

Chapter G7

Former Royal Women's Hospital, Paddington

Part G ► Site-Specific Controls

CHAPTER G7 APPROVED ON 27 APRIL 2015
AND COMMENCED ON 23 MAY 2015

Chapter G7 ►

Former Royal Women's Hospital, Paddington

Contents

G7.1	INTRODUCTION	1
	G7.1.1 Background.....	1
	G7.1.2 Land where this chapter applies	1
	G7.1.3 Development to which this chapter applies.....	2
	G7.1.4 Objectives.....	2
	G7.1.5 Relationship to other parts of the DCP	3
G7.2	MASTER SITING PLAN	4
G7.3	OXFORD STREET FRONTAGE	5
	G7.3.1 Context statement.....	5
	G7.3.2 Urban design principles	6
G7.4	HERITAGE STANDARDS	7
G7.5	BUILT FORM GUIDELINES	9
G7.6	ARCHITECTURAL STANDARDS.....	12
G7.7	LANDSCAPE MANAGEMENT PLAN	15

G7.1 Introduction

G7.1.1 Background

This chapter applies to land in Paddington previously occupied by the Royal Hospital for Women. The hospital played a major part in the history of Paddington, and its site together with certain buildings and structures form important elements of the Paddington conservation area. The hospital closed in the mid 1990s and the owners of the property, the Benevolent Society, sought the rezoning of the site to allow for redevelopment.

In November 1995, Council rezoned the site to a combination of residential, commercial and open space zones. Council then adopted a development control plan (DCP) for the site, which commenced on 24 January 1997. That DCP identified street dimensions, building siting, building setbacks, materials, building configuration, fences, parking, energy efficiency, heritage conservation and landscaping. The site was redeveloped consistent with the intent of the rezoning and the DCP.

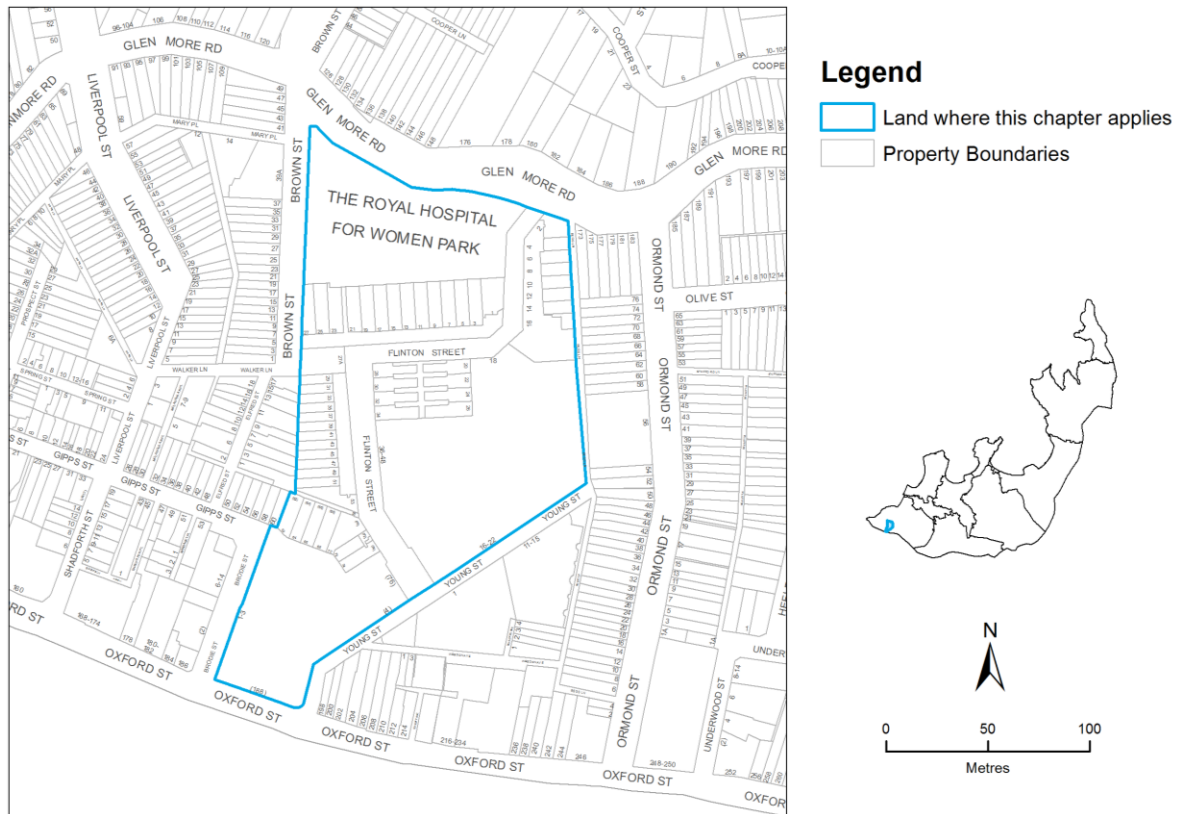
Recognising that the site is largely developed, this chapter only reflects the following parts of the original site specific DCP that may be relevant to further development on the site, such as additions and alterations:

- master siting plan;
- context statement and urban design principles;
- heritage standards;
- architectural standards;
- built form guidelines; and
- landscape management plan.

G7.1.2 Land where this chapter applies

This chapter applies to various lots in Paddington as identified on the map at Figure 1.

The lots are: SP 64257 (1-3 Brodie Street and 4 Young Street), Lot 56 & 57 SP 87117, SP 64558 (8, 16-22 Young Street, 18 and 36-48 Flinton Street), SP 64396 (62-74 Gipps Street), Lot 1-7 DP 1019806 (62 -74 Gipps Street), SP 65254 (20-34 Flinton Street), SP 65255 (1-27 Flinton Street), Lot 1-14 DP 1026156 (1 -27 Flinton Street), Lot 1-8 DP 1026153 (20-32 Flinton Street), Lot 1- 13 DP 1024561 and SP 65095 (29-53 Flinton Street), Lot 2 DP 1029153 (27A Flinton Street), Lot 1-8 DP 1049074 (2-16 Flinton Street), SP 69697 (2-16 Flinton Street) and Lot 8 DP 106623 (2 Flinton Street).

FIGURE 1 Subject sites

G7.1.3 Development to which this chapter applies

This chapter applies to development requiring consent under Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014).

Given that the site has been largely redeveloped, it is likely that development would generally involve only additions and alterations.

G7.1.4 Objectives

The objectives of this chapter are:

- O1 To ensure a high quality of development and compatible relationship between development on the site and development on adjoining properties.
- O2 To conserve items of heritage significance.
- O3 To achieve a high quality of public spaces.

G7.1.5 Relationship to other parts of the DCP

This chapter is to be read in conjunction with the other parts of the DCP that are relevant to the development proposal, including:

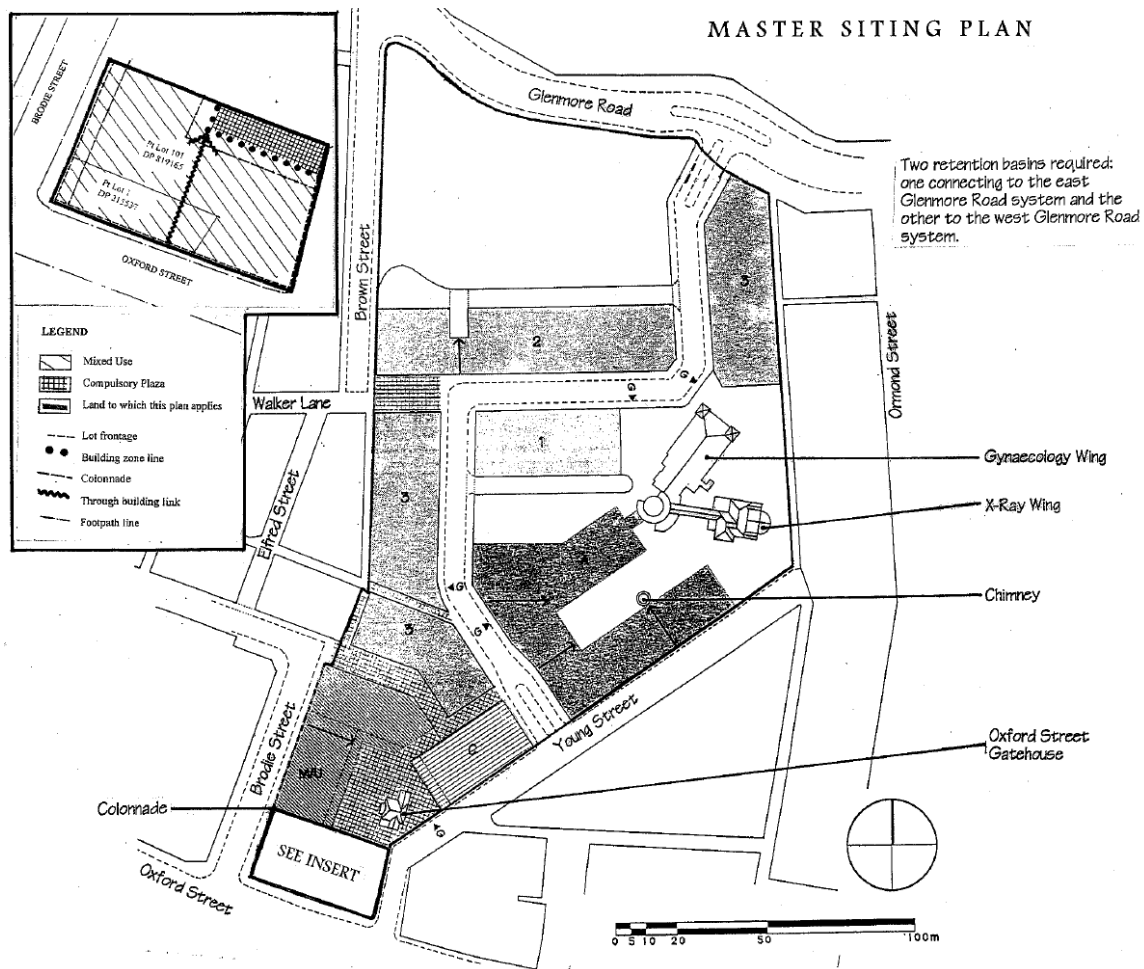
- Part C: Chapter C1 Paddington Heritage Conservation Area
- Part E: General Controls for All Development - this part contains chapters on Parking and Access, Stormwater and Flood Risk Management, Tree Management, Contaminated Land, Waste Management, Sustainability, Signage and Adaptable Housing.

In the event of any inconsistency between this chapter and the other chapters, this chapter prevails.

G7.2 Master siting plan

The master siting plan shows the location of building types, public open space and roadways.

The location of these should not be altered unless there is a need to reduce or avoid adverse environmental impact or unless it can be demonstrated that environmental and conservation benefits for development and areas on the site and for development and areas outside the site will be achieved.



G7.3 Oxford Street frontage

G7.3.1 Context statement

Character zones

Oxford Street, between Queen Street to the east and Boundary Street to the west, may be divided into three distinct areas, or 'character zones'.

From the east, the first area is Paddington, which extends from Queen Street through to the Paddington Town Hall and the post office. Paddington is dominated by the small retail frontages along the northern side of the road, with the southern side being a combination of civic uses (churches/school) and retail. There are a few modern intrusions, such as the OTC/Telstra building. The western end of this section is terminated by a significant civic grouping of buildings, including Juniper Hall, the post office, the Town Hall and a small park.

The second area is known as 'Paddinghurst' and extends from the town hall and the post office down to Glenmore Road. Paddinghurst is the most diverse area of the three character zones. It is dominated on the southern side by Victoria Barracks for most of its length. The northern side is a broad mixture of building types. There are commercial shopfront terraces, residential terraces converted for retail and commercial uses, commercial buildings, a petrol station, modern housing, the hospital and the Paddington RSL. The latter four represent modern intrusions into a traditional streetscape.

The third area is from Glenmore Road to Boundary Street and is known as Darlinghurst. West of Glenmore Road, in Darlinghurst, the traditional small retail frontages start again on both sides on the street, though there are a few larger buildings on the southern side.

Oxford Street building typology

There are three distinct building typologies along Oxford Street:

- the terrace (commercial or residential);
- the 19th century/early 20th century civic/commercial buildings; and
- the modern commercial/residential development.

The commercial/residential terrace is distinguished by its long and narrow blocks, which are built to the boundary at the front, and usually also to both sides. Usually, shopfronts are located at the ground floor with offices, studios or residential above.

The 19th century/early 20th century civic/commercial developments are represented by hotels, such as the Imperial or Greenwood Tree Hotels, and the post office and Town Hall. The forms are longer, rectangular and well detailed, with a vertical emphasis above the awning. The commercial and hotel buildings usually have an awning.

Modern commercial/residential development exhibits a wide range of building typologies, which are grouped together, as their form and relationship to the street is similar. These are usually large in scale vertically (for example: OTC/Telstra, Oxford Towers), or large in scale horizontally (RSL, Apartments - No. 160). Architecturally, these modern buildings do not relate to earlier surrounding development.

Heights and skyline

The commercial/residential terrace form is the most common building type along Oxford Street. They are usually two storeys in height, being around 10m to the ridge/top of the parapet. These form a consistent skyline, punctuated by common walls or chimneys. The roof form is either a skillion behind a parapet or pitched roof.

The 19th century/early 20th century civic/commercial buildings punctuate the terraces as elements that visually stand out more among terraces. These buildings are generally higher, approximately 13m, with skyline elements such as towers and parapets, which then exceed the 13m height. The Town Hall and the Imperial Hotel are good examples of towers on corners which provide distinct landmarks along Oxford Street. The post office and Greenwood Tree Hotel are examples of buildings with strong parapets that add variety to the skyline of Oxford Street.

Modern development generally lacks the detail to the skyline, often presenting a flat plane to the street, as seen in the Oxford Towers and OTC/Telstra buildings.

G7.3.2 Urban design principles

Development along the Oxford Street frontage is to adhere to the following urban design principles:

- Development shall align with the Oxford Street frontage.
- Development shall be modulated to break the continuous façade and to give the appearance of a number of building sections.
- The built form of new development shall reflect the civic/commercial building typology of Oxford Street.
- The ground floor of development along Oxford Street is to provide an active retail element.
- Development is to continue the skyline character of Paddington with its undulating parapets, providing interest and identity, using specific details and features.
- A distinctive gateway feature shall be provided on the ground floor level which links Oxford Street with the internal courtyard.

G7.4 Heritage standards

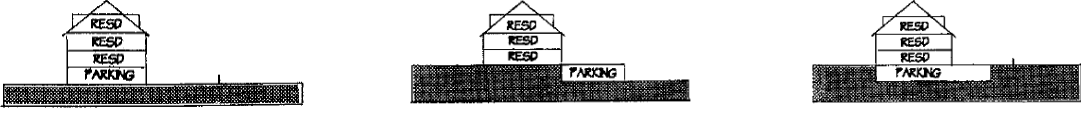
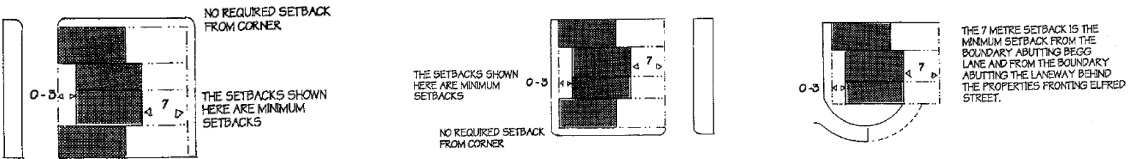
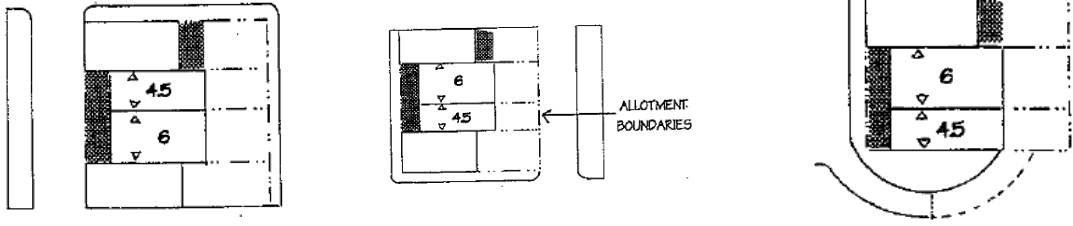
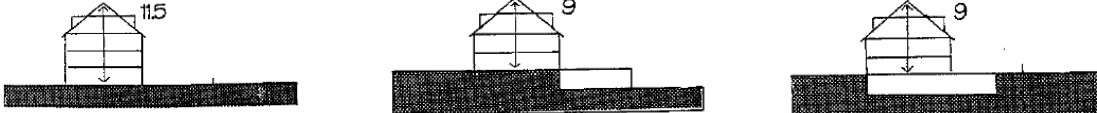
	Gynaecology building	X-ray wing	Gate house	Miscellaneous items
Form and use	<ul style="list-style-type: none"> ► Maintain existing form. No new major additions permitted. Remove the 1940s addition and other smaller additions and accretions ► Building is suitable for conversion to residential units, commercial suites. It is possible to have a child care on the ground floor 	<ul style="list-style-type: none"> ► Maintain existing form. No new major additions permitted ► Building is suitable for conversion to residential units, commercial suites. It is possible to have child care on the ground floor (with gynaecology wing) 	<ul style="list-style-type: none"> ► Remove recent additions and take back to original gatehouse form ► No new major additions permitted 	<ul style="list-style-type: none"> ► Chimney - retain in place with no alterations ► Repair, repoint and clean brick of chimney ► The pillars and crowns at the Oxford Street entry should be reused in an entryway to the site ► Brick and render side fences to Begg, Young and Brown Street to be retained to distinguish the boundaries, minimal intervention only ► Remnant sandstone blocks that are used as a wall to the carpark behind Hardwick House to be reused in the landscaping of the site ► 1820 memorial stone currently fixed to Macquarie House is to be reused on the building that the Benevolent Society decides to occupy on the site
External building walls	<ul style="list-style-type: none"> ► Repair, repoint and clean brick and stonework ► Rationalise services and repair locations where removed 	<ul style="list-style-type: none"> ► Repair, repoint and clean brick and stone work ► Rationalise services and repair locations where removed 	<ul style="list-style-type: none"> ► Repair, repoint and clean brick and stonework ► Rationalise services and repair locations where removed 	
Roofs and gutters	<ul style="list-style-type: none"> ► Repair roofing and slating where needed, replacing elements if needed ► Repair and replace roof plumbing where needed 	<ul style="list-style-type: none"> ► Repair roofing and slating where needed, replacing elements if needed ► Replace flat roof on circular turret with a reconstruction of the original ► Repair and replace roof plumbing where needed 	<ul style="list-style-type: none"> ► Repair roofing where needed, replacing elements if needed ► Repair and replace roof plumbing where needed 	
Windows, doors, balconies, verandahs	<ul style="list-style-type: none"> ► Return the verandahs to their original open configuration, maintain them as open space to the internal use ► Reinstall and maintain the external timber finishes to the verandahs ► Maintain existing timber windows 	<ul style="list-style-type: none"> ► Maintain openings with their timber shutters along connecting passageway ► Provide new exits (stairs/lift) either integrated in or as a discrete new structure ► Maintain and repair old stairs and lift ► Maintain existing timber windows 	<ul style="list-style-type: none"> ► Reinstall the original front porch ► Maintain existing timber windows 	
Internal finishes	<ul style="list-style-type: none"> ► Retain all early internal finishes where they remain ► Return wards to open form if practical with the proposed use 	<ul style="list-style-type: none"> ► Retain all early internal finishes where they remain ► Retain marble stairs in worn condition as a feature of the circulation space 	<ul style="list-style-type: none"> ► Retain all early internal finishes where they remain 	

General

- ▶ Development does not prevent the site being read as a whole.
- ▶ Any building or sections of buildings to be removed, including original fittings, are to be documented as part of the development process (as specified in the Burra Charter) prior to removal, and that the recoding be included in any interpretation of the site.
- ▶ Future structures shall be designed and sited in such a way that they will not detract from the heritage significance of Paddington, the site, or any buildings or structures to be retained.
- ▶ An interpretation of the site, incorporating a history of the property, shall be included in any future development, and displayed on the site. The interpretation shall cover the entire period of use of the site.
- ▶ Brick and render side fences to be retained to distinguish the boundaries, minimal intervention only.

G7.5 Built form guidelines

All measurements are in metres unless stated otherwise.

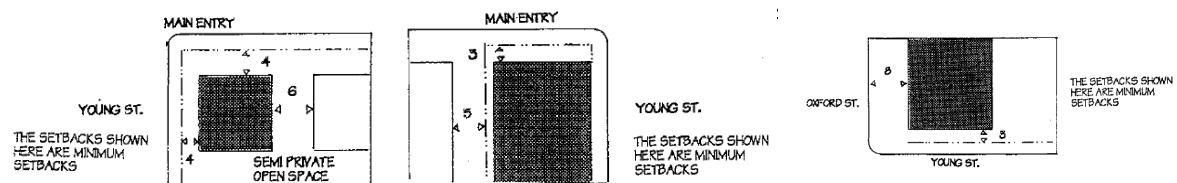
Terrace Type 1	Terrace Type 2	Terrace Type 3
Building use <ul style="list-style-type: none"> ► Uses of the buildings shown here are in conformance with the zoning 		
		
Building siting <ul style="list-style-type: none"> ► Buildings shall be located on lots relative to the property lines with setbacks as shown ► Setbacks from street frontages should occur only for groups of two or more buildings 		
		
Permitted variations <ul style="list-style-type: none"> ► Balconies, verandahs and bay windows are permitted in the areas shown ► Terraces may vary in width and setback 		
		
Building height <ul style="list-style-type: none"> ► Maximum heights are set in the LEP and are shown here diagrammatically ► Height is defined as being the greatest distance measured vertically from any point on the building to the existing ground level 		
		

Terrace Type 1	Terrace Type 2	Terrace Type 3
Parking <ul style="list-style-type: none"> Parking spaces will be provided within the areas shown here 		

Apartments	Commercial	Mixed use
Building use <ul style="list-style-type: none"> Uses of the buildings shown here are in conformance with the zoning Shopfronts to be on the ground floor at street level 		
	<p>Note: The labeling of buildings in the DCP will not preclude variation of the nature and mix of uses in the Business 3(c) zone under the LEP. This note does not form part of the DCP adopted by the Council.</p>	

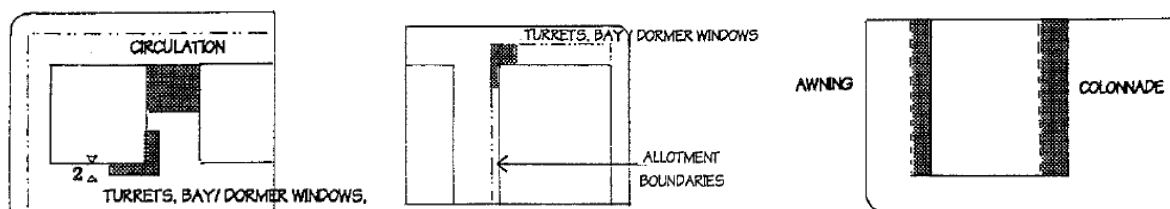
Building siting

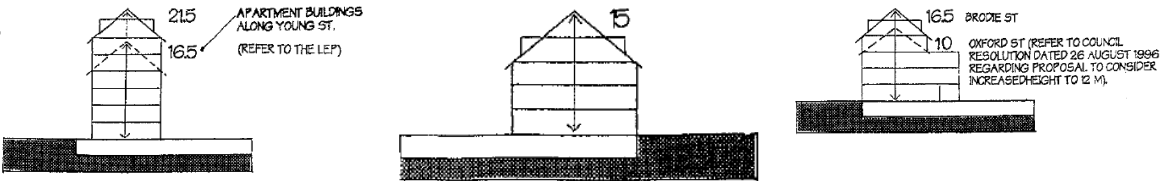
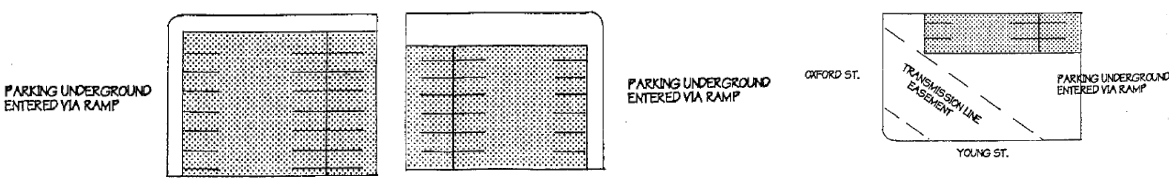
- Buildings shall be located on lots relative to the property lines with setbacks as shown
- Setbacks from street frontages should occur only for groups of two or more buildings



Permitted variations

- Balconies, turrets, bay/dormer windows, awnings and colonnades are permitted in the areas shown
- Awnings shall be along street frontages and colonnades around the plaza



Apartments	Commercial	Mixed use
<p>Building height</p> <ul style="list-style-type: none"> ► Maximum heights are set in the LEP and are shown here diagrammatically ► Height is defined as being the greatest distance measured vertically from any point on the building to the existing ground level 		
<p>Parking</p> <ul style="list-style-type: none"> ► Parking spaces will be provided within underground garages, accessed by ramp ► The underground car park along Oxford Street shall set back from the underground transmission easement, unless the easement is relocated 		

G7.6 Architectural standards

	Materials	Configurations	Energy efficiency	General
External building walls	<ul style="list-style-type: none"> ▶ Rendered paint finish for terraces. ▶ Face brick and stucco shall be used for the apartments. ▶ Stone/detailing around windows, parapets shall be used for the apartments, along the lines of the existing gynaecology wing ▶ Mixed use buildings fronting Oxford Street <ul style="list-style-type: none"> — rendered paint finish 	<ul style="list-style-type: none"> ▶ Terraces: Common walls to be clearly articulated, expressing the rhythm of the terrace form ▶ Apartments/commercial: <ul style="list-style-type: none"> — window sills, floor levels to be clearly articulated; — Windows to be set into façade to provide a sense of depth; and ▶ Facades to be detailed, e.g. brick/stone banding ▶ Mixed use buildings fronting Oxford Street <ul style="list-style-type: none"> — modulate façade to give appearance of a number of sections — provide for a distinctive gateway feature on the ground floor level which links Oxford Street with the internal courtyard 	<ul style="list-style-type: none"> ▶ Southern walls - minimise openings ▶ Northern walls - maximize openings, while providing shade from summer sun to minimise cooling costs ▶ Provide appropriately insulated walls 	<ul style="list-style-type: none"> ▶ The materials used in the apartments should be sympathetic with the retained gynaecology and x-ray wings
Garden walls and fences	<ul style="list-style-type: none"> ▶ Cast iron/steel palisade fences with iron spearheads ▶ Timber pickets ▶ Base plinths and garden walls: stone, and pigmented renders. Rendered paint suitable for walls only 	<ul style="list-style-type: none"> ▶ Front fences and/or walls: <1.2m high ▶ Side fences: maximum 1.8m ▶ A degree of privacy should be maintained between the yards of terraces 	<ul style="list-style-type: none"> ▶ Recycled stone and timbers shall be used where possible 	<ul style="list-style-type: none"> ▶ Consider the historic character of fencing ▶ Consider the visual impact of fencing and walls ▶ Investigate semi-transparent fencing and hedging as alternatives ▶ Low retaining walls can double as fences

Balconies, verandahs, etc.	<ul style="list-style-type: none"> ▶ Balcony railings to be sympathetic with fencing ▶ Appropriate decorative timberwork important ▶ Curved roof form for balconies is an important element within Paddington ▶ Traditional steel or timber posted awnings on the commercial/mixed use buildings 	<ul style="list-style-type: none"> ▶ Balconies to be clearly expressed ▶ Bay windows may be used in place of balconies in apartments and commercial buildings, or end terraces ▶ Turrets permitted centrally or in corners of apartment or commercial buildings ▶ Mixed use buildings fronting Oxford Street: <ul style="list-style-type: none"> — modulate façade to give appearance of number of sections — provide for a distinctive gateway feature on the ground floor level which links Oxford Street with the internal courtyard 	<ul style="list-style-type: none"> ▶ Balconies to face north where possible
Roofs and gutters	<ul style="list-style-type: none"> ▶ Corrugated iron/Colorbond (especially for verandahs etc.), slate or imitation slate ▶ Important roof elements in Paddington include ornate gables and finials, as well as parapets and chimneys ▶ Gutters, flashing and fascias shall be used for the Paddington urban conservation area 	<ul style="list-style-type: none"> ▶ Terraces may have either a parapet and roof or pitched roof of approx. 40° ▶ Apartments and commercial buildings may use hipped roof forms of approx. 40° ▶ Appropriately proportioned dormer windows permitted in all building types ▶ Quad, half round or ogee gutter profiles suitable, but not modern profiles such as fascia gutters. Downpipes to be of circular section 	<ul style="list-style-type: none"> ▶ Collection of rain water for watering gardens, especially around the apartments ▶ Possible recycling of grey water ▶ Roof forms should relate to those traditionally found in Paddington, as well as surrounding buildings ▶ Use of roof space is desirable ▶ Opposite windows in apartments should be staggered so as not to face each other, to preserve privacy
Windows and doors	<ul style="list-style-type: none"> ▶ The following are permitted: <ul style="list-style-type: none"> — painted timber (preferred)/ aluminium (only where sufficient depth and width to frame and glazing elements; — clear glass; and — leadlight in doors, or small feature windows 	<ul style="list-style-type: none"> ▶ size, location and proportion should relate to those found in Paddington on traditional buildings ▶ Vertical emphasis 	<ul style="list-style-type: none"> ▶ Suitable shading devices should be used where possible to suit ▶ Appropriate acoustic treatment with respect to construction materials and openings in buildings shall be determined in accordance with Australian Standards AS 2107 and AS 3671.

Miscellaneous	<ul style="list-style-type: none"> ▶ Colours: heritage colours or suitable variations are preferred ▶ Advertising signs on mixed use buildings fronting Oxford Street and other commercial buildings 	<ul style="list-style-type: none"> ▶ Future structures are to be designed and sited in such a way that they will not detract from the heritage significance of Paddington, the site, or any buildings or structures to be retained ▶ Advertising signs on mixed use buildings fronting Oxford Street and other commercial buildings <ul style="list-style-type: none"> — location, size and nature of all advertising signs is to conform with Council's advertising code 	<ul style="list-style-type: none"> ▶ Secondhand brick paving and recycled stone should be considered for landscaping ▶ Use of deciduous trees in appropriate locations to provide summer shelter and winter sun 	<ul style="list-style-type: none"> ▶ A minimum of two hours solar access to windows of habitable rooms should be achieved between 9am and 3pm on 21 June
----------------------	--	---	---	---

G7.7 Landscape management plan

This landscape management plan outlines how the existing landscape is to be managed when the site is redeveloped.

1. Cluster of existing trees to be retained, including:
 - *Cinnamomum camphora*;
 - *Cedrus deodora*;
 - *Ficus* sp.;
 - *Bauhinia* sp. and
 - *Eucalyptus* sp.
2. Cluster of Camphor Laurels to be retained. Long term replanting will need to be undertaken.
3. Canary Island Date Palm to be transplanted.
4. Bangalow Palm to be transplanted.
5. Butia Palm to be transplanted.
6. London Plane Tree to be retained.

