high level of social esteem and is regarded as one of Sydney's most desirable inner-city urban areas. The changing sociology of Paddington demonstrates phenomenal variations in status and changes in community attitudes to the 19th century suburb.

Paddington has important associations with the evolution of the conservation movement in Australia, in particular with the actions by the National Trust and the Paddington Society, which ensured its conservation at a time of redevelopment threat in the 1960s. It is significant as the first suburb classified by the National Trust, a community based, non-government organisation committed to promoting and conserving Australia's heritage.

Paddington has a unique aesthetic significance due to the superimposition of the built form on a sloping topography which overlooks Sydney Harbour and its foreshores. The coherent and extensive Victorian built form comprising groups of terrace buildings on narrow allotments which step down hills, turn corners or sit in ranks along tree lined streets produces a singularly recognisable image.

Paddington provides vast opportunity for research, education and interpretation through the physical layout of its road network, its subdivision pattern and the varied form of buildings.

These buildings provide an excellent record of past technologies and domestic lifestyles through features such as original external and internal building fabric, detailing and room layouts. Terrace houses, semi-detached dwellings, flat buildings and freestanding houses all show the evolving attitudes towards families and the home from the early 19th to the late 20th century.

This Statement of Heritage Impact accepts the statement of significance and does not propose any alterations or amendments to the statement. The historical and typological characteristics identified in this statement will be used in assessing the merits of the proposed development on Boundary Street and where necessary, be used in guiding proposed recommendations in a later section of this report.

3.4 Subject Site Historical Uses

Whilst it is accurate to assume that the historical use for the terraces has been for residential uses, it is noted that there were also present throughout the history of 190-200 Boundary Street, other uses suggesting a mixed live-work style of inhabitation. A historical archive obtained from the City of Sydney shows that the terraces at 190-200 Boundary Street have in fact undergone changes from single dwellings to subdivided flats to offices, warehouses and proposals for construction of a small manufactory and warehouse. Coupled with different alterations for fire egress, roofing and changes to the balcony, some of these have unfortunately led to detrimental changes, particularly to the pair of terraces which forms 196-200 Boundary Street. The scope of these alterations were such that by the 1990s, additional structural props had to be added as a temporary stabilisation measure to ensure the imminent collapse of these terraces did not occur. Nevertheless, these changes illustrate the diverse uses and changes over the years, showing that the terrace houses were not always merely 'low-density residential houses' as suggested by the LEP Land Zone Map allocation.

The scans of these previous development application approvals, dating back to the 1950s obtained from the City of Sydney, are shown in the following pages, illustrating multiple changes by different inhabitants throughout the decades.

3.0 Socio-Cultural & Historical Significance

| LOCATION <u>196/198 Boundary Street Paddington</u> | | |
|---|---------|--|
| NOTICES - DEVELOPMENT APPLICATIONS - CORRESPONDENCE | | |
| REFERENCE | DATE | SUBJECT |
| 211 1/57 | 11.3.57 | Proposed erection of new building on vacant land at N°200 and a rear of 196/198 to be used for office & storage purposes E. J. L. H. Matthews |
| 253 1/57 | 28.3.57 | D.P. - Erection of two storey warehouse & factory at rear side at N°200 E. J. L. H. Matthews |
| 827 1/59 | 5.4.59 | Dilapidated dividing fence between N°s 198 and 200. Inspection, report, correspondence, etc. |
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| LOCATION <u>200 Boundary St, Paddington</u> | | |
|---|-------------|---|
| NOTICES - DEVELOPMENT APPLICATIONS - CORRESPONDENCE | | |
| REFERENCE | DATE | SUBJECT |
| 43/ 1/62 | | Unauthorized skillion - roof shelter at rear. Alfred Haywood. |
| 49 1/62 | 1.62 | Use of premises for storage of various heavy building materials/good. involved question of skillion shelter H. Haywood |
| 821 1/62 | 10.62 | Inquiring as to whether any request made by Haywood for erection of structure on land Hickson Jackson & Holcombe for Bellfield Enterprises Pty Ltd |
| 214 1/64 | 14.1.64 | Significant re-surfacing work being conducted at the corner of St Ann St and Boundary St Paddington CONS. ON BEHALF OF LOCAL RESIDENTS |
| 18/ 1/65 | 29 JAN 1965 | Unauthorized storage racks. D. Sands. |
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3.0 Socio-Cultural & Historical Significance

| LOCATION | | NOTICES — DEVELOPMENT APPLICATIONS — CORRESPONDENCE | |
|--------------------------------|----------|--|--|
| REFERENCE | DATE | SUBJECT | |
| 200 Boundary Street Paddington | | | |
| 571/53 | 22.5.53 | Unauthorised part erection of shed to be used for paper beating John Francis O'Halloran | |
| 211/57 | 11.3.57 | Proposed erection of modern building on site for use as an office and storage purposes, in connection with building on adjoining property (196/198) — H. J. Matthews — | |
| 253/57 | 28.3.57 | DA. Erection of two storey warehouse and factory at site @ late H. J. Matthews | |
| 978/57 | 18.11.57 | DA - use premises for the storing & selling of 2nd hand building materials, @ Haywood | |
| 196/59 | 25.5.59 | Unauthorised erection of skillion roof shed. @ Haywood | |
| 747/59 | | Complaint re fire hazard. T. Laws | |
| 827/58 | 5.8. | Dilapidated dividing fence between nos 198 and 200. inspection, report, correspondence. | |

| LOCATION | | BUILDING APPLICATIONS | |
|------------------------------|---------|-----------------------|-------------------------|
| NO. | DATE | APPLICANT | SUBJECT |
| 200 Boundary St, Paddington. | | | |
| 156/62 | 24.1.62 | A. Haywood | Temporary structure L50 |
| 2294/64 | 23/9/64 | do | Temporary office L50 |
| 252/65 | 14/2/65 | do | Storage Racks L120 |
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4.0 Contemporary Fabric Analysis

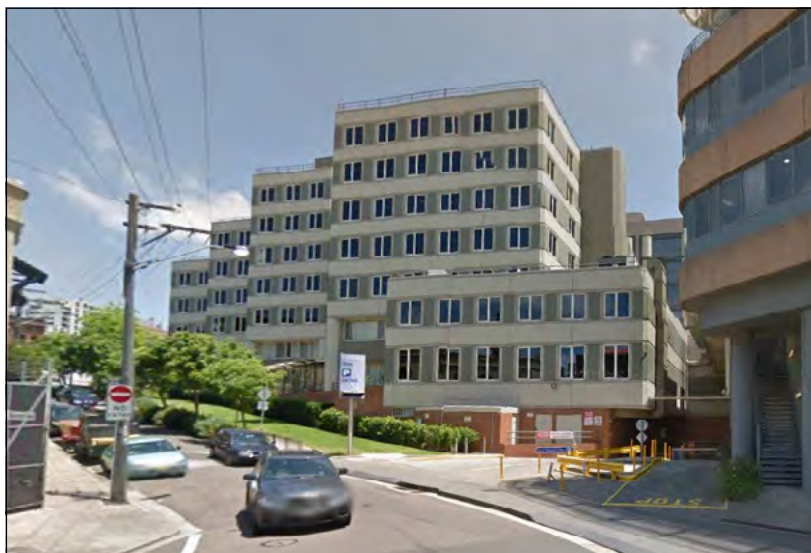
4.1 Existing Building Condition & Relationship to Surroundings

The collections of terraces which run along 190-200 Boundary Street consist of a variety of different terraces which date from the Victorian Filigree and Early Federation Period. Adjacent to this site are a wide and diverse mix of residential apartments and town houses, with styles ranging from the Art-Deco to Post-War period. Across the street along Barcom Avenue are significant modern buildings which are unsympathetic to the heritage subdivision patterns. These structures belong to the main medical centre of St. Vincent's Private Hospital.

Despite taking obvious reference from the dominant subdivision pattern of Paddington, the subject site's terraces are peculiarly sited along the streetscape. This results from its independence from surrounding buildings, resulting from historical subdivision patterns and the significant development of St. Vincent's Hospital. It should be noted as well that the subject site is situated along the boundary of not only the Heritage Conservation Area, but the local government boundaries between Woollahra and the City of Sydney.



St. Vincent's Hospital along Boundary Street



St. Vincent's Hospital along Boundary Street

4.0 Contemporary Fabric Analysis

Subject Site 190-200 Boundary Street, Paddington



Adjoining residential buildings along Boundary St.



Subject Site and Structural Props



4.2 Dilapidation and Temporary Structural Stabilization Works [No. 196 & 198]

In as early as August 1992, over two decades ago, significant longitudinal and lateral stability issues were identified, indicating that the building has been in a poor level of structural stability for an extended period of time. A series of reports commissioned by St. Vincent's Hospital between the years 1992-1996 (see appendix for copies of engineer's reports and statements) and a heritage study undertaken by this office, Cracknell & Loneragan Architects in 1997 all suggested that the integrity of the terraces had been affected beyond repair. A more detailed historical study as indicated in Section 3.4 of this report suggests that multiple changes occurring in the early post-war era, involving significant internal alterations, addition of temporary warehouse structures and garages, may have affected the integrity of the two storey terraces.

Comparison between the imagery of 1997 and 2016 shows clear structural cracks between portions of the building and the significant lateral steel support required are indicative of the poorly dilapidated state of the terraces. Note in particular, the addition of structural props and the removal of trees in an attempt to stabilise the footings and surroundings of the terrace house. A preliminary site investigation conducted recently shows that there are few opportunities for retaining this structure in a safe and secure manner whilst new construction works for the infill project to take place, making proposed demolition the only and the safest option.



Historical Image of the Subject Site (c. 1990s)

As the proposal submitted by SJB is a urban planning and bulk form analysis, it does not yet propose specific design details or a particular materiality. Rather, the aim of the SJB report is to outline the potential of the site for Adaptive Re-use and provide two options for the future redevelopment of the site. Both options have been scrutinised and are in compliance with the WLEP and WDCP built form controls. The report examines the potential for the site to be used as office premises by St. Vincent's Private Hospital.

It is noted in this report that the proposal will involve the demolition of a pair of Victorian Filigree terraces, No. 196-198 Boundary Street, with the proposed retention, restoration and adaptive reuse of three single storey terraces. As detailed in Section 4.0 of this report, the demolition of two contributory items is considered appropriate as multiple structural reports and clear photographic evidence indicates that restoration and structural stabilisation is neither a safe nor feasible option. As such, it is believed that the adaptive reuse of three terraces alongside a contemporary urban infill will strike an appropriate balance and improve the street curtilage of the Paddington Heritage Conservation Area.

In considering the form and scale of the building, it is noted that both options outlined in the proposal by SJB have clear respect for the curtilage, scale and proportions of the buildings it surrounds. The propositions are clear in their intent to provide a suitable form which will provide a decorous contemporary addition upon the streetscape, removing what are currently rundown and derelict buildings with a mix of adaptive reuse and contemporary infill architecture.

In principle, the proposal presented by SJB is supported as it provides a suitable and viable community oriented architecture, catering for the needs of the growing local population whilst also respecting historic subdivision patterns and the architecture. Consideration of specific architectural form and detailing at a later stage of this proposal by the design architect should therefore take into consideration not only the formal bulk and spatial organisation outlined by SJB but the specific future character of the precinct. The Woollahra DCP provides extensive commentary on urban infill architecture and reads as follows:

Contemporary design provides the basis for the continuing enrichment of the historic interpretation of Paddington by adding to our understanding of

contemporary life as expressed in the built environment. Issues of contemporary design are relevant to new development of a minor and major nature in the both the public and private domains. Quality architectural design must form the basis of any proposed new works. Contemporary design must be respectful of the HCA.

Paddington is characterised by rows of 19th century buildings. Paddington has a number of significant buildings and building elements that represent the changing character of design from the 19th century-21st century. The presence of buildings and building elements representing the various design elements of the 20th and 21st centuries enrich the character of Paddington and the interpretative aspects of its history.

A range of contemporary design approaches, philosophies and techniques can be employed in Paddington. These are encouraged in appropriate locations and circumstances.

Council does not advocate replication of previous architectural styles in cases of infill development. However, infill development should be based on a contemporary design approach which respects the context, especially the predominant scale, form and articulation of buildings that characterise an area. New contemporary design should respect the historic built form of the Paddington HCA.

Certain types of new work require a traditional design approach. Such an approach may be appropriate where alterations and additions are proposed for those areas of a building which have original significant fabric.

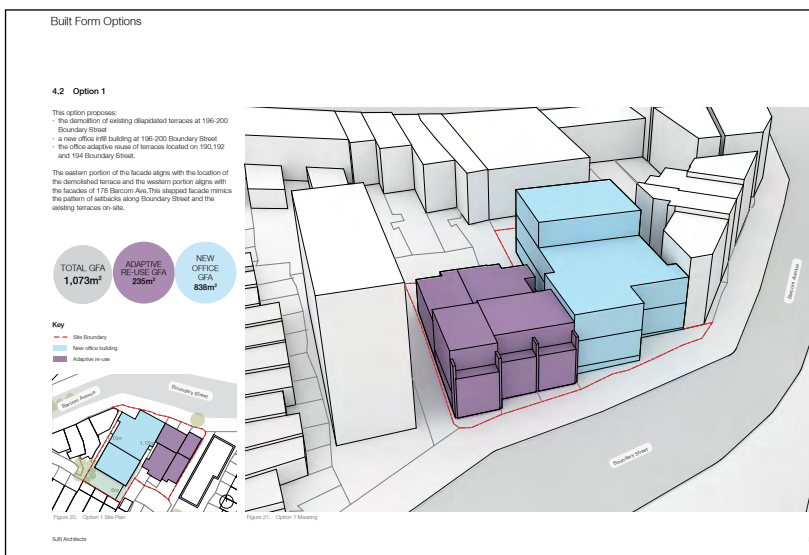
A thorough understanding of the physical and historical aspects of the site and its context will act as a guide to the appropriateness of the design approaches. Applicants must demonstrate that contemporary design techniques, materials or idioms provide an appropriate response to relevant aspects of the physical and historical context. Applications are required to demonstrate that contemporary design techniques, materials and design elements provide an appropriate response to the relevant aspects of the historical and physical context.

The use of contemporary design approaches, particularly to infill development, work to an intrusive building, work to the public domain, and work to buildings or building elements of heritage significance,

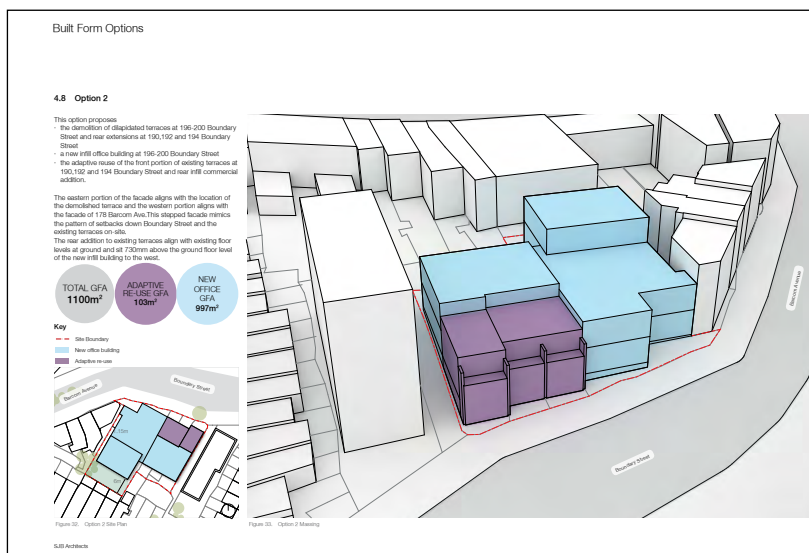
5.0 The Proposal

must achieve a cohesive relationship between new and existing urban fabric, and respect and respond to the context of the HCA.

The form and bulk of the proposal by SJB, along with its proposed change of use and proposed urban infill and heritage adaptive reuse components are all supported by this Statement of Heritage Impact as it is believed that new amenity and an improved streetscape condition for the HCA will ultimately be achieved. Supported in principle, the next section of this report will further assess this proposal against the specific legislative frameworks to further ascertain its suitability and appropriateness.



Built form Option 1 for the subject site



Built form Option 2 for the subject site.

6.0 Environmental and Heritage Impact Assessment

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

| Proposed Change to Heritage Item | [Y/N] | Response |
|---|-------|--|
| Demolition of a Building or Structure | | |
| Have all options for retention and adaptive re-use been explored? | YES | All possible alternatives for retention of the terraces have been considered. It has been concluded based on structural investigations and available information that only the single storey terraces between 190-194 Boundary Street will be retained, whilst the two structurally unsound two storey terraces (No. 196-198) will need to be demolished. |
| Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site? | YES | Where possible and deemed appropriate, all of the contributory fabric, namely, the facades of No. 190-194 Boundary Street have been retained. As part of the urban infill strategy as required within the DCP however, new fabric is proposed adjacent to the item to maintain streetscape curtilage between No. 196 – 200 Boundary Street. |
| Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible? | YES | The demolition is essential and in fact, as detailed documentation shows, the demolition has already been on delay and multiple considerations for its retention made in the years 1992-2016. Regular structural stabilisation works, including the demolition of unsympathetic and structurally unsound fabric, as well as the propping of the building using significant steel structures have failed to improve the building's stability and indicates that demolition of the terraces at 196-198 is the only appropriate course of action to permit any future development of the subject site. Furthermore, there is evidence to suggest that further delays in the demolition of these terraces could jeopardise the stability of surrounding contributory items. |
| Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not | YES | This report satisfies the need for a heritage consultant's advice to be sought. It is the opinion of this report that partial demolition of the terraces (No. 196 & No. 198) is required, whilst it is possible to retain the remaining terraces (No. 190, No. 192 & No. 194). As indicated in the submitted planning documents, this advice has been wholly respected, with the retention of significant contributory fabric proposed. |

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

| Proposed Change to Heritage Item | [Y/N] | Response |
|---|------------------|---|
| Minor Partial Demolition (including Internal Elements) | | |
| Is the demolition essential for the heritage item to function? | YES | <p>The partial demolition of rear portions of terraces as well as the demolition of structurally unsound fabric is absolutely essential to maintain the overall integrity of the streetscape and the remaining terraces. The conversion of these terraces from a residential into a public use also means internal changes to ensure that the proposed future building adheres to current safety standards as well as universal access requirements.</p> <p>The partial demolition of structurally unsound fabric will also help to ensure that remaining fabric and terraces which are in a good condition are not adversely affected these severely dilapidated buildings.</p> |
| Are important features of the item affected by the demolition (eg. fireplaces in buildings)? | YES (PARTIAL) | <p>190 – 194 Boundary Street</p> <p>In accordance with the provisions of the DCP and based on the initial built form and urban study proposal, no particular features of significance will be affected. Where possible, existing street frontages, existing access and existing bulk and form will be respected and maintained. It is recognised however that the change of use will result in minor modifications to entries for fire egress and universal access purposes.</p> <p>196 – 200 Boundary Street</p> <p>The proposed demolition of the entire building is necessary but will affect the features of the item. As noted in the fabric analysis enclosed in this report however, whilst the style and architecture of these terraces contribute to the streetscape, their severely dilapidated and clearly structurally unsound state means that they have deteriorated beyond repair and their contribution to the streetscape is negligible.</p> |
| Is the resolution to partially demolish sympathetic to the heritage significance of the item? | YES | <p>The proposed partial demolition is sympathetic to the heritage significance of the buildings and their contribution to the HCA in that it retains where possible, significant features and period elements, including notably, the street façade.</p> <p>Demolition is restricted where possible to the rear portions of the site and to fabric which are considered intrusive upon the HCA and are structurally to unsound to be repaired in any meaningful or substantial manner.</p> |

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

| Proposed Change to Heritage Item | [Y/N] | Response |
|---|-------|--|
| If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired? | YES | Multiple structural investigations conducted over a period exceeding twenty years (1992 – 2016) have concluded on multiple occasions that the significance and structural stability of the terraces at No. 196-198 is in clear question. Major steel props were added to ensure an imminent collapse of the building did not occur and some fabric, including a garage and other ancillary structures were demolished as a precaution. It can therefore be safely concluded that the stability of this portion of the amalgamated site is in question and demolition is the safest and only possible solution. |
| Major Partial Demolition (including Internal Elements) | | |
| Is the demolition essential for the heritage item to function? | N/A | |
| Are particular features of the item affected by the demolition (e.g. fireplaces in buildings?) | N/A | |
| Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)? | N/A | |
| If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired? | N/A | |
| Change of Use | | |
| Has the advice of a heritage consultant or structural engineer been sought? has the consultant's advice been implemented? If not, why? | YES | This report satisfies the need for heritage advice to be sought. Given the proposal will include new structures adjacent to and/or above existing older structures, it has been recommended that prior to the issuance of a Construction Certificate, that a structural engineer's advice be sought. Refer to the recommendations section of this report for more information. |
| Does the existing use contribute to the significance of the heritage item? | NO | The historic uses of these terraces have been residential, but the two dilapidated terraces have been unoccupied for many years. The final portion of this site is in fact empty. Overall therefore, the current mix of uses and its dilapidated state does not in any way contribute to the significance of the heritage conservation area or the buildings themselves. |

6.0 Environmental and Heritage Impact Assessment

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

| Proposed Change to Heritage Item | [Y/N] | Response |
|--|-------|---|
| Why does the use need to be changed? | - | The proposed conversion of the buildings and site into an office premises associated with St. Vincent's Hospital is considered an appropriate change as the subdivision pattern and the needs of the community continues to change. The change of use is the result of these factors, allowing for better communal facilities to be provided in the region. |
| What changes to the fabric are required as a result of the change of use? | - | The proposed conversion of the buildings and site into a community medical centre is considered an appropriate change as the subdivision pattern and the needs of the community continues to change. The change of use is the result of these factors, allowing for better communal facilities to be provided in the region. |
| What changes to the site are required as a result of the change of use? | - | Whilst this is only a general bulk and urban strategy analysis, it is believed that specific changes to the site will include new pedestrian entries to conform with current universal access design principles as well as the design and construction of an infill building between 196-200 Boundary Street. |
| Minor Additions | | |
| How is the impact of the addition on the heritage significance of the item to be minimised? | N/A | |
| Can the additional area be located within an existing structure? If no, why not? | N/A | |
| Will the additions visually dominate the heritage item? | N/A | |
| Is the addition sited on any known, or potentially significant archaeological deposits? if so, have alternative positions for the additions been considered? | N/A | |
| Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)? | N/A | |
| Major Additions | | |
| How is the impact of the addition of the heritage significance of the item to be minimised? | - | The proposed bulk, form and scale of the proposed additions have all been set back such that they respect the existing and dominant street curtilage of the precinct and responds to the subdivision patterns of the area. Furthermore, where new fabric is proposed, its bulk has been fragmented and articulated such that it is seen to be subservient to existing historical buildings and does not dominate the streetscape context. |

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

| Proposed Change to Heritage Item | [Y/N] | Response |
|--|-------|---|
| Can the additional area be located within an existing structure? If not, why? | NO | The proposed change of use from a residential to office premises means that new floor space is required to accommodate the additional functions of the site. |
| Will the additions tend to visually dominate the heritage item? | NO | As addressed previously, the proposed additions have been articulated to emphasise a strong relationship to the surrounding bulk and form as well as respecting the existing subdivision patterns of the site. As a result, it is believed that the proposed urban strategy will not result in architecture which visually dominates the surrounding historical contributory items. |
| Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? | NO | There are no known archaeological deposits located in the area. |
| Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)? | YES | The proposed bulk and form is sympathetic to the surrounding contributory items, as discussed. Through an emphasis on appropriate setbacks and careful incisions, it is believed that this urban infill project will successfully maintain the streetscape curtilage and the significance of surrounding historic buildings without appearing visually dominant or out of context. |
| New Development adjacent to a heritage item (including additional buildings and dual occupancies) | | |
| How is the impact of the new development on the heritage significance of the item or area to be minimised? | - | As previously discussed, the impact of the proposal upon the surrounding heritage significance is minimal. As a contemporary infill addition, it will be appropriately set back and articulated such that it does not dominate or contrast significantly with surrounding contributory items. |
| Why is the new development required to be adjacent to a heritage item? | - | The proposed development is required to be adjacent to contributory items as it is making use of demolished buildings and an empty lot as an urban infill project. As such, it is attempting to create an appropriate design solution which will enhance and maintain the streetscape pattern. |
| How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? | - | The proposed building form will maintain existing subdivision and setback patterns, successfully contributing to the overall heritage significance of the HCA. |

6.0 Environmental and Heritage Impact Assessment

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

| Proposed Change to Heritage Item | [Y/N] | Response |
|---|-------|---|
| How does the new development affect views to, and from, the heritage item? what has been done to minimise negative effects? | - | The proposed building will maintain and enhance existing view corridors within the HCA. |
| Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected? | NO | As previously discussed, the bulk, height, form and proportions of the proposal are all in keeping with the subdivision and building patterns of the area, meaning that the design will be in keeping with the wider streetscape condition. |
| Is the new development sympathetic to the heritage item? How has this been minimised? | YES | As discussed above, the design's respect for its surroundings and curtilage ensures that the contemporary additions will not visually dominate the heritage conservation area. |
| Will the public, and users of the item, still be able to view and appreciate its significance? | YES | The public will be able to enjoy improved amenity and a better streetscape condition as a result of the proposal. |
| Subdivision | | |
| How is the proposed curtilage allowed around the heritage item appropriate? | N/A | |
| Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised? | N/A | |
| Could future development that results from this subdivision affect views to, and from, the heritage item? How are negative impacts to be minimised? | N/A | |
| Repainting | | |
| Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated? | YES | The existing colour schemes implemented for the terraces at 190-194 Boundary Street are appropriate and in accordance with <i>Colours for Old Australian Houses</i> by Clive Lucas, Ian Stapleton and Ian Evans. No changes to this approved colour scheme have been proposed by this proposal. |
| Will the repainting effect the conversation of the fabric of the heritage item? | NO | There is no repainting of contributory fabric currently proposed. It is recognised however that future proposed building form will need to respect the heritage colour scheme of the subject site and seek an appropriate and complementary materiality. |

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

| Proposed Change to Heritage Item | [Y/N] | Response |
|---|-------|---|
| Re-roofing/re-cladding | | |
| Have previous (including original) roofing/cladding colour schemes been investigated (through archival and physical research)? | YES | The existing materiality of roofing at No. 190-194 Boundary Street is proposed to be maintained. Where upgrade works for fire protection, water damage repair and other remedial works are required, it is proposed that like-for-like replacement of roof cladding will take place. |
| Is a previous material being reinstated? | NO | No new roofing is proposed. The existing materiality is maintained. |
| Will the re-cladding effect the conservation of the fabric of the heritage item? | NO | The proposed new infill will use roofing which is complementary to the roofing of the surrounding contributory items. |
| Are the details in keeping with the heritage significance of the item (e.g. guttering, cladding profiles)? | YES | The maintaining of the terraces at 190-194 Boundary Street will include (where necessary), conservation works to ensure all appropriate details are maintained to preserve its heritage significance and contribution to the streetscape at large. |
| Has the advice of a heritage consultant of skilled tradesperson (e.g. slate roofer) been sought? | YES | This report satisfies this requirement. |
| New Services | | |
| How has the impact of the new services on the heritage significance of the item been minimised? | - | Proposed significant new services will be located within the new infill development, but it is recognised that the adaptive reuse will involve upgrade works to the existing terraces. It is believed however that significant new services will not adversely impact the streetscape as they will be set back from the street frontage and be integrated within the new proposed infill development. |
| Are any of the existing services of a heritage significance? In what way? Are they affected by the new work? | NO | There are no identified services of heritage significance identified. It is noted however that existing fireplaces and chimneys will be conserved as appropriate. |
| Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented? | YES | This report satisfies the requirement for heritage advice to be sought. |
| Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services? | NO | Initial investigations do not indicate any archaeological deposits on site. |

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

| Proposed Change to Heritage Item | [Y/N] | Response |
|---|-------|--|
| Fire Upgrading | | |
| How has the impact of the upgrading on the heritage significance of the item been minimised? | - | This will involve more detailed analysis of the interiors. Initial study suggests however that most new fire upgrade services can be accommodated with ease and will not impact upon the curtilage or significant fabric of the site. |
| Are any of the existing services of heritage significance? In what way? Are they affected by the new work? | NO | There are no existing services which are considered significant. |
| Has the advice of a conservation consultant? e.g. architect) been sought? Has their advice been implemented? | YES | This report satisfies the need for conservation consultancy. |
| Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services? | NO | There are no known archaeological deposits |
| Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How? | YES | Upgrade works for the terraces will in future, require the advice of a fire consultant in coordination with a heritage consultant to advise on a solution which fulfils the relevant standards but which does not adversely impact the significant street facing fabric of the retained terrace homes. |
| New Landscape Works and Features | | |
| How has the impact of the new work on the heritage significance of the existing landscape been minimised? | N/A | |
| Has evidence (archival and physical) of previous landscape work been investigated? Are previous works been reinstated? | N/A | |
| Has the advice of a consultant skilled in the conservation of heritage landscape works? If so, what alternatives have been considered? | N/A | |
| How does the work impact on views to, and from, adjacent heritage items? | N/A | |

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

| Proposed Change to Heritage Item | [Y/N] | Response |
|---|-------|----------|
| Tree Removal or Replacement | | |
| Does the tree contribute to the heritage significance of the item or landscape? | N/A | |
| Why is the tree being removed? | N/A | |
| Has the advice of a tree surgeon or horticultural specialist been obtained? | N/A | |
| Is the tree being replaced? Why? With the same or a different species? | N/A | |
| New Signage | | |
| How has the impact of the new signage on the heritage significance of the item been minimised? | N/A | |
| Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected? | N/A | |
| Is the signage in accordance with section 6, 'Areas of Heritage Significance', in <i>Outdoor Advertising: An Urban Design-Based Approach</i> ? How? | N/A | |
| Will the signage visually dominate the heritage item/ heritage conservation area or heritage streetscape? | N/A | |
| Can the sign be remotely illuminated rather than internally illuminated? | N/A | |

6.2 Local Government Area - Local Environmental Plan Clause 5.10 Heritage

| Objectives / Provision | Compliance | Response |
|--|------------|---|
| (4) Effect of the Proposal on Heritage Significance | | |
| <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This sub clause applies regardless of whether a heritage management document is prepared under sub clause (5) or a heritage conservation management plan is submitted under sub clause (6).</p> | <p>Yes</p> | <p>This document provides necessary documentation into the potential of the impacts of the proposed development on the subject site and adjacent heritage items in question.</p> |
| (5) Heritage Assessment | | |
| <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>Require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p> | <p>Yes</p> | <p>This document provides necessary documentation into the potential impacts of the item upon the heritage item in question and falls under the category (a) and (c). The proposed development will not have any negative impacts upon the heritage significance of the item, but rather, given its materiality and bulk, will serve to enhance and enliven the item, protecting it from potential future damage.</p> |

6.3 Local Government Area - Development Control Plan Part C: Heritage - Woollahra C2 Heritage Conservation Area

| Provisions/Objectives/Controls | Compliance | Response |
|---|------------|--|
| C1.1.4 Objectives | | |
| O1 To facilitate the implementation of the objectives and provisions relating to heritage conservation contained in Woollahra LEP 2014. | COMPLIES | The proposal is in accordance with the objectives of the LEP pertaining to conservation of historical buildings. |
| O2 To acknowledge and conserve the unique National heritage significance of Paddington. | COMPLIES | The proposal seeks to retain and restore three Victorian terraces, acknowledging the significant contribution they make to the heritage of Paddington HCA. |
| O3 To conserve the significant types of buildings within the Paddington Heritage Conservation Area | COMPLIES | As discussed previously. |
| O4 To provide guidelines and controls which seek to protect the significant character of Paddington and which encourage contemporary design which responds appropriately to that character. | COMPLIES | The proposal adheres to many of the guidelines and controls, with proposed infill of a currently severely dilapidated and structurally unsound site, as well as the refurbishment of terraces for adaptive reuse. |
| O5 To encourage and promote public awareness, appreciation and knowledge of heritage conservation | COMPLIES | The proposal will provide an appropriate response to site, acknowledging the locality's history and allowing more community engagement through the conversion of the site into a community medical building. |
| O6 To enhance amenity and heritage values within Paddington. | COMPLIES | The amenity and heritage of the restored terraces and the urban infill will enhance the definition of the streetscape and the heritage value of the area at large. |
| O7 To ensure that development is consistent with the heritage significance of the Paddington Heritage Conservation Area. | COMPLIES | The proposal is consistent with the aims and objectives of protecting heritage within the Paddington HCA. |
| C1.2.4 Desired Future Character | | |
| a) retains the unique national heritage significance of Paddington and recognises it as a rare and distinctive urban area; | COMPLIES | Where appropriate and as discussed throughout this report, three of five terraces are to be restored and refurbished, with only two severely structurally unsound buildings to be demolished. |
| b) reinforces the area as a special residential precinct; | COMPLIES | The provision of office premises as part of St. Vincent's Private Hospital will continue to enhance and improve upon amenity for residents of the area. |
| c) retains and promotes evidence of the historical development of the area and enables interpretation of that historical development; | COMPLIES | As discussed, the proposal enables interpretation of the different uses of terrace housing in the area, noting that they were not always confined to residential dwellings. This proposal builds on the rich and diverse history with an appropriate urban infill project which will continue to promote the juxtaposition of new development alongside historical preservation. |

6.3 Local Government Area - Development Control Plan Part C: Heritage - Woollahra C2 Heritage Conservation Area

| Provisions/Objectives/Controls | Compliance | Response |
|---|--------------------|---|
| d) retains the cohesive character evident in the low scale, high density built form; | COMPLIES | The proposed form, bulk and scale have been appropriately proportioned and scaled such that it maintains and re-establishes the cohesive character of the streetscape along Boundary Street and Barcom Avenue. |
| e) retains distinctive features such as parapets, chimneys, mixture of roofs, complex of roads, laneways and alleyways, consistency of colours, subdivision patterns and buildings which follow the landform and the distinctive patterns of terrace house groups; | COMPLIES | The proposed adaptive reuse of terraces will involve the retention of distinctive features. |
| f) continues to cater for varied uses and building types within the residential area; | COMPLIES | The proposal will provide a negotiation between the terraces and its surrounding two and three storey structures, maintaining the different scales, uses and subdivision patterns of the area. |
| g) retains the diversity of building types including multi-storey and single-storey terrace house rows, modest scale timber and masonry cottages, semi-detached dwellings, dwelling houses, commercial buildings, pubs, former industrial buildings, places of public worship and public buildings; | COMPLIES | The proposal will add to the diversity of building types seen in the locality and also ensure an appropriate and decorous transition between the modern buildings of St. Vincent's Private Hospital and the much older one storey terraces on site. A clear formal response to the surrounding two and three storey developments adjacent to the site will also contribute to the cohesion of the locality. |
| h) enables people to walk or cycle to shops, public transport, schools, parks and entertainment facilities in a safe, pleasant and healthy environment; | COMPLIES | The proposal will maintain existing subdivision and street edge patterns and as the site analysis research shows, will ensure that existing public amenity is maintained. |
| i) provides attractive and vibrant shopping areas for locals and tourists; | COMPLIES | The proposal provides a non-residential land use with a strong nexus to an important and well established hospital. |
| j) provides for sharing of views and vistas; and | COMPLIES | The view analysis and analysis of bulk shows that views and vistas will be successfully maintained. |
| k) exhibits contemporary design excellence. | COMPLIES FUTURE | Based on the existing bulk, the proposed contemporary urban infill will hopefully showcase contemporary design excellence. This objective will be assessed when a developed architectural solution is analysed in greater detail at a later stage. |
| C1.3.4 Multi-Storey Terrace Style Housing | | |
| O1 To retain and conserve the principal building forms of rows and groups of terraces. | COMPLIES | The principal building forms groups of terraces at 190-194 have been wholly preserved. As noted on multiple occasions, the terraces in 196-198 cannot be retained for reasons of public safety and structural instability. |

6.0 Environmental and Heritage Impact Assessment

6.3 Local Government Area - Development Control Plan Part C: Heritage - Woollahra C2 Heritage Conservation Area

| Provisions/Objectives/Controls | Compliance | Response |
|--|--------------------|--|
| O2 To retain significant rear and side forms. | COMPLIES | There are no significant rear and side forms which should be retained. Preliminary investigations of the terraces suggest rear additions were made in the post-War period, meaning that they do not contribute to the significance or integrity of the terrace houses. |
| O3 To retain the rear forms of unaltered pairs and groups of terraces. | COMPLIES | The general bulk and form of the terraces have been retained where appropriate. As stated above however, the rear is not considered significant as they are part of post-War alterations. |
| O4 To retain the shared distinctive characteristics of groups of buildings. | COMPLIES | The characteristics, such as parapets and other details have been preserved in this proposal. |
| O5 To retain, restore and promote the significance, contribution and relationship of a building within the context of a group of buildings. | COMPLIES | The restoration and conversion of the terraces into community and public buildings will help to improve the significance and contribute to the building's relationship with the wider public domain. |
| C1 Refer to objectives and controls in Section C1.4 General controls for all development and Section C1.5 Specific policy for building and site elements. | COMPLIES | Addressed in a subsequent section of this report in relation to C1.4 and C1.5. |
| C1.3.13 Infill Development (New Development) | | |
| 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. | COMPLIES FUTURE | The proposal is supported in principle as it provides a suitable form in its goal of providing a successful community infill building. Further design resolution in future is however required to fully address this objective in terms of materiality and construction relationship between retained historic fabric and new interventions into the site. |
| O2 To ensure new development in 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. | COMPLIES | The proposed forms all serve to achieve a cohesive and successful relationship between new and existing urban fabric, retaining and enhancing the cultural significance of the streetscape and reinforcing the values of the HCA. |
| O3 To ensure infill development respects the scale and setting of adjacent contributory buildings. | COMPLIES | The proposed forms are all respectful of the subdivision patterns and the scale of adjacent buildings. |
| O4 To protect the amenity of adjoining or adjacent residential uses. | COMPLIES | The amenity of adjoining residential buildings will not be adversely impacted by the development. |
| C1 Infill development is to comply with all relevant objectives and controls listed elsewhere in this chapter of the DCP. These objectives and controls are contained in sections (but not limited to) C1.4 and C1.5 | COMPLIES | The following section addresses these and it is believed that the proposal is compliant with the aims of C1.4 and C1.5 of the DCP. |

6.3 Local Government Area - Development Control Plan Part C: Heritage - Woollahra C2 Heritage Conservation Area

| Provisions/Objectives/Controls | Compliance | Response |
|--|--------------------|---|
| C2 If development is for a dual occupancy; the additional controls for dual occupancies in Part B, Chapter B3 General Development Controls of this DCP also apply (refer to Section B3.8 Additional Controls). | N/A | No dual occupancy is proposed. |
| <p>Character</p> <p>C3 Infill Development Must:</p> <ul style="list-style-type: none"> • 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. | COMPLIES FUTURE | <p>The proposal is supported in principle as it provides a suitable form in its goal of providing a successful community infill building. The proposal also seeks to refurbish and restore three existing single storey terraces, improving upon the streetscape condition as a whole.</p> <p>Further design resolution in future is however required to fully address this objective in terms of materiality and construction relationship between retained historic fabric and new interventions into the site.</p> |
| <p>Scale</p> <p>C4 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:</p> <ol style="list-style-type: none"> a. Height; b. Dominant Ridge Line; and c. Massing (Building volume and size). <p>Refer to Section 1.4.5 Building height bulk, form and scale.</p> | COMPLIES | The proposal is in keeping with the dominant ridge line, the massing and the height constraints of the precinct and will result in an appropriate infill development which improves upon the curtilage of the streetscape and reinforces the view corridors and subdivision patterns of the area. |
| <p>Form</p> <p>C5 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:</p> <ol style="list-style-type: none"> a. Roof forms; b. Three dimensional modelling of neighbouring buildings. c. Relationship of solids and voids; d. Fenestration patterns; and e. Relationship of floor to ceiling heights (especially ground and first floor levels of existing buildings on sloping sites and streets). | COMPLIES | The proposal's bulk and form is consistent with the forms of its neighbours, making reference to existing parapet and roof ridge lines. The proposal has addressed all of the aspects listed in this control and it is believed that the contemporary infill will be articulated in a decorous manner which successfully negotiates between the one, two and three storey buildings of the locality. |
| <p>Siting</p> <p>C6 Infill Development must adopt the established orientation pattern of the streetscape.</p> | COMPLIES | The proposal maintains the existing main façade opening locations and established orientation and subdivision patterns of the streetscape. |

6.0 Environmental and Heritage Impact Assessment

6.3 Local Government Area - Development Control Plan Part C: Heritage - Woollahra C2 Heritage Conservation Area

| Provisions/Objectives/Controls | Compliance | Response |
|---|------------|---|
| C7 Where neighbouring buildings are orientated to face the street, infill development is to adopt the existing pattern of orientation. | COMPLIES | The proposal is in keeping with the existing pattern of orientation. |
| C8 Orientation across the site is not permitted unless there is a dominant pre-existing pattern in the street. | COMPLIES | The proposal does not alter the pattern of openings along the street. |
| C9 Where there is a uniform building front setback, the infill development must align with the existing setbacks of adjoining buildings. | COMPLIES | The proposal maintains the building setbacks but transitions between the two and three storey buildings, which have no setback, and the adjoining terraces which have small ironwork fences and front gardens. |
| C10 Where building front setbacks vary, the following apply: a. If there is a dominant pattern and the infill development adjoins that pattern, the infill development must align with that pattern. b. 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. c. If there is an existing stepped pattern, the infill development must be consistent with the pattern and proportion of the step. d. If the infill development occurs on a corner site, the infill development must be sited on the street property boundaries to define the corner. | COMPLIES | The proposal is able to strike a successful balance between the significant subdivision patterns of the streetscape, whilst aligning itself with the subdivision of the adjoining terraces. The proposed building has been appropriately stepped to respond to the subdivision patterns of the area. The subject site is located on a corner site (an angular corner between Barcom and Boundary) and thus, seeks to propose an entry form which will define the street corner. |
| C11 Rear and side setbacks must align with existing patterns, where visible from the public domain. | COMPLIES | The proposal will retain and re-establish the rear and side setback patterns of the area, but these sides will not be immediately visible from the public domain. |
| C12 Infill development must be sited to: a. Include sufficient deep soil landscaped area; and b. Have no adverse impact on significant trees on the site or adjoining land including public land. | COMPLIES | The proposal includes appropriate rear setbacks which respect the existing subdivision patterns of the site. It will also ensure that there are new communal open spaces provided and will not adversely impact surrounding public open spaces. There are no significant trees on site. |
| Materials, finishes, textures and colours C13 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 contributory buildings within the streetscape. | FUTURE | As the project is only a bulk form and urban strategy study, this provision is to be addressed when a detailed architectural solution is being developed. |
| C14 Contemporary materials are permitted where their proportions, detailing and quantities are in keeping with the desired future character of the area. | FUTURE | To be addressed. |

6.3 Local Government Area - Development Control Plan Part C: Heritage - Woollahra C2 Heritage Conservation Area

| Provisions/Objectives/Controls | Compliance | Response |
|--|--------------------|---|
| <p>C15 Infill development must:</p> <ol style="list-style-type: none"> 1. Use render, masonry and/or timber; 2. Avoid large expanses of glass and reflective wall cladding; 3. Use roof cladding which conforms with contributing neighbouring development; 4. Not have solid masonry front boundary walls; and 5. Use colour schemes which respect the character of the neighbourhood. <p>The Applicant must demonstrate to Council that materials which diverge from traditional materials are an appropriate response to the historic context.</p> | FUTURE | To be addressed. |
| <p>C1.4 General Controls for All Development C1.4.1 Principal Building Form and Street Front Zone of Contributory Buildings</p> | | |
| O1 To retain and conserve the principal building forms and street front zones. | COMPLIES | The proposal successfully conserves the principal building forms and street frontage zones. |
| O2 To restore or reconstruct missing elements of the principal building forms and within the street front zone. | COMPLIES FUTURE | Preliminary investigation suggests that the terraces at 190-194 Boundary Street are in a good condition and so do not require any reconstruction works. It is noted however that future building works may reveal missing heritage details which would need to be reconstructed and restored. |
| O3 To encourage the removal of uncharacteristic elements or structures. | COMPLIES | The proposal removes two severely dilapidated terraces as well as structural props currently used to prevent the imminent collapse of these buildings. The proposed subsequent infill will result in a more cohesive streetscape pattern. |
| O4 To promote design that conforms to the existing character of the area. | COMPLIES FUTURE | The proposal will result in the retention of terraces as well as an appropriate bulk for urban infill which will enhance the architecture of the precinct whilst also conforming to the precinct's character. |
| O5 To reverse inappropriate reconstruction work. | COMPLIES | The proposal will involve the removal of temporary structural stability measures. |
| O6 To retain the distinctive shared characteristics of groups of buildings. | COMPLIES | The proposal will retain distinctive shared characteristics of terrace houses along Boundary Street. |
| O7 To retain, restore and promote the significance, contribution and relationship of a building within the context of a group of buildings. | COMPLIES | As discussed above, the proposal will maintain and enhance the relationship of the buildings and the site to its context. |

6.3 Local Government Area - Development Control Plan Part C: Heritage - Woollahra C2 Heritage Conservation Area

| Provisions/Objectives/Controls | Compliance | Response |
|--|------------|--|
| O8 To conserve the significant original fabric of terrace houses, terrace groups and free standing buildings of similar age and character. | COMPLIES | As discussed above, the proposal will aim to conserve where possible, the terraces 190-194 Boundary. It is however concluded that two terraces will be demolished. This demolition is unavoidable if the safety and integrity of the area is to be maintained. |
| O9 To ensure the structural integrity of individual buildings and groups. | COMPLIES | Where possible, the structural integrity of terraces not affected by the damage of 196-198 is being maintained. |
| O10 To retain and conserve external original fabric and features characteristic to a traditional terrace semi-detached dwellings or dwelling house. | COMPLIES | The conservation of external original fabric and features have been adhered to in full as the proposal successfully proposes the adaptive reuse of three single storey terraces for community uses in future. |
| O11 To retain and conserve internal significant original fabric and features characteristic to a traditional terrace house. | COMPLIES | The proposal's conservation of existing terraces will involve interior works. |
| O12 To retain the historic framework of the building both as essential structure and as evidence of original patterns of construction and use. | COMPLIES | The proposal has retained where appropriate, essential structure and successfully ensures that existing street grain patterns and subdivisions are evident in future infill development. |
| O13 To provide protection for potential heritage artefacts. | N/A | No heritage artefacts have been discovered during preliminary site investigations. |
| Exterior Controls | | |
| C1 The significant external elements of a principal building form are to be retained and conserved, that is: a) significant external fabric is to be retained and conserved; b) characteristic elements such as roof pitches, eave heights and chimneys are to be retained and conserved; c) no external alterations or additions are to be made to the significant elevations, details, materials or finishes of the principal building form except to allow for restoration or reconstruction; d) the main rear wall to the principal building form should be left largely intact; and e) significant verandahs and balconies are not to be infilled or enclosed. | COMPLIES | The proposal addresses the control in the following manners: a) Significant fabric of 190-194 Boundary Street has been wholly conserved. Rear portions which are part of unsympathetic later additions and alterations are removed. This is not considered damaging to the overall integrity of the building and site in question. b) The significant roof fabric of the terraces are conserved. The characteristic elements of the terraces such as parapets have been conserved. c) No significant alterations to street facing frontages are proposed. d) The main rear walls to principal building forms are left largely intact. Proposed infill only occurs with the demolition of unsympathetic later additions to the terraces. e) No significant verandahs and balconies are being infilled or enclosed. |

6.3 Local Government Area - Development Control Plan Part C: Heritage - Woollahra C2 Heritage Conservation Area

| Provisions/Objectives/Controls | Compliance | Response |
|--|--------------------|--|
| <p>C2 When works are proposed to the principal building form or original significant elevations visible from the street, Council encourages, and may require, reconstruction or restoration of missing elements (where physical or documentary evidence of an earlier state exists) or reversal of uncharacteristic elements where:</p> <p>a) original render has been stripped from an external wall surface;</p> <p>b) balconies or verandahs have been enclosed and details such as balustrade panels, rails, columns, friezes and fringes have been removed;</p> <p>c) original door or window types and patterns have been removed;</p> <p>d) roof cladding is in a unsympathetic material;</p> <p>e) details are missing from chimneys; and</p> <p>f) inappropriate reconstruction of period detail and elements has occurred.</p> | COMPLIES FUTURE | <p>The proposal will involve the following works in order to address this control:</p> <p>a) Original render or painting schemes will be maintained and if appropriate, restored and conserved;</p> <p>b) Balconies and verandahs are not currently enclosed. This will be maintained.</p> <p>c) Original door and window types are to be maintained. It is noted however that alterations may be required to ensure the building meets current BCA and Fire Egress standards.</p> <p>d) Roof cladding is considered sympathetic and will be either maintained or replaced with like for like;</p> <p>e) Existing parapet details are to be maintained.</p> <p>f) No inappropriate details are currently identified.</p> |
| <p>C3 Where a building forms part of a group, any work to the principal building form must be designed to retain the contribution and relationship of that building to the other buildings or building which comprise the group.</p> | COMPLIES | <p>The proposed form is wholly in keeping with this control, with the principal building frontages and main terrace portions retained as appropriate, whilst the other buildings have been articulated as appropriate urban infills.</p> |
| <p>C4 Where the building contains an existing basement level at the street front, no alterations or additions are to be made to the street front basement elevation or external staircase, except for the purposes of restoration or reconstruction of missing elements.</p> | N/A | <p>No existing basements.</p> |
| <p>C5 Where structural stabilisation is required, a sympathetic structural solution that retains original external fabric is required.</p> | FUTURE | <p>As the project is only a bulk form and urban strategy study, this provision is to be addressed when a detailed architectural solution is being developed.</p> |
| <p>C6 Where alterations are required to meet the Building Code of Australia, materials must be consistent with traditional material and finishes.</p> | FUTURE | <p>To be addressed.</p> |
| Interior Controls | | |
| <p>C7 The significant original internal elements of the principal building form, in particular distinctive joinery, fireplaces and decorative plasterwork, are generally to be retained.</p> | FUTURE | <p>As the project is only a bulk form and urban strategy study, this provision is to be addressed when a detailed architectural solution is being developed.</p> |

6.0 Environmental and Heritage Impact Assessment

6.3 Local Government Area - Development Control Plan

Part C: Heritage - Woollahra C2 Heritage Conservation Area

| Provisions/Objectives/Controls | Compliance | Response |
|--|------------|--|
| C8 New openings in internal walls and floors and ceiling structures lateral to party walls must retain the structural integrity of the building and its neighbours, and should retain the significant original ceilings and cornices. Interpretation of original wall positions and room proportions should be provided. The revised structure may incorporate suitable portal frames. | FUTURE | To be addressed. |
| C9 Where structural stabilisation is required, a sympathetic structural solution that retains original internal fabric is required. | FUTURE | To be addressed. |
| Street Front Zone | | |
| C10 The location, form and materials of original stairs must be retained. Risers and treads may be reconfigured to conform with BCA requirements. | FUTURE | As the project is only a bulk form and urban strategy study, this provision is to be addressed when a detailed architectural solution is being developed. |
| C11 All original windows and doors including those to basement levels are to be retained. | COMPLIES | Original door and window types are to be maintained. It is noted however that alterations may be required to ensure the building meets current BCA and Fire Egress standards. |
| C12 Non-original doors and windows shall be reconfigured to a traditional type consistent with the architectural style of the building and, where evidence exists of the original doors and windows, they are to be replicated. | FUTURE | To be addressed. |
| C13 Original fences that have been replaced by intrusive fences should be replaced. | COMPLIES | Original fences are to be conserved as appropriate. |
| C14 When works are proposed in the street front zone Council encourages, and may require reconstruction or restoration of missing elements or reversal of uncharacteristic elements. | COMPLIES | Original fences and other street front zone elements are to be restored as appropriate. The condition of the terraces at 190-194 however suggests that no significant conservation works will be required as prima facie evidence suggests that they are in a stable and good condition. |
| C15 Where a building forms part of a group, any work in the street front zone must be designed to retain the contribution and relationship of that building to the other buildings or building which comprise the group. | COMPLIES | The proposal successfully maintains the relationship of the street frontage of the group of terraces. |
| C1.4.1 Roofs and Roof Forms | | |
| O1 To retain and conserve the character of the original roofscape of Paddington. | COMPLIES | The future proposed bulk is capable of complying with this objective. |
| O2 To restore or reconstruct missing roof elements. | COMPLIES | As above, any restoration works will be capable of complying. |

6.3 Local Government Area - Development Control Plan Part C: Heritage - Woollahra C2 Heritage Conservation Area

| Provisions/Objectives/Controls | Compliance | Response |
|---|------------|---|
| O3 To ensure that contemporary roof forms are consistent with the historic roofscape character of Paddington. | FUTURE | As the project is only a bulk form and urban strategy study, this provision is to be addressed when a detailed architectural solution is being developed. |
| C1 The removal of original roofing materials and their details is not permitted unless deteriorated materials are replaced by the same or similar materials and details. | FUTURE | As the project is only a bulk form and urban strategy study, this provision is to be addressed when a detailed architectural solution is being developed. |
| C2 Existing patterns of roof forms within groups of unaltered buildings must be retained. | COMPLIES | The proposal will retain the significant roof forms of the terraces at 190-194 Boundary St. and the proposed infill will have roof forms which complement the historical buildings of the area. |
| C3 The roof-scape of the principal building form of contributory buildings is to be retained. | COMPLIES | As above. The roofscape is maintained. |
| C4 Missing roof elements must be reinstated when unsympathetic roofs are replaced. | COMPLIES | The proposal will seek to reinstate any missing roof elements or components. |
| C5 Secondary or rear roof forms must not be raised or altered if the rear skillion forms part of a group of similar roof forms. The possible exception is a dormer and a skylight to the rear roof slope. Refer to Section 1.5.1 Dormers and skylights. | N/A | No dormers or rear skillion proposed. |
| C6 Roof forms are to be consistent with appropriate traditional roof forms, which reflect the diminishing scale of roofscapes towards the rear of buildings. | COMPLIES | The roof forms are consistent with the locality. |
| C7 Reverse skillion roof forms are not permitted to contributory buildings. | COMPLIES | None proposed. |
| C8 Roofs are to be clad in materials with profiles that are appropriate to the architectural style of the building. Appropriate materials are described in Section 1.5.8 Materials, finishes and details. | FUTURE | To be addressed. |
| C9 Unsympathetic roofing materials must only be replaced by roof cladding in either traditional materials or in contemporary materials, which are similar in appearance and profile to traditional materials. | FUTURE | To be addressed. |
| C10 Rear roof planes are not to incorporate more than 25% transparent material. This includes the area of skylights and dormer windows. | FUTURE | To be addressed. |
| C1.4.5 Building height, bulk, form and scale | | |
| O1 To retain the distinctive height, bulk, form and scale of particular building types. | COMPLIES | The proposal's bulk and form are wholly in keeping with the area and provide an appropriate and much needed transition between the two and three storey buildings adjacent the subject site and the terrace houses. |

6.0 Environmental and Heritage Impact Assessment

6.3 Local Government Area - Development Control Plan Part C: Heritage - Woollahra C2 Heritage Conservation Area

| Provisions/Objectives/Controls | Compliance | Response |
|---|------------|---|
| O2 To retain the existing heights of single storey buildings. | COMPLIES | The existing heights are maintained for the significant portions of retained terraces. |
| O3 To maintain the visual consistency of established heights in historically significant streetscapes. | COMPLIES | The visual consistency of the established heights along this section of Boundary street are maintained and enhanced by the urban infill development, which will provide a much needed transition from one to three storey buildings. |
| O4 To ensure that the height of new development conforms to the appropriate heights in the street or lane and the historic character of the street or lane. | COMPLIES | The infill development conforms to the appropriate height in the streetscape. |
| O5 To minimise the impact of new development on the access to sunlight for private properties and public places such as neighbourhood parks. | COMPLIES | The proposal study clearly indicates that the impacts to adjoining properties have been kept at a minimum. No public places including adjacent greens are impacted by the proposed development in terms of solar access. |
| O6 To protect the amenity of adjoining or adjacent residential uses. | COMPLIES | The setbacks of forms ensure that the amenity of adjoining residential buildings will be maintained. |
| C1 The height of existing buildings on street frontages must not be increased. | COMPLIES | The height of existing buildings (front portions) is not increased. |
| C2 Upper floor additions to significant single storey buildings, which will result in an increased building height, are not permitted. This will apply irrespective of whether the single storey building adjoins or is located between higher buildings. | COMPLIES | The infill additions are considered appropriate as they will be well set back from the streetscape and are not immediately visible from the front of 190-196 Boundary Street. The new infill additions also respond to neighbouring terraces which are of a two storey type. |
| C3 The height, bulk, form and scale of infill and new development must be consistent with the predominant height, bulk, form and scale of appropriate adjoining buildings. Conformity with adjoining buildings is not appropriate in circumstances where the development site adjoins a building, which is a substantially taller landmark building, or is a building considered to be intrusive due to its excessive height and incompatible design. | COMPLIES | The proposal is in keeping with the surrounding buildings and is not considered to be an inappropriate infill. The proposed bulk is not considered to be intrusive as its height and design (preliminary) are appropriate and in keeping with the building height plane of the streetscape. |
| C4 Infill development and alterations and additions must be designed and sited so that sunlight is provided to at least 50% or 35m ² with minimum dimensions of 2.5m, whichever is the lesser, of the main ground level private open space of adjoining properties for a minimum of two hours between 9am and 3pm on 21 June. Where existing overshadowing is greater than this, sunlight is not to be further reduced. | COMPLIES | The proposal will allow for this objective to be achieved as evidenced in preliminary analysis. |

6.3 Local Government Area - Development Control Plan Part C: Heritage - Woollahra C2 Heritage Conservation Area

| Provisions/Objectives/Controls | Compliance | Response |
|--|------------|--|
| C5 Where adjoining dwellings have greater than three hours of sunlight to a habitable room, the north facing windows to the habitable room are not to have sunlight reduced to less than three hours between 9am and 3pm on 21 June. | COMPLIES | The proposal does not impact upon the amenity of neighbours. |
| C6 New dwelling houses are to have at least one habitable room with windows which receive at least three hours of sun over a portion of their surface between 9am and 3pm on 21 June. | N/A | Not new dwelling houses. |
| C7 Storey heights must conform to those of appropriate adjacent buildings. | COMPLIES | The proposal conforms and is appropriate to its surroundings. |
| C1.4.6 Site Coverage, Setbacks and Levels | | |
| O1 To maintain setbacks along the street frontage. | COMPLIES | As previously discussed, the setbacks along the street are maintained by the proposal. |
| O2 To retain established building alignments, setbacks and levels. | COMPLIES | As previously discussed, the established building alignments and setbacks are maintained by the proposal. |
| O3 To ensure that new development continues the established alignments and setbacks of the established historic development in the streetscape. | COMPLIES | As previously discussed, the infill development maintains and enhances established historic subdivision patterns and streetscape patterns along Boundary Street. |
| O4 To ensure that the siting of new development responds appropriately to levels established by relevant historic development in the streetscape. | COMPLIES | As previously discussed. |
| O5 To retain and protect front yards and their significant fabric. | COMPLIES | The retention and adaptive reuse of terraces satisfies this objective. |
| O6 To encourage the retention or creation of useable open space at the rear of sites. | COMPLIES | The proposal creates new landscaped areas to the rear of the site which will become communal and usable open spaces. |
| Site cover C1 The proportion of building footprint is to be consistent with similar properties in the immediate vicinity. | COMPLIES | The building footprint proposed is consistent with the subdivision patterns and bulk required by the other sections of the DCP. |
| Setbacks C2 Existing setbacks on street frontages are to be maintained. | COMPLIES | As previously discussed. |
| C3 Siting and setbacks of all structures are to continue the immediate established patterns. | COMPLIES | As previously discussed. |
| C4 New development outside a commercial area is not to be built forward of existing building alignments. | COMPLIES | As previously discussed. |

6.0 Environmental and Heritage Impact Assessment

6.3 Local Government Area - Development Control Plan Part C: Heritage - Woollahra C2 Heritage Conservation Area

| Provisions/Objectives/Controls | Compliance | Response |
|--|--------------------|--|
| C5 The existing siting pattern within the commercial area is to be maintained. | N/A | N/A |
| C6 Additions at the rear of buildings in the commercial areas must not extend beyond the rear setbacks of adjacent contributory buildings. In such cases, balconies may project beyond the rear setback. | N/A | N/A |
| Levels C7 New development is to be consistent with ground and first floor levels established by existing buildings and topography in the context of a sloping site. | COMPLIES | The proposal maintains existing ground and first floor levels, and ensures that the streetscape condition is maintained successfully. |
| C1.4.9 Views | | |
| O1 To minimise the impact of new development on views from existing development. | COMPLIES | The proposal successfully ensures existing view corridors are maintained. |
| O2 To promote the concept of view sharing from private properties as a means of ensuring equitable access to views. | COMPLIES | The principles of view sharing toward the streetscape are protected by the proposal. These are maintained successfully. |
| O3 To protect and enhance views from streets and other public spaces. | COMPLIES | The proposal will enhance views toward neighbouring public spaces and improve the street curtilage of the locality. |
| O4 To provide additional views from streets and other public spaces where opportunities arise. | COMPLIES | The proposal provides new and reinforced street corridors. |
| C1 New development must enable view sharing with surrounding development, particularly from main habitable rooms of that development. | COMPLIES | The proposal encourages and maintains the principles of shared views to neighbouring buildings. |
| C2 Views from public open spaces to the harbour, foreshore areas and city skyline are to be preserved. | N/A | |
| C3 Location of new trees should enable views to be framed and protected when the trees reach maturity. | COMPLIES FUTURE | Concept landscape strategy shows that future location of deep soil areas is appropriate but a detailed landscape plan will be required in future to accurately assess the merits of the proposal against this control. |
| C1.4.11 Land Subdivision and Site Amalgamations | | |
| O1 To retain existing subdivision and building patterns. | COMPLIES | The existing subdivision pattern is maintained by the proposal. |
| O2 To retain public lanes and public passageways which service Paddington's pedestrian network. | COMPLIES | No public lanes are to be privatised or amalgamated as part of the proposal. |

6.3 Local Government Area - Development Control Plan Part C: Heritage - Woollahra C2 Heritage Conservation Area

| Provisions/Objectives/Controls | Compliance | Response |
|---|------------|---|
| O3 To ensure that subdivision or amalgamation of sites provides an appropriate response to the relevant historic character of Paddington and the relevant aspects of its historical pattern of development. | COMPLIES | Whilst the sites are to be amalgamated for the new proposal, the subdivision pattern is maintained in terms of the articulation of form and bulk. |
| C1 A proposed subdivision of an existing lot to create a new lot or an amalgamation of a number of lots must be of a size in area and dimensions which reflects the characteristics of historically relevant allotments adjoining and in the vicinity of the site. | COMPLIES | The proposal amalgamates the lots but is of an appropriate size and bulk in comparison to surrounding development in the heritage conservation area. The proposed setbacks and articulation of bulk is similarly appropriate. |
| C2 Subdivision or site amalgamation must not compromise: a) the significant features of the existing building on the site including outbuildings; b) the setting of the existing site including significant fences and landscape elements; or c) the setting of the building on adjoining sites. | COMPLIES | The subdivision will not affect the features of the surrounding terraces and ensures that the setting of the building maintains the streetscape subdivision patterns. |
| C3 Public lanes and public pedestrian passageways are not to be amalgamated with private land. | COMPLIES | None Proposed. |
| C1.6 Public Domain | | |
| C1.6.2 Views and Vistas | | |
| O1 To retain existing vistas and create opportunities for new views where possible. | COMPLIES | The proposal will enhance public domain vistas and views. |
| O2 To ensure street tree planting enhances views both to and from Paddington. | COMPLIES | The streetscape is maintained and enhanced by the infill development. |
| C1 New development and street tree planting should respect existing view corridors. | COMPLIES | The new development will serve to maintain and enhance view corridors by continuing the existing streetscape edge and emphasising the continuity of building patterns. |
| C2 New development in the public and private domain should be designed and located to minimise the impact on existing vistas or improve existing vistas where possible. | COMPLIES | Impacts upon neighbour public spaces are minimised by the proposed. |
| C3 Removal of trees and demolition of contributory buildings, in whole or part, for the sole reason of creating or improving views and vistas will not be supported. | COMPLIES | The proposed demolition of buildings on site is not the result of improving views and vistas but as discussed extensively in this report, is the result of structural instability. |

The Statement of Heritage Impacts would like to highlight the merits of the planning proposal, which are in keeping with the general form and bulk of what is currently on site. The proposal successfully maintains and adequately restores the two period façade styles, whilst altering only unsympathetic fabric for the purposes of urban development. Commendations should also be given for the attempts made to adaptively reuse the terraces 190-194 Boundary Street. In light of the merits of the proposal and in noting that it has few detrimental impacts to the heritage conservation area, the following recommendations are proposed:

- The construction of future buildings on the site should respect the bulk and setback form as outlined in the urban study report. It should however also be articulated such that it respects the formal subdivision pattern of the area. Any proposed future infill building should be designed such that it provides adequate transition between the neighbouring two storey parapet and chimney heights, as well as the retained single storey terrace houses.
- Further consideration of heritage and urban infill considerations will need to be made during the detailed development application stage, in accordance with the DCP objectives and controls highlighted as “To be addressed in future” in this report.
- The proposed materiality and colour scheme of any future building should seek to be contemporary, in line with Woollahra DCP’s contemporary design outcomes referenced in this report. As the proposal is an urban infill project, any future building should not merely mimic or copy traditional details or forms but should be expressive and contemporary, whilst maintaining a clear and strong relationship to the existing contributory buildings in the locality.
- In accordance with the provisions of the NSW Office of Heritage, the proposed addition of new structures near to the retained terraces will likely require a structural certificate and/or a structural report. This structural report/certificate must demonstrate (prior to the issuance of a Construction Certificate) that the retained terraces are structurally stable and that any new structures adjacent to or above the retained portions can withstand the additional structural loading of the proposed bulk.

8.0 Conclusion

Having taken into consideration the significance of local subdivision patterns, the potential impacts the development may have on the heritage conservation area and the view corridors to and from the site, it is believed that the proposal will not have any significant adverse effect on the conservation and heritage significance of the Paddington Heritage Conservation Area. The decision to restore and refurbish the terraces along 190-194 Boundary Street shows initiative which are supported by DCP and LEP restrictions within the precinct, allowing the maintenance of proportion and bulk in terms of subdivision patterns and streetscape views. The proposal successfully recognises that the site has not always been confined exclusively for single-family residential use, despite its apparent terrace house subdivision pattern, its history has been one of diversity and multiplicity of uses, reflecting the unique historical development of Paddington at large. The use of the site as an office premises associated with St Vincent's Private Hospital is therefore, extremely appropriate, assuming that the future contemporary addition adheres to the design principles set out by the SJB report.

Whilst the demolition of the two terraces at 196-198 Boundary Street is regrettable, multiple changes since the 1950s, multiple structural investigations conducted in the 1990s and an investigation conducted recently all show that the integrity of these terraces has been damaged beyond repair. It is therefore believed that the demolition of these two terraces, coupled with a responsive and decorous contemporary infill building alongside the restoration and adaptive reuse of three terraces is considered appropriate.

With the assumption that any future architectural development of the proposal will take careful note of the recommendations of this report and implement them as appropriate, it is fully believed that the overall integrity and significance of the heritage conservation area will be preserved. It is also believed that the proposed restoration and adaptive reuse will serve to improve and enhance the streetscape, ensuring that the fine urban street grain along Boundary Street is preserved. Overall therefore, this report supports the planning proposal for No. 190-200 Boundary Street, Paddington because it is wholly in accordance and in adherence to the provisions and aims of heritage conservation stipulated under the assessment framework of the Heritage Council of New South Wales and the Woollahra LEP and DCP.



Peter Lonergan

Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983

The following list provides details to some of the resources used in the investigation into the Aboriginal and the history of the locality.

- Colonial history of Sydney, as well as specific details regarding the development of the area.
- Apperly, R, Irving, R, Reynolds, P. 1989, A Pictorial Guide to Identifying Australian Architecture – Styles and Terms from 1788 to the Present.
- Attenbrow, V. 2002, 'The People and their country: numbers, names and languages' in Sydney's
- Aboriginal Past: Investigating the archaeological and historical records
- Attenbrow, V. 2003, Sydney's Aboriginal Past, University of New South Wales Press, Kensington NSW.
- The Dictionary of Sydney
- The Australian Dictionary of Biography

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Partridge Partners

Engineering Consultants
Structural
Civil
Facade
Ecological
Forensic

4 October 1996

St Vincent's Private Hospital
406 Victoria Street,
DARLINGHURST NSW 2010

Attention: Mr Bob Cunneen
Corporate Services Department

Dear Sir,

**RE: BUILDING STRUCTURAL ASSESSMENT
196 AND 198 BOUNDARY ROAD, DARLINGHURST**

INTRODUCTION

In response to your request on behalf of St Vincent's Private Hospital, Mr. Nicholas Joannides, a Director of Partridge Partners Pty Ltd, Consulting Structural Engineers carried out an inspection of the above properties on 18 September 1996, accompanied by Sister Plomley.

Mr. Joannides has carried out several previous inspections and prepared structural reports dated 16 May 1994, 15 October 1993 and 6 August 1992.

DISCUSSION

The two storey terraces at No.196 and No.198 are both presently unoccupied and although No.196 has been vacated for some months, No.198 has been derelict for several years.

The previous reports identified various defects which had caused the integrity of the buildings to be severely affected.

The rear garage retaining walls had failed and required reconstructions.

They also identified the ongoing deterioration of the structure of the building such that the building was in danger of collapse.



Association of
Consulting Engineers Australia
Partridge Partners Pty Ltd
ACN 011 451 025

The following summarises findings of the recent inspection:

a) **No. 196 Terrace**

- **East external wall** has had further water penetration causing further opening of existing cracking and further localised bulging of the brickwork.
- **First Floor internal** - further settlement in the front room.
 - water penetration cracks opening in the east and west walls.
 - cornice separation at the wall /ceiling junction.
- **Front wall** - parapet cracking opened.

b) **No. 198 Terrace**

- **Roof sheeting** removed allowing total water penetration internally, causing water saturation and decay of timber framing, ceiling and flooring. There is rotting and collapse of the ceilings and dislocation of the timber framing which stabilise the east and west walls.
- **Front wall** - continued opening up of cracks.
- **West Wall** - further bulging and further opening of wall dislocation now up to 50 mm wide.
- **External tie rods** between terraces rusting.

RECOMMENDATIONS

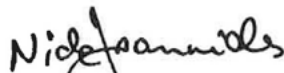
The two terraces at No.196 and No.198 Boundary Street are continuing to deteriorate rapidly and in our opinion are structurally unsound and in danger of collapse.

Any strutting to stabilise the building could only be considered as a short term measure. The damaged structure would need to be demolished to alleviate any continuing danger of collapse.

The rear garage eastern retaining wall has failed and requires reconstruction and immediate stabilising.

Signed:

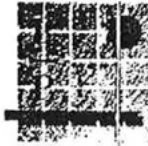
For and on behalf of:
Partridge Partners Pty Ltd



Nicholas Ioannides
BE(Hons) MEngSc FIEAust CPEng
Director

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P.2.



PARTRIDGE PARTNERS
Consulting Structural and Civil Engineers
Harry Partridge BE, M Eng Sc, MIE, Aust MI, Struct E
Nick Joannides BE, Hon M Eng Sc, MIE, Aust
Ilan Braine BS, BE, Hon MIE, Aust
Dick Sinclair

Job Ref: 92151

17th July 1992

Mr Paul Cook
Lend Lease Design Group Ltd
Level 3
Plaza Building
Australia Square
SYDNEY NSW 2000

Dear Sir,

STRUCTURAL REPORT

196-200 BOUNDARY STREET, DARLINGHURST

INTRODUCTION

We were requested by Mr Paul Cook, of the Lend Lease Design Group Limited, on behalf of the St Vincents Hospital to inspect the above properties. Mr N. Joannides, a director of Partridge Partners Pty Ltd, inspected the above properties with Mr Paul Cook and Sister Plomley, of St Vincents Hospital on Friday, 17th July 1992.

A previous inspection and report had been carried out by Partridge Partners Pty Ltd dated 6th October 1988.

DESCRIPTION

There is a line of five terraces from No.190 to 198 Boundary Street, with a vacant block at No.200.

All properties are about 80 to 100 years old and the footings appear to be either brick or stone resting in the sandy clay layer about 1½ to 2 metres in depth overlying solid sandstone bedrock. The location of the properties is near the crest of the Oxford Street ridge, and natural drainage and seepage would pass through this layer over the bedrock. This could result in softening of the soil and settlement of the buildings.

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Consulting Structural and Civil Engineers

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Nos 190, 192 and 194 Boundary Street are single storey brick dwellings separated by 230mm thick party walls. On the western side of No.194 are two properties at No.196 and No.198. They consist of two storey brick terraces with 230mm thick external and party walls. The wall of No.194 that abuts No.196 is a 110mm single skin wall. The external walls are face brickwork.

No.198 is derelict and has had the carpet stripped out exposing, a concrete ground floor slab and timber upper floors. The walls have been patched and partially re-rendered. The roof is corrugated metal sheeting with several sheets ripped up and the flashings dislocated. The downpipes and guttering are broken or have been removed.

To the rear of No.198 there is a dilapidated garage with a timber roofing and 2.50 metre high retaining walls along the southern and eastern walls. The rear southern wall is a reinforced concrete wall which extends the width of No.198 and No.200. The eastern wall is a mass brickwork wall which has previously failed and a remedial, brick pier has been built in the middle of the wall.

No.196 has been recently renovated. The interior is similar to as described for No.198, but the roofing, gutters and downpipes have been replaced.

DISCUSSION

The two storey terraces at No.196 and No.198 show signs of very considerable movement which was reported to have occurred generally throughout the life of the building. This movement consists of a substantial settlement of the front of the buildings resulting in large cracks up to about 40mm wide in the two external walls. The first floor to the front bedroom of No.198 falls considerably to the front outer corners and the walls are out of plumb by up to 40mm. The same fall is mirrored in No.196 flooring.

In addition, the outer wall to No.198 and the party walls have tilted in a westerly direction by approximately 20mm, with a full height bulge at the middle of the wall of about 40mm where the internal walls between the front rooms have been removed. There are brick dislocations and cracks up to 40mm wide at the bulge. Some time in the past attempts have been made to rectify the tilting of the walls by placing three steel rods above the first floor ceiling level, between external walls, with large steel crosses to tie the buildings together. These rods have not prevented the bulging in the western wall.

The eastern wall to No.196, however, has stayed largely plumb and vertically true. Adjacent to the central steel cross on the outside of the eastern wall, several bricks have bulged locally and need to be replaced. There is also bulging to a lesser extent either side of the crack in this wall.

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These movements have led to damage and breakage of flashings and waterproofing in the roof. The No.196 roof has been replaced and appears satisfactory, however No.198 is unrepaired with several roof sheets removed and the gutters and downpipes broken.

There is water entering the roof of No.198 causing severe dampness in the internal walls. This water appears to have also tracked through the upper ceiling causing dampness to the party wall and the cross walls of No.196.

There is also dampness in the eastern outer wall to No.196. This is probably due to the lack of a cavity in the wall and the outside face brickwork not having any protective coating to the weather.

The garage at the rear of No.198 has a timber roofing supported by rusted steel beams. The timber is not waterproofed and is rotted in several locations. On the eastern and southern boundaries there are 2.50 metre high retaining walls. The rear southern wall is reinforced concrete and appears stable. However the eastern brick retaining wall has several severe horizontal dislocations and leans up to 100mm out of plumb at the top. There has previously been an attempt to stabilise the wall by building a vertical brick pier in front of the wall.

The parapet at the front of No.196 has a dislocation at the party wall of above 20mm, and there is possible water ingress.

RECOMMENDATIONS

We recommend that to correct the structural defects and dampness problems to No.196 and No.198 the following procedures be adopted:

1. The front walls and approximately the front 2 metres of the western external wall and the party wall, and perhaps also the eastern wall, to be underpinned.
2. The first floor timber flooring to No.198 to be removed, the floor joists examined and any damaged joists replaced. The out of level joists packed to true level. Then install three steel rod ties similar to the existing roof rods, between exterior walls in the first floor level. The floor is then to be braced, by gluing and screwing structural flooring to the joists, to create a diaphragm to tie the internal wall to the front and rear walls.
3. Remove and replace all damaged brickwork in the external western and eastern wall, and the front parapet to No.196.

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5. The external face brickwork on the eastern and western walls to be thoroughly cleaned and coated with a waterproof paint treatment. This will prevent any future external water ingress, but there will remain internal dampness for some months as the existing moisture in the brickwork evaporates through the inside of the wall. Special renders can be used to speed up this process.
6. The garage roof at the rear of No.198 needs to be removed and replaced if necessary. The eastern wall will require either major strengthening or construction of a new reinforced concrete or block retaining wall inside the old wall.
7. Internally any cracking less than 3mm wide needs to be chased out and filled with an approved flexible mastic sealant. Brickwork with cracking greater than 3mm needs to be knocked out, rebricked and patch rendered.

CONCLUSIONS

An inspection of No.196 and No.198 was carried out, and recommendation for necessary work made.

The rectifications should be carried out by a suitably qualified builder and supervised by a competent structural engineer.

If the rectifications are carried out then the buildings could have a residential or commercial office usage. The ground floor or garage could be used as storage but we would not recommend storage to be placed on the first floors.

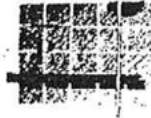
The movements in the buildings appear to be slow but consistent. Also there are noticeable vibrations through the buildings whenever there is heavy road traffic or if there is any rock excavations such as the excavations behind the hospital. We would recommend that if the rectifications do not proceed immediately then temporary strutting be erected to stabilise the outside of western wall to No.196. Also the movements should be monitored, say every 12 months, by a competent structural engineer who could recommend if there was any immediate danger of collapse.

Nick Joannides

NICHOLAS JOANNIDES
Director

For and on behalf of

PARTRIDGE PARTNERS PTY LIMITED



PARTRIDGE PARTNERS
Consulting Structural and Civil Engineers
Harry Partridge BE M Eng Sc MIE Aust M Struc E
Nick Joannides BE Hons M Eng Sc MIE Aust
Rod Brown BSc BE Hons MIE Aust
Dick Sinclair

Job Ref: 92151.1

6th August 1992

Mr Paul Cook
Lend Lease Design Group Ltd
Level 3
Plaza Building
Australia Square
SYDNEY NSW 2000

Dear Sir,

ADDENDUM TO STRUCTURAL REPORT

196-200 BOUNDARY STREET, DARLINGHURST

This report is a follow up to our previous report dated 17th July, 1992, on the above premises, to specifically comment on the structural implications of demolishing the unoccupied terrace at No. 198 Boundary Street. All other matters including the rear garage to No. 198 should be referred back to our previous report.

If the terrace at No. 198 was to be demolished and the terrace at No. 196 remain, then the following matters would need to be addressed:

1. There is lateral and longitudinal stability problems with the existing terrace No. 196 which would be exasabated by the removal of No. 198. In order to stabilise the remaining terrace then the following rectification would be required:-
 - i) Lateral Stability - The existing steel roof ties would need anchor plates to the new external western wall. Also the first floor timber flooring would need to be removed to install three steel rod ties similar to the roof ties, and the flooring braced by cross bracing or gluing and screwing structural flooring to the joists.
 - ii) Longitudinal Stability - The front wall and the side walls for about 2.0 metres would need to be underpinned to the stable rock stratum.



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2. The existing internal party wall would now become an external wall and be exposed to the weather. The external face needs to be stripped of all lime render, any damaged bricks replaced and all the brick joints repointed with a cement mortar, or the entire wall cement rendered. The wall should then be coated with an approved waterproof paint treatment. A new barge board and roof flashings would also be required.
3. The footings to the existing party wall would have previously been protected and the soil conditions dry. When the terrace No. 198 is removed, the ground would be exposed to the ingress of surface water which could consolidate the surface sandy clay layer causing future settlements in this wall. The surrounding ground within 2.0 metres of the wall needs to be sealed with concrete paving. Alternatively the wall should be underpinned to the stable rock stratum.

Prior to the demolition of the terrace at No. 198, the above mentioned rectifications need to be carried out and approved by a qualified structural engineer.



NICHOLAS JOANNIDES
Director

For and on behalf of

PARTRIDGE PARTNERS PTY LIMITED



PARTRIDGE PARTNERS

Consulting Structural and Civil Engineers
Harry Partridge BE M Eng Sc MR Aus MI Struct E
Nick Joannides BE Hons M Eng Sc MR Aus
Paul Brown BSc BE Hons MIE Aust
Dick Sinclair

16th May 1994

Civil & Civic Pty Limited,
NSW Branch,
PO Box H 186
Australia Square
SYDNEY
NSW 2000

Attention: Mr Greg Smith

Facsimile: (02) 237 5566

Dear Sir,

RE: 196-200 BOUNDARY STREET, DARLINGHURST

Introduction

In July 1992 we were requested by Mr Paul Cook of Lead Lease Design Group Limited and Mr Greg Smith of Civil and Civic Pty Limited, on behalf of the St Vincents Hospital, to inspect and assess the structural integrity of the above properties. Mr Nicholas Joannides, a Director of Partridge and Partners inspected the properties and has reinspected on several subsequent occasions.

The following summarises the findings of those inspections:

The two storey terraces at No. 196 and No. 198 show signs of very considerable movement which was reported to have occurred generally throughout the life of the building. This movement consists of a substantial settlement of the front of the buildings resulting in large cracks up to about 40mm wide in the two external walls. The first floor to the front bedroom of No. 198 falls considerably to the front outer corners and the walls are out of plumb by up to 40mm. The same fall is mirrored in No. 196 flooring.

In addition, the outer wall to No. 198 and the party walls have tilted in a westerly direction by at least 20mm, with a full height bulge at the middle of the wall of about 40mm, where the internal walls between the front rooms have been removed. There are brick dislocations and cracks up to 40mm wide at the bulge. Some time in the past attempts have been made to rectify the tilting of the walls by placing three steel rods above the first floor ceiling level, between external walls, with steel crosses to tie the buildings together. These rods have not prevented the bulging in the western wall.



23 Bea Boyd Road Neutral Bay NSW 2089 Facsimile 929 7096 Telephone 923 1781
Partridge Partners Pty Limited A.C.N. 002 657 925

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The eastern wall to No. 196, however, has stayed largely plumb and vertically true. Adjacent to the central steel cross on the outside of the eastern wall, several bricks have bulged locally. There is also bulging to a lesser extent either side of the crack in this wall.

These movements have led to damage and breakage of flashings and waterproofing in the roof. The No. 196 roof has been replaced and appears satisfactory, however No. 198 is unrepaired with several roof sheets removed and the gutters and downpipes broken.

There is water entering the roof of No. 198 causing severe dampness in the internal walls. This water appears to have also tracked through the upper ceiling causing dampness to the party wall and the cross walls of No. 196.

There is also dampness in the eastern outer wall to No. 196. This is probably due to the lack of cavity in the wall and the outside face brickwork not having any protective coating to the weather.

The garage at the rear of No. 198 has a timber roofing supported by rusted steel beams. The timber is not waterproofed and is rotted in several locations. On the eastern and southern boundaries there is 2.50 metre high retaining walls. The rear southern wall is reinforced concrete and appears stable. However, the eastern brick retaining wall has several severe horizontal dislocations and is leaning up to 100mm out of plumb at the top. There has previously been an attempt to stabilise the wall by building a vertical brick pier in the front of the wall.

The parapet at the front of No. 196 has a dislocation at the party wall of above 20mm, and there is possible water ingress.

Cause of Defects

The defects to the buildings appear to have been caused by one or several of the following:-

1. The buildings are not totally founded on rock, but on high level stone footing bearing on a sandy clay material overlaying the rock stratum.
2. The integrity of the structure has been severely affected by modifications to and removal of several internal walls.
3. The existing roof and stormwater system discharges into the ground causing softening of the foundation material.
4. The garage eastern retaining wall has been under designed.

Recommendations

The following recommendations address the structural instability in the buildings:-

1. The western outer wall should be demolished to at least 1.5 metres from the rear return wall and a new wall including chimneys constructed with foundations on rock. The remaining 1.5 metres may also require demolition if the existing footing is found to be inadequate.

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2. The roof and ceiling purlins have deteriorated to a state where they have rotted out and require replacing.
3. The first floor framing is most probably rotted and needs to be replaced.
4. The existing front parapet brickwork requires demolition and reconstruction.
5. The existing first floor balcony requires rectification.
6. The front wall at the ground floor requires demolition where it has cracked.
7. The front porch slab and front brick balustrade require demolition.
8. The existing rear garage timber roof structure should be demolished.
9. The eastern brick retaining wall has failed and needs to be supported by a new structure.
10. All roof and stormwater is to be connected to a suitably designed stormwater system which discharges directly to the street.

Conclusion

The two terraces at No. 196 and No. 198 Boundary Street are deteriorating rapidly and in their present condition are in danger of collapse and present a safety risk to the public.

The previously recommended temporary strutting to the western wall of No. 198 has not been erected and is required urgently. This strutting would be only a short term measure.

The increased deterioration means we cannot guarantee the long term stability of the buildings. The damaged structure would need to be demolished to alleviate any continuing danger of collapse.

The rear garage eastern retaining wall has failed and requires construction of a new retaining wall or a stabilising batter placed in front of the wall.

Yours faithfully,



Nicholas Joannides
Director

for and on behalf of
Partridge Partners Pty Limited

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Harry Partridge BE M Eng Sc MIE Aust MR Struct E
Nick Jovanides BE Hons M Eng Sc MIE Aust
Paul Brown BE BE Hons MIE Aust
Dick Stachis

Job Ref: 92151

15th October 1993

Civil and Civic Pty Limited
NSW Branch
PO Box H186
Australia Square
SYDNEY NSW 2000

Attention: Mr Greg Smith

Dear Sir,

**RE: STRUCTURAL REPORT ON
196-200 BOUNDARY STREET, DARLINGHURST**

This report is an addendum to previous reports dated 6th August 1993 and 17th July 1992, on the above premises, to specifically comment on the stability of the existing double storey terraces at No. 196 and No.198 Boundary Street. All other matters should be referred back to the previous reports.

In order to stabilise the existing buildings we would make the following recommendations:-

Terrace No. 196

- 1) The western outer wall should be demolished to at least 1.50 metres from the rear return wall and a new wall including chimneys constructed with foundations on rock. The rear 1.50 metres that remains may require further underpinning to rock or demolition if the footing is found to be inadequate.
- 2) The roof and ceiling purlins need to be replaced and a new metal sheeting and flashings installed.
- 3) The first floor framing is probably rotted and needs to be replaced with new floor joists and particle board flooring glued and screwed to the joist. When the new floor joists are installed a timber wall plate needs to be anchored with chemical anchors (M16 @ 600 centres) on the four sides of the existing first floor.
- 4) The front parapet brickwork needs replacing above the diagonal cracking.
- 5) First floor front balcony needs to be replaced.
- 6) The front wall at ground floor needs to be rebuilt where the wall has cracked.
- 7) The front porch slab needs to be reinstated and the front brick balustrade demolished and replaced with new 230mm brickwork or metalwork.



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Terrace No 196

- 1) The front parapet brickwork need repairing at the diagonal cracking.
- 2) The eastern outer wall at the roof tiebacks needs several bricks replaced and reinstated.

Rear Garage

- 1) Existing timber structure to be demolished and made good as required.
- 2) The damaged eastern brick retaining wall needs to be supported by providing a new reinforced block retaining wall as detailed on Drawing No. 92151/1 which is attached.
- 3) The rear southern concrete retaining wall appears at present to be stable but should be further monitored especially at the two diagonal shrinkage cracks.

During all demolition the existing structure is to be temporarily supported.

Should you have any further questions, or when the brickwork is demolished, please contact the undersigned.

For and on behalf of
Partridge Partners Pty Limited

Nicholas Joannides
Nicholas Joannides
Director

Curriculum Vitae

Peter Lonegan

Cracknell & Lonergan Architects Pty Ltd
156a Church Street, Newtown, 2042

Formal Qualifications

| | |
|--------------------------------|--------------------------------------|
| BArchitecture | University of New South Wales (UNSW) |
| BScArchitecture (Hons) | UNSW |
| MBEnv (Building Conservation) | UNSW |
| Certificate Sustainable Design | University of Sydney (USYD) |

Industry Affiliations

| | |
|---------------------------|--|
| Corporate member | Royal Australian Institute of Architects |
| Member | Royal Australian Institute of Architects, Heritage Committee |
| Member | Board of Architects |
| Life Member | Eco Design Foundation |
| Listed Heritage Architect | Heritage Office NSW |

Professional Practice

Principal and Nominated Responsible Architect for Cracknell & Lonergan Architects Pty Ltd, private practice established in 1984. Cracknell & Lonergan Architects services include: Architecture, Interior Architecture, Heritage Conservation, Exhibition Design, and Town Planning.

Architecture – Key Examples

- Dutruc Street, Randwick, Conservation works to the existing heritage listed house 'Earlwood'
- Parramatta Road, Camperdown, Boarding House
- Avoca Street, Randwick, Boarding House
- Restoration of Jarjum College, Redfern, Sydney, for the Jesuit Fathers, St. Aloysius College
- Houston Road, Kingsford, Boarding House
- Goulburn Street Car Parking Station – refurbishment of Goulburn Street façade with sculptural artwork
- Strachan Street, Kingsford, Boarding House
- See Street, Kingsford, Boarding House
- The Pemulwuy Project. Redevelopment of "The Block", Redfern, Sydney, for the Aboriginal Housing Company
- Redevelopment of the Sydney University Settlement, Redfern, Sydney
- Redevelopment of the College of Fine Arts UNSW and Ivan Dougherty Gallery, Paddington, Sydney
- Ray Road, Epping. 51 dwellings (residential flat buildings and townhouses) and restoration of a Heritage Item
- Wutuma Aboriginal Keeping Place Corporation, Kempsey. Includes Museum, Arts Centre, Theatre, Administration and Visitor's Centre

Heritage Conservation – Key Examples

- Heritage Supervision and Heritage Architect, St. Clements Church, Marrickville
- Heritage Advisor (preparation of Heritage Management Plan), RAAF Base, McNamara Avenue, Richmond
- Heritage Advisor (preparation of Statement of Heritage Impact, Stage 1 & 2, Hangar A (Building 6), Bankstown Airport
- Heritage advisor, Rosebank College, Five Dock
- Heritage Supervision and Heritage Architect, 'Earlwood', Dutruc Street, Randwick
- Heritage Supervision, Reserve Bank of Australia, No. 1 Martin Place (Multiplex)
- Heritage Supervision and Heritage Architect, School of Arts, Pitt St. Sydney (Art House Hotel).
- Conservation, Masonic Temple, Regent St. Chippendale.
- Oxford Hotel, Oxford Street, Darlinghurst
- Kinselas, Darlinghurst
- Beauchamp Hotel, Oxford Street, Darlinghurst
- Palace Hotel, Surry Hills
- Maddison Hotel, Surry Hills
- Union Hotel, North Sydney
- Columbian Hotel, Oxford Street, Darlinghurst
- Conservation/adaptive reuse of some substantial private homes
- Heritage impact assessments and Statements of Significance a range of residential, hospitality and commercial projects

Expert Evidence – Key Examples

Prepared and given evidence to the Land and Environment Court, Supreme Court of NSW and others since 1992 in the fields of:

- Heritage
- Design
- SEPP 63
- Environmental degradation
- History
- Building technologies

Town Planning – Key Examples

Have advised, prepared and assisted in the preparation of:

- Environmental Impact Statements
- Statements of Environmental Effects
- Drafted LEP amendments
- Design Statements
- Site Specific DCP's and SEPP 1 objections.

Public Art and Exhibition Design – Key Examples

- Papunya Tula, Central Termini , Rome, for the Art Gallery of NSW
- Gabriel Pizzi, Australian Embassy, Paris
- Muse du quai Branly at the Australian Embassy, Paris, for the Australia Council for the Arts
- Design and project management of Indigenous Art Commission at Muse du quai Branly (2500m2 of permanent public art in the current Presidential Project, Paris (with Ateliers Jean Nouvel)
- Australian exhibition at the Benaki, Athens. 2004 Athens Olympics, with Alison Page, for the Sydney Powerhouse Museum and Museum Victoria
- Australian Exhibition, Olympic Federation Headquarters, Lausanne Switzerland.

Awards

The practice has won a number of awards notably the following:

| | |
|--------------|---|
| Winner | College of Fine Arts, Ivan Dougherty Gallery and Campus redevelopment |
| Winner | Traveller's Rest (1830s), Parramatta Heritage redevelopment |
| Commendation | Sow and Pigs Reef, monument |
| Commendation | Green Square (Southern Industrial), Sydney |
| Commendation | Transition, Urban Renewal |
| Published | Circular Quay East |

Teaching (Part-time)

Undertaken part-time teaching at the three architectural schools in Sydney – fostering and nurturing a culture of professionalism, integrity, collegiality and respect

| | |
|---|--|
| 1982 – 2005 Faculty of Built Environment, UNSW | 1st Year to Final Year Design , Visual Communication, Architectural Science, Design Theory |
| 1986 – 2005 Faculty of Architecture, USYD | 1st Year Final Year Design |
| 1985 – 1990 School of Interior Design, University of Technology Sydney (UTS) | 1st Year to Final Year Design and Communication |

Lecturing

Lectured in Professional Practice to professional bodies and public at various conferences throughout Australia

Publications

The work of Cracknell & Lonergan Architects has been published broadly, including professional text magazines, newspapers, product promotion. Some notable publications include: Art Gallery of NSW Newsletter LOOK, Australia Foundation for the Arts, GEO (Europe), La Figaro, Pol Oxygen, InStyle.